

Appendix ARB

Arborist Report



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TREE PROTECTION REPORT

1185 & 1155 TERRA BELLA AVE
MOUNTAIN VIEW, CALIFORNIA

Submitted to:

RockPoint Capital
419 S. San Antonio Road #212
Los Altos, CA 94022

Prepared by:

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Registered Consulting Arborist® #399
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October 21, 2021

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A	TREE INVENTORY TABLE (five sheets)
B	SITE MAP (one sheet)
C	PHOTOGRAPHS (five sheets)

1.0 INTRODUCTION

RockPoint Capital has retained me to prepare this *Tree Protection Report* in connection with the future redevelopment of 1185 and 1155 Terra Bella Avenue, Mountain View (vacant parcels 11 and 12, respectively). The development proposal consists of demolishing existing structures, and constructing a three-story office building with a surface parking lot. Specific tasks assigned to execute are as follows:

- Visit the site on 7/20/20 to identify 31 trees having trunks situated either within property limits, along the street frontage, or "heritage trees"¹ originating from adjoining properties and exposed to potential impacts during site development.
- Determine each tree's trunk diameter at 54 inches above grade, or for those branching below this height, just below the first major trunk fork. All diameters are rounded to the nearest whole number, and those with more than one diameter listed are formed by multiple trunks.
- Identify which are defined as "heritage trees" and/or "street trees."
- Ascertain each tree's health, structural integrity and form, and assign an overall condition rating (e.g. good, fair, poor or dead).
- Rate each tree's suitability for preservation (e.g. high, moderate or low).
- Document any observed health, structural and/or surrounding hardscape issues.
- Obtain photographs; see Exhibit C.
- Assign numbers to the trees, and include a copy of the proposed *Tree Disposition Plan* (L8.01) prepared by The Guzzardo Partnership, dated 8/26/21, to represent those numbers and general tree locations; see Exhibit B.
- Affix round metal tags with corresponding numbers onto each accessible tree. In the case of #9 thru 12, tags were tied onto chain link fences near their trunks, and for #13 thru 15, they were nailed onto wood boards surrounding their trunks. Tags for #1 thru 10 were affixed in 2016, and all others in July 2020.
- Review the above-mentioned Sheet L8.01 to ascertain the proposed tree disposition.
- Provide project specific protection measures to help mitigate or avoid impacts to retained trees.
- Prepare a written report presenting the above information, and submit via email as a PDF document.

¹ Section 32.23(c)(1 thru 3) of the Mountain View Municipal Code defines a "heritage tree" as follows: [1] a tree which has a trunk with a circumference $\geq 48"$ (15.28" in diameter) at 54" above grade; [2] a multi-branched tree which has major branches below 54" above grade and a circumference $\geq 48"$ just below the first major trunk fork; and [3] any *Quercus* sp., *Sequoia* sp. or *Cedrus* sp. which has a trunk with a circumference $\geq 12"$ (3.82" in diameter) at 54" above grade.

2.0 TREE COUNT AND COMPOSITION

Thirty-one (31) trees of nine various species were inventoried and evaluated for this report. They are sequentially numbered as 1 thru 31, and the table below identifies their names, assigned numbers, counts and overall percentages.

NAME	TREE NUMBER(S)	COUNT	% OF TOTAL
Blackwood acacia	1, 2	2	6%
Box elder	8	1	3%
Coast redwood	10, 17, 18	3	10%
Columbia London plane	4-7, 13-15	7	23%
Italian cypress	19-31	13	42%
Mexican fan palm	9	1	3%
Red flowering gum	3	1	3%
Red ironbark	16	1	3%
Shamel ash	11, 12	2	6%
Total		31	100%

Specific information regarding each tree is presented within the table in Exhibit A. The trees' assigned numbers and approximate locations can be viewed on the site map in Exhibit B, and photographs are presented in Exhibit C.

As reflected in the table above, the project area is populated predominantly by Italian cypress, followed by London planes and coast redwoods.

Twenty (20) are defined as heritage trees pursuant to Section 32.23 of the Mountain View Municipal Code; they include #2, 3, 8-10, 16-27 and 29-31.

Trees #1 thru 12 are within or immediately adjacent to 1185 Terra Bella Avenue. Trees #13 thru 31 are within or immediately adjacent to 1155 Terra Bella Avenue.

Ten (10) are regarded as street trees due to their trunks originating within the public right-of-way along Terra Bella Avenue; they include #2-7 and 13-16 (and #2, 3 and 16 are also defined as heritage trees).

Seventeen (17) trees are located offsite (per L8.01); they include #9, 10 and 17-31. They have been inventoried due to their heritage tree status, being in close proximity to the project site, and exposed to potential impacts during site development. Tree #9 is adjacent to the property's northwest corner, and its trunk abuts the shared chain link fence. Tree #10 is immediately south of the southwest property corner, its trunk's center being roughly 8.5 feet from the property line. Trees #17 and 18 occupy a planter (with #16) near the property's northeast corner. Trees #19 thru 31 form a continuous row of cypress adjacent to the eastern boundary.

More specific tree locations not already mentioned above are as follows:

- #1 is located at the northeast property corner, its main trunk growing with a pronounced southwest lean onto the existing building.
- #8 is situated within a planter strip aligning the western boundary. It is formed by multiple trunks originating from the subject site, and a notable portion of its base grows onto the adjoining western property.
- #11 and 12 are volunteers within a narrow planter strip between an existing shed and eastern property fence.

3.0 SUITABILITY FOR TREE PRESERVATION

Each tree has been assigned either a “high,” “moderate” or “low” suitability for preservation rating as a means to cumulatively measure its health, structural integrity, anticipated life span; remaining life expectancy, location, size, particular species, tolerance to construction impacts, growing space, and safety to property and persons within striking distance. Descriptions of these ratings are presented below; the high category comprises one tree (or 3% of the total), the moderate category 22 (or 71% of the total), and the low category 8 (or 26% of the total).

High: Applies to #10.

This offsite redwood appears relatively healthy and structurally stable; has no visibly apparent, significant health issues or structural defects; presents a good potential for contributing long-term to the site; and seemingly requires only periodic or regular care and monitoring to maintain its longevity and structural integrity.

Moderate: Applies to #3-7, 9, 13-15, 18-24 and 16-31.

These trees contribute to the site, but at levels less than those assigned a high suitability; might have health and/or structural issues which may or may not be reasonably addressed and properly mitigated; and frequent care is typically required for their remaining lifespan. They may be worth retaining if provided proper care, but not seemingly at significant expense or major design revisions.

Low: Applies to #1, 2, 8, 11, 12, 16, 17 and 25.

These trees have significant health and/or structural issues expected to worsen regardless of tree care measures employed (i.e. beyond likely recovery). As a general guideline, they are not suitable for incorporating into the future landscape, regardless of future site development, and any which are retained require highly frequent monitoring and care throughout their remaining lifespans to minimize risk to any persons or property within striking distance. In the case of #1 and 2, they are either dead or nearly dead, have extremely weak and unsafe structures, and should be removed immediately or as soon as possible to eliminate their imminent threat to high value targets beneath.

4.0 REVIEW OF POTENTIAL IMPACTS

4.1 Tree Disposition Summary

A summary of the proposed tree disposition identified on Sheet L8.01 is as follows:

- **Removals** (6 in total): #1-3, 8 and 11 and 12. This includes 2 street (#2 and 3) and 4 onsite trees (#1, 8, 11 and 12).
- **Retained** (25 in total): #4-7, 9, 10 and 13-31. This include 8 street (#4-7 and 13-16) and 17 offsite trees (#9, 10 and 17-31).

4.2 Removals

The project requires removing trees #1-3, 8, 11 and 12 to accommodate development and/or due to poor tree conditions. A summary of underlying reasons for these removals is as follows:

- #1 (acacia): Dead.
- #2 (acacia): Predominantly dead, and its complete demise is imminent.
- #3 (red flowering gum): This eucalyptus has outgrown the planter area and will continue to damage adjacent sidewalk throughout its remaining lifespan.
- #8 (box elder): Advanced decline, and within footprint of outdoor seating area.
- #11 and 12 (ash): Poor condition. Within grading footprint.

4.3 Retained Trees

To achieve a reasonable assurance of survival for the retained trees, the following minimum Tree Protection Zones (TPZs) are suggested to identify limits of where impacts should be avoided or mitigated, and additional details are provided in Section 5.1 of this report:

- #4-7 and 13-15: 8 feet in all directions from their trunks.
- #9: 6 feet in all directions from its trunk.
- #10: 15 feet in all directions from its trunk.
- #16-18: 15 feet from their trunks.
- #19-27 and 29-31: 10 to 15 feet from their trunks.
- #28: 5 feet from its trunk.

Trees #4-7 and 13-15, London plane street trees, are situated within a contiguous rectangular planter, their bases being roughly 3/4 to nearly 1-foot above the nearest existing sidewalk edge (i.e. the grade rises slightly above the adjacent walk). Given their particular species and tolerance to root disturbance, I anticipate adequate protection can be achieved through diligently incorporating guidelines and measures presented in Section 5.1 of this report.

Tree #9, offsite Mexican fan palm with a trunk diameter of approximately 25 inches, may potentially be impacted during any site grading, utilities or hardscape installation. Adhering to its TPZ will achieve sufficient protection.

Tree #10, offsite coast redwood with a 32-inch trunk diameter, appears adequately protected based on the future building being over 20 feet from the trunk, and all soil disturbance is confined 2 to 5 feet from the foundation's edge, including overexcavation, soil compaction, subexcavation and trenching (including for storm drains and inlets).

Trees #16-21 and 31 are adjacent to proposed enlarged planters, and for #16-21, what appears to be a large planter with bioretention (would need to review the full set of plans to more fully understand impacts). Regardless, and based on information provided, the design appears to correspond with protection zones for these trees.

Trees #22 thru 30 are adjacent to a future parking lot. A portion of the curb and lot are within their protection zones, and design guidelines presented within Section 5.1 of this report can help minimize impacts.

Additional protection measures to achieve adequate protection of trees planned for retention are presented in Section 5.0 of this report. They should be incorporated into the project plans, and carefully followed throughout demolition, grading, utility, construction and landscaping phases.

5.0 TREE PROTECTION MEASURES

Recommendations presented within this section serve as design guidelines and measures to help mitigate or avoid impacts to trees being retained. They are subject to revision upon reviewing revised or updated project plans, and I (hereinafter, "project arborist") should be consulted in the event any cannot be feasibly implemented. Please note that, unless otherwise stated, all referenced distances from trunks are intended to be from the closest edge, face of, their outer perimeter at soil grade.

5.1 Design Guidelines

1. The Tree Protection Zone (TPZ) for each is defined in Section 4.3 of this report, and should be identified on a tree protection plan or equivalent. A TPZ is where the following activities, but not necessarily limited to, should be avoided: trenching, soil scraping, compaction, mass grading, finish-grading, overexcavation, subexcavation, tilling, ripping, swales, bioswales, storm drains, dissipaters, equipment cleaning, stockpiling and dumping of materials, and equipment/vehicle operation. In the event an impact encroaches slightly within a setback, it can be reviewed on a case-by-case basis by the project arborist to determine whether measures can sufficiently mitigate the impacts to less-than-significant levels.
2. Show each tree's trunk location, assigned number, and trunk diameter (shown as a circle to-scale) on all civil, landscape, architectural and electrical site-related plans. The demolition plan and appropriate landscape plans should identify all 31 trees and their proposed disposition.
3. Design bioretention areas beyond TPZs. Any swale required within a TPZ should require no more than a 3-inch deep cut or fill, avoid severing roots ≥ 2 inches in diameter, and not be compacted (foot-tamping is acceptable). Drain lines should also be established outside TPZs, and if not possible, then the locations reviewed with the project arborist.
4. Sections of parking lot proposed within TPZs should be built entirely above existing soil grade (i.e. a no-dig design), including for curbs, gutters (if applicable), base

material, edging and forms; if a cut is needed, it should not exceed a 2 to 3 inches, and avoid cutting any roots ≥ 2 inches in diameter. Additionally, avoid direct compaction of soil (foot-tamping levels are acceptable), and confine fill used to bevel the curb/lot to natural grade to 12 inches from the curb/lot edge. Utilize Tensar® BX Geogrid to help achieve these limited excavation and compaction requirements.

5. Any soil disturbance (e.g. overexcavation, subexcavation, grading, compaction and trenching) beyond a feature to be built within or near a TPZ must be reduced the maximum extent possible in the direction of a tree's trunk. In no instance should disturbance exceed 6 inches for a curb, gutter, walkway, fencing, footing or concrete pad (including for edging, forms and base material); 24 inches for retaining walls; and 2 to 5 feet for foundations.
6. Abandon all existing, unused lines or pipes within a TPZ, and cut off at existing soil grade (rather than being dug up and causing subsequent root damage); this provision should be specified on the demolition plan.
7. Route all underground utilities and services beyond TPZs. Where this is not feasible, the section of line(s) within a TPZ should be directionally-bored by at least 4 feet below existing grade, or installed by other means (e.g. pipe-bursting) to avoid an open trench; the ground above any tunnel must remain undisturbed, and access pits and any above-ground infrastructure (e.g. splice boxes, meters and vaults) must be established beyond all TPZs.
8. The erosion control design should require silt fencing and/or straw rolls being away from a tree's trunk (not against it), preferably along tree fencing or an adjacent curb. Additionally, where within a TPZ, the material should require none or a maximum vertical soil cut of 2 inches for its embedment.
9. Establish the future staging area and route(s) of access beyond unpaved areas beneath tree canopies.
10. Avoid specifying the use of herbicides within a TPZ; where used on site, they should be labeled for safe use near trees. Also, avoid liming within 50 feet from a tree.

11. The landscape design should conform to the following additional guidelines:
- a. Irrigation and lighting features (e.g. main line, lateral lines, valve boxes, wiring and controllers) should be established beyond a TPZ. In the event this is not feasible, they may require being installed in a radial direction to a tree's trunk, and terminate a specific distance from a trunk (versus crossing past it).
 - b. Irrigation within a TPZ should consist of Netafim soaker hoses laid on grade and covered with mulch, versus being dug into the ground, and header lines feeding the hoses should terminate beyond a TPZ
 - c. New fence posts and footings for signage should be placed at least 2 to 5 feet from a tree's trunk (depends on the trunk size and growth pattern).
 - d. New plant material should not be installed within 3 to 5 feet from trunks.
 - e. Irrigation beneath canopies should not strike or be applied against trunks.
 - f. Ground cover should be comprised (partially or entirely) of a 3- to 4-inch depth of coarse wood chips or other high-quality mulch.
 - g. Tilling, ripping, compaction and fine grading within TPZs should be avoided.
 - h. Bender board or other edging material proposed beneath the canopies should be established on top of existing soil grade (such as by using vertical stakes).

5.2 Before Demolition, Grading and Construction

12. Prior to demolition and mobilizing equipment to the site, all retained trees should be pruned for establishing vehicle and equipment clearance, pedestrian clearance over the sidewalk and future pathways, deadwood removal, and reducing heavy limb weight. Pruning shall only be performed under the direction and supervision of the project arborist, in accordance with the most recent ANSI A300 standards, and by a California licensed tree service contractor (D-49 classification) which has an ISA certified arborist in a supervisory role and carries General Liability and Worker's Compensation insurance.
13. Conduct a site meeting between the general contractor and project arborist several weeks (or more) prior to demolition for the purpose of reviewing future impacts, tree protection fencing locations, routes of access, staging, watering, pruning, mulching and protection measures presented in this report.

14. Ensure water is supplied to the root zones of retained trees, beginning now and continuing throughout construction; further review and discussion regarding methodology, frequency and amounts can be provided. Various application methods for this project include automatic irrigation, periodically flooding the planter areas at a slow discharge rate using soaker hoses, or through deep-root injection.
15. For trees #4 thru 7, prior to demolition, manually shovel any spoils or materials within their existing planter, and spread a 4-inch layer of coarse wood chips (1/4- to 3/4-inch in size) throughout the section of planter within 8 feet or farther from their trunks (do not pile against the trunks).
16. Install tree protection fencing prior to demolition for the purpose of restricting access into unpaved sections of ground within a TPZ. Where pavement can remain within a TPZ, fencing is not needed (in effect, the pavement allows access beneath canopies while serving as a root zone buffer). Fencing should consist of 6-foot tall chain link mounted on 2-inch diameter steel posts driven a few feet into the ground, and where needed for vertical alignment. It shall remain in place throughout site development, and can be installed in various phases (e.g. demolition as phase 1, grading and construction as phase 2). The location should be identified and marked with the project arborist prior to installation.
17. Fertilization may benefit a tree's health, vigor and appearance. If applied, however, soil samples should first be obtained to identify the pH levels and nutrient levels so a proper fertilization program can be established. I further recommend any fertilization is performed under the direction and supervision of an ISA certified arborist, and in accordance with the most recent ANSI A300 standards.

5.3 During Demolition, Grading and Construction

18. Removal of existing shrubs and plants within a TPZ should be manually performed versus being excavated using heavy equipment.). Depending on the proximity to a tree's trunk, a pneumatic air device (e.g. AirSpade®) may be the appropriate mitigation measure (versus hand-digging), to be determined by the project arborist.

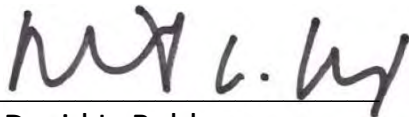
19. Great care must be taken by equipment operators to position their equipment to avoid trunks and branches, including the scorching of foliage. Any tree damage or injury should be reported to the project arborist for review of treatment.
20. Shoring installation shall not require the loss of large limbs or branches during any drilling or pile driving. Should they arise, conflicts can be reviewed with the project arborist on a case-by-case basis.
21. Construction scaffolding should not extend into canopies, and where needed to accommodate this, narrowed in width (e.g. ≤ 5 feet wide) or avoided altogether and a manlift utilized.
22. Removing existing hardscape and fence footings within a TPZ should be carefully performed to avoid excavating roots and soil during the process.
23. Any authorized access, digging or trenching within designated-fenced areas shall be by foot-traffic only, manually performed with hand tools under supervision by the project arborist, and without the use of heavy equipment or small tractors. Also, jackhammers shall not be used for any authorized digging or trenching within a TPZ.
24. Avoid damaging or cutting roots having diameters of ≥ 2 inches without prior assessment and consent by the project arborist. Should these roots become encountered, sometime within one hour of exposure, bury them with soil or cover by burlap, and keep continually moist until they are covered by soil. If determined acceptable to cut, cleanly sever at 90° to the angle of root growth against the cut line (using loppers or a sharp hand saw), and then immediately after, bury the cut end with soil, or cover with a plastic sandwich bag which is secured using a rubber band and removed just before backfilling. Roots encountered with diameters < 2 inches and require removal can be cleanly severed at 90° to the direction of root growth.
25. Spoils created during digging shall not be piled or spread on unpaved ground within a TPZ. If essential, spoils can be temporarily piled on plywood or a tarp.

26. All routes for irrigation and lighting within and near a TPZ shall be reviewed with the project arborist several weeks or months prior to installation.
27. Digging holes for fence posts and footings (e.g. signage or other feature) within a TPZ should be manually performed using a post-hole digger or shovel, and in the event a root of ≥ 2 inches in diameter is encountered during the process, shift the hole over by roughly 12 inches and repeat the process. Probe the soil with a Bully probe tool, or equivalent, beforehand to best help identify the presence of roots.
28. Avoid disposing harmful products (such as cement, paint, solvents, chemicals, oil and gasoline) beneath canopies or anywhere on site that allows drainage within or near TPZs. Also, avoid liming within 50 feet from a tree.
29. Do not use the trees' trunks as winch supports for moving or lifting heavy loads.
30. Dust accumulating on trunks and canopies during dry weather periods, particularly drought conditions, may need to be periodically washed away (e.g. every three to four months).

6.0 ASSUMPTIONS AND LIMITING CONDITIONS

- All information presented herein covers only the inventoried trees, and reflects their size, condition, and areas viewed from the ground on 7/20/20.
- Observations were performed visually without probing, coring, dissecting or excavating.
- The assignment pertains solely to trees listed in Exhibit A. I hold no opinion towards other trees on or surrounding the project area.
- I cannot provide a guarantee or warranty, expressed or implied, that deficiencies or problems of any trees or property in question may not arise in the future.
- No assurance can be offered that the desired results may be achieved should all my recommendations and precautionary measures (verbal or in writing) are accepted and followed.
- I cannot guarantee or be responsible for the accuracy of information provided by others.
- I assume no responsibility for the means and methods used by any person or company implementing the recommendations provided in this report.
- Information provided herein represents my opinion. Accordingly, my fee is in no way contingent upon the reporting of a specified finding, conclusion or value.
- Numbers shown on the site map in Exhibit B are solely intended to represent a tree's approximate location.
- This report is proprietary to me and may not be copied or reproduced in whole or part without prior written consent. It has been prepared for the sole and exclusive use of the parties to who submitted for the purpose of contracting services provided by David L. Babby.
- If any part of this report or copy thereof be lost or altered, the entire evaluation shall be invalid.

Prepared By:



David L. Babby

Registered Consulting Arborist® #399

Board-Certified Master Arborist® #WE-4001B

CA Licensed Tree Service Contractor #796763 (C61/D49)

Date: October 21, 2021



EXHIBIT A:

TREE INVENTORY TABLE

(five sheets)



TREE INVENTORY TABLE

TREE NO.	TREE NAME	SIZE	CONDITION				Suitability for Preservation (High/Moderate/Low)	REGULATED	
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Form (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		Heritage Tree	Street Tree

1	Blackwood acacia (<i>Acacia melanoxylon</i>)	13, 4	0%	10%	10%	Dead	Low		
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Comments: Foliage throughout canopy is predominantly brown, and for all practical purposes, consider dead. Main 13" trunk grows with a pronounced SW lean onto the adjacent building. Its base grows against chain link fence and is surrounded by large concrete chunks. Chain link is embedded in several limbs, and barbed-wire is embedded thru center of main trunk. Remove asap.

2	Blackwood acacia (<i>Acacia melanoxylon</i>)	15, 14, 13	10%	10%	20%	Poor	Low	X	X
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Comments: Street tree. Mostly dead, and has an unsafe structure comprised of all three trunks originating at grade and forming extremely weak attachments. The north trunk grows at a pronounced lean towards street. The two southern, upright trunks have extremely sparse canopies, the southern being dead with extensive decay. Excessive limb weight and deadwood. Remove asap.

3	Red flowering gum (<i>Corymbia ficifolia</i>)	27	70%	50%	40%	Fair	Moderate	X	X
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Comments: Street tree. Adjacent sidewalk is raised. Multiple leaders originate at 9' high. Asymmetrical canopy with an elongated low limbover street. Excessive limb weight, and branches grow along ground. History of limb failure. Has outgrown location.

4	Columbia London plane (<i>Platanus</i> × <i>h.</i> 'Columbia')	14	70%	70%	70%	Good	Moderate		X
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Comments: Street tree. Shares an elongated planter with #3 and 5-7, and ground is barren. Buried root collar. Deadwood and excessive limb weight. Low canopy over site. Minor infection of powdery mildew along canopy's perimeter.

5	Columbia London plane (<i>Platanus</i> × <i>h.</i> 'Columbia')	14	70%	40%	50%	Fair	Moderate		X
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Comments: Street tree. Thin interior of lower crown. Deadwood. Minor infection of powdery mildew along canopy's perimeter.

6	Columbia London plane (<i>Platanus</i> × <i>h.</i> 'Columbia')	14	70%	70%	60%	Good	Moderate		X
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Comments: Street tree. Low canopy over site, branches within 1' of ground. Deadwood. Minor infection of powdery mildew along canopy's perimeter.



TREE INVENTORY TABLE

TREE NO.	TREE NAME	SIZE	CONDITION				Suitability for Preservation (High/Moderate/Low)	REGULATED	
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Form (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		Heritage Tree	Street Tree

7	Columbia London plane (<i>Platanus</i> × <i>h.</i> 'Columbia')	13	80%	70%	50%	Good	Moderate		X
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Comments: Street tree. Deadwood. Minor infection of powdery mildew along canopy's perimeter.

8	Box elder (<i>Acer negundo</i>)	18, 16, 14, 13	30%	30%	30%	Poor	Low	X	
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Comments: Extremely sparse canopy with advanced decline. Very dense ivy covers nearly the entire crown. Trunks are not visible due to thick density of both ivy and branches, which are along ground. Multi-leader form begins 2.5' above grade. Base of trunks span chain link fence, growing over concrete pad on the neighbor's side.

9	Mexican fan palm (<i>Washingtonia robusta</i>)	~25	60%	70%	60%	Fair	Moderate	X	
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Comments: Offsite. Trunk abuts existing chain link fence, its center being 4' from existing sidewalk edge. Ivy along lower trunk.

10	Coast redwood (<i>Sequoia sempervirens</i>)	~32	70%	80%	60%	Good	High	X	
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Comments: Offsite. Trunk's center is 8.5' from property fence. Roots have formed mounds and cracks in asphalt lot on subject site up to ~25' from trunk. Ivy along trunk.

11	Shamel ash (<i>Fraxinus uhdei</i>)	~5	80%	30%	40%	Poor	Low		
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Comments: Located in narrow planter strip between shed and fence. Exposed roots along where a prior curb was demolished along fence. Crowded-growing conditions. Sinuous trunk.

12	Shamel ash (<i>Fraxinus uhdei</i>)	~6	80%	30%	50%	Poor	Low		
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Comments: Located in narrow planter strip between shed and fence. Exposed roots along where a prior curb was demolished along fence. Crowded-growing conditions. Low canopy. Leans N.

13	Columbia London plane (<i>Platanus</i> × <i>h.</i> 'Columbia')	~14	80%	70%	50%	Good	Moderate		X
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Comments: Boards and orange-plastic mesh surround trunk. Very minor infection of powdery mildew along canopy's perimeter.



TREE INVENTORY TABLE

TREE NO.	TREE NAME	SIZE	CONDITION				Suitability for Preservation (High/Moderate/Low)	REGULATED	
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Form (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		Heritage Tree	Street Tree

14	Columbia London plane (<i>Platanus × h. 'Columbia'</i>)	~14	70%	70%	70%	Good	Moderate		X
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Comments: Boards and orange-plastic mesh surround trunk. Very minor infection of powdery mildew along canopy's perimeter.

15	Columbia London plane (<i>Platanus × h. 'Columbia'</i>)	~14	80%	50%	60%	Good	Moderate		X
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Comments: Boards and orange-plastic mesh surround trunk. Small, partial girdling root. Base rock is within several feet of trunk. Very minor infection of powdery mildew along canopy's perimeter.

16	Red ironbark (<i>Eucalyptus sideroxylon</i>)	31	60%	40%	30%	Poor	Low	X	X
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Comments: Trunk bifurcates at 25' high. Very high canopy and history of limb failure. Small deadwood at canopy's top. Slight lean away from #18 and towards street.

17	Coast redwood (<i>Sequoia sempervirens</i>)	16, 15, 13	30%	20%	30%	Poor	Low	X	
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Comments: Offsite. All three trunks originate at grade, and each has a large/tall decay column, ranging from 6' to 18' tall - targets beneath. All three trunks sweep away from dominant redwood #18 due to crowded-growing conditions.

18	Coast redwood (<i>Sequoia sempervirens</i>)	43	30%	60%	70%	Poor	Moderate	X	
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Comments: Adjacent curb is significantly buckled, and roots form mounds in parking lot 15 to 20' away. Very thin and sparse canopy, and its top is asymmetrical. Offsite.

19	Italian cypress (<i>Cupressus sempervirens</i>)	41	70%	40%	40%	Fair	Moderate	X	
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Comments: Grows alongside the canopy perimeter of #18. Mound projects 5' from trunk's base, and roots form a mound slightly farther N. Offsite.

20	Italian cypress (<i>Cupressus sempervirens</i>)	32	70%	40%	60%	Fair	Moderate	X	
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Comments: Mound projects 4' from trunk's base, and roots form mound 17' away towards E. Offsite.



TREE INVENTORY TABLE

TREE NO.	TREE NAME	SIZE	CONDITION				Suitability for Preservation (High/Moderate/Low)	REGULATED	
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Form (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		Heritage Tree	Street Tree
21	Italian cypress (<i>Cupressus sempervirens</i>)	30	70%	40%	50%	Fair	Moderate	X	
Comments: Mound projects 1' from trunk's base, and roots form mound 8' away towards E. Offsite.									
22	Italian cypress (<i>Cupressus sempervirens</i>)	24	60%	40%	60%	Fair	Moderate	X	
Comments: Girdling root at base of E side. Leggy structure. Asphalt raised very little near base. Offsite.									
23	Italian cypress (<i>Cupressus sempervirens</i>)	28	70%	40%	60%	Fair	Moderate	X	
Comments: Mound projects 5' from trunk's base, and roots form mounds 18' away towards E. Offsite.									
24	Italian cypress (<i>Cupressus sempervirens</i>)	26	60%	40%	40%	Fair	Moderate	X	
Comments: Mound projects 4' from trunk's base, and roots form mounds 10' away towards E. Offsite.									
25	Italian cypress (<i>Cupressus sempervirens</i>)	25	60%	30%	30%	Poor	Low	X	
Comments: Has a large, 14" diameter decaying wound at crown's bottom center. A prior 3" diameter limb broke sometime ago 3' above. Mound projects 3' from trunk, and roots form tall mounds 15' away in all directions. Offsite.									
26	Italian cypress (<i>Cupressus sempervirens</i>)	33	60%	40%	60%	Fair	Moderate	X	
Comments: Broken branch within mid-canopy. Adjacent to existing trash enclosure. Mound projects 5' from trunk, and roots form tall mounds 15' towards E. Offsite.									
27	Italian cypress (<i>Cupressus sempervirens</i>)	~44	70%	40%	70%	Fair	Moderate	X	
Comments: Mound projects 9' from trunk's base, and roots form mounds 15' away towards E. Trunk grows up against existing property fence. Offsite.									



TREE INVENTORY TABLE

TREE NO.	TREE NAME	SIZE	CONDITION				Suitability for Preservation (High/Moderate/Low)	REGULATED	
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Form (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		Heritage Tree	Street Tree

28	Italian cypress (<i>Cupressus sempervirens</i>)	~9	80%	80%	80%	Good	Moderate		
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Comments: Young tree with a full canopy. Offsite.

29	Italian cypress (<i>Cupressus sempervirens</i>)	~29	70%	40%	60%	Fair	Moderate	X	
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Comments: Mound projects 4' from trunk's base, and roots form mounds 10' away towards N. Trunk grows up against existing property fence. Root collar is buried by debris and asphalt. Offsite.

30	Italian cypress (<i>Cupressus sempervirens</i>)	~36	70%	30%	50%	Fair	Moderate	X	
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Comments: Mound projects 4' from trunk's base. Trunk grows up against existing property fence. Wire around and embedded inside trunk's N section. Offsite.

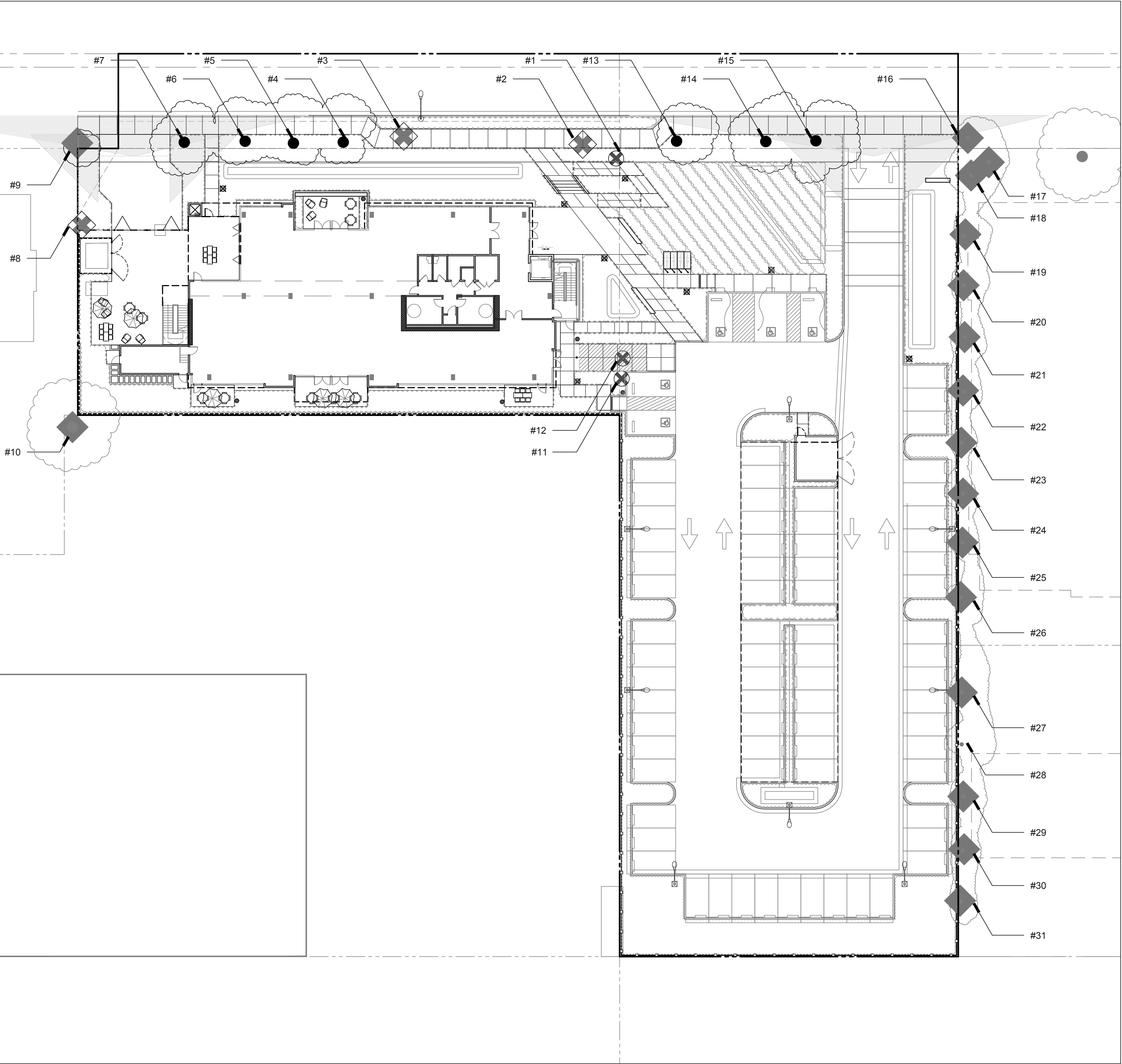
31	Italian cypress (<i>Cupressus sempervirens</i>)	~30, 15, 7, 3	70%	40%	40%	Fair	Moderate	X	
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Comments: Mound projects 4' from trunk's base. Trunk grows up against existing property fence. Offsite.

EXHIBIT B:

SITE MAP

(one sheet)



TREE DISPOSITION LEGEND

ON-SITE TREES	REMAIN		REMOVE	
	KEY	QTY.	KEY	QTY.
HERITAGE TREE		0		1
NON-HERITAGE TREE		0		3
STREET TREES	KEY		KEY	
	KEY	QTY.	KEY	QTY.
HERITAGE TREE		1		2
NON-HERITAGE TREE		7		0
OFF-SITE TREES	KEY		KEY	
	KEY	QTY.	KEY	QTY.
HERITAGE TREE		16		0
NON-HERITAGE TREE		1		0
TOTALS	KEY		KEY	
	KEY	QTY.	KEY	QTY.
HERITAGE TREE		17		3
NON-HERITAGE TREE		8		3

REPLACEMENT RATIO FOR HERITAGE TREES:

3	HERITAGE TREES REMOVED	3	NON-HERITAGE TREES REMOVED
X 2	2:1 MITIGATION REQUIREMENT	X 1	1:1 MITIGATION REQUIREMENT
= 6	REPLACEMENT TREES REQUIRED	3	REPLACEMENT TREES REQUIRED

TOTAL NUMBER OF PROPOSED ON-SITE TREES (24" box min): 63

TREE PROTECTION NOTES: REFER TO RECOMMENDATIONS IN ARBORIST REPORT DATED JULY 24, 2020.



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08/26/2021
PLANNING SUBMITTAL

Sheet Title:
TREE DISPOSITION
PLAN

Job No. 20036
Date: 08/26/2021
Scale: 1" = 20'-0"
Drawn By: EE

Sheet No:
L8.01

EXHIBIT C:

PHOTOGRAPHS

(five sheets)

Photo Index

Page C-1: Trees #1 thru 7

Page C-4: Trees #16 thru 31

Page C-2: Trees #4 thru 10

Page C-5: Trees #23 thru 31

Page C-3: Trees #11 thru 17

