SPECIAL MEETING AGENDA

Date: 8/31/2016
Time: 6:30 p.m.
City Hall/Administration Building
701 Laurel St., Menlo Park, CA 94025

A. Call To Order

B. Roll Call – Bedwell, DeCardy, Dickerson, Vice Chair London, Marshall, Chair Martin, Smolke

C. Public Comment

Under "Public Comment," the public may address the Commission on any subject not listed on the agenda. Each speaker may address the Commission once under Public Comment for a limit of three minutes. Please clearly state your name and address or political jurisdiction in which you live. The Commission cannot act on items not listed on the agenda and, therefore, the Commission cannot respond to non-agenda issues brought up under Public Comment other than to provide general information.

D. Regular Business

D1. Make a determination on an appeal for one heritage Redwood tree at 1080 San Mateo Drive (Attachment) – 1hr

D2. Consider a recommendation to the Planning Commission and City Council on a request to remove 39 heritage trees on property located at 350 Sharon Park Drive (Attachment) – 1 hour – Kaitlin Meador, Associate Planner

D3. Consider a recommendation to the Planning Commission and City Council on a request to remove 59 heritage trees on property located at 1300 El Camino Real (Attachment) – 1 hour – Thomas Rogers, Principal Planner

D4. Approve June 22, 2016 Environmental Quality Commission meeting minutes (Attachment) – 2 mins

E. Reports and Announcements

E1. Update on Heritage Tree Ordinance implementation and revisions – 5 minutes – Christian Bonner, Vanessa Marcadejas, and Heather Abrams

E2. Future agenda items – 5 mins

F. Adjournment

Agendas are posted in accordance with Government Code Section 54954.2(a) or Section 54956. Members of the public can view electronic agendas and staff reports by accessing the City website at www.menlopark.org and can receive e-mail notification of agenda and staff report postings by subscribing to the "Notify Me" service at menlopark.org/notifyme. Agendas and staff reports may also be obtained by contacting Heather Abrams, Environmental Programs Manager, at 650-330-6765. (Posted: 8/26/16)

At every Regular Meeting of the Commission, in addition to the Public Comment period where the public shall have the right to address the Commission on any matters of public interest not listed on the agenda, members of the public have the right to directly address the Commission on any item listed on the agenda at a time designated by the Chair, either before or during the Commission's consideration of the item.

At every Special Meeting of the Commission, members of the public have the right to directly address the Commission on any item listed on the agenda at a time designated by the Chair, either before or during consideration of the item.

Any writing that is distributed to a majority of the Commission by any person in connection with an agenda item is a public record (subject to any exemption under the Public Records Act) and is available for inspection at the City Clerk's Office, 701 Laurel St., Menlo Park, CA 94025 during regular business hours.

Persons with disabilities, who require auxiliary aids or services in attending or participating in Commission meetings, may call the City Clerk's Office at 650-330-6620.

CITY OF MENLO PARK

STAFF REPORT

Environmental Quality Commission
Meeting Date: **8/31/2016**
Staff Report Number: **16-009-EQC**

Regular Business: **Issue determination on appeal of staff's approval of one Heritage Tree removal permit for 1080 San Mateo Dr.**

Recommendation

Staff recommends the Environmental Quality Commission (EQC) deny the appeal and uphold staff's decision to approve the Heritage Tree removal permit application at 1080 San Mateo Dr.

Policy Issues

The proposed action is consistent with City policies.

Background

On April 13, 2016 project arborist, Donald Araki submitted a Heritage Tree removal permit application on behalf of property owner, Lynn Segal to remove one coast redwood Heritage Tree located at 1080 San Mateo Dr. The permit application was submitted with completed arborist form and associated images (Attachment A) and stated the following reasons for removal request:

- Property damage to garage foundation
- Proximity to driveway and neighboring pool (1090 San Mateo)

The City Arborist reviewed the application, inspected the subject tree and evaluated the tree condition, location and reported property damage (Attachment B). The City Arborist approved the permit application based on the following:

- Property damage to garage foundation, associated use of garage door, and fence.
- The proximity of the tree to garage foundation and door, driveway, and neighboring fence and pool.
- Root pruning to repair foundation as an alternative to removal would take place within the critical root zone (CRZ) and would likely have an adverse effect on tree stability and health.

On June 29, 2016, Horace and Betsy Nash filed a heritage tree appeal to the EQC to deny the permit to remove the subject tree (Attachment C).

Analysis

Chapter 13.24 of Menlo Park's Heritage Tree Ordinance (Municipal Code) stated intent is to establish regulations of the removal of Heritage Trees within the city in order to preserve as many trees as possible consistent with the purpose of this chapter and the reasonable economic enjoyment of private property.

Section 13.24.040, of said chapter requires staff and the EQC to consider the following eight factors when determining whether there is good cause for permitting removal of a heritage tree:

(1) The condition of the tree or trees with respect to disease, danger of falling, proximity to existing or proposed structures and interference with utility services;

(2) The necessity to remove the tree or trees in order to construct proposed improvements to the property;

(3) The topography of the land and the effect of the removal of the tree on erosion, soil retention and diversion or increased flow of surface waters;

(4) The long-term value of the species under consideration, particularly lifespan and growth rate;

(5) The ecological value of the tree or group of trees, such as food, nesting, habitat, protection and shade for wildlife or other plant species;

(6) The number, size, species, age distribution and location of existing trees in the area and the effect the removal would have upon shade, privacy impact and scenic beauty;

(7) The number of trees the particular parcel can adequately support according to good arboricultural practices;

(8) The availability of reasonable and feasible alternatives that would allow for the preservation of the tree(s).

Staff's approval of the removal permit was based on the following Heritage Tree Ordinance conditions:

> *(1) The condition of the tree or trees with respect to disease, danger of falling, proximity to existing or proposed structures and interference with utility services;*
>
> *(8) The availability of reasonable and feasible alternatives that would allow for the preservation of the tree(s).*

With respect to criteria one, concerns related to the proximity to existing or propose structures were assessed:

- The subject tree has prominent root collar, enlarged area at base of trunk. It is approximately twice the size of the trunk diameter and its growth has raised the grade of the surrounding soil greater than 24 inches (Attachment D).
- The root collar is abutting and displacing property line fence between 1080 San Mateo and 1090 San Mateo (Attachment E).
- The roots of subject tree are causing structural damage to foundation of adjacent garage located approximately 6 feet from root collar (Attachment F).
- Displacement of the garage foundation cause by root development is limiting the function of the garage door (Attachment G).
- The roots are growing in close proximity to the neighboring pool, located at 1090 San Mateo, and are likely to cause future damage (Attachment H, #4).
- The driveway has required recent replacement due to uplifting caused by surfacing roots (Attachment I). Work required root pruning and was completed in 2014 at a cost of approximately $25,000 according to property owner.

With respect to criteria eight, reasonable and feasible alternatives were considered:

- The subject tree is located approximately six feet from the garage foundation and, in the opinion of the City Arborist, is within the CRZ.
- Root pruning with in the CRZ is likely to have an adverse effect on the subject tree's stability and health (Attachment J).

Staff recommends the Environmental Quality Commission (EQC) deny the appeal and uphold staff's decision to approve the Heritage Tree removal permit application based on these findings.

Impact on City Resources

There are no additional City resources required for this item.

Environmental Review

An Environmental Review is not required for this item.

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting.

Attachments

A. Heritage Tree Removal Permit Application
B. City Arborist Tree Evaluation Form
C. Appellants Appeal of the Removal Approval
D. Pronounced Root Collar
E. Property Fence Displacement
F. Structural Engineer's Report
G. Garage Foundation/Door Damage
H. Registered Professional Forester's Report
I. Encroachment Permit for Driveway Repair
J. Critical Root Zone

Report prepared by:
Christian Bonner, City Arborist

Report reviewed by:
Vanessa Marcadejas, Senior Sustainability Specialist

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ATTACHMENT A

Heritage Tree Removal Permit Application

This application must be submitted with the Arborist Report Form
Please submit completed forms to:
701 Laurel Street, Menlo Par k, CA 94025

Application No. HTR2016-00090

Purpose of application: Removal ☒ Pruning of more than 25% ☐

Permit Fee: $135.00 (each tree, up to 3 trees); $90 each additional tree (separate forms required for each tree)

PLEASE PRINT CLEARLY

Site Address: 1080 San Mateo Dr

Name of Applicant: Duncan m Arat Phone 408-209-1001 FAX

Mailing Address: 1195 Nevada Ave Email:

Type of Tree: Coast Redwood Location on property: Back yard

Reasons for Request:

To close the Gazebo, Driveway and Neighbors Pool

IF TREE IS DEAD or DAMAGING STRUCTURE PLEASE ATTACH PHOTOS DEMONSTRATING CONDITION.

ARE YOU CONSIDERING ANY CONSTRUCTION ON YOUR PROPERTY IN THE NEXT 12 MONTHS?
Yes ☐ No ☑
If yes, please submit additional information describing what type of construction is planned and a site plan.

- Tree may not be removed (or pruned over 25%) unless and until the applicant has received final permission from the City as indicated below.
- The signed permit approval form must be on site and available for inspection while the tree work is being performed.
- A suitable replacement tree, 15 gallon size or larger with a mature height of 40 feet or more, is to be installed in the time frame indicated below.

PAID APR 13 2016 CITY OF MENLO PARK

I (we) hereby agree to hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City, including but not limited to, all cost in the City's defense of its actions in any proceeding brought in any State or Federal Court challenging the City's actions with respect to the proposed tree removal.

Incomplete applications will not be processed.

Signature of property owner authorizing access and inspection of tree in his/her absence

Date 4/11/16

---PLEASE DO NOT WRITE BELOW THIS LINE---

PERMIT APPROVED ☒ PERMIT DENIED ☐

TIMING OF REMOVAL
☒ Upon receipt of this approved permit
☐ After applying for a Building Permit for associated construction

TIMING OF REPLANTING
☒ Within 30 days of Heritage Tree removal
☐ Prior to final building inspection of associated construction

Staff Signature: Date: 6/14/16

Print name and title: CITY ARBORIST

Arborist Form

Please complete one form for each tree. Mark each tree with colored ribbon or tape prior to our inspection.

Site Address: 1080 SAN MATEO DRIVE

ARBORIST INFORMATION:

Name of Certified Arborist: DONALD M ARAKI

ISA or ASCA number: WE-6547A Menlo Park Business License number: 63394

Company: TREE SPECIALIST INC.

Address: 1195 NEVADA AVE

Phone: 408-209-1007 FAX: _____ Email: mytreespecialist@yahoo.

TREE INFORMATION:

Date of Inspection: 1-10-2016

Common Name: Coastal redwood Botanical Name: Sequoia Sempervirum

Location of Tree: FRONT YARD LEFT Height of Tree: 50'

Diameter of tree at 54 inches above natural grade: 57.64

Circumference of tree at 54 inches above natural grade 161"

Condition of Tree:

GOOD

If recommending removal or pruning, please list all reasons:

TO CLOSE TO THE GARAGE, BREAKING THE GARAGE SLAB ALSO TO CLOSE THE NEIGHBOR POOL

Suggested Replacement Tree:

Signature of Arborist: Don Araki **Date:** 3/10/16

ATTACHMENT B

City Arborist Tree Evaluation Form

Address/Tree Location: 1080 San Mateo Dr. Permit #HTR2016-00090
Tree Species : *Sequoia sempervirens* DBH: 58" Height: 60'

Assessor (s): CRB Planning Commission: Yes ☐ No X DEAD, HAZARD , PEST INFESTATION – **WAIVE APPEAL** ☐

SITE FACTORS

Topography Flat X Slope ☐ _____% Other Heritage Trees nearby :_____

Site Changes None ☐ Grade Change ☐ Site Clearing ☐ Root Cuts X - past driveway repair
Comments: Raised planter bed

Soil Conditions Limited Volume X Saturated ☐ Shallow ☐ Compacted ☐ Pavement Over Roots X 33%
Comments: _____

TREE HEALTH AND SPECIES PROFILE

Vigor Low ☐ Normal X **Foliage** None (seasonal) ☐ None (dead) ☐ Normal 85% Chlorotic 5% Necrotic 10% -
Pest/Disease _____ **Abiotic** _____

Tree Health Poor ☐ Fair ☐ Good X

TREE STRUCTURE & CONDITIONS

- Crowns and Branches -

Unbalanced crown ☐ LCR: 90% Dieback ☐
Dead Twigs/Branches ☐ _____% overall Max. Dia. _____
Broken/Hangers Number_____ Max. Dia. _____
Over-Extended Branches ☐
Pruning/ Maintenance History
Crown Cleaned ☐ Thinned ☐ Raised X Reduced X Topped ☐
Lion-Tailed ☐ Flush Cuts ☐ Stub Cuts ☐ Cabling ☐ Mortar ☐
Other ☐ _____

Cracks☐ _____ Lightning Damage ☐
Co-dominant ☐ _____ Included Bark ☐
Weak Attachments ☐ _____ Cavity/Nest Hole ____% circ.
Cankers/Galls/Burls ☐ Sap Ooze ☐ Conks/Mushrooms ☐
Previous Limb Failures ☐ _____
Vines/Mistletoe ☐ Dead/ Missing Bark ☐ Response Growth ☐
Conks ☐ Heartwood Decay ☐ Sapwood Damage/Decay ☐

Concern(s)/Notes: Normal seasonal dead foliage, minor dead in lower crown
Crown Density Sparse ☐ Normal X Dense ☐ Reduced ☐ **Interior Branches** Few ☐ Normal X Dense ☐

- Trunk -

Dead/ Missing Bark ☐ Abnormal Bark Texture/Color ☐
Co-dominant Stems ☐ Included Bark ☐ Cracks ☐
Sapwood Damage/Decay ☐ Cankers/Galls/Burls ☐
Sap Ooze ☐ Lightning Damage ☐ Heartwood Decay ☐
Conks/Mushrooms ☐ Exit Holes/Pitch Tubes ☐ Frass ☐
Cavity/Nest Hole _____% circ. Depth _____ Poor Taper ☐
Lean_____° Corrected? _____Response Growth: _____
Concern(s)/ Notes: Normal

- Roots and Root Collar -

Collar Buried/Not Visible ☐ Depth _____ Surfacing Roots ☐
Girdling Roots ☐ Stem Girdling ☐ Dead ☐ Decay ☐ Sap Ooze ☐
Conks/Mushrooms ☐ Cavity ☐ _____% circ. Depth _____
Cracks ☐ Cut/Damaged Roots X Distance From Trunk: 10-12'
Root Plate Lift ☐ Soil Weakness ☐ Property Damage X
Response Growth: pronounced root collar with epicormic suckers
Concern(s)/ Notes: Abutting and displacing wood fence. Lifting garage foundation and displacing garage door .

Tree Structure Poor ☐ Fair ☐ Good X

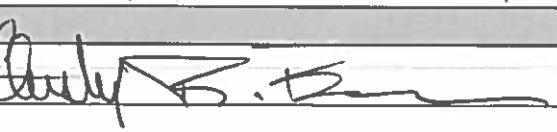
CATEGORY

Structural Defects ☐ Diseased/Pest Infestation ☐ High Risk ☐ Dead/Severe Decline ☐ Proximity to Structures X Utility Conflict ☐ Construction ☐ Topography ☐ Long Term Value ☐ Ecological Value ☐ Grove ☐ Aesthetic Impact ☐ Overcrowding ☐ Alternatives ☐ Other ☐

CONCLUSIONS

Relative Tolerance of Development Impacts Poor ☐ Fair ☐ Good ☐ N/A ☐ Suitability for Retention Poor ☐ Fair ☐ Good ☐ N/A ☐
Permit Approved X Permit Denied ☐ Tentative Permit Approval (Subject to Planning) ☐ Tentative Permit Denial (Subject to Planning) ☐
No Permit Decision (Further Evaluation is Recommended) ☐ _____

SIGNATURE

X  Date 8/23/16

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ATTACHMENT C

paid $200 CK

RECEIVED

JUN 29 2016

City Clerk's Office
City of Menlo Park

Subject: Appeal of Heritage Tree Removal Application

June 29, 2016

Ladies and Gentlemen:

We recently became aware that our neighbors at 1080 San Mateo Drive seek approval to remove a 60' Coastal Redwood (Sequoia sempervirens) that is in perfect health. Because we just found out about this yesterday, we have not had a chance to talk to the property owner before today's appeal deadline.

The tree sits at the edge of the property, near the fence line and well away from any foundations. The nearby driveway shows no signs of damage. The City arborist tree evaluation form states that the tree is healthy. The notice posted on site says that the tree has caused "property damage" and the City arborist cites damage to the fence as property damage sufficient to serve as the reason to support removal. We were astonished to read that the arborist recommends that the permit be approved under these circumstances. Surely it is simpler, cheaper, and more consistent with City policies to fix the fence than it is to remove this beautiful heritage tree. Surely the City does not want to establish a precedent that any tree along any fence line can be removed. If the structural damage concern is cracks to the garage slab, as claimed in the application, surely a more reasonable solution is simply to cut the root that may be causing the crack, rather than removing the whole tree.

Menlo Park has a long-standing commitment to preserving heritage trees. Menlo Park advertises itself as Tree City USA, and the Menlo Park canopy throughout the city is an important civic feature. Trees delight our citizens, attract new residents and create a unique ambiance for the entire community.

The beautiful tree at 1080 San Mateo is probably 70 years old – quite young in a species that lives for hundreds of years. "Sequoia sempervirens" literally translates to "Long-lived Sequoia." It is a prized California native tree, healthy, doing no harm while benefiting the entire community by its presence. Please review the property owner's application with these considerations in mind, and help the property owner find a solution that does not require removal of this tree.

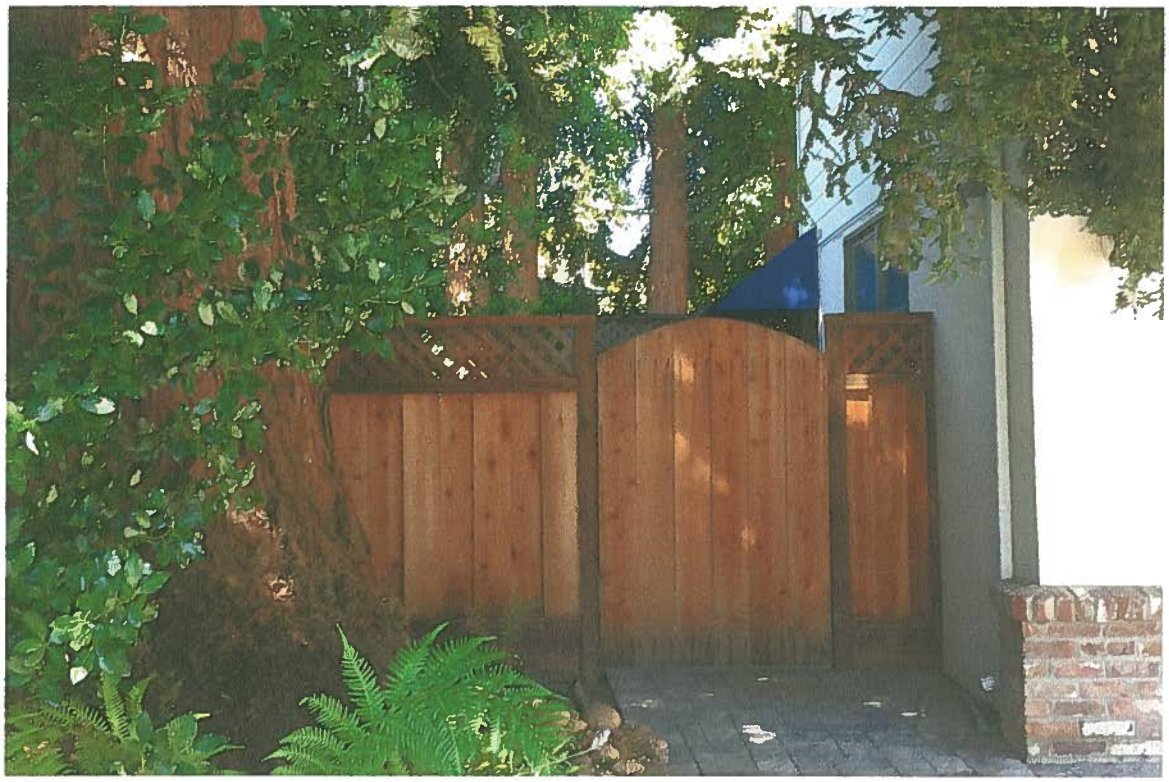
Thank you.

Horace and Betsy Nash, 1224 Santa Cruz Ave.

Sally Cole, 1235 Santa Cruz Ave.

Appeal of Heritage Tree Removal at 1080 San Mateo Drive

Appeal of Heritage Tree Removal at 1080 San Mateo Drive



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ATTACHMENT E

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B C A
Structural
Engineering
Incorporated

May 19, 2016

Mr. Lynn Segal
1080 San Mateo Drive,
Menlo Park, CA 94025

RE: Tree Removal at Residence located at
1080 San Mateo Drive Menlo Park, CA.

Dear Sirs:

We visited the site and made observations of the Redwood tree that is located approximately 5 feet from your garage and also 5 feet from your neighbors swimming pool. We checked the garage slab which has sever cracking. The roots are causing structural damage to the house already and will continue to do future damage to the house.

The state of your neighbors swimming pool is also in jeopardy due the extent of the roots. The tree is approximately 100 feet tall and the trunk is approximately 5 feet diameter. We are very concerned about both the safety of the structures due to root uplifting and also the safety of inhabitants of both properties from falling branches which can be deadly to persons and cause extensive damage to the structures.

It is our professional opinion that the tree should be removed.

Should you require further information or clarifications on these matters, please do not hesitate to call.

Sincerely,
BCA Structural Engineering, Inc.

Geoffrey Clifford, S.E.
President

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ATTACHMENT G

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Ralph Osterling Consultants, Inc.
1650 Borel Place, Suite 204
San Mateo, CA 94402-3508

July 20, 2016

Kelly Bryant via email: cjw architecture.com

RE: Redwood Tree Removal Application
1080 San Mateo Drive Menlo Park

Dear Kelley:

This letter is in response to our telephone conversation regarding the above redwood tree growing adjacent to the driveway at 1080 San Mateo Drive and your property. Having a large vigorous redwood growing very close to your turf and pool area can and will be very problematic. Several things must be considered if the removal application is denied:

1. This coast redwood is a forest scale tree capable of rapidly growing 6-8 feet in diameter and 200 feet tall.
2. The roots for such a large tree extend into surrounding garden and moist areas were water and nutrients are available, aka, your garden and pool area.
3. The roots extended heavily under the driveway and will do so again, plus under the garage floor. I noted cracks in the garage floor which I professionally feel are caused by the roots. This situation will only get worse.
4. Based on my professional opinion the roots are already extending under your pool decking and probably under the coping. On another similar situation, the feeder roots had extended under the coping and into the pool. I looked quickly along the pool edge and I suggest you do so to spot root intrusion into the pool.
5. Cutting the roots on one side as was done for the repair of the driveway leaves the tree less stable with some 35 or more percent of the roots cut and removed.

As I stated in my earlier letter, I professionally recommend, or urge this tree be promptly removed to eliminate future damages. Should you or others have questions or comments, please contact me at your convenience.

Respectfully,

Ralph Osterling

Ralph Osterling, President, ACF, CLFA
Registered Professional Forester #38
State of California

RSO:js

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ATTACHMENT I

City of Menlo Park 701 Laurel Street
Menlo Park, CA 94025
Engineering Division
Phone:(650) 330-6740

Permit No.: ENG2014-00020 **Issued:** 1/16/2014

Keep this permit at the work site at all times

Call 24 hours in advance of working in the public right of way AND for each inspection request.
Uninspected work will be rejected.

Keep Permit at work site

ENCROACHMENT PERMIT

☐ **City Mandated Repair** ☐ **Major Encroachment** ☐ **Other:**
☐ **Minor Encroachment** ☐ **Debris Box**

ONE PERMIT PER ADDRESS

Name of Applicant (person)	**Representing**	**Location of work**			
VISTA LANDSCAPING	[X] Contractor	1080 San Mateo Drive			
Name of Owner	**Address**	**City**	**State**	**Zip**	**Telephone**
SEGAL LYNN	1080 SAN MATEO DR	MENLO PARK	CA	94025-	
Name of Contractor	**Address**	**City**	**State**	**Zip**	**Telephone**
VISTA LANDSCAPING	1049 MIDDLEFIELD RD	SALINAS	CA	93906	

CA Contractor License No	**Menlo Park Business License No**	**Est. Start Date**	**Est. Completion Date**
		1/16/2014	2/16/2014

Estimated Construction Cost (Estimate work in city R/W only. Do not include value of utility.)		**Bond provided by**
		,

Description of work to be done:
Remove and replace AC parking strip.

Call Underground Service Alert (USA) at 811 before you dig

GENERAL CONDITIONS OF PERMIT: (See attached sheet)

Signature below acknowledges that special working hours may apply - check the approved traffic control plan.

I hereby acknowledge that I have read this permit and the attached conditions, that the information given by me is correct, that I am the owner or the duly authorized agent of the owner, and that I agree to comply with the conditions and all applicable provisions of state laws, city ordinances, and the rules of any governmental agency involved.

On File		
Signature of Applicant (Owner or authorized agent)	Title	Date

Approved by Director of Engineering Services Approved by:	**Date** 4/16/14	**Permit expires** 4/16/2014	**Fees** (retained by city)	500—
			Total due to City	

** Bond or deposit requests must originate from the bond/deposit provider.*
A copy of the original receipt must accompany the refund request. All deposits or bonds are subject to forfeiture to comply with City Codes or Ordinances.

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Pre-Construction Phase

The pre-construction phase is the period between the planning and construction phases. Tree removals, tree protection zone establishment, building layout and road construction occur during this phase. This is the appropriate time to have a meeting with the arborist, builder, owner, architect, and regulatory agency representative to ensure understanding of the scope of the tree conservation activities and penalties.

Defining the Tree Protection Zone

A tree's Critical Root Zone (CRZ) is the area around the trunk where roots essential for tree health and stability are located. A Tree Protection Zone (TPZ) is an arborist-defined area surrounding the trunk intended to protect roots and soil within the critical root zone and beyond, to ensure future tree health and stability. There are many methods for determining size for a TPZ (see Matheny and Clark's *Trees and Development*). The dripline method uses the tree's canopy dripline to define the boundary of the TPZ (Figure 1). The entire area within the dripline is considered the TPZ.

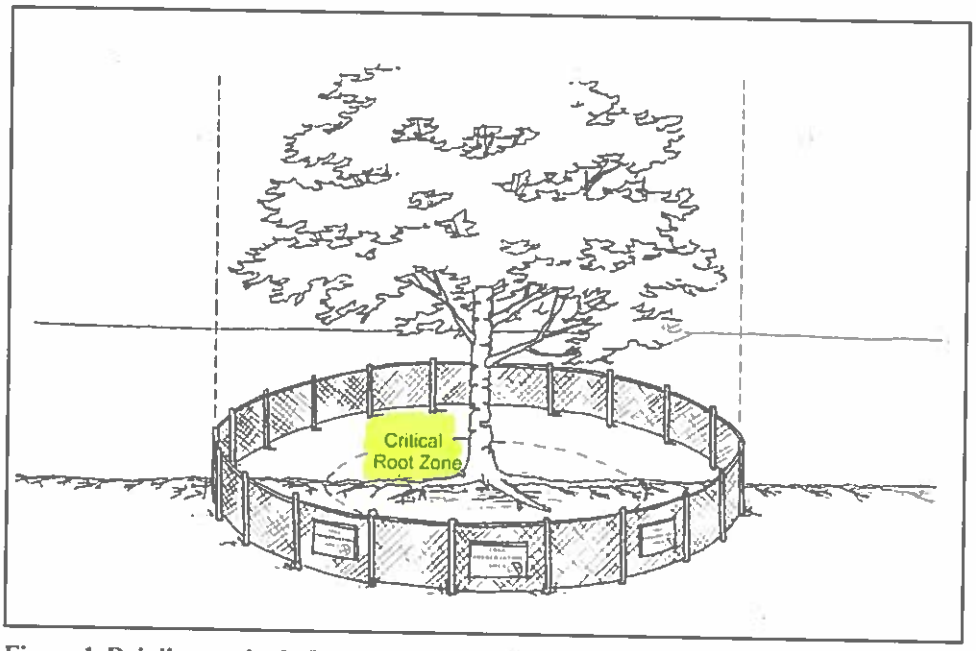

Figure 1. Dripline method of establishing a TPZ.

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STAFF REPORT

Environmental Quality Commission
Meeting Date: **8/31/2016**
Staff Report Number: **16-008-EQC**

Regular Business: **Heritage Tree Permit/Maximus Real Estate/350 Sharon Park Drive**

Recommendation

Staff recommends that the Environmental Quality Commission (EQC) review and discuss the applicant's proposed request to remove 39 heritage trees due to existing health and/or structure at the 15.6-acre subject site and provide a recommendation on the heritage tree removal request. The proposed project includes exterior modifications of eighteen existing apartment buildings, one existing clubhouse and three accessory buildings located at 350 Sharon Park Drive.

Policy Issues

Each heritage tree permit request is considered individually. The Environmental Quality Commission should review and provide recommendations on the requested 39 heritage tree removals, the proposed heritage tree replacement planting plan, and the replacement ratio for the project.

Background

Site Location

The project site is located at 350 Sharon Park Drive in the R-3-A-X (Garden Apartment, Conditional Development) zoning district, and occupies the entire city block. For the purposes of this report, Sharon Park Drive is considered to be in an east/west orientation. The site is bounded by Sharon Park Drive to the south, Monte Rosa Drive to the west, Eastridge Avenue to the north, and Sharon Road to the east. A location map is included in Attachment A.

Parcels to the north of the site along Eastridge Avenue are located within the R-2 zoning district. The parcels are generally occupied by duplexes and multi-family developments. To the west of the site along Monte Rosa Drive, the parcels are located in the R-3-A-X zoning district and are occupied by multi-story, multi-family complexes. The Sharon Heights Shopping Center and a multi-story office building are located across Sharon Park Drive to the south of the site. The shopping center is zoned C-2 and the office building is zoned C-1-X. The Sharon Oaks and Sharon Glen condominium complexes are located to the east of the site across from Sharon Road. Both housing complexes are located within the R-3-A-X zoning district.

Proposed Project

The applicant is requesting an architectural control permit which would include façade improvements to all of the existing apartment buildings, three accessory buildings, and clubhouse. The applicant is also

proposing a comprehensive update of the site landscaping, which includes the removal of 39 heritage trees. As part of the overall site improvements, additional on-site amenities will be incorporated, such as a bocce ball court, enclosed children's play area, and new BBQ courtyards. The overall site layout has been designed to minimize impacts to the existing trees. It should be noted that none of the heritage trees proposed for removal are due to conflicts with the proposed construction. A copy of the site plan, tree removal plan, tree replacement plan and preliminary landscape plans are provided in Attachment B.

The subject property contains 296 units, varying in size from one bedroom to three bedrooms, located in 18 multi-story apartment buildings with a combined recreation center and leasing office, and three multi-level parking structures. The Sharon Heights area was originally developed with a conditional development permit (CDP) and multiple subdivisions in the 1960s and 1970s. In 2013, an application for the removal of 42 heritage trees was requested in association with an Architectural Control project for a more extensive redevelopment of the site and landscaping, including changes to the CDP that would have required City Council review. The EQC provided recommendations on these removals; however, the application was later withdrawn prior to action.

Since the current development project does not require City Council review and action, the project would be acted upon by the Planning Commission, and subsequently the EQC would not be involved in reviewing the project, unless the City arborist's actions on the heritage tree application were appealed. However, since the previous request for heritage trees removals went to the EQC, staff is requesting that the EQC review the proposed heritage tree removals and provide a recommendation. The EQC recommendation will be provided to the Planning Commission as context for their deliberations and actions on the proposed architectural control, and the City Arborist will likewise consider the EQC input prior to actions on the heritage tree removal permits.

Analysis

The applicant has submitted an arborist report which evaluates the 464 heritage and non-heritage trees on site and documents the size, heritage status, and tree condition. The report also provides tree removal recommendations and tree protection measures to mitigate potential impacts to the existing trees during construction. The report was prepared by Jonathan Cardenas of Arborwell Professional Tree Management, a Board-Certified Arborist. A copy of the report is provided in Attachment C. The 39 heritage tree removals are summarized in the following table:

Heritage Tree Removal Summary	
Tree Type	**Number of Trees**
Monterey Pine *(Pinus radiata)*	15
Evergreen Pear *(Pyrus kawakamii)*	2
Red Gum *(Corymbia ficifolia)*	1
Tulip *(Liriodendron tulipifera)*	1
Red Ironbark *(E. sideroxylon)*	4

Sycamore *(Platanus hispanica)*	2
Acacia *(Axaxia melanoxylon)*	2
Red Flowering Gum *(Eucalyptus spp.)*	2
Blue Oak *(Quercus douglassi)*	1
Shamel Ash *(Feazimus uhdei)*	6
Silver Dollar Eucalyptus *(E. polyanthemos)*	3
Total Tree Removals	**39**

The City's contracting arborist, Fujitrees Consulting, has reviewed the arborist report and conducted a site visit to independently evaluate the health and condition of the heritage trees proposed for removal. Fujitrees Consulting determined that the heritage tree removal requests were warranted. The evaluation is included as Attachment D. The City arborist also reviewed the consulting arborist's report.

Municipal Code Requirements

Section 13.24.040 of Menlo Park's Heritage Tree Ordinance, requires consideration of the following eight factors when determining whether there is good cause for permitting removal of a heritage tree:

1. *The condition of the tree or trees with respect to disease, danger of falling, proximity to existing or proposed structures and interference with utility services;*
2. *The necessity to remove the tree or trees in order to construct proposed improvements to the property;*
3. *The topography of the land and the effect of the removal of the tree on erosion, soil retention and diversion or increased flow of surface waters;*
4. *The long-term value of the species under consideration, particularly lifespan and growth rate;*
5. *The ecological value of the tree or group of trees, such as food, nesting, habitat, protection and shade for wildlife or other plant species;*
6. *The number, size, species, age distribution and location of existing trees in the area and the effect the removal would have upon shade, privacy impact and scenic beauty;*
7. *The number of trees the particular parcel can adequately support according to good arboricultural practices;*
8. *The availability of reasonable and feasible alternatives that would allow for the preservation of the tree(s).*

Criteria 1 and 4 are relevant to this request. The heritage trees identified for removal are all being removed due to either poor health, structure, or location, and several species have limited long-term value. These trees pose a significant risk to structures and/or pedestrians on the subject site, and the risk of failure or other damage cannot be reasonably lessened with mitigation. When the trees were originally planted on the site, many of them were planted too close together and to structures which has contributed to their poor heath and/or structure.

While the number of proposed heritage tree removals (39) is large, they represent a small portion of the total trees (approximately 464, including heritage and non-heritage) currently on what is a fairly large 15.6-acre site. In addition, many of the proposed heritage tree removals are Monterey pines, ash, black acacia, and eucalyptuses which are susceptible to disease and which some landscape professionals no longer consider recommended trees for this area or confined spaces. The trees proposed for removal are mature or overly mature.

Heritage Tree Replacements

The applicant is proposing to provide 39 heritage tree replacements to compensate for the loss of 39 heritage trees, which represents a 1:1 replacement ratio for each heritage tree proposed for removal. The proposed heritage tree replacements include five, 15-gallon tulip (Liriodendron tulipifera); one, 15-gallon American sweetgum (Liquidambar styraciflua); five, 15-gallon Southern magnolia (Magnolia grandiflora); four, 15-gallon California sycamore (Plantanus racemose 'Multi'); three, 15-gallon California live oak (Quercus agrifolia); 17, 15-gallon coast redwood (Sequoia sempervirens); and four, 15-gallon Chinese elm (Ulmus parvifolia 'True Green') trees. Shrubs and groundcover would also be planted throughout the site. The new landscaping would be required to comply with the Water Efficient Landscaping Ordinance (WELO). Staff believes that this comprehensive landscaping revision, including the replacement plantings of preferred species, is appropriate.

Correspondence

The applicant indicates that four community outreach meetings were held to inform the public of the proposed project and discuss any questions and concerns. The notification for these meetings was performed by distributing invitations to properties within a 300 foot radius of the subject site. During the City's notification process, staff received one comment from a resident of the complex. The letter expressed concerns about the number of redwood tree removals and the size of the replacement trees (Attachment E).

Conclusion

The proposed heritage tree removals are related to the existing health and/or long-term value of the trees, and they represent a small proportion of the overall trees on a relatively large site. Replacement plantings of preferred species would be provided at a one-to-one ratio. Staff recommends that the Environmental Quality Commission recommend approval of the heritage tree removal permits.

Impact on City Resources

The project sponsor is required to pay Planning, Building and Public Works permit fees, based on the City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project.

Environmental Review

The project is categorically exempt under Class 1 (Section 15301, "Exisiting Facilities") of the current California Environmental Quality Act (CEQA) Guidelines.

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Public notification also consisted of notification by mail of owners and occupants within a 300-foot radius of the subject property.

Attachments

A. Location Map
B. Project Plans
C. Arborist Report and Tree inventory, prepared by Arborwell, dated May 24, 2016
D. Peer Review of Arborist Report and Tree inventory, prepared by Fujitrees Consulting, dated July 12, 2016
E. Correspondence

Report prepared by:
Kaitie Meador, Associate Planner

Report reviewed by:
Thomas Rogers, Principal Planner

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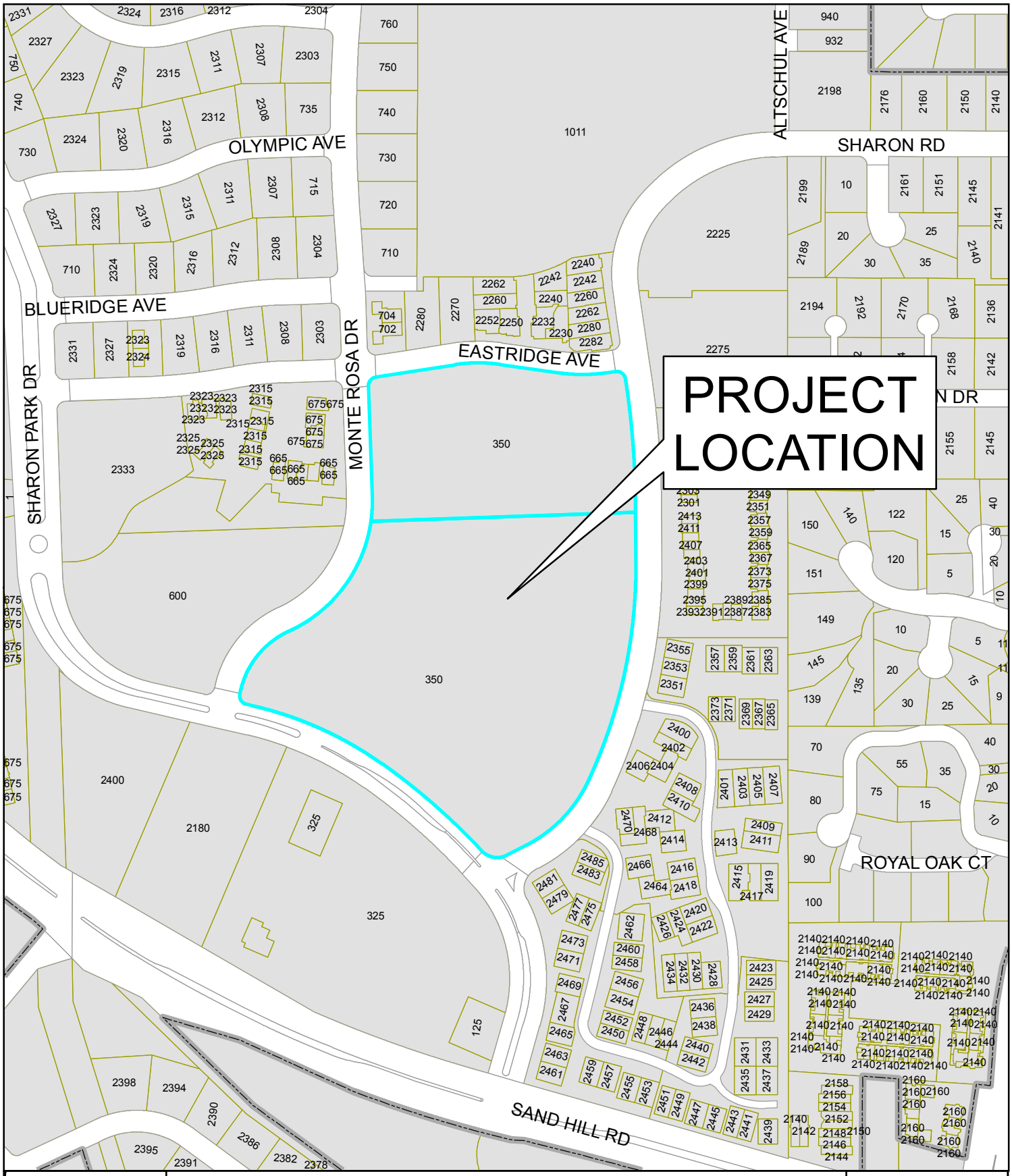
ATTACHMENT A



CITY OF MENLO PARK

LOCATION MAP

350 SHARON PARK DRIVE

DRAWN: THR CHECKED: KMM DATE: 08/31/16 SCALE: 1" = 300' SHEET: 1

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Sharon Green Apartments

Schematic Landscape Drawings

August 1, 2016

Sheet Index

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Landscape Drawings

350 Sharon Park Dr.
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Issued August 1, 2016
50% Schematic Design

No.	Description	Date

Sheet Title

Landscape Cover Sheet
& Sheet Index

Project No. **21601**

Phase **50% Schematic Design**

Sheet No. **L-1**

Landscape Concept Zones

- Main Entrance / "Marketing Window"
- Pool & Spa Courtyard
- Amenity Spaces (A B C)
- Enhanced Streetscape Planting
- Open Lawn
- Interior Passive Landscape
- Perimeter Passive Landscape
- Redwood & Heritage Tree Grove
- Monument Sign

N 1"=100'

0 50 100 200

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No.	Description	Date

Sheet Title: Landscape Concept Zones Diagram

Project No. **21601**

Phase **50% Schematic Design**

Sheet No. **L-2**

Main Entrance / "Marketing Window"

- New Way-finding & Information Signs
- Enhanced / New Lighting
- Repair Damaged Asphalt / Concrete surface
- Enhanced Planting
- New sidewalk Connect from Street to the Leasing Office
- Relocation or update of Monument Sign
- New Retaining Walls to Hold Grades

Pool & Spa Courtyard

- Demolish existing concrete pool deck and replace with permeable concrete pavers
- Enhance existing concrete steps
- Add an ADA ramp between leasing pavilion and pool deck
- Refurbish pool and spa
- Add new furniture

Interior Passive Landscape

- Repair/Replacement of Damaged or Cracked Concrete
- Remove all 'Step Pavers' in favor of Concrete, Decomposed Granite (DG) and/or Stairs (with Handrails) where Required
- Remove Lawn where appropriate
- Add Concrete Header to DG Areas
- New Lighting & Information Signs
- New Site Furnishings
- New Drought-tolerant, Native /Adapted Planting
- Irrigation System Retrofit (Drip, Hydro Zones, ET Controller)
- Selective Removal of Mature Trees due to one or more of the following:
- Disease/Decay per Arborist Report
- Structural/Foundation Damage
- Root Intrusion into Storm & Sewer Pipes as evidenced by scoping
- Interference with Proposed Fire Sprinkler Line Routing

Redwood & Heritage Tree Grove

- Protect-in-Place per Arborist Report and Recommendations
- Irrigation System Retrofit (Drip, Hydro Zones, ET Controller)
- Potential Addition of like-Specimens
- Potential New Drought-tolerant, Native/ Adapted Shrub & Ground Cover Planting

Amenity Spaces

A "Backyard Garden" Courtyard

- Renovated Amenity Building (Stove-top, Sink, Refrigerator, Accessible Counters)
- Remove / Fill-in Existing Pool
- Remove Pool Fence, Equipment & Paving
- New Paving, Stairs, & Walls
- New Site Furnishings (Dining Table & Chairs, Lounge Seating, Flexible Seating)
- New Lighting & Information Signs
- Potential New Amenities: Gas BBQ & Fire Feature, String / Festoon Lighting on Posts

B "Activity Courts and Open Space"

- Renovated Amenity Building (Auxiliary Support and Staging for Events)
- Remove Existing Gazebo
- New 'Plaza' (Stepped Lawn Court)
- New Lighting & Information Signs
- New Site Furnishings
- Re-grade Turf Area for Flex Use as Sports Field

C "Adventure Park" Kids Play Area

- Renovated Amenity Building (Potential 'Parent's Lounge')
- Potential Adventure Play Structures
- New Site Furnishings / Shade Structures
- New Lighting & Information Signs
- Potential New Permeable Paving (DG)
- Re-grade Turf Area to Create Mounds

Enhanced Streetscape Planting

- Low-Height Trees and Flowering Shrubs Random Mix of Planting Strip along with the Sharon Park Dr. and Monte Rosa Dr.

Open Lawn

- Continuous, Flat (or Gently Sloped), Unobstructed for Passive Recreation

Perimeter Passive Landscape

- Repair/Replacement of Damaged or Cracked Concrete
- Remove all 'Step Pavers'
- Remove Lawn where appropriate
- New Lighting & Information Signs
- New Drought-tolerant, Native/ Adapted Planting
- Irrigation System Retrofit (Drip, Hydro Zones, ET Controller)
- Selective Removal of Mature Trees due to one or more of the following:
- Disease/Decay per Arborist Report
- Structural/Foundation Damage
- Root Intrusion into Storm & Sewer Pipes as evidenced by scoping
- Interference with Proposed Fire Sprinkler Line Routing

Community Monument Sign

- Existing Monument Signs to be Refinished (Sign Text will remain the same content and height)
- Maximum Dimensions: 52 sq foot (max height of 8 feet) 18 inches tall letterings*

*Refer to City of Menlo Park - Design Guidelines for Signs

General Landscape Renovation

- Areas damaged by building new entries will be replaced with similar plant materials
- Add similar species planting as a foreground landscape along Sharon Park Dr. and Monta Rosa Dr.
- Add new similar species planting at orange entries
- Add new upgraded enhanced planting between Monta Rosa Dr. and the leasing office entry

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350 Sharon Park Dr.
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No.	Description	Date

Sheet Title: Landscape Concept Zones Descriptions

Project No. **21601**

Phase: **50% Schematic Design**

Sheet No. **L-3**

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No.	Description	Date

Sheet Title: Tree Removal Plan

Project No. **21601**

Phase: **50% Schematic Design**

Sheet No.: **L-4**

Tree Replacement Legend

Additional Trees Proposed to be Installed

SYMBOL	SPECIES	SIZE	QTY.
LIR TUL	Liriodendron tulipifera	15 Gal.	5
LIQ STY	Liquidambar styraciflua	15 Gal.	1
MAG GRA	Magnolia grandiflora	15 Gal.	5
PLA RAC	Plantanus racemosa 'Multi'	15 Gal.	4
QUE AGR	Quercus agrifolia	15 Gal.	3
SEQ SEM	Sequoia sempervirens	15 Gal.	17
ULM PAR	Ulmus parvifolia 'True Green'	15 Gal.	4

Total Proposed = 39

Notes:
1. Refer to Tree Removal Plan for Trees to be Removed.
2. Refer to Sheet L-23 for List of Additional Potential Tree Species.

NORTH

0 25 50 100

SCALE: 1" = 50'

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50% Schematic Design

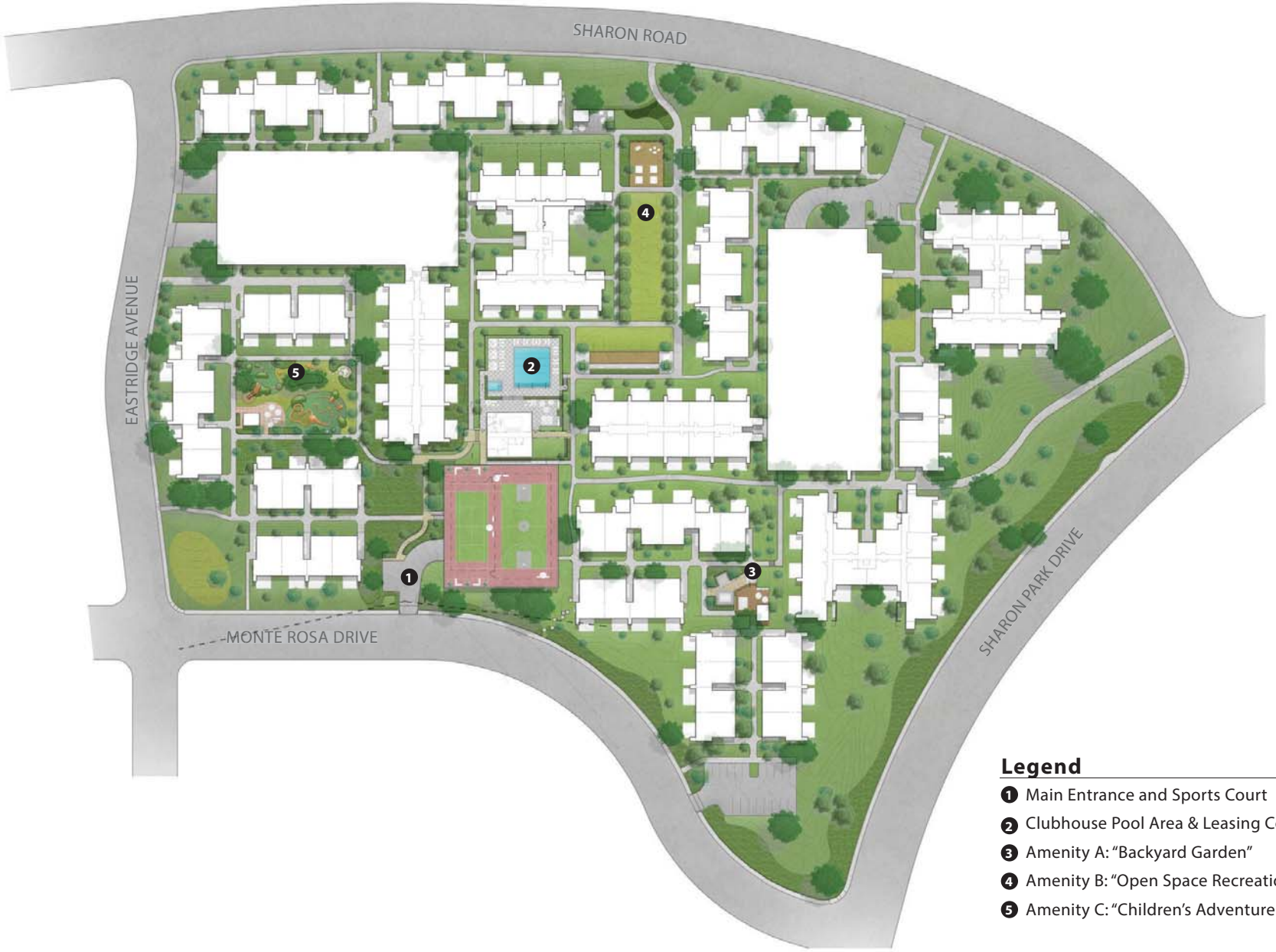
No.	Description	Date

Sheet Title: **Tree Replacement Plan**

Project No. **21601**

Phase: **50% Schematic Design**

Sheet No. **L-5**



Legend

1. Main Entrance and Sports Court
2. Clubhouse Pool Area & Leasing Courtyard
3. Amenity A: "Backyard Garden"
4. Amenity B: "Open Space Recreation"
5. Amenity C: "Children's Adventure Park"

N 1"=100'

0 50 100 200

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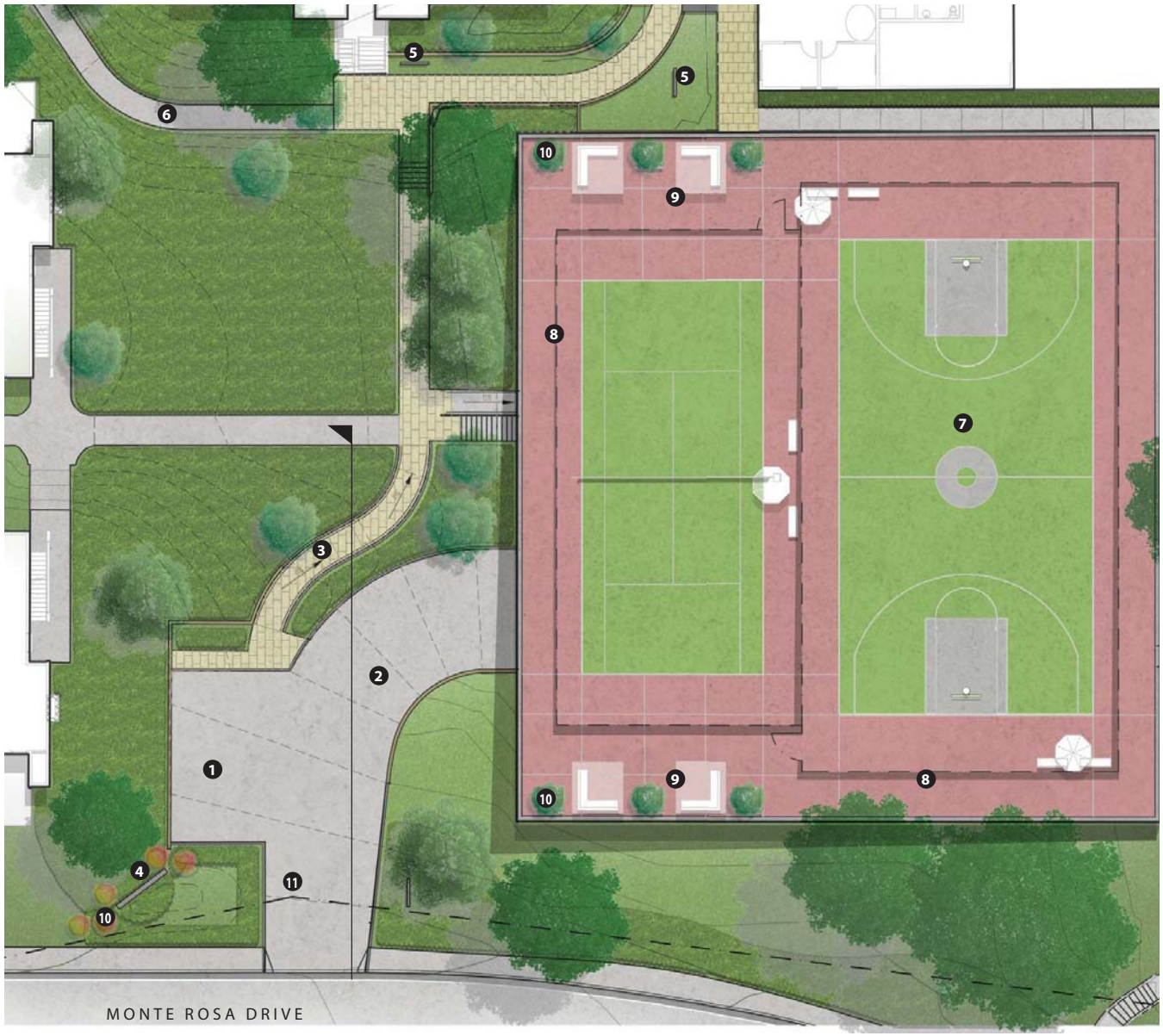
No.	Description	Date

Sheet Title
Landscape Illustrative Master Plan

Project No. **21601**

Phase **50% Schematic Design**

Sheet No. **L-6**



Description

The Monte Rosa Dr. entrance is the 'Front Dooor' of Sharon Green Apartments as visitors and potential residents will be directed here and to the leasing office. New and enhanced planting areas and hardscape will create a fresh look for this Main Entrance. The sports courts and shaded seating areas will be renovated and enhanced to keep with the updated renovated theme.

Legend

1. Existing Parking Stalls
2. Repaved Driveway
3. New Enhanced Paving Sidewalk
4. Relocated Project Monument Sign
5. Direction Sign to Leasing Office
6. New Concrete Walk
7. Full-Size Basketball Court
8. New Chain-link Fence to match Height of Existing Chain-link Fence
9. Umbrella/Cabana with Movable Base
10. Planter Pots
11. Sight Triangle

Keymap

N 1"=20'

0 5 10 20

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350 Sharon Park Dr.
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Issued August 1, 2016
50% Schematic Design

No.	Description	Date

Sheet Title: Main Entrance & Sports Court Plan

Project No. 21601

Phase: 50% Schematic Design

Sheet No. L-7

Legend

1. Parking
2. Driveway to Parking Garage
3. New Sidewalk
4. Retaining Wall
5. New Monumental Sign
6. Flowering Shrubs
7. New Accent Tree

1”=10’

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No.	Description	Date

Sheet Title

Main Entrance &
Sports Court Site Section

Project No. **21601**

Phase **50% Schematic Design**

Sheet No. **L-8**

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No.	Description	Date

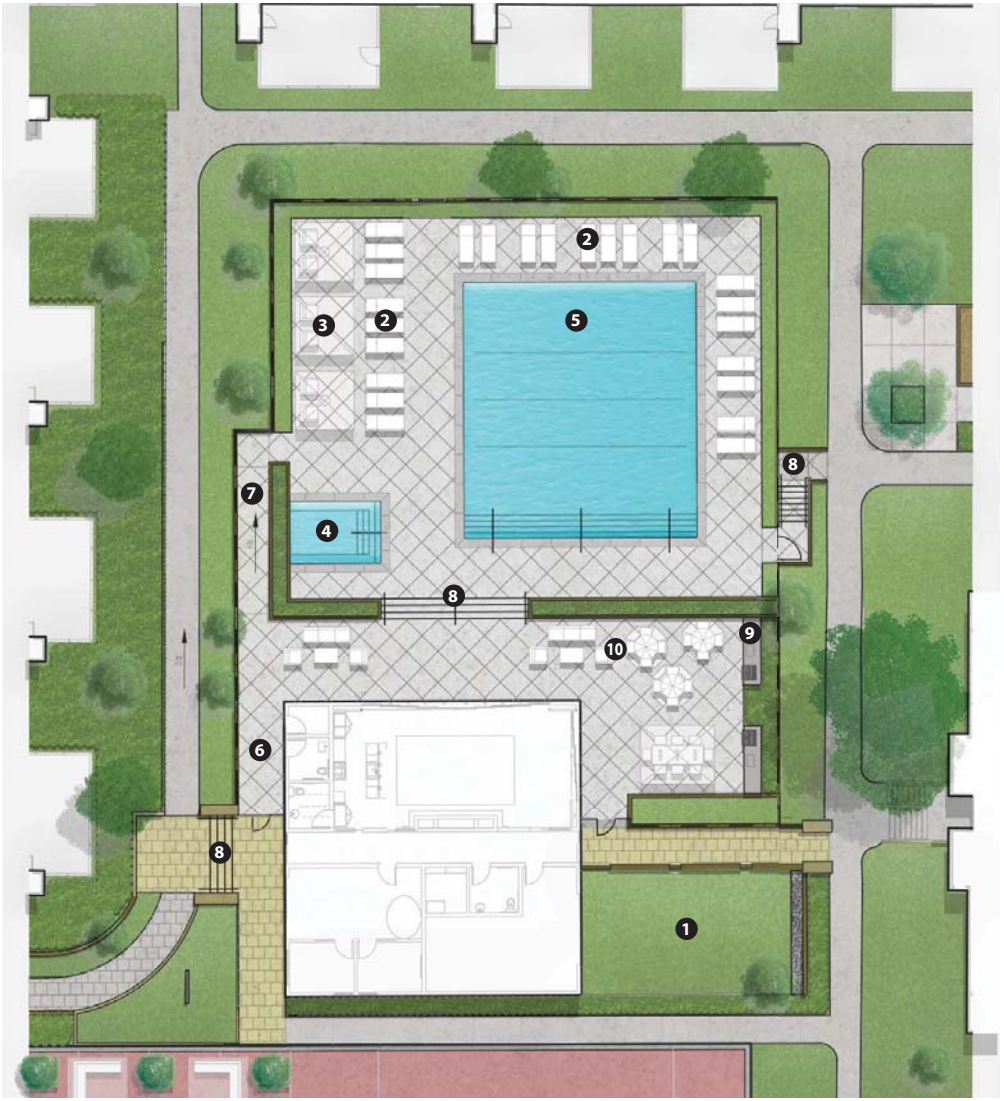
Sheet Title

Main Entrance &
Sports Court Imagery

Project No. **21601**

Phase **50% Schematic Design**

Sheet No. **L-9**



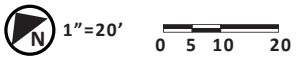
Description

The pool area is located to the North of the Leasing Office and Main Clubhouse. As the primary Amenity Area, the resort style pool, spa and al fresco dining area offer residents elements of a high-end lifestyle. An enhanced indoor-outdoor amenity space becomes an extended living room with views to the luxurious pool and spa area.

Legend

1. Outdoor Fitness/Flexible Event Space with Lawn
2. Chaise Lounge Chairs
3. Movable Cabanas
4. Spa
5. Renovated Pool
6. New Concrete Paving
7. ADA Ramp
8. Stairs
9. BBQ with Built-in Masonry Counter
10. Dining Table and Lounge Furniture

Keymap



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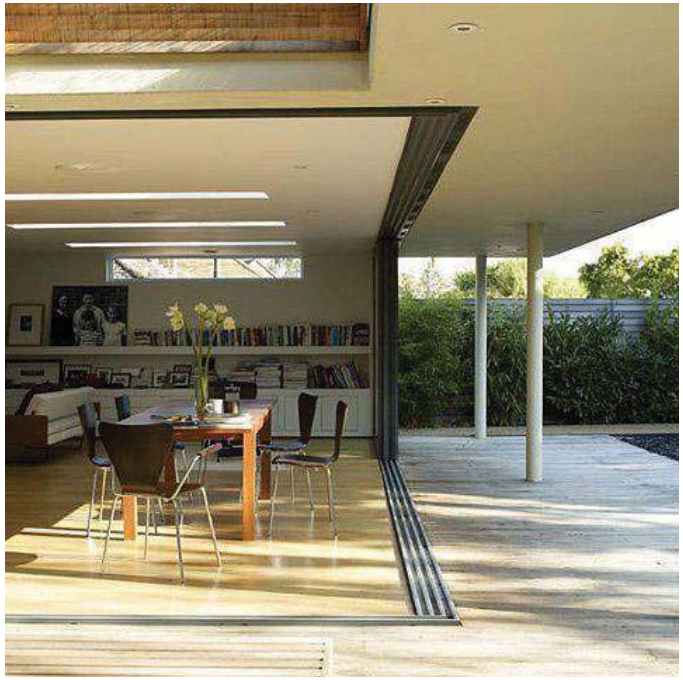
No.	Description	Date

Sheet Title: Clubhouse Pool Area & Leasing Courtyard Plan

Project No. **21601**

Phase **50% Schematic Design**

Sheet No. **L-10**



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No.	Description	Date

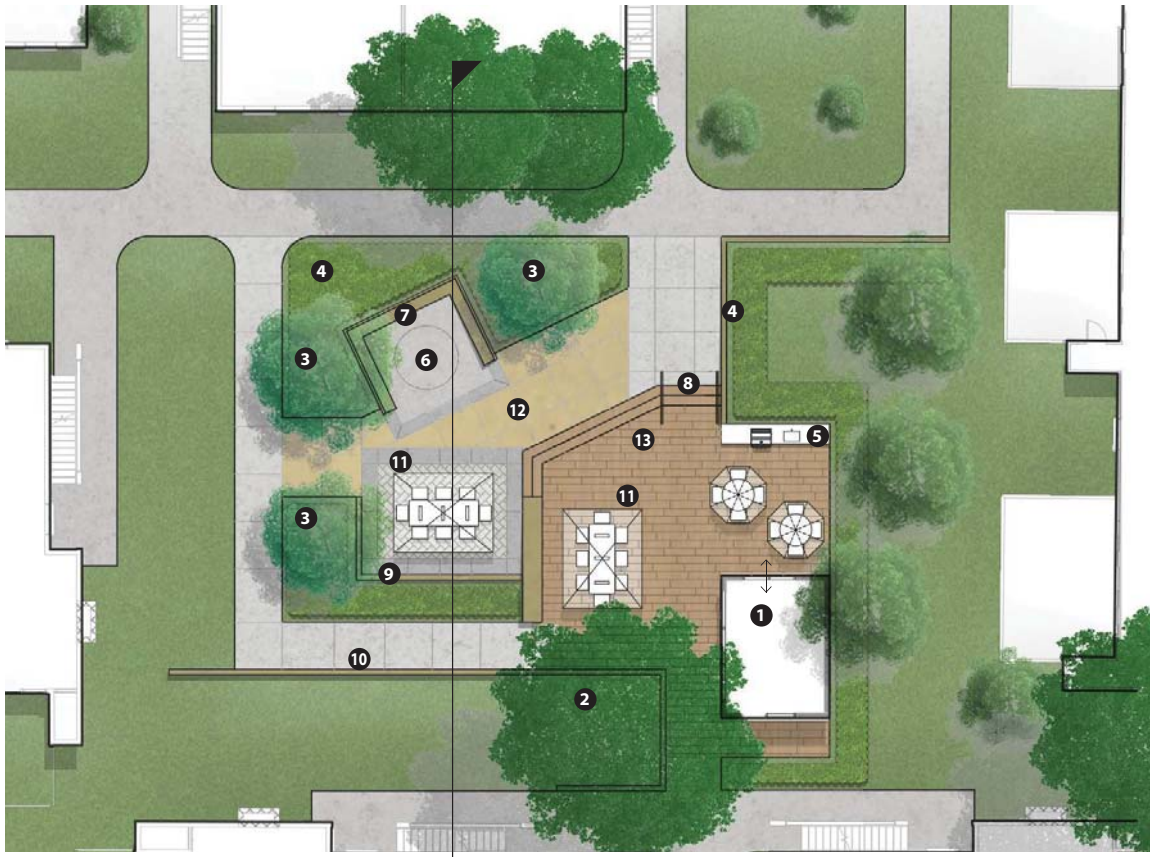
Sheet Title

Clubhouse Pool Area &
Leasing Courtyard Imagery

Project No. **21601**

Phase **50% Schematic Design**

Sheet No. **L-11**



Description

Taking advantage of the existing topography, this courtyard is designed as a split-level outdoor living space with dining and lounge areas. At the raised deck area in front of the renovated amenity building, a BBQ Counter and a large table and chairs are propsed for dining and entertaining. The lower deck is furnished with a comfortable table, and chairs and outdoor lounge seating. A fire pit adds to the ambiance for a small group gathering area.

Legend

1. Renovated Amenity Building
2. Existing Trees
3. Proposed Accent Trees
4. Shrub Planting
5. BBQ Counter
6. Natural Gas Fire Pit
7. Gathering Area
8. Steps with Handrails
9. Seat Wall
10. Retaining Wall
11. Dining Tables, Chairs and Movable Umbrellas
12. Concrete Paving
13. Deck

Keymap

N 1"=16'

0 4 8 16

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No.	Description	Date

Sheet Title

Amenity Space A:
"Backyard Garden" Plan

Project No. **21601**

Phase **50% Schematic Design**

Sheet No. **L-12**

Legend

1. Renovated Amenity Building
2. Existing Trees
3. Proposed Accent Trees
4. Shrub / Ground Covers
5. Festoon String Lights and Posts
6. Movable Umbrella
7. BBQ Counter
8. Steps
9. Seat Wall
10. Retaining Wall
11. Lounge Furniture

1”=10’

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No.	Description	Date

Sheet Title

Amenity Space A:
“Backyard Garden”
Site Section

Project No. **21601**

Phase **50% Schematic Design**

Sheet No. **L-13**

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No.	Description	Date

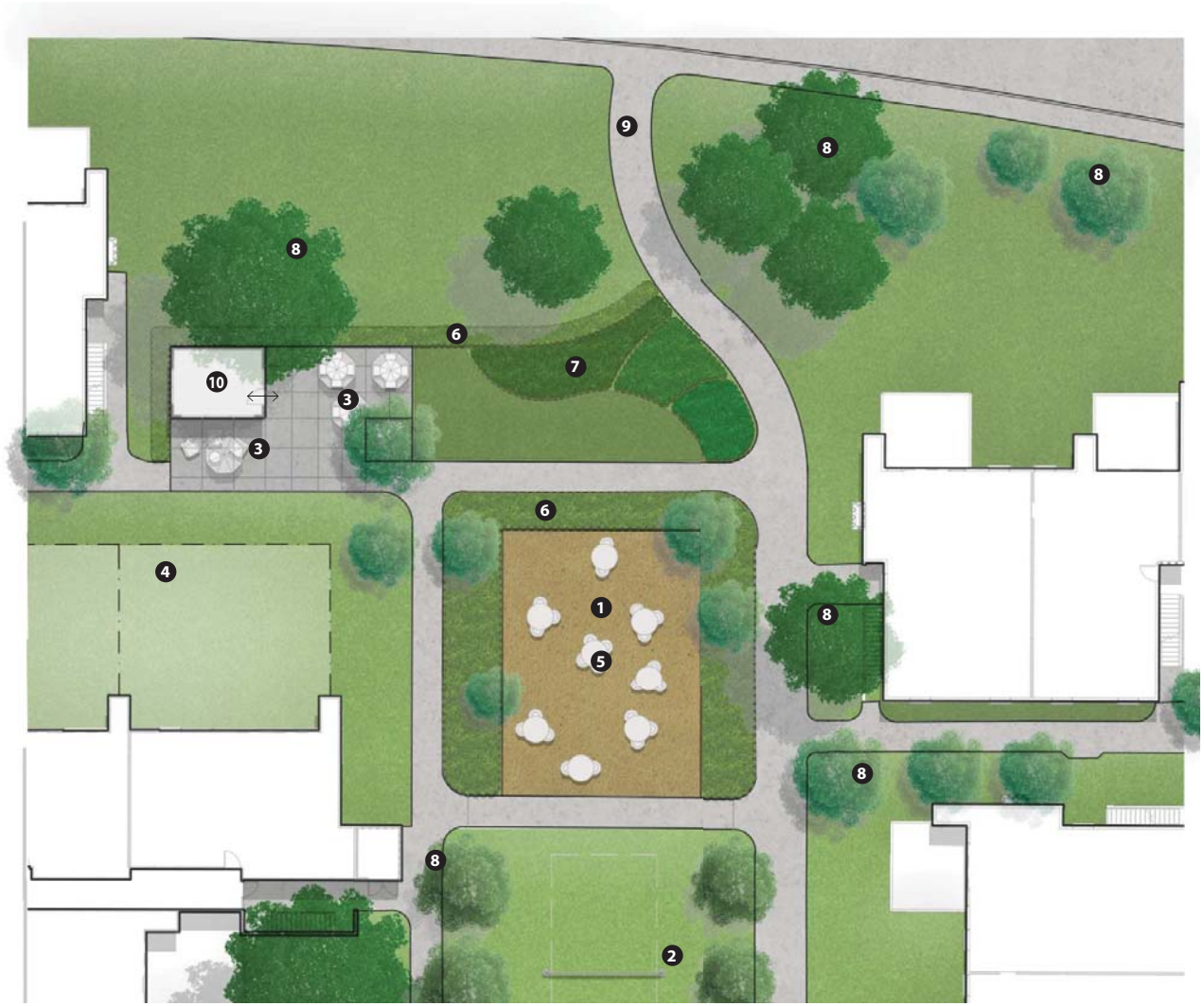
Sheet Title

Amenity Space A:
"Backyard Garden" Imagery

Project No. **21601**

Phase **50% Schematic Design**

Sheet No. **L-14**



Description

As the grand open space of this apartment community, this amenity area is designated for active recreation opportunities for the residents. The turf area with the large sycamore tree alle becomes a symbolic corridor and active lawn, playing host to numerous programmed and ad hoc events. The adjacent renovated amenity building serves as an anchor to the space, offering a place to host guests and food/drinks.

Legend

1. Decomposed Granite 'Plaza'
2. Removable Posts Sleeves for Game Nets
3. Movable Tables, Chairs and Umbrellas
4. Private Backyards
5. Movable Bistro Tables and Chairs
6. Planting Buffer
7. Flowering Perennial Planting Area
8. Existing Trees
9. Existing Walkway to Sharon Road
10. Renovated Amenity Building

Keymap

N 1"=20'

0 5 10 20

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No.	Description	Date

Sheet Title: Amenity Space B: "Open Space Recreation" Plan (North)

Project No. **21601**

Phase **50% Schematic Design**

Sheet No. **L-15**

Legend

1. Turf Activity Area
2. Benches
3. Bocce Ball Court
4. Existing Trees
5. New Accent Trees
6. New Concrete Walk

Keymap

N 1"=20'

0 5 10 20

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No.	Description	Date

Project No. **21601**

Sheet Title

Amenity Space B:
"Open Space Recreation"
Plan (South)

Phase **50% Schematic Design**

Sheet No. **L-16**

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No.	Description	Date

Sheet Title

Amenity Space B:
"Open Space Recreation"
Imagery

Project No. **21601**

Phase **50% Schematic Design**

Sheet No. **L-17**

Description

The playground is designed for several essential types of play and children's activities, as well as areas for seating and passive play. This amenity area is divided into two separate zones for different age groups; 2-5 and 5-12 year olds. Each area features various activities for their respective challenge and development abilities. The space is anchored by the renovated Amenity Building which will serve as the "Parent' s Lounge".

Legend

1. Play Mound (Rubber Surfaced)
2. Swing
3. Monkey Bar
4. Slide
5. Balance Rope
6. Stepping Platforms
7. Patio with Table and Chairs
8. Balance Steps with Rope
9. Log and Rope
10. Climbing Wall
11. Net Play Structure
12. Game Area (Turf)
13. Renovated Amenity Building
14. Tables and Chairs / Lounge Furniture
15. Existing Trees
16. Rubber Play Surface Paving or DG
17. Shrub and Groundcover

Keymap

N 1"=16'

0 4 8 16

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No.	Description	Date

Sheet Title: Amenity Space C: "Children's Adventure Park" Plan

Project No. **21601**

Phase: **50% Schematic Design**

Sheet No. **L-18**

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No.	Description	Date

Sheet Title

Amenity Space C:
"Children's Adventure Park"
Imagery

Project No. **21601**

Phase **50% Schematic Design**

Sheet No. **L-19**

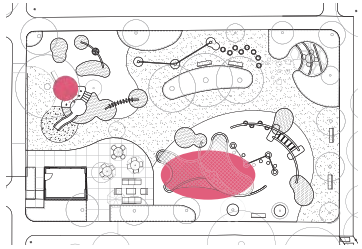
Essential Playground Activities

Activity List	0-5 Years	5-12 Years	12-Adult
Climbing	●	●	
Balance	●	●	
Swing/Hanging	●	●	
Extra Challenges		●	
Game		●	● ○
Slide	●		
Touch/Feel (Sensory)	○		
Relax/Talk	○	○	○

● Active Play ○ Passive Play

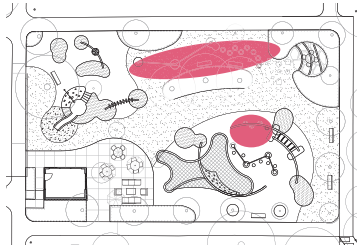






Climbing



Balance

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No.	Description	Date

Sheet Title
Amenity Space C:
"Children's Adventure Park"
Key Activity Images

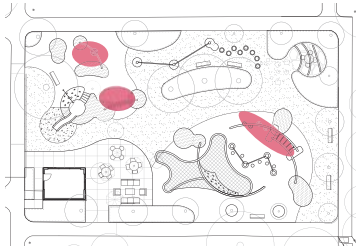
Project No. **21601**

Phase **50% Schematic Design**

Sheet No. **L-20**



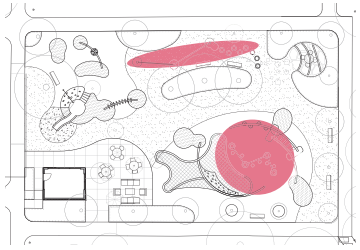




Swing/Hanging



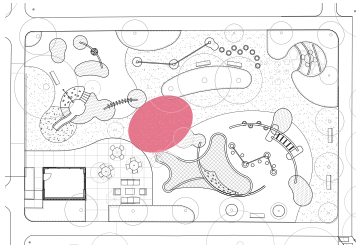




Extra Challenges







Game

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No.	Description	Date

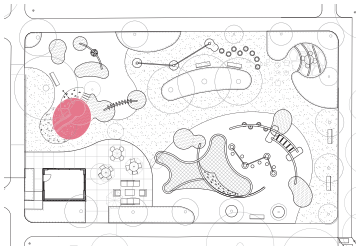
Sheet Title

Amenity Space C:
"Children's Adventure Park"
Key Activity Images

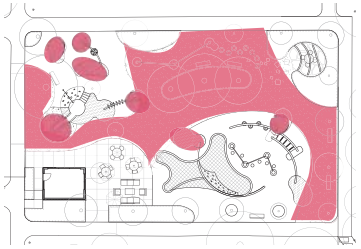
Project No. **21601**

Phase **50% Schematic Design**

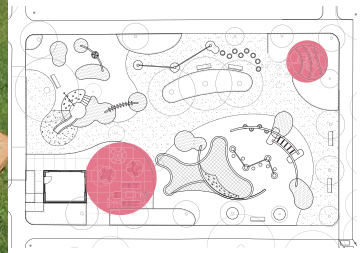
Sheet No. **L-21**



Slide



Touch / Feel



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No.	Description	Date

Sheet Title

Amenity Space C:
"Children's Adventure Park"
Key Activity Images

Project No. **21601**

Phase **50% Schematic Design**

Sheet No. **L-22**

Umbellularia californica - California Laurel

Quercus douglasii - Blue Oak

Arbutus menziesii Madrone

Cercis occidentalis - Western Redbud

Platanus racemosa - California Sycamore

Quercus agrifolia - Coast Live Oak

Oak Woodland Clearing

Trees

Acer spp. - Maple species
Arbutus 'Marina' - Strawberry Tree
Arbutus menziesii - Madrone
Cedrus deodora - Deodor Cedar
Cercis occidentalis - Western Redbud
Cercocarpus betuloides - Mountain Mahogany
Cinnamomum camphora - Camphor Tree
Garrya elliptica - Silk Tassel
Lophostemon confertus - Brisbane Box
Lyonothamnus floribundus - Catalina Ironwood
Magnolia spp. - Magnolia species
Quercus spp. - Oak species
Pinus spp. - Pine species
Platanus racemosa - California Sycamore
Podcarpus spp. - Fern Pine species
Prunus ilicifolia - Holly-leafed Cherry
Sequoia sempervirens - Coast Redwood
Tristania conferta - Brisbane Box
Ulmus parvifolia - Evergreen Elm
Umbellularia californica - California Laurel
Zelkova serrata - Sawleaf Zelkova

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No.	Description	Date

Sheet Title
Proposed Plant Palettes & Imagery - Trees

Project No. **21601**

Phase **50% Schematic Design**

Sheet No. **L-23**

Heteromeles arbutifolia - Toyon

Rhus trilobata
- Squaw Bush Sumac

Rhamnus californica
- Coffeeberry

Fremontodendron californicum
- California flannelbush

Myrica californica
- Pacific Wax Myrtle

Arctostaphylos densiflora - Vine Hill Manzanita

Ceanothus spp. - California Lilac

Shrubs

Arctostaphylos spp. - Manzanita
Artemisia californica - California Sagebrush
Aspidistra elatior - Cast Iron Plant
Camellia spp. - Camellia varieties
Ceanothus spp. - California Lilac
Eriogonum heermannii - Heermans Buckwheat
Fremontodendron californicum - California flannelbush
Heteromeles arbutifolia - Toyon
Ligustrum j. 'Texanum' - Wax-leaf Privet
Liriope spp. - Lily Turf varieties
Myrica californica - Pacific Wax Myrtle
Pittosporum spp. - Pittosporum varieties
Rhamnus californica - Coffeeberry
Rhaphiolepis indica 'Clara' - Indian Hawthorne
Rhus trilobata - Squaw Bush Sumac
Ribes sanguineum - Pink-Flowered Currant
Rosa californica - California Wild Rose
Rosmarinus spp. - Rosemary varieties
Salvia spp. - Sage varieties
Trichstema lanatum - Woolly Blue Curls

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No.	Description	Date

Sheet Title
Proposed Plant Palettes & Imagery - Shrubs

Project No. **21601**

Phase **50% Schematic Design**

Sheet No. **L-24**

Zauschneria californica mexicana - California Fuschia

Iris longipetala - Long Petaled Iris

Lupinus spp. - Lupines

Baccharis pilularis - Coyote Bush

Polypodium californicum - California Polybody

Asclepias spp. - Milkweed

Juncus patens - Common Rush

Woodwardia fimbriata - Giant Chain Fern

Perennials

Asclepias spp. - Milkweed
Corethrogyne filaginifolia - California Aster
Diplacus aurantiacus - Sticky monkey Flower
Iris spp. - Iris
Linum lewisii - Blue Flax
Lupinus spp. - Lupines
Monardella antonina - Butterfly Mint Bush
Penstemon centranthifolius - Scarlet Bugler
Romneya coulteri - Matilija Poppy
Salvia spathacea - Hummingbird Sage
Zauschneria californica mexicana - California Fuschia

Grasses & Groundcovers

Baccharis pilularis - Coyote Bush
Carex tumulicola - Foothill Sedge
Carex praegracilis - Clustered Field Sedge
Elymus condensatus - Giant Wild Rye
Euonymus fortunei 'Coloratus' - Wintercreeper
Juncus patens - Common Rush
Muhlenbergia rigens - Deer Grass
Stipa coronata - Giant Needlegrass
Vinca minor - Dwarf Periwinkle
Trachelospermum jasminoides - Star Jasmine

Ferns

Adiantum jordanii - California Maiden-Hair
Polypodium californicum - California Polybody
Woodwardia fimbriata - Giant Chain Fern
Dryopteris arguta - Wood Fern

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No.	Description	Date

Sheet Title: Proposed Plant Palettes & Imagery - Perennials & Groundcover

Project No. **21601**

Phase **50% Schematic Design**

Sheet No. **L-25**

Lupinus spp. - Lupines

Carex praegracilis
- Clustered Field Sedge

Elymus condensatus
- Giant Wild Rye

Artemisia californica
- California Sagebrush

Carex tumulicola
- Foothill Sedge

Muhlenbergia rigens - Deer Grass

Stipa pulchra
- Purple Needlegrass

Meadow (Hydroseed Mix)

Artemisia californica - California Sagebrush
Eriogonum heermannii - Heermans Buckwheat
Asclepias spp. - Milkweed
Corethrogyne filaginifolia - California Aster
Linum lewisii - Blue Flax
Lupinus spp. - Lupines
Monardella antonina - Butterfly Mint Bush
Salvia spathacea - Hummingbird Sage
Sisyrinchium bellum - Blue-eyed Grass
Annual Wildflower Varieties
Carex tumulicola - Foothill Sedge
Carex praegracilis - Clustered Field Sedge
Festuca rubra - Red Fescue
Juncus patens - Common Rush
Muhlenbergia rigens - Deer Grass
Stipa pulchra - Purple Needlegrass
Elymus condensatus - Giant Wild Rye

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No.	Description	Date

Sheet Title: Proposed Plant Palettes & Imagery - Meadow

Project No. **21601**

Phase: **50% Schematic Design**

Sheet No.: **L-26**

State Requirements

Reduced landscape water usage is a statewide requirement as well as a significant component in the retrofit of the landscape design of this project.

Under the California Department of Natural Resources Title 23, Chapter 2.7. Model Water Efficient Landscape Ordinance (MWELO) & Governor Brown's Exec. Order No. B-29-15, Landscape should:

"…use water efficiently without waste by setting a Maximum Applied Water Allowance (MAWA) as an upper limit for water use and reduce water to the lowest practical amount"

A Maximum Applied Water Allowance, or MAWA, is the the maximum annual gallons per year of water allowed for a landscape area.

City Requirements

The City of Menlo Park Water Efficient Landscape Code, Chapter 12.44, states:

"***12.44.020 Applicability***
(a) The provisions of this chapter shall apply to all of the following landscape projects:

(2) Rehabilitated landscape projects with an aggregate landscape area equal to or greater than one thousand (1,000) square feet requiring a building or landscape permit, plan check, or design review."

This project will seek to comply with the Code by means of the Water Budget Calculation Option for Nonresidential Projects, as outlined by the following Code Sections:

"***12.44.080 Water Budget Calculations"***
"***12.44.090 Landscape Design Plan"***
"***12.44.100 Irrigation Design Plan"***

Retrofit Design Intent Statement

The existing Water Use on-site will be calculated to create a Baseline for the current Maximum Applied Water Allowance (MAWA) based on the following:

1. The existing approximate square foot area of Hydrozone Landscape Areas (i.e. Turf, High-Water-Use Shrubs, Low-Water-Use Shrubs, etc.)

2. The existing Plant Factors from WUCOLS.

3. The exisiting Irrigation Controller Type.

4. The existing Irrigation Emitter Type (spray).

5. Any existing Special Landscape Areas.

Conclusion
The Estimated Total Water Use (ETWU) for the proposed Retroft Design will be calculated using the equation outlined in the Water Ordinance "***12.44.080 Water Budget Calculations"*** so that the sum of the ETWU calculated for all hydrozones will not exceed the MAWA.

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No.	Description	Date

Sheet Title
Irrigation Retrofit Design Intent Statement

Project No. **21601**

Phase **50% Schematic Design**

Sheet No. **L-27**

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Arborwell
professional tree management

Dave Ruth
Director of Capital Projects
Maximus Real Estate Partners
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May 24, 2016

RE: Sharon Green Apartments, 350 Sharon Park Drive

Assignment

It was requested that Arborwell re-evaluate the trees at Sharon Green Apartments and update the Tree Inventory report dated October 30, 2013.

The purpose of this re-evaluation is:

- To verify and update all data on the existing spreadsheet (See attached Tree Inventory Report dated 5/19/16)
- To re-evaluate trees previously recommended for removal and determine if any can be preserved.

Background

The last Tree Inventory report was produced October 30, 2013. At that time, out of the 464 trees that were evaluated, 62 heritage trees were slated for removal. These trees were classified for removal due to health, structural, or location (proximity to structures and foundations) concerns. The majority of these trees were Monterey pine, Eucalyptus (various species) and Acacia and the inherent problems with these types of trees have been well documented.

The City's Arborist, Mr. Walt Fuji reviewed and supported all recommended removals and identified 12 additional trees that should be removed.

Soon thereafter, the prior property owner (BRE at that time) requested a re-evaluation of the recommended heritage removals, to see if there was any possibility to preserve some if extensive mitigation was performed. Each of the 62 proposed removals were re-evaluated and trees were identified that could be preserved if certain mitigation techniques were performed. At the end of this process of re-evaluation, 42 heritage trees were identified as requiring

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removal. On February 10, 2014 the Planning Commission recommended the City Council adopt a resolution approving the removal permits for the 42 heritage trees.

For some unknown reasons, BRE did not pursue the tree removals further and the condition of the trees has continued to deteriorate. In late 2015, Sharon Green was acquired by a new ownership group and Maximus assumed management of the property. Maximus requested Arborwell develop a comprehensive tree maintenance program for the property. Pursuant to this request, all the trees were measured and their condition evaluated for changes from the 2013 survey. Care recommendations from the previous survey were revised accordingly on the Tree Inventory.

Tree Inventory

The attached updated Tree Inventory shows all heritage and non-heritage removals as well as the reason for the removal. Additionally, it identifies other trees recommended for removal but at the request of ownership have been re-evaluated and classified as trees that can be considered for preservation with certain mitigation performed to lessen the risk of failure or other damage.

Please note that in some cases the required mitigation techniques may be detrimental to the health of the tree. For example, in most cases the trees are noted for their poor structure which poses a danger of limb failure. The necessary mitigation in this case would include pruning the tree significantly to reduce risk to a satisfactory level. The required pruning may be such that it strains the health of the subject tree and can lead to future failure.

Heritage Trees recommended for removal

This section discusses heritage tree removals. These were recommended for removal for one or more of the following reasons: 1) Poor health: meaning the trees health was poor enough to call into question its viability and or it safety. 2) Poor structure: meaning the limbs and or leaders in the tree are poorly attached and pose a significant risk to structures and or pedestrians. Or 3) poor location, meaning the trees close proximity to a structure is actively causing damage or poses a significant risk to do damage to the structure to which it is adjacent.

Tree # 33 - 36 Monterey pine – Average 24.5" dbh building I. Comments: These trees are grouped close to each other and the building. The health of these trees is poor as is exhibited by their thin canopies. Trees 34 & 36 have a significant lean over building I. Trees 33 & 35 lean towards Sharon Road. Each of these trees represents a risk to residents and pedestrians. Due to the fact that these trees are clustered together these trees and their canopies have grown

somewhat reliant on each other. Therefore it is advisable that they are all removed at the same time. No amount of mitigation can reduce the risk that these trees represent.

Tree # 47 Evergreen pear – 20" dbh building L. Comments: Tree has significant lean due to overcrowding, structure is fair but will never develop correctly due to close proximity to building and other trees.

Tree # 48 Evergreen pear – 15" dbh building L. Comments: Tree has significant lean due to overcrowding, structure is fair but will never develop correctly due to close proximity to building and other trees.

Tree # 75 Red gum – 15"dbh building N. Comments: Tree is in good health, but the structure of this tree is very poor, imbalanced and weighted towards the building, limbs are poorly attached and pose a risk of limb failure. Its close proximity to the building makes preservation impractical.

Tree #'s 87 & 88 Monterey pine – 42" dbh building L. Comments: These very large trees are located between buildings M and L. The root systems are exerting pressure on the foundation of building M and a retaining wall associated with building L which is exhibiting signs of strain. These canopies have long and dangerously heavy branches that extend over the roof line that pose a risk to residents. Due to the close proximity to the structures and the impact on foundations, mitigating these risks is not possible.

Tree # 90 Tulip – 22" dbh building N. Comments: Health of this tree is very poor. Branches are weakly attached with included bark. The trunk has significant decay and the tree is at high risk of failure.

Tree # 95 & 96 Monterey pine – Average 30.5" dbh building P. Comments: These very large trees are located between buildings P and N. The root systems are exerting pressure on the foundations of both buildings. The canopies have long and dangerously heavy branches that extend over the roof lines that pose a risk to residents. Due to the close proximity to the structures, mitigating these risks is not possible.

Tree #177 Monterey pine – 30"dbh building F. Comments: Base of tree is in contact with the building. Tree is still actively growing and serious damage to structure is likely. Additionally, the canopy is very heavy over the structure and the walkway. Due to the close proximity to the structures, mitigating these risks is not possible.

Tree #206 Red Ironbark – 19" dbh building H. Comments: Tree is in good health, however, it is located very close to the structure and root system is actively lifting adjacent patio. Limbs are poorly attached and pose a risk of limb failure. Due to the close proximity to the structures, mitigating these risks is not possible.

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Tree #272 Sycamore – 15" dbh building I. Comments: The health of this tree is fair however its structure is poor. Due to competition from neighboring trees and its proximity to the structure the canopy in unbalanced. Additionally, it is too close to the sidewalk as it has caused the hardscape to lift and crack over the years. Due to its poor location, mitigation measures are not recommended.

Tree #285 Sycamore – 17" dbh building J and Parking Structure. Comments: The health of this tree is fair however its structure is poor. Due to competition from neighboring trees and its proximity to the parking structure the canopy in unbalanced. Additionally, the base of the tree is within a few inches of the sidewalk and is causing lifting and cracking. Due to its poor location, mitigation measures are not recommended.

Tree #'s 294 & 295 Acacia – Average 19" dbh building T. Comments: Trees have extremely poor structure. Both trees have had multiple limb failures in the past and future limb failure is likely. They are located in a tight space between building T and the parking structure. The canopies are currently growing over both the building and the parking garage. The potential of limb failure combined with many potential targets (cars & residents) makes preservation of these trees impractical.

Tree # 296 & 297 Red flowering gum – Average 19" dbh building T. Comments: Trees have extremely poor structure. They are located in a tight space between building T and the parking structure. The canopies are currently growing over both the building and the parking garage. The potential of limb failure combined with many potential targets (cars & residents) makes preservation of these trees impractical.

Tree # 298 Monterey pine – 28"dbh building T. Comments: Tree has significant lean over parking structure and poses a significant risk of failure. Due to the close proximity to the parking structure and the nature of its lean, mitigating these risks is not possible. The potential of limb failure combined with many potential targets (cars & residents) makes preservation of this tree impractical.

Tree # 315 Blue Oak – 27"dbh building L and Parking Structure. Comments: Tree is in fair health however, due to competition and age the canopy is in decline. Tree is overcrowded and is growing into the parking structure. Has large decaying limb that poses a danger if it were to fail. Mitigation does not seem practical in this case due to the reasons mentioned above.

Tree # 342 Monterey pine – 42"dbh building Q. Comments: Tree is in fair health but has poor structure. Many limbs are very long and heavy and some have failed. One limb is currently sagging and resting on the roof. This limb should be removed. Due to its poor location and large size it is causing damage to the surrounding hardscape. Additionally, falling pine cones pose a threat to individuals using the pool area.

2337 American Ave, Hayward, CA 94545
2949 Edison Way, Redwood City, CA 94063
1592 Little Orchard Street, San Jose, CA 95110
3207 Fitzgerald Road, Rancho Cordova, CA 95742
5601 Eastgate Drive, San Diego, CA 92121
24551 Raymond Way, Suite 151, Lake Forest, CA 92630

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Tree #'s 350 – 355 Shamel ash – Average 20" dbh building R. Comments: This group of 6 trees is located between building R and the walk way. The collective root systems of these trees are exerting pressure on the walkways as well as the foundation of the building. These trees are still actively growing and will do further damage. Additionally, the canopies have weak branch attachments and long heavy limbs that extend over the roof line. Due to the close proximity to the structures, mitigating the risks in these trees is not possible.

Tree # 356 Monterey pine – 35" dbh building S. Comments: This tree is much too large for its location and is in poor health. Canopy has many long heavy branches extending over the tennis court and building S. The risk of failure of these limbs poses a significant threat to pedestrians and those that utilize the court. Root system is heaving the side walk and is near utilities that could also be damaged.

Tree # 373 Silver dollar eucalyptus – 16" dbh building T. Comments: Tree is located close to building and is structured very poorly. Due to topping many years ago, the resulting re-growth is poorly attached as is at risk of failure. No amount of mitigation pruning can fix these defects.

Tree # 391 Monterey pine – 32" dbh building A. Comments: This tree is much too large for its location and its health is in decline. Tree has a history of branch failures and has lost one large main leader. Canopy has many long heavy branches extending over the building. The risk of failure of these limbs poses a significant threat to the residents, pedestrians and cars utilizing the parking spaces nearby.

Tree # 402 Red Ironbark – 24" dbh building B. Comments: Tree is in good health, however, it is located very close to the structure and is exerting pressure on the foundation. Limbs are poorly attached and pose a risk of limb failure both over the building and over the pedestrian area. Due to the close proximity to the structures, mitigating these risks is not possible.

Tree # 405 Silver dollar eucalyptus – 32" dbh building E. Comments: Tree is much too large for its location. Canopy is comprised of 3 main leaders all of which are appear to be very heavy and poorly attached. These leaders (or trunks) extend over the building and the pedestrian area. Due to the close proximity to the structure, mitigating these risks through pruning is not possible.

Tree # 410 Monterey pine – 31" dbh between buildings E and D. Comments: Tree's health seems to be exhibiting signs of decline. Tree has long heavy limbs that pose a threat to pedestrians and residents. The trees close proximity to the surrounding hardscape is problematic and is causing significant damage which in turn is causing trip hazards for pedestrians.

Tree # 411 Red ironbark – 27" dbh building C. Comments: Tree is much too large for its location between buildings C and D and is very close to the structure. The canopy has 4 main leaders some of which are poorly attached and extend over the roof line of the adjacent structures. Additionally, many years ago the tree was topped and the resulting regrowth is also poorly attached and at risk of failure. Due to the close proximity to the structure, mitigating these risks through pruning is not possible.

Tree # 412 Red ironbark – 31" dbh building C and laundry. Comments: The structure of this tree is very poor in part due to the nature of the species and due to the fact that years ago the tree was topped and the resulting regrowth is poorly attached and poses a risk of failure. Despite a regular maintenance program, this tree has had multiple limb failures in the past 5 years.

Tree #417 Silver dollar eucalyptus – 17" dbh building B. Comments: Tree has very poor structure and an imbalanced canopy. Additionally, it is located too close to the building.

Tree # 450 Monterey pine – 26" dbh building C. Comments: This tree is located between building C and the parking garage. It has two main leaders that are attached at approximately 3' above grade. This branch attachment is severely included. With this condition, the leader that is growing over the parking garage is at significant risk of failure.

Construction

It should be noted that this re-evaluation was done concurrently with preliminary design of a proposed renovation to all existing buildings on the property and installation of a new fire sprinkler system. Arborwell coordinated with the design team to ensure the fire sprinkler main line was routed so as to minimize the need for any tree removals

As a result of this close coordination, only three trees (all non-heritage) require removal to facilitate installation of the new fire sprinkler lines. These trees are identified as #'s 333, 418 and 445 on the attached Tree Inventory

Conclusion

As a result of this re-evaluation and a reduction in the scope of the construction project, the number of trees being recommended for removal has been reduced from the 42 (proposed in 2013) to 39 now recommended for removal.

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Sharon Green has many mature trees that truly add value to the community of Menlo Park. Unfortunately, there are also a number of large trees that were unwisely planted too close to buildings many years ago that now are causing significant problems to the community and are threatening the safety of its residents. Over the last few years since the time of the last evaluation, there have been a number of limb failures due the poor condition and structure of many of the trees. One of the fundamental principles of arboriculture is having the right tree in the right location. Moving forward with the proposed removals and their replacements will help this site to have many more trees that are placed in such a way so that the community can truly benefit from them.

Respectfully submitted,

Jonathan Cardenas
Certified Arborist WC #4333A
925-260-3186

Sharon Green
Tree Inventory
May 2016 Draft

Arborwell

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
1	*Liquidambar styraciflua*	*Liquidambar*	12	3	Young tree; excellent health	Preserve		Non-heritage
2	*Liquidambar styraciflua*	*Liquidambar*	17	3	Healthy tree; heavy on the ends	Preserve		Heritage
3	*Liquidambar styraciflua*	*Liquidambar*	13		Tree failed; was removed 10/29/13			
4	*Prunus cerasifera*	*Plum*	8		Tree damaged by the failure of tree #3; was removed on 10/29/13			
5	*Liquidambar styraciflua*	*Liquidambar*	19	3	Good health and vigor	Preserve		Heritage
6	*Prunus cerasifera*	*Plum*	10	1	Removal recommended; tree has very poor structure and is a poor specimen. It is showing signs of trunk and root decay. Recently lost major limb.	Remove	Structural/Health	Non-heritage
7	*Liquidambar styraciflua*	*Liquidambar*	14	3	Good health and vigor	Preserve		Non-heritage
8	*Pinus radiata*	*Monterey Pine*	24	2	Removal recommended; heavily weighted on one side, showing signs of uprooting and is causing damage to patio. Mitigation: If tree is to be retained, significantly reduce branch end weight through pruning and monitor.	Mitigation	Structural/Health	Heritage
9	*Liquidambar styraciflua*	*Liquidambar*	14	3	Good health and vigor	Preserve		Non-heritage
10	*Liquidambar styraciflua*	*Liquidambar*	15	2	Removal recommended; poor structure at very top and could lose large limbs at any time, is located near a walkway. Mitigation: If tree is retained, prune to reduce branch end weight and monitor.	Mitigation	Structural/Health	Heritage
11	*Liquidambar styraciflua*	*Liquidambar*	14	3	Healthy tree; many water sprouts	Preserve		Non-heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
12	*Prunus cerasifera*	*Plum*	7	1	Removal recommended; this tree has very poor structure and is a poor specimen. It is showing signs of trunk and root decay.	Remove	Structural/Health	Non-heritage
13	*Liquidambar styraciflua*	*Liquidambar*	17	3	Heavy on the ends; good health	Preserve		Heritage
14	*Liquidambar styraciflua*	*Liquidambar*	12	3	Healthy with good structure	Preserve		Non-heritage
15	*Liquidambar styraciflua*	*Liquidambar*	11	3	Healthy young tree	Preserve		Non-heritage
16	*Liquidambar styraciflua*	*Liquidambar*	8	1	Removal recommended; overcrowded with severe trunk decay. If tree is retained, prune to reduce branch end weight and monitor. Mitigation: If tree is retained, prune to reduce branch end weight and monitor.	Mitigation	Structural/Health	Non-heritage
17	*Quercus ilex*	*Holly Oak*	13	2	Good health; thin canopy	Preserve		Non-heritage
18	*Liquidambar styraciflua*	*Liquidambar*	13		This tree was removed.			Non-heritage
19	*Liquidambar styraciflua*	*Liquidambar*	7	1	Removal recommended; overcrowded with severe root decay. Mitigation: If tree is retained, prune to reduce branch end weight and monitor.	Mitigation	Structural/Health	Non-heritage
20	*Liquidambar styraciflua*	*Liquidambar*	12	3	Poor structure; good health	Preserve		Non-heritage
21	*Liquidambar styraciflua*	*Liquidambar*	8	2	Removal recommended; may have root decay; poor structure and will be growing over the building in the future. Mitigation: If tree is retained, prune to reduce branch end weight and monitor.	Mitigation	Structural/Health	Non-heritage
22	*Liquidambar styraciflua*	*Liquidambar*	10	3	Heavy on one side - slightly imbalanced	Preserve		Non-heritage

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
23	*Sequoia sempervirens*	*Redwood*	40	4	Good health	Preserve		Heritage
24	*Sequoia sempervirens*	*Redwood*	19	4	Good health	Preserve		Heritage
25	*Prunus cerasifera*	*Plum*	13	2	Removal recommended; poor structure, losing branching	Remove	Structural/Health	Non-heritage
26	*Sequoia sempervirens*	*Redwood*	26	4	Good health	Preserve		Heritage
27	*Sequoia sempervirens*	*Redwood*	27	4	Good health	Preserve		Heritage
28	*Sequoia sempervirens*	*Redwood*	26	4	Good health	Preserve		Heritage
29	*Sequoia sempervirens*	*Redwood*	25	4	Good health	Preserve		Heritage
30	*Sequoia sempervirens*	*Redwood*	20	4	Good health	Preserve		Heritage
31	*Sequoia sempervirens*	*Redwood*	15	4	Excellent health	Preserve		Heritage
32	*Sequoia sempervirens*	*Redwood*	19	4	Excellent health	Preserve		Heritage
33	*Pinus radiata*	*Monterey Pine*	24	2	Removal recommended; canopy looks thin; tree is in close proximity and leaning over building and may cause damage to foundation and pipes.	Remove	Structural/Health	Heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
34	*Pinus radiata*	*Monterey Pine*	25	2	Removal recommended; canopy looks thin; tree is in close proximity and leaning over building and may cause damage to foundation and pipes.	Remove	Structural/Health	Heritage
35	*Pinus radiata*	*Monterey Pine*	23	2	Removal recommended; tree is in close proximity to building and may cause damage to foundation and pipes.	Remove	Structural/Health	Heritage
36	*Pinus radiata*	*Monterey Pine*	26	2	Removal recommended; canopy looks thin; tree is in close proximity and leaning over building and may cause damage to foundation and pipes.	Remove	Structural/Health	Heritage
37	*Pinus radiata*	*Monterey Pine*	30	2	Removal recommended; tree is in close proximity to building and may cause damage to foundation and pipes. Mitigation: If tree is retained, prune to reduce branch end weight and monitor.	Mitigation	Structural/Health	Heritage
38	*Ulmus parvifolia*	*Chinese Elm*	18	3	Good health and vigor	Preserve		Heritage
39	*Liriodendron tulipifera*	*Tulip Tree*	9	3	Good health and vigor; heavy ended	Preserve		Non-heritage
40	*Liriodendron tulipifera*	*Tulip Tree*	18	3	Good health and vigor; heavy ended	Preserve		Heritage
41	*Liriodendron tulipifera*	*Tulip Tree*	11	3	Good health and vigor; heavy ended	Preserve		Non-heritage
42	*Liriodendron tulipifera*	*Tulip Tree*	13	3	Good health and vigor; heavy ended	Preserve		Non-heritage
43	*Liriodendron tulipifera*	*Tulip Tree*	15	3	Good health and vigor; heavy ended	Preserve		Heritage
44	*Liriodendron tulipifera*	*Tulip Tree*	14	3	Good health and vigor; heavy ended	Preserve		Non-heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
45	*Liriodendron tulipifera*	*Tulip Tree*	14	3	Good health and vigor; heavy ended	Preserve		Non-heritage
46	*Liriodendron tulipifera*	*Tulip Tree*	15	3	Good health, heavy ended	Preserve		Heritage
47	*Pyrus kawakamii*	*Evergreen Pear*	20	3	Removal recommended; has developed a heavy lean due to overcrowding, structure is fair but will never develop correctly due to close proximity to the building and other trees.	Remove	Structural/Health	Heritage
48	*Pyrus kawakamii*	*Evergreen Pear*	15	3	Removal recommended; has developed a heavy lean due to overcrowding, structure is fair but will never develop correctly due to close proximity to the building and other trees.	Remove	Structural/Health	Heritage
49	*Pyrus kawakamii*	*Evergreen Pear*	9	3	Removal recommended; has developed a heavy lean due to overcrowding, structure is fair but will never develop correctly due to close proximity to the building and other trees.	Remove	Structural/Health	Non-heritage
50	*Pinus radiata*	*Monterey Pine*	58	2	Deadwood	Preserve		Heritage
51	*Liriodendron tulipifera*	*Tulip Tree*	25	3	Good health, heavy ended	Preserve		Heritage
52	*Liriodendron tulipifera*	*Tulip Tree*	23	3	Good health, heavy ended	Preserve		Heritage
53	*Quercus lobata*	*Valley Oak*	13	1	Removal recommended; tree is in decline, has minimal branches and is overcrowded; removal will allow others to grow. Mitigation: If tree is retained, prune to to remove dead wood and monitor.	Mitigation	Structural/Health	Heritage
54	*Quercus lobata*	*Valley Oak*	42	3	Some branches have decay	Preserve		Heritage
55	*Betula pendula*	*White Birch*	8	5	Young tree; excellent health	Preserve		Non-heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
56	*Betula pendula*	*White Birch*	8	5	Young tree; excellent health	Preserve		Non-heritage
57	*Lagerstroemia*	*Crape Myrtle*	4.5	5	Young tree; excellent health	Preserve		Non-heritage
58	*Lagerstroemia*	*Crape Myrtle*	4.5	5	Young tree; excellent health	Preserve		Non-heritage
59	*Sequoia sempervirens*	*Redwood*	17	5	Healthy tree	Preserve		Heritage
60	*Sequoia sempervirens*	*Redwood*	57	5	Low Branches	Preserve		Heritage
61	*Sequoia sempervirens*	*Redwood*	41	2	Removal recommended; tree has a hard lean and is showing signs of uprooting; is located near a walkway. Mitigation: If tree is retained, prune to reduce branch end weight, crown thin and monitor.	Mitigation	Structural/Health	Heritage
62	*Malus floribunda*	*Crab Apple*	4	3	Good health, poor structure	Preserve		Non-heritage
63	*Alnus rhombifolia*	*Alder*	22	3	Good health; heavy ended	Preserve		Heritage
64	*Quercus lobata*	*Valley Oak*	19	3	Canopy looks thin	Preserve		Heritage
65	*Quercus lobata*	*Valley Oak*	27	3	Good health; heavy ended	Preserve		Heritage
66	*Liriodendron tulipifera*	*Tulip Tree*	13	3	Good health and vigor	Preserve		Non-heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
67	*Liriodendron tulipifera*	*Tulip Tree*	29	3	Good health and vigor	Preserve		Heritage
68	*Liriodendron tulipifera*	*Tulip Tree*	17	3	Good health and vigor	Preserve		Heritage
69	*Liriodendron tulipifera*	*Tulip Tree*	20	3	Good health and vigor	Preserve		Heritage
70	*Malus floribunda*	*Crab Apple*	10	3	Overgrown	Preserve		Non-heritage
71	*Quercus lobata*	*Valley Oak*	35	3	Good health	Preserve		Heritage
72	*Quercus lobata*	*Valley Oak*	33	3	Good health	Preserve		Heritage
73	*Quercus lobata*	*Valley Oak*	24	3	Good health	Preserve		Heritage
74	*Corymbia ficifolia*	*Red Gum*	20	2	Removal recommended; good health, poor structure. Mitigation: Significantly reduce branch end weight through pruning and monitor.	Mitigation	Structural/Health	Heritage
75	*Corymbia ficifolia*	*Red Gum*	15	2	Removal recommended; good health, poor structure	Remove	Structural/Health	Heritage
76	*Sequoia sempervirens*	*Redwood*	32	4	Good health and structure	Preserve		Heritage
77	*Sequoia sempervirens*	*Redwood*	38	4	Good health and structure	Preserve		Heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
78	*Sequoia sempervirens*	*Redwood*	39	4	Good health and structure	Preserve		Heritage
79	*Sequoia sempervirens*	*Redwood*	32	4	Good health and structure	Preserve		Heritage
80	*Sequoia sempervirens*	*Redwood*	41	4	Good health and structure	Preserve		Heritage
81	*Sequoia sempervirens*	*Redwood*	40	4	Good health and structure	Preserve		Heritage
82	*Malus floribunda*	*Crab Apple*	7	3	Poor structure	Preserve		Non-heritage
83	*Malus floribunda*	*Crab Apple*	6	3	Poor structure	Preserve		Non-heritage
84	*Sequoia sempervirens*	*Redwood*	23	3	Good health and structure, but thin canopy	Preserve		Heritage
85	*Sequoia sempervirens*	*Redwood*	25	3	Good health and structure, but thin canopy	Preserve		Heritage
86	*Sequoia sempervirens*	*Redwood*	25	3	Good health and structure, but thin canopy	Preserve		Heritage
87	*Pinus radiata*	*Monterey Pine*	42	2	Removal recommended; located very close to building and retaining wall and is causing damage to foundation and pipes. Canopy has dieback.	Remove	Structural/Health	Heritage
88	*Pinus radiata*	*Monterey Pine*	42	2	Removal recommended; located very close to building and retaining wall and is causing damage to foundation and pipes.	Remove	Structural/Health	Heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
89	*Liriodendron tulipifera*	*Tulip Tree*	17	3	Good health	Preserve		Heritage
90	*Liriodendron tulipifera*	*Tulip Tree*	22	1	Removal recommended; included bark and poor health; severe trunk decay, potential failure.	Remove	Structural/Health	Heritage
91	*Liriodendron tulipifera*	*Tulip Tree*	16	3	Good health; poor structure	Preserve		Heritage
92	*Liriodendron tulipifera*	*Tulip Tree*	21	3	Good health; poor structure	Preserve		Heritage
93	*Liriodendron tulipifera*	*Tulip Tree*	19	3	Good health; poor structure	Preserve		Heritage
94	*Liriodendron tulipifera*	*Tulip Tree*	17	3	Good health; poor structure	Preserve		Heritage
95	*Pinus radiata*	*Monterey Pine*	30	2	Removal recommended; too close to building and causing damage to foundation and pipes.	Remove	Structural/Health	Heritage
96	*Pinus radiata*	*Monterey Pine*	31	2	Removal recommended; too close to building and causing damage to foundation and pipes.	Remove	Structural/Health	Heritage
97	*Eucalyptus spp.*	*Gum*	25	1	Removal recommended; overgrown and poorly structured; limbs break often and is a danger to residents. Mitigation: Significantly reduce branch end weight through pruning and monitor.	Mitigation	Structural/Health	Heritage
98	*Juniperus chinensis*	*Juniper*	19	3	Good Health; canopy is dense	Preserve		Heritage
99	*Liriodendron tulipifera*	*Tulip Tree*	19	3	End weight is a problem, but otherwise healthy	Preserve		Heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
100	*Liriodendron tulipifera*	*Tulip Tree*	19	3	End weight is a problem, but otherwise healthy	Preserve		Heritage
101	*Liriodendron tulipifera*	*Tulip Tree*	22	3	End weight is a problem, but otherwise healthy	Preserve		Heritage
102	*Liriodendron tulipifera*	*Tulip Tree*	20	3	End weight is a problem, but otherwise healthy	Preserve		Heritage
103	*Quercus lobata*	*Valley Oak*	38	3	Good health and structure	Preserve		Heritage
104	*Quercus lobata*	*Valley Oak*	46	3	Good health and structure	Preserve		Heritage
105	*Sequoia sempervirens*	*Redwood*	31	3	Good health	Preserve		Heritage
106	*Sequoia sempervirens*	*Redwood*	28	4	Overcrowded	Preserve		Heritage
107	*Sequoia sempervirens*	*Redwood*	18	4	Overcrowded, multiple broken branches, cause unknown	Preserve		Heritage
108	*Sequoia sempervirens*	*Redwood*	14	3	Canopy looks thin and the trunk has a gash	Preserve		Non-heritage
109	*Arbutus marina*	*Arbutus*	11	3	Healthy young tree, poor structure	Preserve		Non-heritage
110	*Sequoia sempervirens*	*Redwood*	11	3	Very thin canopy	Preserve		Non-heritage

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
111	*Pinus radiata*	*Monterey Pine*	39	2	Poor vigor and lot of deadwood	Preserve		Heritage
112	*Quercus alba*	*White Oak*	26	3	Young tree; excellent health	Preserve		Heritage
113	*Liriodendron tulipifera*	*Tulip Tree*	19	2	Under stress	Preserve		Heritage
114	*Sequoia sempervirens*	*Redwood*	12	3	Young healthy tree; potentially over watered	Preserve		Non-heritage
115	*Sequoia sempervirens*	*Redwood*	18	3	Young healthy tree; potentially over watered	Preserve		Heritage
116	*Liriodendron tulipifera*	*Tulip Tree*	15	3	Stressed; potentially over watered	Preserve		Heritage
117	*Malus floribunda*	*Crab Apple*	6	3	Young tree; excellent health	Preserve		Non-heritage
118	*Betula pendula*	*White Birch*	9	3	Healthy vigor and structure	Preserve		Non-heritage
119	*Betula pendula*	*White Birch*	10	3	Heavy on the ends; good health	Preserve		Non-heritage
120	*Pinus radiata*	*Monterey Pine*	52	2	Removal recommended; very large tree close to parking garage; poor structure and potentially presents a risk of failure. Has lost large limbs. Mitigation: Significantly reduce branch end weight through pruning and monitor.	Mitigation	Structural/Health	Heritage
121	*Pinus radiata*	*Monterey Pine*	36	2	Canopy thinning	Preserve		Heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
122	*Pinus radiata*	*Monterey Pine*	30	3	Healthy tree. Leaning significantly towards the street.	Preserve		Heritage
123	*Pinus radiata*	*Monterey Pine*	30	2	Canopy thinning, with a large amount of deadwood.	Preserve		Heritage
124	*E. sideroxylon*	*Red Ironbark*	29	2	Removal recommended; very large tree close to buildings; poor structure and presents a risk of failure. Mitigation: Significantly reduce branch end weight through pruning and monitor.	Mitigation	Structural/Health	Heritage
125	*Liriodendron tulipifera*	*Tulip Tree*	20	3	Large healthy tree, heavy ended	Preserve		Heritage
126	*Liriodendron tulipifera*	*Tulip Tree*	17	3	Large healthy tree, heavy ended	Preserve		Heritage
127	*Liriodendron tulipifera*	*Tulip Tree*	19	3	Large healthy tree, heavy ended	Preserve		Heritage
128	*Liriodendron tulipifera*	*Tulip Tree*	14	2	Removal recommended; young tree; may be receiving to much water	Remove	Structural/Health	Non-heritage
129	*Sequoia sempervirens*	*Redwood*	17	4	Healthy trees, lots of crossing branches	Preserve		Heritage
130	*Sequoia sempervirens*	*Redwood*	23	4	Healthy trees, lots of crossing branches	Preserve		Heritage
131	*Sequoia sempervirens*	*Redwood*	13	4	Healthy trees, lots of crossing branches	Preserve		Non-heritage
132	*Sequoia sempervirens*	*Redwood*	18	4	Healthy trees, lots of crossing branches	Preserve		Heritage

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
133	*Sequoia sempervirens*	*Redwood*	19	4	Healthy trees, lots of crossing branches	Preserve		Heritage
134	*Sequoia sempervirens*	*Redwood*	39	4	Healthy trees, lots of crossing branches	Preserve		Heritage
135	*Sequoia sempervirens*	*Redwood*	34	3	Healthy trees, being over watered	Preserve		Heritage
136	*Sequoia sempervirens*	*Redwood*	41	3	Healthy trees, being over watered	Preserve		Heritage
137	*Cinnamomum camphora*	*Camphor*	16	3	Young healthy tree	Preserve		Heritage
138	*Sequoia sempervirens*	*Redwood*	37	3	Large healthy tree, good vigor and structure	Preserve		Heritage
139	*Sequoia sempervirens*	*Redwood*	27	3	Large healthy tree, good vigor and structure	Preserve		Heritage
140	*Betula pendula*	*White Birch*	12	3	Healthy tree, overcrowded by Redwood	Preserve		Non-heritage
141	*Betula pendula*	*White Birch*	11	3	Healthy tree, overcrowded by Redwood	Preserve		Non-heritage
142	*Betula pendula*	*White Birch*	13	3	Healthy tree, overcrowded by Redwood	Preserve		Non-heritage
143	*Sequoia sempervirens*	*Redwood*	15	3	Young tree, seems to be browning due to overcrowding and possibly too much water	Preserve		Heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
144	*Sequoia sempervirens*	*Redwood*	15	3	Young tree, seems to be browning due to overcrowding and possibly too much water	Preserve		Heritage
145	*Sequoia sempervirens*	*Redwood*	14	3	Young tree, seems to be browning due to overcrowding and possibly too much water	Preserve		Non-heritage
146	*Sequoia sempervirens*	*Redwood*	14	3	Young tree, seems to be browning due to overcrowding and possibly too much water	Preserve		Non-heritage
147	*Sequoia sempervirens*	*Redwood*	19	3	Young tree, seems to be browning due to overcrowding and possibly too much water	Preserve		Heritage
148	*Sequoia sempervirens*	*Redwood*	30	3	Young tree, seems to be browning due to overcrowding and possibly too much water	Preserve		Heritage
149	*Sequoia sempervirens*	*Redwood*	6	2	Removal recommended; small; overcrowded and declining; should be removed to allow others to grow. Mitigation: Remove deadwood and monitor	Mitigation	Structural/Health	Non-heritage
150	*Sequoia sempervirens*	*Redwood*	15	3	Good Health and vigor	Preserve		Heritage
151	*Betula pendula*	*White Birch*	10	3	Good Health and vigor	Preserve		Non-heritage
152	*Betula pendula*	*White Birch*	9	3	Overcrowded and poor structure	Preserve		Non-heritage
153	*Betula pendula*	*White Birch*	14	3	Overcrowded and poor structure	Preserve		Non-heritage
154	*Sequoia sempervirens*	*Redwood*	14	3	Good health, vigor and structure	Preserve		Non-heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
155	*Sequoia sempervirens*	*Redwood*	19	3	Good health, vigor and structure	Preserve		Heritage
156	*Sequoia sempervirens*	*Redwood*	18	3	Good health, vigor and structure	Preserve		Heritage
157	*Sequoia sempervirens*	*Redwood*	16	3	Good health, vigor and structure	Preserve		Heritage
158	*Pinus radiata*	*Monterey Pine*	24	2	Trees in decline; thin and heavy on ends	Preserve		Heritage
159	*Pinus radiata*	*Monterey Pine*	39	2	Trees in decline; thin and heavy on ends	Preserve		Heritage
160	*Quercus ilex*	*Holly Oak*	11	3	Canopy seems thin	Preserve		Non-heritage
161	*Sequoia sempervirens*	*Redwood*	24	2	Has included bark but good health	Preserve		Heritage
162	*Sequoia sempervirens*	*Redwood*	12	2	Tree is in decline	Preserve		Non-heritage
163	*Sequoia sempervirens*	*Redwood*	10	2	Tree is in decline	Preserve		Non-heritage
164	*Quercus ilex*	*Holly Oak*	9	2	Tree has lots of water spots, and is stressed	Preserve		Non-heritage
165	*Pinus radiata*	*Monterey Pine*	39	2	Removal recommended; tree has potential for failure and has lost large limbs in the past, poor structure indicates it will lose more. Mitigation: Significantly reduce branch end weight through pruning, remove large limb over Eastridge Ave. and monitor.	Mitigation	Structural/Health	Heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
166	*Pinus radiata*	*Monterey Pine*	36	2	Removal recommended; tree has large potential for failure and has lost large limbs in the past, poor structure indicates it will lose more. Mitigation: Significantly reduce branch end weight through pruning install cable and monitor.	Mitigation	Structural/Health	Heritage
167	*Betula pendula*	*White Birch*	6	3	Healthy young trees	Preserve		Non-heritage
168	*Juniperus chinensis*	*Juniper*	9	3	Healthy young trees	Preserve		Non-heritage
169	*Liquidambar styraciflua*	*Liquidambar*	10	3	Healthy young trees	Preserve		Non-heritage
170	*Platanus hispanica*	*Sycamore*	12	2	Removal recommended; health is fair, but overcrowded and one-sided. Poor structure dominated by neighboring pine.	Remove	Structural/Health	Non-heritage
171	*Platanus hispanica*	*Sycamore*	8	2	Healthy vigor and structure, but overcrowded and one-sided	Preserve		Non-heritage
172	*Platanus hispanica*	*Sycamore*	9	2	Healthy vigor and structure, but overcrowded and one-sided	Preserve		Non-heritage
173	*Platanus hispanica*	*Sycamore*	8	2	Healthy vigor and structure, but overcrowded and one-sided	Preserve		Non-heritage
174	*Platanus hispanica*	*Sycamore*	10	2	Healthy vigor and structure, but overcrowded and one-sided	Preserve		Non-heritage
175	*Platanus hispanica*	*Sycamore*	10	2	Healthy vigor and structure, but overcrowded and one-sided	Preserve		Non-heritage
176	*Prunus cerasifera*	*Plum*	6	3	Good health, but poor structure	Preserve		Non-heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
177	*Pinus radiata*	*Monterey Pine*	30	2	Removal recommended; tree is growing directly against the building and is causing damage to foundation and pipes	Remove	Structural/Health	Heritage
178	*Prunus cerasifera*	*Plum*	6	3	Good health, but poor structure	Preserve		Non-heritage
179	*Platanus hispanica*	*Sycamore*	10	3	Very thin due to overcrowding	Preserve		Non-heritage
180	*Platanus hispanica*	*Sycamore*	12	3	Tree is overgrown due to crowding	Preserve		Non-heritage
181	*Platanus hispanica*	*Sycamore*	12	3	Tree is overgrown due to crowding	Preserve		Non-heritage
182	*Platanus hispanica*	*Sycamore*	12	3	Tree is overgrown due to crowding	Preserve		Non-heritage
183	*Platanus hispanica*	*Sycamore*	12	3	Tree is overgrown due to crowding	Preserve		Non-heritage
184	*Platanus hispanica*	*Sycamore*	10	3	Tree is overgrown due to crowding	Preserve		Non-heritage
185	*Platanus hispanica*	*Sycamore*	12	3	Tree is overgrown due to crowding	Preserve		Non-heritage
186	*Cinnamomum camphora*	*Camphor*	10	2.5	Fair health; canopy is thin	Preserve		Non-heritage
187	*Cinnamomum camphora*	*Camphor*	11	2.5	Fair health; canopy is thin	Preserve		Non-heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
188	*Cinnamomum camphora*	*Camphor*	12	2.5	Fair health; canopy is thin	Preserve		Non-heritage
189	*Cinnamomum camphora*	*Camphor*	13	2.5	Fair health; canopy is thin	Preserve		Non-heritage
190	*Cinnamomum camphora*	*Camphor*	12	2.5	Fair health; canopy is thin	Preserve		Non-heritage
191	*Cinnamomum camphora*	*Camphor*	11	2.5	Fair health; canopy is thin	Preserve		Non-heritage
192	*Pinus radiata*	*Monterey Pine*	32	2	Removal recommended; showing potential for failure; causing damage to walkways and posing a danger to residents. Mitigation: Significantly reduce branch end weight through pruning and monitor.	Mitigation	Structural/Health	Heritage
193	*Pinus radiata*	*Monterey Pine*	34	2	Removal recommended; showing potential for failure; causing damage to walkways and posing a danger to residents. Mitigation: Significantly reduce branch end weight through pruning and monitor.	Mitigation	Structural/Health	Heritage
194	*Platanus hispanica*	*Sycamore*	15	3	Healthy tree, but overcrowded	Preserve		Heritage
195	*Platanus hispanica*	*Sycamore*	15	3	Tree is overgrown and very one-sided	Preserve		Heritage
196	*Platanus hispanica*	*Sycamore*	13	3	Tree is overgrown and very one-sided	Preserve		Non-heritage
197	*Platanus hispanica*	*Sycamore*	15	3	Tree is overgrown and very one-sided	Preserve		Heritage
198	*Platanus hispanica*	*Sycamore*	16	3	Tree is overgrown and very one-sided	Preserve		Heritage

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
199	*Platanus hispanica*	*Sycamore*	17	3	Tree is overgrown and very one-sided	Preserve		Heritage
200	*Platanus hispanica*	*Sycamore*	17	3	Tree is overgrown and very one-sided	Preserve		Heritage
201	*Pittosporum eugenioides*	*Pittosporum*	10	3	Lots of crossing and dead branches	Preserve		Non-heritage
202	*Pittosporum eugenioides*	*Pittosporum*	10	3	Lots of crossing and dead branches	Preserve		Non-heritage
203	*Platanus hispanica*	*Sycamore*	19	3	Removal recommended; high potential risk tree; significant lean, overgrown and is causing damage to pipes and foundation; very poor structure, with pruning risk can be somewhat mitigated	Mitigation	Structural/Health	Heritage
204	*Platanus hispanica*	*Sycamore*	18	3	Removal recommended; high potential risk tree; significant lean, overgrown and is causing damage to pipes and foundation; very poor structure, with pruning risk can be somewhat mitigated	Mitigation	Structural/Health	Heritage
205	*E. sideroxylon*	*Red Ironbark*	18	2	Removal recommended; high risk tree; significant lean, overgrown and may damage building; very poor structure and has had numerous limb failures; located near walkways and poses a danger to residents. Mitigation: Significantly reduce branch end weight through pruning and monitor.	Mitigation	Structural/Health	Heritage
206	*E. sideroxylon*	*Red Ironbark*	19	2	Removal recommended; high risk tree; significant lean, overgrown and may damage building; very poor structure and has had numerous limb failures; located near walkways and poses a danger to residents	Remove	Structural/Health	Heritage
207	*Prunus caroliniana*	*Carolina Cherry*	9	3	Healthy tree, but heavy ended	Preserve		Non-heritage
208	*Cinnamomum camphora*	*Camphor*	15	3	Healthy tree, but heavy ended	Preserve		Heritage
209	*Magnolia grandiflora*	*Magnolia*	14	3	Good health, vigor and structure	Preserve		Non-heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
210	*Prunus cerasifera*	*Plum*	10	3	Good health, very poor structure	Preserve		Non-heritage
211	*Magnolia grandiflora*	*Magnolia*	9	1	Removal recommended; dead nearly dead	Remove	Structural/Health	Non-heritage
212	*Magnolia grandiflora*	*Magnolia*	10	1	Removal recommended; tree shows large amounts of die back; declining due to lack of light and overcrowding	Remove	Structural/Health	Non-heritage
213	*Prunus cerasifera*	*Plum*	10	3	Good health; but overcrowded and overgrown	Preserve		Non-heritage
214	*Platanus hispanica*	*Sycamore*	18	2	Removal recommended; tree is one-sided; overgrown and lifting the sidewalk; located too close to building and will soon cause damage to foundation. Mitigation: Prune away from building and monitor.	Mitigation	Structural/Health	Heritage
215	*Platanus hispanica*	*Sycamore*	14	2	Removal recommended; tree is one-sided; overgrown and lifting the sidewalk; located too close to building and will soon cause damage to foundation. Mitigation: Prune away from building and monitor.	Mitigation	Structural/Health	Non-heritage
216	*Platanus hispanica*	*Sycamore*	15	2	Removal recommended; tree is one-sided; overgrown and lifting the sidewalk; located too close to building and will soon cause damage to foundation. Mitigation: Prune away from building and monitor.	Mitigation	Structural/Health	Heritage
217	*Platanus hispanica*	*Sycamore*	11	2	Removal recommended; tree is one-sided; overgrown and lifting the sidewalk; located too close to building and will soon cause damage to foundation. Mitigation: Prune away from building and monitor.	Mitigation	Structural/Health	Non-heritage
218	*Platanus hispanica*	*Sycamore*	20	2	Removal recommended; tree is one-sided; overgrown and lifting the sidewalk; located too close to building and will soon cause damage to foundation. Mitigation: Prune away from building and monitor.	Mitigation	Structural/Health	Heritage
219	*Prunus cerasifera*	*Plum*	6	1	Removal recommended; poor structure, canopy looks poor; not aesthetically pleasing.	Remove	Structural/Health	Non-heritage
220	*Prunus cerasifera*	*Plum*	12	2	Healthy and vigorous; fair structure	Preserve		Non-heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
221	*Ulmus parvifolia*	*Chinese Elm*	10	3	Healthy and vigorous; but very heavy ends	Preserve		Non-heritage
222	*Ulmus parvifolia*	*Chinese Elm*	15	3	Health and vigorous; but very heavy ends	Preserve		Heritage
223	*Ulmus parvifolia*	*Chinese Elm*	11	3	Healthy and vigorous; but very heavy ends	Preserve		Non-heritage
224	*Ulmus parvifolia*	*Chinese Elm*	11	3	Healthy and vigorous; but very heavy ends	Preserve		Non-heritage
225	*Platanus hispanica*	*Sycamore*	21	3	Tree is healthy; but overgrown	Preserve		Heritage
226	*Platanus hispanica*	*Sycamore*	17	3	Tree is healthy; but overgrown	Preserve		Heritage
227	*Platanus hispanica*	*Sycamore*	8	1	Removal recommended; overcrowded, and poor structure; should be removed so others can grow. Mitigation: Prune and monitor.	Mitigation	Structural/Health	Non-heritage
228	*Platanus hispanica*	*Sycamore*	22	3	Healthy tree with long heavy branches	Preserve		Heritage
229	*Platanus hispanica*	*Sycamore*	21	3	Healthy tree with long heavy branches	Preserve		Heritage
230	*Platanus hispanica*	*Sycamore*	10	1	Removal recommended; overcrowded, and poor structure; should be removed so others can grow. Mitigation: Prune and monitor.	Mitigation	Structural/Health	Non-heritage
231	*Platanus hispanica*	*Sycamore*	16	3	Large healthy tree	Preserve		Heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
232	*Platanus hispanica*	*Sycamore*	19	3	Large healthy tree	Preserve		Heritage
233	*Quercus lobata*	*Valley Oak*	11	3	Young healthy tree; one-sided, due to overcrowding	Preserve		Heritage
234	*Quercus lobata*	*Valley Oak*	10	3	Young healthy tree; one-sided, due to overcrowding	Preserve		Heritage
235	*Quercus lobata*	*Valley Oak*	10	3	Young healthy tree; one-sided, due to overcrowding	Preserve		Heritage
236	*Prunus caroliniana*	*Carolina Cherry*	9	2	Removal recommended; overcrowded, and poor structure; should be removed so others can grow. Mitigation: Prune and monitor.	Mitigation	Structural/Health	Non-heritage
237	*Liriodendron tulipifera*	*Tulip Tree*	19	3	Healthy tree, but has heavy ends	Preserve		Heritage
238	*Liriodendron tulipifera*	*Tulip Tree*	15	3	Healthy tree, but has heavy ends	Preserve		Heritage
239	*Liriodendron tulipifera*	*Tulip Tree*	13	3	Healthy tree, but has heavy ends	Preserve		Non-heritage
240	*Liriodendron tulipifera*	*Tulip Tree*	13	2	Removal recommended; bad case of included bark; located too close to drain and is causing damage to pipes.	Remove	Structural/Health	Non-heritage
241	*Betula pendula*	*White Birch*	8		Tree died, removed summer of 2013			
242	*Betula pendula*	*White Birch*	6		Tree died, removed summer of 2013			

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
243	*Pyrus kawakamii*	*Evergreen Pear*	9	3	Healthy, but overgrown	Preserve		Non-heritage
244	*Pyrus kawakamii*	*Evergreen Pear*	10	3	Healthy, but overgrown	Preserve		Non-heritage
245	*Pyrus kawakamii*	*Evergreen Pear*	8	3	Healthy, but overgrown	Preserve		Non-heritage
246	*Ulmus parvifolia*	*Chinese Elm*	17	3	Healthy tree, poor structure	Preserve		Heritage
247	*Pyrus kawakamii*	*Evergreen Pear*	10	3	Good health and vigor, poor structure	Preserve		Non-heritage
248	*Pinus pinea*	*Stone Pine*	32	4	Healthy tree, but heavy on ends	Preserve		Heritage
249	*Pinus pinea*	*Stone Pine*	29	4	Healthy tree, but heavy on ends	Preserve		Heritage
250	*Liriodendron tulipifera*	*Tulip Tree*	15	3	Healthy tree; good structure, ends are weighted	Preserve		Heritage
251	*Liriodendron tulipifera*	*Tulip Tree*	9	3	Healthy tree, good structure, ends are weighted	Preserve		Non-heritage
252	*Liriodendron tulipifera*	*Tulip Tree*	12	3	Healthy tree, good structure, ends are weighted	Preserve		Non-heritage
253	*Liriodendron tulipifera*	*Tulip Tree*	11	3	Healthy tree, good structure, ends are weighted	Preserve		Non-heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
254	*Liriodendron tulipifera*	*Tulip Tree*	10	2	Tree looks better since last evaluation, continue to monitor	Preserve		Non-heritage
255	*Quercus lobata*	*Valley Oak*	36	3	Old healthy tree; heavy on one side	Preserve		Heritage
256	*Platanus hispanica*	*Sycamore*	18	3	Large healthy tree; good structure	Preserve		Heritage
257	*Platanus hispanica*	*Sycamore*	9	2	Removal recommended; small overcrowded tree with poor structure; should be removed to allow others to grow. Mitigation: Prune and monitor.	Mitigation	Structural/Health	Non-heritage
258	*Platanus hispanica*	*Sycamore*	14	3	Healthy tree with long ends	Preserve		Non-heritage
259	*Platanus hispanica*	*Sycamore*	15	3	Healthy tree with long ends	Preserve		Heritage
260	*Platanus hispanica*	*Sycamore*	10	2	Removal recommended; small overcrowded tree with poor structure; should be removed to allow others to grow. Mitigation: Prune and monitor.	Mitigation	Structural/Health	Non-heritage
261	*Platanus hispanica*	*Sycamore*	7	2	Removal recommended; small overcrowded tree with poor structure; should be removed to allow others to grow. Mitigation: Prune and monitor.	Mitigation	Structural/Health	Non-heritage
262	*Platanus hispanica*	*Sycamore*	15	3	Healthy tree overcrowding others	Preserve		Heritage
263	*Platanus hispanica*	*Sycamore*	8	2	Removal recommended; small overcrowded tree with poor structure; should be removed to allow others to grow. Mitigation: Prune and monitor.	Mitigation	Structural/Health	Non-heritage
264	*Pinus radiata*	*Monterey Pine*	28	3	Removal recommended; located too close to building and is causing damage to the foundation, pipes, and walkways. Mitigation: Prune away from building and monitor.	Mitigation	Structural/Health	Heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
265	*Platanus hispanica*	*Sycamore*	20	3	Healthy tree one-sided due to crowding	Preserve		Heritage
266	*Platanus hispanica*	*Sycamore*	15	3	Healthy tree one-sided due to crowding	Preserve		Heritage
267	*Platanus hispanica*	*Sycamore*	15	3	Healthy tree one-sided due to crowding	Preserve		Heritage
268	*Prunus cerasifera*	*Plum*	8	3	Healthy tree one-sided due to crowding	Preserve		Non-heritage
269	*Platanus hispanica*	*Sycamore*	18	3	Removal recommended; showing signs of trunk decay; lifting sidewalk. Mitigation: Prune and monitor.	Mitigation	Structural/Health	Heritage
270	*Platanus hispanica*	*Sycamore*	14	3	Some trunk decay	Preserve		Non-heritage
271	*Platanus hispanica*	*Sycamore*	14	3	Large tree one-sided	Preserve		Non-heritage
272	*Platanus hispanica*	*Sycamore*	15	3	Large tree with one sided canopy. Is causing significant damage to hardscape.	Remove	Structural/Health	Heritage
273	*Prunus cerasifera*	*Plum*	8	3	Healthy tree, but overcrowded with poor structure	Preserve		Non-heritage
274	*Platanus hispanica*	*Sycamore*	15	3	Healthy tree, but overgrown	Preserve		Heritage
275	*Platanus hispanica*	*Sycamore*	13	3	Healthy tree, but overgrown	Preserve		Non-heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
276	*Platanus hispanica*	*Sycamore*	14	3	Healthy tree, but overgrown	Preserve		Non-heritage
277	*Pinus radiata*	*Monterey Pine*	31	2	Showing signs of decline	Preserve		Heritage
278	*Sequoia sempervirens*	*Redwood*	25	3	Young healthy tree; a little overcrowded	Preserve		Heritage
279	*Sequoia sempervirens*	*Redwood*	25	3	Young healthy tree; a little overcrowded	Preserve		Heritage
280	*Sequoia sempervirens*	*Redwood*	22	3	Young healthy tree, a little overcrowded	Preserve		Heritage
281	*Sequoia sempervirens*	*Redwood*	19	3	Young healthy tree, a little overcrowded	Preserve		Heritage
282	*Sequoia sempervirens*	*Redwood*	20	3	Young healthy tree, a little overcrowded	Preserve		Heritage
283	*Sequoia sempervirens*	*Redwood*	18	3	Young healthy tree, a little overcrowded	Preserve		Heritage
284	*Sequoia sempervirens*	*Redwood*	7	1	Removal recommended; small overcrowded tree; should be removed to allow others to grow. Mitigation: Purne and monitor.	Mitigation	Structural/Health	Non-heritage
285	*Platanus hispanica*	*Sycamore*	17	3	Tree health good, lifting & cracking sidewalk. Located too close to the hardscape for mitigation	Remove	Structural/Health	Heritage
286	*Platanus hispanica*	*Sycamore*	14	3	Healthy tree with good structure, but lifting sidewalk	Preserve		Non-heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
287	*Platanus hispanica*	*Sycamore*	15	3	Healthy tree with good structure, but lifting sidewalk	Preserve		Heritage
288	*Platanus hispanica*	*Sycamore*	11	3	Healthy tree with good structure, but lifting sidewalk	Preserve		Non-heritage
289	*Platanus hispanica*	*Sycamore*	15	3	Healthy tree with good structure, but lifting sidewalk	Preserve		Heritage
290	*Prunus cerasifera*	*Plum*	6	3	Young healthy tree, but overcrowded	Preserve		Non-heritage
291	*Prunus cerasifera*	*Plum*	10	3	Young healthy tree, but overcrowded	Preserve		Non-heritage
292	*Quercus lobata*	*Valley Oak*	29	3	Removal recommended; growing into parking garage and could cause damage to the structure. Mitigation: Prune away from structure to extent possible and monitor.	Mitigation	Structural/Health	Heritage
293	*Platanus hispanica*	*Sycamore*	13	2	Showing signs of die back	Preserve		Non-heritage
294	*Acacia melanoxylon*	*Acacia*	17	1	Removal recommended; tree has lost large limbs in the past and structure shows it will lose many more in the future; is a danger to residents.	Remove	Structural/Health	Heritage
295	*Acacia melanoxylon*	*Acacia*	21	1	Removal recommended; tree has lost large limbs in the past and structure shows it will lose many more in the future; is a danger to residents.	Remove	Structural/Health	Heritage
296	*Eucalyptus spp.*	*Gum*	22	2	Removal recommended; poor structure; tree has very few branches due to overcrowding and is too close to building; removal will allow for planting of a more suitable species.	Remove	Structural/Health	Heritage
297	*Eucalyptus spp.*	*Gum*	16	2	Removal recommended; poor structure; tree has very few branches due to overcrowding and is too close to building; removal will allow for planting of a more suitable species.	Remove	Structural/Health	Heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
298	*Pinus radiata*	*Monterey Pine*	28	2	Removal recommended; has a heavy lean over parking garage and is at risk of failure.	Remove	Structural/Health	Heritage
299	*Pinus radiata*	*Monterey Pine*	35	2	Removal recommended; has a bad lean and could fail; located far too close to drain and is causing damage to pipes and walkways. Mitigation: Significantly reduce branch end weight through pruning, take additional weight off of the West side and monitor.	Mitigation	Structural/Health	Heritage
300	*Pinus radiata*	*Monterey Pine*	22	2	Healthy tree, minor deadwood	Preserve		Heritage
301	*Pinus radiata*	*Monterey Pine*	26	2	Healthy tree, minor deadwood	Preserve		Heritage
302	*Ulmus parvifolia*	*Chinese Elm*	12	2	Removal recommended; healthy tree with a significant lean; showing signs of uprooting. Mitigation: Prune to reduce end weight and monitor.	Mitigation	Structural/Health	Non-heritage
303	*Ulmus parvifolia*	*Chinese Elm*	14	3	Tree is healthy, but heavy ended	Preserve		Non-heritage
304	*Betula pendula*	*White Birch*	11	3	Healthy tree, a little overcrowded; needs structure	Preserve		Non-heritage
305	*Betula pendula*	*White Birch*	11	3	Healthy tree, a little overcrowded; needs structure	Preserve		Non-heritage
306	*Betula pendula*	*White Birch*	10	3	Healthy tree, a little overcrowded; needs structure	Preserve		Non-heritage
307	*Betula pendula*	*White Birch*	12	3	Healthy tree, a little overcrowded; needs structure	Preserve		Non-heritage
308	*Platanus hispanica*	*Sycamore*	18	3	Healthy tree; but overgrown on garage side	Preserve		Heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
309	*Platanus hispanica*	*Sycamore*	12	3	Healthy tree, but overgrown	Preserve		Non-heritage
310	*Platanus hispanica*	*Sycamore*	11	3	Healthy tree, but overgrown	Preserve		Non-heritage
311	*Platanus hispanica*	*Sycamore*	12	3	Healthy tree, but overgrown	Preserve		Non-heritage
312	*Platanus hispanica*	*Sycamore*	15	3	Healthy tree, but overgrown	Preserve		Heritage
313	*Platanus hispanica*	*Sycamore*	9	3	Healthy tree, but overgrown	Preserve		Non-heritage
314	*Platanus hispanica*	*Sycamore*	15	3	Healthy tree, but overgrown	Preserve		Heritage
315	*Quercus douglassi*	*Blue Oak*	27	2	Removal recommended; tree is overcrowded and growing into parking structure. Has large dead decaying limb.	Remove	Structural/Health	Heritage
316	*Quercus douglassi*	*Blue Oak*	33	2	Good health; but shows signs of trunk decay	Preserve		Heritage
317	*Platanus hispanica*	*Sycamore*	15	3	Large healthy tree, but overcrowded; ends of branches need reduction	Preserve		Heritage
318	*Platanus hispanica*	*Sycamore*	16	3	Large healthy tree, but overcrowded; ends of branches need reduction	Preserve		Heritage
319	*Platanus hispanica*	*Sycamore*	17	3	Large healthy tree, but overcrowded; ends of branches need reduction	Preserve		Heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
320	*Platanus hispanica*	*Sycamore*	21	3	Large healthy tree, but overcrowded; ends of branches need reduction	Preserve		Heritage
321	*Betula pendula*	*White Birch*	5	2	Young tree, over crowded	Preserve		Non-heritage
322	*Betula pendula*	*White Birch*	10	3	Young tree, over crowded	Preserve		Non-heritage
323	*Betula pendula*	*White Birch*	6	3	Young tree, over crowded	Preserve		Non-heritage
324	*E. polyanthemos*	*Silver Dollar Eucalyptus*	20	2	Removal recommended; tree has been topped in the past, therefore attachments are poor; located over a walkway and is a danger to residents. Mitigation: Significantly reduce branch end weight through pruning and monitor.	Mitigation	Structural/Health	Heritage
325	*E. polyanthemos*	*Silver Dollar Eucalyptus*	22	2	Removal recommended; tree has been topped in the past, therefore attachments are poor; located over a walkway and is a danger to residents. Mitigation: Significantly reduce branch end weight through pruning and monitor.	Mitigation	Structural/Health	Heritage
326	*Betula pendula*	*White Birch*	9	3	Healthy tree, but overgrown	Preserve		Non-heritage
327	*Betula pendula*	*White Birch*	6	3	Healthy tree, but overgrown	Preserve		Non-heritage
328	*Betula pendula*	*White Birch*	6	3	Healthy tree, but overgrown	Preserve		Non-heritage
329	*Betula pendula*	*White Birch*	6	3	Healthy tree, but overgrown	Preserve		Non-heritage
330	*Betula pendula*	*White Birch*	7	3	Healthy tree; heavy ends	Preserve		Non-heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
331	*Betula pendula*	*White Birch*	10	3	Healthy tree; heavy ends	Preserve		Non-heritage
332	*Betula pendula*	*White Birch*	11	3	Healthy tree; heavy ends	Preserve		Non-heritage
333	*Betula pendula*	*White Birch*	12	3	Healthy tree; heavy ends	Remove	Construction	Non-heritage
334	*E. polyanthemos*	*Silver Dollar Eucalyptus*	10	2	Removal recommended; poorly structured tree, has been topped; recommend starting over with a new tree	Remove	Structural/Health	Non-heritage
335	*Fraxinus uhdei*	*Shamel Ash*	14	2	Thin tree due to building clearance	Preserve		Non-heritage
336	*Fraxinus uhdei*	*Shamel Ash*	12	1	Thin tree due to building clearance	Preserve		Non-heritage
337	*Fraxinus uhdei*	*Shamel Ash*	23	1	Thin tree due to building clearance	Preserve		Heritage
338	*Fraxinus uhdei*	*Shamel Ash*	20	1	Thin tree due to building clearance	Preserve		Heritage
339	*Fraxinus uhdei*	*Shamel Ash*	17	1	Thin tree due to building clearance	Preserve		Heritage
340	*Fraxinus uhdei*	*Shamel Ash*	17	1	Thin tree due to building clearance	Preserve		Heritage
341	*Sequoia sempervirens*	*Redwood*	12	2	Young healthy tree	Preserve		Non-heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
342	*Pinus radiata*	*Monterey Pine*	42	2	Removal recommended; tree is in decline; too large for its location and is lifting sidewalk; falling cones pose a danger over the pool area. Broken branch resting on roof of bldg. Q	Remove	Structural/Health	Heritage
343	*Pinus radiata*	*Monterey Pine*	27	2	Removal recommended; tree is in decline; too large for its location and is lifting sidewalk; falling cones pose a danger over the pool area; too close to building and causing damage to foundation and pipes. Mitigation: Significantly reduce branch end weight through pruning and monitor.	Mitigation	Structural/Health	Heritage
344	*Pinus radiata*	*Monterey Pine*	27	2	Removal recommended; tree is in decline; too large for its location and is lifting sidewalk; falling cones pose a danger over the pool area; too close to building and causing damage to foundation and pipes. Mitigation: Significantly reduce branch end weight through pruning and monitor.	Mitigation	Structural/Health	Heritage
345	*Pyrus kawakamii*	*Evergreen Pear*	7	3	Young healthy tree; needs end-weight reduction	Preserve		Non-heritage
346	*Pyrus calleryana*	*Bradford Pear*	8	3	Young healthy tree; needs end-weight reduction	Preserve		Non-heritage
347	*Prunus cerasifera*	*Plum*	4	3	Young healthy tree; needs end-weight reduction	Preserve		Non-heritage
348	*Prunus cerasifera*	*Plum*	4	3	Young healthy tree; needs end-weight reduction	Preserve		Non-heritage
349	*Pyrus kawakamii*	*Evergreen Pear*	9	3	Young healthy tree; needs end-weight reduction	Preserve		Non-heritage
350	*Fraxinus uhdei*	*Shamel Ash*	18	1	Removal recommended; Tree is heavy on the ends due to building clearance	Remove	Structural/Health	Heritage
351	*Fraxinus uhdei*	*Shamel Ash*	28	1	Removal recommended; Tree is heavy on the ends due to building clearance	Remove	Structural/Health	Heritage
352	*Fraxinus uhdei*	*Shamel Ash*	15	1	Removal recommended; Tree is heavy on the ends due to building clearance	Remove	Structural/Health	Heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
353	*Fraxinus uhdei*	*Shamel Ash*	15	1	Removal recommended; Tree is heavy on the ends due to building clearance	Remove	Structural/Health	Heritage
354	*Fraxinus uhdei*	*Shamel Ash*	25	1	Removal recommended; Tree is heavy on the ends due to building clearance	Remove	Structural/Health	Heritage
355	*Fraxinus uhdei*	*Shamel Ash*	17	1	Removal recommended; Tree is heavy on the ends due to building clearance	Remove	Structural/Health	Heritage
356	*Pinus radiata*	*Monterey Pine*	35	2	Removal recommended; tree is much too large for its location and is damaging sidewalk, pipes, and garage; poses a danger to residents	Remove	Structural/Health	Heritage
357	*Betula pendula*	*White Birch*	7	3	Young healthy tree	Preserve		Non-heritage
358	*Betula pendula*	*White Birch*	10	3	Young healthy tree	Preserve		Non-heritage
359	*Betula pendula*	*White Birch*	9	3	Young healthy tree	Preserve		Non-heritage
360	*Betula pendula*	*White Birch*	11	3	Good health and vigor, however heavy on tops	Preserve		Non-heritage
361	*Betula pendula*	*White Birch*	11	3	Good health and vigor, however heavy on tops	Preserve		Non-heritage
362	*Betula pendula*	*White Birch*	9	3	Good health and vigor, however heavy on tops	Preserve		Non-heritage
363	*Betula pendula*	*White Birch*	6	3	Good health and vigor, however heavy on tops	Preserve		Non-heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
364	*Betula pendula*	*White Birch*	10	3	Good health and vigor, however heavy on tops	Preserve		Non-heritage
365	*Quercus alba*	*White Oak*	21	3	Healthy tree, however, looks thin	Preserve		Heritage
366	*Quercus alba*	*White Oak*	21	3	Removal recommended; healthy tree, however it is growing into the building and will soon damage it. Mitigation: Prune away from the building and monitor.	Mitigation	Structural/Health	Heritage
367	*Betula pendula*	*White Birch*	10	1	Removal recommended; Dead top, poor structure	Remove	Structural/Health	Non-heritage
368	*Betula pendula*	*White Birch*	9	3	Healthy tree, needs structure	Preserve		Non-heritage
369	*Betula pendula*	*White Birch*	6	2	Removal recommeded; Good health, but heavy competiton from stone pines, overcrowded.	Remove	Structural/Health	Non-heritage
370	*Betula pendula*	*White Birch*	9	2	Removal recommeded; Good health, but heavy competiton from stone pines, overcrowded.	Remove	Structural/Health	Non-heritage
371	*Betula pendula*	*White Birch*	8	2	Removal recommeded; Good health, but heavy competiton from stone pines, overcrowded.	Remove	Structural/Health	Non-heritage
372	*E. polyanthemos*	*Silver Dollar Eucalyptus*	14	2	Removal recommended; tree is a poor example of species, it has been topped in the past and is in a poor location; falling branches pose a danger to residents.	Remove	Structural/Health	Non-heritage
373	*E. polyanthemos*	*Silver Dollar Eucalyptus*	16	2	Removal recommended; tree is a poor example of species, it has been topped in the past and is in a poor location; falling branches pose a danger to residents.	Remove	Structural/Health	Heritage
374	*Betula pendula*	*White Birch*	5	2	Young tree in decline	Preserve		Non-heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
375	*Betula pendula*	*White Birch*	6	2	Removal recommended; Young tree in decline, very thin top	Remove	Structural/Health	Non-heritage
376	*Betula pendula*	*White Birch*	6		Tree died, removed summer of 2013			
377	*Liriodendron tulipifera*	*Tulip Tree*	10	3	Healthy tree with significant end-weight	Preserve		Non-heritage
378	*Liriodendron tulipifera*	*Tulip Tree*	11	3	Healthy tree with significant end-weight	Preserve		Non-heritage
379	*Liriodendron tulipifera*	*Tulip Tree*	10	3	Healthy tree with significant end-weight	Preserve		Non-heritage
380	*Betula pendula*	*White Birch*	12	3	Healthy tree with significant end-weight	Preserve		Non-heritage
381	*Betula pendula*	*White Birch*	6	3	Healthy tree with significant end-weight	Preserve		Non-heritage
382	*Betula pendula*	*White Birch*	5	3	Healthy tree with significant end-weight	Preserve		Non-heritage
383	*Betula pendula*	*White Birch*	9	3	Healthy tree with significant end-weight	Preserve		Non-heritage
384	*Sequoia sempervirens*	*Redwood*	31	4	Healthy, well-structured tree	Preserve		Heritage
385	*Sequoia sempervirens*	*Redwood*	21	4	Healthy, well-structured tree	Preserve		Heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
386	*Sequoia sempervirens*	*Redwood*	15	4	Healthy, well-structured tree	Preserve		Heritage
387	*Sequoia sempervirens*	*Redwood*	28	4	Healthy, well-structured tree	Preserve		Heritage
388	*Sequoia sempervirens*	*Redwood*	15	4	Healthy, well-structured tree	Preserve		Heritage
389	*Sequoia sempervirens*	*Redwood*	15	4	Healthy, well-structured tree	Preserve		Heritage
390	*Betula pendula*	*White Birch*	14	0	Removal recommended; tree is dead	Remove	Structural/Health	Non-heritage
391	*Pinus radiata*	*Monterey Pine*	32	2	Removal recommended, tree lost large leader and has a thin canopy	Remove	Structural/Health	Heritage
392	*Platanus hispanica*	*Sycamore*	10	3	Healthy tree, but overgrown and crowded	Preserve		Non-heritage
393	*Platanus hispanica*	*Sycamore*	9	3	Healthy tree, but overgrown and crowded	Preserve		Non-heritage
394	*Platanus hispanica*	*Sycamore*	9	3	Healthy tree, but overgrown and crowded	Preserve		Non-heritage
395	*Platanus hispanica*	*Sycamore*	14	3	Healthy tree, but overgrown and crowded	Preserve		Non-heritage
396	*Platanus hispanica*	*Sycamore*	13	3	Healthy tree, but overgrown and crowded	Preserve		Non-heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
397	*Platanus hispanica*	*Sycamore*	9	3	Healthy tree, but overgrown and crowded	Preserve		Non-heritage
398	*Platanus hispanica*	*Sycamore*	9	3	Healthy tree, but overgrown	Preserve		Non-heritage
399	*Platanus hispanica*	*Sycamore*	9	3	Healthy tree, but overgrown and crowded	Preserve		Non-heritage
400	*Platanus hispanica*	*Sycamore*	14	3	Healthy tree, but overgrown and crowded	Preserve		Non-heritage
401	*Pittosporum eugenioides*	*Pittosporum*	10	3	Good health; has good structure	Preserve		Non-heritage
402	*E.sideroxylon*	*Red Ironbark*	24	3	Removal recommended; much too large for its location; there is a risk of limb failure due to poor structure and is a danger to residents.	Remove	Structural/Health	Heritage
403	*Ulmus parvifolia*	*Chinese Elm*	13	3	Tree is overcrowded by the Euc. behind	Preserve		Non-heritage
404	*Ulmus parvifolia*	*Chinese Elm*	12	2	Removal recommended. Tree is overcrowded by adjacent Eucalyptus. Tree has a lean and poor structure	Remove	Structural/Health	Non-heritage
405	*E. polyanthemos*	*Silver Dollar Eucalyptus*	32	1	Removal recommended; much too large for its location; there is a risk of limb failure due to poor structure and is a danger to residents.	Remove	Structural/Health	Heritage
406	*E. polyanthemos*	*Silver Dollar Eucalyptus*	20	1	Removal recommended; overcrowded; tree has been topped therefore structure is poor and poses a danger to the patios below. Mitigation: Significantly reduce branch end weight through pruning and monitor.	Mitigation	Structural/Health	Heritage
407	*E. polyanthemos*	*Silver Dollar Eucalyptus*	16	1	Removal recommended; overcrowded; tree has been topped therefore structure is poor and poses a danger to the patios below. Mitigation: Significantly reduce branch end weight through pruning and monitor.	Mitigation	Structural/Health	Heritage

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
408	*E. polyanthemos*	*Silver Dollar Eucalyptus*	22	1	Removal recommended; overcrowded; tree has been topped therefore structure is poor and poses a danger to the patios below. Mitigation: Significantly reduce branch end weight through pruning and monitor.	Mitigation	Structural/Health	Heritage
409	*E. polyanthemos*	*Silver Dollar Eucalyptus*	17	1	Removal recommended; overcrowded; tree has been topped therefore structure is poor and poses a danger to the patios below. Mitigation: Significantly reduce branch end weight through pruning and monitor.	Mitigation	Structural/Health	Heritage
410	*Pinus radiata*	*Monterey Pine*	31	2	Removal recommended; tree appears to be in decline and is damaging walkway, creating a trip hazard.	Remove	Structural/Health	Heritage
411	*E.sideroxylon*	*Red Ironbark*	27	2	Removal recommended; much too large for its location; there is a risk of limb failure due to poor structure and is a danger to residents.	Remove	Structural/Health	Heritage
412	*E.sideroxylon*	*Red Ironbark*	31	2	Removal recommended; much too large for its location; there is a risk of limb failure due to poor structure and is a danger to residents.	Remove	Structural/Health	Heritage
413	*Prunus cerasifera*	*Plum*	9	3	Tree is healthy and young	Preserve		Non-heritage
414	*Prunus cerasifera*	*Plum*	10	3	Tree is healthy and young	Preserve		Non-heritage
415	*Pittosporum eugenioides*	*Pittosporum*	10	3	Good health, but overgrown	Preserve		Non-heritage
416	*Pittosporum eugenioides*	*Pittosporum*	10	3	Good health, but overgrown	Preserve		Non-heritage
417	*E. polyanthemos*	*Silver Dollar Eucalyptus*	17	2	Removal recommended; tree is a poor example of species, it has been topped in the past and is in a poor location; falling branches pose a danger to residents.	Remove	Structural/Health	Heritage
418	*Juniperus chinensis*	*Juniper*	10	3	Good health and vigor, though it has a fair amount of deadwood	Remove	Construction	Non-heritage

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
419	*Quercus ilex*	*Holly Oak*	11	4	Tree is one-sided due to overcrowding	Preserve		Non-heritage
420	*Quercus agrifolia*	*Live Oak*	19	2	Tree is overcrowded and thin	Preserve		Heritage
421	*Quercus agrifolia*	*Live Oak*	12	2	Tree is overcrowded and thin	Preserve		Heritage
422	*Pinus radiata*	*Monterey Pine*	33	2	Removal recommended; tree appears to be in decline and is damaging walkway, creating a trip hazard. Mitigation: Remove deadwood and monitor.	Mitigation	Structural/Health	Heritage
423	*Pinus radiata*	*Monterey Pine*	27	2	Tree is well pruned, but a little thin	Preserve		Heritage
424	*Pinus radiata*	*Monterey Pine*	29	2	Tree is well pruned, but a little thin	Preserve		Heritage
425	*Platanus hispanica*	*Sycamore*	10	3	Healthy tree, but branches too long	Preserve		Non-heritage
426	*Platanus hispanica*	*Sycamore*	14	3	Healthy tree, but branches too long	Preserve		Non-heritage
427	*Platanus hispanica*	*Sycamore*	14	3	Healthy tree, but branches too long	Preserve		Non-heritage
428	*Platanus hispanica*	*Sycamore*	9	3	Healthy tree, but branches too long	Preserve		Non-heritage
429	*Platanus hispanica*	*Sycamore*	13	3	Healthy tree, but branches too long	Preserve		Non-heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
430	*Platanus hispanica*	*Sycamore*	11	3	Healthy tree, but branches too long	Preserve		Non-heritage
431	*Platanus hispanica*	*Sycamore*	9	3	Healthy tree, but branches too long	Preserve		Non-heritage
432	*Platanus hispanica*	*Sycamore*	14	3	Healthy tree, but branches too long	Preserve		Non-heritage
433	*Platanus hispanica*	*Sycamore*	18	3	Healthy tree, but branches too long	Preserve		Heritage
434	*Platanus hispanica*	*Sycamore*	16	3	Healthy tree, but branches too long	Preserve		Heritage
435	*Platanus hispanica*	*Sycamore*	14	3	Good health and vigor, in need of structure prune	Preserve		Non-heritage
436	*Platanus hispanica*	*Sycamore*	14	3	Good health and vigor, in need of structure prune	Preserve		Non-heritage
437	*Platanus hispanica*	*Sycamore*	12	3	Good health and vigor, in need of structure prune	Preserve		Non-heritage
438	*Platanus hispanica*	*Sycamore*	8	3	Good health and vigor, in need of structure prune	Preserve		Non-heritage
439	*Populus tremula*	*Cottonwood Poplar*	23	2	Removal reccommended; Large tree over park areas, heavy ends, large deadwood. Mitigation: Remove deadwood and monitor.	Mitigation	Structural/Health	Heritage
440	*Populus tremula*	*Cottonwood Poplar*	26	2	Removal recommended; Large tree over park areas, heavy ends, large deadwood. Mitigation: Remove deadwood and monitor.	Mitigation	Structural/Health	Heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
441	*Populus tremula*	*Cottonwood Poplar*	23	2	Removal recommended; Large tree over park areas, heavy ends, large deadwood. Mitigation: Remove deadwood and monitor.	Mitigation	Structural/Health	Heritage
442	*Malus floribunda*	*Crab Apple*	8	3	Young, vigorous tree	Preserve		Non-heritage
443	*Malus floribunda*	*Crab Apple*	8	3	Young, vigorous tree	Preserve		Non-heritage
444	*Malus floribunda*	*Crab Apple*	6	3	Young, vigorous tree	Preserve		Non-heritage
445	*Malus floribunda*	*Crab Apple*	10	3	Young, vigorous tree	Remove	Construction	Non-heritage
446	*Betula pendula*	*White Birch*	6	3	Young, vigorous tree	Preserve		Non-heritage
447	*Betula pendula*	*White Birch*	6	3	Young, vigorous tree	Preserve		Non-heritage
448	*Betula pendula*	*White Birch*	10	3	Young, vigorous tree	Preserve		Non-heritage
449	*Pinus radiata*	*Monterey Pine*	31	3	Included bark, fair health	Preserve		Heritage
450	*Pinus radiata*	*Monterey Pine*	26	1	Removal recommended; tree is declining and has severely included bark on the limb over garage.	Remove	Structural/Health	Heritage
451	*Platanus hispanica*	*Sycamore*	12	3	Good health, but needs to be pruned for structure	Preserve		Non-heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
452	*Platanus hispanica*	*Sycamore*	11	3	Good health, but needs to be pruned for structure	Preserve		Non-heritage
453	*Platanus hispanica*	*Sycamore*	11	3	Good health, but needs to be pruned for structure	Preserve		Non-heritage
454	*Platanus hispanica*	*Sycamore*	10	3	Good health, but needs to be pruned for structure	Preserve		Non-heritage
455	*Platanus hispanica*	*Sycamore*	10	3	Good health, but needs to be pruned for structure	Preserve		Non-heritage
456	*Platanus hispanica*	*Sycamore*	11	3	Good health, but needs to be pruned for structure	Preserve		Non-heritage
457	*Platanus hispanica*	*Sycamore*	11	3	Good health, but needs to be pruned for structure	Preserve		Non-heritage
458	*Platanus hispanica*	*Sycamore*	13	3	Good health, but needs to be pruned for structure	Preserve		Non-heritage
459	*Platanus hispanica*	*Sycamore*	16	3	Good health, but needs to be pruned for structure	Preserve		Heritage
460	*Pinus radiata*	*Monterey Pine*	36	3	Good health and vigor, evidence of red turpetine beetle activity	Preserve		Heritage
461	*Prunus caroliniana*	*Carolina Cherry*	6	3	Good health and vigor; however, tree has lean	Preserve		Non-heritage
462	*Quercus ilex*	*Holly Oak*	10	3	Good health and vigor; however, tree has lean	Preserve		Non-heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
463	*Quercus lobata*	*Valley Oak*	33	3	Appears healthy, but is showing some trunk decay	Preserve		Heritage
464	*Pinus radiata*	*Monterey Pine*	27	2	Removal recommended; located much too close to building and is causing damage to foundation and pipes. Mitigation: Reduce end weight and monitor.	Mitigation	Structural/Health	Heritage

Fujiitrees CONSULTING, LLC
ART · SCIENCE · CRAFT

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CA DPR Qualified Applicator Certificate No. 82521
APA Certified Aesthetic Pruner No. 011

ASCA AMERICAN SOCIETY of CONSULTING ARBORISTS

July 12, 2016

Mr. Christian Bonner, City Arborist
City of Menlo Park
Public Works Department
701 Laurel Street
Menlo Park, CA 94025

Re: HTR2016-00137 – 350 Sharon Park Drive
Contract Arborist Review of Heritage Tree Removal Permit Application

Dear Mr. Bonner:

As requested, Fujiitrees Consulting, LLC (FTC) completed this review of the Heritage Tree Removal Permit Application and Arborist Report submitted on behalf of the Sharon Green Apartments located at 350 Sharon Park Drive in the City of Menlo Park.

This review would be equivalent to the work typically conducted by the City Arborist for development or similar projects.

Following is the FTC Assignment limited to the Heritage Tree Removal Permit Application HTR2016-00137 (See attached, Appendix 3):

1. Verify the locations of the 39 trees proposed for removal on the subject property.

2. Verify the tree species identified in the report with the corresponding tree tag number on the property.

3. Verify the condition of 39 trees described in the report with the existing trees on the property.

4. Confirm that sound reasons are stated in the Report for the removal of the 39 subject trees.

5. Recommend for the approval or the denial of the application to remove any one or all of the subject Heritage trees.

Background

In 2013, the Project Arborist for Sharon Green Apartments, Arborwell, completed a tree survey of 464 trees located on the property. The 39 trees that are the subjects of this Heritage Tree Removal Permit Application were part of that 2013 tree inventory.

FTC conducted a peer review of that tree inventory and presented its findings in a report submitted to the Planning Department in October, 2013.

Field Verification Methodology

On July 5, 2016, Fujiitrees Consulting, LLC (FTC) visited the Sharon Green Apartments property to complete a field verification of the 39 Heritage trees that are the subjects of Heritage Tree Removal Permit Application HTR2016-00137.

Two documents were recently provided to FTC for use in this peer review; the Arborist Report dated May 2016 (Appendix 4) and the Sharon Green Tree Inventory Dated May 2016 Draft (Appendix 5).

In addition, an electronic version of the tree inventory prepared by Arborwell dated September 4, 2013 was updated and modified for use in this report. (Table 1- Tree Status Chart) An electronic version of Sheet L0.01 - Heritage Tree Demolition Plan dated June, 2013, was also updated for use in this report as the Tree Location Map (Appendix 2).

To assist the Reader of this report, photographs of each subject tree were assembled in the Photograph Exhibit (Appendix 1). These photographs present a perspective of each tree; not all defects or conditions were readily visible.

Trunk diameters were for the most part visually verified. A diameter tape was used to measure a sampling of trunk diameters to calibrate visual approximations.

Assignment

1. Verify the locations of the 39 trees proposed for removal on the subject property.
   1.1. A total of 39 trees with tags were located by FTC.
   1.2. Each tree plotted in red on the Tree Location Map (Appendix 2) was field verified for approximate location.

2. Verify the tree species identified in the report with the corresponding tree tag number on the property.
   The tree species identified in the Arborist Report and Tree Inventory were confirmed in the field by FTC.

3. Verify the condition of 39 trees described in the report with the existing trees on the property.
   The condition of trees described in the Arborist Report and the Tree Inventory were confirmed in the field by FTC.

4. Confirm that sound reasons were stated in the Report for the removal of 39 subject trees.
   The reasons for removing each subject tree as stated in the Arborist Report and the Tree Inventory were determined to be sound and to be in the best interest for residents, guests and staff of the Sharon Green Apartments.

5. Recommend for the approval or the denial of the application to remove any one or all of the subject Heritage trees.
   It is the opinion of FTC that the Heritage tree removals are consistent with MPMC Section 13.24.040 Permits and recommends approval of HTR2016-00137.

   These subsections of MPMC Section 13.24.040 Permits are germane to the application:
   1) The condition of the tree or trees with respect to disease, danger of falling, proximity to existing or proposed structures and interferences with utility services;
      The subject trees displayed poor structure, low vigor and/or presented a significant risk of harm to residents, guests and staff that cannot be reasonably mitigated.

   2) The long-term value of the species under consideration, particularly lifespan and growth rate;
      Certain subject tree species such as the ash, Monterey pine, certain eucalypts spp. and black acacia are not considered suitable for use in the urban landscape or in highly confined spaces. The trees proposed for removal are mature or over mature. (Appendix 1- Photograph Exhibit)

Submittal of this report completes the FTC peer review assignment.

Respectfully,
FUJIITREES CONSULTING, LLC

By:_____
Walt Fujii, RCA® Manager

Attachments:
Table 1 – Tree Status Chart
Appendix 1 – Photograph Exhibit
Appendix 2 – Tree Location Map
Appendix 3 – HTR2016-0137_350 Sharon Park Drive
Appendix 4 – Arborwell Arborist Report May 2016
Appendix 5 – Arborwell Sharon Green Tree Inventory Draft May 2016
Certificate of Performance
Terms and Conditions

Table 1
Tree Status Chart [1]
Sharon Green Apartments
Menlo Park, California

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	COND	PROJECT ARBORIST'S COMMENTS AND RECOMMENDATIONS [2]	HERITAGE TREE	CONTRACT ARBORIST OBSERVATIONS [3]	CONTRACT ARBORIST RECOMMENDS APPROVAL [3]
33	*Pinus radiata*	*Monterey Pine*	24	2	Removal recommended; canopy looks thin; tree is in close proximity and leaning over building and may cause damage to foundation and pipes.	Yes	Very poor structure	**Yes**
34	*Pinus radiata*	*Monterey Pine*	25	2	Removal recommended; canopy looks thin; tree is in close proximity and leaning over building and may cause damage to foundation and pipes.	Yes	Very poor structure	**Yes**
35	*Pinus radiata*	*Monterey Pine*	23	2	Removal recommended; tree is in close proximity to building and may cause damage to foundation and pipes.	Yes	Very poor structure, wrong location.	**Yes**
36	*Pinus radiata*	*Monterey Pine*	26	2	Removal recommended; canopy looks thin; tree is in close proximity and leaning over building and may cause damage to foundation and pipes.	Yes	Very poor structure	**Yes**
47	*Pyrus kawakamii*	*Evergreen Pear*	20	3	Removal recommended; has developed a heavy lean due to overcrowding, structure is fair but will never develop correctly due to close proximity to the building and other trees.	Yes	Please replace flag. Very poor structure, removal is long overdue.	**Yes**
48	*Pyrus kawakamii*	*Evergreen Pear*	15	3	Removal recommended; has developed a heavy lean due to overcrowding, structure is fair but will never develop correctly due to close proximity to the building and other trees.	Yes	Please replace flag. Very poor structure.	**Yes**
75	*Corymbia ficifolia*	*Red Gum*	15	2	Removal recommended; Good health, poor structure	Yes	Trunk lean toward building.	**Yes**
87	*Pinus radiata*	*Monterey Pine*	42	2	Removal recommended; located very close to building and retaining wall and is causing damage to foundation and pipes. Canopy has dieback.	Yes	Very poor structure	**Yes**
88	*Pinus radiata*	*Monterey Pine*	42	2	Removal recommended; located very close to building and retaining wall and is causing damage to foundation and pipes.	Yes	Very poor structure, visible hardscape damage.	**Yes**

Table 1
Tree Status Chart [1]
Sharon Green Apartments
Menlo Park, California

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	COND	PROJECT ARBORIST'S COMMENTS AND RECOMMENDATIONS [2]	HERITAGE TREE	CONTRACT ARBORIST OBSERVATIONS [3]	CONTRACT ARBORIST RECOMMENDS APPROVAL [3]
90	*Liriodendron tulipifera*	*Tulip Tree*	22	1	Removal recommended; included bark and poor health; severe trunk decay, potential failure.	Yes	Very poor structure.	**Yes**
95	*Pinus radiata*	*Monterey Pine*	30	2	Removal recommended; too close to building and causing damage to foundation and pipes.	Yes	Very poor structure, wrong location.	**Yes**
96	*Pinus radiata*	*Monterey Pine*	31	2	Removal recommended; too close to building and causing damage to foundation and pipes.	Yes	Very poor structure, wrong location.	**Yes**
177	*Pinus radiata*	*Monterey Pine*	30	2	Removal recommended; tree is growing directly against the building and is causing damage to foundation and pipes	Yes	Please replace flag. Poor structure, in contact with building.	**Yes**
206	*E. sideroxylon*	*Red Ironbark*	19	2	Removal recommended; high risk tree; significant lean, overgrown and may damage building; very poor structure and has had numerous limb failures; located near walkways and pose a danger to residents	Yes	Please replace flag. A large neglected tree with very poor structure	**Yes**
272	*Platanus hispanica*	*Sycamore*	15	3	Large tree with one sided canopy, is causing significant damage to hardscape.	Yes	Uplifted sidewalk created puddling, trip hazard.	**Yes**
285	*Platanus hispanica*	*Sycamore*	17	3	Tree health good, lifting & cracking sidewalk. Located to close to the hardscape for mitigation.	Yes	Walkway was observed to be displaced by roots.	**Yes**
294	*Acacia melanoxylon*	*Acacia*	17	1	Removal recommended; tree has lost large limbs in the past and structure shows it will lose many more in the future; is a danger to residents.	Yes	Very poor structure, wrong location.	**Yes**
295	Acacia melanoxylon	*Acacia*	21	1	Removal recommended; tree has lost large limbs in the past and structure shows it will lose many more in the future; is a danger to residents.	Yes	Very poor structure, wrong location.	**Yes**

Table 1
Tree Status Chart [1]
Sharon Green Apartments
Menlo Park, California

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	COND	PROJECT ARBORIST'S COMMENTS AND RECOMMENDATIONS [2]	HERITAGE TREE	CONTRACT ARBORIST OBSERVATIONS [3]	CONTRACT ARBORIST RECOMMENDS APPROVAL [3]
296	*Eucalyptus spp.*	*Red Flowering Gum*	22	2	Removal recommended; poor structure; tree has very few branches due to overcrowding and is too close to building; removal will allow for planting of a more suitable species.	Yes	Very poor structure. Planting area is confined, possible room for a small tree.	**Yes**
297	*Eucalyptus spp.*	*Red Flowering Gum*	16	2	Removal recommended; poor structure; tree has very few branches due to overcrowding and is too close to building; removal will allow for planting of a more suitable species.	Yes	Very poor structure. Planting area is confined, possible room for a small tree.	**Yes**
298	*Pinus radiata*	*Monterey Pine*	28	2	Removal recommended; has a heavy lean over parking garage and is at risk of failure.	Yes	Severe lean over parking structure.	**Yes**
315	*Quercus lobata*	*Valley Oak*	27	2	Removal recommended; tree is overcrowded and growing into parking structure. Has large dead decaying limb.	Yes	Wrong location.	**Yes**
342	*Pinus radiata*	*Monterey Pine*	42	2	Removal recommended; tree is in decline; too large for its location and is lifting sidewalk; falling cones pose a danger over the pool area. Broken branch resting on roof of Bldg. Q.	Yes	Very poor structure and displaying low vigor.	**Yes**
350	*Fraxinus uhdei*	*Shamel Ash*	18	1	Removal recommended; Tree is heavy on the ends due to building clearance	Yes	Please replace flag. Very poor structure, wrong location.	**Yes**
351	*Fraxinus uhdei*	*Shamel Ash*	28	1	Removal recommended; Tree is heavy on the ends due to building clearance	Yes	Please replace flag. Very poor structure, wrong location.	**Yes**
352	*Fraxinus uhdei*	*Shamel Ash*	15	1	Removal recommended; Tree is heavy on the ends due to building clearance	Yes	Please replace flag. Very poor structure, wrong location.	**Yes**
353	*Fraxinus uhdei*	*Shamel Ash*	15	1	Removal recommended; Tree is heavy on the ends due to building clearance	Yes	Please replace flag. Very poor structure, wrong location.	**Yes**

Table 1
Tree Status Chart [1]
Sharon Green Apartments
Menlo Park, California

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	COND	PROJECT ARBORIST'S COMMENTS AND RECOMMENDATIONS [2]	HERITAGE TREE	CONTRACT ARBORIST OBSERVATIONS [3]	CONTRACT ARBORIST RECOMMENDS APPROVAL [3]
354	*Fraxinus uhdei*	*Shamel Ash*	25	1	Removal recommended; Tree is heavy on the ends due to building clearance	Yes	Please replace flag. Very poor structure, wrong location.	**Yes**
355	*Fraxinus uhdei*	*Shamel Ash*	17	1	Removal recommended; Tree is heavy on the ends due to building clearance	Yes	Please replace flag. Very poor structure, wrong location.	**Yes**
356	*Pinus radiata*	*Monterey Pine*	35	2	Removal recommended; tree is much too large for its location and is damaging sidewalk, pipes, and garage; poses a danger to residents	Yes	Very poor structure and displaying low vigor.	**Yes**
373	*E. polyanthemos*	*Silver Dollar Eucalyptus*	16	2	Removal recommended; tree is a poor example of species, it has been topped in the past and is in a poor location; falling branches pose a danger to residents.	Yes	Very poor structure, phototropic trunk lean, wrong location.	**Yes**
391	*Pinus radiata*	*Monterey Pine*	32	2	Removal recommended, tree lost large leader and has thin canopy.	Yes	Low vigor displayed with a very poor structure.	**Yes**
402	*E.sideroxylon*	*Red Ironbark*	24	3	Removal recommended; much too large for its location; there is a risk of limb failure due to poor structure and is a danger to residents.	Yes	In overall poor condition, wrong location	**Yes**
405	*E. polyanthemos*	*Silver Dollar Eucalyptus*	32	1	Removal recommended; much too large for its location; there is a risk of limb failure due to poor structure and is a danger to residents.	Yes	Please replace flag. Trunk displays structural defects.	**Yes**
410	*Pinus radiata*	*Monterey Pine*	31	2	Removal recommended; tree appears to be in decline and is damaging walkway, creating a trip hazard.	Yes	Very poor structure, wrong location.	**Yes**
411	*E.sideroxylon*	*Red Ironbark*	27	2	Removal recommended; much too large for its location; there is a risk of limb failure due to poor structure and is a danger to residents.	Yes	Please replace flag. Very poor structure.	**Yes**
412	*E.sideroxylon*	*Red Ironbark*	31	2	Removal recommended; much too large for its location; there is a risk of limb failure due to poor structure and is a danger to residents.	Yes	Please replace flag. Very poor structure	**Yes**

Table 1

Tree Status Chart [1]

Sharon Green Apartments

Menlo Park, California

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	COND	PROJECT ARBORIST'S COMMENTS AND RECOMMENDATIONS [2]	HERITAGE TREE	CONTRACT ARBORIST OBSERVATIONS [3]	CONTRACT ARBORIST RECOMMENDS APPROVAL [3]
417	*E. polyanthemos*	*Silver Dollar Eucalyptus*	17	3	Removal recommended; tree is a poor example of species, it has been topped in the past and is in a poor location; falling branches pose a danger to residents.	Yes	Very poor structure, wrong location.	**Yes**
450	*Pinus radiata*	*Monterey Pine*	26	1	Removal recommended; tree is declining and has severely included bark on the limb over garage.	Yes	Please replace flag. Observed to be in steep decline.	**Yes**

1/ Tree Status chart is modified from the 2013 Sharon Green Tree Inventory prepared by Arborwell.

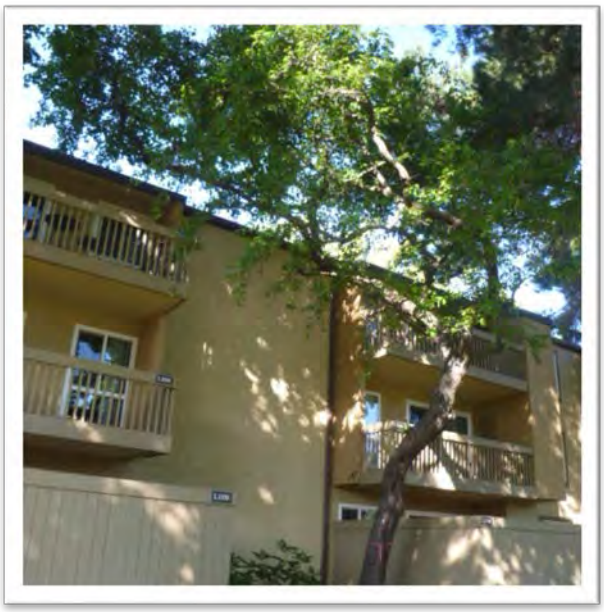
2/ Project Arborist's comments and recommendations from 2013 were updated based on 2016 Sharon Green Tree Inventory prepared by Arborwell.

3/ Contract Arborist's observations and recommendations by Fujiitrees Consulting, LLC

Appendix 1
Photograph Exhibit
350 Sharon Park Drive
Menlo Park, California

Trees 33, 34, 35 and 36

Tree 47



Tree 48

Tree 75

Photograph Exhibit
Failed Monterey Pine
Belmont, California

Trees 87 and 88

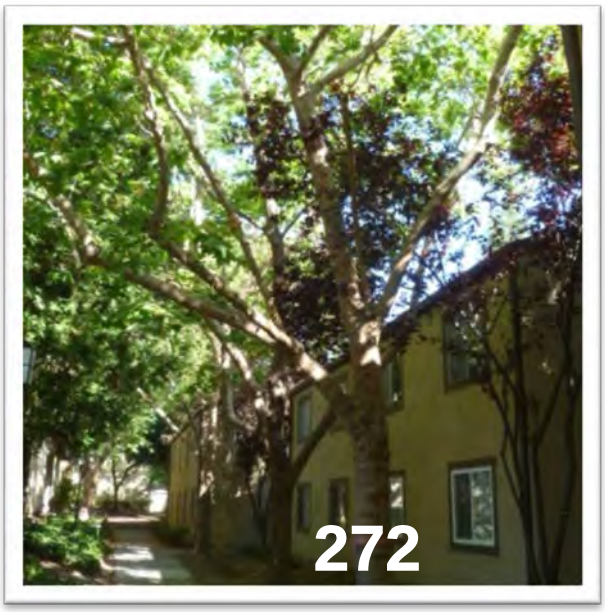
Tree 90

Trees 95 and 96

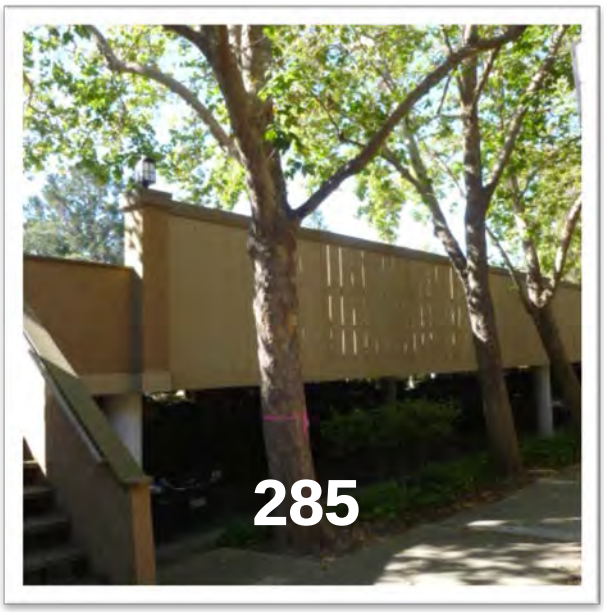
Tree 177

Appendix 1
Photograph Exhibit
2328 Coronet Blvd.
Belmont, California

Tree 206



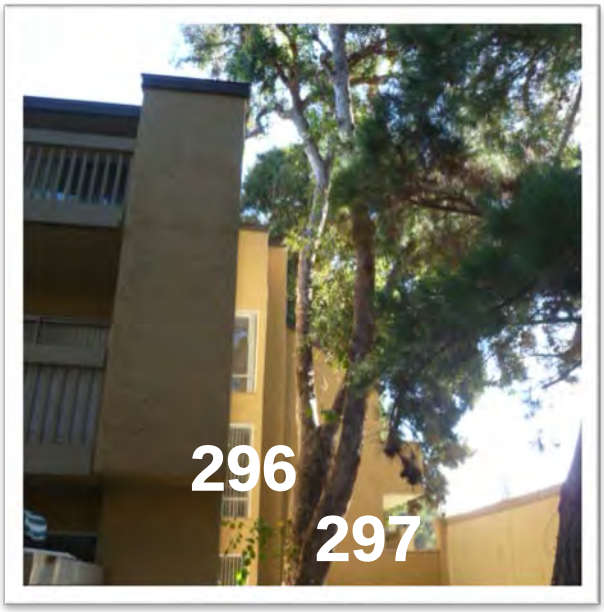
Tree 272



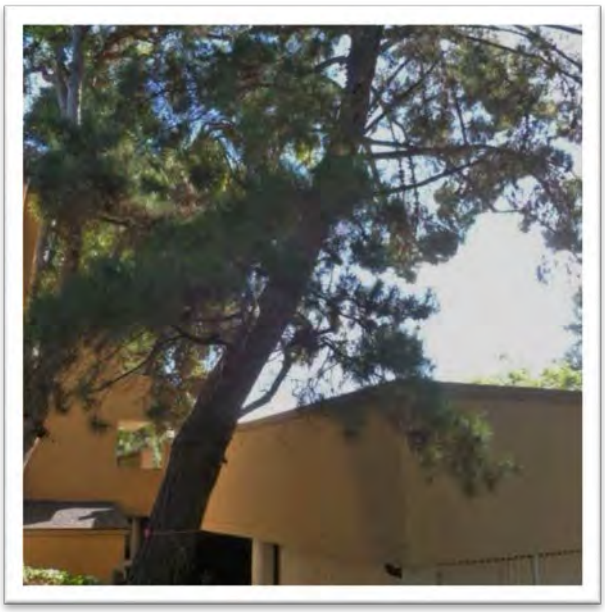
Tree 285

Trees 294 and 295

Appendix 1
Photograph Exhibit
2328 Coronet Blvd.
Belmont, California



Trees 296 and 297



Tree 298

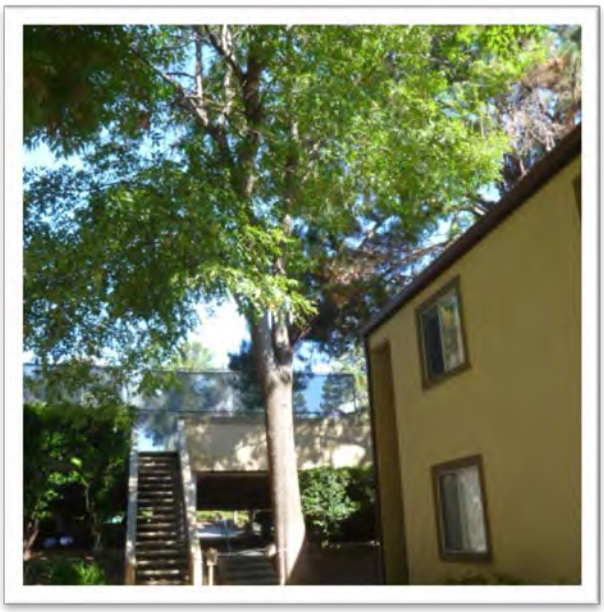
Tree 315

Tree 342

Appendix 1
Photograph Exhibit
2328 Coronet Blvd.
Belmont, California

Trees 350, 351 and 352

Trees 353 and 354



Tree 355

Tree 356

Appendix 1
Photograph Exhibit
2328 Coronet Blvd.
Belmont, California

Tree 373

Tree 391

Tree 402

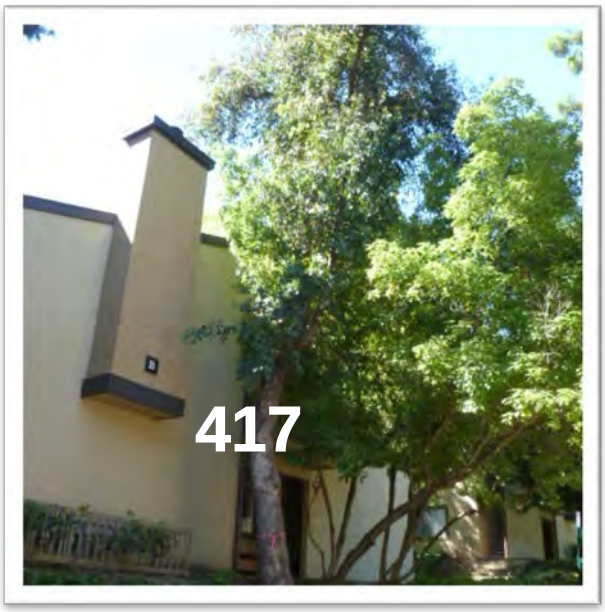
Tree 405

Appendix 1
Photograph Exhibit
2328 Coronet Blvd.
Belmont, California

Tree 410

Tree 411

Tree 412

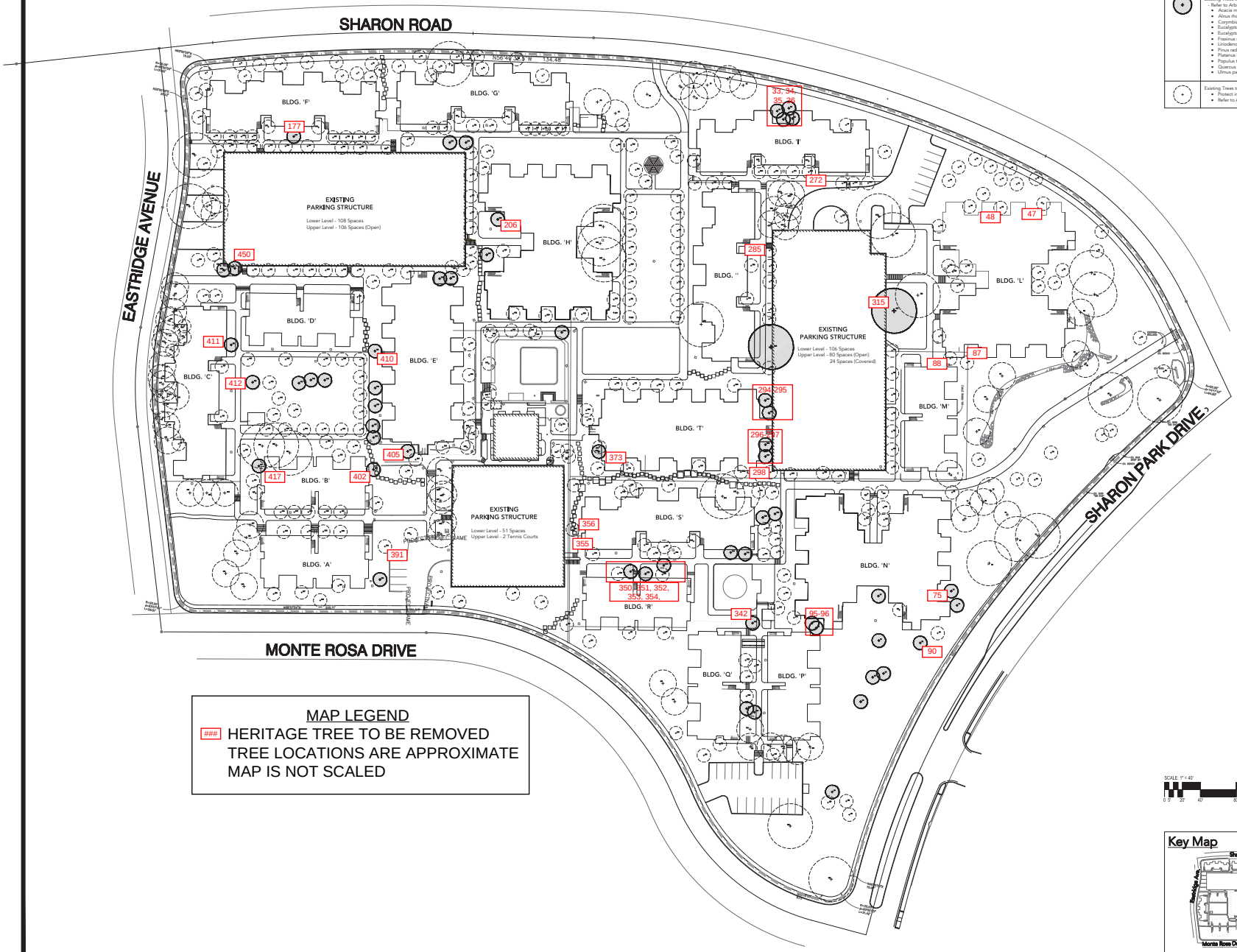


Tree 417

Appendix 1
Photograph Exhibit
2328 Coronet Blvd.
Belmont, California

Tree 450

Appendix 2
Tree Location Map
350 Sharon Park Drive
Menlo Park, California



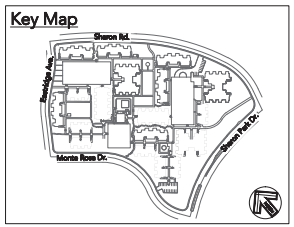
MAP LEGEND
HERITAGE TREE TO BE REMOVED
TREE LOCATIONS ARE APPROXIMATE
MAP IS NOT SCALED

DEMOLITION SCHEDULE:

TREES

Symbol	Description	Quantity
	Existing Trees to be Removed - Refer to Arborist Report for Further Information • Acacia melanoxylon • Alnus rhombifolia • Corymbia ficifolia • Eucalyptus polyanthemos • Eucalyptus sideroxylon • Fraxinus uhdei • Liriodendron tulipifera • Pinus radiata • Platanus hispanica • Populus tremula • Quercus lobata • Ulmus parvifolia	
	Existing Trees to Remain • Protect in Place • Refer to Arborist Report for Species	

SCALE: 1" = 40'



BDE ARCHITECTURE

bre
Be here. Be home.

Silverwood Landscape
1111 Baker Street
Costa Mesa, CA 92626
Phone: 714-427-6134
www.silverwoodlandscape.com

SHARON GREEN APTS.
350 SHARON PARK DRIVE
MENLO PARK, CALIFORNIA

Issue	Date
PROGRESS SET	03/18/2020
PLANNING RESUBMITTAL	05/01/2020
PROGRESS SET	08/03/2020
PLANNING RESUBMITTAL	08/03/2020

Heritage Tree Demolition Plan

L 0.01

Heritage Tree Removal Permit Application

This application must be submitted with the Arborist Report Form
Please submit completed forms to:
701 Laurel St., Menlo Park, CA 94025

Application No. HTR2016-00137

Purpose of application: Removal ☑ **Pruning of more than 25%** ☐

Permit Fee: $135.00 (each tree, up to 3 trees); $90 each additional tree (separate forms required for each tree)

PLEASE PRINT CLEARLY

Site Address: 350 Sharon Park Drive

Name of Applicant: Dave Ruth of Maximus Real Estate Partners Phone 415 795 7052 FAX _____

Mailing Address: 575 Florida Street, Suite 150 San Francisco, CA 94110 Email: druth@maximusrepartners.com

Type of Tree: Various Location on property: Throughout property

Reasons for Request:

~~Subject trees are either too close to the structure, exhibiting poor health or are structurally unsound. Please see arborist report .~~

IF TREE IS DEAD or DAMAGING STRUCTURE PLEASE ATTACH PHOTOS DEMONSTRATING CONDITION.

ARE YOU CONSIDERING ANY CONSTRUCTION ON YOUR PROPERTY IN THE NEXT 12 MONTHS?
Yes ☒ No ☐
If yes, please submit additional information describing what type of construction is planned and a site plan.

- Tree may not be removed (or pruned over 25%) unless and until the applicant has received final permission from the City as indicated below.
- The signed permit approval form must be on site and available for inspection while the tree work is being performed.
- A suitable replacement tree, 15 gallon size or larger with a mature height of 40 feet or more, is to be installed in the time frame indicated below.

I (we) hereby agree to hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City, including but not limited to, all cost in the City's defense of its actions in any proceeding brought in any State or Federal Court challenging the City's actions with respect to the proposed tree removal.

PAID JUN 07 2016 CITY OF MENLO PARK

Incomplete applications will not be processed.

Signature of property owner authorizing access and inspection of tree in his/her absence.

_____ Date: 6/7/16

----------PLEASE DO NOT WRITE BELOW THIS LINE ----------

PERMIT APPROVED ☐ **PERMIT DENIED** ☐

TIMING OF REMOVAL
☐ Upon receipt of this approved permit
☐ After applying for a Building Permit for associated construction

TIMING OF REPLANTING
☐ Within 30 days of Heritage Tree removal
☐ Prior to final building inspection of associated construction

Staff Signature: _____ **Date:** _____

Print name and title: _____

Arborist Form

Please complete one form for each tree. Mark each tree with colored ribbon or tape prior to our inspection.

Site Address: 350 Sharon Park Drive

ARBORIST INFORMATION:

Name of Certified Arborist Jonathan Cardenas

ISA or ASCA number: WC-4333 Menlo Park Business License number: 58352

Company: Arborwell

Address: 2337 American Ave. Hayward, CA 94545

Phone: 888-969-8733 FAX: _____ Email: jcardenas@arborwell.com

TREE INFORMATION:

Date of Inspection: 5/19/16

Common Name: _____ Botanical Name: _____

Location of Tree: _____ Height of Tree: _____

Diameter of tree at 54 inches above natural grade: _____

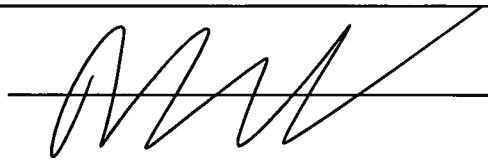
Circumference of tree at 54 inches above natural grade _____

Condition of Tree:

See attached spreadsheet for recommended removals

If recommending removal or pruning, please list all reasons:

Suggested Replacement Tree:

Signature of Arborist:  **Date:** 6/2/16

CITY OF MENLO PARK/FINANCE DEP
650-330-6704

117536 9:24 AM 06/09/16

EMP: MARY JANE

701	HERITAGE TREE PERMIT	
3 @	135.00	405.00
701	HERITAGE TREE PERMIT	
36 @	90.00	3,240.00
	350 SHARON PARK	
	PD BY : SUTRO	
	MANAGEMENT GROUP LTD	

SUB-TOTAL :	$3,645.00
SALES TAX :	.00
TOTAL >	$3,645.00
PAY TYPE :	CHECK
RECEIVED :	3,645.00
CHANGE :	.00

701 LAUREL STREET
MENLO PARK, CA. 94025
THANK YOU FOR YOUR BUSINESS

Arborwell
professional tree management

Dave Ruth
Director of Capital Projects
Maximus Real Estate Partners
575 Florida Street, Suite 150
San Francisco, CA 94110

May 24, 2016

RE: Sharon Green Apartments, 350 Sharon Park Drive

Assignment

It was requested that Arborwell re-evaluate the trees at Sharon Green Apartments and update the Tree Inventory report dated October 30, 2013.

The purpose of this re-evaluation is:

- To verify and update all data on the existing spreadsheet (See attached Tree Inventory Report dated 5/19/16)
- To re-evaluate trees previously recommended for removal and determine if any can be preserved.

Background

The last Tree Inventory report was produced October 30, 2013. At that time, out of the 464 trees that were evaluated, 62 heritage trees were slated for removal. These trees were classified for removal due to health, structural, or location (proximity to structures and foundations) concerns. The majority of these trees were Monterey pine, Eucalyptus (various species) and Acacia and the inherent problems with these types of trees have been well documented.

The City's Arborist, Mr. Walt Fuji reviewed and supported all recommended removals and identified 12 additional trees that should be removed.

Soon thereafter, the prior property owner (BRE at that time) requested a re-evaluation of the recommended heritage removals, to see if there was any possibility to preserve some if extensive mitigation was performed. Each of the 62 proposed removals were re-evaluated and trees were identified that could be preserved if certain mitigation techniques were performed. At the end of this process of re-evaluation, 42 heritage trees were identified as requiring

2337 American Ave, Hayward, CA 94545
2949 Edison Way, Redwood City, CA 94063
1592 Little Orchard Street, San Jose, CA 95110
3207 Fitzgerald Road, Rancho Cordova, CA 95742
5601 Eastgate Drive, San Diego, CA 92121
24551 Raymond Way, Suite 151, Lake Forest, CA 92630

Office: (888) 969-8733
Main Fax: (510) 881-5208
www.arborwell.com

removal. On February 10, 2014 the Planning Commission recommended the City Council adopt a resolution approving the removal permits for the 42 heritage trees.

For some unknown reasons, BRE did not pursue the tree removals further and the condition of the trees has continued to deteriorate. In late 2015, Sharon Green was acquired by a new ownership group and Maximus assumed management of the property. Maximus requested Arborwell develop a comprehensive tree maintenance program for the property. Pursuant to this request, all the trees were measured and their condition evaluated for changes from the 2013 survey. Care recommendations from the previous survey were revised accordingly on the Tree Inventory.

Tree Inventory

The attached updated Tree Inventory shows all heritage and non-heritage removals as well as the reason for the removal. Additionally, it identifies other trees recommended for removal but at the request of ownership have been re-evaluated and classified as trees that can be considered for preservation with certain mitigation performed to lessen the risk of failure or other damage.

Please note that in some cases the required mitigation techniques may be detrimental to the health of the tree. For example, in most cases the trees are noted for their poor structure which poses a danger of limb failure. The necessary mitigation in this case would include pruning the tree significantly to reduce risk to a satisfactory level. The required pruning may be such that it strains the health of the subject tree and can lead to future failure.

Heritage Trees recommended for removal

This section discusses heritage tree removals. These were recommended for removal for one or more of the following reasons: 1) Poor health: meaning the trees health was poor enough to call into question its viability and or it safety. 2) Poor structure: meaning the limbs and or leaders in the tree are poorly attached and pose a significant risk to structures and or pedestrians. Or 3) poor location, meaning the trees close proximity to a structure is actively causing damage or poses a significant risk to do damage to the structure to which it is adjacent.

Tree # 33 - 36 Monterey pine – Average 24.5" dbh building I. Comments: These trees are grouped close to each other and the building. The health of these trees is poor as is exhibited by their thin canopies. Trees 34 & 36 have a significant lean over building I. Trees 33 & 35 lean towards Sharon Road. Each of these trees represents a risk to residents and pedestrians. Due to the fact that these trees are clustered together these trees and their canopies have grown

somewhat reliant on each other. Therefore it is advisable that they are all removed at the same time. No amount of mitigation can reduce the risk that these trees represent.

Tree # 47 Evergreen pear – 20" dbh building L. Comments: Tree has significant lean due to overcrowding, structure is fair but will never develop correctly due to close proximity to building and other trees.

Tree # 48 Evergreen pear – 15" dbh building L. Comments: Tree has significant lean due to overcrowding, structure is fair but will never develop correctly due to close proximity to building and other trees.

Tree # 75 Red gum – 15"dbh building N. Comments: Tree is in good health, but the structure of this tree is very poor, imbalanced and weighted towards the building, limbs are poorly attached and pose a risk of limb failure. Its close proximity to the building makes preservation impractical.

Tree #'s 87 & 88 Monterey pine – 42" dbh building L. Comments: These very large trees are located between buildings M and L. The root systems are exerting pressure on the foundation of building M and a retaining wall associated with building L which is exhibiting signs of strain. These canopies have long and dangerously heavy branches that extend over the roof line that pose a risk to residents. Due to the close proximity to the structures and the impact on foundations, mitigating these risks is not possible.

Tree # 90 Tulip – 22" dbh building N. Comments: Health of this tree is very poor. Branches are weakly attached with included bark. The trunk has significant decay and the tree is at high risk of failure.

Tree # 95 & 96 Monterey pine – Average 30.5" dbh building P. Comments: These very large trees are located between buildings P and N. The root systems are exerting pressure on the foundations of both buildings. The canopies have long and dangerously heavy branches that extend over the roof lines that pose a risk to residents. Due to the close proximity to the structures, mitigating these risks is not possible.

Tree #177 Monterey pine – 30"dbh building F. Comments: Base of tree is in contact with the building. Tree is still actively growing and serious damage to structure is likely. Additionally, the canopy is very heavy over the structure and the walkway. Due to the close proximity to the structures, mitigating these risks is not possible.

Tree #206 Red Ironbark – 19" dbh building H. Comments: Tree is in good health, however, it is located very close to the structure and root system is actively lifting adjacent patio. Limbs are poorly attached and pose a risk of limb failure. Due to the close proximity to the structures, mitigating these risks is not possible.

Tree #272 Sycamore – 15" dbh building I. Comments: The health of this tree is fair however its structure is poor. Due to competition from neighboring trees and its proximity to the structure the canopy in unbalanced. Additionally, it is too close to the sidewalk as it has caused the hardscape to lift and crack over the years. Due to its poor location, mitigation measures are not recommended.

Tree #285 Sycamore – 17" dbh building J and Parking Structure. Comments: The health of this tree is fair however its structure is poor. Due to competition from neighboring trees and its proximity to the parking structure the canopy in unbalanced. Additionally, the base of the tree is within a few inches of the sidewalk and is causing lifting and cracking. Due to its poor location, mitigation measures are not recommended.

Tree #'s 294 & 295 Acacia – Average 19" dbh building T. Comments: Trees have extremely poor structure. Both trees have had multiple limb failures in the past and future limb failure is likely. They are located in a tight space between building T and the parking structure. The canopies are currently growing over both the building and the parking garage. The potential of limb failure combined with many potential targets (cars & residents) makes preservation of these trees impractical.

Tree # 296 & 297 Red flowering gum – Average 19" dbh building T. Comments: Trees have extremely poor structure. They are located in a tight space between building T and the parking structure. The canopies are currently growing over both the building and the parking garage. The potential of limb failure combined with many potential targets (cars & residents) makes preservation of these trees impractical.

Tree # 298 Monterey pine – 28"dbh building T. Comments: Tree has significant lean over parking structure and poses a significant risk of failure. Due to the close proximity to the parking structure and the nature of its lean, mitigating these risks is not possible. The potential of limb failure combined with many potential targets (cars & residents) makes preservation of this tree impractical.

Tree # 315 Blue Oak – 27"dbh building L and Parking Structure. Comments: Tree is in fair health however, due to competition and age the canopy is in decline. Tree is overcrowded and is growing into the parking structure. Has large decaying limb that poses a danger if it were to fail. Mitigation does not seem practical in this case due to the reasons mentioned above.

Tree # 342 Monterey pine – 42"dbh building Q. Comments: Tree is in fair health but has poor structure. Many limbs are very long and heavy and some have failed. One limb is currently sagging and resting on the roof. This limb should be removed. Due to its poor location and large size it is causing damage to the surrounding hardscape. Additionally, falling pine cones pose a threat to individuals using the pool area.

Tree #'s 350 – 355 Shamel ash – Average 20" dbh building R. Comments: This group of 6 trees is located between building R and the walk way. The collective root systems of these trees are exerting pressure on the walkways as well as the foundation of the building. These trees are still actively growing and will do further damage. Additionally, the canopies have weak branch attachments and long heavy limbs that extend over the roof line. Due to the close proximity to the structures, mitigating the risks in these trees is not possible.

Tree # 356 Monterey pine – 35" dbh building S. Comments: This tree is much too large for its location and is in poor health. Canopy has many long heavy branches extending over the tennis court and building S. The risk of failure of these limbs poses a significant threat to pedestrians and those that utilize the court. Root system is heaving the side walk and is near utilities that could also be damaged.

Tree # 373 Silver dollar eucalyptus – 16" dbh building T. Comments: Tree is located close to building and is structured very poorly. Due to topping many years ago, the resulting re-growth is poorly attached as is at risk of failure. No amount of mitigation pruning can fix these defects.

Tree # 391 Monterey pine – 32" dbh building A. Comments: This tree is much too large for its location and its health is in decline. Tree has a history of branch failures and has lost one large main leader. Canopy has many long heavy branches extending over the building. The risk of failure of these limbs poses a significant threat to the residents, pedestrians and cars utilizing the parking spaces nearby.

Tree # 402 Red Ironbark – 24" dbh building B. Comments: Tree is in good health, however, it is located very close to the structure and is exerting pressure on the foundation. Limbs are poorly attached and pose a risk of limb failure both over the building and over the pedestrian area. Due to the close proximity to the structures, mitigating these risks is not possible.

Tree # 405 Silver dollar eucalyptus – 32" dbh building E. Comments: Tree is much too large for its location. Canopy is comprised of 3 main leaders all of which are appear to be very heavy and poorly attached. These leaders (or trunks) extend over the building and the pedestrian area. Due to the close proximity to the structure, mitigating these risks through pruning is not possible.

Tree # 410 Monterey pine – 31" dbh between buildings E and D. Comments: Tree's health seems to be exhibiting signs of decline. Tree has long heavy limbs that pose a threat to pedestrians and residents. The trees close proximity to the surrounding hardscape is problematic and is causing significant damage which in turn is causing trip hazards for pedestrians.

Tree # 411 Red ironbark – 27" dbh building C. Comments: Tree is much too large for its location between buildings C and D and is very close to the structure. The canopy has 4 main leaders some of which are poorly attached and extend over the roof line of the adjacent structures. Additionally, many years ago the tree was topped and the resulting regrowth is also poorly attached and at risk of failure. Due to the close proximity to the structure, mitigating these risks through pruning is not possible.

Tree # 412 Red ironbark – 31" dbh building C and laundry. Comments: The structure of this tree is very poor in part due to the nature of the species and due to the fact that years ago the tree was topped and the resulting regrowth is poorly attached and poses a risk of failure. Despite a regular maintenance program, this tree has had multiple limb failures in the past 5 years.

Tree #417 Silver dollar eucalyptus – 17" dbh building B. Comments: Tree has very poor structure and an imbalanced canopy. Additionally, it is located too close to the building.

Tree # 450 Monterey pine – 26" dbh building C. Comments: This tree is located between building C and the parking garage. It has two main leaders that are attached at approximately 3' above grade. This branch attachment is severely included. With this condition, the leader that is growing over the parking garage is at significant risk of failure.

Construction

It should be noted that this re-evaluation was done concurrently with preliminary design of a proposed renovation to all existing buildings on the property and installation of a new fire sprinkler system. Arborwell coordinated with the design team to ensure the fire sprinkler main line was routed so as to minimize the need for any tree removals

As a result of this close coordination, only three trees (all non-heritage) require removal to facilitate installation of the new fire sprinkler lines. These trees are identified as #'s 333, 418 and 445 on the attached Tree Inventory

Conclusion

As a result of this re-evaluation and a reduction in the scope of the construction project, the number of trees being recommended for removal has been reduced from the 42 (proposed in 2013) to 39 now recommended for removal.

Arborwell
professional tree management

Sharon Green has many mature trees that truly add value to the community of Menlo Park. Unfortunately, there are also a number of large trees that were unwisely planted too close to buildings many years ago that now are causing significant problems to the community and are threatening the safety of its residents. Over the last few years since the time of the last evaluation, there have been a number of limb failures due the poor condition and structure of many of the trees. One of the fundamental principles of arboriculture is having the right tree in the right location. Moving forward with the proposed removals and their replacements will help this site to have many more trees that are placed in such a way so that the community can truly benefit from them.

Respectfully submitted,

Jonathan Cardenas
Certified Arborist WC #4333A
925-260-3186

Sharon Green
Tree Inventory
May 2016 Draft

Arborwell

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
1	*Liquidambar styraciflua*	*Liquidambar*	12	3	Young tree; excellent health	Preserve		Non-heritage
2	*Liquidambar styraciflua*	*Liquidambar*	17	3	Healthy tree; heavy on the ends	Preserve		Heritage
3	*Liquidambar styraciflua*	*Liquidambar*	13		Tree failed; was removed 10/29/13			
4	*Prunus cerasifera*	*Plum*	8		Tree damaged by the failure of tree #3; was removed on 10/29/13			
5	*Liquidambar styraciflua*	*Liquidambar*	19	3	Good health and vigor	Preserve		Heritage
6	*Prunus cerasifera*	*Plum*	10	1	Removal recommended; tree has very poor structure and is a poor specimen. It is showing signs of trunk and root decay. Recently lost major limb.	Remove	Structural/Health	Non-heritage
7	*Liquidambar styraciflua*	*Liquidambar*	14	3	Good health and vigor	Preserve		Non-heritage
8	*Pinus radiata*	*Monterey Pine*	24	2	Removal recommended; heavily weighted on one side, showing signs of uprooting and is causing damage to patio. Mitigation: If tree is to be retained, significantly reduce branch end weight through pruning and monitor.	Mitigation	Structural/Health	Heritage
9	*Liquidambar styraciflua*	*Liquidambar*	14	3	Good health and vigor	Preserve		Non-heritage
10	*Liquidambar styraciflua*	*Liquidambar*	15	2	Removal recommended; poor structure at very top and could lose large limbs at any time, is located near a walkway. Mitigation: If tree is retained, prune to reduce branch end weight and monitor.	Mitigation	Structural/Health	Heritage
11	*Liquidambar styraciflua*	*Liquidambar*	14	3	Healthy tree; many water sprouts	Preserve		Non-heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
12	*Prunus cerasifera*	*Plum*	7	1	Removal recommended; this tree has very poor structure and is a poor specimen. It is showing signs of trunk and root decay.	Remove	Structural/Health	Non-heritage
13	*Liquidambar styraciflua*	*Liquidambar*	17	3	Heavy on the ends; good health	Preserve		Heritage
14	*Liquidambar styraciflua*	*Liquidambar*	12	3	Healthy with good structure	Preserve		Non-heritage
15	*Liquidambar styraciflua*	*Liquidambar*	11	3	Healthy young tree	Preserve		Non-heritage
16	*Liquidambar styraciflua*	*Liquidambar*	8	1	Removal recommended; overcrowded with severe trunk decay. If tree is retained, prune to reduce branch end weight and monitor. Mitigation: If tree is retained, prune to reduce branch end weight and monitor.	Mitigation	Structural/Health	Non-heritage
17	*Quercus ilex*	*Holly Oak*	13	2	Good health; thin canopy	Preserve		Non-heritage
18	*Liquidambar styraciflua*	*Liquidambar*	13		This tree was removed.			Non-heritage
19	*Liquidambar styraciflua*	*Liquidambar*	7	1	Removal recommended; overcrowded with severe root decay. Mitigation: If tree is retained, prune to reduce branch end weight and monitor.	Mitigation	Structural/Health	Non-heritage
20	*Liquidambar styraciflua*	*Liquidambar*	12	3	Poor structure; good health	Preserve		Non-heritage
21	*Liquidambar styraciflua*	*Liquidambar*	8	2	Removal recommended; may have root decay; poor structure and will be growing over the building in the future. Mitigation: If tree is retained, prune to reduce branch end weight and monitor.	Mitigation	Structural/Health	Non-heritage
22	*Liquidambar styraciflua*	*Liquidambar*	10	3	Heavy on one side - slightly imbalanced	Preserve		Non-heritage

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
23	*Sequoia sempervirens*	*Redwood*	40	4	Good health	Preserve		Heritage
24	*Sequoia sempervirens*	*Redwood*	19	4	Good health	Preserve		Heritage
25	*Prunus cerasifera*	*Plum*	13	2	Removal recommended; poor structure, losing branching	Remove	Structural/Health	Non-heritage
26	*Sequoia sempervirens*	*Redwood*	26	4	Good health	Preserve		Heritage
27	*Sequoia sempervirens*	*Redwood*	27	4	Good health	Preserve		Heritage
28	*Sequoia sempervirens*	*Redwood*	26	4	Good health	Preserve		Heritage
29	*Sequoia sempervirens*	*Redwood*	25	4	Good health	Preserve		Heritage
30	*Sequoia sempervirens*	*Redwood*	20	4	Good health	Preserve		Heritage
31	*Sequoia sempervirens*	*Redwood*	15	4	Excellent health	Preserve		Heritage
32	*Sequoia sempervirens*	*Redwood*	19	4	Excellent health	Preserve		Heritage
33	*Pinus radiata*	*Monterey Pine*	24	2	Removal recommended; canopy looks thin; tree is in close proximity and leaning over building and may cause damage to foundation and pipes.	Remove	Structural/Health	Heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
34	*Pinus radiata*	*Monterey Pine*	25	2	Removal recommended; canopy looks thin; tree is in close proximity and leaning over building and may cause damage to foundation and pipes.	Remove	Structural/Health	Heritage
35	*Pinus radiata*	*Monterey Pine*	23	2	Removal recommended; tree is in close proximity to building and may cause damage to foundation and pipes.	Remove	Structural/Health	Heritage
36	*Pinus radiata*	*Monterey Pine*	26	2	Removal recommended; canopy looks thin; tree is in close proximity and leaning over building and may cause damage to foundation and pipes.	Remove	Structural/Health	Heritage
37	*Pinus radiata*	*Monterey Pine*	30	2	Removal recommended; tree is in close proximity to building and may cause damage to foundation and pipes. Mitigation: If tree is retained, prune to reduce branch end weight and monitor.	Mitigation	Structural/Health	Heritage
38	*Ulmus parvifolia*	*Chinese Elm*	18	3	Good health and vigor	Preserve		Heritage
39	*Liriodendron tulipifera*	*Tulip Tree*	9	3	Good health and vigor; heavy ended	Preserve		Non-heritage
40	*Liriodendron tulipifera*	*Tulip Tree*	18	3	Good health and vigor; heavy ended	Preserve		Heritage
41	*Liriodendron tulipifera*	*Tulip Tree*	11	3	Good health and vigor; heavy ended	Preserve		Non-heritage
42	*Liriodendron tulipifera*	*Tulip Tree*	13	3	Good health and vigor; heavy ended	Preserve		Non-heritage
43	*Liriodendron tulipifera*	*Tulip Tree*	15	3	Good health and vigor; heavy ended	Preserve		Heritage
44	*Liriodendron tulipifera*	*Tulip Tree*	14	3	Good health and vigor; heavy ended	Preserve		Non-heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
45	*Liriodendron tulipifera*	*Tulip Tree*	14	3	Good health and vigor; heavy ended	Preserve		Non-heritage
46	*Liriodendron tulipifera*	*Tulip Tree*	15	3	Good health, heavy ended	Preserve		Heritage
47	*Pyrus kawakamii*	*Evergreen Pear*	20	3	Removal recommended; has developed a heavy lean due to overcrowding, structure is fair but will never develop correctly due to close proximity to the building and other trees.	Remove	Structural/Health	Heritage
48	*Pyrus kawakamii*	*Evergreen Pear*	15	3	Removal recommended; has developed a heavy lean due to overcrowding, structure is fair but will never develop correctly due to close proximity to the building and other trees.	Remove	Structural/Health	Heritage
49	*Pyrus kawakamii*	*Evergreen Pear*	9	3	Removal recommended; has developed a heavy lean due to overcrowding, structure is fair but will never develop correctly due to close proximity to the building and other trees.	Remove	Structural/Health	Non-heritage
50	*Pinus radiata*	*Monterey Pine*	58	2	Deadwood	Preserve		Heritage
51	*Liriodendron tulipifera*	*Tulip Tree*	25	3	Good health, heavy ended	Preserve		Heritage
52	*Liriodendron tulipifera*	*Tulip Tree*	23	3	Good health, heavy ended	Preserve		Heritage
53	*Quercus lobata*	*Valley Oak*	13	1	Removal recommended; tree is in decline, has minimal branches and is overcrowded; removal will allow others to grow. Mitigation: If tree is retained, prune to to remove dead wood and monitor.	Mitigation	Structural/Health	Heritage
54	*Quercus lobata*	*Valley Oak*	42	3	Some branches have decay	Preserve		Heritage
55	*Betula pendula*	*White Birch*	8	5	Young tree; excellent health	Preserve		Non-heritage

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
56	*Betula pendula*	*White Birch*	8	5	Young tree; excellent health	Preserve		Non-heritage
57	*Lagerstroemia*	*Crape Myrtle*	4.5	5	Young tree; excellent health	Preserve		Non-heritage
58	*Lagerstroemia*	*Crape Myrtle*	4.5	5	Young tree; excellent health	Preserve		Non-heritage
59	*Sequoia sempervirens*	*Redwood*	17	5	Healthy tree	Preserve		Heritage
60	*Sequoia sempervirens*	*Redwood*	57	5	Low Branches	Preserve		Heritage
61	*Sequoia sempervirens*	*Redwood*	41	2	Removal recommended; tree has a hard lean and is showing signs of uprooting; is located near a walkway. Mitigation: If tree is retained, prune to reduce branch end weight, crown thin and monitor.	Mitigation	Structural/Health	Heritage
62	*Malus floribunda*	*Crab Apple*	4	3	Good health, poor structure	Preserve		Non-heritage
63	*Alnus rhombifolia*	*Alder*	22	3	Good health; heavy ended	Preserve		Heritage
64	*Quercus lobata*	*Valley Oak*	19	3	Canopy looks thin	Preserve		Heritage
65	*Quercus lobata*	*Valley Oak*	27	3	Good health; heavy ended	Preserve		Heritage
66	*Liriodendron tulipifera*	*Tulip Tree*	13	3	Good health and vigor	Preserve		Non-heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
67	*Liriodendron tulipifera*	*Tulip Tree*	29	3	Good health and vigor	Preserve		Heritage
68	*Liriodendron tulipifera*	*Tulip Tree*	17	3	Good health and vigor	Preserve		Heritage
69	*Liriodendron tulipifera*	*Tulip Tree*	20	3	Good health and vigor	Preserve		Heritage
70	*Malus floribunda*	*Crab Apple*	10	3	Overgrown	Preserve		Non-heritage
71	*Quercus lobata*	*Valley Oak*	35	3	Good health	Preserve		Heritage
72	*Quercus lobata*	*Valley Oak*	33	3	Good health	Preserve		Heritage
73	*Quercus lobata*	*Valley Oak*	24	3	Good health	Preserve		Heritage
74	*Corymbia ficifolia*	*Red Gum*	20	2	Removal recommended; good health, poor structure. Mitigation: Significantly reduce branch end weight through pruning and monitor.	Mitigation	Structural/Health	Heritage
75	*Corymbia ficifolia*	*Red Gum*	15	2	Removal recommended; good health, poor structure	Remove	Structural/Health	Heritage
76	*Sequoia sempervirens*	*Redwood*	32	4	Good health and structure	Preserve		Heritage
77	*Sequoia sempervirens*	*Redwood*	38	4	Good health and structure	Preserve		Heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
78	*Sequoia sempervirens*	*Redwood*	39	4	Good health and structure	Preserve		Heritage
79	*Sequoia sempervirens*	*Redwood*	32	4	Good health and structure	Preserve		Heritage
80	*Sequoia sempervirens*	*Redwood*	41	4	Good health and structure	Preserve		Heritage
81	*Sequoia sempervirens*	*Redwood*	40	4	Good health and structure	Preserve		Heritage
82	*Malus floribunda*	*Crab Apple*	7	3	Poor structure	Preserve		Non-heritage
83	*Malus floribunda*	*Crab Apple*	6	3	Poor structure	Preserve		Non-heritage
84	*Sequoia sempervirens*	*Redwood*	23	3	Good health and structure, but thin canopy	Preserve		Heritage
85	*Sequoia sempervirens*	*Redwood*	25	3	Good health and structure, but thin canopy	Preserve		Heritage
86	*Sequoia sempervirens*	*Redwood*	25	3	Good health and structure, but thin canopy	Preserve		Heritage
87	*Pinus radiata*	*Monterey Pine*	42	2	Removal recommended; located very close to building and retaining wall and is causing damage to foundation and pipes. Canopy has dieback.	Remove	Structural/Health	Heritage
88	*Pinus radiata*	*Monterey Pine*	42	2	Removal recommended; located very close to building and retaining wall and is causing damage to foundation and pipes.	Remove	Structural/Health	Heritage

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
89	*Liriodendron tulipifera*	*Tulip Tree*	17	3	Good health	Preserve		Heritage
90	*Liriodendron tulipifera*	*Tulip Tree*	22	1	Removal recommended; included bark and poor health; severe trunk decay, potential failure.	Remove	Structural/Health	Heritage
91	*Liriodendron tulipifera*	*Tulip Tree*	16	3	Good health; poor structure	Preserve		Heritage
92	*Liriodendron tulipifera*	*Tulip Tree*	21	3	Good health; poor structure	Preserve		Heritage
93	*Liriodendron tulipifera*	*Tulip Tree*	19	3	Good health; poor structure	Preserve		Heritage
94	*Liriodendron tulipifera*	*Tulip Tree*	17	3	Good health; poor structure	Preserve		Heritage
95	*Pinus radiata*	*Monterey Pine*	30	2	Removal recommended; too close to building and causing damage to foundation and pipes.	Remove	Structural/Health	Heritage
96	*Pinus radiata*	*Monterey Pine*	31	2	Removal recommended; too close to building and causing damage to foundation and pipes.	Remove	Structural/Health	Heritage
97	*Eucalyptus spp.*	*Gum*	25	1	Removal recommended; overgrown and poorly structured; limbs break often and is a danger to residents. Mitigation: Significantly reduce branch end weight through pruning and monitor.	Mitigation	Structural/Health	Heritage
98	*Juniperus chinensis*	*Juniper*	19	3	Good Health; canopy is dense	Preserve		Heritage
99	*Liriodendron tulipifera*	*Tulip Tree*	19	3	End weight is a problem, but otherwise healthy	Preserve		Heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
100	*Liriodendron tulipifera*	*Tulip Tree*	19	3	End weight is a problem, but otherwise healthy	Preserve		Heritage
101	*Liriodendron tulipifera*	*Tulip Tree*	22	3	End weight is a problem, but otherwise healthy	Preserve		Heritage
102	*Liriodendron tulipifera*	*Tulip Tree*	20	3	End weight is a problem, but otherwise healthy	Preserve		Heritage
103	*Quercus lobata*	*Valley Oak*	38	3	Good health and structure	Preserve		Heritage
104	*Quercus lobata*	*Valley Oak*	46	3	Good health and structure	Preserve		Heritage
105	*Sequoia sempervirens*	*Redwood*	31	3	Good health	Preserve		Heritage
106	*Sequoia sempervirens*	*Redwood*	28	4	Overcrowded	Preserve		Heritage
107	*Sequoia sempervirens*	*Redwood*	18	4	Overcrowded, multiple broken branches, cause unknown	Preserve		Heritage
108	*Sequoia sempervirens*	*Redwood*	14	3	Canopy looks thin and the trunk has a gash	Preserve		Non-heritage
109	*Arbutus marina*	*Arbutus*	11	3	Healthy young tree, poor structure	Preserve		Non-heritage
110	*Sequoia sempervirens*	*Redwood*	11	3	Very thin canopy	Preserve		Non-heritage

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
111	*Pinus radiata*	*Monterey Pine*	39	2	Poor vigor and lot of deadwood	Preserve		Heritage
112	*Quercus alba*	*White Oak*	26	3	Young tree; excellent health	Preserve		Heritage
113	*Liriodendron tulipifera*	*Tulip Tree*	19	2	Under stress	Preserve		Heritage
114	*Sequoia sempervirens*	*Redwood*	12	3	Young healthy tree; potentially over watered	Preserve		Non-heritage
115	*Sequoia sempervirens*	*Redwood*	18	3	Young healthy tree; potentially over watered	Preserve		Heritage
116	*Liriodendron tulipifera*	*Tulip Tree*	15	3	Stressed; potentially over watered	Preserve		Heritage
117	*Malus floribunda*	*Crab Apple*	6	3	Young tree; excellent health	Preserve		Non-heritage
118	*Betula pendula*	*White Birch*	9	3	Healthy vigor and structure	Preserve		Non-heritage
119	*Betula pendula*	*White Birch*	10	3	Heavy on the ends; good health	Preserve		Non-heritage
120	*Pinus radiata*	*Monterey Pine*	52	2	Removal recommended; very large tree close to parking garage; poor structure and potentially presents a risk of failure. Has lost large limbs. Mitigation: Significantly reduce branch end weight through pruning and monitor.	Mitigation	Structural/Health	Heritage
121	*Pinus radiata*	*Monterey Pine*	36	2	Canopy thinning	Preserve		Heritage

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
122	*Pinus radiata*	*Monterey Pine*	30	3	Healthy tree. Leaning significantly towards the street.	Preserve		Heritage
123	*Pinus radiata*	*Monterey Pine*	30	2	Canopy thinning, with a large amount of deadwood.	Preserve		Heritage
124	*E. sideroxylon*	*Red Ironbark*	29	2	Removal recommended; very large tree close to buildings; poor structure and presents a risk of failure. Mitigation: Significantly reduce branch end weight through pruning and monitor.	Mitigation	Structural/Health	Heritage
125	*Liriodendron tulipifera*	*Tulip Tree*	20	3	Large healthy tree, heavy ended	Preserve		Heritage
126	*Liriodendron tulipifera*	*Tulip Tree*	17	3	Large healthy tree, heavy ended	Preserve		Heritage
127	*Liriodendron tulipifera*	*Tulip Tree*	19	3	Large healthy tree, heavy ended	Preserve		Heritage
128	*Liriodendron tulipifera*	*Tulip Tree*	14	2	Removal recommended; young tree; may be receiving to much water	Remove	Structural/Health	Non-heritage
129	*Sequoia sempervirens*	*Redwood*	17	4	Healthy trees, lots of crossing branches	Preserve		Heritage
130	*Sequoia sempervirens*	*Redwood*	23	4	Healthy trees, lots of crossing branches	Preserve		Heritage
131	*Sequoia sempervirens*	*Redwood*	13	4	Healthy trees, lots of crossing branches	Preserve		Non-heritage
132	*Sequoia sempervirens*	*Redwood*	18	4	Healthy trees, lots of crossing branches	Preserve		Heritage

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
133	*Sequoia sempervirens*	*Redwood*	19	4	Healthy trees, lots of crossing branches	Preserve		Heritage
134	*Sequoia sempervirens*	*Redwood*	39	4	Healthy trees, lots of crossing branches	Preserve		Heritage
135	*Sequoia sempervirens*	*Redwood*	34	3	Healthy trees, being over watered	Preserve		Heritage
136	*Sequoia sempervirens*	*Redwood*	41	3	Healthy trees, being over watered	Preserve		Heritage
137	*Cinnamomum camphora*	*Camphor*	16	3	Young healthy tree	Preserve		Heritage
138	*Sequoia sempervirens*	*Redwood*	37	3	Large healthy tree, good vigor and structure	Preserve		Heritage
139	*Sequoia sempervirens*	*Redwood*	27	3	Large healthy tree, good vigor and structure	Preserve		Heritage
140	*Betula pendula*	*White Birch*	12	3	Healthy tree, overcrowded by Redwood	Preserve		Non-heritage
141	*Betula pendula*	*White Birch*	11	3	Healthy tree, overcrowded by Redwood	Preserve		Non-heritage
142	*Betula pendula*	*White Birch*	13	3	Healthy tree, overcrowded by Redwood	Preserve		Non-heritage
143	*Sequoia sempervirens*	*Redwood*	15	3	Young tree, seems to be browning due to overcrowding and possibly too much water	Preserve		Heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
144	*Sequoia sempervirens*	*Redwood*	15	3	Young tree, seems to be browning due to overcrowding and possibly too much water	Preserve		Heritage
145	*Sequoia sempervirens*	*Redwood*	14	3	Young tree, seems to be browning due to overcrowding and possibly too much water	Preserve		Non-heritage
146	*Sequoia sempervirens*	*Redwood*	14	3	Young tree, seems to be browning due to overcrowding and possibly too much water	Preserve		Non-heritage
147	*Sequoia sempervirens*	*Redwood*	19	3	Young tree, seems to be browning due to overcrowding and possibly too much water	Preserve		Heritage
148	*Sequoia sempervirens*	*Redwood*	30	3	Young tree, seems to be browning due to overcrowding and possibly too much water	Preserve		Heritage
149	*Sequoia sempervirens*	*Redwood*	6	2	Removal recommended; small; overcrowded and declining; should be removed to allow others to grow. Mitigation: Remove deadwood and monitor	Mitigation	Structural/Health	Non-heritage
150	*Sequoia sempervirens*	*Redwood*	15	3	Good Health and vigor	Preserve		Heritage
151	*Betula pendula*	*White Birch*	10	3	Good Health and vigor	Preserve		Non-heritage
152	*Betula pendula*	*White Birch*	9	3	Overcrowded and poor structure	Preserve		Non-heritage
153	*Betula pendula*	*White Birch*	14	3	Overcrowded and poor structure	Preserve		Non-heritage
154	*Sequoia sempervirens*	*Redwood*	14	3	Good health, vigor and structure	Preserve		Non-heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
155	*Sequoia sempervirens*	*Redwood*	19	3	Good health, vigor and structure	Preserve		Heritage
156	*Sequoia sempervirens*	*Redwood*	18	3	Good health, vigor and structure	Preserve		Heritage
157	*Sequoia sempervirens*	*Redwood*	16	3	Good health, vigor and structure	Preserve		Heritage
158	*Pinus radiata*	*Monterey Pine*	24	2	Trees in decline; thin and heavy on ends	Preserve		Heritage
159	*Pinus radiata*	*Monterey Pine*	39	2	Trees in decline; thin and heavy on ends	Preserve		Heritage
160	*Quercus ilex*	*Holly Oak*	11	3	Canopy seems thin	Preserve		Non-heritage
161	*Sequoia sempervirens*	*Redwood*	24	2	Has included bark but good health	Preserve		Heritage
162	*Sequoia sempervirens*	*Redwood*	12	2	Tree is in decline	Preserve		Non-heritage
163	*Sequoia sempervirens*	*Redwood*	10	2	Tree is in decline	Preserve		Non-heritage
164	*Quercus ilex*	*Holly Oak*	9	2	Tree has lots of water spots, and is stressed	Preserve		Non-heritage
165	*Pinus radiata*	*Monterey Pine*	39	2	Removal recommended; tree has potential for failure and has lost large limbs in the past, poor structure indicates it will lose more. Mitigation: Significantly reduce branch end weight through pruning, remove large limb over Eastridge Ave. and monitor.	Mitigation	Structural/Health	Heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
166	*Pinus radiata*	*Monterey Pine*	36	2	Removal recommended; tree has large potential for failure and has lost large limbs in the past, poor structure indicates it will lose more. Mitigation: Significantly reduce branch end weight through pruning install cable and monitor.	Mitigation	Structural/Health	Heritage
167	*Betula pendula*	*White Birch*	6	3	Healthy young trees	Preserve		Non-heritage
168	*Juniperus chinensis*	*Juniper*	9	3	Healthy young trees	Preserve		Non-heritage
169	*Liquidambar styraciflua*	*Liquidambar*	10	3	Healthy young trees	Preserve		Non-heritage
170	*Platanus hispanica*	*Sycamore*	12	2	Removal recommended; health is fair, but overcrowded and one-sided. Poor structure dominated by neighboring pine.	Remove	Structural/Health	Non-heritage
171	*Platanus hispanica*	*Sycamore*	8	2	Healthy vigor and structure, but overcrowded and one-sided	Preserve		Non-heritage
172	*Platanus hispanica*	*Sycamore*	9	2	Healthy vigor and structure, but overcrowded and one-sided	Preserve		Non-heritage
173	*Platanus hispanica*	*Sycamore*	8	2	Healthy vigor and structure, but overcrowded and one-sided	Preserve		Non-heritage
174	*Platanus hispanica*	*Sycamore*	10	2	Healthy vigor and structure, but overcrowded and one-sided	Preserve		Non-heritage
175	*Platanus hispanica*	*Sycamore*	10	2	Healthy vigor and structure, but overcrowded and one-sided	Preserve		Non-heritage
176	*Prunus cerasifera*	*Plum*	6	3	Good health, but poor structure	Preserve		Non-heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
177	*Pinus radiata*	*Monterey Pine*	30	2	Removal recommended; tree is growing directly against the building and is causing damage to foundation and pipes	Remove	Structural/Health	Heritage
178	*Prunus cerasifera*	*Plum*	6	3	Good health, but poor structure	Preserve		Non-heritage
179	*Platanus hispanica*	*Sycamore*	10	3	Very thin due to overcrowding	Preserve		Non-heritage
180	*Platanus hispanica*	*Sycamore*	12	3	Tree is overgrown due to crowding	Preserve		Non-heritage
181	*Platanus hispanica*	*Sycamore*	12	3	Tree is overgrown due to crowding	Preserve		Non-heritage
182	*Platanus hispanica*	*Sycamore*	12	3	Tree is overgrown due to crowding	Preserve		Non-heritage
183	*Platanus hispanica*	*Sycamore*	12	3	Tree is overgrown due to crowding	Preserve		Non-heritage
184	*Platanus hispanica*	*Sycamore*	10	3	Tree is overgrown due to crowding	Preserve		Non-heritage
185	*Platanus hispanica*	*Sycamore*	12	3	Tree is overgrown due to crowding	Preserve		Non-heritage
186	*Cinnamomum camphora*	*Camphor*	10	2.5	Fair health; canopy is thin	Preserve		Non-heritage
187	*Cinnamomum camphora*	*Camphor*	11	2.5	Fair health; canopy is thin	Preserve		Non-heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
188	*Cinnamomum camphora*	*Camphor*	12	2.5	Fair health; canopy is thin	Preserve		Non-heritage
189	*Cinnamomum camphora*	*Camphor*	13	2.5	Fair health; canopy is thin	Preserve		Non-heritage
190	*Cinnamomum camphora*	*Camphor*	12	2.5	Fair health; canopy is thin	Preserve		Non-heritage
191	*Cinnamomum camphora*	*Camphor*	11	2.5	Fair health; canopy is thin	Preserve		Non-heritage
192	*Pinus radiata*	*Monterey Pine*	32	2	Removal recommended; showing potential for failure; causing damage to walkways and posing a danger to residents. Mitigation: Significantly reduce branch end weight through pruning and monitor.	Mitigation	Structural/Health	Heritage
193	*Pinus radiata*	*Monterey Pine*	34	2	Removal recommended; showing potential for failure; causing damage to walkways and posing a danger to residents. Mitigation: Significantly reduce branch end weight through pruning and monitor.	Mitigation	Structural/Health	Heritage
194	*Platanus hispanica*	*Sycamore*	15	3	Healthy tree, but overcrowded	Preserve		Heritage
195	*Platanus hispanica*	*Sycamore*	15	3	Tree is overgrown and very one-sided	Preserve		Heritage
196	*Platanus hispanica*	*Sycamore*	13	3	Tree is overgrown and very one-sided	Preserve		Non-heritage
197	*Platanus hispanica*	*Sycamore*	15	3	Tree is overgrown and very one-sided	Preserve		Heritage
198	*Platanus hispanica*	*Sycamore*	16	3	Tree is overgrown and very one-sided	Preserve		Heritage

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
199	*Platanus hispanica*	*Sycamore*	17	3	Tree is overgrown and very one-sided	Preserve		Heritage
200	*Platanus hispanica*	*Sycamore*	17	3	Tree is overgrown and very one-sided	Preserve		Heritage
201	*Pittosporum eugenioides*	*Pittosporum*	10	3	Lots of crossing and dead branches	Preserve		Non-heritage
202	*Pittosporum eugenioides*	*Pittosporum*	10	3	Lots of crossing and dead branches	Preserve		Non-heritage
203	*Platanus hispanica*	*Sycamore*	19	3	Removal recommended; high potential risk tree; significant lean, overgrown and is causing damage to pipes and foundation; very poor structure, with pruning risk can be somewhat mitigated	Mitigation	Structural/Health	Heritage
204	*Platanus hispanica*	*Sycamore*	18	3	Removal recommended; high potential risk tree; significant lean, overgrown and is causing damage to pipes and foundation; very poor structure, with pruning risk can be somewhat mitigated	Mitigation	Structural/Health	Heritage
205	*E. sideroxylon*	*Red Ironbark*	18	2	Removal recommended; high risk tree; significant lean, overgrown and may damage building; very poor structure and has had numerous limb failures; located near walkways and poses a danger to residents. Mitigation: Significantly reduce branch end weight through pruning and monitor.	Mitigation	Structural/Health	Heritage
206	*E. sideroxylon*	*Red Ironbark*	19	2	Removal recommended; high risk tree; significant lean, overgrown and may damage building; very poor structure and has had numerous limb failures; located near walkways and poses a danger to residents	Remove	Structural/Health	Heritage
207	*Prunus caroliniana*	*Carolina Cherry*	9	3	Healthy tree, but heavy ended	Preserve		Non-heritage
208	*Cinnamomum camphora*	*Camphor*	15	3	Healthy tree, but heavy ended	Preserve		Heritage
209	*Magnolia grandiflora*	*Magnolia*	14	3	Good health, vigor and structure	Preserve		Non-heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
210	*Prunus cerasifera*	*Plum*	10	3	Good health, very poor structure	Preserve		Non-heritage
211	*Magnolia grandiflora*	*Magnolia*	9	1	Removal recommended; dead nearly dead	Remove	Structural/Health	Non-heritage
212	*Magnolia grandiflora*	*Magnolia*	10	1	Removal recommended; tree shows large amounts of die back; declining due to lack of light and overcrowding	Remove	Structural/Health	Non-heritage
213	*Prunus cerasifera*	*Plum*	10	3	Good health; but overcrowded and overgrown	Preserve		Non-heritage
214	*Platanus hispanica*	*Sycamore*	18	2	Removal recommended; tree is one-sided; overgrown and lifting the sidewalk; located too close to building and will soon cause damage to foundation. Mitigation: Prune away from building and monitor.	Mitigation	Structural/Health	Heritage
215	*Platanus hispanica*	*Sycamore*	14	2	Removal recommended; tree is one-sided; overgrown and lifting the sidewalk; located too close to building and will soon cause damage to foundation. Mitigation: Prune away from building and monitor.	Mitigation	Structural/Health	Non-heritage
216	*Platanus hispanica*	*Sycamore*	15	2	Removal recommended; tree is one-sided; overgrown and lifting the sidewalk; located too close to building and will soon cause damage to foundation. Mitigation: Prune away from building and monitor.	Mitigation	Structural/Health	Heritage
217	*Platanus hispanica*	*Sycamore*	11	2	Removal recommended; tree is one-sided; overgrown and lifting the sidewalk; located too close to building and will soon cause damage to foundation. Mitigation: Prune away from building and monitor.	Mitigation	Structural/Health	Non-heritage
218	*Platanus hispanica*	*Sycamore*	20	2	Removal recommended; tree is one-sided; overgrown and lifting the sidewalk; located too close to building and will soon cause damage to foundation. Mitigation: Prune away from building and monitor.	Mitigation	Structural/Health	Heritage
219	*Prunus cerasifera*	*Plum*	6	1	Removal recommended; poor structure, canopy looks poor; not aesthetically pleasing.	Remove	Structural/Health	Non-heritage
220	*Prunus cerasifera*	*Plum*	12	2	Healthy and vigorous; fair structure	Preserve		Non-heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
221	*Ulmus parvifolia*	*Chinese Elm*	10	3	Healthy and vigorous; but very heavy ends	Preserve		Non-heritage
222	*Ulmus parvifolia*	*Chinese Elm*	15	3	Health and vigorous; but very heavy ends	Preserve		Heritage
223	*Ulmus parvifolia*	*Chinese Elm*	11	3	Healthy and vigorous; but very heavy ends	Preserve		Non-heritage
224	*Ulmus parvifolia*	*Chinese Elm*	11	3	Healthy and vigorous; but very heavy ends	Preserve		Non-heritage
225	*Platanus hispanica*	*Sycamore*	21	3	Tree is healthy; but overgrown	Preserve		Heritage
226	*Platanus hispanica*	*Sycamore*	17	3	Tree is healthy; but overgrown	Preserve		Heritage
227	*Platanus hispanica*	*Sycamore*	8	1	Removal recommended; overcrowded, and poor structure; should be removed so others can grow. Mitigation: Prune and monitor.	Mitigation	Structural/Health	Non-heritage
228	*Platanus hispanica*	*Sycamore*	22	3	Healthy tree with long heavy branches	Preserve		Heritage
229	*Platanus hispanica*	*Sycamore*	21	3	Healthy tree with long heavy branches	Preserve		Heritage
230	*Platanus hispanica*	*Sycamore*	10	1	Removal recommended; overcrowded, and poor structure; should be removed so others can grow. Mitigation: Prune and monitor.	Mitigation	Structural/Health	Non-heritage
231	*Platanus hispanica*	*Sycamore*	16	3	Large healthy tree	Preserve		Heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
232	*Platanus hispanica*	*Sycamore*	19	3	Large healthy tree	Preserve		Heritage
233	*Quercus lobata*	*Valley Oak*	11	3	Young healthy tree; one-sided, due to overcrowding	Preserve		Heritage
234	*Quercus lobata*	*Valley Oak*	10	3	Young healthy tree; one-sided, due to overcrowding	Preserve		Heritage
235	*Quercus lobata*	*Valley Oak*	10	3	Young healthy tree; one-sided, due to overcrowding	Preserve		Heritage
236	*Prunus caroliniana*	*Carolina Cherry*	9	2	Removal recommended; overcrowded, and poor structure; should be removed so others can grow. Mitigation: Prune and monitor.	Mitigation	Structural/Health	Non-heritage
237	*Liriodendron tulipifera*	*Tulip Tree*	19	3	Healthy tree, but has heavy ends	Preserve		Heritage
238	*Liriodendron tulipifera*	*Tulip Tree*	15	3	Healthy tree, but has heavy ends	Preserve		Heritage
239	*Liriodendron tulipifera*	*Tulip Tree*	13	3	Healthy tree, but has heavy ends	Preserve		Non-heritage
240	*Liriodendron tulipifera*	*Tulip Tree*	13	2	Removal recommended; bad case of included bark; located too close to drain and is causing damage to pipes.	Remove	Structural/Health	Non-heritage
241	*Betula pendula*	*White Birch*	8		Tree died, removed summer of 2013			
242	*Betula pendula*	*White Birch*	6		Tree died, removed summer of 2013			

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
243	*Pyrus kawakamii*	*Evergreen Pear*	9	3	Healthy, but overgrown	Preserve		Non-heritage
244	*Pyrus kawakamii*	*Evergreen Pear*	10	3	Healthy, but overgrown	Preserve		Non-heritage
245	*Pyrus kawakamii*	*Evergreen Pear*	8	3	Healthy, but overgrown	Preserve		Non-heritage
246	*Ulmus parvifolia*	*Chinese Elm*	17	3	Healthy tree, poor structure	Preserve		Heritage
247	*Pyrus kawakamii*	*Evergreen Pear*	10	3	Good health and vigor, poor structure	Preserve		Non-heritage
248	*Pinus pinea*	*Stone Pine*	32	4	Healthy tree, but heavy on ends	Preserve		Heritage
249	*Pinus pinea*	*Stone Pine*	29	4	Healthy tree, but heavy on ends	Preserve		Heritage
250	*Liriodendron tulipifera*	*Tulip Tree*	15	3	Healthy tree; good structure, ends are weighted	Preserve		Heritage
251	*Liriodendron tulipifera*	*Tulip Tree*	9	3	Healthy tree, good structure, ends are weighted	Preserve		Non-heritage
252	*Liriodendron tulipifera*	*Tulip Tree*	12	3	Healthy tree, good structure, ends are weighted	Preserve		Non-heritage
253	*Liriodendron tulipifera*	*Tulip Tree*	11	3	Healthy tree, good structure, ends are weighted	Preserve		Non-heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
254	*Liriodendron tulipifera*	*Tulip Tree*	10	2	Tree looks better since last evaluation, continue to monitor	Preserve		Non-heritage
255	*Quercus lobata*	*Valley Oak*	36	3	Old healthy tree; heavy on one side	Preserve		Heritage
256	*Platanus hispanica*	*Sycamore*	18	3	Large healthy tree; good structure	Preserve		Heritage
257	*Platanus hispanica*	*Sycamore*	9	2	Removal recommended; small overcrowded tree with poor structure; should be removed to allow others to grow. Mitigation: Prune and monitor.	Mitigation	Structural/Health	Non-heritage
258	*Platanus hispanica*	*Sycamore*	14	3	Healthy tree with long ends	Preserve		Non-heritage
259	*Platanus hispanica*	*Sycamore*	15	3	Healthy tree with long ends	Preserve		Heritage
260	*Platanus hispanica*	*Sycamore*	10	2	Removal recommended; small overcrowded tree with poor structure; should be removed to allow others to grow. Mitigation: Prune and monitor.	Mitigation	Structural/Health	Non-heritage
261	*Platanus hispanica*	*Sycamore*	7	2	Removal recommended; small overcrowded tree with poor structure; should be removed to allow others to grow. Mitigation: Prune and monitor.	Mitigation	Structural/Health	Non-heritage
262	*Platanus hispanica*	*Sycamore*	15	3	Healthy tree overcrowding others	Preserve		Heritage
263	*Platanus hispanica*	*Sycamore*	8	2	Removal recommended; small overcrowded tree with poor structure; should be removed to allow others to grow. Mitigation: Prune and monitor.	Mitigation	Structural/Health	Non-heritage
264	*Pinus radiata*	*Monterey Pine*	28	3	Removal recommended; located too close to building and is causing damage to the foundation, pipes, and walkways. Mitigation: Prune away from building and monitor.	Mitigation	Structural/Health	Heritage

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
265	*Platanus hispanica*	*Sycamore*	20	3	Healthy tree one-sided due to crowding	Preserve		Heritage
266	*Platanus hispanica*	*Sycamore*	15	3	Healthy tree one-sided due to crowding	Preserve		Heritage
267	*Platanus hispanica*	*Sycamore*	15	3	Healthy tree one-sided due to crowding	Preserve		Heritage
268	*Prunus cerasifera*	*Plum*	8	3	Healthy tree one-sided due to crowding	Preserve		Non-heritage
269	*Platanus hispanica*	*Sycamore*	18	3	Removal recommended; showing signs of trunk decay; lifting sidewalk. Mitigation: Prune and monitor.	Mitigation	Structural/Health	Heritage
270	*Platanus hispanica*	*Sycamore*	14	3	Some trunk decay	Preserve		Non-heritage
271	*Platanus hispanica*	*Sycamore*	14	3	Large tree one-sided	Preserve		Non-heritage
272	*Platanus hispanica*	*Sycamore*	15	3	Large tree with one sided canopy. Is causing significant damage to hardscape.	Remove	Structural/Health	Heritage
273	*Prunus cerasifera*	*Plum*	8	3	Healthy tree, but overcrowded with poor structure	Preserve		Non-heritage
274	*Platanus hispanica*	*Sycamore*	15	3	Healthy tree, but overgrown	Preserve		Heritage
275	*Platanus hispanica*	*Sycamore*	13	3	Healthy tree, but overgrown	Preserve		Non-heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
276	*Platanus hispanica*	*Sycamore*	14	3	Healthy tree, but overgrown	Preserve		Non-heritage
277	*Pinus radiata*	*Monterey Pine*	31	2	Showing signs of decline	Preserve		Heritage
278	*Sequoia sempervirens*	*Redwood*	25	3	Young healthy tree; a little overcrowded	Preserve		Heritage
279	*Sequoia sempervirens*	*Redwood*	25	3	Young healthy tree; a little overcrowded	Preserve		Heritage
280	*Sequoia sempervirens*	*Redwood*	22	3	Young healthy tree, a little overcrowded	Preserve		Heritage
281	*Sequoia sempervirens*	*Redwood*	19	3	Young healthy tree, a little overcrowded	Preserve		Heritage
282	*Sequoia sempervirens*	*Redwood*	20	3	Young healthy tree, a little overcrowded	Preserve		Heritage
283	*Sequoia sempervirens*	*Redwood*	18	3	Young healthy tree, a little overcrowded	Preserve		Heritage
284	*Sequoia sempervirens*	*Redwood*	7	1	Removal recommended; small overcrowded tree; should be removed to allow others to grow. Mitigation: Purne and monitor.	Mitigation	Structural/Health	Non-heritage
285	*Platanus hispanica*	*Sycamore*	17	3	Tree health good, lifting & cracking sidewalk. Located too close to the hardscape for mitigation	Remove	Structural/Health	Heritage
286	*Platanus hispanica*	*Sycamore*	14	3	Healthy tree with good structure, but lifting sidewalk	Preserve		Non-heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
287	*Platanus hispanica*	*Sycamore*	15	3	Healthy tree with good structure, but lifting sidewalk	Preserve		Heritage
288	*Platanus hispanica*	*Sycamore*	11	3	Healthy tree with good structure, but lifting sidewalk	Preserve		Non-heritage
289	*Platanus hispanica*	*Sycamore*	15	3	Healthy tree with good structure, but lifting sidewalk	Preserve		Heritage
290	*Prunus cerasifera*	*Plum*	6	3	Young healthy tree, but overcrowded	Preserve		Non-heritage
291	*Prunus cerasifera*	*Plum*	10	3	Young healthy tree, but overcrowded	Preserve		Non-heritage
292	*Quercus lobata*	*Valley Oak*	29	3	Removal recommended; growing into parking garage and could cause damage to the structure. Mitigation: Prune away from structure to extent possible and monitor.	Mitigation	Structural/Health	Heritage
293	*Platanus hispanica*	*Sycamore*	13	2	Showing signs of die back	Preserve		Non-heritage
294	*Acacia melanoxylon*	*Acacia*	17	1	Removal recommended; tree has lost large limbs in the past and structure shows it will lose many more in the future; is a danger to residents.	Remove	Structural/Health	Heritage
295	*Acacia melanoxylon*	*Acacia*	21	1	Removal recommended; tree has lost large limbs in the past and structure shows it will lose many more in the future; is a danger to residents.	Remove	Structural/Health	Heritage
296	*Eucalyptus spp.*	*Gum*	22	2	Removal recommended; poor structure; tree has very few branches due to overcrowding and is too close to building; removal will allow for planting of a more suitable species.	Remove	Structural/Health	Heritage
297	*Eucalyptus spp.*	*Gum*	16	2	Removal recommended; poor structure; tree has very few branches due to overcrowding and is too close to building; removal will allow for planting of a more suitable species.	Remove	Structural/Health	Heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
298	*Pinus radiata*	*Monterey Pine*	28	2	Removal recommended; has a heavy lean over parking garage and is at risk of failure.	Remove	Structural/Health	Heritage
299	*Pinus radiata*	*Monterey Pine*	35	2	Removal recommended; has a bad lean and could fail; located far too close to drain and is causing damage to pipes and walkways. Mitigation: Significantly reduce branch end weight through pruning, take additional weight off of the West side and monitor.	Mitigation	Structural/Health	Heritage
300	*Pinus radiata*	*Monterey Pine*	22	2	Healthy tree, minor deadwood	Preserve		Heritage
301	*Pinus radiata*	*Monterey Pine*	26	2	Healthy tree, minor deadwood	Preserve		Heritage
302	*Ulmus parvifolia*	*Chinese Elm*	12	2	Removal recommended; healthy tree with a significant lean; showing signs of uprooting. Mitigation: Prune to reduce end weight and monitor.	Mitigation	Structural/Health	Non-heritage
303	*Ulmus parvifolia*	*Chinese Elm*	14	3	Tree is healthy, but heavy ended	Preserve		Non-heritage
304	*Betula pendula*	*White Birch*	11	3	Healthy tree, a little overcrowded; needs structure	Preserve		Non-heritage
305	*Betula pendula*	*White Birch*	11	3	Healthy tree, a little overcrowded; needs structure	Preserve		Non-heritage
306	*Betula pendula*	*White Birch*	10	3	Healthy tree, a little overcrowded; needs structure	Preserve		Non-heritage
307	*Betula pendula*	*White Birch*	12	3	Healthy tree, a little overcrowded; needs structure	Preserve		Non-heritage
308	*Platanus hispanica*	*Sycamore*	18	3	Healthy tree; but overgrown on garage side	Preserve		Heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
309	*Platanus hispanica*	*Sycamore*	12	3	Healthy tree, but overgrown	Preserve		Non-heritage
310	*Platanus hispanica*	*Sycamore*	11	3	Healthy tree, but overgrown	Preserve		Non-heritage
311	*Platanus hispanica*	*Sycamore*	12	3	Healthy tree, but overgrown	Preserve		Non-heritage
312	*Platanus hispanica*	*Sycamore*	15	3	Healthy tree, but overgrown	Preserve		Heritage
313	*Platanus hispanica*	*Sycamore*	9	3	Healthy tree, but overgrown	Preserve		Non-heritage
314	*Platanus hispanica*	*Sycamore*	15	3	Healthy tree, but overgrown	Preserve		Heritage
315	*Quercus douglassi*	*Blue Oak*	27	2	Removal recommended; tree is overcrowded and growing into parking structure. Has large dead decaying limb.	Remove	Structural/Health	Heritage
316	*Quercus douglassi*	*Blue Oak*	33	2	Good health; but shows signs of trunk decay	Preserve		Heritage
317	*Platanus hispanica*	*Sycamore*	15	3	Large healthy tree, but overcrowded; ends of branches need reduction	Preserve		Heritage
318	*Platanus hispanica*	*Sycamore*	16	3	Large healthy tree, but overcrowded; ends of branches need reduction	Preserve		Heritage
319	*Platanus hispanica*	*Sycamore*	17	3	Large healthy tree, but overcrowded; ends of branches need reduction	Preserve		Heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
320	*Platanus hispanica*	*Sycamore*	21	3	Large healthy tree, but overcrowded; ends of branches need reduction	Preserve		Heritage
321	*Betula pendula*	*White Birch*	5	2	Young tree, over crowded	Preserve		Non-heritage
322	*Betula pendula*	*White Birch*	10	3	Young tree, over crowded	Preserve		Non-heritage
323	*Betula pendula*	*White Birch*	6	3	Young tree, over crowded	Preserve		Non-heritage
324	*E. polyanthemos*	*Silver Dollar Eucalyptus*	20	2	Removal recommended; tree has been topped in the past, therefore attachments are poor; located over a walkway and is a danger to residents. Mitigation: Significantly reduce branch end weight through pruning and monitor.	Mitigation	Structural/Health	Heritage
325	*E. polyanthemos*	*Silver Dollar Eucalyptus*	22	2	Removal recommended; tree has been topped in the past, therefore attachments are poor; located over a walkway and is a danger to residents. Mitigation: Significantly reduce branch end weight through pruning and monitor.	Mitigation	Structural/Health	Heritage
326	*Betula pendula*	*White Birch*	9	3	Healthy tree, but overgrown	Preserve		Non-heritage
327	*Betula pendula*	*White Birch*	6	3	Healthy tree, but overgrown	Preserve		Non-heritage
328	*Betula pendula*	*White Birch*	6	3	Healthy tree, but overgrown	Preserve		Non-heritage
329	*Betula pendula*	*White Birch*	6	3	Healthy tree, but overgrown	Preserve		Non-heritage
330	*Betula pendula*	*White Birch*	7	3	Healthy tree; heavy ends	Preserve		Non-heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
331	*Betula pendula*	*White Birch*	10	3	Healthy tree; heavy ends	Preserve		Non-heritage
332	*Betula pendula*	*White Birch*	11	3	Healthy tree; heavy ends	Preserve		Non-heritage
333	*Betula pendula*	*White Birch*	12	3	Healthy tree; heavy ends	Remove	Construction	Non-heritage
334	*E. polyanthemos*	*Silver Dollar Eucalyptus*	10	2	Removal recommended; poorly structured tree, has been topped; recommend starting over with a new tree	Remove	Structural/Health	Non-heritage
335	*Fraxinus uhdei*	*Shamel Ash*	14	2	Thin tree due to building clearance	Preserve		Non-heritage
336	*Fraxinus uhdei*	*Shamel Ash*	12	1	Thin tree due to building clearance	Preserve		Non-heritage
337	*Fraxinus uhdei*	*Shamel Ash*	23	1	Thin tree due to building clearance	Preserve		Heritage
338	*Fraxinus uhdei*	*Shamel Ash*	20	1	Thin tree due to building clearance	Preserve		Heritage
339	*Fraxinus uhdei*	*Shamel Ash*	17	1	Thin tree due to building clearance	Preserve		Heritage
340	*Fraxinus uhdei*	*Shamel Ash*	17	1	Thin tree due to building clearance	Preserve		Heritage
341	*Sequoia sempervirens*	*Redwood*	12	2	Young healthy tree	Preserve		Non-heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
342	*Pinus radiata*	*Monterey Pine*	42	2	Removal recommended; tree is in decline; too large for its location and is lifting sidewalk; falling cones pose a danger over the pool area. Broken branch resting on roof of bldg. Q	Remove	Structural/Health	Heritage
343	*Pinus radiata*	*Monterey Pine*	27	2	Removal recommended; tree is in decline; too large for its location and is lifting sidewalk; falling cones pose a danger over the pool area; too close to building and causing damage to foundation and pipes. Mitigation: Significantly reduce branch end weight through pruning and monitor.	Mitigation	Structural/Health	Heritage
344	*Pinus radiata*	*Monterey Pine*	27	2	Removal recommended; tree is in decline; too large for its location and is lifting sidewalk; falling cones pose a danger over the pool area; too close to building and causing damage to foundation and pipes. Mitigation: Significantly reduce branch end weight through pruning and monitor.	Mitigation	Structural/Health	Heritage
345	*Pyrus kawakamii*	*Evergreen Pear*	7	3	Young healthy tree; needs end-weight reduction	Preserve		Non-heritage
346	*Pyrus calleryana*	*Bradford Pear*	8	3	Young healthy tree; needs end-weight reduction	Preserve		Non-heritage
347	*Prunus cerasifera*	*Plum*	4	3	Young healthy tree; needs end-weight reduction	Preserve		Non-heritage
348	*Prunus cerasifera*	*Plum*	4	3	Young healthy tree; needs end-weight reduction	Preserve		Non-heritage
349	*Pyrus kawakamii*	*Evergreen Pear*	9	3	Young healthy tree; needs end-weight reduction	Preserve		Non-heritage
350	*Fraxinus uhdei*	*Shamel Ash*	18	1	Removal recommended; Tree is heavy on the ends due to building clearance	Remove	Structural/Health	Heritage
351	*Fraxinus uhdei*	*Shamel Ash*	28	1	Removal recommended; Tree is heavy on the ends due to building clearance	Remove	Structural/Health	Heritage
352	*Fraxinus uhdei*	*Shamel Ash*	15	1	Removal recommended; Tree is heavy on the ends due to building clearance	Remove	Structural/Health	Heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
353	*Fraxinus uhdei*	*Shamel Ash*	15	1	Removal recommended; Tree is heavy on the ends due to building clearance	Remove	Structural/Health	Heritage
354	*Fraxinus uhdei*	*Shamel Ash*	25	1	Removal recommended; Tree is heavy on the ends due to building clearance	Remove	Structural/Health	Heritage
355	*Fraxinus uhdei*	*Shamel Ash*	17	1	Removal recommended; Tree is heavy on the ends due to building clearance	Remove	Structural/Health	Heritage
356	*Pinus radiata*	*Monterey Pine*	35	2	Removal recommended; tree is much too large for its location and is damaging sidewalk, pipes, and garage; poses a danger to residents	Remove	Structural/Health	Heritage
357	*Betula pendula*	*White Birch*	7	3	Young healthy tree	Preserve		Non-heritage
358	*Betula pendula*	*White Birch*	10	3	Young healthy tree	Preserve		Non-heritage
359	*Betula pendula*	*White Birch*	9	3	Young healthy tree	Preserve		Non-heritage
360	*Betula pendula*	*White Birch*	11	3	Good health and vigor, however heavy on tops	Preserve		Non-heritage
361	*Betula pendula*	*White Birch*	11	3	Good health and vigor, however heavy on tops	Preserve		Non-heritage
362	*Betula pendula*	*White Birch*	9	3	Good health and vigor, however heavy on tops	Preserve		Non-heritage
363	*Betula pendula*	*White Birch*	6	3	Good health and vigor, however heavy on tops	Preserve		Non-heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
364	*Betula pendula*	*White Birch*	10	3	Good health and vigor, however heavy on tops	Preserve		Non-heritage
365	*Quercus alba*	*White Oak*	21	3	Healthy tree, however, looks thin	Preserve		Heritage
366	*Quercus alba*	*White Oak*	21	3	Removal recommended; healthy tree, however it is growing into the building and will soon damage it. Mitigation: Prune away from the building and monitor.	Mitigation	Structural/Health	Heritage
367	*Betula pendula*	*White Birch*	10	1	Removal recommended; Dead top, poor structure	Remove	Structural/Health	Non-heritage
368	*Betula pendula*	*White Birch*	9	3	Healthy tree, needs structure	Preserve		Non-heritage
369	*Betula pendula*	*White Birch*	6	2	Removal recommeded; Good health, but heavy competiton from stone pines, overcrowded.	Remove	Structural/Health	Non-heritage
370	*Betula pendula*	*White Birch*	9	2	Removal recommeded; Good health, but heavy competiton from stone pines, overcrowded.	Remove	Structural/Health	Non-heritage
371	*Betula pendula*	*White Birch*	8	2	Removal recommeded; Good health, but heavy competiton from stone pines, overcrowded.	Remove	Structural/Health	Non-heritage
372	*E. polyanthemos*	*Silver Dollar Eucalyptus*	14	2	Removal recommended; tree is a poor example of species, it has been topped in the past and is in a poor location; falling branches pose a danger to residents.	Remove	Structural/Health	Non-heritage
373	*E. polyanthemos*	*Silver Dollar Eucalyptus*	16	2	Removal recommended; tree is a poor example of species, it has been topped in the past and is in a poor location; falling branches pose a danger to residents.	Remove	Structural/Health	Heritage
374	*Betula pendula*	*White Birch*	5	2	Young tree in decline	Preserve		Non-heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
375	*Betula pendula*	*White Birch*	6	2	Removal recommended; Young tree in decline, very thin top	Remove	Structural/Health	Non-heritage
376	*Betula pendula*	*White Birch*	6		Tree died, removed summer of 2013			
377	*Liriodendron tulipifera*	*Tulip Tree*	10	3	Healthy tree with significant end-weight	Preserve		Non-heritage
378	*Liriodendron tulipifera*	*Tulip Tree*	11	3	Healthy tree with significant end-weight	Preserve		Non-heritage
379	*Liriodendron tulipifera*	*Tulip Tree*	10	3	Healthy tree with significant end-weight	Preserve		Non-heritage
380	*Betula pendula*	*White Birch*	12	3	Healthy tree with significant end-weight	Preserve		Non-heritage
381	*Betula pendula*	*White Birch*	6	3	Healthy tree with significant end-weight	Preserve		Non-heritage
382	*Betula pendula*	*White Birch*	5	3	Healthy tree with significant end-weight	Preserve		Non-heritage
383	*Betula pendula*	*White Birch*	9	3	Healthy tree with significant end-weight	Preserve		Non-heritage
384	*Sequoia sempervirens*	*Redwood*	31	4	Healthy, well-structured tree	Preserve		Heritage
385	*Sequoia sempervirens*	*Redwood*	21	4	Healthy, well-structured tree	Preserve		Heritage

Arborwell

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
386	*Sequoia sempervirens*	*Redwood*	15	4	Healthy, well-structured tree	Preserve		Heritage
387	*Sequoia sempervirens*	*Redwood*	28	4	Healthy, well-structured tree	Preserve		Heritage
388	*Sequoia sempervirens*	*Redwood*	15	4	Healthy, well-structured tree	Preserve		Heritage
389	*Sequoia sempervirens*	*Redwood*	15	4	Healthy, well-structured tree	Preserve		Heritage
390	*Betula pendula*	*White Birch*	14	0	Removal recommended; tree is dead	Remove	Structural/Health	Non-heritage
391	*Pinus radiata*	*Monterey Pine*	32	2	Removal recommended, tree lost large leader and has a thin canopy	Remove	Structural/Health	Heritage
392	*Platanus hispanica*	*Sycamore*	10	3	Healthy tree, but overgrown and crowded	Preserve		Non-heritage
393	*Platanus hispanica*	*Sycamore*	9	3	Healthy tree, but overgrown and crowded	Preserve		Non-heritage
394	*Platanus hispanica*	*Sycamore*	9	3	Healthy tree, but overgrown and crowded	Preserve		Non-heritage
395	*Platanus hispanica*	*Sycamore*	14	3	Healthy tree, but overgrown and crowded	Preserve		Non-heritage
396	*Platanus hispanica*	*Sycamore*	13	3	Healthy tree, but overgrown and crowded	Preserve		Non-heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
397	*Platanus hispanica*	*Sycamore*	9	3	Healthy tree, but overgrown and crowded	Preserve		Non-heritage
398	*Platanus hispanica*	*Sycamore*	9	3	Healthy tree, but overgrown	Preserve		Non-heritage
399	*Platanus hispanica*	*Sycamore*	9	3	Healthy tree, but overgrown and crowded	Preserve		Non-heritage
400	*Platanus hispanica*	*Sycamore*	14	3	Healthy tree, but overgrown and crowded	Preserve		Non-heritage
401	*Pittosporum eugenioides*	*Pittosporum*	10	3	Good health; has good structure	Preserve		Non-heritage
402	*E.sideroxylon*	*Red Ironbark*	24	3	Removal recommended; much too large for its location; there is a risk of limb failure due to poor structure and is a danger to residents.	Remove	Structural/Health	Heritage
403	*Ulmus parvifolia*	*Chinese Elm*	13	3	Tree is overcrowded by the Euc. behind	Preserve		Non-heritage
404	*Ulmus parvifolia*	*Chinese Elm*	12	2	Removal recommended. Tree is overcrowded by adjacent Eucalyptus. Tree has a lean and poor structure	Remove	Structural/Health	Non-heritage
405	*E. polyanthemos*	*Silver Dollar Eucalyptus*	32	1	Removal recommended; much too large for its location; there is a risk of limb failure due to poor structure and is a danger to residents.	Remove	Structural/Health	Heritage
406	*E. polyanthemos*	*Silver Dollar Eucalyptus*	20	1	Removal recommended; overcrowded; tree has been topped therefore structure is poor and poses a danger to the patios below. Mitigation: Significantly reduce branch end weight through pruning and monitor.	Mitigation	Structural/Health	Heritage
407	*E. polyanthemos*	*Silver Dollar Eucalyptus*	16	1	Removal recommended; overcrowded; tree has been topped therefore structure is poor and poses a danger to the patios below. Mitigation: Significantly reduce branch end weight through pruning and monitor.	Mitigation	Structural/Health	Heritage

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
408	*E. polyanthemos*	*Silver Dollar Eucalyptus*	22	1	Removal recommended; overcrowded; tree has been topped therefore structure is poor and poses a danger to the patios below. Mitigation: Significantly reduce branch end weight through pruning and monitor.	Mitigation	Structural/Health	Heritage
409	*E. polyanthemos*	*Silver Dollar Eucalyptus*	17	1	Removal recommended; overcrowded; tree has been topped therefore structure is poor and poses a danger to the patios below. Mitigation: Significantly reduce branch end weight through pruning and monitor.	Mitigation	Structural/Health	Heritage
410	*Pinus radiata*	*Monterey Pine*	31	2	Removal recommended; tree appears to be in decline and is damaging walkway, creating a trip hazard.	Remove	Structural/Health	Heritage
411	*E.sideroxylon*	*Red Ironbark*	27	2	Removal recommended; much too large for its location; there is a risk of limb failure due to poor structure and is a danger to residents.	Remove	Structural/Health	Heritage
412	*E.sideroxylon*	*Red Ironbark*	31	2	Removal recommended; much too large for its location; there is a risk of limb failure due to poor structure and is a danger to residents.	Remove	Structural/Health	Heritage
413	*Prunus cerasifera*	*Plum*	9	3	Tree is healthy and young	Preserve		Non-heritage
414	*Prunus cerasifera*	*Plum*	10	3	Tree is healthy and young	Preserve		Non-heritage
415	*Pittosporum eugenioides*	*Pittosporum*	10	3	Good health, but overgrown	Preserve		Non-heritage
416	*Pittosporum eugenioides*	*Pittosporum*	10	3	Good health, but overgrown	Preserve		Non-heritage
417	*E. polyanthemos*	*Silver Dollar Eucalyptus*	17	2	Removal recommended; tree is a poor example of species, it has been topped in the past and is in a poor location; falling branches pose a danger to residents.	Remove	Structural/Health	Heritage
418	*Juniperus chinensis*	*Juniper*	10	3	Good health and vigor, though it has a fair amount of deadwood	Remove	Construction	Non-heritage

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
419	*Quercus ilex*	*Holly Oak*	11	4	Tree is one-sided due to overcrowding	Preserve		Non-heritage
420	*Quercus agrifolia*	*Live Oak*	19	2	Tree is overcrowded and thin	Preserve		Heritage
421	*Quercus agrifolia*	*Live Oak*	12	2	Tree is overcrowded and thin	Preserve		Heritage
422	*Pinus radiata*	*Monterey Pine*	33	2	Removal recommended; tree appears to be in decline and is damaging walkway, creating a trip hazard. Mitigation: Remove deadwood and monitor.	Mitigation	Structural/Health	Heritage
423	*Pinus radiata*	*Monterey Pine*	27	2	Tree is well pruned, but a little thin	Preserve		Heritage
424	*Pinus radiata*	*Monterey Pine*	29	2	Tree is well pruned, but a little thin	Preserve		Heritage
425	*Platanus hispanica*	*Sycamore*	10	3	Healthy tree, but branches too long	Preserve		Non-heritage
426	*Platanus hispanica*	*Sycamore*	14	3	Healthy tree, but branches too long	Preserve		Non-heritage
427	*Platanus hispanica*	*Sycamore*	14	3	Healthy tree, but branches too long	Preserve		Non-heritage
428	*Platanus hispanica*	*Sycamore*	9	3	Healthy tree, but branches too long	Preserve		Non-heritage
429	*Platanus hispanica*	*Sycamore*	13	3	Healthy tree, but branches too long	Preserve		Non-heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
430	*Platanus hispanica*	*Sycamore*	11	3	Healthy tree, but branches too long	Preserve		Non-heritage
431	*Platanus hispanica*	*Sycamore*	9	3	Healthy tree, but branches too long	Preserve		Non-heritage
432	*Platanus hispanica*	*Sycamore*	14	3	Healthy tree, but branches too long	Preserve		Non-heritage
433	*Platanus hispanica*	*Sycamore*	18	3	Healthy tree, but branches too long	Preserve		Heritage
434	*Platanus hispanica*	*Sycamore*	16	3	Healthy tree, but branches too long	Preserve		Heritage
435	*Platanus hispanica*	*Sycamore*	14	3	Good health and vigor, in need of structure prune	Preserve		Non-heritage
436	*Platanus hispanica*	*Sycamore*	14	3	Good health and vigor, in need of structure prune	Preserve		Non-heritage
437	*Platanus hispanica*	*Sycamore*	12	3	Good health and vigor, in need of structure prune	Preserve		Non-heritage
438	*Platanus hispanica*	*Sycamore*	8	3	Good health and vigor, in need of structure prune	Preserve		Non-heritage
439	*Populus tremula*	*Cottonwood Poplar*	23	2	Removal reccommended; Large tree over park areas, heavy ends, large deadwood. Mitigation: Remove deadwood and monitor.	Mitigation	Structural/Health	Heritage
440	*Populus tremula*	*Cottonwood Poplar*	26	2	Removal recommended; Large tree over park areas, heavy ends, large deadwood. Mitigation: Remove deadwood and monitor.	Mitigation	Structural/Health	Heritage

TREE NO.	BOTANICAL NAME	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
441	*Populus tremula*	*Cottonwood Poplar*	23	2	Removal recommended; Large tree over park areas, heavy ends, large deadwood. Mitigation: Remove deadwood and monitor.	Mitigation	Structural/Health	Heritage
442	*Malus floribunda*	*Crab Apple*	8	3	Young, vigorous tree	Preserve		Non-heritage
443	*Malus floribunda*	*Crab Apple*	8	3	Young, vigorous tree	Preserve		Non-heritage
444	*Malus floribunda*	*Crab Apple*	6	3	Young, vigorous tree	Preserve		Non-heritage
445	*Malus floribunda*	*Crab Apple*	10	3	Young, vigorous tree	Remove	Construction	Non-heritage
446	*Betula pendula*	*White Birch*	6	3	Young, vigorous tree	Preserve		Non-heritage
447	*Betula pendula*	*White Birch*	6	3	Young, vigorous tree	Preserve		Non-heritage
448	*Betula pendula*	*White Birch*	10	3	Young, vigorous tree	Preserve		Non-heritage
449	*Pinus radiata*	*Monterey Pine*	31	3	Included bark, fair health	Preserve		Heritage
450	*Pinus radiata*	*Monterey Pine*	26	1	Removal recommended; tree is declining and has severely included bark on the limb over garage.	Remove	Structural/Health	Heritage
451	*Platanus hispanica*	*Sycamore*	12	3	Good health, but needs to be pruned for structure	Preserve		Non-heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
452	*Platanus hispanica*	*Sycamore*	11	3	Good health, but needs to be pruned for structure	Preserve		Non-heritage
453	*Platanus hispanica*	*Sycamore*	11	3	Good health, but needs to be pruned for structure	Preserve		Non-heritage
454	*Platanus hispanica*	*Sycamore*	10	3	Good health, but needs to be pruned for structure	Preserve		Non-heritage
455	*Platanus hispanica*	*Sycamore*	10	3	Good health, but needs to be pruned for structure	Preserve		Non-heritage
456	*Platanus hispanica*	*Sycamore*	11	3	Good health, but needs to be pruned for structure	Preserve		Non-heritage
457	*Platanus hispanica*	*Sycamore*	11	3	Good health, but needs to be pruned for structure	Preserve		Non-heritage
458	*Platanus hispanica*	*Sycamore*	13	3	Good health, but needs to be pruned for structure	Preserve		Non-heritage
459	*Platanus hispanica*	*Sycamore*	16	3	Good health, but needs to be pruned for structure	Preserve		Heritage
460	*Pinus radiata*	*Monterey Pine*	36	3	Good health and vigor, evidence of red turpetine beetle activity	Preserve		Heritage
461	*Prunus caroliniana*	*Carolina Cherry*	6	3	Good health and vigor; however, tree has lean	Preserve		Non-heritage
462	*Quercus ilex*	*Holly Oak*	10	3	Good health and vigor; however, tree has lean	Preserve		Non-heritage

TREE NO.	*BOTANICAL NAME*	COMMON NAME	DBH	CONDITION 1=Poor 2=Fair 3=Good 4=Very Good 5=Excellent	COMMENTS	Recommendation	Removal Reason (Structural/Health, Construction)	Heritage Tree?
463	*Quercus lobata*	*Valley Oak*	33	3	Appears healthy, but is showing some trunk decay	Preserve		Heritage
464	*Pinus radiata*	*Monterey Pine*	27	2	Removal recommended; located much too close to building and is causing damage to foundation and pipes. Mitigation: Reduce end weight and monitor.	Mitigation	Structural/Health	Heritage

Certification of Performance

That I have personally inspected the tree(s) and /or property referred to in this report and have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms and Conditions;

That I have no current or prospective interest in the vegetation or the property that is the subject of this report and I have no personal interest or bias with respect to the parties involved;

That the analysis opinions and conclusions stated herein are my own and are based on current scientific procedures and facts;

That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assessment the attainment of stipulated results or the occurrence of any subsequent events;

That my analysis opinions and conclusion were developed and this report has been prepared according to commonly accepted Arboricultural practices;

I further certify that I am a Registered Consulting Arborist® by the American Society of Consulting Arborists (ASCA) and a Certified Arborist by the International Society of Arboriculture (ISA).

Disclosure Statement

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees and recommend measures to enhance the beauty and health of trees and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Certain conditions are often hidden within trees or below the ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances or for a specific period of time. Likewise remedial treatments cannot be guaranteed.

Trees can be managed but they cannot be controlled. To live near trees is to accept some degree of risk.

FUJIITREES CONSULTING, LLC

By: _____ Date: July 12, 2016

Walter Fujii, RCA®
Manager and Consulting Arborist

Fujiitrees Consulting
TERMS AND CONDITIONS

The following terms and conditions apply to all oral and written reports and correspondence pertaining to the consultations, inspections and activities of Fujiitrees Consulting hereinafter referred to as "Consultant".

1. Any legal description provided to the Consultant is assumed to be correct. No responsibility is assumed for matters legal in character nor is any opinion rendered as to the quality of any title.

2. It is assumed that any property referred to in any report or in conjunction with any services performed by the Consultant, is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations, and that any titles and ownership to any property are assumed to be good and marketable. Any existing liens and encumbrances have been disregarded.

3. Possession of this report or a copy thereof does not imply any right of publication or use for any purpose, without the express permission of the Consultant and the Client to whom the report was issued. Loss, removal or alteration of any part of a report invalidates the entire appraisal/evaluation.

4. The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in those reports and correspondence. The Consultant assumes no liability for the failure of trees or parts of trees, either inspected or otherwise. The Consultant assumes no responsibility to report on the condition of any tree or landscape feature not specifically requested by the named client.

5. No tree described in this report was climbed, unless otherwise stated. The Consultant cannot take responsibility for any defects, which could only have been discovered by climbing. A full root crown examination (RCX), consisting of excavating the soil around the tree to uncover the root crown and major buttress roots was not performed unless otherwise stated. We cannot take responsibility for any root defects, which could only have been discovered by such an inspection.

6. The Consultant shall not be required to provide further documentation, give testimony, be deposed, or attend court by reason of this appraisal/report unless subsequent contractual arrangements are made, including payment of additional fees for such services as described by the consultant or in the fee schedules or contract.

7. The Consultant offers no guarantees or warrantees, either expressed or implied, as to the suitability of the information contained in the reports for any purpose. It remains the responsibility of the client to determine applicability to his/her particular case.

8. Any report and the values, observations, and recommendations expressed therein represent the professional opinion of the Consultant, and the fee for services is in no manner contingent upon the reporting of a specified value nor upon any particular finding to be reported.

9. Any photographs, diagrams, graphs, sketches, or other graphic material included in any report, being intended solely as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys, unless otherwise noted in the report. Any reproductions of graphs material or the work produce of any other persons is intended solely for the purpose of clarification and ease of reference. Inclusion of said information does not constitute a representation by the Consultant as to the sufficiency or accuracy of that information.

10. Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

11. Payment terms are net payable upon receipt of invoice. All balances due beyond 30 days of invoice date will be charged a service fee of 1.5 percent per month (18.0% APR). All checks returned for insufficient funds or any other reason will be subject to a $25.00 service fee. Advance payment of fees may be required in some cases.

Meador, Kaitlin M

From: Andrew Steven Kennard <akennard@stanford.edu>
Sent: Thursday, July 21, 2016 4:40 PM
To: Meador, Kaitlin M
Subject: Comment on proposed modifications at 350 Sharon Park Drive (Maximus Real Estate Partners)

Follow Up Flag: Follow up
Flag Status: Completed

Dear Katie Meador,
I am a researcher at Stanford and a resident of Sharon Green Apartments (350 Sharon Park Drive), and I am writing to submit a comment on the proposed landscaping modifications in this complex. I received a notice about the proposed work which mentioned the possible removal of 39 heritage trees across the site.

I am dismayed to hear that the intended landscaping will remove any of these trees, which are one of the most valuable and cherished components of the Sharon Green grounds. These trees were the first thing that drew me into the Sharon Green site, and they left a strong impression on me as I was deciding to move into the complex. Sharon Green is distinguished from nearby apartment complexes by its large number and variety of trees. I've noticed pink ribbons wrapped around many of the trees in one area of the complex, and it appears that the proposed tree removal is concentrated in one particular area, so certain parts of the complex will lose all of the trees that are critical for the sense of space in Sharon Green.

These trees are not just nice to look at; they have also played a valuable role in generating community in our complex. At a recent resident barbeque, I got to know a family with two bright children by marveling with them at a leaf from one of these trees under my field microscope. It was wonderful to be able to excite the children with the love of nature in their own backyard, and the tree was central to our coming together as neighbors.

I appreciate that Maximus Real Estate wants to modernize the grounds of Sharon Green for a new generation, and I support this overall goal. But I urge them to reconsider the proposed landscaping changes to keep the existing trees, many of which are quite old and would take decades to replace with saplings. As a resident of the complex, I ask that in your review of this proposal you consider the important value of these heritage trees to our complex, and I hope you will recommend that Maximus include them in their plans for the renovated Sharon Green Apartments.

Thank you very much for your time.

Sincerely,
Andrew Kennard
Doctoral Candidate in Biophysics
Stanford University

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CITY OF MENLO PARK

STAFF REPORT

Environmental Quality Commission
Meeting Date: **8/31/2016**
Staff Report Number: **16-007-EQC**

Regular Business: **Heritage Tree Removal Permits/Greenheart Land Company/Station 1300 Project**

Recommendation

Staff recommends that the Environmental Quality Commission (EQC) review and provide a recommendation to the Planning Commission and City Council on 59 Heritage Tree Removal Permits associated with the proposal by Greenheart Land Company to develop a mixed-use (residential, office, and community-serving uses) project on a 6.4-acre site at 1258-1300 El Camino Real, 550-580 Oak Grove Avenue, and 540-570 Derry Lane. The project is known as “Station 1300” or “1300 El Camino Real”.

Policy Issues

Each heritage tree permit request is considered individually with regard to the Heritage Tree Ordinance requirements.

Background

Greenheart Land Company (“Greenheart”) is proposing to redevelop a multi-acre site on El Camino Real and Oak Grove Avenue with up to 217,000 square feet of non-residential uses and approximately 183 dwelling units. A location map is included as Attachment A. The project would demolish all existing structures on the site and construct approximately 420,000 square feet of mixed uses. In total, the project would include three mixed-use buildings, a surface parking lot, an underground parking garage, onsite linkages, and landscaping. The uses at the project site would include approximately 188,900 to 199,300 square feet of non-medical office space in two buildings, approximately 202,100 square feet of residential space in one building, and up to 29,000 square feet of community-serving space throughout the proposed office and residential buildings. The project would provide approximately 1,000 parking spaces within an underground parking garage and a small surface parking lot. The project includes the abandonment of the dead-end, L-shaped Derry Lane and the dedication of a new Garwood Way extension, which would connect Oak Grove and Glenwood Avenues. Excerpts of the project plans are included for reference as Attachment B. The project requires Planning Commission review/recommendation and City Council action. The development would conform to the El Camino Real/Downtown Specific Plan.

Analysis

The Environmental Quality Commission (EQC) is being asked to provide a recommendation on the proposed heritage tree removals, for the consideration of the Planning Commission and City Council. The City Council will consider and make all discretionary actions associated with the project, including the proposed heritage tree removals.

The applicant has submitted an arborist report prepared by SBCA Tree Consulting (Attachment C),

evaluating all trees on and near the subject property, including 59 heritage trees. The arborist report reflects updates and clarifications that were requested by the City's independent arborist peer review (described in a following section).

All of the on-site trees are proposed for removal due to the comprehensive nature of the development, with an underground parking garage that spans most of the project site. In addition, trees along the existing portion of Garwood Way and the street extension are proposed for removal, in order to build this new transportation connection, which would include a bicycle route and stormwater treatment area. Likewise, some trees on the El Camino Real and Oak Grove Avenue frontages are proposed for removal for new driveway and curb improvements, as well as to create a new comprehensive landscaping aesthetic. Separately from the Station 1300 project, the pending Caltrain electrification project is known to be affecting (either significant pruning or full removal) a number of trees near the rail corridor, so the Commission should keep in mind that some trees in this area may be removed or pruned, regardless of the Station 1300 actions.

Municipal Code requirements

Section 13.24.040 of Menlo Park's Heritage Tree Ordinance, requires consideration of the following eight factors when determining whether there is good cause for permitting removal of a heritage tree:

(1) The condition of the tree or trees with respect to disease, danger of falling, proximity to existing or proposed structures and interference with utility services;

(2) The necessity to remove the tree or trees in order to construct proposed improvements to the property;

(3) The topography of the land and the effect of the removal of the tree on erosion, soil retention and diversion or increased flow of surface waters;

(4) The long-term value of the species under consideration, particularly lifespan and growth rate;

(5) The ecological value of the tree or group of trees, such as food, nesting, habitat, protection and shade for wildlife or other plant species;

(6) The number, size, species, age distribution and location of existing trees in the area and the effect the removal would have upon shade, privacy impact and scenic beauty;

(7) The number of trees the particular parcel can adequately support according to good arboricultural practices;

(8) The availability of reasonable and feasible alternatives that would allow for the preservation of the tree(s).

City Arborist review

The City Arborist has coordinated for an independent consulting arborist, Fujitrees Consulting, to review the applicant's arborist report, conduct a site visit to independently evaluate the health and condition of the heritage trees proposed for removal, and provide recommendations. This independent evaluation, which has been reviewed and approved by the City Arborist, is included as Attachment D.

The consulting arborist recommends approval of the requested removals in recognition of factors #1 (tree condition/health), #2 (construction conflicts), and #4 (long-term species value). In particular, the majority of

the heritage tree removals (59 percent) would be Chinese trees of heaven, which are multi-stem trees that were not deliberately planted and which have limited long-term value. In addition, as previously noted, the heritage trees conflict with the proposed comprehensive redevelopment of this site, which includes the construction of a new street that would serve in part as a bicycle connection, as well as a stormwater treatment area to filter the runoff from this roadway.

The consulting arborist made comments regarding a few specific trees, as follows:

Tree #12 (Redwood)
The consulting arborist states that the large redwood tree at the front-left portion of the El Camino Real frontage is a high risk, as it exhibits "significant branch dieback with a slight trunk lean toward the roadway". Given its location near a major thoroughfare, the consulting arborist designates it "a tree of great concern that should not be ignored". The City Arborist has concurred that the tree (which had already been proposed for removal with the development project) should be removed as soon as possible, and has issued an immediate removal authorization. Although the City's typical process for Heritage Tree Removal Permits associated with development proposals involves waiting to issue such permits until the overall project has been acted on (so that the proposal can be considered comprehensively), the City Arborist can issue such permits immediately if a heritage tree is "imminently hazardous or dangerous to life or property," as is the case here. Such immediate removal authorizations cannot be appealed. The tree is scheduled for removal in early September.

Tree #13.1 (Holly oak)
The consulting arborist requested that the applicant consider the potential to retain a non-heritage holly oak tree located near the front-right corner of the El Camino Real frontage. The applicant confirmed that this tree would conflict with the proposed El Camino Real sidewalk, which is proposed to be widened substantially to address Specific Plan requirements regarding enhanced pedestrian connectivity. The applicant also confirmed that relocation is not feasible given the comprehensive nature of the site redevelopment (i.e., this tree couldn't be moved to another part of the site, since the entire parcel is proposed to be affected by construction). In addition, while this tree is attractive and in good condition, holly oaks are not native to California, and as such are not protected by the Heritage Tree Ordinance's provisions regarding native oaks.

Tree #36 (Canary Island palm)
The consulting arborist also requested that the applicant consider the potential to retain a heritage Canary Island palm tree located near the left-rear property line, along Garwood Way. The applicant confirmed that this tree would conflict with the proposed new sidewalk along this improved/extended street. However, such palms are generally good candidates for transplanting, and, while there is not an on-site option for moving this specimen, the applicant is coordinating with J Arnaz Tree Movers to move it to an off-site location.

Heritage tree replacements
The City has a heritage tree replacement guideline for commercial/mixed-use projects to replace trees at a 2:1 level. The replacements have to be of a type that can grow to heritage-size. The applicant is proposing to provide 120 heritage tree replacements to compensate for the loss of the 59 heritage trees, which would exceed the replacement requirement (118). The proposed replacements include 20 Chinese pistaches or Chinese elms, 21 date palms, 54 Lombary poplars or European hornbeams, 19 Armstrong gold maples or Dawyck beeches, and 6 Mexican fan palms. The City Arborist has identified that the poplars and beech trees are not ideal, as they can be short-lived and use high levels of water, respectively. In addition, the City Arborist recommends not considering the palms as heritage replacements, as they provide comparatively modest benefits in mitigating canopy loss. Staff will work with the project applicant to refine the planting plan

accordingly prior to Planning Commission and City Council consideration of the project.

Additional trees and landscaping would be planted throughout the site. The project would be required to comply with the Water Efficient Landscaping Ordinance (WELO).

Conclusion

Staff believes that the proposed removals would meet the Heritage Tree Ordinance's factors #1 (tree condition/health), #2 (construction conflicts), and #4 (long-term species value). Replacement trees would be planted at the 2:1 ratio for projects of this type, and additional water-efficient landscaping would added. Staff recommends that the Environmental Quality Commission recommend to the Planning Commission and City Council that the proposed heritage tree removals be approved in association with the proposed mixed-use project.

Impact on City Resources

The project sponsor is required to pay Planning, Building and Public Works permit fees, based on the City's Master Fee Schedule, to fully cover the cost of staff time spent on the review of the project.

Environmental Review

A Draft Infill Environmental Impact Report (EIR) has been prepared for the project, and the required review period took place in February-April 2016. Comments received on the Draft Infill EIR will be responded to as part of the Final Infill EIR, which will be considered by the Planning Commission and City Council as part of the final project actions.

Public Notice

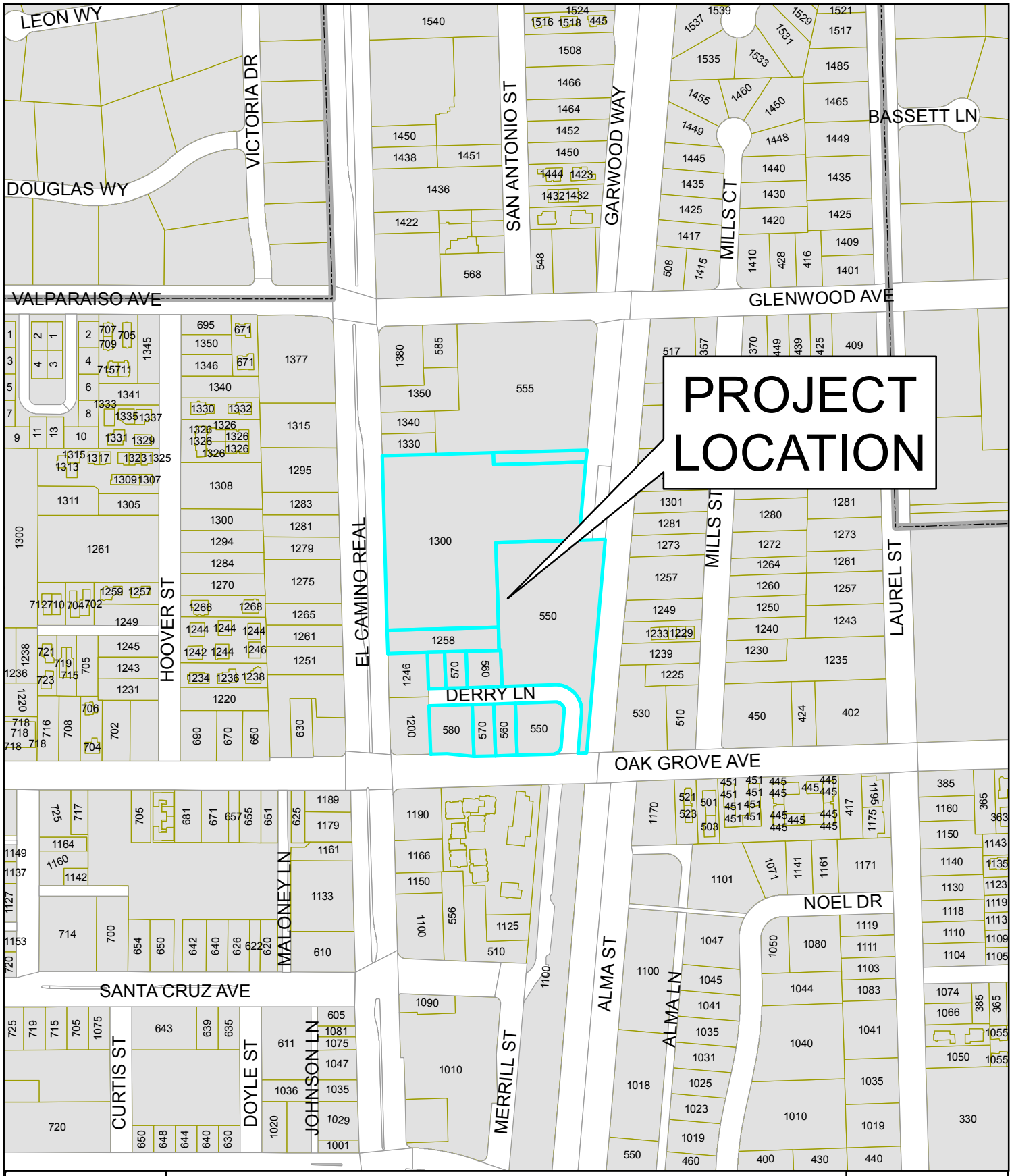
Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting. Public notification also consisted of notification by mail of owners and occupants within a 300-foot radius of the subject property.

Attachments

A. Location Map
B. Project Plan Excerpts
C. Arborist Report, SBCA Tree Consulting
D. Consulting Arborist Review, Fujitrees Consulting

Report prepared by:
Thomas Rogers, Principal Planner

ATTACHMENT A



CITY OF MENLO PARK

LOCATION MAP
STATION 1300

DRAWN: THR CHECKED: THR DATE: 08/31/16 SCALE: 1" = 300' SHEET: 1

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STATION 1300

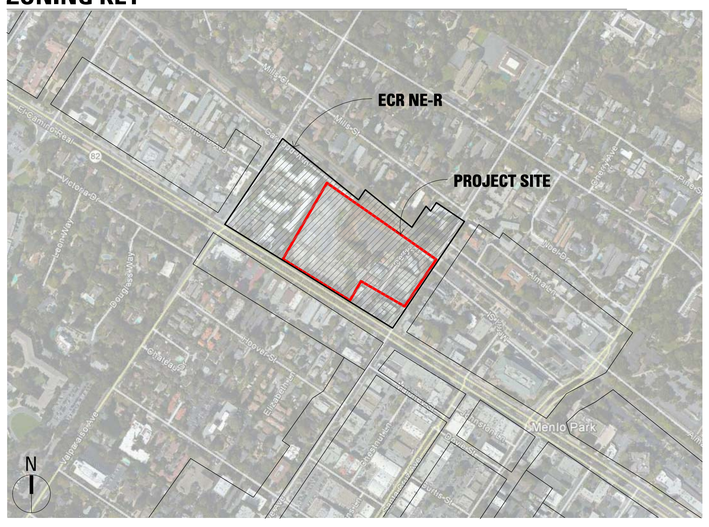
DEVELOPMENT PERMIT APPLICATION AT ECR NE-R ZONING DISTRICT

PERSPECTIVE VIEW OF OFFICE BUILDING

PERSPECTIVE VIEW OF RESIDENTIAL BUILDING

VICINITY MAP

ZONING KEY



PROJECT DESCRIPTION

ONE FOUR-STORY MULTI-FAMILY RESIDENTIAL BUILDING AND TWO THREE-STORY OFFICE BUILDINGS, ALL WITH NEIGHBORHOOD SERVING RETAIL. BUILDINGS SHARE AMENITIES, OPEN SPACES, AND ARE LOCATED OVER A TWO-LEVEL SUBTERRANEAN PARKING GARAGE.

AREA SUMMARY

Residential

	Included Floor Area (sf)				Excluded Floor Area (sf)					
	Residential Units	Semi Enclosed Decks	Circulation	Amenity	Mechanical	Trash / Recycle	In Unit Shafts	Total Residential	Community Serving Uses	Total Building (sf)
L4	37,167	167	6,658	0	494	125	400	43,498	0	43,498
L3	45,949	228	8,044	0	553	125	500	53,668	0	53,668
L2	45,857	228	8,173	0	553	125	500	53,705	0	53,705
L1	34,508	161	7,932	3,491	545	125	350	45,547	7,346	52,893
Subtotal	163,481	784	30,807	3,491	2,145	500	1,750	**196,418**	7,346	**203,764**

Unit Mix / Unit Count

	1 BDR	2 BDR	3 BDR	Total Level
L4	22	18	2	42
L3	28	21	2	51
L2	26	23	2	51
L1	22	15	2	39
Total	98	77	8	**183**
%	54%	42%	4%	100%

Office

	Included Floor Area (sf)			Excluded Floor Area (sf)				
	N Office	S Office	Residential	Mechanical	Shafts	Total Office	Community Serving Uses	Total Building (sf)
L3	39,068	30,250	0	856	216	69,318	0	69,318
L2	40,512	34,906	0	856	216	75,418	0	75,418
L1	26,896	22,409	1,236	391	216	50,541	20,754	71,295
Subtotal	106,476	87,565	1,236	2,103	648	**195,277**	20,754	**216,031**

Garage

	Included Floor Area (sf)				Excluded Floor Area (sf)		Total Garage (sf)
	Parking	Circulation	Bicycle Parking	Tenant Storage	Mechanical Residential	Mechanical Office	
B1	215,558	3,118	2,858	1,139	2,871	3,902	222,673
B2	162,009	2,209	0	1,083	523	1,078	165,301
Subtotal	377,567	5,327	2,858	2,222	3,394	4,980	**387,974**

***Mechanical Exclusion (sf)**

3% FAR	12,612
1% FAR	4,204
T Allowed Exclusion	**16,816**

3% Exclusion	
Mech - Res	2,645
Mech - Office	2,103
Mech - Garage	5,999
T Mech Area Excluded	**10,747**
1% Exclusion	
Central Plant	**2,376**

Open Space

	Formula	Total OS (sf)
Common OS Required	183units x 100sf	18,300
Common OS Proposed		14,982
Mix Private, Common Required	(18,300-14,982)x1.25	4,148
Private OS Proposed		10,258
Total OS Mix Required	14,982 + 4,148	19,130
Total OS Mix Proposed	14982 + 10,258	**25,240**

Total mechanical area is less than 3% FAR, so all mechanical area is excluded from gross square footage calculation. 16.04.325 C1

Total mechanical area (central plant) is less than 1% FAR, so all mechanical area is excluded from gross square footage calculation. 16.04.325 C2

CMP compliance standards requires 100sf of Open Space per Unit. In case of a Mix of Private and Common Open Space such Common OS shall be provided at a ratio equal to 1.25 square feet for each one sf of Private OS that is not provided.

Total Floor Area Permitted (sf)

Site Area	280,269
FAR	1.5
Max Allowed Floor Area	**420,404**
Max Allowed Office @ 50%	**210,202**

Summary

	Resi.	Office	CSU	Total (sf)
Proposed (sf)	196,418	195,277	28,100	**419,795**
Max Allowed	NA	210,202	NA	420,404
Max Less Proposed		14,924.75		608.50

04 - ARCHITECTURAL

x	A0.0	Cover Sheet
x	A1.1	Area Plan - 1300 El Camino Real
x	A1.2	Site Plan - 1300 El Camino Real
x	A1.3	Address Plan - Station 1300
x	A2.B1	Parking Floor Plan - Level B1
x	A2.B2	Parking Floor Plan - Level B2
x	A2.C01	Office Floor Plan - Ground Floor
x	A2.C02	Office Floor Plan - Level 2
x	A2.C03	Office Floor Plan - Level 3
x	A2.C04	Office Floor Plan - Roof Plan
x	A2.R01	Residential Floor Plan - Level 1
x	A2.R02	Residential Floor Plan - Level 2
x	A2.R03	Residential Floor Plan - Level 3
x	A2.R04	Residential Floor Plan - Level 4
x	A2.R05	Residential Floor Plan - Roof Level
x	A2.R10	Enlarged Unit Plans - 1 Bedroom, Typical
x	A2.R11	Enlarged Unit Plans - 1 Bedroom, Typical
x	A2.R12	Enlarged Unit Plans - 2 Bedroom, Typical
x	A2.R13	Enlarged Unit Plans - 2 Bedroom, Typical
x	A2.R14	Enlarged Unit Plans - 2 Bedroom, Typical
x	A2.R15	Enlarged Unit Plans - 2 Bedroom, Typical
x	A2.R16	Enlarged Unit Plans - 3 Bedroom, Typical
x	A3.01	Level 1 Area Diagram
x	A3.02	Level 2 Area Diagram
x	A3.03	Level 3 Area Diagram
x	A3.04	Level 4 Area Diagram
x	A3.B1	Parking Level B1 Area Diagram
x	A3.B2	Parking Level B2 Area Diagram
x	A4.01	Specific Plan Standards Compliance Diagram - ECR
x	A4.02	Exterior Elevations - North Office Building
x	A4.02A	Commercial Frontage and Ground Floor Transparency
x	A4.02B	Commercial Frontage and Ground Floor Transparency
x	A4.03	Exterior Elevations - South Office Building
x	A4.04	Specific Plan Standards Compliance Diagram - OakGrove
x	A4.05	Specific Plan Standards Compliance Diagram - Garwood
x	A4.06	Exterior Elevations - Residential at Public R.O.W.s
x	A4.07	Exterior Elevations - Residential at Courtyard
x	A4.08	Exterior Elevations - Residential Rear
x	A4.10	Existing Exterior Building Elevations (Oakgrove Ave.)
x	A4.11	Existing Exterior Building Elevations (ECR & Darry Ln.)
x	A5.01	Streetscape at El Camino Real
x	A5.02	Streetscape at Oak Grove
x	A5.03	Streetscape at Garwood
x	A6.01	Building Cross Sections
x	A6.01a	Site Sections
x	A6.10	Building Sections - Office - North Building - ECR
x	A6.11	Building Sections - Office - South Building -ECR
x	A6.12	Building Sections - Residential - Oak Grove
x	A6.13	Building Sections - South Residential @ Garwood
x	A6.14	Conceptual Details Office
x	A6.15	Conceptual Details Office
x	A6.16	Conceptual Details Residential
x	A6.17	Conceptual Details Residential
x	A6.18	Conceptual Details Residential
x	A7.01	Color and Materials Board
x	A8.01	LEED Checklist
x	A8.02	Construction Phasing Plan
x	A8.03	Construction Phasing Plan
x	A9.01	Perspective Rendering - ECR Office View
x	A9.02	Perspective Rendering - Office Plaza View
x	A9.03	Perspective Rendering - Residential Entry at Oak Grove Ave.

03 - LANDSCAPE

x	L-1.0	Landscape Site Plan
x	L-2.1	Landscape Enlargement Plan
x	L-2.2	Landscape Enlargement Plan
x	L-3.0	Proposed Tree Palette
x	L-4.0	Tree Removal Plan

02 - CIVIL

x	TM-1	Title Sheet
x	TM-2	Notes, Legends and Abbreviations
x	TM-3	Existing Conditions Plan
x	TM-4	Existing Parcelization Plan
x	TM-5	Proposed Parcelization Plan
x	TM-6	Horizontal Control and Site Plan
x	TM-7	Preliminary Grading Plan
x	TM-8	Preliminary Utility Plan
x	TM-9	Preliminary Stormwater Control Plan
x	TM-10	Preliminary Erosion Control Plan and Details
x	TM-11	Best Management Practices
x	TM-12	Fire Access Plan
x	TM-13	Fire Access Sections
x	TM-14	Vehicular Circulation Plan
x	TM-15	Details
x	TM-16	Details

Grand total: 82

PROJECT TEAM

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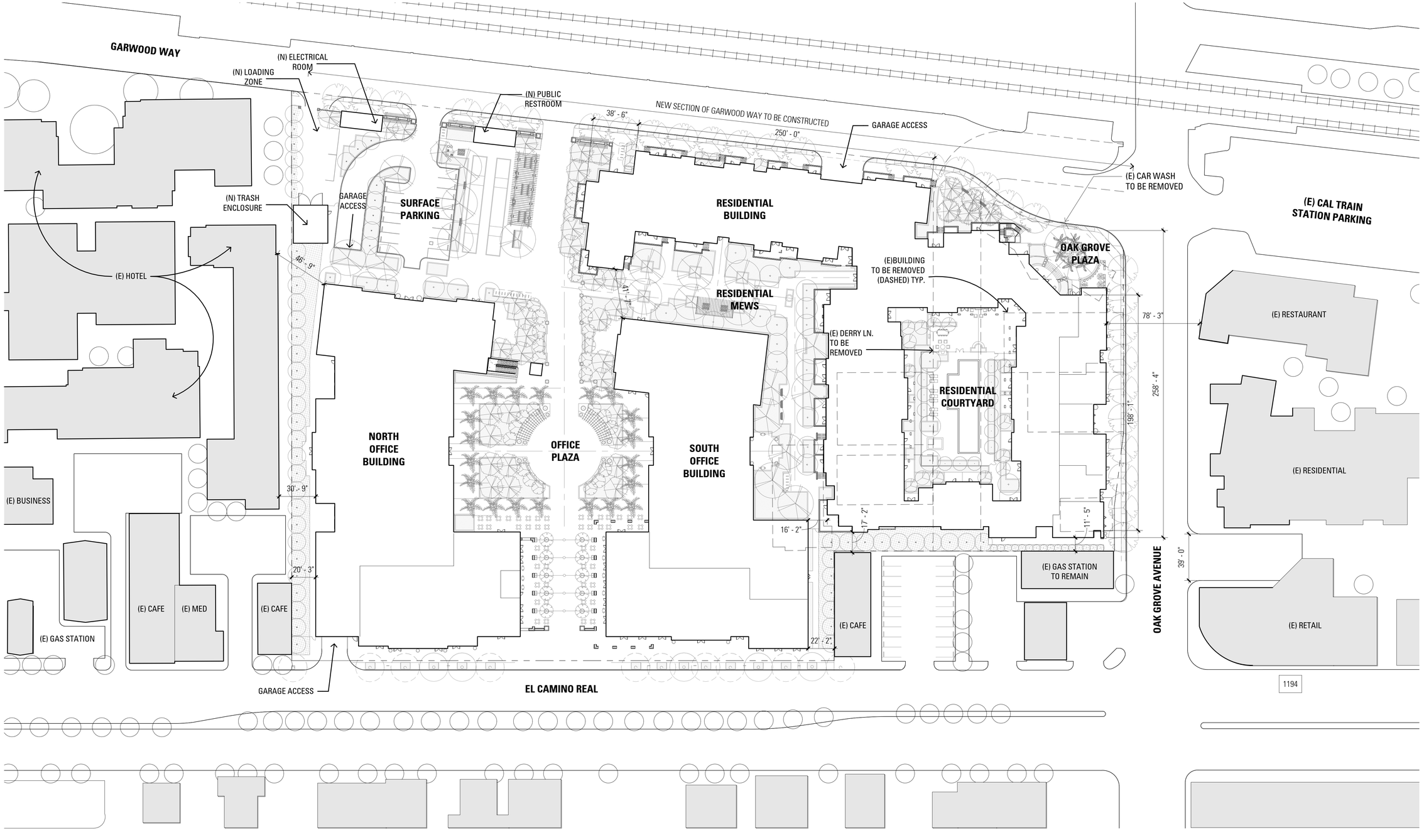


STATION 1300 | 1300 EL CAMINO REAL

Area Plan - 1300 El Camino Real

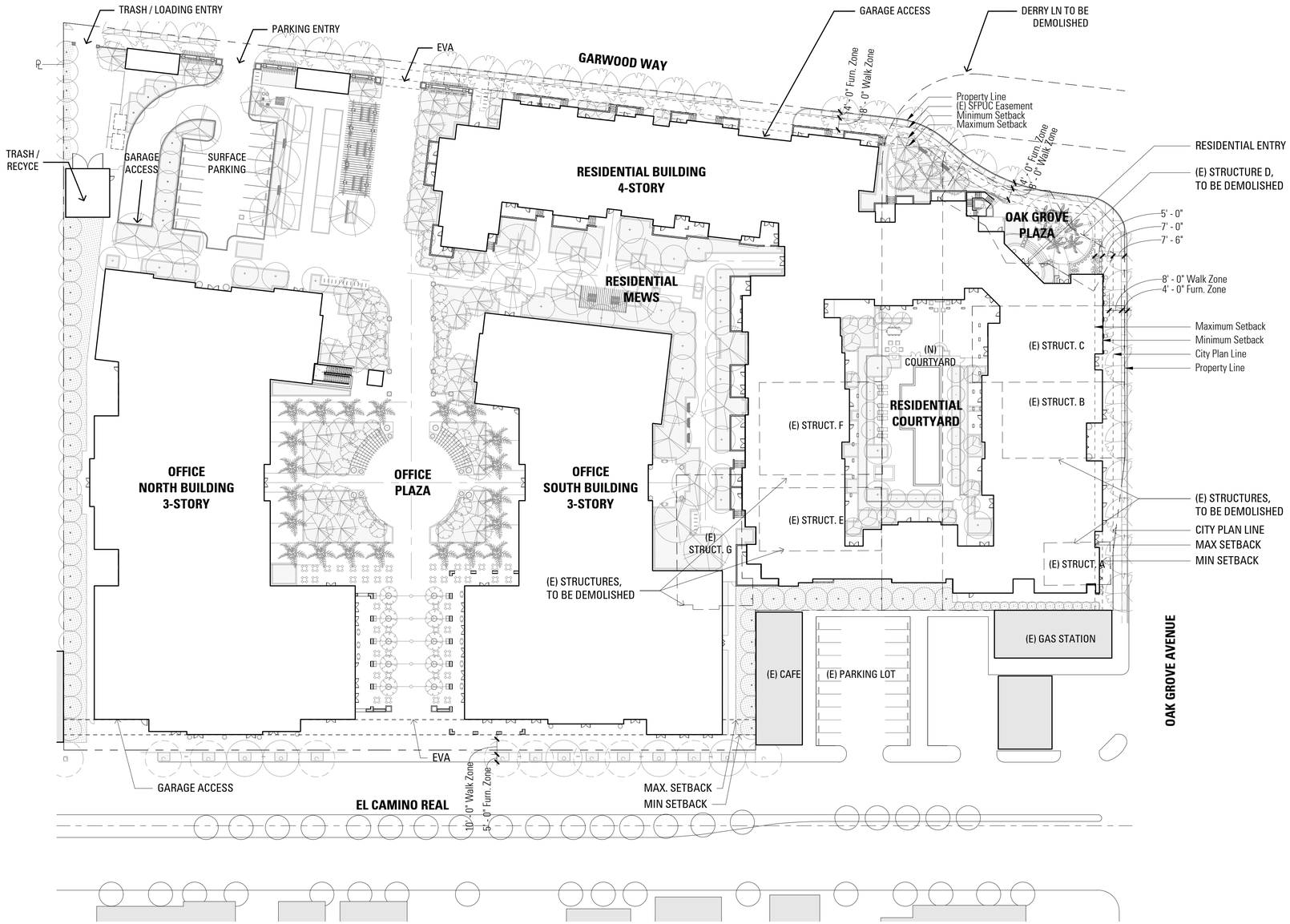
BAR architects
901 Battery Street, Suite 300 | San Francisco, CA 94111 415 293 5700 | www.bararch.com

12060 | 08/11/2016

20 80 160'
0 40 120
SCALE: 1" = 40'-0"

TRUE NORTH
PLAN NORTH

A1.1



SEE CIVIL FOR:
- TREE INFORMATION
- EXISTING AND PROPOSED GRADE ELEVATIONS
- LOCATION OF UTILITIES

STATION 1300 | 1300 EL CAMINO REAL

Site Plan - 1300 El Camino Real

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20 80 160'
0 40 120
SCALE: 1" = 40'-0"

TRUE NORTH
PLAN NORTH

A1.2

STATION 1300 | 1300 EL CAMINO REAL

Perspective Rendering - ECR Office View

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A9.01

STATION 1300 | 1300 EL CAMINO REAL

Perspective Rendering - Office Plaza View

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A9.02

STATION 1300 | 1300 EL CAMINO REAL

Perspective Rendering - Residential Entry at Oak Grove Ave.

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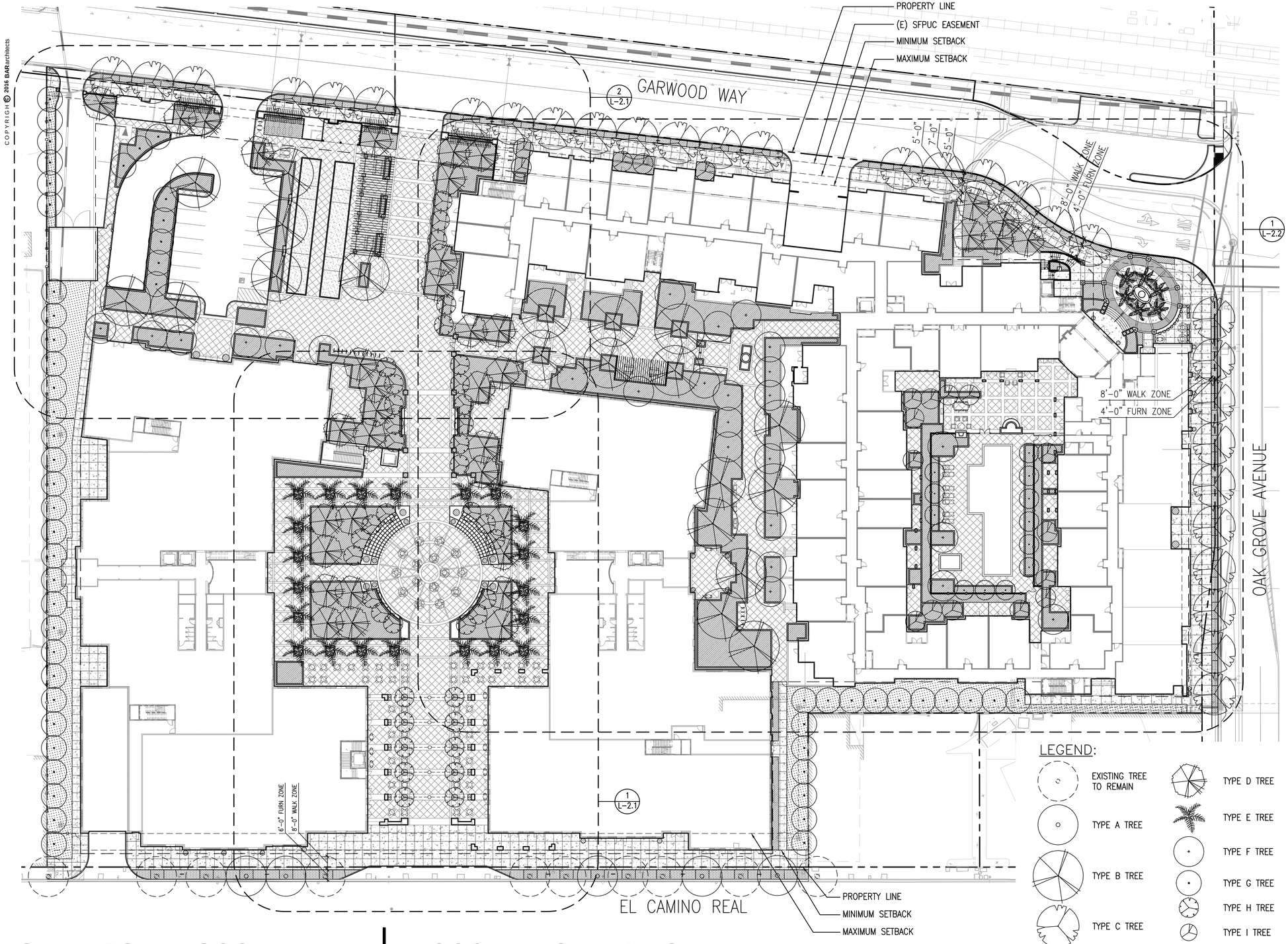


NOTES:

SEE SHEETS L-2.1 AND L-2.2 FOR LANDSCAPE ENLARGEMENTS PLANS.

SEE SHEET L-3.0 FOR PROPOSED TREE PALETTE AND DESIGNATED HERITAGE TREE REPLACEMENTS.

SEE SHEET L-4.0 FOR TREE REMOVAL PLAN.

IRRIGATION DESIGN INTENT:

THE IRRIGATION SYSTEM SHALL COMPLY WITH THE CITY'S MUNICIPAL CODE CHAPTER 12.44 "WATER-EFFICIENT LANDSCAPING" AND THE STATE OF CALIFORNIA'S 2015 MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) CALCULATIONS WILL BE FACTORED USING THE EVAPOTRANSPIRATION ADJUSTMENT FACTOR OF 0.45.

THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE THE MINIMUM AMOUNT OF WATER NECESSARY TO SUSTAIN GOOD PLANT HEALTH. IRRIGATION SYSTEM IS TO BE A FULLY AUTOMATIC, WEATHER-BASED SYSTEM USING LOW FLOW DRIP AND BUBBLER DISTRIBUTION. ALL SELECTED COMPONENTS SHALL BE PERMANENT, COMMERCIAL GRADE, SELECTED FOR DURABILITY, VANDAL RESISTANCE AND MINIMUM MAINTENANCE REQUIREMENT. THE SYSTEM SHALL INCLUDE A MASTER CONTROL VALVE AND FLOW SENSING CAPABILITY WHICH WILL SHUT DOWN ALL OR PART OF THE SYSTEM IF LEAKS ARE DETECTED.

THE IRRIGATION SYSTEM SHALL BE DESIGNED FOR FUTURE CONNECTION TO RECYCLED WATER.

PLANTING DESIGN INTENT:

THE PLANTING DESIGN SHALL UTILIZE A VARIETY OF PLANTS TO CREATE LAYERS OF COLOR AND TEXTURE TO COMPLIMENT THE ARCHITECTURE. TREE LOCATIONS HAVE BEEN DESIGNED FOR MAXIMUM AESTHETIC EFFECTS AND PASSIVE SOLAR BENEFITS, CREATING SUMMER SHADE AND WINTER SUN EXPOSURE.

PLANT SPECIES SHALL BE SELECTED BASED ON LOCAL CLIMATE SUITABILITY, DISEASE AND PEST RESISTANCE, AND WATER USE AS LISTED IN THE STATE OF CALIFORNIA'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE PLANT LIST, WUCOLS IV. THE PLANTING DESIGN SHALL NOT INCLUDE TURF/LAWN AND SHALL UTILIZE PRIMARILY LOW WATER USE, REGIONAL NATIVE PLANT SPECIES. NO PLANTS CONSIDERED INVASIVE IN THE REGION AS LISTED BY THE CAL-IPC SHALL BE USED. THE PLANTING DESIGN SHALL ALLOW FOR THE PLANTS TO REACH THEIR NATURAL, FULL-GROWN SIZE TO ELIMINATE THE NEED FOR EXCESSIVE PRUNING OR HEDGING. PLANTS SHALL BE GROUPED IN HYDROZONES BASED ON WATER USE AND EXPOSURE.

VEGETATED BIORETENTION TREATMENT AREAS SHALL BE PLANTED WITH WATER CONSERVING GRASS SPECIES, SHRUBS AND TREES THAT ARE ADAPTED TO THE SPECIAL CONDITIONS.

LEGEND:

- EXISTING TREE TO REMAIN
- TYPE A TREE
- TYPE B TREE
- TYPE C TREE
- TYPE D TREE
- TYPE E TREE
- TYPE F TREE
- TYPE G TREE
- TYPE H TREE
- TYPE I TREE
- TYPE J TREE
- TYPE K TREE
- TYPE L TREE
- PLANTING AREA
- BIOTREATMENT AREA, SEE CIVIL PLANS
- SIDEWALK PAVING
- PAVED AREAS
- CONCRETE PAVERS AT STREET TREES
- SITE FURNITURE, TYP.

STATION 1300 | 1300 EL CAMINO REAL

Landscape Site Plan

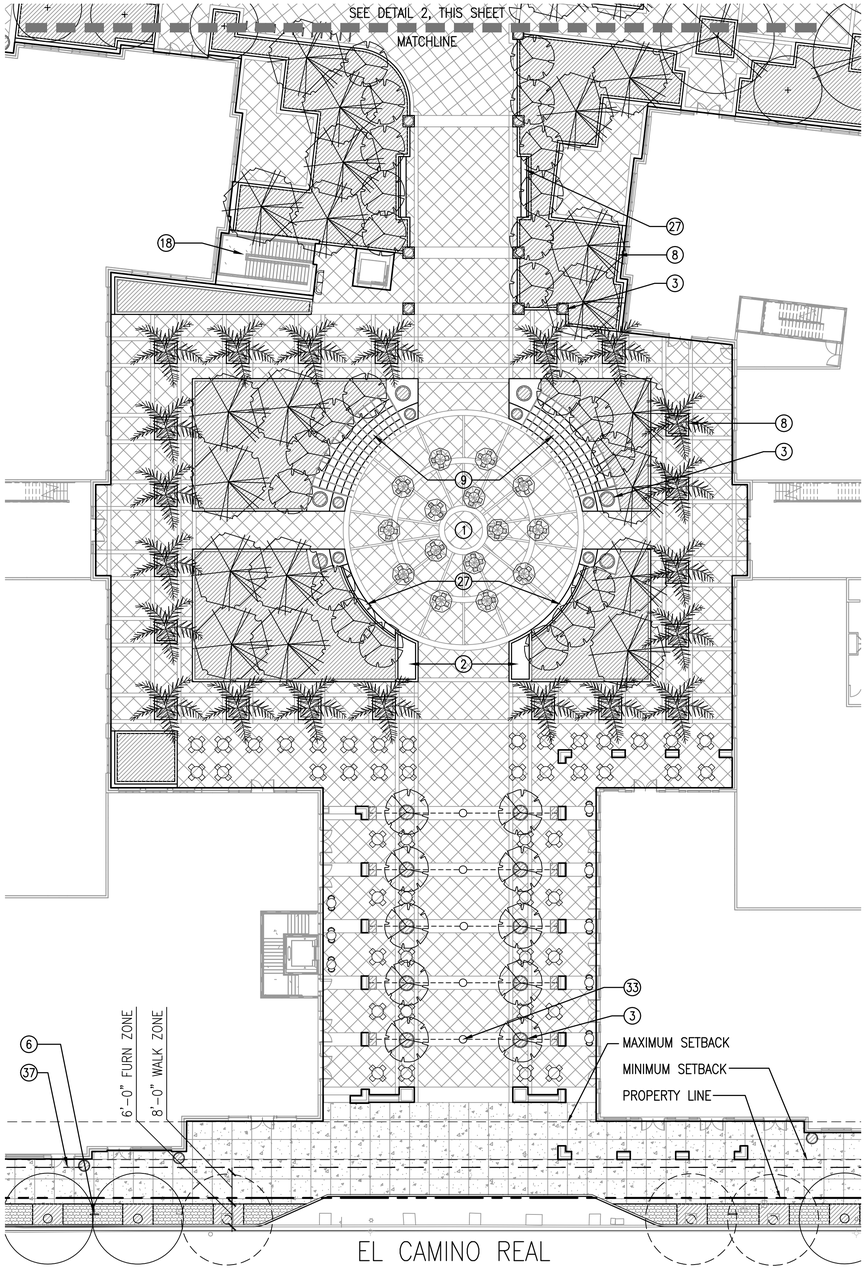
JETT
LANDSCAPE ARCHITECTURE + DESIGN
CRLA #3335 · 2 Theatre Square #218 · Orinda CA · 94563
925.254.5422 · www.jett.land

12060 | 08/11/2016

SCALE: 1" = 30'-0"

TRUE NORTH
PROJECT NORTH

L-1.0



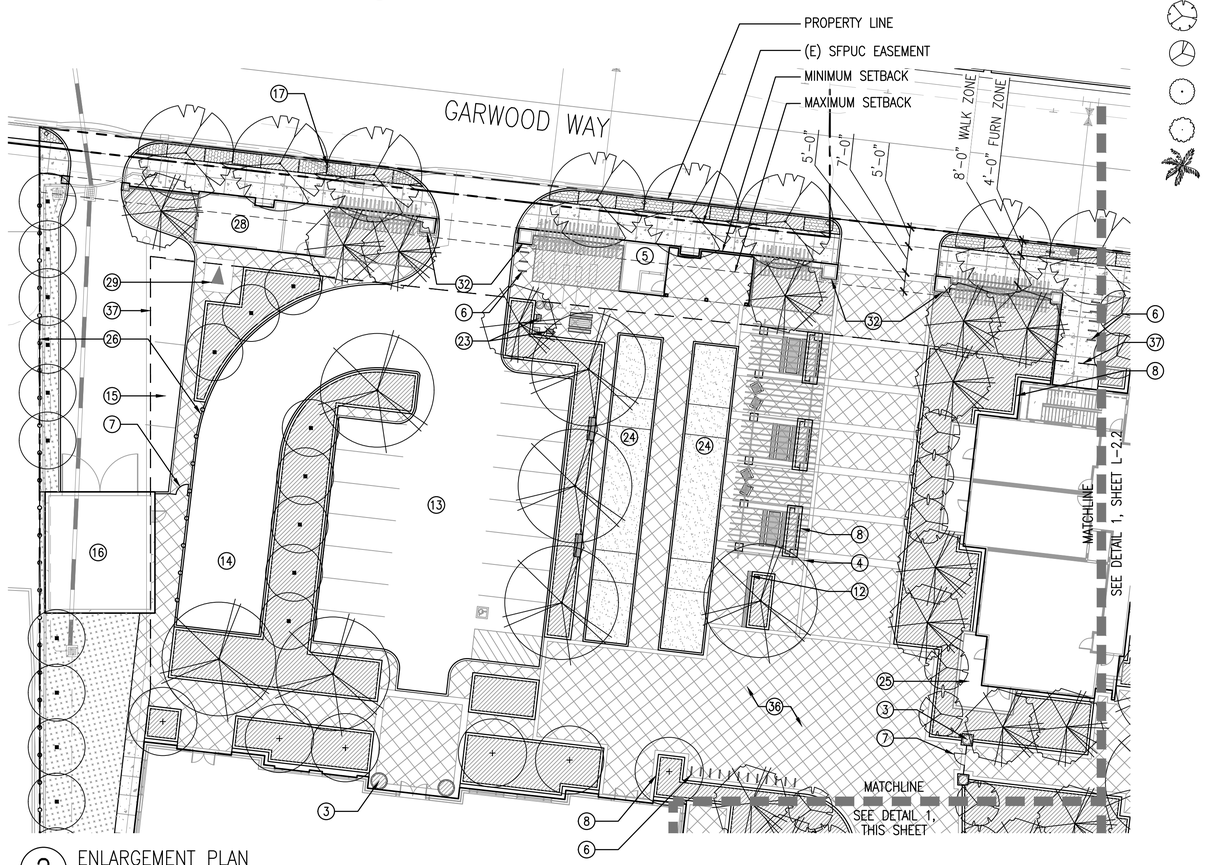
1 ENLARGEMENT PLAN
SCALE: 1"=20'-0"

LEGEND:

1. PLAZA
2. RECIRCULATING FOUNTAIN, TYP.
3. PLANTER POTS, TYP.
4. ARBOR SHADE STRUCTURE, TYP.
5. PARK AMENITY BUILDING
6. BICYCLE RACK, TYP.
7. GATE
8. RAISED PLANTER, TYP.
9. STEPPED AMPHITHEATER WITH OVERHEAD SHADE STRUCTURE
12. BENCH, TYP.
13. SURFACE PARKING
14. RAMP TO GARAGE
15. DELIVERY AND SERVICE PARKING
16. TRASH ENCLOSURE
17. STREET LIGHT, TYP.
18. GARAGE ACCESS AND LIGHTWELL
19. LAP POOL WITH AUTOMATIC COVER
20. SPA WITH AUTOMATIC COVER
21. 5' HT. POOL ENCLOSURE AND GATE, TYP.
22. OUTDOOR FIREPLACE
23. OUTDOOR BARBEQUE
24. BOCCE COURT
25. PRIVATE RESIDENTIAL TERRACE, TYP.
26. 6' HT. METAL FENCE
27. BUILT-IN BENCH, TYP.
28. ELECTRICAL ROOM
29. TRANSFORMER, TYP.
30. STAIRS WITH HANDRAILS, TYP.
31. PILASTERS WITH LIGHTS, TYP.
32. GARWOOD FRONTAGE FEATURE AND ARBOR
33. CATENARY LIGHT, TYP.
34. SEAT WALL, TYP.
35. COUNTER SEATING
36. FIRE TRUCK TURNAROUND
37. EDGE OF PODIUM, TYP.

PLANTING AREA
BIOTREATMENT AREA, SEE CIVIL PLANS
SIDEWALK PAVING
PAVED AREAS
CONCRETE PAVERS AT STREET TREES
SITE FURNITURE, TYP.

EXISTING TREE TO REMAIN
TYPE A TREE
TYPE B TREE
TYPE C TREE
TYPE D TREE
TYPE E TREE
TYPE F TREE
TYPE G TREE
TYPE H TREE
TYPE I TREE
TYPE J TREE
TYPE K TREE
TYPE L TREE



2 ENLARGEMENT PLAN
SCALE: 1"=20'-0"

STATION 1300 | 1300 EL CAMINO REAL

Landscape Enlargement Plans

JETT
LANDSCAPE ARCHITECTURE + DESIGN
CRLA #3335 · 2 Theatre Square #218 · Orinda CA · 94563
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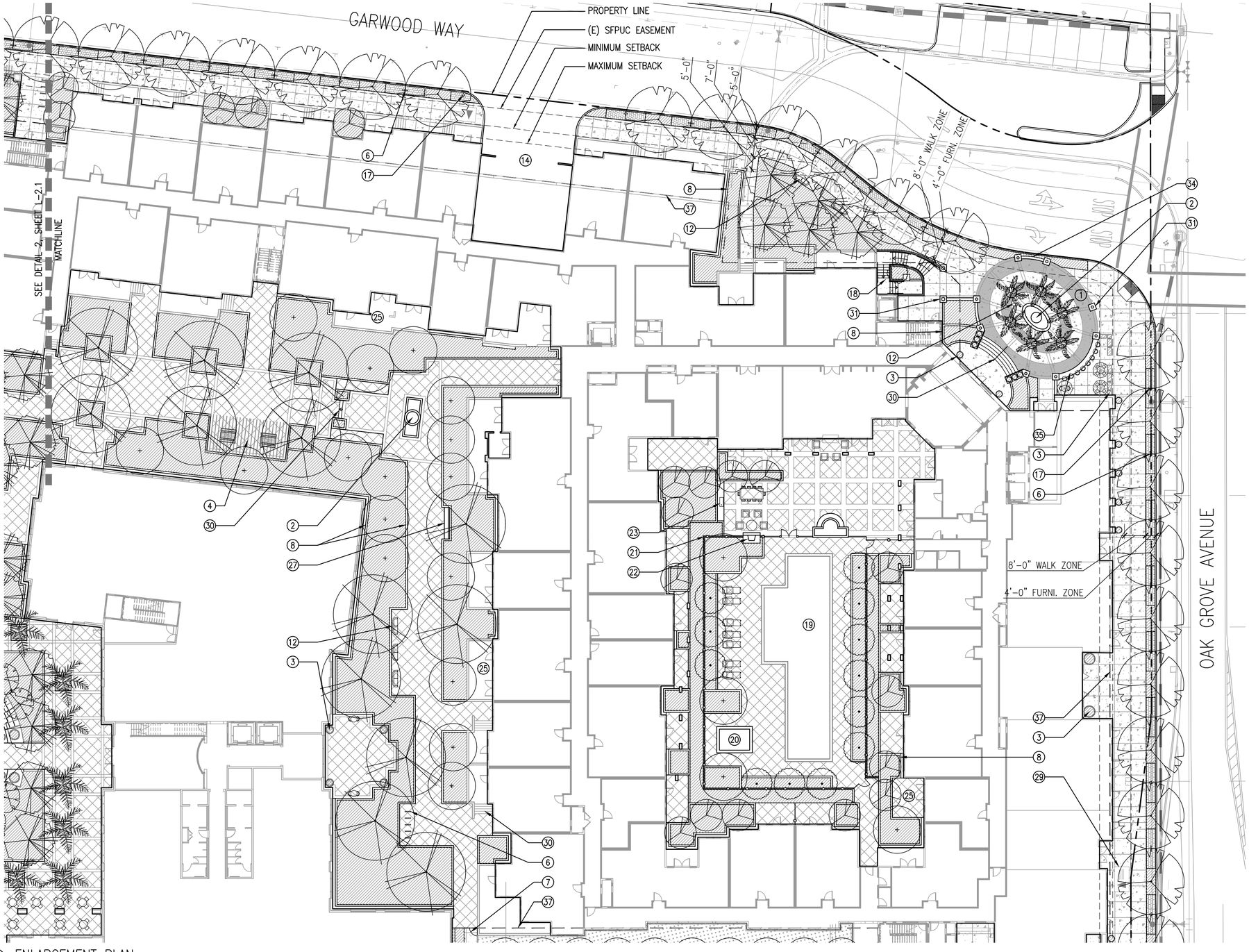
12060 | 08/11/2016

0 10 20 40 60 80'
SCALE: 1" = 20'-0"

TRUE NORTH
PROJECT NORTH

L-2.1



LEGEND:

1. PLAZA
2. RECIRCULATING FOUNTAIN, TYP.
3. PLANTER POTS, TYP.
4. ARBOR SHADE STRUCTURE, TYP.
5. PARK AMENITY BUILDING
6. BICYCLE RACK, TYP.
7. GATE
8. RAISED PLANTER, TYP.
9. STEPPED AMPHITHEATER WITH OVERHEAD SHADE STRUCTURE
12. BENCH, TYP.
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15. DELIVERY AND SERVICE PARKING
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20. SPA WITH AUTOMATIC COVER
21. 5' HT. POOL ENCLOSURE AND GATE, TYP.
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23. OUTDOOR BARBEQUE
24. BOCCE COURT
25. PRIVATE RESIDENTIAL TERRACE, TYP.
26. 6' HT. METAL FENCE
27. BUILT-IN BENCH, TYP.
28. ELECTRICAL ROOM
29. TRANSFORMER, TYP.
30. STAIRS WITH HANDRAILS, TYP.
31. PILASTERS WITH LIGHTS, TYP.
32. GARWOOD FRONTAGE FEATURE AND ARBOR
33. CATENARY LIGHT, TYP.
34. SEAT WALL, TYP.
35. COUNTER SEATING
36. FIRE TRUCK TURNAROUND
37. EDGE OF PODIUM, TYP.

- PLANTING AREA
- BIOTREATMENT AREA, SEE CIVIL PLANS
- SIDEWALK PAVING
- PAVED AREAS
- CONCRETE PAVERS AT STREET TREES
- SITE FURNITURE, TYP.
- EXISTING TREE TO REMAIN
- TYPE A TREE
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- TYPE C TREE
- TYPE D TREE
- TYPE E TREE
- TYPE F TREE
- TYPE G TREE
- TYPE H TREE
- TYPE I TREE
- TYPE J TREE
- TYPE K TREE
- TYPE L TREE

1 ENLARGEMENT PLAN
SCALE: 1"=20'-0"

STATION 1300 | 1300 EL CAMINO REAL

Landscape Enlargement Plan

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SCALE: 1" = 20'-0"

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TYPE A TREE
QTY: 5

BOTANICAL NAME: PLATANUS X HISPANICA
COMMON NAME: LONDON PLANE TREE
INSTALLATION SIZE: 24" BOX
MATURE SIZE: 50'H X 40'W
NOTE: SPECIES TO MATCH EXISTING ADJACENT STREET TREES

*TYPE B TREE
QTY: 20

BOTANICAL NAME: PISTACIA CHINENSE
COMMON NAME: CHINESE PISTACHE
INSTALLATION SIZE: 24" BOX
MATURE SIZE: 40'H X 30'W

BOTANICAL NAME: ULMUS PARVIFOLIA
COMMON NAME: CHINESE ELM
INSTALLATION SIZE: 24" BOX
MATURE SIZE: 50'H X 30'W

TYPE C TREE
QTY: 30

BOTANICAL NAME: KOELREUTERIA BIPINNATA
COMMON NAME: CHINESE FLAME TREE
INSTALLATION SIZE: 24" BOX
MATURE SIZE: 40'H X 30'W

BOTANICAL NAME: ULMUS 'EMERALD SUNSHINE'
COMMON NAME: EMERALD SUNSHINE ELM
INSTALLATION SIZE: 24" BOX
MATURE SIZE: 35'H X 25'W

TYPE D TREE
QTY: 37

BOTANICAL NAME: ARBUTUS 'MARINA'
COMMON NAME: MARINA STRAWBERRY TREE
INSTALLATION SIZE: 24" BOX
MATURE SIZE: 30'H X 20'W

BOTANICAL NAME: MAGNOLIA VIRGINIANA 'MOONGLOW'
COMMON NAME: MOONGLOW SWEET BAY
INSTALLATION SIZE: 24" BOX
MATURE SIZE: 35'H X 20'W

*TYPE E TREE
QTY: 21

BOTANICAL NAME: PHOENIX DACTYLIFERA
COMMON NAME: DATE PALM
INSTALLATION SIZE: 16' BTF
MATURE SIZE: 80'H X 20'W

TYPE F TREE
QTY: 26

BOTANICAL NAME: LOPHOSTEMON CONFERTUS
COMMON NAME: BRISBANE BOX
INSTALLATION SIZE: 24" BOX
MATURE SIZE: 40'H X 25'W

BOTANICAL NAME: GEIJERA PARVIFOLIA
COMMON NAME: AUSTRALIAN WILLOW
INSTALLATION SIZE: 24" BOX
MATURE SIZE: 35'H X 25'W

*TYPE G TREE
QTY: 54

BOTANICAL NAME: POPULUS NIGRA 'ITALICA'
COMMON NAME: LOMBARDY POPLAR
INSTALLATION SIZE: 15 GALLON
MATURE SIZE: 60'H X 15'W

BOTANICAL NAME: CARPINUS BETULUS 'FASTIGIATA'
COMMON NAME: EUROPEAN HORNBEAM
INSTALLATION SIZE: 15 GALLON
MATURE SIZE: 50'H X 25'W

TYPE H TREE
QTY: 39

BOTANICAL NAME: LAGERSTROEMIA INDICA X FAURIEI 'ZUNI'
COMMON NAME: ZUNI CRAPE MYRTLE
INSTALLATION SIZE: 15 GALLON
MATURE SIZE: 12'H X 10'W

*TYPE I TREE
QTY: 19

BOTANICAL NAME: ACER RUBRUM 'ARMSTRONG GOLD'
COMMON NAME: ARMSTRONG GOLD MAPLE
INSTALLATION SIZE: 24" BOX
MATURE SIZE: 50'H X 12'W

BOTANICAL NAME: FAGUS SYLVATICA 'DAWYCK'
COMMON NAME: DAWYCK BEECH
INSTALLATION SIZE: 24" BOX
MATURE SIZE: 50'H X 12'W

TYPE J TREE
QTY: 12

BOTANICAL NAME: LAGERSTROEMIA 'NATCHEZ'
COMMON NAME: FLOWERING WHITE CRAPE MYRTLE
INSTALLATION SIZE: 24" BOX
MATURE SIZE: 25'H X 12'W

TYPE K TREE
QTY: 1

BOTANICAL NAME: HALESIA CAROLINA 'WEDDING BELLS'
COMMON NAME: WEDDING BELLS SNOWDROP TREE
INSTALLATION SIZE: 24" BOX
MATURE SIZE: 15'H X 15'W

BOTANICAL NAME: ACER PALMATUM VAR. ATROPURPUREUM 'BLOODGOOD'
COMMON NAME: BLOODGOOD JAPANESE MAPLE
INSTALLATION SIZE: 24" BOX
MATURE SIZE: 20'H X 15'W

*TYPE L TREE
QTY: 6

BOTANICAL NAME: WASHINGTONIA ROBUSTA
COMMON NAME: MEXICAN FAN PALM
INSTALLATION SIZE: 20' BTF
MATURE SIZE: 100'H X 10'W

TREE REPLACEMENT:
THE TOTAL HERITAGE TREES REMOVAL: 59
REQUIRED REPLACEMENT TREES (2:1 RATIO): 118
TOTAL PROPOSED TREES: 270 (15 GALLON MINIMUM, 40' MIN. MATURE HEIGHT)
*DESIGNATED HERITAGE REPLACEMENT TREE: 120 PROVIDED

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Proposed Tree Palette

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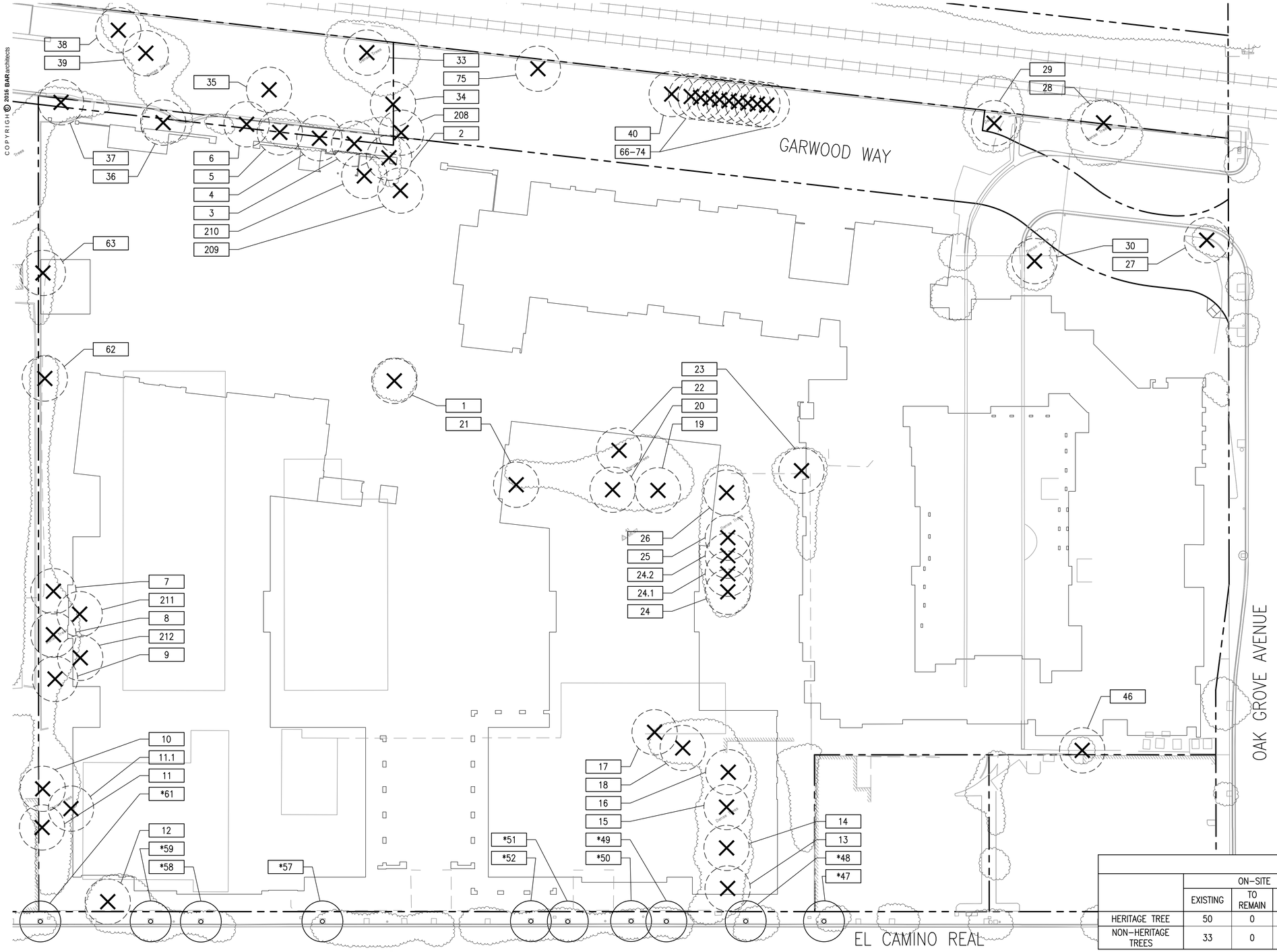

NOTES:

TREES INDICATED FOR REMOVAL ARE BASED ON THE AMENDED ARBORISTS REPORT PREPARED BY SBCA TREE CONSULTING, DATED AUGUST 10, 2016. ONLY TREES TO BE REMOVED WHICH MEET THE DESCRIPTION OF 'HERITAGE TREE' PER THE CITY OF MENLO PARK HERITAGE TREE ORDINANCE, AND EXISTING TREES TO REMAIN ARE SHOWN ON THIS PLAN. EXISTING TREES TO BE REMOVED THAT ARE BELOW THE SIZE THRESHOLD ARE NOT INCLUDED.

TREE REPLACEMENT:

THE TOTAL HERITAGE TREES REMOVAL: 59
REQUIRED REPLACEMENT TREES (2:1 RATIO): 118
TOTAL PROPOSED TREES: 270 (15 GALLON MINIMUM, 40' MIN. MATURE HEIGHT)

SEE SHEET L–3.0 FOR DESIGNATED HERITAGE REPLACEMENT TREES.

TREE CHART

(HERITAGE TREES TO BE REMOVED & *NON–HERITAGE TREES TO REMAIN)

TREE #	SPECIES	COMMON NAME	DBH	HEALTH	PROPOSED REMOVAL	NOTES
1	Sequoia sempervirens	Coast Redwood	28	F	Y	Off color, Signs of stress, Botryosphaeria?
2	Ailanthus altissima	Chinese Tree of Heaven	28 @ base	F	Y	Multi
3	Ailanthus altissima	Chinese Tree of Heaven	24 @ base	F	Y	Multi
4	Ailanthus altissima	Chinese Tree of Heaven	24 @ base	F	Y	Multi, Clump of 4 stems
5	Ailanthus altissima	Chinese Tree of Heaven	15 @ base	F	Y	Multi, Clump of 3 stems
6	Ailanthus altissima	Chinese Tree of Heaven	18 @ base	F	Y	Multi, Clump of 3 stems
7	Ailanthus altissima	Chinese Tree of Heaven	30 @ base	F	Y	Multi, EB
8	Ailanthus altissima	Chinese Tree of Heaven	28 @ base	F	Y	Multi
9	Ailanthus altissima	Chinese Tree of Heaven	40 @ base	F	Y	Multi
10	Acacia melanoxylon	Blackwood Acacia	24	G	Y	CDEB
11	Cupressus sempervirens	Italian Cypress	15 @ base	F	Y	CD, 2nd in a line of 7 cypress
11.3	Cupressus sempervirens	Italian cypress	15.2	G	Y	Heritage Tree
12	Sequoia sempervirens	Coast Redwood HIGH RISK TREE -REQUIRES MITIGATION	54	P - D	Y	Significant tip dieback, Dead CD top, 27" x 10' (rotting) wound on side facing street, Slight lean to street
13	Jacaranda mimosifolia	Jacaranda	27 @ base	G	Y	Multi
14	Jacaranda mimosifolia	Jacaranda	28 @ base	G	Y	EB, Multi
15	Jacaranda mimosifolia	Jacaranda	26 @ base	G	Y	Multi, PP
16	Jacaranda mimosifolia	Jacaranda	15	G	Y	CD
17	Ailanthus altissima	Chinese Tree of Heaven	32 @ base	F	Y	Multi, CDEB, EB
18	Ailanthus altissima	Chinese Tree of Heaven	22 @ base	F	Y	Multi, Basal damage, Metal in tree
19	Ailanthus altissima	Chinese Tree of Heaven	20 @ base	F	Y	Multi, Clump of 6 stems, CDEB
20	Ailanthus altissima	Chinese Tree of Heaven	30 @ base	F	Y	Multi
21	Quercus agrifolia	Coast Live Oak	20 @ base	F	Y	Multi, EB
22	Ailanthus altissima	Chinese Tree of Heaven	48 @ base	G	Y	Multi, multi, EB, EB branch breakout
23	Ailanthus altissima	Chinese Tree of Heaven	72 @ base	F-G	Y	Multi, Clump of 9 stems, EB
24	Afrocarpus gracilior	African Fern Pine	15	G	Y	CD
24.1	Ailanthus altissima	Chinese Tree of Heaven	18.4 base	G	Y	Heritage Tree
24.2	Ailanthus altissima	Chinese Tree of Heaven	16.5 base	G	Y	Heritage Tree
25	Afrocarpus gracilior	African Fern Pine	15 @ base	F	Y	CDEB
26	Afrocarpus gracilior	African Fern Pine	15 @ base	G	Y	CDEB
27	Ailanthus altissima	Chinese Tree of Heaven	17 @ base	F	Y	CDEB, PP, H
28	Quercus agrifolia	Coast Live Oak	23	F	Y	PP, Wound at base, 20' from curb
29	Sequoia sempervirens	Coast Redwood	103 @ base	F	Y	Multi, Off color, Signs of stress, 20' from curb
30	Sequoia sempervirens	Coast Redwood	32.5 @ base	G	Y	Hardscape displacement
33	Quercus agrifolia	Coast Live Oak	40.5	G	Y	Off site, 13' from property line, CD, Trunk rotted out on north side
34	Robinia pseudoacacia	Black Locust	30 @ base	F	Y	On property line, Clump of 7 stems, Growing in fence
35	Ailanthus altissima	Chinese Tree of Heaven	24 @ base	F	Y	Multi, On property line, Clump of 10 stems, 5' from street
36	Phoenix canariensis	Canary Island Date Palm	20' of Clear Trunk, 30.3"	G	Y	Off site , 4' from street
37	Quercus lobata	Valley Oak	32	F	Y	Off site, 7' from property line, 2' from curb, Previous #53, Large (rotting) pruning wound, PP
38	Quercus agrifolia	Coast Live Oak	10	G	Y	Large breakouts, Pruning wounds, Lean for light
39	Quercus lobata	Valley Oak	23.5	P	Y	8' from curb
40	Ailanthus altissima	Chinese Tree of Heaven	20 @ base	F	Y	Multi, Part of a large 70' long stand
46	Washingtonia robusta	Mexican Fan Palm	7' of Clear	G	Y	Close to building, Volunteer?
***47**	**Platanus x hispanica**	**London Plane Tree**	**11**	**F-G**	**N**	**Street tree, Lean, CD**
***48**	**Platanus x hispanica**	**London Plane Tree**	**11**	**F-G**	**N**	**Lean**
***49**	**Platanus x hispanica**	**London Plane Tree**	**9**	**F-G**	**N**	**Lean**
***50**	**Platanus x hispanica**	**London Plane Tree**	**11.5**	**F-G**	**N**	**CD, Touching metal grate**
***51**	**Platanus x hispanica**	**London Plane Tree**	**11**	**G**	**N**	**CD, Touching metal grate**
***52**	**Platanus x hispanica**	**London Plane Tree**	**10.5**	**G**	**N**	**CD, Touching metal grate**
***57**	**Platanus x hispanica**	**London Plane Tree**	**10**	**F-G**	**N**	**Touching metal grate**
***58**	**Platanus x hispanica**	**London Plane Tree**	**11**	**G**	**N**	**Lean**
***59**	**Platanus x hispanica**	**London Plane Tree**	**10**	**G**	**N**	
***61**	**Platanus x hispanica**	**London Plane Tree**	**7.5**	**F**	**N**	
62	Ailanthus altissima	Chinese Tree of Heaven	18 @ base	G	Y	CDEB, Multi
63	Quercus agrifolia	Coast Live Oak	10.5 @ base	G	Y	3 stems
66	Ailanthus altissima	Chinese Tree of Heaven	34.5 @ base	G	Y	Multi, Part of a large 70' long stand
67	Ailanthus altissima	Chinese Tree of Heaven	21 @ base	G	Y	Multi, Part of a large 70' long stand
68	Ailanthus altissima	Chinese Tree of Heaven	20 @ base	G	Y	Multi, Part of a large 70' long stand
69	Ailanthus altissima	Chinese Tree of Heaven	18 @ base	G	Y	Multi, Part of a large 70' long stand
70	Ailanthus altissima	Chinese Tree of Heaven	19 @ base	G	Y	Multi, Part of a large 70' long stand
71	Ailanthus altissima	Chinese Tree of Heaven	16 @ base	G	Y	Multi, Part of a large 70' long stand
72	Ailanthus altissima	Chinese Tree of Heaven	15 @ base	G	Y	Multi, Part of a large 70' long stand
73	Ailanthus altissima	Chinese Tree of Heaven	21 @ base	G	Y	Multi, Part of a large 70' long stand
74	Ailanthus altissima	Chinese Tree of Heaven	16 @ base	G	Y	Multi, Part of a large 70' long stand
75	Ailanthus altissima	Chinese Tree of Heaven	22 @ base	G	Y	Multi, Pruning left larger stumps
208	Ailanthus altissima	Chinese Tree of Heaven	18 @ base	G	Y	Multi
209	Ailanthus altissima	Chinese Tree of Heaven	15 @ base	G	Y	Multi
210	Ailanthus altissima	Chinese Tree of Heaven	16 @ base	G	Y	Multi
211	Ailanthus altissima	Chinese Tree of Heaven	40 @ base	G	Y	Multi
212	Ailanthus altissima	Chinese Tree of Heaven	22 @ base	G	Y	Multi

TREE REMOVAL SUMMARY

	ON–SITE			CITY ROW			TOTAL		
	EXISTING	TO REMAIN	TO BE REMOVED	EXISTING	TO REMAIN	TO BE REMOVED	EXISTING	TO REMAIN	TO BE REMOVED
HERITAGE TREE	50	0	50	9	0	9	59	0	59
NON–HERITAGE TREES	33	0	33	56	*10	46	89	*10	79
							148	*10	138

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Tree Removal Plan

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SCALE: 1" = 30'-0"

TRUE NORTH
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SBCA TREE CONSULTING
Steve Batchelder, Consulting Arborist
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WC ISA Certified Arborist #228
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Calif. Contractor Lic. (C-27) 533675
Phone (510) 787-3075, Fax (510) 787-3065
E-mail: steve@sbcatree.com

Date: Amendment 5- August 10, 2016

To: Bob Burke, Greenheart Land Company
Box 22263321
621 High Street
Palo Alto, CA 94301

Subject: Tree Survey

Location: 1300 El Camino Real & Derry, Menlo Park

Scope: Survey includes all Heritage Trees on or directly adjacent to parcels at 1300 El Camino Real and Derry Lane and includes all adjacent City Street Trees which may or may not be of Heritage size. ***Tree tagging numbering system is from 1-100 and 201-212. Trees added by Fugiitrees Consulting are numbered with decimals.***

Introduction

Arborist submitted initial tree survey report on 11-7-13. We returned to the site two additional times to survey all adjacent street trees and any additional trees that may have attained "Heritage" status. Two Canary Island Date Palms *(Phoenix canariensis)* have since been removed subsequent to the 11-7-13 survey.

Amendment 4 included additional 38 trees surveyed by Fugiitrees, three of which are Heritage. Amendment 5 includes 5 additional City street trees to be removed.

Appendices are as follows.

- *Appendix 1 – Tree Survey Data*
- *Appendix 2 – Tree Location Map*
- *Appendix 3 – Tree Protection Guidelines*

City of Menlo Park Ordinance, Chapter 13.24

A permit is required to remove or heavily prune trees of heritage size. Any development related work performed within an area 10 times the diameter of a Heritage Tree requires the submittal of tree protection plan.

Heritage Trees are defined as:

- An oak tree *(Quercus)* which is native to California and has a trunk with a circumference of 31.4 inches (diameter of 10 inches) or more, measured 54 inches above natural grade.
- All trees other than oaks which have a trunk with a circumference of 47.1 inches (diameter of 15 inches), measured 54 inches above natural grade.
- Trees with more than one trunk shall be measured at the point where the trunks divide. Heritage trees must be greater than 12 feet tall.

Summary

- Arborist survey identifies one-hundred forty-eight (148) trees located on the parcels or immediately adjacent. Two palms that were previously surveyed in 2013 have since been removed. All trees located within the parcels designated for development are proposed for removal.
- Eighteen (18) tree species were identified.
- Fifty-nine (59) trees are of Heritage size.
- Sixty-five (65) City Street Trees were identified. Many are seedling Coast Live Oaks *(Quercus agrifolia)* located along Garwood Way.
- The most numerous species was the Chinese Tree of Heaven *(Ailanthus altissima)* with forty-eight (48) specimens identified. Most of the *Ailanthus* trees are multi-stemmed with numerous root sprouts. Flagging tape marks the surveyed Heritage specimens which are located in large stands.
- The Coast Live Oak was the second most numerous species identified, with thirty-four (34) specimens. Flagging tape marks the smaller specimens identified as Street Trees along Garwood Way.
- Coast Redwood #12 *(Sequoia sempervirens)* is a large tree, almost dead, and is not considered to be structurally sound. It would be best to remove this tree as soon as it is possible due to the potential "target" should it fail.
- One-hundred thirty-eight (138) trees are proposed for removal. These include forty-seven (47) trees within the parcels and fifty-three (53) City Street Trees.

Survey Procedure

Trees Tagged – Each tree was tagged with a metal number tag corresponding with the number used on the tree location map. Aluminum tags were attached to trees with an aluminum nail; a wire was used for the smaller seedling oaks. Tree tagging numbering is from #1-100 and #201-212. Fugiitrees Consulting surveyed an additional 38 trees, and utilized numbers with decimal points (e.g. 5.1. 5.2).

Data Recorded – Arborists recorded data on tree species, diameter (DBH[1]), tree crown spread, structural safety condition, tree health. Notes were recorded to provide commentary on general conditions.

Measuring *Ailanthus* Suckers –As per directions from City Arborist, "If *Ailanthus* have stand-alone stems of the same tree in a clonal type of clumping, the measurements can be taken individually (not a combined measurement). If the stems are visibly joined at grade, the measurement is taken at the base of the union."

City Street Trees –There is no minimum diameter for Street Trees. All street trees received metal number tags as well. The City right of way at on Oak Grove Ave is 11' from edge of gutter. The right of way on Derry Ln. is 4'. All trees located on Garwood Way are considered have street tree status.

- 65 Identified City street trees include the following:
  - 41 Trees on Garwood Way (#33-39, #64, #65, and #76-100, #201-207)
  - 5 Trees on Oak Grove (#41-45)
  - 4 Trees on Derry Lane (#27, 30, 30.1 and 30.2)
  - 15 London Plane trees in sidewalk along El Camino Real (#47-61)

Table 1 – The table below provides a breakdown of numbers of each of 18 tree species surveyed.

Species	Common Name	Total Amount	Heritage Tree	Street Tree	Proposed Removals	Comments
Acacia melanoxylon	Blackwood Acacia	3	1	2	3	
Acer palmatum	Japanese Maple	2	0	0	2	
Afrocarpus gracilior	African Fern Pine	7	3	0	7	5 w Poor structures
Ailanthus altissima	Chinese Tree of Heaven	48	35	6	48	Naturalized, Most trees are spreading through root sucker growth.
Cupressus sempervirens	Italian Cypress	9	2	0	9	2nd in a line of 7 cypress; Only this one cypress has reached Heritage size
Jacaranda mimosifolia	Jacaranda	4	4	0	4	Healthy, 3 are multi-stemmed
Malus sp.	Apple	1	0	1	1	
Phoenix canariensis	Canary Island Date Palm	1	1	1	1	2 have been cut down since initial survey
Platanus x hispanica	London Plane Tree	18	0	18	8	3 trees on Oak Grove are in poor condition; 15 along El Camino Real are nice trees
Prunus caroliniana	Carolina Laurel Cherry	10	0	0	10	

[1] DBH is tree diameter measured at 54 inches above soil grade.

Species	Common Name	Total Amount	Heritage Tree	Street Tree	Proposed Removals	Comments
Pyrus kawakamii	Evergreen Pear	1	0	1	1	
Quercus agrifolia	Coast Live Oak	34	5	31	34	2 large specimens, A number of seedlings on Garwood
Quercus ilex	Holly Oak	1	0	0	1	
Quercus lobata	Valley Oak	2	2	2	2	Health mitigation required
Quercus rubra	Red Oak	1	0	1	1	
Robinia pseudoacacia	Black Locust	1	1	1	1	Growing in fence
Sequoia sempervirens	Coast Redwood	4	4	1	4	#12 is hazardous; all others are in good condition
Washingtonia robusta	Mexican Fan Palm	1	1	0	1	Volunteer
	Totals	**148**	**59**	**65**	**138**	

End Report

Appendices are as follows.

- *Appendix 1 – Tree Survey Data*
- *Appendix 2 – Tree Location Map*
- *Appendix 3 – Tree Protection Guidelines*

Report Submitted By:

Steve Batchelder

Steve Batchelder, Consulting Arborist
ISA Certified Arborist WE 228A
CaUFC Certified Urban Forester #138
Calif. Contractor Lic. (C-27) 533675

1300 El Camino Real and Derry Lane Heritage Tree Survey

COLUMN HEADING DESCRIPTIONS

Tag# - Indicates the number tag attached to tree
Species - Scientific name
Common Name - Vernacular name
DBH - Diameter measured in inches at 4.5 feet above soil grade; For multiple stemmed trees, measurements were taken at the point where the trunks divide; For palms, measurements are made from the tree base to the point where fonds emanate
Spread- In feet
Structure- Tree Structural Safety: E is Excellent, G is Good, F is Fair, P is Poor, H is Hazardous
Health -Tree Health: E is Excellent, G is Good, F is Fair, P is Poor, D is Dead or Dying
City Street Tree - Y is Yes, N is No
Heritage Tree - Y is Yes, N is No
Proposed Removal - Y is Yes, N is No
Notes - See below

ABBREVIATIONS AND DEFINITIONS

Notes	**Embedded Bark (EB) - AKA Included Bark, this is a structural defect where bark is included between the branch attachment so that the wood cannot join. Such defects have a higher propensity for failure.**
	Codominant (CD) - A situation where a tree has two or more stems which are of equal diameter and relative amounts of leaf area. Trees with codominant primary scaffolding stems are inherently weaker than stems, which are of unequal diameter and size.
	Codominant w/ Embedded Bark (CDEB) - When bark is embedded between codominant stems, failure potential is very high and pruning to mitigate the defect is recommended.
	Poor Pruning (PP)- Past pruning practices considered unacceptable according to ANSI A300 Best Management Practices, Tree Pruning
	Headed (H) - Generally considered poor pruning practice which removes the central leader and the internode.

Tag #	Species	Common Name	DBH	Spread	Structure	Health	City Street Tree	Heritage Tree?	Proposed Removal	Notes
1	*Sequoia sempervirens*	Coast Redwood	28	25	G	F	N	Y	Y	Off color, Signs of stress, Botryosphaeria?
2	*Ailanthus altissima*	Chinese Tree of Heaven	28 @ base	36	F - P	F	N	Y	Y	Multi
3	*Ailanthus altissima*	Chinese Tree of Heaven	24 @ base	30	F - P	F	N	Y	Y	Multi

Tag #	Species	Common Name	DBH	Spread	Structure	Health	City Street Tree	Heritage Tree?	Proposed Removal	Notes
4	*Ailanthus altissima*	Chinese Tree of Heaven	24 @ base	15	F - P	F	N	Y	Y	Multi, Clump of 4 stems
5	*Ailanthus altissima*	Chinese Tree of Heaven	15 @ base	20	F-P	F	N	Y	Y	Multi, Clump of 3 stems
6	*Ailanthus altissima*	Chinese Tree of Heaven	18 @ base	30	F - P	F	N	Y	Y	Multi, Clump of 3 stems
7	*Ailanthus altissima*	Chinese Tree of Heaven	30 @ base	45	P	F	N	Y	Y	Multi, EB
8	*Ailanthus altissima*	Chinese Tree of Heaven	28 @ base	35	P	F	N	Y	Y	Multi
9	*Ailanthus altissima*	Chinese Tree of Heaven	40 @ base	30	F-P	F	N	Y	Y	Multi
10	*Acacia melanoxylon*	Blackwood Acacia	24	35	P	G	N	Y	Y	CDEB
11	*Cupressus sempervirens*	Italian Cypress	15 @ base	10	F	F	N	Y	Y	CD, 2nd in a line of 7 cypress
12	*Sequoia sempervirens*	Coast Redwood	54	40	P - H	P - D	N	Y	Y	Significant tip dieback, Dead CD top, 27" x 10' (rotting) wound on side facing street, Slight lean to street
13	*Jacaranda mimosifolia*	Jacaranda	27 @ base	25	F	G	N	Y	Y	Multi
14	*Jacaranda mimosifolia*	Jacaranda	28 @ base	30	P	G	N	Y	Y	EB, Multi
15	*Jacaranda mimosifolia*	Jacaranda	26 @ base	25	F	G	N	Y	Y	Multi, PP
16	*Jacaranda mimosifolia*	Jacaranda	15	25	F	G	N	Y	Y	CD
17	*Ailanthus altissima*	Chinese Tree of Heaven	32 @ base	40	P	F	N	Y	Y	Multi, CDEB, EB
18	*Ailanthus altissima*	Chinese Tree of Heaven	22 @ base	35	F-P	F	N	Y	Y	Multi, Basal damage, Metal in tree
19	*Ailanthus altissima*	Chinese Tree of Heaven	20 @ base	20	P	F	N	Y	Y	Multi, Clump of 6 stems, CDEB

Tag #	Species	Common Name	DBH	Spread	Structure	Health	City Street Tree	Heritage Tree?	Proposed Removal	Notes
20	*Ailanthus altissima*	Chinese Tree of Heaven	30 @ base	30	P	F	N	Y	Y	Multi
21	*Quercus agrifolia*	Coast Live Oak	20 @ base	20	P	F	N	Y	Y	Multi, EB
22	*Ailanthus altissima*	Chinese Tree of Heaven	48 @ base	70	P	G	N	Y	Y	Multi, multi, EB, EB branch breakout
23	*Ailanthus altissima*	Chinese Tree of Heaven	72 @ base	50	P	F-G	N	Y	Y	Multi, Clump of 9 stems, EB
24	*Afrocarpus gracilior*	African Fern Pine	15	25	G	G	N	Y	Y	CD
25	*Afrocarpus gracilior*	African Fern Pine	15 @ base	20	P	F	N	Y	Y	CDEB
26	*Afrocarpus gracilior*	African Fern Pine	15 @ base	15	P	G	N	Y	Y	CDEB
27	*Ailanthus altissima*	Chinese Tree of Heaven	17 @ base	20	P	F	Y	Y	Y	CDEB, PP, H
28	*Quercus agrifolia*	Coast Live Oak	23	50	F	F	N	Y	Y	PP, Wound at base, 20' from curb
29	*Sequoia sempervirens*	Coast Redwood	103 @ base	50	F	F	N	Y	Y	Multi, Off color, Signs of stress, 20' from curb
30	*Sequoia sempervirens*	Coast Redwood	32.5 @ base	30	G	G	Y	Y	Y	Hardscape displacement
31	*Phoenix canariensis*	Canary Island Date Palm								Gone
32	*Phoenix canariensis*	Canary Island Date Palm								Gone
33	*Quercus agrifolia*	Coast Live Oak	40.5	60	P	G	Y	Y	Y	Off site, 13' from property line, CD, Trunk rotted out on north side
34	*Robinia pseudoacacia*	Black Locust	30 @ base	25	P	F	Y	Y	Y	On property line, Clump of 7 stems, Growing in fence
35	*Ailanthus altissima*	Chinese Tree of Heaven	24 @ base	40	P	F	Y	Y	Y	Multi, On property line, Clump of 10 stems, 5' from street
36	*Phoenix canariensis*	Canary Island Date Palm	20' of Clear Trunk	n/a	G	G	Y	Y	Y	Off site , 4' from street

Tag #	Species	Common Name	DBH	Spread	Structure	Health	City Street Tree	Heritage Tree?	Proposed Removal	Notes
37	*Quercus lobata*	Valley Oak	32	65	F	F	Y	Y	Y	Off site, 7' from property line, 2' from curb, Previous #53, Large (rotting) pruning wound, PP
38	*Quercus agrifolia*	Coast Live Oak	10	20	F	G	Y	Y	Y	Large breakouts, Pruning wounds, Lean for light
39	*Quercus lobata*	Valley Oak	23.5	40	F	P	Y	Y	Y	8' from curb
40	*Ailanthus altissima*	Chinese Tree of Heaven	20 @ base	20	F	F	N	Y	Y	Multi, Part of a large 70' long stand
41	*Platanus x hispanica*	London Plane Tree	12.5	20	P	P	Y	N	Y	Street tree, Pruning wounds, ID, Previously headed
42	*Platanus x hispanica*	London Plane Tree	12.5	30	P	F	Y	N	Y	Street tree, Pruning wounds, ID, Previously headed
43	*Platanus x hispanica*	London Plane Tree	12.5	30	P	F	Y	N	Y	Street tree, ID, Previously headed
44	*Quercus agrifolia*	Coast Live Oak	1	5	F	F	Y	N	Y	Good push of new growth
45	*Pyrus kawakamii*	Evergreen Pear	13	30	F	G	Y	N	Y	Large pruning wounds, CD
46	*Washingtonia robusta*	Mexican Fan Palm	7' of Clear Trunk	15	G	G	N	Y	Y	Close to building, Volunteer?
47	*Platanus x hispanica*	London Plane Tree	11	25	F	F-G	Y	N	N	Street tree, Lean, CD
48	*Platanus x hispanica*	London Plane Tree	11	25	G	F-G	Y	N	N	Lean
49	*Platanus x hispanica*	London Plane Tree	9	25	G	F-G	Y	N	N	Lean
50	*Platanus x hispanica*	London Plane Tree	11.5	30	G	F-G	Y	N	N	CD, Touching metal grate
51	*Platanus x hispanica*	London Plane Tree	11	30	G	G	Y	N	N	CD, Touching metal grate
52	*Platanus x hispanica*	London Plane Tree	10.5	30	G	G	Y	N	N	CD, Touching metal grate
53	*Platanus x hispanica*	London Plane Tree	11.5	30	G	G	Y	N	Y	CD, Touching metal grate

Tag #	Species	Common Name	DBH	Spread	Structure	Health	City Street Tree	Heritage Tree?	Proposed Removal	Notes
54	*Platanus x hispanica*	London Plane Tree	10	30	G	F-G	Y	N	Y	Large pruning wounds, CD, touching metal grate
55	*Platanus x hispanica*	London Plane Tree	10	30	G	F-G	Y	N	Y	No grate
56	*Platanus x hispanica*	London Plane Tree	8.5	30	G	F-G	Y	N	Y	
57	*Platanus x hispanica*	London Plane Tree	10	30	G	F-G	Y	N	N	Touching metal grate
58	*Platanus x hispanica*	London Plane Tree	11	30	G	G	Y	N	N	Lean
59	*Platanus x hispanica*	London Plane Tree	10	30	G	G	Y	N	N	
60	*Platanus x hispanica*	London Plane Tree	6	20	G	F	Y	N	Y	Smaller than others, likely shaded by adjacent redwood
61	*Platanus x hispanica*	London Plane Tree	7.5	20	G	F	Y	N	N	
62	*Ailanthus altissima*	Chinese Tree of Heaven	18 @ base	45	P	G	N	Y	Y	CDEB, Multi
63	*Quercus agrifolia*	Coast Live Oak	10.5 @ base	20	F-P	G	N	Y	Y	3 stems
64	*Acacia melanoxylon*	Blackwood Acacia	12.5	25	F	G	Y	N	Y	Lean, Trunk damage, 2-3' from curb
65	*Acacia melanoxylon*	Blackwood Acacia	8.5	25	G	G	Y	N	Y	Slight lean, 5' from end of pavement
66	*Ailanthus altissima*	Chinese Tree of Heaven	34.5 @ base	20	P	G	N	Y	Y	Multi, Part of a large 70' long stand
67	*Ailanthus altissima*	Chinese Tree of Heaven	21 @ base	15	P	G	N	Y	Y	Multi, Part of a large 70' long stand
68	*Ailanthus altissima*	Chinese Tree of Heaven	20 @ base	20	P	G	N	Y	Y	Multi, Part of a large 70' long stand
69	*Ailanthus altissima*	Chinese Tree of Heaven	18 @ base	25	P	G	N	Y	Y	Multi, Part of a large 70' long stand
70	*Ailanthus altissima*	Chinese Tree of Heaven	19 @ base	20	P	G	N	Y	Y	Multi, Part of a large 70' long stand
71	*Ailanthus altissima*	Chinese Tree of Heaven	16 @ base	25	P	G	N	Y	Y	Multi, Part of a large 70' long stand

Tag #	Species	Common Name	DBH	Spread	Structure	Health	City Street Tree	Heritage Tree?	Proposed Removal	Notes
72	*Ailanthus altissima*	Chinese Tree of Heaven	15 @ base	25	P	G	N	Y	Y	Multi, Part of a large 70' long stand
73	*Ailanthus altissima*	Chinese Tree of Heaven	21 @ base	20	P	G	N	Y	Y	Multi, Part of a large 70' long stand
74	*Ailanthus altissima*	Chinese Tree of Heaven	16 @ base	15	P	G	N	Y	Y	Multi, Part of a large 70' long stand
75	*Ailanthus altissima*	Chinese Tree of Heaven	22 @ base	20	P	G	N	Y	Y	Multi, Pruning left larger stumps
76	*Quercus agrifolia*	Coast Live Oak	1 3/4	5	G	G	Y	N	Y	Diameter taken below first branching
77	*Quercus agrifolia*	Coast Live Oak	1	5	G	F	Y	N	Y	Diameter taken below first branching
78	*Quercus agrifolia*	Coast Live Oak	3 3/4	10	G	G	Y	N	Y	Diameter taken below first branching
79	*Quercus agrifolia*	Coast Live Oak	4	10	F	G	Y	N	Y	CD
80	*Quercus agrifolia*	Coast Live Oak	4.5	20	F	G	Y	N	Y	Pruning wounds
81	*Quercus agrifolia*	Coast Live Oak	6	25	F	G	Y	N	Y	Large pruning wounds, CD
82	*Malus sp.*	Apple	3	5	G	G	Y	N	Y	
83	*Quercus agrifolia*	Coast Live Oak	3	10	G	G	Y	N	Y	Diameter taken below first branching. CD
84	*Quercus agrifolia*	Coast Live Oak	3	20	F	G	Y	N	Y	Diameter taken below first branching
85	*Quercus agrifolia*	Coast Live Oak	1	5	G	G	Y	N	Y	Diameter taken below first branching
86	*Quercus agrifolia*	Coast Live Oak	5 3/4	20	G	G	Y	N	Y	Diameter taken below first branching
87	*Quercus agrifolia*	Coast Live Oak	0.5	3	G	G	Y	N	Y	Diameter taken below first branching
88	*Quercus agrifolia*	Coast Live Oak	1	3	G	G	Y	N	Y	Diameter taken below first branching
89	*Quercus agrifolia*	Coast Live Oak	3/4	3	G	G	Y	N	Y	Diameter taken below first branching

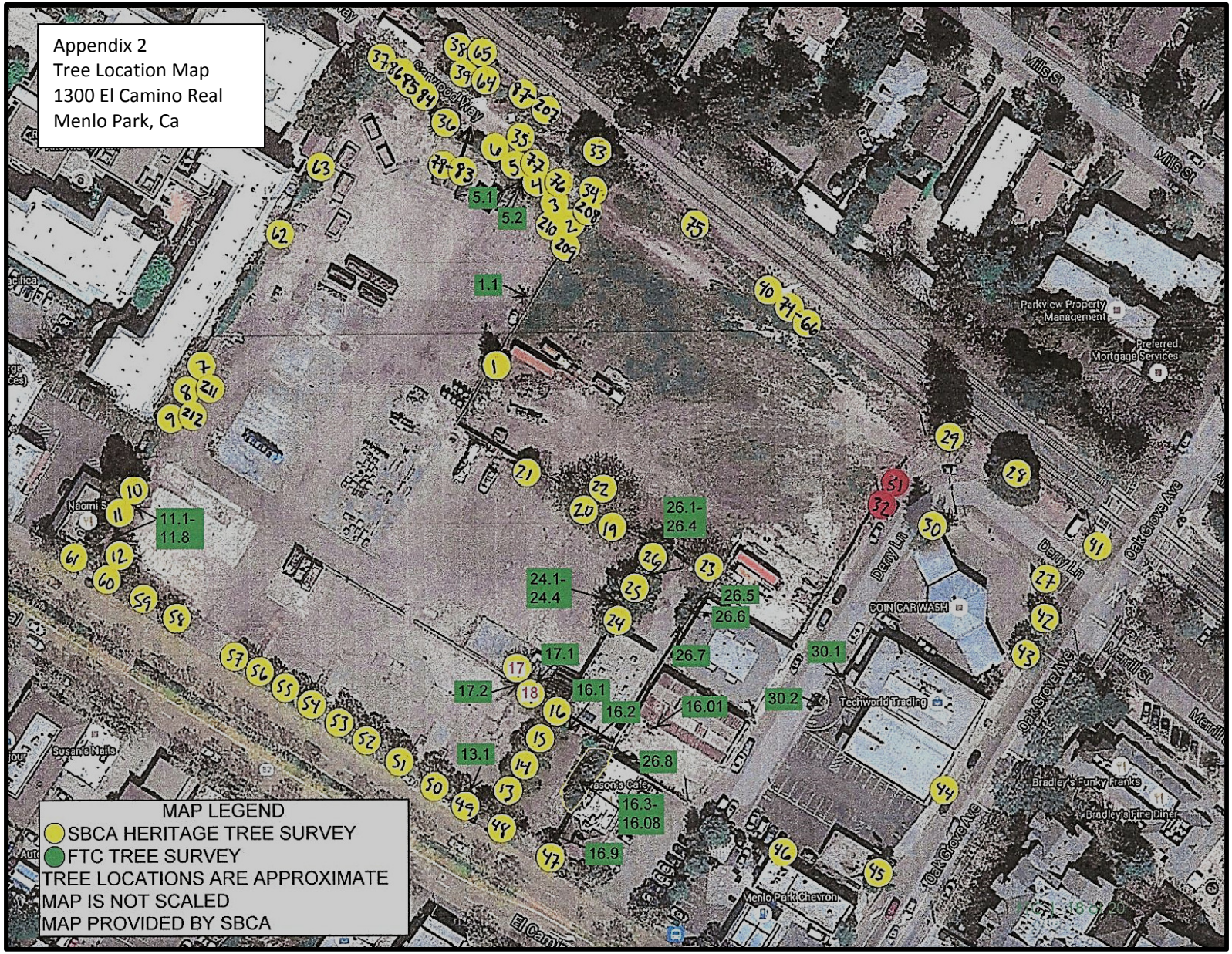
Tag #	Species	Common Name	DBH	Spread	Structure	Health	City Street Tree	Heritage Tree?	Proposed Removal	Notes
90	*Quercus agrifolia*	Coast Live Oak	0.5	3	G	G	Y	N	Y	Diameter taken below first branching
91	*Quercus agrifolia*	Coast Live Oak	1.5	3	G	G	Y	N	Y	Diameter taken below first branching
92	*Quercus agrifolia*	Coast Live Oak	1	3	G	G	Y	N	Y	Diameter taken below first branching
93	*Quercus agrifolia*	Coast Live Oak	3.5	15	G	G	Y	N	Y	Diameter taken below first branching
94	*Quercus agrifolia*	Coast Live Oak	2	15	G	G	Y	N	Y	Diameter taken below first branching
95	*Quercus agrifolia*	Coast Live Oak	0.5	5	G	G	Y	N	Y	Diameter taken below first branching
96	*Quercus agrifolia*	Coast Live Oak	1.5	5	G	G	Y	N	Y	Diameter taken below first branching
97	*Quercus agrifolia*	Coast Live Oak	1.5	10	G	G	Y	N	Y	Diameter taken below first branching
98	*Ailanthus altissima*	Chinese Tree of Heaven	4	20	G	F	Y	N	Y	
99	*Ailanthus altissima*	Chinese Tree of Heaven	3.5	20	F	F	Y	N	Y	
100	*Ailanthus altissima*	Chinese Tree of Heaven	7.5	25	G	P	Y	N	Y	
201	*Quercus agrifolia*	Coast Live Oak	1.5	5	G	G	Y	N	Y	Diameter taken below first branching
202	*Quercus agrifolia*	Coast Live Oak	1	5	G	G	Y	N	Y	Diameter taken below first branching
203	*Quercus agrifolia*	Coast Live Oak	1.5	5	G	G	Y	N	Y	Diameter taken below first branching
204	*Quercus agrifolia*	Coast Live Oak	2.5	10	G	G	Y	N	Y	Diameter taken below first branching
205	*Quercus agrifolia*	Coast Live Oak	2	5	G	G	Y	N	Y	Diameter taken below first branching
206	*Quercus agrifolia*	Coast Live Oak	2.5	5	G	G	Y	N	Y	Diameter taken below first branching
207	*Quercus agrifolia*	Coast Live Oak	1	5	G	G	Y	N	Y	Diameter taken below first branching

Tag #	Species	Common Name	DBH	Spread	Structure	Health	City Street Tree	Heritage Tree?	Proposed Removal	Notes
208	*Ailanthus altissima*	Chinese Tree of Heaven	18 @ base	20	P	G	N	Y	Y	Multi
209	*Ailanthus altissima*	Chinese Tree of Heaven	15 @ base	20	P	G	N	Y	Y	Multi
210	*Ailanthus altissima*	Chinese Tree of Heaven	16 @ base	25	P	G	N	Y	Y	Multi
211	*Ailanthus altissima*	Chinese Tree of Heaven	40 @ base	25	P	G	N	Y	Y	Multi
212	*Ailanthus altissima*	Chinese Tree of Heaven	22 @ base	25	P	G	N	Y	Y	Multi
1.1	*Ailanthus altissima*	Chinese Tree of Heaven	13 @ base	14	F-G	G	N	N	Y	
5.1	*Ailanthus altissima*	Chinese Tree of Heaven	5.8	30	P	G	N	N	Y	
5.2	*Ailanthus altissima*	Chinese Tree of Heaven	9.8	30	P	G	N	N	Y	
11.1	*Cupressus sempervirens*	Italian Cypress	9.5 @ base	Shared Canopy 25 feet long	F	F	N	N	Y	
11.2	*Cupressus sempervirens*	Italian Cypress	11	Shared Canopy 25 feet long	F	G	N	N	Y	
11.3	*Cupressus sempervirens*	Italian Cypress	15.2	Shared Canopy 25 feet long	F	G	N	Y	Y	Heritage tree
11.4	*Cupressus sempervirens*	Italian Cypress	7	Shared Canopy 25 feet long	F	G	N	N	Y	
11.5	*Cupressus sempervirens*	Italian Cypress	11.7	Shared Canopy 25 feet long	F	G	N	N	Y	
11.6	*Cupressus sempervirens*	Italian Cypress	11.8	Shared Canopy 25 feet long	F	G	N	N	Y	

Tag #	Species	Common Name	DBH	Spread	Structure	Health	City Street Tree	Heritage Tree?	Proposed Removal	Notes
11.7	*Cupressus sempervirens*	Italian Cypress	13	Shared Canopy 25 feet long	F	G	N	N	Y	
11.8	*Cupressus sempervirens*	Italian Cypress	~6 stake	8	P	G	N	N	Y	
13.1	*Quercus ilex*	Holly Oak	8.5	10	F	G	N	N	Y	Possible tree to relocate
16.01	*Ailanthus altissima*	Chinese Tree of Heaven	6.5	16	F	F	N	N	Y	
16.1	*Acer palmatum*	Japanese Maple	9.8 @ base	10	P	G	N	N	Y	
16.2	*Acer palmatum*	Japanese Maple	9.5 @ base	14	P	G	N	N	Y	
16.3	*Prunus caroliniana*	Carolina Laurel Cherry	10 @ base	Shared Canopy 25 feet long	F	G	N	N	Y	
16.4	*Prunus caroliniana*	Carolina Laurel Cherry	11.5 @ base	Shared Canopy 25 feet long	P	G	N	N	Y	
16.5	*Prunus caroliniana*	Carolina Laurel Cherry	8 @ base	Shared Canopy 25 feet long	P	G	N	N	Y	
16.6	*Prunus caroliniana*	Carolina Laurel Cherry	7.5 @ base	Shared Canopy 25 feet long	P	G	N	N	Y	
16.7	*Prunus caroliniana*	Carolina Laurel Cherry	9.5 @ base	Shared Canopy 25 feet long	P	G	N	N	Y	

Tag #	Species	Common Name	DBH	Spread	Structure	Health	City Street Tree	Heritage Tree?	Proposed Removal	Notes
16.8	*Prunus caroliniana*	Carolina Laurel Cherry	7.7 @ base	Shared Canopy 25 feet long	P	G	N	N	Y	
16.9	*Prunus caroliniana*	Carolina Laurel Cherry	7.3 @ base	8	P	F	N	N	Y	
17.1	*Ailanthus altissima*	Chinese Tree of Heaven	9.5	30	P	F	N	N	Y	
17.2	*Ailanthus altissima*	Chinese Tree of Heaven	6.4	18	P	G	N	N	Y	
24.1	*Ailanthus altissima*	Chinese Tree of Heaven	18.4	15	P	G	N	Y	Y	
24.2	*Ailanthus altissima*	Chinese Tree of Heaven	16.5	20	P	G	N	Y	Y	
24.3	*Ailanthus altissima*	Chinese Tree of Heaven	7.3	18	P	G	N	N	Y	
24.4	*Ailanthus altissima*	Chinese Tree of Heaven	8	20	P	G	N	N	Y	
26.1	*Afrocarpus gracilior*	African Fern Pine	11.2 @ base	28	P	F	N	N	Y	
26.2	*Afrocarpus gracilior*	African Fern Pine	9.7	15	P	F	N	N	Y	
26.3	*Afrocarpus gracilior*	African Fern Pine	13.6	15	P	F	N	N	Y	
26.4	*Afrocarpus gracilior*	African Fern Pine	14 @ base	12	F	G	N	N	Y	
26.5	*Prunus caroliniana*	Carolina Laurel Cherry	6.4 @ base	5	P	F	N	N	Y	
26.5	*Prunus caroliniana*	Carolina Laurel Cherry	8.8 @ base	8	P	F	N	N	Y	
26.7	*Ailanthus altissima*	Chinese Tree of Heaven	6 @ base	10	P	G	N	N	Y	
26.8	*Prunus caroliniana*	Carolina Laurel Cherry	6.5 @ base	1.5	P	P	N	N	Y	
30.1	*Ailanthus altissima*	Chinese Tree of Heaven	7.5 @ base	8	F	G	Y	N	Y	

Tag #	Species	Common Name	DBH	Spread	Structure	Health	City Street Tree	Heritage Tree?	Proposed Removal	Notes
30.2	*Quercus rubra*	Red Oak	2.5	7	F	G	Y	N	Y	


Appendix 2
Tree Location Map
1300 El Camino Real
Menlo Park, Ca
MAP LEGEND
SBCA HERITAGE TREE SURVEY
FTC TREE SURVEY
TREE LOCATIONS ARE APPROXIMATE
MAP IS NOT SCALED
MAP PROVIDED BY SBCA
Derry Ln
Oak Grove Ave
Merrill St
Mills St
COIN CAR WASH
Techworld Trading
Menlo Park Chevron
Parkview Property Management
Preferred Mortgage Services
Bradley's Funky Franks
Bradley's Fine Diner
Susan's Nails
Naomi S
El Camino
11.1-11.8
5.1
5.2
1.1
26.1-26.4
24.1-24.4
26.5
26.6
26.7
30.1
30.2
17.1
17.2
16.1
16.2
16.01
26.8
16.3-16.08
16.9
13.1

Tree Preservation Guidelines

The project site is at 1300 El Camino Real in Menlo Park, CA. The guidelines pertain to the protection of all trees designated as City of Menlo Park Street Trees. None of the trees located within the proposed development site will be retained. Tree protection entails observation of the City Guidelines provided below as well as all procedures and treatments noted in this report.

Prior to the beginning of work activities, project arborist will meet with contractor to review rules for construction activities and to inspect and approve tree protection measures. No activities, demolition or otherwise are to begin until tree protection measures have been inspected and approved of

CITY OF MENLO PARK TREE PROTECTION SPECIFICATIONS

1. A 6" layer of coarse mulch or woodchips is to be placed beneath the dripline of the protected trees. Mulch is to be kept 12" from the trunk.

2. A protective barrier of 6' chain link fencing shall be installed around the dripline of protected tree(s). The fencing can be moved within the dripline if authorized by the Project Arborist or City Arborist but not closer than 2' from the trunk of any tree. Fence posts shall be 1.5" in diameter and are to be driven 2' into the ground. The distance between posts shall not be more than 10'. This enclosed area is the Tree Protection Zone (TPZ).

3. Movable barriers of chain link fencing secured to cement blocks can be substituted for "fixed" fencing if the Project Arborist and City Arborist agree that the fencing will have to be moved to accommodate certain phases of construction. The builder may not move the fence without authorization form the Project Arborist or City Arborist.

4. Where the City Arborist or Project Arborist has determined that tree protection fencing will interfere with the safety of work crews, Tree Wrap may be used as an alternative form of tree protection. Wooden slats at least one inch thick are to be bound securely, edge to edge, around the trunk. A single layer or more of orange plastic construction fencing is to be wrapped and secured around the outside of the wooden slats. Major scaffold limbs may require protection as determined by the City Arborist or Project Arborist. Straw waddle may also be used as a trunk wrap by coiling the waddle around the trunk up to a minimum height of six feet from grade. A single layer or more of orange plastic construction fencing is to be wrapped and secured around the straw waddle.

5. ***Avoid the following conditions.***

DO NOT:
a. Allow run off of spillage of damaging materials into the area below any tree canopy.
b. Store materials, stockpile soil, or park or drive vehicles within the TPZ.
c. Cut, break, skin, or bruise roots, branches, or trunks without first obtaining authorization from the City Arborist.
d. Allow fires under and adjacent to trees.
e. Discharge exhaust into foliage.
f. Secure cable, chain, or rope to trees or shrubs.
g. Trench, dig, or otherwise excavate within the dripline or TPZ of the tree(s) without first obtaining authorization from the City Arborist.

h. Apply soil sterilants under pavement near existing trees.

6. Only excavation by hand or compressed air shall be allowed within the dripline of trees. Machine trenching shall not be allowed.

7. Avoid injury to tree roots. When a ditching machine, which is being used outside of the dripline of trees, encounters roots smaller than 2", the wall of the trench adjacent to the trees shall be hand trimmed, making clear, clean cuts through the roots. All damaged, torn and cut roots shall be given a clean cut to remove ragged edges, which promote decay. Trenches shall be filled within 24 hours, but where this is not possible, the side of the trench adjacent to the trees shall be kept shaded with four layers of dampened, untreated burlap, wetted as frequently as necessary to keep the burlap wet. Roots 2" or larger, when encountered, shall be reported immediately to the Project Arborist, who will decide whether the Contractor may cut the root as mentioned above or shall excavate by hand or with compressed air under the root. Root is to be protected with dampened burlap.

8. Route pipes outside of the area that is 10 times the diameter of a protected tree to avoid conflict with roots.

9. Where it is not possible to reroute pipes or trenches, the contractor shall bore beneath the dripline of the tree. The boring shall take place not less than 3' below the surface of the soil in order to avoid encountering "feeder" roots.

10. Trees that have been identified in the arborist's report as being in poor health and/or posing a health or safety risk, may be removed or pruned by more than one-third, subject to approval of the required permit by the Planning Division. Pruning of existing limbs and roots shall only occur under the direction of a Certified Arborist.

11. Any damage due to construction activities shall be reported.

SUMMARY OF POTENTIAL IMPACTS AND MITIGATION

1. Pre-Construction Meeting to Review Tree Protection – No activities are to commence until after the meeting and inspection of tree protection is conducted.

2. Early Investigation and Health Mitigation – Most critical area for investigation is along El Camino Real, just behind the sidewalk. The presence of Plane Tree roots of over one-inch in diameter will require root pruning prior to the use of excavation equipment. Project arborist must be present at the time the concrete pavement behind the sidewalk is removed to inspect for root presence.

3. Root Protection Zone (RPZ) – The RPZ is initially set at a distance equal to one radial foot for every one inch is tree diameter (DBH). Tree protection fencing is generally placed at the limit of the RPZ. The RPZ of many of the City Street Trees planted along El Camino extends beyond the sidewalk and into the project site. Project arborist is to be present to supervise activities that encroach into the RPZ.

4. Trunk and Scaffold Protections – Whenever the RPZ is encroached upon by equipment, trees must be armored against any potential mechanical injury.

5. Necessary Root Pruning – Any necessary root pruning must be supervised or undertaken by project arborist. Root pruning occurs only after roots have been exposed by either hand, air or water excavation.

6. Soil Protection – When possible, existing concrete paving is to remain in place to provide soil protection during construction activities. Exposed soil areas that are located within the designated RPZ must be protected from compaction using wood chip mulch and trenching plates of 1 1/8 inch plywood. Mitigation will be prescribed for areas of soil compaction identified by project arborist.

EARLY INVESTIGATION

The information gained from site analysis is utilized in the guidelines for root and soil protection.

Soil Profile Examination – The soil profile examination determines soil texture, compaction and moisture. Soil compaction is mitigated through the use of a water jet or possibly and air spade to improve soil gas exchange.

Root Investigation – Root presence, depth, size and amount are determined in critical areas. This information is vital to the understanding of the level of soil protection and the level of root loss that will likely occur.

PRE-CONSTRUCTION ACTIVITIES

These activities should be undertaken prior to initiation of construction activity. In addition to modifications to the project design to reduce tree impacts, all steps that improve the health of trees prior to construction will greatly improve the chance of survival.

Designate Tree Root Protection Zone (RPZ) –The tree Root Protection Zone designates an area surrounding a tree or grouping of trees that is to be fenced off from all access until designated by a certified arborist. The RPZ is commonly defined as one (1) foot radial distance for every one (1) inch in tree diameter (DBH). Initial RPZ for all trees are provided in the survey data in Table 1.

The City Street Trees on El Camino, all London Plane, have an RPZ as much as 13 feet that extends into the project site. All will require root protection when the existing pavement is removed.

Tree Root Protection Zone Fencing – Fencing must be inspected and approved prior to the beginning of any demolition of grading activities. Tree protection fencing shall be 6' tall chain link type, secured to the existing concrete pavement if not yet removed. After pavement removal, steel posts driven two-feet into the ground at a spacing of 10 feet to support the tree protection fencing. Fencing shall have signage in place stating: "Tree Protection Area - Do Not Enter". It is understood that there will be encroachment into the RPZ. When moved, tree fencing is installed in the new location in the same manner.

Trunk and Scaffold Protection – All trunk and scaffold protection measures are subject to prior inspection and approval by project arborist. Whenever construction activity must occur inside the tree protection zone, the base of the tree and the first eight-feet of the trunk must be protected. Protection is generally provided by wrapping the trunk up to the first branch with 10 wraps of orange plastic

construction fencing or use of straw waddles wrapped around the tree. Additional protection can be provided by either straw bales or use of vertical 2x4 boards strapped to the tree. Arborist may require any or all of the trunk protection measures depending upon the situation. Arborist approval will be required for acceptance of the measures used.

Root Pruning – Root pruning is best conducted in the late fall and in advance of construction activities. Root pruning is preceded by careful hand, air or water excavation to first expose the roots. Root pruning is conducted by arborist using sharp tools. Severed roots are immediately sprayed with a sugar solution (6 oz. granulated sugar per gallon of water) and covered with either burlap or soil. Pruning both the canopy and roots at the same time should be avoided if possible.

Soil Protection – Soil areas inside of the designated RPZ that are not fenced must be protected. Standard protection entails 6 inches of wood chips covered with ¾ inch plywood. If equipment is to be used, first place 12 inches of wood chip mulch on the soil surface. Place either trenching places or 1 1/8 inch plywood connected with metal straps on the wood chips. Soil protections must remain in place until the completion of construction activities.

Supplemental Irrigation – Arborist will designate supplemental irrigation based upon the monitoring of soil moisture conditions during construction. Supplemental irrigation will be applied prior to the application of mulch and thereafter as per arborist direction.

Mulching – Use of four to six inches of organic mulch (wood chips are best) on soil surface will reduce soil compaction and evaporative soil moisture loss. Recommended material is wood chips generated from tree trimming. Fresh redwood, incense cedar and walnut chips are not acceptable, nor is palm generated mulch.

TREE PROTECTION DURING CONSTRUCTION

The level of arborist monitoring of the project can be quite variable, depending upon the degree of encroachment into root systems and the early levels of contractor compliance with the tree protection guidelines. In this situation, all trees to be protected are located outside of the construction site. It is true that the roots of the London Plane trees on El Camino Real do extend into the project site.

Pre-Construction Meeting – It is important that construction crew understands the tree protection requirements. All personnel working on site are to be provided an orientation to tree preservation measures and rules by the arborist assigned to monitor tree preservation. All tree protection measures must be in place and approved by project at this time. Confirmation of compliance will be sent to City Arborist.

Observe Fenced RPZ – This area is off limits to all personnel, equipment, materials storage, or any other activities. Fencing may be relocated only under arborist supervision.

Demolition Activities – If possible, the existing City sidewalk should remain in place for the duration of construction activities. All demolition activities include removal of pavement or structures are considered to be part of the construction project. The same restrictions on the use of equipment and encroachment into the designated root protection zone apply to all such activities. Project arborist must supervise all activities where encroachment into the RPZ occurs.

WORK ACTIVITIES OCCURING WITHIN THE DESIGNATED RPZ

Due to the relatively tight space, it appears that many activities will occur inside of the designated 36 foot RPZ. Under such circumstances the following protections are required.

Arborist Supervision – An arborist shall monitor trees throughout all phases of development to ensure tree protection measures are in place. Retain above mentioned protection measures until after final inspection.

Root Protection – Areas where roots cannot be fenced require protection from contaminants and compaction. The effects of foot traffic can be mitigated through the use of six (6) inches of wood chip mulch and ¾ inch plywood placed on top.

When equipment is to be used inside of the designated RPZ, soil must be covered with 12 inches of wood chips and two layers of ¾ inch plywood or one layer of 1 1/8 inch plywood or metal trench plates.

Soil Moisture Monitoring and Control – Water stress is detrimental to tree health, particularly during the spring. Supplemental irrigation is required whenever tree roots are uncovered or severed due to trenching or grading. Open trenches with exposed roots require minimum two layers of damp burlap or other acceptable covering at all times. An arborist will determine the amount of supplemental watering required based upon soil moisture investigation and weather conditions.

Required Method of Excavation Within Critical Root Zone – Carefully hand excavation or ***tunneling*** shall be the accepted method for installing underground utilities. All soil excavation within the TPZ shall be done with either supersonic air tools, pressurized water, or hand tools prior to any root pruning.

Sidewalk Replacement – If the City sidewalk is replaced, it is best for root protection to wait until the project is near completion. Project arborist must be present to monitor activities. It is recommended that base material under the concrete pavement be “clean crushed rock”[1]. This has been shown to reduce the potential for future root related pavement displacement.

POST CONSTRUCTION MITIGATION

All valuable trees which have been impacted in any manner (root loss, soil moisture changes, or necessary pruning) will require mitigation to offset the adverse impact and maintain the level of vigor in the tree prior to being impacted impact. Trees that were not vigorous prior to construction will require extra care.

Monitoring Tree Health – Regular visual inspection of trees will aid in assessing where further mitigation is required. Tree decline should be recorded and referenced against pre-construction health assessment. Leaf and stem insects and fungal pathogens are a sign of poor tree health (low energy reserves).

Monitoring of Soil Moisture – It is important that significant changes in soil moisture levels within tree root zones be identified early, prior to visible evidence of tree decline. Moisture should be monitored

[1] "Comparison of Method to Reduce Sidewalk Damage from Tree Roots" by E. Thomas Smiley

by visual inspection using a soil probe or through the use of tensiometers placed at key locations. Supplemental irrigation is best provided during middle and late spring. In cases where trees have suffered root loss, supplemental irrigation will be required for a number of years in the area where roots were severed.

Mitigation of Soil Compaction – The level and depth of soil compaction must be assessed and mitigated as necessary. Mitigation of soil compaction in areas where roots are present must minimize root loss. Tools most suitable to mitigate soil compaction are the water jet or air spade.

Continued Mulching – If the area behind the sidewalk on El Camino is not paved, it would be best to mulch the exposed soil area. Mulch is extremely beneficial in creating a healthy root environment. A regular program of mulch application is recommended to help retain soil moisture, provide a source of nutrients, and help control weeds. The continued use of good quality compost as a mulch is beneficial as a source of nutrition.

Fertilization – Prior to fertilization, soil analysis and possibly leaf tissue analysis must be undertaken. Trees should be fertilized only when the nutritional limitations have been identified. Leaf tissue analysis is another excellent tool for this determination. Excessive nitrogen fertilization is known to draw sucking insects (aphid, scale, etc.) to the plants and provide nutrition to fungal pathogens in the soil.

Pest Management Program – Healthy trees do not generally have serious pest problems. Stressed trees are attractive hosts to pathogens, which can contribute to decline and eventual death. Pest management is prescribed when monitoring indicates a need and tree health is in decline.

End

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ASCA AMERICAN SOCIETY of CONSULTING ARBORISTS

June 2, 2016

Mr. Christian Bonner
City Arborist
The City of Menlo Park
701 Laurel Street
Menlo Park, CA 94025

Re: Station 1300 at 1300 El Camino Real
Contract Arborist Project Review
1300 El Camino Real and Derry Lane Heritage Tree Survey

Dear Mr. Bonner:

The Planning Division for the City of Menlo Park is studying a submittal to develop certain parcels collectively known as 1300 El Camino Real. The project is entitled Station 1300. Fujiitrees Consulting (FTC) was retained to complete a project review of the Tree Survey submitted by the applicant.

Background

Pursuant to Chapter 13.24 – Heritage Trees of the Menlo Park Municipal Ordinance certain trees are regulated by the City. As used in this chapter "heritage tree" (verbatim) means:

1. A tree or group of trees of historical significance, special character or community benefit, specifically designated by resolution of the city council;

2. An oak tree (Quercus) which is native to California and has a trunk with a circumference of 31.4 inches (diameter of 10 ten inches) or more, measured at fifty –four (54) inches above natural grade. Trees with more than one trunk shall be measured at the point where the trunks divide, with the exception of trees that are under twelve (12) feet in height, which will be exempt from this section.

3. All trees other than oaks which have a trunk with a circumference of 47.1 inches (diameter of fifteen (15 inches) or more, measured fifty –four (54) inches above natural grade. Trees with more than one trunk shall be measured at the point where the trunks divide, with the exception of trees that are under twelve (12) feet in height which will be exempt from this section. (Ord. 928 s 1(part), 2004)

In addition, all development projects are to submit a land survey that complies with Boundary and Topographical Survey Requirements for the City of Menlo Park. This includes "Locations of existing trees greater than six inches in diameter with the diameter at standard height (54 inches), species, drip line and graphical representation of the trunk size;".

FTC was informed that trees greater than six in trunk diameter at the height of 54 inches are to be included in all required tree inventories conducted for development projects.

The proposed development plans for the Station 1300 project will impact existing Heritage trees, making the development plans subject to the Heritage Tree Ordinance.

Assignment

Specifically, the following items were to be addressed by FTC:

1. Visually verify the tree species and size recorded by the Project Arborist.
2. Make note of any significant tree suitable for preservation.
3. Make recommendations to the Planning Department to either approve or deny the Heritage Tree Removal Application.
4. The Planning Division for the City of Menlo Park requested FTC to prepare a tree summary matrix. Table 1 – Tree Summary was completed using a template provided by the Planning Division.

   For purposes of clarity, Table 1 – The Tree Summary was presented in three parts; Project Arborist, SBCA Heritage Tree Survey, FTC Tree Survey and lastly both tables combined into one table.

Note: This peer review would be equivalent to the work typically conducted by the City Arborist for development projects.

Summary of Findings

Site Conditions

On May 16, 2016 FTC visited the project site of Station 1300 located at 1300 El Camino Real in the City of Menlo Park, California. Existing site trees were observed to be in a general state of disrepair with little attention given to acceptable pruning practices.

Of particular concern was tree 12, a coast redwood which overhangs the sidewalk and a portion of El Camino Real. This redwood exhibits significant branch dieback with a slight trunk lean toward the roadway.

Mature City Street Trees were observed to be well maintained but were not remarkable in structure or in health. A number of younger, smaller street trees, mainly coast live oaks were located by SBCA within the Right of Way of Garwood Way.

Project Arborist Heritage Tree Survey

The Heritage Tree Survey and Tree Location Map completed by SBCA Tree Consulting was the subject of this FTC review.

Refer to Appendix 1, Heritage Tree Survey by SBCA for 110 inventoried trees.

According to the scope described in the SBCA Arborist Report, the tree survey includes all Heritage trees on or directly adjacent to parcels at 1300 El Camino Real and Derry Lane and all adjacent City Street Trees. FTC encountered five trees that were not included in the SBCA tree survey:

- Heritage tree 11.3 Italian cypress *(Cupressus sempervirens)* 15.2 inches in trunk diameter
- Heritage tree 24.1 Chinese tree of heaven (*Ailanthus altissima*) 18.4 inches at base
- Heritage tree 24.1 Chinese tree of heaven (*Ailanthus altissima*) 18.4 inches at base
- City Street Tree 30.1 Chinese tree of heaven *(Ailanthus altissima)* 7.5 inches at base
- City Street Tree 30.2 red oak *(Quercus rubra)* 2.5 inches in trunk diameter

Additionally, two palms were inventoried per industry standards but not per MPMC 13.24. (See Background) The palms were:

- Heritage tree 36 Canary Island date palm *(Phoenix canariensis)* 30.3 inches in trunk diameter
- Heritage tree 46 Mexican fan palm *(Washingtonia robusta)* 18.5 inches in trunk diameter

FTC contacted the City Arborist, Christian Bonner, for the minimum trunk diameter size that was to be inventoried. According to the City Arborist, all single stem trees greater than six inches in trunk diameter at 54 inches above grade and all multi stem trees greater than six inches in diameter just below the attached stems are to be inventoried.

It was decided that FTC should inventory those trees greater than six inches in trunk diameter in addition to any overlooked trees. Refer to Appendix 2, Supplemental Heritage Tree Survey by FTC for 38 inventoried trees.

Appendix 3 is an updated Tree Location Map prepared by SBCA and updated by FTC. Trees are approximately located and the map is not scaled.

Impacts to Heritage City Street Trees and City Street Trees

A magnifying glass was necessary to discern features on the provided sheet TM-3 Topographic Boundary Survey. With that said, all inventoried trees that were not identified as City Street Trees appeared to be located on the subject property.

According to sheet TM-7, Preliminary Grading Plan and sheet TM-8, Preliminary Utility Plan the proposed limits of disturbance will include:

- The demolition of Derry Lane (removal of Heritage City Street Trees 27, 30 and City Street Trees 30.1 and 30.2)

- The improvement and extension of Garwood Way to Oak Grove Avenue (removal of Heritage City Street Trees 33-39, 64, 65, 76–100, 201–207)

- Sidewalk and utility improvements of Oak Grove Avenue (removal of City Street Trees 41-45)

- The installation of a bioretention area following the adjacent property lines of two existing businesses, Menlo Park Chevron and Jason's Café

- Sidewalk and utility improvements of El Camino Real (removal of City Street Tree 60) It should be noted that sheet L-1.0, Landscape Site Plan shows 14 unnumbered City Street Trees to be preserved when the actual count less City Street Tree 60 would be 13.

Impacts to Existing On-Site Trees

According to sheet TM-7, Preliminary Grading Plan and sheet TM-8, Preliminary Utility Plan, all existing Heritage trees and Non-Heritage trees within the limits of disturbance will require removal for purposes of construction.

In terms of trees whose size, condition and location may warrant preservation, two trees were identified:

Tree 13.1	holly oak	(Quercus ilex)	8.5 inches DBH
Tree 36	Canary Island palm	(Phoenix canariensis)	30.3 inches DBH

Conclusions

Risk Posed by Tree 12

The location by a major roadway and the compromised structure of tree 12, a coast redwood, makes it a tree of great concern that should not be ignored.

SBCA Heritage Tree Survey
Species identification and size were observed to be accurately recorded using the Heritage Ordinance as the guide.

Based on the information provided to FTC, those trees identified as City Street Trees in the SBCA tree survey were observed to be correctly categorized. Refer to Table 1.

SBCA assessments of structure and health for both private trees and City Street Trees were consistent with the overall findings of FTC.

Significant Trees for Preservation
It is the opinion of FTC that tree 13.1 – holly oak and tree 36 – Canary Island pine should be considered for preservation. The Project Arborist should provide recommendations for the feasibility of preserving one or both trees.

Recommendation for the Tree Removal Application
It is the opinion of FTC to accept the SBCA report with the amended tree survey.

It is the opinion of FTC to approve the Station 1300 Heritage Tree Removal Application.

Recommendations

1. FTC strongly recommends that the Applicant authorize the Project Arborist to take appropriate action to mitigate the risk presented by tree 12.

2. Accept Heritage Tree Removal Permit Application No. HTR2016-0072 per MPMC section 13.24.040 Permits;

    a. Item 1. The condition of the tree or trees with respect to disease, danger of falling, proximity to existing or proposed structures and interference with utility services;

    b. Item 2. The necessity to remove the tree or trees in order to construct proposed improvements to the property;

    c. Item 4. The long-term value of the species under consideration, particularly lifespan and growth rate;

3. The applicant should apply for a Street Tree Removal Permit to be in compliance with MPMC Section 13.20.060.

4. Two trees should be considered for possible preservation: tree 13.1 – holly oak and tree 36 – Canary Island pine. The Project Arborist should provide recommendations for the feasibility of preserving one or both trees.

This concludes the FTC review of the 1300 El Camino Real and Derry Lane Heritage Tree Survey.

Kindly contact me with your questions.

Respectfully,

Walter Fujii, RCA®
Contract City Arborist

Attachments:
Table 1 – Tree Summary
Appendix 1 – SBCA 1300 El Camino and Derry Lane Heritage Tree Survey
Appendix 2 – FTC Supplemental Tree Survey
Appendix 3 – Updated Tree Location Map
Certificate of Performance
Terms and Conditions

Table 1
Tree Summary
1300 El Camino Real
Menlo Park, California

Tree Summary
(Template provided by the Planning Division)

SBCA Tree Survey

	On-site			On other parcels [1]			City ROW			**Total**		
	Existing	To Remain	To Be Removed	Existing	To Remain	To Be Removed	Existing	To Remain	To Be Removed	**Existing**	**To Remain**	**To Be Removed**
Heritage Trees	47	0	47	0	0	0	9	0	9	**56**	**0**	**56**
Non-Heritage Trees	0	0	0	0	0	0	54	15	39	**54**	**15**	**39**

FTC Supplemental Survey

	On-site			On other parcels [1]			City ROW			**Total**		
	Existing	To Remain	To Be Removed	Existing	To Remain	To Be Removed	Existing	To Remain	To Be Removed	**Existing**	**To Remain**	**To Be Removed**
Heritage Trees	3	0	3	0	0	0	0	0	0	**3**	**0**	**3**
Non-Heritage Trees	33	0	33	0	0	0	2	0	2	**35**	**0**	**35**

Combined Surveys

	On-site			On other parcels [1]			City ROW			**Total**		
	Existing	To Remain	To Be Removed	Existing	To Remain	To Be Removed	Existing	To Remain	To Be Removed	**Existing**	**To Remain**	**To Be Removed**
Heritage Trees	50	0	50	0	0	0	9	0	9	**59**	**0**	**59**
Non-Heritage Trees	33	0	33	0	0	0	56	15	41	**89**	**15**	**74**

1/ Per sheet TM-3 Topographic Boundary Survey, all inventoried trees that were not identified as City Street Trees were located on the subject property.

1300 El Camino Real and Derry Lane Heritage Tree Survey

COLUMN HEADING DESCRIPTIONS

Tag# - Indicates the number tag attached to tree
Species - Scientific name
Common Name - Vernacular name
DBH - Diameter measured in inches at 4.5 feet above soil grade; For multiple stemmed trees, measurements were taken at the point where the trunks divide; For palms, measurements are made from the tree base to the point where fronds emanate
Spread- In feet
Structure- Tree Structural Safety: E is Excellent, G is Good, F is Fair, P is Poor, H is Hazardous
Health -Tree Health: E is Excellent, G is Good, F is Fair, P is Poor, D is Dead or Dying
City Street Tree - Y is Yes, N is No
Proposed Removal - Y is Yes, N is No
Notes - See below

ABBREVIATIONS AND DEFINITIONS

Notes	**Embedded Bark (EB) - AKA Included Bark, this is a structural defect where bark is included between the branch attachment so that the wood cannot join. Such defects have a higher propensity for failure.** **Codominant (CD) - A situation where a tree has two or more stems which are of equal diameter and relative amounts of leaf area. Trees with codominant primary scaffolding stems are inherently weaker than stems, which are of unequal diameter and size.** **Codominant w/ Embedded Bark (CDEB) - When bark is embedded between codominant stems, failure potential is very high and pruning to mitigate the defect is recommended.** **Poor Pruning (PP)- Past pruning practices considered unacceptable according to ANSI A300 Best Management Practices, Tree Pruning** **Headed (H) - Generally considered poor pruning practice which removes the central leader and the internode.**

Tag #	Species	Common Name	DBH	Spread	Structure	Health	City Street Tree	Proposed Removal	Notes
1	*Sequoia sempervirens*	Coast Redwood	28	25	G	F	N	Y	Off color, Signs of stress, Botryosphaeria?
2	*Ailanthus altissima*	Chinese Tree of Heaven	28 @ base	36	F - P	F	N	Y	Multi
3	*Ailanthus altissima*	Chinese Tree of Heaven	24 @ base	30	F - P	F	N	Y	Multi
4	*Ailanthus altissima*	Chinese Tree of Heaven	24 @ base	15	F - P	F	N	Y	Multi, Clump of 4 stems
5	*Ailanthus altissima*	Chinese Tree of Heaven	15 @ base	20	F-P	F	N	Y	Multi, Clump of 3 stems

Tag #	Species	Common Name	DBH	Spread	Structure	Health	City Street Tree	Proposed Removal	Notes
6	*Ailanthus altissima*	Chinese Tree of Heaven	18 @ base	30	F - P	F	N	Y	Multi, Clump of 3 stems
7	*Ailanthus altissima*	Chinese Tree of Heaven	30 @ base	45	P	F	N	Y	Multi, EB
8	*Ailanthus altissima*	Chinese Tree of Heaven	28 @ base	35	P	F	N	Y	Multi
9	*Ailanthus altissima*	Chinese Tree of Heaven	40 @ base	30	F-P	F	N	Y	Multi
10	*Acacia melanoxylon*	Blackwood Acacia	24	35	P	G	N	Y	CDEB
11	*Cupressus sempervirens*	Italian Cypress	15 @ base	10	F	F	N	Y	CD, 2nd in a line of 7 cypress
12	*Sequoia sempervirens*	Coast Redwood HIGH RISK TREE - REQUIRES MITIGATION	54	40	P - H	P - D	N	Y	Significant tip dieback, Dead CD top, 27" x 10' (rotting) wound on side facing street, Slight lean to street
13	*Jacaranda mimosifolia*	Jacaranda	27 @ base	25	F	G	N	Y	Multi
14	*Jacaranda mimosifolia*	Jacaranda	28 @ base	30	P	G	N	Y	EB, Multi
15	*Jacaranda mimosifolia*	Jacaranda	26 @ base	25	F	G	N	Y	Multi, PP
16	*Jacaranda mimosifolia*	Jacaranda	15	25	F	G	N	Y	CD
17	*Ailanthus altissima*	Chinese Tree of Heaven	32 @ base	40	P	F	N	Y	Multi, CDEB, EB
18	*Ailanthus altissima*	Chinese Tree of Heaven	22 @ base	35	F-P	F	N	Y	Multi, Basal damage, Metal in tree
19	*Ailanthus altissima*	Chinese Tree of Heaven	20 @ base	20	P	F	N	Y	Multi, Clump of 6 stems, CDEB
20	*Ailanthus altissima*	Chinese Tree of Heaven	30 @ base	30	P	F	N	Y	Multi
21	*Quercus agrifolia*	Coast Live Oak	20 @ base	20	P	F	N	Y	Multi, EB
22	*Ailanthus altissima*	Chinese Tree of Heaven	48 @ base	70	P	G	N	Y	Multi, multi, EB, EB branch breakout

Tag #	Species	Common Name	DBH	Spread	Structure	Health	City Street Tree	Proposed Removal	Notes
23	*Ailanthus altissima*	Chinese Tree of Heaven	72 @ base	50	P	F-G	N	Y	Multi, Clump of 9 stems, EB
24	*Afrocarpus gracilior*	African Fern Pine	15	25	G	G	N	Y	CD
25	*Afrocarpus gracilior*	African Fern Pine	15 @ base	20	P	F	N	Y	CDEB
26	*Afrocarpus gracilior*	African Fern Pine	15 @ base	15	P	G	N	Y	CDEB
27	*Ailanthus altissima*	Chinese Tree of Heaven	17 @ base	20	P	F	Y	Y	CDEB, PP, H
28	*Quercus agrifolia*	Coast Live Oak	23	50	F	F	N	Y	PP, Wound at base, 20' from curb
29	*Sequoia sempervirens*	Coast Redwood	103 @ base	50	F	F	N	Y	Multi, Off color, Signs of stress, 20' from curb
30	*Sequoia sempervirens*	Coast Redwood	32.5 @ base	30	G	G	Y	Y	Hardscape displacement
31	*Phoenix canariensis*	Canary Island Date Palm							Gone
32	*Phoenix canariensis*	Canary Island Date Palm							Gone
33	*Quercus agrifolia*	Coast Live Oak	40.5	60	P	G	Y	Y	Off site, 13' from property line, CD, Trunk rotted out on north side
34	*Robinia pseudoacacia*	Black Locust	30 @ base	25	P	F	Y	Y	On property line, Clump of 7 stems, Growing in fence
35	*Ailanthus altissima*	Chinese Tree of Heaven	24 @ base	40	P	F	Y	Y	Multi, On property line, Clump of 10 stems, 5' from street
36	*Phoenix canariensis*	Canary Island Date Palm	20' of Clear Trunk	n/a	G	G	Y	Y	Off site , 4' from street
37	*Quercus lobata*	Valley Oak	32	65	F	F	Y	Y	Off site, 7' from property line, 2' from curb, Previous #53, Large (rotting) pruning wound, PP
38	*Quercus agrifolia*	Coast Live Oak	10	20	F	G	Y	Y	Large breakouts, Pruning wounds, Lean for light
39	*Quercus lobata*	Valley Oak	23.5	40	F	P	Y	Y	8' from curb

Tag #	Species	Common Name	DBH	Spread	Structure	Health	City Street Tree	Proposed Removal	Notes
40	*Ailanthus altissima*	Chinese Tree of Heaven	20 @ base	20	F	F	N	Y	Multi, Part of a large 70' long stand
41	*Platanus x hispanica*	London Plane Tree	12.5	20	P	P	Y	Y	Street tree, Pruning wounds, ID, Previously headed
42	*Platanus x hispanica*	London Plane Tree	12.5	30	P	F	Y	Y	Street tree, Pruning wounds, ID, Previously headed
43	*Platanus x hispanica*	London Plane Tree	12.5	30	P	F	Y	Y	Street tree, ID, Previously headed
44	*Quercus agrifolia*	Coast Live Oak	1	5	F	F	Y	Y	Good push of new growth
45	*Pyrus kawakamii*	Evergreen Pear	13	30	F	G	Y	N	Large pruning wounds, CD
46	*Washingtonia robusta*	Mexican Fan Palm	7' of Clear Trunk	15	G	G	N	Y	Close to building, Volunteer?
47	*Platanus x hispanica*	London Plane Tree	11	25	F	F-G	Y	N	Street tree, Lean, CD
48	*Platanus x hispanica*	London Plane Tree	11	25	G	F-G	Y	N	Lean
49	*Platanus x hispanica*	London Plane Tree	9	25	G	F-G	Y	N	Lean
50	*Platanus x hispanica*	London Plane Tree	11.5	30	G	F-G	Y	N	CD, Touching metal grate
51	*Platanus x hispanica*	London Plane Tree	11	30	G	G	Y	N	CD, Touching metal grate
52	*Platanus x hispanica*	London Plane Tree	10.5	30	G	G	Y	N	CD, Touching metal grate
53	*Platanus x hispanica*	London Plane Tree	11.5	30	G	G	Y	N	CD, Touching metal grate
54	*Platanus x hispanica*	London Plane Tree	10	30	G	F-G	Y	N	Large pruning wounds, CD, touching metal grate
55	*Platanus x hispanica*	London Plane Tree	10	30	G	F-G	Y	N	No grate
56	*Platanus x hispanica*	London Plane Tree	8.5	30	G	F-G	Y	N	
57	*Platanus x hispanica*	London Plane Tree	10	30	G	F-G	Y	N	Touching metal grate
58	*Platanus x hispanica*	London Plane Tree	11	30	G	G	Y	N	Lean
59	*Platanus x hispanica*	London Plane Tree	10	30	G	G	Y	N	

Tag #	Species	Common Name	DBH	Spread	Structure	Health	City Street Tree	Proposed Removal	Notes
60	*Platanus x hispanica*	London Plane Tree	6	20	G	F	Y	Y	Smaller than others, likely shaded by adjacent redwood
61	*Platanus x hispanica*	London Plane Tree	7.5	20	G	F	Y	N	
62	*Ailanthus altissima*	Chinese Tree of Heaven	18 @ base	45	P	G	N	Y	CDEB, Multi
63	*Quercus agrifolia*	Coast Live Oak	10.5 @ base	20	F-P	G	N	Y	3 stems
64	*Acacia melanoxylon*	Blackwood Acacia	12.5	25	F	G	Y	Y	Lean, Trunk damage, 2-3' from curb
65	*Acacia melanoxylon*	Blackwood Acacia	8.5	25	G	G	Y	Y	Slight lean, 5' from end of pavement
66	*Ailanthus altissima*	Chinese Tree of Heaven	34.5 @ base	20	P	G	N	Y	Multi, Part of a large 70' long stand
67	*Ailanthus altissima*	Chinese Tree of Heaven	21 @ base	15	P	G	N	Y	Multi, Part of a large 70' long stand
68	*Ailanthus altissima*	Chinese Tree of Heaven	20 @ base	20	P	G	N	Y	Multi, Part of a large 70' long stand
69	*Ailanthus altissima*	Chinese Tree of Heaven	18 @ base	25	P	G	N	Y	Multi, Part of a large 70' long stand
70	*Ailanthus altissima*	Chinese Tree of Heaven	19 @ base	20	P	G	N	Y	Multi, Part of a large 70' long stand
71	*Ailanthus altissima*	Chinese Tree of Heaven	16 @ base	25	P	G	N	Y	Multi, Part of a large 70' long stand
72	*Ailanthus altissima*	Chinese Tree of Heaven	15 @ base	25	P	G	N	Y	Multi, Part of a large 70' long stand
73	*Ailanthus altissima*	Chinese Tree of Heaven	21 @ base	20	P	G	N	Y	Multi, Part of a large 70' long stand
74	*Ailanthus altissima*	Chinese Tree of Heaven	16 @ base	15	P	G	N	Y	Multi, Part of a large 70' long stand
75	*Ailanthus altissima*	Chinese Tree of Heaven	22 @ base	20	P	G	N	Y	Multi, Pruning left larger stumps
76	*Quercus agrifolia*	Coast Live Oak	1 3/4	5	G	G	Y	Y	Diameter taken below first branching
77	*Quercus agrifolia*	Coast Live Oak	1	5	G	F	Y	Y	Diameter taken below first branching
78	*Quercus agrifolia*	Coast Live Oak	3 3/4	10	G	G	Y	Y	Diameter taken below first branching

Tag #	Species	Common Name	DBH	Spread	Structure	Health	City Street Tree	Proposed Removal	Notes
79	*Quercus agrifolia*	Coast Live Oak	4	10	F	G	Y	Y	CD
80	*Quercus agrifolia*	Coast Live Oak	4.5	20	F	G	Y	Y	Pruning wounds
81	*Quercus agrifolia*	Coast Live Oak	6	25	F	G	Y	Y	Large pruning wounds, CD
82	*Malus sp.*	Apple	3	5	G	G	Y	Y	
83	*Quercus agrifolia*	Coast Live Oak	3	10	G	G	Y	Y	Diameter taken below first branching. CD
84	*Quercus agrifolia*	Coast Live Oak	3	20	F	G	Y	Y	Diameter taken below first branching
85	*Quercus agrifolia*	Coast Live Oak	1	5	G	G	Y	Y	Diameter taken below first branching
86	*Quercus agrifolia*	Coast Live Oak	5 3/4	20	G	G	Y	Y	Diameter taken below first branching
87	*Quercus agrifolia*	Coast Live Oak	0.5	3	G	G	Y	Y	Diameter taken below first branching
88	*Quercus agrifolia*	Coast Live Oak	1	3	G	G	Y	Y	Diameter taken below first branching
89	*Quercus agrifolia*	Coast Live Oak	3/4	3	G	G	Y	Y	Diameter taken below first branching
90	*Quercus agrifolia*	Coast Live Oak	0.5	3	G	G	Y	Y	Diameter taken below first branching
91	*Quercus agrifolia*	Coast Live Oak	1.5	3	G	G	Y	Y	Diameter taken below first branching
92	*Quercus agrifolia*	Coast Live Oak	1	3	G	G	Y	Y	Diameter taken below first branching
93	*Quercus agrifolia*	Coast Live Oak	3.5	15	G	G	Y	Y	Diameter taken below first branching
94	*Quercus agrifolia*	Coast Live Oak	2	15	G	G	Y	Y	Diameter taken below first branching
95	*Quercus agrifolia*	Coast Live Oak	0.5	5	G	G	Y	Y	Diameter taken below first branching
96	*Quercus agrifolia*	Coast Live Oak	1.5	5	G	G	Y	Y	Diameter taken below first branching
97	*Quercus agrifolia*	Coast Live Oak	1.5	10	G	G	Y	Y	Diameter taken below first branching

Tag #	Species	Common Name	DBH	Spread	Structure	Health	City Street Tree	Proposed Removal	Notes
98	*Ailanthus altissima*	Chinese Tree of Heaven	4	20	G	F	Y	Y	
99	*Ailanthus altissima*	Chinese Tree of Heaven	3.5	20	F	F	Y	Y	
100	*Ailanthus altissima*	Chinese Tree of Heaven	7.5	25	G	P	Y	Y	
201	*Quercus agrifolia*	Coast Live Oak	1.5	5	G	G	Y	Y	Diameter taken below first branching
202	*Quercus agrifolia*	Coast Live Oak	1	5	G	G	Y	Y	Diameter taken below first branching
203	*Quercus agrifolia*	Coast Live Oak	1.5	5	G	G	Y	Y	Diameter taken below first branching
204	*Quercus agrifolia*	Coast Live Oak	2.5	10	G	G	Y	Y	Diameter taken below first branching
205	*Quercus agrifolia*	Coast Live Oak	2	5	G	G	Y	Y	Diameter taken below first branching
206	*Quercus agrifolia*	Coast Live Oak	2.5	5	G	G	Y	Y	Diameter taken below first branching
207	*Quercus agrifolia*	Coast Live Oak	1	5	G	G	Y	Y	Diameter taken below first branching
208	*Ailanthus altissima*	Chinese Tree of Heaven	18 @ base	20	P	G	N	Y	Multi
209	*Ailanthus altissima*	Chinese Tree of Heaven	15 @ base	20	P	G	N	Y	Multi
210	*Ailanthus altissima*	Chinese Tree of Heaven	16 @ base	25	P	G	N	Y	Multi
211	*Ailanthus altissima*	Chinese Tree of Heaven	40 @ base	25	P	G	N	Y	Multi
212	*Ailanthus altissima*	Chinese Tree of Heaven	22 @ base	25	P	G	N	Y	Multi

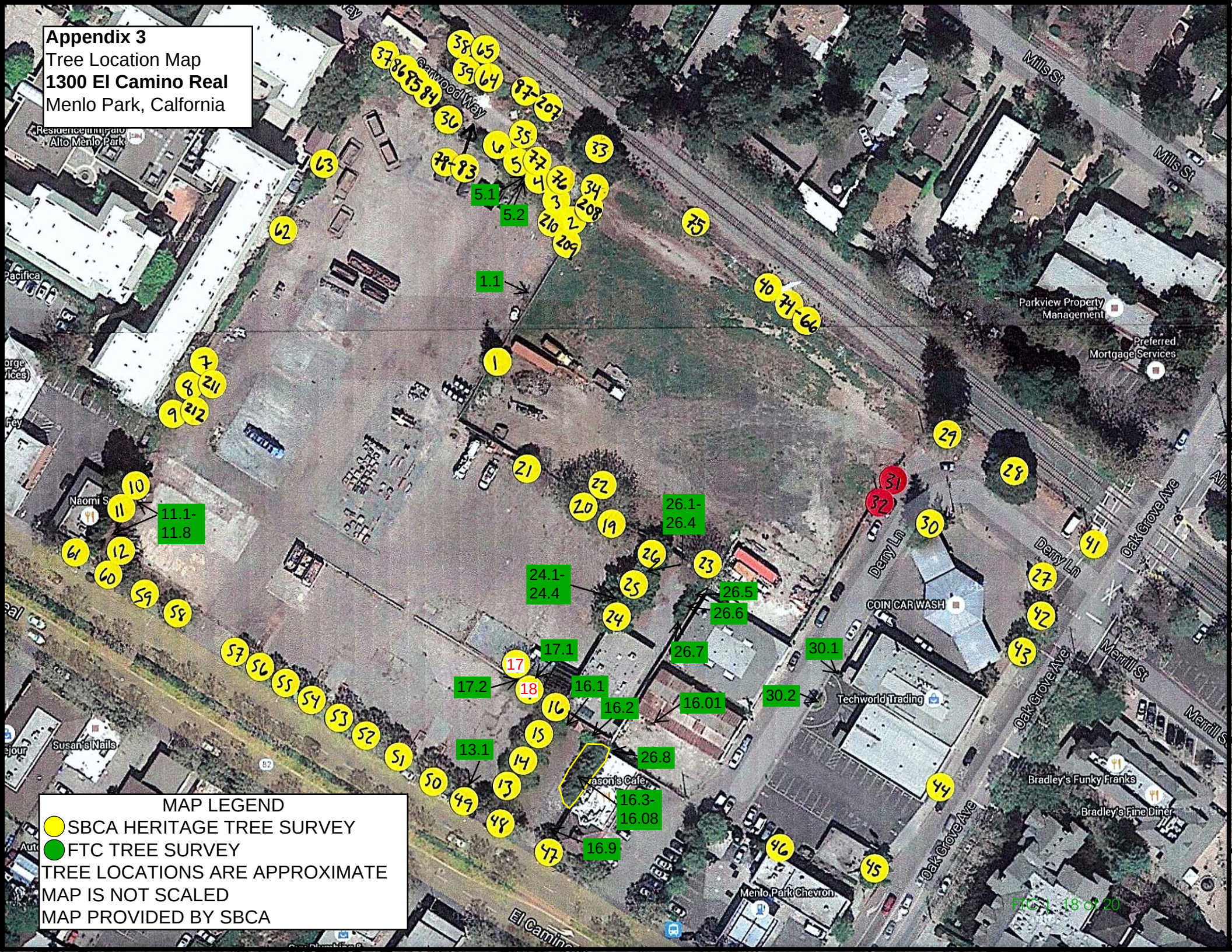
FTC Tree Survey

Tag #	Species	Common Name	DBH	Approximate Spread in Feet	Structure	Health	City Street Tree	[1] Proposed Removal	Notes
1.1	Ailanthus altissima	Chinese Tree of Heaven	13 base	14	F-G	G	N	Y	
5.1	Ailanthus altissima	Chinese Tree of Heaven	5.8	30	P	G	N	Y	
5.2	Ailanthus altissima	Chinese Tree of Heaven	9.8	30	P	G	N	Y	
11.1	Cupressus sempervirens	Italian cypress	9.5 base	Shared Canopy 25 feet long	F	F	N	Y	
11.2	Cupressus sempervirens	Italian cypress	11	Shared Canopy 25 feet long	F	G	N	Y	
11.3	Cupressus sempervirens	Italian cypress	15.2	Shared Canopy 25 feet long	F	G	N	Y	Heritage Tree
11.4	Cupressus sempervirens	Italian cypress	7	Shared Canopy 25 feet long	F	G	N	Y	
11.5	Cupressus sempervirens	Italian cypress	11.7	Shared Canopy 25 feet long	F	G	N	Y	
11.6	Cupressus sempervirens	Italian cypress	11.8	Shared Canopy 25 feet long	F	G	N	Y	
11.7	Cupressus sempervirens	Italian cypress	13	Shared Canopy 25 feet long	F	G	N	Y	
11.8	Cupressus sempervirens	Italian cypress	~6 stake	8	P	G	N	Y	
13.1	Quercus ilex	holly oak	8.5	10	F	G	N	Y	Possible tree to relocate.
16.01	Ailanthus altissima	Chinese Tree of Heaven	6.5	16	F	F	N	Y	
16.1	Acer palmatum	Japanese maple	9.8 base	10	P	G	N	Y	
16.2	Acer palmatum	Japanese maple	9.5 base	14	P	G	N	Y	

Tag #	Species	Common Name	DBH	Approximate Spread in Feet	Structure	Health	City Street Tree	[1] Proposed Removal	Notes
16.3	Prunus caroliniana	Carolina laurel cherry	10 base	Shared Canopy 45 feet long	F	G	N	Y	
16.4	Prunus caroliniana	Carolina laurel cherry	11.5 base	Shared Canopy 45 feet long	P	G	N	Y	
16.5	Prunus caroliniana	Carolina laurel cherry	8 base	Shared Canopy 45 feet long	P	G	N	Y	
16.6	Prunus caroliniana	Carolina laurel cherry	7.5 base	Shared Canopy 45 feet long	P	G	N	Y	
16.7	Prunus caroliniana	Carolina laurel cherry	9.5 base	Shared Canopy 45 feet long	P	G	N	Y	
16.8	Prunus caroliniana	Carolina laurel cherry	7.7 base	Shared Canopy 45 feet long	P	G	N	Y	
16.9	Prunus caroliniana	Carolina laurel cherry	7.3 base	8	P	F	N	Y	
17.1	Ailanthus altissima	Chinese Tree of Heaven	9.5	30	P	F	N	Y	
17.2	Ailanthus altissima	Chinese Tree of Heaven	6.4	18	P	G	N	Y	
24.1	Ailanthus altissima	Chinese Tree of Heaven	18.4 base	15	VP	G	N	Y	Heritage Tree
24.2	Ailanthus altissima	Chinese Tree of Heaven	16.5 base	20	VP	G	N	Y	Heritage Tree
24.3	Ailanthus altissima	Chinese Tree of Heaven	7.3	18	VP	G	N	Y	
24.4	Ailanthus altissima	Chinese Tree of Heaven	8	20	VP	G	N	Y	
26.1	Afrocarpus altissima	fern pine	11.2 base	28	P	F	N	Y	
26.2	Afrocarpus altissima	fern pine	9.7	15	VP	F	N	Y	
26.3	Afrocarpus altissima	fern pine	13.6 base	15	P	F	N	Y	
26.4	Afrocarpus altissima	fern pine	14 base	12	F	G	N	Y	

Tag #	Species	Common Name	DBH	Approximate Spread in Feet	Structure	Health	City Street Tree	[1] Proposed Removal	Notes
26.5	Prunus caroliniana	Carolina laurel cherry	6.4 base	5	P	F	N	Y	
26.6	Prunus caroliniana	Carolina laurel cherry	8.8 base	8	P	F	N	Y	
26.7	Ailanthus altissima	Chinese Tree of Heaven	6 base	10	VP	G	N	Y	
26.8	Prunus caroliniana	Carolina laurel cherry	6.5 base	1.5	VP	VP	N	Y	
30.1	Ailanthus altissima	Chinese Tree of Heaven	7.5 base	8	F	G	Y	Y	City Street Tree
30.2	Quercus rubra	red oak	2.5	7	F	G	Y	Y	City Street Tree

1/ Y - Considered to be proposed for removal unless determined otherwise by the Project Arborist or Owner.


Appendix 3
Tree Location Map
1300 El Camino Real
Menlo Park, Calfornia
Carlwood Way
Mills St
Parkview Property Management
Preferred Mortgage Services
Naomi St
Derry Ln
Oak Grove Ave
COIN CAR WASH
Techworld Trading
Merrill St
Susan's Nails
Bradley's Funky Franks
Bradley's Fine Diner
Menlo Park Chevron
El Camino
MAP LEGEND
SBCA HERITAGE TREE SURVEY
FTC TREE SURVEY
TREE LOCATIONS ARE APPROXIMATE
MAP IS NOT SCALED
MAP PROVIDED BY SBCA

Certification of Performance

That I have personally inspected the tree(s) and /or property referred to in this report and have stated my findings accurately. The extent of the evaluation and appraisal is stated in the attached report and the Terms and Conditions;

That I have no current or prospective interest in the vegetation or the property that is the subject of this report and I have no personal interest or bias with respect to the parties involved;

That the analysis opinions and conclusions stated herein are my own and are based on current scientific procedures and facts;

That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party nor upon the results of the assessment the attainment of stipulated results or the occurrence of any subsequent events;

That my analysis opinions and conclusion were developed and this report has been prepared according to commonly accepted Arboricultural practices;

I further certify that I am a Registered Consulting Arborist® by the American Society of Consulting Arborists (ASCA) and a Certified Arborist by the International Society of Arboriculture (ISA).

Disclosure Statement

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees and recommend measures to enhance the beauty and health of trees and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist or to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Certain conditions are often hidden within trees or below the ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances or for a specific period of time. Likewise remedial treatments cannot be guaranteed.

Trees can be managed but they cannot be controlled.
To live near trees is to accept some degree of risk.

Signed: _____ Date: 6/02/2016

Walter Fujii, RCA®

Fujiitrees Consulting
TERMS AND CONDITIONS

The following terms and conditions apply to all oral and written reports and correspondence pertaining to the consultations, inspections and activities of Fujiitrees Consulting hereinafter referred to as "Consultant".

1. Any legal description provided to the Consultant is assumed to be correct. No responsibility is assumed for matters legal in character nor is any opinion rendered as to the quality of any title.

2. It is assumed that any property referred to in any report or in conjunction with any services performed by the Consultant, is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations, and that any titles and ownership to any property are assumed to be good and marketable. Any existing liens and encumbrances have been disregarded.

3. Possession of this report or a copy thereof does not imply any right of publication or use for any purpose, without the express permission of the Consultant and the Client to whom the report was issued. Loss, removal or alteration of any part of a report invalidates the entire appraisal/evaluation.

4. The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in those reports and correspondence. The Consultant assumes no liability for the failure of trees or parts of trees, either inspected or otherwise. The Consultant assumes no responsibility to report on the condition of any tree or landscape feature not specifically requested by the named client.

5. No tree described in this report was climbed, unless otherwise stated. The Consultant cannot take responsibility for any defects, which could only have been discovered by climbing. A full root crown examination (RCX), consisting of excavating the soil around the tree to uncover the root crown and major buttress roots was not performed unless otherwise stated. We cannot take responsibility for any root defects, which could only have been discovered by such an inspection.

6. The Consultant shall not be required to provide further documentation, give testimony, be deposed, or attend court by reason of this appraisal/report unless subsequent contractual arrangements are made, including payment of additional fees for such services as described by the consultant or in the fee schedules or contract.

7. The Consultant offers no guarantees or warrantees, either expressed or implied, as to the suitability of the information contained in the reports for any purpose. It remains the responsibility of the client to determine applicability to his/her particular case.

8. Any report and the values, observations, and recommendations expressed therein represent the professional opinion of the Consultant, and the fee for services is in no manner contingent upon the reporting of a specified value nor upon any particular finding to be reported.

9. Any photographs, diagrams, graphs, sketches, or other graphic material included in any report, being intended solely as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys, unless otherwise noted in the report. Any reproductions of graphs material or the work produce of any other persons is intended solely for the purpose of clarification and ease of reference. Inclusion of said information does not constitute a representation by the Consultant as to the sufficiency or accuracy of that information.

10. Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

11. Payment terms are net payable upon receipt of invoice. All balances due beyond 30 days of invoice date will be charged a service fee of 1.5 percent per month (18.0% APR). All checks returned for insufficient funds or any other reason will be subject to a $25.00 service fee. Advance payment of fees may be required in some cases.

Environmental Quality Commission

REGULAR MEETING MINUTES - DRAFT

Date: 6/22/2016
Time: 6:30 p.m.
Administration Building
701 Laurel St., Menlo Park, CA 94025

A. Vice Chair London called the meeting to order at 6:39 p.m.

B. Roll Call

Present: DeCardy, Vice Chair London, Marshall, Chair Martin, Smolke
Absent: Bedwell, Dickerson
Staff: Environmental Services Manager Heather Abrams, Environmental Services Specialist Sheena Ignacio

C. Public Comment

No Public Comment

D. Regular Business

Vice Chair moved items D3 and D4 before D1

D1. Overview of the Facebook Campus Expansion Project, the Draft Environmental Impact Report (EIR), and Consideration of a Recommendation to the Planning Commission and City Council on a Request to Remove 274 Heritage Trees at 301-309 Constitution Drive (Attachment) – 1 hour – Kyle Perata, Senior Planner

Chair Martin arrives at 7:45 p.m.

ACTION: Motion and second (DeCardy/London) to recommend to the Planning Commission to approve the heritage tree removals based on the findings of the consulting arborist passes (5-0-2) (Yayes: Marshall, Smolke, DeCardy,Vice Chair London, Chair Martin; Absent/Abstain: Bedwell, Dickerson)

D2. Discuss and approve an updated EQC 2-Year Work Plan for submission to City Council (Attachment) – 1 hour – Chair Martin

ACTION: No action taken. The commission will discuss and approve the new EQC 2-Year Work Plan and subcommittee assignments at the August meeting.

Smolke leaves at 9:40 p.m.

D3. Change August EQC meeting date to August 31, 2016 – 2 mins – Chair Martin

ACTION: Motion and second (London/Marshall) to approve the date change for the August meeting passes (4-0-3) (Yayes: Vice Chair London, Marshall, DeCardy, Smolke; Absent/Abstain: Bedwell, Dickerson, Martin)

D4. Approve May 25, 2016 Environmental Quality Commission meeting minutes (Attachment) – 2 mins

ACTION: Motion and second (DeCardy/Marshall) to approve the EQC May minutes passes (4-0-3) (Yayes: London, Marshall, DeCardy, Smolke; Absent/Abstain: Bedwell, Dickerson, Martin)

E. Reports and Announcements

E1. Update on Peninsula Clean Energy – 2 mins – Heather Abrams, Environmental Programs Manager

E2. Informational update on Zero Waste Plan and Solid Waste Rate Study, which will begin soon and continue through 2017 – 2 mins – Heather Abrams, Environmental Programs Manager

E3. Update on Peninsula SunShares campaign to offer low cost solar PV systems and Electric Vehicles – 5 mins – Sheena Ignacio, Environmental Programs Specialist

E4. Future Agenda items

- Heritage Tree removal appeal for 445 Oak Ct.

F. Adjournment

Chair Martin adjourned the meeting at 9:54 p.m.

Meeting minutes taken by Commissioner Smolke

Meeting minutes prepared by Sheena Ignacio, Environmental Programs Specialist