Preliminary Arborist Report

555 Middlefield Road
Mountain View, CA

PREPARED FOR
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October 14, 2016

HORT SCIENCE

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Mountain View, CA

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Preliminary Arborist Report
555 Middlefield Rd.
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Introduction and Overview

AvalonBay Communities is planning to redevelop the site at 555 Middlefield Rd. in Mountain View, CA. The site currently consists of apartment buildings, with recreational facilities and associated parking and landscaping. HortScience, Inc. was asked to prepare a **Preliminary Arborist Report** for the site as part of the submittal to the City of Mountain View.

This report provides the following information:

1. An evaluation of the health and structural condition of the trees within the proposed project area based on a visual inspection from the ground.
2. A preliminary assessment of trees that will be preserved and removed based on AvalonBay Communities' preliminary plans.
3. Preliminary guidelines for tree preservation during the design, construction, and maintenance phases of development.

Tree Assessment Methods

Trees were originally assessed in November of 2012 and conditions were updated on June 29-30, 2016. The assessment included all trees 6" and greater located within the proposed project area and with canopies overhanging the project area. The assessment procedure consisted of the following steps:

1. Identifying the tree species;
2. Tagging each tree with a numerically coded metal tag and recording its location on a map;
3. Measuring the trunk diameter at a point 54" above grade;
4. Evaluating the health and structural condition using a scale of 1 to 5:
   - ***5*** - A healthy, vigorous tree, reasonably free of signs and symptoms of disease, with good structure and form typical of the species.
   - ***4*** - Tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.
   - ***3*** - Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.
   - ***2*** - Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
   - ***1*** - Tree in severe decline, dieback of scaffold branches and/or trunk; most of foliage from epicormics; extensive structural defects that cannot be abated.
5. Rating the suitability for preservation as "high", "moderate" or "low". Suitability for preservation considers the health, age, and structural condition of the tree species and its potential to remain an asset to the site.

   High: Trees with good health and structural stability that have the potential for longevity at the site.

   Moderate: Trees with somewhat declining health and/or structural defects than can be abated with treatment. The tree will require more intense management and monitoring, and may have shorter life span than those in 'high' category.

   Low: Trees in poor health or with significant structural defects that cannot be mitigated. Tree is expected to continue to decline, regardless of treatment. The species or individual tree may have characteristics

that are undesirable for landscapes, and generally are unsuited for use areas.

City of Mountain View Urban Tree Protection Requirements

Ordinance No. 4.11 (3/1/11) Chapter 32, Article II, Protection of Urban Forest protects *Heritage* trees within the city. *Heritage* trees are defined as:

1. A tree which has a trunk with a circumference of 48 inches (15 inches diameter) or more measured at fifty-four (54) inches above natural grade;
2. A multi-branched tree which has major branches below fifty-four (54) inches above the natural grade with a circumference of 48 inches measured just below the first major trunk fork.
3. Any *Quercus* (oak), *Sequoia* (redwood), or *Cedrus* (cedar) tree with a circumference of 12 inches (4 inches diameter) or more when measured at fifty-four (54) inches above natural grade;
4. A tree or grove of trees designated by resolution of the City Council to be of special historical value or of significant community benefit.

Heritage trees are required to be maintained and preserved in a "state of good health." They may not be "injured, damaged, destroyed, moved or removed" without a Heritage Tree Removal Permit.

Description of Trees

HortScience evaluated 411 trees, representing 18 different species (Table 1, next page), including 10 street trees and 21 off-site trees whose canopies extended over the site. Overall, the trees at the site were in good (44%) to fair (38%), and poor (18%) condition. Tree species selection was typical of those found in Bay Area landscapes. The landscape was mostly mature and had been well-maintained. Descriptions of each tree are found in the ***Tree Assessment*** and approximate locations are plotted on the ***Tree Assessment Plan*** (see Exhibits).

The most frequently occurring species was olive, with 140 trees (34% of the population). Trees were mature. All had multiple trunks and almost all had been previously topped. Most trees were in good condition (103 trees), with full or slightly thin crowns and minor trunk wounds, which is typical for mature olives (Photo 1). Trees in fair condition (28 trees) had thinning crowns and more significant defects, such as decay in one stem or trunk sunburn. Trees in poor condition (nine trees) had very thin crowns and dieback (Photo 2).

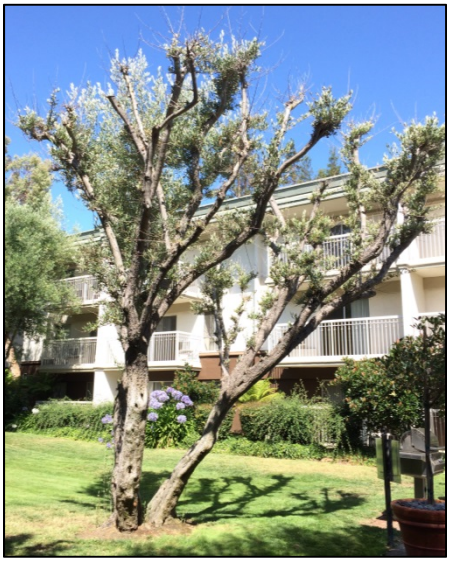

Photo 1 (far left): Olive #318 had been previously topped at 15', but had a full, dense crown and was in good condition.

Photo 2 (left): Tree #319 was in poor condition with very little live foliage.

Table 1. Condition ratings and frequency of occurrence of trees
555 Middlefield Rd., Mountain View, CA

Common Name	Scientific Name	Condition			Total
		Poor (1-2)	Fair (3)	Good (4-5)	
African fern-pine	*Afrocarpus falcatus*	-	1	1	**2**
Aleppo pine	*Pinus halepensis*	5	3	-	**8**
Brazilian pepper	*Schinus terebinthifolius*	18	15	-	**33**
Bronze loquat	*Eriobotrya deflexa*	5	31	13	**49**
California pepper	*Schinus molle*	2	3	-	**5**
Carolina cherry laurel	*Prunus caroliniana*	7	1	-	**8**
Coast live oak	*Quercus agrifolia*	-	8	1	**9**
Coast redwood	*Sequoia sempervirens*	2	16	42	**60**
English holly	*Ilex aquifolium*	-	2	1	**3**
Glossy privet	*Ligustrum lucidum*	6	4	1	**11**
Holly oak	*Quercus ilex*	-	3	1	**4**
Monterey pine	*Pinus radiata*	1	2	-	**3**
Olive	*Olea europaea*	9	28	103	**140**
Red ironbark	*Eucalyptus sideroxylon*	10	21	-	**31**
Silver dollar gum	*Eucalyptus polyanthemos*	2	4	2	**8**
Southern magnolia	*Magnolia grandiflora*	-	5	16	**21**
Victorian box	*Pittosporum undulatum*	7	8	-	**15**
Windmill palm	*Trachycarpus fortunei*	-	-	1	**1**
Total		**74**	**155**	**182**	**411**

The second most commons species was coast redwood, with 60 trees (15%). Redwoods were concentrated along the Moffett Blvd. frontage, on the slope between the site and Middlefield Rd., and in the center of the site around the pools. Trees were young to mature, with trunk diameters ranging from seven to 54 inches, and an average diameter of 29 inches. Most redwoods (42 trees) were in good condition with good form and structure and dense or slightly thin crowns (Photo 3). Trees in fair condition (16 trees) had fair form, thinning crowns, and several had trunk leans. Two trees in poor condition had thin crowns and suppressed form. Many trees grew in groups and, as a result, had asymmetrical crowns.

Photo 3: A group of three coast redwoods (#178-180) was located in a planter near the center of the site. Tree # 179 (left) was in fair condition with corrected trunk lean and thin crown, while trees #178 and 180 were in good condition with dense crowns.

Forty-nine (49) bronze loquats were evaluated (12%). Trees were mostly in fair condition (31 trees) with multiple or codominant trunks and fair form and structure. Five trees in poor condition had small crowns, poor structure, and/or dieback. Trees in good condition (13 trees) had dense crowns and good form. Most trees were growing against buildings and had been previously topped or pruned for building clearance.

Thirty-three Brazilian pepper trees (8%) were located at the east end of the site on a bank adjacent to the sound wall. Trees were crowded and had not been maintained, and most had poor form and structure. Fifteen (15) trees were in fair condition and 18 trees were in poor condition.

Thirty-one red ironbarks (8%) were evaluated at the site. Most trees had been previously topped at 30-35 feet. Trees in fair condition (21 trees) had regrown reasonable crowns, but generally had poor form and structure. Trees in poor condition (10 trees) had small, thin crowns. None of the trees were in good condition.

Southern magnolias made up 5% of the population with 21 trees. Magnolias were in good (16 trees) and fair condition (five trees). Trees in good condition had good form and structure and slightly thin crowns (Photo 4). Trees in fair condition had thinning crowns and/or poor color.

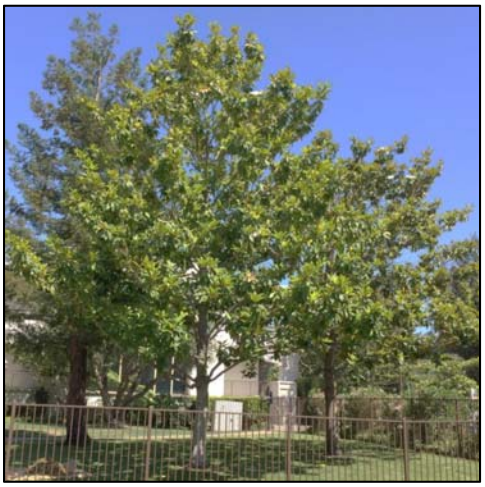

Photo 4: Southern magnolia #174 was in good condition with good form and structure.

The remaining species were represented by 15 or fewer trees and included the following:

- Fifteen (15) Victorian box in fair and poor condition;
- Eleven (11) glossy privets in fair and poor condition;
- Nine coast live oaks in fair and good condition;
- Eight each of silver dollar gum, Aleppo pine, and Carolina cherry laurel in good, fair, and poor condition;
- Five California peppers in fair and poor condition;
- Three each of English holly and Monterey pine in good, fair, and poor condition;
- Two African fern-pines in good and fair condition;
- One windmill palm in good condition.

Heritage Trees

The City of Mountain View defines a *Heritage* tree as any tree 15 inches or larger in diameter and oaks, cedars, and sequoias 4 inches or larger in diameter. Two hundred sixty-three (263) trees qualified as *Heritage*. *Heritage* status of individual trees is identified in the ***Tree Assessment*** (see Exhibits).

Suitability for Preservation

Before evaluating the impacts that will occur during development, it is important to consider the quality of the tree resource itself, and the potential for individual trees that are preserved on development sites must be carefully selected to make sure that they may survive development impacts, adapt to a new environment, and perform well in the landscape.

Each tree was rated for suitability for preservation based upon its age, health, structural condition, and ability to safely coexist within a development environment (see ***Tree Assessment*** in

Exhibits, and Table 2). We consider trees with high suitability for preservation to be the best candidates for preservation. We do not recommend retention of trees with low suitability for preservation in areas where people or property will be present. Retention of trees with moderate suitability for preservation depends upon the intensity of proposed site changes. Off-site and street trees were not rated.

- **Tree health**
  Healthy, vigorous trees are better able to tolerate impacts such as root injury, demolition of existing structures, changes in soil grade and moisture, and soil compaction than are non-vigorous trees.

- **Structural integrity**
  Trees with significant amounts of wood decay and other structural defects that cannot be corrected are likely to fail. Such trees should not be preserved in areas where damage to people or property is likely. For example, red ironbarks and silver dollar gums that had been topped have a high likelihood of branch failure.

- **Species response**
  There is a wide variation in the response of individual species to construction impacts and changes in the environment. For instance, coast redwood and coast live oak are relatively tolerant of construction impacts compared to Monterey pine, which is very sensitive to root damage.

- **Tree age and longevity**
  Old trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young trees are better able to generate new tissue and respond to change.

- **Species invasiveness**
  Species that spread across a site and displace desired vegetation are not always appropriate for retention. This is particularly true when indigenous species are displaced. The California Invasive Plant Inventory Database (http://www.cal-ipc.org/paf/) lists species identified as being invasive. Mountain View is part of the Central West Floristic Province. Brazilian pepper, and olive are listed as “limited.”

Table 2. Tree suitability for preservation
555 Middlefield Rd., Mountain View, CA

High	Trees in this category are in good health and structural stability and have the potential for longevity at the site. One hundred three (103) trees were in this category.
Moderate	Trees in this category have fair health and/or structural defects that may be abated with treatment. These trees require more intense management and monitoring, and may have shorter life-spans than those in the “high” category. One hundred fifty-four (154) trees had a moderate suitability for preservation.
Low	Trees in this category are in poor health or have significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas. One hundred twenty-three (123) trees were in this category.

Preliminary Evaluation of Impacts and Recommendations

Appropriate tree retention develops a practical match between the location and intensity of construction activities and the quality and health of trees. The ***Tree Assessment*** was the reference point for tree condition and quality. Potential impacts from construction were estimated given the project information available to date. I referred to the **Existing Tree Canopy Diagram** (Brightview 10/6/16) to estimate tree removals. Surveyed trunk locations for most trees were included on the plan.

Plans for the development are in the preliminary stage, therefore this evaluation of impacts and the following tree protection guidelines can only be considered preliminary. In order for HortScience, Inc. to adequately evaluate impacts and provide specific tree protection guidelines, the client must provide finalized site plans to be reanalyzed by the Consulting Arborist and this section revised. Plans should include the following information:

- Demolition, grading/drainage, utility, and landscape/irrigation information with surveyed tree locations on all plans;
- Any modifications to plans that will affect trees intended for preservation.

The development proposes construction of a more than 300 new townhomes over three lots across the site with subterranean parking beneath some of the units. An emergency vehicle access road will connect off the end of Cypress Point Drive and travel along the east perimeter of the site, and a park will be dedicated to the City. Portions of the site will not be developed.

Grading and excavation for the new homes and excavation for subterranean parking will leave little opportunity for preservation of interior trees. Construction of the EVA road will require grading of the berm adjacent to the sound wall and removal of all trees in this area.

Based on my preliminary evaluation of the plans, 182 trees will be removed due to direct impacts from construction. Of these, 69 had low suitability for preservation, 61 were *moderate*, and 48 were of high suitability. One hundred seventeen (117) qualified as *Heritage* (Table 3). As plans develop, additional trees may be identified for removal.

Table 3. Trees identified for removal
555 Middlefield Rd., Mountain View, CA
***Heritage trees in bold**

Tree No.	Species	Diam.	Tree No.	Species	Diam.
1	**Coast redwood**	21	52	**Olive**	11,8,8
2	**Coast redwood**	20	53	**Olive**	13,12,12,9,9,7
3	**Coast redwood**	24	54	**Olive**	10,10,10,8,8
4	Southern magnolia	9	57	Southern magnolia	9
5	Southern magnolia	10	58	**Olive**	15,11,9
6	Southern magnolia	10	89	**Olive**	14,11,10,8
7	Windmill palm	8,8,6,5	90	**Olive**	13,11,9
8	Southern magnolia	11	91	**Olive**	11,11,9,9,7
15	**Olive**	10,10,8,7,7	92	**Olive**	12,9,9,8,7
51	Southern magnolia	7	93	**Olive**	11,9,9,7

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Table 3. Trees identified for removal, continued
555 Middlefield Rd., Mountain View, CA
***Heritage trees in bold**

Tree No.	Species	Diam.	Tree No.	Species	Diam.
94	**Olive**	12,12,12,7	148	**Olive**	16,13,12,11
95	**Olive**	15,10,10,5	149	**Olive**	16,11,10,10
96	**Olive**	11,10,8,6,3	150	Olive	14,9
97	Victorian box	6,4	151	**Olive**	10,10,10,9,8
98	**Monterey pine**	28	152	**Red ironbark**	14
99	Victorian box	9,7,6,6	153	**Red ironbark**	30
101	Victorian box	6,5,4,4	155	**Olive**	13,11,11,10
102	Victorian box	6,3,2	156	**Olive**	15,13,9
103	**Red ironbark**	24	157	**Olive**	11,10,10,9
104	Victorian box	6,5	158	Southern magnolia	8
105	Victorian box	7	173	Southern magnolia	12
106	Victorian box	9,4,3	174	Southern magnolia	12
107	Victorian box	6,2	175	**Coast redwood**	21
108	Victorian box	6,5,3	176	**Olive**	13,11,10,9,8,7
109	**Monterey pine**	28	177	**Olive**	12,10,9,9,8,8
110	**Red ironbark**	21	178	**Coast redwood**	34
111	**Monterey pine**	16	179	**Coast redwood**	56
112	**Olive**	12,10,9,8,7,6	180	**Coast redwood**	40
113	**Olive**	9,8,8,6,5	181	**Coast redwood**	17
114	**Olive**	10,8,6	182	**Coast redwood**	18
120	**Olive**	10,9,6,6	183	**Olive**	12,9,7,6
121	**Olive**	10,9,8,8,7	184	**Olive**	9,7,7,5
122	**Olive**	9,9,8,4	194	**Olive**	11,11,11,9,8
127	**Olive**	8,8,7,7,4	202	**Coast redwood**	13
128	Olive	9,9,9,7	203	**Coast redwood**	37
135	**Olive**	10,8,7,7	204	**Coast redwood**	29
136	**Olive**	15,8	205	Southern magnolia	8
137	**Olive**	10,9,9,8	206	Southern magnolia	7
138	**Olive**	13,11,9,8	207	Southern magnolia	6
139	**Olive**	14,11,10,8	208	**Bronze loquat**	9,8,8,8,7,6,5
140	Olive	6,6,5,5,4	209	**Olive**	12,11,10,9
141	**Olive**	9,9,7,7,7	210	**Olive**	14,12,9,7,5
142	**Olive**	13,10,9,9	211	**Bronze loquat**	8,7,6,6,6,4,2
143	**Red ironbark**	31	212	Southern magnolia	6
144	Southern magnolia	14	229	**Carolina cherry laurel**	16
145	**Red ironbark**	21	239	Carolina cherry laurel	9

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Table 3. Trees identified for removal, continued
555 Middlefield Rd., Mountain View, CA
***Heritage trees in bold**

Tree No.	Species	Diam.	Tree No.	Species	Diam.
240	**Olive**	13,10,10,8	278	Brazilian pepper	8,6,6,7,5,4,3,3
241	**Olive**	10,10,6,6	279	Glossy privet	6,6,6,6,5,3,3
242	Carolina cherry laurel	13	280	**Coast live oak**	26
243	Carolina cherry laurel	6	281	Glossy privet	7,6,6,5,5
244	**Olive**	16,15,9	282	**Olive**	11,10,8,8,5
245	**Olive**	12,10,8,7,6	283	Glossy privet	8,7,5
246	**Olive**	13,11,10,7	284	**Coast redwood**	27
248	Carolina cherry laurel	11	318	**Olive**	14,12,9,9
249	**Olive**	14,12,9	355	Brazilian pepper	9,8,8,7,7,6,6,5,5,5
250	**Olive**	10,10,9,8	359	Holly oak	14
251	**Silver dollar gum**	23	360	**Coast redwood**	7,6,4,3,3
252	Olive	12,9,9,7,5	361	**Brazilian pepper**	16,7
253	**Olive**	15,9,6	362	**California pepper**	17,10
255	**Olive**	14,12,8	363	**Holly oak**	7,5
256	**Olive**	10,9,7	364	**Brazilian pepper**	9,7,6,6,5,3,3
257	**Olive**	11,11,5	365	California pepper	14
258	**Olive**	24,8	366	**Brazilian pepper**	20,12
259	**Olive**	12,11,9,8	367	Glossy privet	7
260	**Olive**	15,14	368	Glossy privet	6,4,4
261	Olive	8,6,5	369	Glossy privet	7,4,4
262	**Olive**	10,10,8,7	370	**Aleppo pine**	23
263	**Olive**	11,10,10,7	371	**Aleppo pine**	17
264	Olive	8,8,6,5	372	**California pepper**	20
265	**Olive**	10,6	373	Brazilian pepper	12,10,9,9,7,6
266	**Olive**	13,12,10,9,8	374	Aleppo pine	14
267	**Olive**	21,14	375	Brazilian pepper	6,5,5,4,4
268	**Glossy privet**	16,13,11	376	Glossy privet	6,6,4
269	**Brazilian pepper**	14,12,9,8,8,7,7,6	377	Brazilian pepper	11,5,5
270	**Aleppo pine**	38	378	**Brazilian pepper**	16,15,13,12,12,10,9,6,5
271	**Brazilian pepper**	12,8,8,8,7,7,6,6	379	Glossy privet	7,5
272	Brazilian pepper	8,8,6,6,5,4	380	Brazilian pepper	14,12
273	**Brazilian pepper**	19,12,11,10,9,9,7	381	**Brazilian pepper**	12,10,6,5,5
274	Brazilian pepper	8,7,6,5,4,3	382	Brazilian pepper	9
275	Brazilian pepper	6	383	Brazilian pepper	8,7,6,6,5,4,4,4
276	**Coast live oak**	26	384	**Brazilian pepper**	13,11,9,6
277	**Coast live oak**	24	385	Brazilian pepper	7,6,5,5,4

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Table 3. Trees identified for removal, continued
555 Middlefield Rd., Mountain View, CA
***Heritage trees in bold**

Tree No.	Species	Diam.	Tree No.	Species	Diam.
386	**Brazilian pepper**	14,10,9,8,5,5	395	Brazilian pepper	11,7,6
387	Brazilian pepper	11,7	396	**Brazilian pepper**	10,9,8,8,8,8,7,7,6
388	**Aleppo pine**	29	397	Brazilian pepper	7,6,6,6
389	Brazilian pepper	8,6,5,5,5	398	**Aleppo pine**	30
390	**California pepper**	18	399	**Aleppo pine**	28,28,16,14,13
391	**Brazilian pepper**	14,14,12,10,7	400	Brazilian pepper	13
392	**Aleppo pine**	33	401	**Brazilian pepper**	15,9,8,7
393	Brazilian pepper	13,12	402	Brazilian pepper	6
394	Brazilian pepper	8,8,7,6,5	413	**Holly oak**	5

Preliminary Tree Preservation Guidelines

The goal of tree preservation is not merely tree survival during development but maintenance of tree health and beauty for many years. Trees retained on sites that are either subject to extensive injury during construction or are inadequately maintained become a liability rather than an asset. The response of individual trees will depend on the amount of excavation and grading, the care with which demolition is undertaken, and the construction methods. Coordinating any construction activity inside the **TREE PROTECTION ZONE** can minimize these impacts.

The following recommendations will help reduce impacts to trees from development and maintain and improve their health and vitality through the clearing, grading and construction phases.

Design recommendations

1. All plans affecting trees shall be reviewed by the Consulting Arborist with regard to tree impacts. These include, but are not limited to, demolition plans, grading and utility plans, landscape and irrigation plans.
2. A **TREE PROTECTION ZONE** must be established for trees to be preserved, in which no disturbance is permitted. **TREE PROTECTION ZONES** shall be identified for trees to be preserved by the Consulting Arborist once project plans have been finalized. No grading, excavation, construction or storage of materials shall occur within that zone.
3. Underground services including utilities, sub-drains, water or sewer shall be routed around the **TREE PROTECTION ZONE**. Where encroachment cannot be avoided, special construction techniques such as hand digging or tunneling under roots shall be employed where necessary to minimize root injury.
4. As trees withdraw water from the soil, expansive soils may shrink within the root area. Therefore, foundations, footings and pavements on expansive soils near trees should be designed to withstand differential displacement.
5. No underground services including utilities, sub-drains, water or sewer shall be placed in the **TREE PROTECTION ZONE**.
6. **Tree Preservation Notes**, prepared by the Consulting Arborist, should be included on all plans.
7. Do not lime within 25’ of any tree. Lime is toxic to tree roots.
8. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.

9. Irrigation systems must be designed so that no trenching will occur not within the **TREE PROTECTION ZONE**.

Pre-construction treatments and recommendations

1. The construction superintendent shall meet with the Consulting Arborist before beginning work to discuss work procedures and tree protection.
2. Fence all trees to be retained to completely enclose the **TREE PROTECTION ZONE** prior to demolition, grubbing or grading. Fences shall be 6 ft. chain link or equivalent as approved by Consulting Arborist. Fences are to remain until all grading and construction is completed.
3. Pruning trees to provide construction and access clearance may be required. Off-site trees will likely require some amount of pruning to provide a construction clearance.
4. Prune trees to be preserved to clean the crown and to provide clearance. All pruning shall be done by a State of California Licensed Tree Contractor (C61/D49). All pruning shall be done by Certified Arborist or Certified Tree Worker in accordance with the Best Management Practices for Pruning (International Society of Arboriculture, 2002) and adhere to the most recent editions of the American National Standard for Tree Care Operations (Z133.1) and Pruning (A300).
5. All tree work shall comply with the Migratory Bird Treaty Act as well as California Fish and Wildlife code 3503-3513 to not disturb nesting birds. To the extent feasible tree pruning and removal should be scheduled outside of the breeding season. Breeding bird surveys should be conducted prior to tree work. Qualified biologists should be involved in establishing work buffers for active nests.

Recommendations for tree protection during construction

1. Prior to beginning work, the contractors working in the vicinity of trees to be preserved are required to meet with the Consulting Arborist at the site to review all work procedures, access routes, storage areas and tree protection measures.
2. No grading, construction, demolition or other work shall occur within the **TREE PROTECTION ZONE**. Any modifications must be approved and monitored by the Consulting Arborist.
3. Fences have been erected to protect trees to be preserved. Fences define a specific **TREE PROTECTION ZONE** for each tree or group of trees. Fences are to remain until all site work has been completed. Fences may not be relocated or removed without permission of the Consultant.
4. Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
5. Prior to grading, pad preparation, excavation for foundations/footings/walls, trenching, trees may require root pruning outside the **TREE PROTECTION ZONE.** Any root pruning required for construction purposes shall receive the prior approval of, and be supervised by, the Consulting Arborist.
6. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.
7. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the **TREE PROTECTION ZONE**.
8. Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.

Maintenance of impacted trees
Preserved trees will experience a physical environment different from that pre-development. As a result, tree health and structural stability should be monitored. Occasional pruning, fertilization, mulch, pest management, replanting and irrigation may be required. In addition, provisions for monitoring both tree health and structural stability following construction must be made a priority. As trees age, the likelihood of failure of branches or entire trees increases; therefore, annual inspection for hazard potential is recommended.

If you have any questions regarding my observations or recommendations, please contact me.

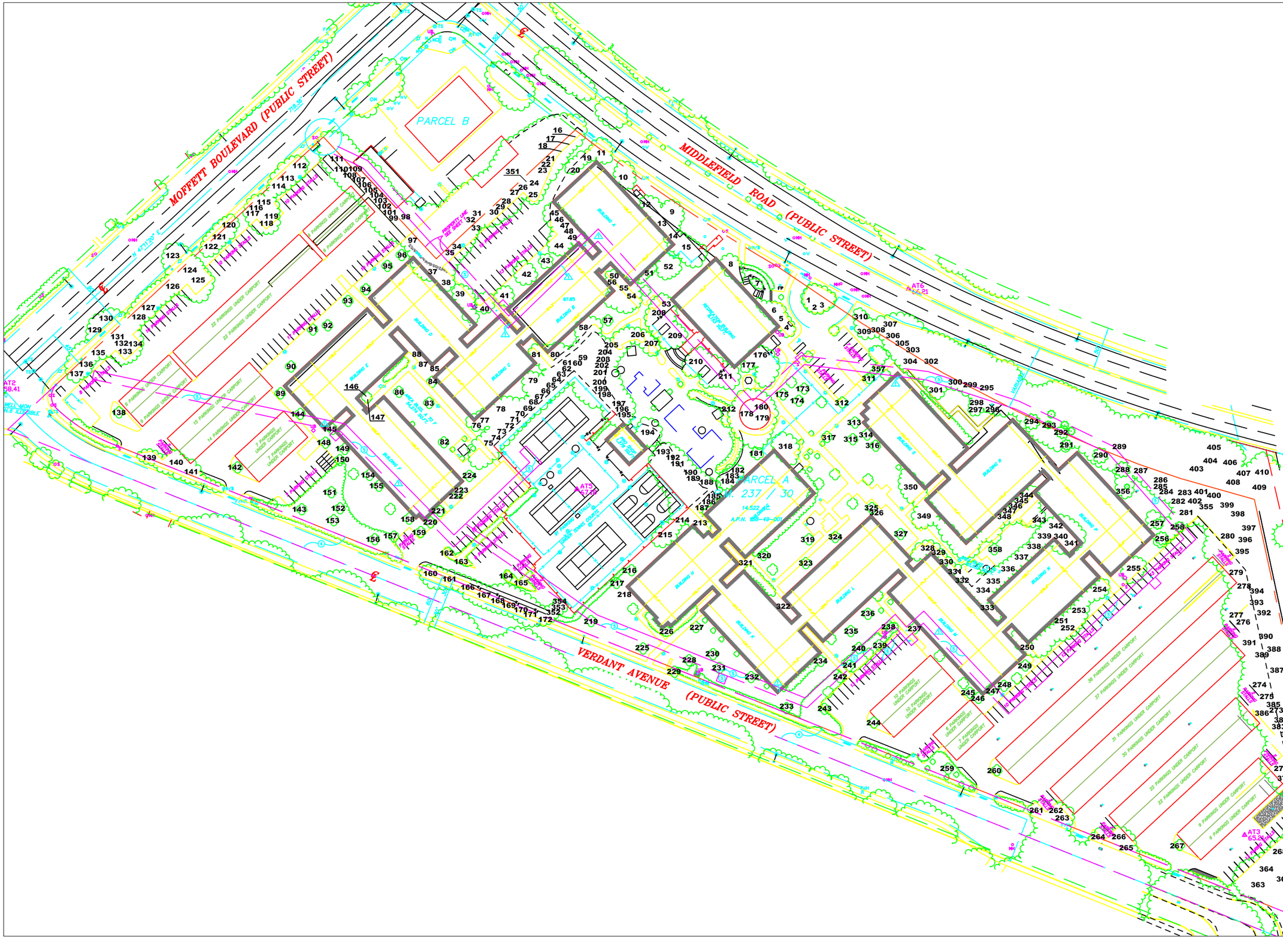
HortScience, Inc.

Deanne Ecklund
Certified Arborist #WE-9067A

Exhibits

Tree Assessment Plan

Tree Assessment



Tree Assessment Plan

Oakwood Apartments
555 Middlefield Road
Mountain View, CA

Prepared for:
AvalonBay Communities
San Francisco, CA

July 2016

▲

No Scale

Notes:
Base map provided by:
Cal Vada Surveying, Inc.
Corona, CA

Numbered tree locations are approximate.

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Tree Assessment

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
1	Coast redwood	21	Yes	4	High	Canopy slightly thin; good form and structure.
2	Coast redwood	20	Yes	4	High	Canopy slightly thin; good form and structure.
3	Coast redwood	24	Yes	4	Moderate	Lost top; crown slightly thin; good form and structure.
4	Southern magnolia	9	No	3	Moderate	Trunk bows south.
5	Southern magnolia	10	No	4	High	Good form and structure; interior tree.
6	Southern magnolia	10	No	4	High	Good form and structure; over pruned; slightly thin.
7	Windmill palm	8,8,6,5	No	5	High	Multiple stems from base.
8	Southern magnolia	11	No	4	High	Good form and structure; over pruned; slightly thin.
9	Olive	11,9,9,7	Yes	4	Moderate	Multiple attachments at base; previously topped at 15'.
10	Olive	14,12,11,8,7,7	Yes	4	Moderate	Multiple attachments at base; previously topped at 15'; trunk wounds; dense crown.
11	Olive	13,12,10,9	Yes	3	Moderate	Multiple attachments at base; previously topped at 15'; trunk wounds on interior stems; close to building on south; thin crown.
12	Olive	9,8,8,8	Yes	4	Moderate	Multiple attachments at base; previously topped at 18'; close to building on south.
13	Olive	10,10,8,7	Yes	4	Moderate	Multiple attachments at base; previously topped at 18'; close to building on south.
14	Olive	12,9,9,9,7,	Yes	4	Moderate	Multiple attachments at base; previously topped at 15'; close to
15	Olive	10,10,8,7,	Yes	4	High	Multiple attachments at base; previously topped at 15'; full crown.
16	Red ironbark	19	Yes	3	Low	Codominant trunks at 15'; previously topped at 30' with resprouts; poor form and structure.
17	Red ironbark	9	No	1	Low	Previously topped at 20'; little live material remains; poor form and structure; narrow form.
18	Red ironbark	15	Yes	3	Low	Codominant trunks at 15'; previously topped at 30'; poor form and structure.
19	Olive	10,10,9,7	Yes	4	Moderate	Multiple attachments at base; previously topped at 18'; close to building on east.
20	Olive	9,9,6,6	Yes	3	Moderate	Multiple attachments at base; previously topped at 18'; close to building on east; thin crown; trunk wound on west stem.
21	Red ironbark	10	No	2	Low	Previously topped at 20'; little live material remains; poor form and structure.

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
22	Red ironbark	11	No	2	Low	Previously topped at 20'; crook at 6'; poor form and structure.
23	Victorian box	12	No	1	Low	Multiple attachments at base; suppressed form; crown bowed east; north stem failed.
24	Victorian box	6	Yes	1	Low	Upright stem failed; poor form and structure.
25	Olive	11,7,7	No	4	High	Multiple attachments at base; previously topped at 15'; full crown.
26	Victorian box	6,4,3,3	No	2	Low	Suppressed form; crown bowed southeast; thin crown.
27	Red ironbark	11	No	2	Low	Previously topped at 20'; poor form and structure.
28	Red ironbark	22	Yes	3	Low	Codominant trunks at 10'; asymmetric stems; previously topped at 30'; poor form and structure.
29	Victorian box	6,4,2	No	2	Low	Suppressed form; crown bows southeast.
30	Victorian box	8,6,4	No	3	Moderate	Suppressed form; crowded & one-sided east.
31	Silver dollar gum	20	Yes	4	-	Off-site, no tag; multiple attachments at 15'; extends 15' east over wall; full crown.
32	Silver dollar gum	12	No	4	-	Off-site, no tag; extends 10' east over wall; full crown.
33	Red ironbark	19	Yes	3	Low	Previously topped at 30' with heavy resprout; poor form and structure.
34	Red ironbark	14	No	2	Low	Codominant trunks at 20'; previously topped at 30'; poor form and structure; crook at 7'.
35	Red ironbark	14	No	2	Low	Multiple attachments at 12'; previously topped at 30'; poor form and structure; thin upper crown.
37	Olive	8,9,9	Yes	4	Moderate	Multiple attachments at 1'; previously topped at 15'; close to building on south; thin crown to south.
38	Olive	13,10,8,6	Yes	4	High	Multiple attachments at base; previously topped at 15'; full crown; close to building on south.
39	Olive	12,12,11,9	Yes	4	High	Multiple attachments at base; previously topped at 15'; full crown; close to building on south.
40	Olive	9,9,9,7	Yes	4	High	Multiple attachments at base; previously topped at 15'; full crown.
41	Olive	14,9,8,8	Yes	4	Moderate	Multiple attachments at base; previously topped at 18'; trunk wounds; crown bows west.
42	Olive	15,12,9,9	Yes	4	Moderate	Multiple attachments at 1'; previously topped at 18'; dense epicormics; trunk wounds.

Tree Assessment

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
43	Bronze loquat	7	No	3	Moderate	Multiple attachments at 6'; previously topped at 12'; slight lean north.
44	Olive	17,12,11	Yes	4	Moderate	Multiple attachments at 2'; previously topped at 20'; dense epicormics; close to building on south.
45	Bronze loquat	8,6,6,6,4	No	3	Low	Multiple attachments at 2'; crowded with slight lean west; close to building.
46	Bronze loquat	7	No	2	Low	Crowded; leans southwest; poor form and structure.
47	Bronze loquat	7,7,5,4,4	No	3	Low	Multiple attachments at base; suppressed form top west; trunk wounds; close to building.
48	Bronze loquat	8,8,8,5,5	No	3	Moderate	Multiple attachments at base; upright form; close to building.
49	Bronze loquat	8,6,6	No	3	Moderate	Multiple attachments at 2'; one-sided to southwest; close to building.
50	Red ironbark	19	Yes	3	Low	Previously topped at 30'; leans southwest away from building; poor form and structure.
51	Southern magnolia	7	No	5	High	Good young tree.
52	Olive	11,8,8	Yes	4	Moderate	Multiple attachments at 2'; previously topped at 15'; minor trunk wounds.
53	Olive	13,12,12,9,9,7	Yes	3	Moderate	Multiple attachments at base; previously topped at 15'; pruned away from building on north; epicormic growth.
54	Olive	10,10,10,8,8	Yes	4	Moderate	Multiple attachments at 2'; previously topped at 20'; trunk wounds; full crown.
55	Bronze loquat	12,8	Yes	3	Moderate	Codominant trunks at 2"; one sided east; previously topped for building overhang.
56	Bronze loquat	8	No	3	Low	One sided north; previously topped for building overhang; twig dieback.
57	Southern magnolia	9	No	4	High	Good form and structure; slightly thin.
58	Olive	15,11,9	Yes	4	Moderate	Codominant trunks at base; full crown; previously topped at 20'; pruned away from building on southeast.
59	Bronze loquat	9	No	3	Moderate	Multiple attachments at 5'; one-sided to west; soil recently disturbed at base.
60	Bronze loquat	8,4,3,3,2	No	3	Low	Multiple attachments at 1'; crowded & one-sided to west.
61	Bronze loquat	6,5	No	3	Low	Codominant trunks at base; crowded & one-sided to west; thin crown.

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
62	Bronze loquat	8	No	3	Moderate	Crowded; upright form.
63	Bronze loquat	7,6,6,4	No	2	Low	Multiple attachments at 1'; extensive crown dieback.
64	Bronze loquat	7,6,4,4,2	Yes	4	Moderate	Multiple attachments at 3'; upright form.
65	Bronze loquat	8,8,8,4	Yes	4	Moderate	Multiple attachments at 3'; upright form.
66	Bronze loquat	9	No	3	Moderate	Multiple attachments at 5'; upright form; slightly thin; poor color.
67	Bronze loquat	6,5,2	No	3	Moderate	Multiple attachments at 1'; small, asymmetric crown.
68	Bronze loquat	6,5,2	No	3	Low	Multiple attachments at 1'; small crown.
69	Bronze loquat	7,6	No	3	Moderate	Codominant trunks at base.
70	Bronze loquat	8,4	No	3	Moderate	Codominant trunks at 2'; narrow form.
71	Bronze loquat	8,7,4	No	4	Moderate	Codominant trunks at base; upright form; full crown.
72	Bronze loquat	7,7,6,6,4,4	Yes	4	Moderate	Multiple attachments at 2'; upright; full crown.
73	Bronze loquat	11	No	3	Moderate	Multiple attachments at 5'; narrow form.
74	Bronze loquat	9,6,5	No	4	Moderate	Multiple attachments at base; full crown.
75	Bronze loquat	9,8,7,7,6	No	2	Low	Codominant trunks at base; previously topped at 15'; thin crown with dieback; declining.
76	Carolina cherry laurel	13	No	1	Low	Previously topped; close to building; extensive twig dieback.
77	Carolina cherry laurel	13	No	2	Low	Leans southeast; previously topped at 25'; close to building; twig dieback.
78	Olive	15,12,10,7	Yes	4	High	Multiple attachments at 2'; previously topped at 18'; full, dense crown.
79	Olive	11,9,9,8,6,6	Yes	4	Moderate	Multiple attachments at base; previously topped at 18'; some stems lean east; pruned on west for building; full crown.
80	Olive	17,13,7,6	Yes	4	High	Multiple attachments at 3'; previously topped at 18'; good form; full crown.
81	Olive	9,8,7,6	No	4	Moderate	Multiple attachments at base; previously topped at 18'; pruned south for building.
82	Olive	11,11,11	Yes	4	High	Codominant trunks at 1'; previously topped at 18'; full crown.
83	Olive	11,11,9,9,7	Yes	4	High	Multiple attachments at 1'; previously topped at 18'; full crown.
84	Olive	14,13,11,10,8	Yes	4	High	Multiple attachments at base; previously topped at 20'; dense crown; pruned on north for building

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
85	Bronze loquat	6	No	4	Moderate	Upright form; previously topped at 15'; in interior courtyard; close to building.
86	Olive	12,11,9,9,8	Yes	4	High	Multiple attachments at 2'; previously topped at 20'; dense crown.
87	Bronze loquat	9,6,6	No	3	Low	Narrow crown; growing between buildings; crown extends higher than building.
88	Bronze loquat	10	No	3	Low	Narrow crown; growing between buildings; codominant at 12'; crown grows higher than building.
89	Olive	14,11,10,8	Yes	4	High	Multiple attachments at 3'; previously topped at 18'; dense crown; epicormic growth.
90	Olive	13,11,9	Yes	4	Moderate	Multiple attachments at 3'; previously topped at 15'; upright; minor sunscald on stems
91	Olive	11,11,9,9,7	Yes	4	Moderate	Multiple attachments at base; previously topped at 15'; trunk wounds; slightly thin crown.
92	Olive	12,9,9,8,7	Yes	4	Moderate	Multiple attachments at base; previously topped at 15'; slightly thin crown.
93	Olive	11,9,9,7	Yes	4	Moderate	Multiple attachments at base; previously topped at 15'; slightly thin crown.
94	Olive	12,12,12,7	Yes	4	High	Multiple attachments at base; previously topped at 15'; dense crown; close to building
95	Olive	15,10,10,5	Yes	4	High	Multiple attachments at base; previously topped at 15'; trunk wounds.
96	Olive	11,10,8,6,3	Yes	4	Moderate	Multiple attachments at 2'; previously topped at 18'; close to building on east.
97	Victorian box	6,4	No	3	Moderate	Crowded; previously topped at 15'; twig dieback.
98	Monterey pine	28	Yes	3	-	Off-site, no tag; extends 20' south over wall; sequoia pitch moth.
99	Victorian box	9,7,6,6	No	3	Low	Crowded; one-sided to south.; basal and trunk decay.
101	Victorian box	6,5,4,4	No	1	Low	Crowded; one-sided to south.; basal & trunk decay; dieback.
102	Victorian box	6,3,2	No	3	Moderate	Suppressed and one-sided to south.
103	Red ironbark	24	Yes	3	Low	Codominant trunks at 15'; south stem previously topped at 35'; poor form and structure; poor form and structure.
104	Victorian box	6,5	No	3	Moderate	Crowded; one-sided to south.; twig dieback; suppressed form.

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
105	Victorian box	7	No	2	Low	Trunk decay on south stem; suppressed form.
106	Victorian box	9,4,3	No	3	Moderate	Minor twig dieback; small stem attaches at 1'.
107	Victorian box	6,2	No	3	Low	Suppressed; leans south; twig dieback.
108	Victorian box	6,5,3	No	3	Low	Multiple attachments at 1'; trunk decay; suppressed form.
109	Monterey pine	28	Yes	2	-	Off-site, no tag; pine pitch canker; dieback; extends 20' S. over wall; sequoia pitch moth.
110	Red ironbark	21	Yes	3	Moderate	Multiple attachments at 15'; previously topped at 35'; slightly thin.
111	Monterey pine	16	Yes	3	-	Off-site, no tag; sequoia pitch moth; extends 20' south over wall.
112	Olive	12,10,9,8, 7,6	Yes	4	High	Multiple attachments at 1'; previously topped at 15'; beneath overhead utilities; planted on bank.
113	Olive	9,8,8,6,5	Yes	4	High	Multiple attachments at 2'; previously topped at 15'; beneath overhead utilities; planted on bank.
114	Olive	10,8,6	Yes	4	Moderate	Multiple attachments at 2'; small crown; previously topped at 15'; beneath overhead utilities; planted on bank.
115	Coast redwood	22	Yes	4	Moderate	Group of 5 trees on mound; trunk sweeps to east; previously pruned on west for overhead utilities.
116	Coast redwood	19	Yes	4	High	Group of 5 trees on mound; trunk sweeps to east; previously pruned west for overhead utilities.
117	Coast redwood	19	Yes	4	High	Group of 5 trees on mound; interior tree; high, narrow crown.
118	Coast redwood	26	Yes	4	High	Group of 5 trees on mound; one sided to east.
119	Coast redwood	16	Yes	4	High	Group of 5 trees on mound; one sided to north.
120	Olive	10,9,6,6	Yes	4	High	Multiple attachments at 2'; previously topped at 15'; beneath overhead utilities; full crown.
121	Olive	10,9,8,8,7	Yes	4	High	Multiple attachments at 2'; previously topped at 15'; beneath overhead utilities; full crown.
122	Olive	9,9,8,4	Yes	4	High	Multiple attachments at 2'; small crown; previously topped at 15'; beneath overhead utilities; full crown.
123	Coast redwood	26	Yes	4	High	Group of 3 trees on mound; upright form; previously pruned west for overhead utilities.
124	Coast redwood	35	Yes	4	High	Group of 3 on mound; upright form.
125	Coast redwood	45	Yes	4	High	Group of 3 on mound; one-sided to east.

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
126	Olive	13,10,10,8	Yes	4	High	Multiple attachments at 2'; previously topped at 15'; beneath overhead utilities.
127	Olive	8,8,7,7,4	Yes	4	Moderate	Multiple attachments at 2'; previously topped at 15'; slightly thin; beneath overhead utilities.
128	Olive	9,9,9,7	No	3	Moderate	Multiple attachments at 2'; previously topped at 15'; very thin crown; beneath overhead utilities.
129	Coast redwood	27	Yes	2	Low	Group of 6 on mound; leans north; very thin crown; corrected trunk sweeps at 8'
130	Coast redwood	36	Yes	4	Moderate	Group of 6 on mound; upright form; pruned west for overhead utilities.
131	Coast redwood	7	Yes	2	Low	Group of 6 on mound; central tree; suppressed form.
132	Coast redwood	30	Yes	4	High	Group of 6 on mound; upright form; slightly thin; interior tree.
133	Coast redwood	35	Yes	4	High	Group of 6 on mound; one-sided to east; good upright form; dense crown.
134	Coast redwood	20	Yes	3	Moderate	Group of 6 on mound; one-sided to southeast; trunk sweeps at 5'; poor form and structure.
135	Olive	10,8,7,7	Yes	3	Moderate	Multiple attachments at 2'; previously topped at 15'; small, thin crown; beneath overhead utilities.
136	Olive	15,8	Yes	3	Moderate	Codominant trunks at 2'; previously topped at 15'; small, thin crown; beneath overhead utilities.
137	Olive	10,9,9,8	Yes	4	High	Multiple attachments at 2'; previously topped at 15'; beneath overhead utilities.
138	Olive	13,11,9,8	Yes	4	High	Multiple attachments at 1'; previously topped at 18'; full crown.
139	Olive	14,11,10,8	Yes	4	High	Multiple attachments at 1'; previously topped at 18'; full crown.
140	Olive	6,6,5,5,4	No	3	Moderate	Multiple attachments at base; stump sprout; basal decay; previously topped at 15'.
141	Olive	9,9,7,7,7	Yes	4	Moderate	Multiple attachments at 1'; previously topped at 15'; slightly thin.
142	Olive	13,10,9,9	Yes	4	High	Multiple attachments at 1'; previously topped at 18'; trunk wounds; full crown.
143	Red ironbark	31	Yes	3	Moderate	Codominant trunks at 4' and 10'; previously topped at 30' with
144	Southern magnolia	14	No	4	Moderate	Pruned on north for building; close to building; good form and structure; full crown.

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
145	Red ironbark	21	Yes	3	Low	Growing between buildings; crown extends over top of building; leans south; previously topped at 35'; poor form and structure.
146	Bronze loquat	8	No	4	High	Good young tree; previously topped at 15'.
147	Bronze loquat	7	No	3	Moderate	Growing close to building; one-sided to west.; previously topped at 15'.
148	Olive	16,13,12,11	Yes	4	High	Multiple attachments at 1'; previously topped at 20'; trunk wounds; full crown.
149	Olive	16,11,10,10	Yes	4	High	Multiple attachments at 2'; previously topped at 20'; trunk wounds; full crown.
150	Olive	14,9	No	4	Moderate	Codominant trunks at 2'; previously topped at 20'; stem removed south.
151	Olive	10,10,10,9,8	Yes	4	High	Multiple attachments at 1'; previously topped at 18'; trunk wounds; full crown.
152	Red ironbark	14	Yes	2	Low	Previously topped at 20'; small, thin crown; poor form and structure.
153	Red ironbark	30	Yes	3	Low	Multiple attachments at 15'; previously topped at 30'; poor form and structure.
154	Southern magnolia	10	No	4	High	Pruned on north for building; good upright form.
155	Olive	13,11,11,10	Yes	3	Low	Multiple attachments at 1'; previously topped at 18'; thin crown; basal wound; little foliage.
156	Olive	15,13,9	Yes	4	High	Multiple attachments at base; previously topped at 18'; full crown.
157	Olive	11,10,10,9	Yes	4	High	Multiple attachments at base; previously topped at 18'; trunk wounds; minor sunscald on west facing stem.
158	Southern magnolia	8	No	3	Moderate	Close to building on north; epicormics; poor color
159	Southern magnolia	10	No	5	High	Good young tree; surface roots.
160	Red ironbark	36	Yes	3	Low	Multiple attachments at 5'; previously topped at 35' with heavy resprouts; poor form and structure; bark checking below south stem.
161	Red ironbark	19	Yes	3	Low	Multiple attachments at 10'; previously topped at 35' with heavy resprouts; poor form and structure.
162	Red ironbark	17	Yes	3	Low	Leans west; previously topped at 35'; poor form and structure; thin crown.

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
163	Red ironbark	25	Yes	3	Low	Multiple attachments at 10'; previously topped at 35'; poor form and structure; thin crown.
164	Red ironbark	19	Yes	3	Low	Multiple attachments at 8'; previously topped at 30'; poor form and structure; thin crown.
165	Red ironbark	16	Yes	3	Low	Small, high, thin crown; previously topped at 35'; poor form and structure.
166	Red ironbark	17	Yes	1	Low	Leans south over street; trunk wound from stem failure on north; previously topped at 35'; thin crown.
167	Red ironbark	21	Yes	3	Low	Codominant trunks at 8'; previously topped at 30'; poor form and structure.
168	Red ironbark	10	No	2	Low	Small crown; previously topped at 15'; little remains; suppressed.
169	Red ironbark	22	Yes	3	Low	Multiple attachments at 10'; previously topped at 30'; very poor branch structure; thin crown.
170	Red ironbark	21	Yes	3	Low	Codominant trunks at 7'; previously topped at 30'; poor form and structure; thin crown.
171	Red ironbark	20	Yes	3	Low	Codominant trunks at 10'; previously topped at 30'; poor form and structure; reduce or remove south facing stem over street.
172	Red ironbark	18	Yes	3	Low	Codominant trunks at 8'; previously topped at 30'; poor form and structure.
173	Southern magnolia	12	No	4	High	Good form and structure; crown slightly thin.
174	Southern magnolia	12	No	4	High	Good upright form; crown slightly thin.
175	Coast redwood	21	Yes	4	High	Good form and structure.
176	Olive	13,11,10,9,8,7	Yes	4	High	Multiple attachments at 2'; previously topped at 15'; minor trunk wounds; full crown.
177	Olive	12,10,9,9,8,8	Yes	4	High	Multiple attachments at base; previously topped at 18'; minor trunk wounds.
178	Coast redwood	34	Yes	4	High	Group of 3; one-sided to west.
179	Coast redwood	56	Yes	3	Moderate	Group of 3; corrected lean southeast; thin crown.
180	Coast redwood	40	Yes	4	High	Group of 3; slightly one sided to south; full crown; good form.
181	Coast redwood	17	Yes	4	High	Good young tree; full crown.
182	Coast redwood	18	Yes	5	High	Good young tree; full crown.

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
183	Olive	12,9,7,6	Yes	3	Moderate	Multiple attachments at 2'; previously topped at 18'; thin crown; minor trunk wounds with decay.
184	Olive	9,7,7,5	Yes	3	Moderate	Multiple attachments at base; previously topped at 18'; thin crown.
185	Coast redwood	29	Yes	4	Moderate	Corrected form; thin upper crown.
186	Coast redwood	29	Yes	4	Moderate	Lost top; interior tree; leans east; thin crown; corrected form.
187	Coast redwood	48	Yes	4	Moderate	Multiple attachments in upper crown; full crown; massive base.
188	Coast redwood	27	Yes	3	Moderate	Trunk bows at 6' and is suppressed to southeast.
189	Coast redwood	25	Yes	3	Low	Leans north; poor form and structure; twiggy foliage.
190	Coast redwood	27	Yes	3	Moderate	Low branch at 18; codominant high in crown.
191	Coast redwood	33	Yes	4	High	In group; good upright form.
192	Coast redwood	37	Yes	4	High	In group; full narrow crown.
193	Coast redwood	34	Yes	4	High	In group; slight bow at 6'; full crown.
194	Olive	11,11,11,9	Yes	4	High	Multiple attachments at base; previously topped at 18'; full crown.
195	Coast redwood	40	Yes	4	Moderate	In group; one-sided to east; full crown; codominant high in crown.
196	Coast redwood	19	Yes	3	Moderate	In group; narrow form.
197	Coast redwood	32	Yes	4	High	In group; close to base of tree #198; full crown.
198	Coast redwood	24	Yes	3	Moderate	In group; narrow crown.
199	Coast redwood	23	Yes	3	Moderate	In group; one-sided to north; codominant high in crown; trunk twisting; slightly thin.
200	Coast redwood	33	Yes	4	Moderate	In group; slight lean to south.; thinning crown.
201	Coast redwood	39	Yes	4	High	In group; one-sided to southwest; good upright form; full crown.
202	Coast redwood	13	Yes	3	Low	Suppressed; small crown.
203	Coast redwood	37	Yes	4	Moderate	In group; one-sided to west; close to tree #204; lost top.
204	Coast redwood	29	Yes	3	Moderate	Lost top; trunk wounds; one sided to north; some browning foliage.
205	Southern magnolia	8	No	3	Moderate	Good form; very thin crown.
206	Southern magnolia	7	No	4	High	Thin crown.
207	Southern magnolia	6	No	4	Moderate	Over pruned; lost central leader; slightly thin crown.
208	Bronze loquat	9,8,8,8,7,6,5	Yes	3	Low	Multiple attachments at base; previously topped at 18'; thin crown; poor color; twig dieback.

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
209	Olive	12,11,10,9	Yes	3	Moderate	Multiple attachments at base; previously topped at 18'; thin crown.
210	Olive	14,12,9,7, 5	Yes	2	Low	Multiple attachments at base; previously topped at 18'; thin crown; twig dieback.
211	Bronze loquat	8,7,6,6,6,4 ,2	Yes	1	Low	Multiple attachments at base; previously topped at 18'; extensive dieback; thin crown.
212	Southern magnolia	6	No	3	Moderate	Thin crown; poor color; minor dieback in upper crown.
213	Olive	11,8,7,6,4,	Yes	4	High	Multiple attachments at 1'; previously topped at 15'.
214	Olive	8,7,7,6,5	Yes	4	Moderate	Multiple attachments at 1'; previously topped at 15'; narrow form; thin crown.
215	Coast redwood	25	Yes	4	Moderate	Upright form; burls on lower trunk; slightly thin.
216	Olive	9,9,9,8,7	Yes	4	High	Multiple attachments at 1'; previously topped at 15'; slightly thin.
217	Olive	10,9,8,7	Yes	4	High	Multiple attachments at 1'; previously topped at 15'; slightly thin.
218	Olive	13,10,10,9	Yes	4	High	Multiple attachments at base; previously topped at 15'; full crown.
219	Olive	12,9,8,7,7	Yes	3	Low	Multiple attachments at 1'; previously topped at 15'; sun scald/trunk wounds; thin crown; poor color.
220	Olive	13,12,9	Yes	3	Moderate	Multiple attachments at base; previously topped at 18'; sun scald; pruned west for building; trunk decay.
221	Red ironbark	16	Yes	2	Low	Codominant trunks at 7'; previously topped at 20'; leans north; dieback in upper crown.
222	Olive	12,8,8,6,6	Yes	4	Moderate	Multiple attachments at 1'; previously topped at 18'; west stem previously topped at 8'; pruned on west for building
223	Olive	13,12,10,8	Yes	4	High	Multiple attachments at 1'; previously topped at 18'; full crown.
224	Olive	13,12,12,7	Yes	4	Moderate	Multiple attachments at 1'; previously topped at 18'; slightly thin.
225	Olive	12,11,11,9	Yes	3	Moderate	Multiple attachments at 1'; previously topped at 18'; dieback; slightly thin; poor color.
226	Olive	13,10,8	Yes	3	Low	Multiple attachments at 1'; previously topped at 18'; sun scald/trunk wounds; pruned on west for building
227	Olive	13,12,12	Yes	4	Moderate	Multiple attachments at base; previously topped at 18'; sun scald; full crown.
228	Olive	14,13,9,5	No	4	Moderate	Multiple attachments at base; previously topped at 18'; full crown.
229	Carolina cherry laurel	16	Yes	2	Low	Twig dieback; *Ganoderma* conk at base north.

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
230	Olive	11,11,7,4	Yes	4	High	Codominant trunks at base; previously topped at 15'; slightly thin, small crown.
231	Olive	10,8,8,7	Yes	4	High	Multiple attachments at base; previously topped at 15'; full crown.
232	Olive	12,11,10,8	Yes	4	High	Multiple attachments at base; previously topped at 18'; full crown.
233	Olive	18,15	Yes	3	Moderate	Codominant trunks at base; previously topped at 15'; trunk wounds east with decay.
234	Olive	13,12,9,8	Yes	4	High	Multiple attachments at 2'; previously topped at 18'; pruned for building on west; full crown.
235	Olive	19,10	Yes	4	High	Codominant trunks at base; previously topped at 15'; pruned for building on west; full crown.
236	Olive	11,11,10,7	Yes	4	High	Multiple attachments at base; previously topped at 18'; full crown; pruned for building on west.
237	Olive	13,12,10,10,9	Yes	3	Moderate	Multiple attachments at base; previously topped at 18'; 9" and central stems have decay on the north side.
238	Olive	15,10,10	Yes	4	Moderate	Multiple attachments at 2'; previously topped at 18'; pruned for building on north; full crown; close to building.
239	Carolina cherry laurel	9	No	2	Low	Upright form; twig dieback; poor color.
240	Olive	13,10,10,8	Yes	4	High	Multiple attachments at 2'; previously topped at 18'; slightly thin.
241	Olive	10,10,6,6	Yes	4	Moderate	Multiple attachments at 1'; previously topped at 18'; thin crown.
242	Carolina cherry laurel	13	No	1	Low	Bark loss; dieback; extensive sunscald and trunk decay.
243	Carolina cherry laurel	6	No	1	Low	Extensive dieback; declining; half of tree is dead.
244	Olive	16,15,9	Yes	4	High	Multiple attachments at 2'; previously topped at 18'; full, dense crown.
245	Olive	12,10,8,7,6	Yes	4	Moderate	Multiple attachments at 2'; previously topped at 18'; minor sun scald on south stem; pruned for building on north; full crown.
246	Olive	13,11,10,7	Yes	4	Moderate	Multiple attachments at base; previously topped at 18'; pruned for building on northwest; small crown.
247	Carolina cherry laurel	12	No	3	Moderate	Upright form; branch wound; thin crown.
248	Carolina cherry laurel	11	No	2	Low	Codominant trunks at 6'; slight lean east; thin crown.
249	Olive	14,12,9	Yes	4	High	Multiple attachments at 1'; previously topped at 18'; pruned for building on west; full crown.

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
250	Olive	10,10,9,8	Yes	4	Moderate	Multiple attachments at 4'; previously topped at 18'; pruned for building on west.
251	Silver dollar gum	23	Yes	2	Low	Heavy lean east; previously topped at 25'; poor form and structure.
252	Olive	12,9,9,7,5	No	3	Moderate	Multiple attachments at base; previously topped at 15'; sun scald/trunk wounds.
253	Olive	15,9,6	Yes	3	Moderate	Multiple attachments at base; previously topped at 15'; trunk wounds; thin crown.
254	Olive	14,10,9,8	Yes	4	High	Multiple attachments at base; previously topped at 15'; full crown.
255	Olive	14,12,8	Yes	1	Low	Multiple attachments at 3'; previously topped at 15'; trunk wounds with decay; all but dead; little live foliage.
256	Olive	10,9,7	Yes	2	Low	Multiple attachments at 1'; previously topped at 20'; very sparse crown; poor form and structure.
257	Olive	11,11,5	Yes	2	Low	Multiple attachments at 1'; previously topped at 20'; very sparse crown.
258	Olive	24,8	Yes	4	High	Codominant trunks at 1'; previously topped at 18'; dense, full crown; minor trunk wounds.
259	Olive	12,11,9,8	Yes	4	High	Multiple attachments at 1'; previously topped at 18'; minor sun scald and trunk wounds; dense, full crown.
260	Olive	15,14	Yes	4	High	Codominant trunks at base; previously topped at 18'; full, dense crown; planted on mound.
261	Olive	8,6,5	No	3	Low	Multiple attachments at base; previously topped at 12'; small, thin crown.
262	Olive	10,10,8,7	Yes	3	Moderate	Multiple attachments at base; previously topped at 15'; thin crown; trunk wounds with decay.
263	Olive	11,10,10,7	Yes	4	High	Multiple attachments at base; previously topped at 18'; full crown.
264	Olive	8,8,6,5	No	3	Moderate	Multiple attachments at base; previously topped at 12'; small, thin crown.
265	Olive	10,6	Yes	3	Low	Codominant trunks at base; previously topped at 10'; thin, small crown; poor form and structure.
266	Olive	13,12,10,9,8	Yes	4	High	Multiple attachments at 1'; previously topped at 18'; full, dense crown.
267	Olive	21,14	Yes	5	High	Codominant trunks at 3'; previously topped at 18'; full crown; excellent form and structure.

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268	Glossy privet	16,13,11	Yes	4	High	Multiple attachments at 8'; good form and structure; engulfed in ivy.
269	Brazilian pepper	14,12,9,8, 8,7,7,6	Yes	3	Moderate	Multiple attachments at base; crown bowed to south; engulfed in ivy; on uphill slope; branches are a tangled mess.
270	Aleppo pine	38	Yes	3	Low	Codominant trunks at 15'; leans to southwest; heavy weight over parking lot; top bows to southwest.
271	Brazilian pepper	12,8,8,8,7, 7,6,6	Yes	3	Moderate	Multiple attachments at base; hedgerow; pruned hard at edge of parking lot.
272	Brazilian pepper	8,8,6,6,5,4	No	3	Low	Multiple attachments at base; hedgerow; pruned hard at edge of parking lot; branches are a tangled mess.
273	Brazilian pepper	6,6,5,4,3,3	No	3	Low	Multiple attachments at base; hedgerow; pruned hard at edge of parking lot; branches are a tangled mess.
274	Brazilian pepper	8,7,6,5,4,3	No	3	Low	Multiple attachments at base; hedgerow; pruned hard at edge of parking lot; branches are a tangled mess.
275	Brazilian pepper	6	No	2	Low	Part of hedgerow; pruned hard at edge of parking lot; poor form and structure; multiple attachments at 6'.
276	Coast live oak	26	Yes	3	Moderate	Leans to southwest; laterals to south; dieback in upper crown.
277	Coast live oak	24	Yes	3	Moderate	Codominant trunks at 6'; one-sided to west; base 6" from curb; minor asphalt displacement; majority of canopy extends southwest over parking lot.
278	Brazilian pepper	8,6,6,7,5,4 ,3,3	No	3	Moderate	Multiple attachments at base; part of hedgerow; pruned hard at edge of parking lot; partially failed at base.
279	Glossy privet	6,6,6,6,5,3 ,3	No	3	Moderate	Multiple attachments at base; part of hedgerow; pruned hard at edge of parking lot.
280	Coast live oak	26	Yes	3	Moderate	Codominant trunks at 8'; leaning & one-sided to southwest over parking lot; curb 6" from base of trunk; minor curb displacement.
281	Glossy privet	7,6,6,5,5	No	3	Moderate	Multiple attachments at base; upright form; twig dieback.
282	Olive	11,10,8,8, 5	Yes	3	Moderate	Multiple attachments at base; previously topped at 15'; crowded form.
283	Glossy privet	8,7,5	No	3	Moderate	Multiple attachments at base; crowded & one-sided to south; twig dieback.
284	Coast redwood	27	Yes	3	Moderate	Lost top; crowded form; lower branch dieback.

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285	Glossy privet	7,5,5	No	2	Low	Multiple attachments at base; crowded & one-sided to south; dieback.
286	Coast redwood	25	Yes	3	Moderate	Crowded; codominant high in crown; one-sided to west.; dieback on north.
287	Glossy privet	7,6,3	Yes	2	Low	Multiple attachments at 1'; crowded & one-sided to south; thin crown; dieback.
288	Olive	12,12,11	Yes	4	High	Multiple attachments at 1'; previously topped at 15'; full crown.
289	Coast redwood	23,21	Yes	4	Moderate	Codominant trunks at 3'; crowded form; one-sided to south.
290	Olive	12,10,9,6	Yes	4	High	Multiple attachments at 1'; previously topped at 12'.
291	Olive	11,6,5,5,4,3	Yes	3	Moderate	Multiple attachments at 2' and 3'; previously topped at 12'; trunk wounds.
292	Coast redwood	42	Yes	4	Moderate	Upright form; crown slightly thin; lower branch dieback.
293	Coast redwood	26	Yes	3	Moderate	Crowded; asymmetric crown; thin crown.
294	Coast redwood	39	Yes	4	High	Upright form; full crown; pruned for building on south.
295	Coast redwood	30,36	Yes	4	Moderate	Codominant trunks at base; one stem upright; one stem sweeps east; minor dieback.
296	Southern magnolia	12	No	4	High	Good young tree; tipped back; slightly thin crown.
297	Southern magnolia	8	No	4	Moderate	Upright form; slightly thin.
298	Southern magnolia	11	No	4	High	Codominant trunks at 10'; tipped back.
299	Coast redwood	41,37	Yes	4	Moderate	Codominant trunks at base; slightly thin and dieback in upper crown.
300	Coast redwood	30,21	Yes	3	Moderate	Codominant trunks at base; narrow form; thin canopies.
301	Southern magnolia	10	No	3	Moderate	Codominant trunks at 6'; fair structure; tipped back; thinning crown; surface roots.
302	Coast redwood	44	Yes	5	High	Good form and structure; full crown; surface roots in turf.
303	Coast redwood	45	Yes	4	High	Good form and structure; minor thinning.
304	Olive	11,10,9,8	No	4	Moderate	Multiple attachments at base; previously topped at 12'; dense crown.
305	African fern-pine	6	No	4	Moderate	Crowded; one-sided to west; dense crown.
306	Olive	6,3,3,3	No	2	Low	Multiple attachments at base; suppressed; dieback; previously topped at 8'.

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
307	Coast redwood	34	Yes	4	Moderate	Good form and structure; slightly thin.
308	Coast redwood	19	Yes	4	Moderate	Good form and structure; crown lifted to 12'; slightly thin.
309	Coast redwood	20	Yes	4	Moderate	Good form and structure; crown lifted to 12'; slightly thin.
310	Coast redwood	20	Yes	4	Moderate	Good form and structure; crown lifted to 12'; slightly thin.
311	Olive	9,8,7,7,5	Yes	4	High	Multiple attachments at 2'; previously topped at 12'; trunk wounds; fruit in parking lot.
312	Olive	13,12,9,6	Yes	4	High	Multiple attachments at base; previously topped at 15'; trunk wounds; fruit in parking lot.
313	Bronze loquat	6,6,5,4,4	No	3	Moderate	Multiple attachments at 1'; previously topped at 15'; pruned for building on north; fair form and structure.
314	Bronze loquat	7,7	No	3	Moderate	Codominant trunks at base; pruned for building on north; fair form and structure.
315	Olive	13,10,8,8,7	Yes	4	Moderate	Multiple attachments at 1'; previously topped at 18'; central stem thinning; heavy fruit.
316	Bronze loquat	8,6,4,4,3	No	4	Moderate	Multiple attachments at 3'; codominant at base; pruned for building on north; fair form and structure.
317	Olive	9,7,7,6,4	Yes	3	Low	Multiple attachments at 1'; previously topped at 15'; south stems declining; heavy fruit; thin crown.
318	Olive	14,12,9,9	Yes	4	High	Multiple attachments at 2'; previously topped at 15'; dense crown; heavy fruit.
319	Olive	9,9,8,8	No	2	Low	Multiple attachments at base; previously topped at 15'; little live material remains.
320	Olive	12,9,7,7	Yes	4	Moderate	Multiple attachments at 2'; previously topped at 15'; pruned for building on west; heavy fruit.
321	Silver dollar gum	16	Yes	2	Low	High, thin crown; previously topped at 30'; leans south; growing between buildings; multiple attachments at 25'.
322	Silver dollar gum	16	Yes	3	Low	High crown; previously topped at 30'; growing between buildings; codominant at 25'; dense crown.
323	Olive	11,11,8,6,5	Yes	4	Moderate	Multiple attachments at 2'; previously topped at 15'; pruned for building on east; cavity filled with water in attachment; slightly thin crown.
324	Olive	11,11,8,8,6	No	4	Moderate	Multiple attachments at base; previously topped at 15'; pruned for building on east.; fruit on walkway.

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325	Olive	9,9,6,6	Yes	4	Moderate	Multiple attachments at 1'; previously topped at 15'; thin crown.
326	Olive	11,11,10,5	Yes	4	High	Multiple attachments at 1'; previously topped at 15'; pruned for building on east; full crown.
327	Olive	11,9,8,7,5	Yes	3	Moderate	Multiple attachments at 1'; previously topped at 20'; pruned for building on south; twig dieback.
328	Olive	6,4,4	No	2	Low	Previously topped at 12'; small crown; extensive trunk wounds.
329	Olive	9,9,8,8,6	Yes	4	Moderate	Multiple attachments at 1'; previously topped at 18'; trunk wounds; pruned for building on south; thin crown.
330	Bronze loquat	9	No	3	Moderate	Upright form; previously topped at 30'; pruned for building on south; high crown extends over building.
331	Bronze loquat	10,7	Yes	3	Moderate	Codominant trunks at base; previously topped at 30'; pruned for building on south; high crown extends over building.
332	Bronze loquat	8	No	2	Low	Small crown; previously topped at 25'; poor form and structure; narrow form.
333	Bronze loquat	7,4	No	3	Low	Codominant trunks at base; previously topped at 20'; narrow form; poor form and structure.
334	Olive	10,10,8,8	No	3	Moderate	Multiple attachments at base; previously topped at 18'; pruned for building on east; stems bow away from building.
335	Bronze loquat	6,6,5,5,4	No	4	Moderate	Multiple attachments at base; previously topped at 20'; pruned for building on east.; dense crown.
336	Bronze loquat	8,6,6,5,3	No	4	Moderate	Multiple attachments at base; previously topped at 20'; pruned for building on east; dense crown.
337	Bronze loquat	6,6,3,3	No	4	Moderate	Multiple attachments at base; previously topped at 20'; pruned for building on east; dense crown.
338	Bronze loquat	7,6,3,2,2	No	4	Moderate	Multiple attachments at base; previously topped at 20'; pruned for building on east; dense crown.
339	Bronze loquat	9	No	4	High	Multiple attachments at 6'; previously topped at 20'; pruned for building on east; good form and structure.
340	Silver dollar gum	20	Yes	3	Low	High crown extends over top of building; multiple topping points; growing between buildings; base 3' from edge of building.
341	Silver dollar gum	20	Yes	3	Low	High crown extends over top of building; previously topped at 30'; trunk wounds; growing between buildings.

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
342	Silver dollar gum	21	Yes	3	Low	High crown extends over top of building; multiple topping points; growing between buildings; codominant trunks at 12'.
343	Olive	8,8,8,7,5,3	Yes	4	High	Multiple attachments at base; previously topped at 15'; trunk wounds; full crown.
344	Bronze loquat	9,7,6	No	3	Moderate	Multiple attachments at base; previously topped at 20'; pruned for building on west; high, small crown.
345	Bronze loquat	6,3	No	3	Moderate	Codominant trunks at base; previously topped at 20'; narrow form.
346	Bronze loquat	8,4,2,2	No	3	Moderate	Multiple attachments at base; previously topped at 20'; high, small crown, decay on west stem.
347	Bronze loquat	7,5,5	No	3	Moderate	Multiple attachments at base; previously topped at 20'; pruned for building on west; high crown.
348	Bronze loquat	7	No	3	Moderate	Multiple attachments at 8'; previously topped at 20'; pruned for building on west; decay in pruning wounds.
349	Olive	10,10,9,7, 7,6,4	Yes	4	High	Multiple attachments at 1'; previously topped at 18'; full crown.
350	Olive	15,10,9,9	Yes	4	High	Multiple attachments at 3'; previously topped at 18'; full crown.
351	Victorian box	6,6,2	No	2	Low	Multiple attachments at base; bows to south; poor form and structure; thin crown.
352	English holly	7	No	4	High	Good young tree.
353	English holly	7,3,2	No	3	Moderate	Multiple attachments at 2'.
354	English holly	7	No	3	Moderate	One-sided to south; edge of parking structure.
355	Brazilian pepper	8,8,7,6,5,5 ,5,5,4,3,3	No	3	Low	Multiple attachments at base; stems bow west; base outside dripline; dense crown.
356	Olive	6,5	No	2	Low	Codominant trunks at 3'; small, thin crown; large trunk cavity.
357	African fern-pine	6,5,4	No	3	Low	Multiple attachments at base; asymmetric form; thin crown.
358	Southern magnolia	6	No	4	High	Good young tree; slightly thin.
359	Holly oak	14	No	4	-	Off-site; codominant trunks at trunks at 8'; good form; fair structure.
360	Coast redwood	7,6,4,3,3	Yes	3	Low	Multiple attachments at base; thin crown; crowded form.
361	Brazilian pepper	16,7	Yes	2	Low	Codominant trunks at base; large stem has significant lean over street; decay at base.
362	California pepper	17,10	Yes	3	Low	Poor form and structure; slightly thin crown.

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363	Holly oak	7,5	Yes	3	Moderate	Codominant trunks at 1'; slightly crowded form; sooty mold.
364	Brazilian pepper	9,7,6,6,5,3,3	Yes	3	Moderate	Multiple attachments at base; poor structure; dense crown.
365	California pepper	14	No	2	Low	Codominant trunks at 5'; poor form and structure; thin crown.
366	Brazilian pepper	20,12	Yes	3	Moderate	Codominant trunks at 3'; slightly thin crown; fair form.
367	Glossy privet	7	No	2	Low	Codominant trunks at 6'; thin crown; dieback.
368	Glossy privet	6,4,4	No	2	Low	No tag; multiple attachments at base; thin crown.
369	Glossy privet	7,4,4	No	2	Low	Multiple attachments at 1'; poor form and structure; crowded form.
370	Aleppo pine	23	Yes	2	Low	Base outside of dripline; bend in trunk; thin crown.
371	Aleppo pine	17	Yes	2	Low	Poor form and structure; Lost central leader; dieback.
372	California pepper	20	Yes	3	Low	Base outside of dripline; canopy hangs over sound wall.
373	Brazilian pepper	12,10,9,9,7,6	No	2	Low	Multiple attachments at base; poor form and structure; crowded.
374	Aleppo pine	14	No	2	Low	Partial failure at base; base outside of dripline; crown extends south over sound wall.
375	Brazilian pepper	6,5,5,4,4	No	2	Low	Poor form and structure; twig and branch dieback.
376	Glossy privet	6,6,4	No	2	Low	Multiple attachments at base; high crown; crowded.
377	Brazilian pepper	11,5,5	No	2	Low	Multiple attachments at base; poor form and structure; crowded.
378	Brazilian pepper	16,15,13,12,12,10,9,6,5	Yes	3	Low	Multiple attachments at base; stems separating at base; spreading crown; twig dieback.
379	Glossy privet	7,5	No	3	Low	Codominant trunks at base; crowded form.
380	Brazilian pepper	14,12	No	2	Low	Codominant trunks at base; poor form and structure; crowded.
381	Brazilian pepper	12,10,6,5,5	Yes	3	Low	Codominant trunks at 1'; poor form and structure.
382	Brazilian pepper	9	No	2	Low	Failed at base.
383	Brazilian pepper	8,7,6,6,5,4,4,4	No	2	Low	Failed at base.
384	Brazilian pepper	13,11,9,6	Yes	2	Low	Multiple attachments at base; poor form and structure; dieback.
385	Brazilian pepper	7,6,5,5,4	No	2	Low	Multiple attachments at base; poor form and structure; dieback.

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
386	Brazilian pepper	14,10,9,8, 5,5	Yes	2	Low	Multiple attachments at 1'; significant lean south toward parking lot; poor form and structure.
387	Brazilian pepper	11,7	No	2	Low	Codominant trunks at base; poor form and structure.
388	Aleppo pine	29	Yes	2	Low	Codominant trunks at 5'; poor form and structure; dieback.
389	Brazilian pepper	8,6,5,5,5	No	3	Low	Multiple attachments at base; crowded form; poor structure.
390	California pepper	18	Yes	3	Low	Multiple attachments high in crown; crowded form.
391	Brazilian pepper	14,14,12,1 0,7	Yes	3	Low	Multiple attachments at 2'; heavy lean southwest over parking lot; poor form and structure.
392	Aleppo pine	33	Yes	3	Moderate	Codominant trunks at 6'; fair form and structure; slightly thin crown.
393	Brazilian pepper	13,12	No	2	Low	Codominant trunks at base; base outside of dripline; crowded.
394	Brazilian pepper	8,8,7,6,5	No	2	Low	Multiple attachments at base; poor form and structure; dieback.
395	Brazilian pepper	11,7,6	No	2	Low	Multiple attachments at base; crowded; poor form and structure.
396	Brazilian pepper	10,9,8,8,8, 8,7,7,6	Yes	3	Low	Multiple attachments at base; spreading form; poor structure.
397	Brazilian pepper	7,6,6,6	No	2	Low	Multiple attachments at base; crowded; poor form and structure.
398	Aleppo pine	30	Yes	2	Low	Large 8'-long tearout wound with decay on south; lost central leader; poor form and structure.
399	Aleppo pine	28,28,16,1 4,13	Yes	3	Low	Multiple attachments at 2'; poor form and structure; slightly thin crown.
400	Brazilian pepper	13	No	2	Low	Partial failure at base; base outside of dripline; poor form and structure.
401	Brazilian pepper	15,9,8,7	Yes	3	Low	Large stem leans southwest; multiple attachments at base; poor form and structure.
402	Brazilian pepper	6	No	2	Low	Poor form and structure; suppressed form.
403	Coast live oak	22,17	Yes	4	-	Off-site; codominant trunks at 3'; slight lean south; crowded form.
404	Coast live oak	19	Yes	3	-	Off-site; trunk bends north toward Middlefield; fair form and structure.
405	Olive	8,5	No	2	-	Off-site; poor form and structure; suppressed.
406	Coast live oak	14	Yes	3	-	Off-site; asymmetrical crown; twig dieback.
407	California pepper	10,8	No	2	-	Off-site; suppressed; poor form and structure.

Tree Assessment

555 Middlefield Rd.
Mountain View, CA
June 2016

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
408	Coast live oak	17,10	Yes	3	-	Off-site; codominant trunks at 2'; crowded form.
409	Coast live oak	15,9	Yes	3	-	Off-site; codominant trunks at base; crowded form.
410	Coast live oak	6	Yes	3	-	Off-site; leans east over sound wall; crowded form.
411	Coast redwood	16	Yes	3	-	Off-site; lost central leader; slightly thin crown. (206)
412	Holly oak	6	Yes	3	-	Off-site; suppressed; thin crown.
413	Holly oak	5	Yes	3	Moderate	Trunk swoops up; crowded form; high crown.

June 7, 2018

Jeff White
Avalon Bay Communities, Inc.
455 Market St., Suite 1650
San Francisco, CA 94105

Subject: **Preliminary Arborist Report** addendum letter
555 Middlefield Rd., Mountain View

Dear Mr. White:

Avalon Bay Communities is planning to redevelop the subject property in Mountain View, CA. HortScience, Inc. prepared a **Preliminary Arborist Report** for the project (dated October 14, 2016). Avalon Bay Communities asked HortScience, Inc. to update the number of trees assessed and trees to be preserved and removed. This letter responds to that request.

In 2017, we assessed additional trees in the median on Cypress Point Dr., which included six *Heritage* blue gums (#414-419). The total number of trees we evaluated increased from 411 trees to 417 trees.

In May 2018, you informed me that the Lot 2 building was in conflict with trees #181-184 and asked me to evaluate their suitability for relocation. Based on a field inspection, I determined that the redwoods #181 and 182, while in good condition, were too large for transplanting. Olives #183 and 184 were in fair condition and not good candidates for relocation. As such, the status of these four additional trees will change from “preserve” to “remove.”

In summary, the total number of trees evaluated at the 555 Middlefield site was 417 trees. The number of *Heritage* trees was 255 trees. Of these 417 trees, 216 will be preserved, 119 will be removed, and 35 will be boxed and stored to be transplanted elsewhere on the site near project completion.

If you have any questions about my observations or recommendations, please feel free to contact me.

Sincerely,

Deanne Ecklund

Deanne Ecklund
Certified Arborist #WE-9067
Registered Consulting Arborist #647

HortScience | Bartlett Consulting
325 Ray St. Pleasanton, CA 94566
phone 925.484.0211

October 27, 2018

Jeff White
Avalon Bay Communities, Inc.
455 Market St., Suite 1650
San Francisco, CA 94105

Subject: **Preliminary Arborist Report** addendum letter (orig. 6/7/18; updated 10/27/18)
555 Middlefield Rd., Mountain View

Dear Mr. White:

Avalon Bay Communities is planning to redevelop the subject property in Mountain View, CA. HortScience, Inc. prepared a **Preliminary Arborist Report** for the project (dated October 14, 2016). Avalon Bay Communities asked HortScience | Bartlett Consulting to update the number of trees assessed and trees to be preserved and removed. This letter responds to that request.

In 2017, we assessed additional trees in the median on Cypress Point Dr., which included six *Heritage* blue gums (#414-419). The total number of trees we evaluated increased from 411 trees to 417 trees.

In May 2018, you informed me that the Lot 2 building conflicted with trees #181-184 and asked me to evaluate their suitability for relocation. Based on a field inspection, I determined that the redwoods #181 and 182, while in good condition, were too large for transplanting. Olives #183 and 184 were in fair condition and not good candidates for relocation. As such, the status of these four additional trees will change from “preserve” to “remove.”

In summary, the total number of trees evaluated at the 555 Middlefield site was 417 trees. The number of *Heritage* trees was 255 trees. Of these 417 trees, 253 will be preserved, 129 will be removed, and 35 will be boxed and stored to be transplanted elsewhere on the site near project completion.

	Remove	Save	Transplant	Total
Heritage	59	162	34	255
Other	70	91	1	162
	129	**253**	**35**	**417**

If you have any questions about my observations or recommendations, please feel free to contact me.

Sincerely,

Deanne Ecklund

Deanne Ecklund
Certified Arborist #WE-9067
Registered Consulting Arborist #647

February 11, 2019

Jeff White
Avalon Bay Communities, Inc.
455 Market St., Suite 1650
San Francisco, CA 94105

Subject: **Preliminary Arborist Report** addendum letter (orig. 6/7/18; updated 10/27/18 and 2/11/19)
555 Middlefield Rd., Mountain View

Dear Mr. White:

Avalon Bay Communities is planning to redevelop the subject property in Mountain View, CA. HortScience, Inc. prepared a **Preliminary Arborist Report** for the project (dated October 14, 2016). Avalon Bay Communities asked HortScience | Bartlett Consulting to update the number of trees assessed and trees to be preserved and removed. This letter responds to that request.

In 2017, we assessed additional trees in the median on Cypress Point Dr., which included six *Heritage* blue gums (#414-419). The total number of trees we evaluated increased from 411 trees to 417 trees.

In May 2018, the status of four additional trees (redwoods #181 &182 and olives #183 &184) will change from "preserve" to "remove."

In February 2019, seven trees were flagged as conflicting with the design and included the following (Heritage trees in **bold**):

- Southern magnolia #154, 158
- Olive #**58**, **89**, **249**, **252**
- Carolina cherry laurel #248.

Upon inspection, only olive #89 was identified for relocation; the remaining trees were in poor condition or not suitable species for transplanting and will be removed. Tree disposition has been updated in the table below.

In summary, the 417 trees were evaluated at the 555 Middlefield site; 255 were *Heritage* trees. Of these 417 trees, 246 will be preserved, 135 will be removed, and 36 will be boxed and stored to be transplanted elsewhere on the site near project completion.

	Remove	**Save**	**Transplant**	**Total**
Heritage	62	158	35	255
Other	73	88	1	162
	135	**246**	**36**	**417**

Sincerely,

Deanne Ecklund

Deanne Ecklund
Certified Arborist #WE-9067
Registered Consulting Arborist #647

March 15, 2019

Jeff White
Avalon Bay Communities, Inc.
455 Market St., Suite 1650
San Francisco, CA 94105

Subject: **Preliminary Arborist Report** addendum letter (orig. 6/7/18; updated 10/27/18 and 2/11/19) & **Response to Comments**
555 Middlefield Rd., Mountain View

Dear Mr. White:

Avalon Bay Communities is planning to redevelop the subject property in Mountain View, CA. HortScience, Inc. prepared a **Preliminary Arborist Report** for the project (dated October 14, 2016). Avalon Bay Communities asked HortScience | Bartlett Consulting to update the number of trees assessed and trees to be preserved and removed. I was also asked to respond to City comments from the last submittal.

In 2017, we assessed additional trees in the median on Cypress Point Dr., which included six *Heritage* blue gums (#414-419). The total number of trees we evaluated increased from 411 trees to 417 trees.

In May 2018, the status of four additional trees (redwoods #181 &182 and olives #183 &184) changed from “preserve” to “remove.”

In February 2019, seven trees were flagged as conflicting with the design and included the following (Heritage trees in **bold**):

- Southern magnolia #154, 158
- Olive #**58**, **89**, **249**, **252**
- Carolina cherry laurel #248.

Upon inspection, only olive #89 was identified for relocation; the remaining six trees were in poor condition or not suitable species for transplanting and will be removed. Tree disposition has been updated in the table below.

In summary, the 417 trees were evaluated at the 555 Middlefield site; 255 were *Heritage* trees. Of these 417 trees, 246 will be preserved, 135 will be removed, and 36 will be boxed and stored to be transplanted elsewhere on the site near project completion.

	Remove	Save	Transplant	Total
Heritage	62	158	35	255
Other	73	88	1	162
	135	**246**	**36**	**417**

The following comments were provided by the City. My responses follow in **bold**.

1. *The arborist shall update the report to include an evaluation of impacts to trees based on the most current site, civil, demolition, and landscape plans available (reference plan(s) name and date in the report).*

    a. *Include approximate distance of work/impacts from trees.*

    This information will be provided at a later date.

    b. *A list of trees recommended for preservation and removal, with reasons for removal.* **Based on the Preliminary Arborist Report dated 10-24-16 and the addendums dated 6/17/18, 10/27/18 and 3/15/19 a preliminary list of trees to be preserved, transplanted, and removed has been developed. A summary is contained on Sheets L.003 and L.004.**

    c. *Tree protection and preservation guidelines that are specific to the project (no "boilerplate" guidelines).*

    This will be provided at a later date once tree disposition has been finalized and civil drawing with surveyed tree locations and numbers are provided.

2. *The arborist is to provide transplanting guidelines that include tree care during storage and post-planting tree care*

    See attached.

Sincerely,

Deanne Ecklund

Deanne Ecklund
Certified Arborist #WE-9067
Registered Consulting Arborist #647

Attached: **Transplanting Specifications**

Transplanting Specifications

555 Middlefield Rd.

Avalon Bay

HORT SCIENCE
BARTLETT CONSULTING
Divisions of The F.A. Bartlett Tree Expert Company

BOXING AND STORAGE

1. The Project Arborist should be present during all work associated with the tree transplanting. The contractor shall notify the Project Arborist a minimum of 72 hours prior to a meeting or the start of work.

2. The ideal time to transplant olives is spring to summer (March through June).

3. The contractor shall verify the location of all underground and overhead utilities prior to removing any impediments or excavating for the trees.

4. Prepare the tree for transplanting: irrigate several days prior to transplant date to ensure soil is moist but not saturated.

5. Mark the trunks of each tree on the north side, so they can be oriented in the same direction when planted to reduce the chance of sunscald on lower trunks.

6. Prior to transplanting, prune the tree to clean the crown only of dead, dying, diseased and otherwise structurally unsound branches to 1" diameter. Raise the crown only the minimum amount required to provide adequate clearance to accommodate the equipment, if required.

   An I.S.A. Certified Arborist or Tree Worker shall be present at all times during pruning. Arborist must have a State of Calif. Contractors License for Tree Service (C61-D49) and provide proof of workman's compensation and general liability insurance. All pruning shall be in accordance with the Best Management Practices for Pruning (International Society of Arboriculture, 2002) and adhere to the most recent editions of the American National Standard for Tree Care Operations (Z133.1) and Pruning (A300).

7. Following are the procedures for transplanting trees by mechanical spade:

   a. Identify an experienced tree nursery or location for temporary nursery to hold trees until they will be planted, if applicable.
   b. Determine transporting route and ensure there is adequate clearance for safe passage by utility lines, overpasses and other vegetation or possible obstructions.
   c. Determine size of box for each tree to be transplanted. Root ball sizes vary by tree size, condition and age. As a general guide, root balls size should be 10" for each inch of trunk diameter. The minimum box size shall be 9' (108"), unless approved by the Project Arborist.
   d. Clear adequate space for digging and moving tree (backhoe, crane, flatbed truck).
   e. Protect trees to remain on the site from inadvertent damage by transplanting operations.
   f. Excavate soil around tree; cut woody roots 1" in diameter and larger clean and square at undamaged tissue with a saw; shave soil to conform to sides of box. Place box sides around root ball and secure. Undercut tree and insert boards to

form a bottom. Place two beams at right angles to the bottom boards and two beams across to top. Attach beams together with heavy metal bands. Fill in any gaps between root ball and box with soil.

g. Lift tree out of ground with a crane and place on flatbed truck.
h. Tie down and tarp the tree crown and rootball to protect it from excessive moisture loss, if required by the Project Arborist.
i. Transport tree to temporary nursery or planting site. Provide irrigation as needed.

j. Ensure spade blades are sharp.

k. Wrap lower trunks and branches with protective padding to prevent damage to bark on these thin-skinned trees, as required.

l. Place spade around tree; insert each blade in sequence until all blades are fully inserted and completely surround the plant ball.

m. Lift tree out of ground and tip forward into a transporting position.

n. Tie down and tarp the tree crown and rootball to protect it from excessive moisture loss, if required by the Project Arborist. Transport to new location.

o. Place tree in box container. Final elevation of the tree shall be 2-4” higher than the surrounding grade. Ensure trunks are straight. Do not place site soil on top of the root ball.

p. Apply and maintain a 4” deep layer of wood chip mulch under the canopy. Keep the mulch 12” away from the trunk. Maintain the mulched area in a weed free condition

q. Irrigate thoroughly.

8. Trees that remain boxed during construction shall be stored away from construction activities, preferably in a shaded location. Trees shall be irrigated with drip irrigation. Soil moisture shall be monitored by the project arborist and the irrigation schedule adjusted accordingly.

PLANTING AND AFTERCARE

1. Prepare the planting holes. The width of the planting hole shall be 12” wider than the width of the root ball. The depth of the hole shall be 6” shallower than the excavated root ball. Rough up sides of hole with a shovel to disrupt glazing, if necessary. Protect surrounding soil from compaction by placing plywood or 6”-deep wood chip mulch beneath the wheels of the equipment.

2. Once the planting hole is backfilled, build and maintain a 6” high berm at the edge of the planting hole to enclose the root ball. Do not place site soil over the top of the root ball. Do not apply vitamin B1 or other “transplant shock” materials.

3. Fill the watering basin inside the berm 3 times to fully wet and settle the backfill.

4. Apply and maintain a 4” layer of wood chip mulch to the soil surface within the berm. Keep the mulch 12” away from the trunk. Maintain the mulched area in a weed-free condition.

5. Irrigation shall be provided by a bubbler or grid drip system (such as Netafim) that is valved separately from other systems to allow for control of the timing and volume of irrigation. The irrigation system should be placed on the soil surface at the limit of each root ball, then covered with mulch and tested regularly (a minimum of once a month, or if signs of water

stress are noted in the tree). Four (4) adjustable bubblers are recommended, with one in each corner. Absolutely no trenching in the root ball should occur.

6. The soil moisture of the rootball and the surrounding backfill shall be monitored during the first growing season following transplanting. The rootball and backfill should remain evenly moist, but never saturated. The tree should be irrigated when the root zone is dry as determined using a soil probe. Irrigation should be sufficient to wet the root zone to the depth of the planting hole. The contractor shall not rely solely on the automatic irrigation system to water the trees, as hand watering may be required to achieve uniform soil moisture.

9. The contractor shall warrant the survival of the olives for one year after final acceptance of the maintenance period. If a tree is damaged, found in poor condition or dies at any time during the maintenance period or warranty period the tree shall be replace in kind at the contractor's expense.

10. The Project Arborist will inspect the trees monthly or as directed by the City for general condition and pests.

End.