EPC Questions – October 21, 2020

Item 5.1 – 465 Fairchild/600 Ellis

1. The Staff report states "The applicant also removed some of the surface parking lot on Fairchild Drive to meet the open space requirement and to address EWPP direction to discourage surface parking lots. " Could you please provide more details on this, including whether the removed surface parking area will be landscaped?

   Please see Landscape Site Plan Sheet A-12. The area will be landscaped with trees and planting. The remainder of the surface parking lot will have decorative paving and trees.

2. What's the set back on Fairchild? What's the pedestrian experience walking on Fairchild?

   The setback on Fairchild is 28-feet where 15-feet is required per the EWPP and the project will follow the EWPP streetscape standards which requires a 5-foot landscape strip, 7-sidewalk and landscaped setbacks on private property.

3. The surface parking between the new and the existing office buildings -- will there be trees in this surface parking area to provide shade?

   Yes, please see Landscape Site Plan Sheet A-12.

4. Will the relevant portion of the sidewalks on Ellis and Fairchild be re-paved by this project? If so, what does the design of the new sidewalks look like?

   Yes, the sidewalks on Ellis Street and Fairchild Drive will meet the EWPP, which include 7-foot sidewalks and a 5-foot landscape strip.

5. Any solar panels?

   There will be solar panels on top of the parking structure which will help the project achieve LEED Platinum.

6. The project plans file does not have all the pages and thus it's hard to follow due to the incompleteness.

   Staff apologizes for this uploading error and the full set of plans have been uploaded.

7. If possible, please share the entire project plan. In particular, I would like to see the following: arborist report, landscape plan, and the proposed plant palette.

   See response to #6 above. The arborist report is attached.

8. Page 7 of project plans: what is the cumulative heat map used for? What decisions are made from the data presented here?

   The heat map helps to understand the solar exposure on different sides of the building which aides in decisions on shading elements, glazing treatments, and mechanical system components.

9. P23 of project plan: biotreatment summary table - please explain what this table means?

   This table confirms that the plan meets the required standards for stormwater treatment sizing throughout the site.

10. I did not see any visuals in the project plan attachment illustrating the key corner enhancements requested by the EPC. Can you provide these in the answers to staff questions or as part of the staff presentation on Wednesday?

    Please see attached rendering of the key corner.

11. What species of specimen tree will be selected for the key corner?

    The applicant has proposed a 48-inch box Blue Palo Verde tree.

12. No drawings of the Key Corner were provided. This was a topic of discussion at the first EPC review. Please have them sent so we can see the new design.

    Please attached rendering of key corner.

13. If the ZA and Council were to approve the 7 year period for the Development Agreement, would the expected community benefit amount change over time to reflect inflation?

    No the public benefit fee amount would not change due to inflation.

Item 5.2 – 2645-2655 Fayette Drive

1. Please add the proposed project to Table 1 so we can see how it compares to both the R3D and San Antonio Precise Plan.

	R3-D (Previous)	San Antonio Precise Plan (Proposed)	Project
Maximum Units	27	51 (per General Plan)	44
Maximum FAR	1.05	1.85	2.5*
Maximum Height	45′	55′/65′ with public benefits	77′*
Maximum Building Coverage	40%	None	43%
Maximum Paving Coverage	30%	40%	6%
Minimum Open Area	35%	40%/175 sf per unit	51%/216 sf per unit
Setbacks	greater of 15′ or height of wall	10′ front step-back on floors above 4 25′ plus upper-floor step-backs on west side None otherwise	Front: 15′; 6′6″ step-back on 6th floor* Rear: 15′ East: 13′6″ West: 28′ (1-4 floors); 41′ (5 & 6 floors)*
Personal Storage	None	164 cubic feet	164 cubic feet
Parking	1.5 to 2 spaces per 1-bedroom unit 2 spaces per 2+-bedroom unit 15% guest inclusive	1 space per 1-bedroom unit 2 spaces per 2+-bedroom unit 15% guest inclusive	1 space per 1-bedroom unit 2 spaces per 2+-bedroom unit 11 guest additional
Design Guidelines	None	GLs supporting pedestrian interest, open space design, building design, etc.	Consistent with San Antonio GLs

*Waivers requested in accordance with the State Density Bonus Law.

2. There are 6 apartments on the site today. These would appear to be BMR units. Does staff agree? Are they covered under CSFRA/rent control? Why or why not?

   There are five 1-bedroom apartments and a detached 2-bedroom single family home. They do not have any deed-restrictions that would qualify them as BMR units. It is unknown what their rents would be if the units were rehabilitated and offered for rent. When the units were last occupied, 4 of the units were occupied by low and very low income households. The household incomes for the remaining 2 units is unknown, but under State Density Bonus Law, 1 additional unit is presumed to have been occupied by a lower income household. Therefore, even though none of the units are formal BMR units, 5 of the 6 units must be replaced at an affordable level for the project to qualify for a density bonus.

   None of the 6 units are covered by CSFRA. The CSFRA took effect in November of 2016, after the units had been vacated, and the units have not been rented or offered for rent since then. CSFRA only applies to units rented or offered for rent. Although the units would be subject to the CSFRA if they were offered for rent today, they have never been offered for rent since the CSFRA took effect and are therefore not "Rental Units" as that term is defined in the CSFRA.

3. In the applicant's Density Bonus submission, they call out a "Concession" and several "Waivers": Please explain from a legal perspective the difference between these two.

   A project is entitled to unlimited waivers from development standards that would "physically preclude" development of a density bonus project with the allowed number of units or with concessions to which the project is entitled.

   This project is allowed one concession (or incentive), based on how much affordable housing is provided. Unlike waivers, which are limited to physical constraints, concessions are broadly defined to include modifications to development standards that would result in identifiable, actual cost reductions that help provide for BMR rents or sales prices.

4. My read of the Density Bonus Law would indicate to me that these Waivers fall into the category of "Concessions of Incentives" under the law, why are the "Waiver" not additional concessions/incentives that are only required at a higher affordable housing mix.

   The State gives broad deference to applicants on waivers, and allows Cities to deny them only under specific circumstances. If a requested modification could qualify for a waiver or a concession, it is the applicant's choice – not the City's – about which category to apply for.

The standards for which waivers are requested are reasonably related to physical constraints on the allowed number of units. For example, Floor Area Ratio (FAR) constrains the building envelope, and the project's increased FAR is roughly proportional to the density bonus allowed.

4. Very concerned about the loss of BMR units when the City is not meeting its obligations under RHNA/Housing Element for BMR housing. SB166, SB330, the Density Law CSFRA are all in place to prevent the loss of affordable housing. I would like staff to specifically address this issue. Why is the proposed project permitted to reduce rather than being required to increase the amount of affordable housing?

   As discussed above, there are no formal BMR units on the project site. Five of the 6 units were occupied (or presumed to be occupied) by lower income households, and each of these 5 units will be required to be replaced in full compliance with the State Density Bonus Law and SB 330. SB 330 and State Density Bonus Law require that the project provide BMR units to replace either (a) all units that were occupied by lower-income households in the five years before application or (b) all CSFRA units. Since these are not CSFRA units, the former requirement applies, and only 5 units need to be replaced. In summary, the project is complying with affordable housing standards and expectations imposed by State law. Additionally, the site is not a Housing Element site so SB 166 does not apply.

   The City Council also reviewed this project at a Study Session, where they were informed that the project was demolishing 6 units to build 44 condominiums with 5 BMR units. The City Council expressed support for the project, and, though the project has changed the income level and size of the BMR units, the project's number of BMR units has not changed.

5. Hetch Hetchy linear park: what's the plan, and what's the timeline?

   The Fayette Park project is a collaboration between the City of Mountain View and the San Francisco Public Utilities Commission (SFPUC). The City of Mountain View will be constructing a new City public park on the SFPUC Hetch-Hetchy property running between West El Camino Real and Fayette Drive, west of San Antonio Road. The park construction will include the installation of new sidewalks along the park frontages; concrete, asphalt, and decomposed granite walkways; landscaping; turf; potted trees; irrigation; benches; fencing; and signage. The City has executed a contract with a contractor and work on the park construction will begin within the next month. We anticipate completing construction in Spring 2021.

6. Future city mini park: what's the time line?

   Design and completion of construction documents is scheduled for completion in Fall 2021. Bidding and construction will follow with the park opening estimated to be in Summer 2022.

7. Who owns the parking lot next to the future city park? Does it make sense to have a crosswalk from the future linear park to the parking lot?

   The property is owned by the SFPUC, and contains their water pipes. The property will not be part of the mini-park project. The project's condition of approval stipulates that "the crosswalk shall be as far east as possible without encroaching into the Hetch Hetchy right-of-way", which means it would not end at the parking lot.

   There are many design/engineering constraints on the location of the crosswalk, including the location of other utilities and convenient/clear access to the public open spaces. Staff will consider all these factors to evaluate the crosswalk location during the project's Building Permit process.

8. In the state density bonus law, what is the difference between a concession and an unlimited waiver of development standards? What rules of the precise plan is a developer obligated to follow if an unlimited waiver of development standards is granted?

   See above for the difference between waivers and concessions.

   This applicant, and all developers, are required to comply with the City's applicable development standards, including those in the Precise Plan. However, if a development standard in the Precise Plan would physically preclude a density bonus project's ability to develop at the permitted density, that standard must be reduced or waived.

   Staff assesses the reasonableness of waivers relative to zoning requirements based on proportionality to the number of units or bonus request. For this project, the FAR waiver is roughly proportional to the bonus that would be allowed if the project were regulated by FAR in the General Plan (similar to how the density bonus was calculated for The Dean), or if the project were in the R4 zoning district. A larger FAR would be difficult to justify based on the allowed FAR in the Precise Plan. Likewise, the height waiver is proportional to the requested FAR waiver.

   For other requested waivers (which accommodate the permitted density), staff works with the applicant to design them in a way that supports the density in a

relatively unobtrusive way. For example, the upper floor residential transition waiver is relatively small compared to the upper floor transition setbacks that the project is providing. Likewise, the frontage step-back waiver still provides an upper-floor step-back that successfully reduces the mass of the building.

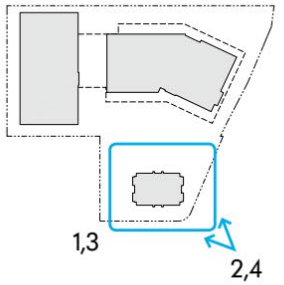
KEY CORNER RENDERING

MAJOR DESIGN TAKEAWAYS:
ADD SPECIMEN TREE AT KEY CORNER

RESPONSE:
Landscape Plan has been updated to add a specimen tree at the key corner

3. UPDATED SITE PLAN

4. UPDATED PERSPECTIVE



TREE INVENTORY

Submitted To:

Kier and Wright
Attention: Mr. Ryan Amaya
3350 Scott Boulevard #22
Santa Clara, CA 95054

Project Location:

636 Ellis Street
465 Fairchild Drive
Mountain View, CA 94043

Submitted By:
McCLENAHAN CONSULTING, LLC
John H. McClenahan
Certified Arborist, WE-1476A
member, American Society of Consulting Arborists
May 31, 2018

McClenahan Consulting, LLC
Arboriculturists Since 1911
1 Arastradero Road, Portola Valley, CA 94028-8012
Telephone (650) 326-8781
Fax (650) 854-1267
www.spmcclenahan.com

May 31, 2018

Kier and Wright
Attention: **Mr. Ryan Amaya**
3350 Scott Boulevard #22
Santa Clara, CA 95054

RE: **636 Ellis Street**
465 Fairchild Drive
Mountain View, CA

Assignment

As requested, I performed a visual inspection of 68 trees to determine species, size and condition. General tree preservation guidelines are included for design purposes.

Summary

There are 36 heritage trees and 32 non-heritage trees on site. Should there be any site improvements the basic recommendation for protection: **we recommend grading operations encroach no closer than six times the trunk diameter**, (i.e. 30" diameter tree x 6=180" distance). Any *Quercus*, *Cedrus* or *Sequoia* 12 inches circumference or greater and all other trees 48-inches or greater in circumference are considered heritage trees. *No plans for site improvements were available at the time of inspection.* The table in Figure 1 indicates the heritage trees and Figure 2, the non-heritage trees.

Methodology

No root crown exploration, climbing or plant tissue analysis was performed as part of this survey. For purposes of identification, trees have been numbered with aluminum tags and plotted on the topographic survey by Kier and Wright Civil Engineers & Surveyors, Inc.

In determining Tree Condition several factors have been considered which include:

Rate of growth over several seasons;
Structural decays or weaknesses;
Presence of disease or insects; and
Life expectancy.

Tree Description/Observation

Number	Name	Species	Diameter	Condition
1	Camphor	*Cinnamomum camphora*	20.3"	Fair
5	Silver dollar gum	*Eucalyptus polyanthemos*	37.5"	Poor to Fair
8	Red flowering gum	*Corymbia ficifolia*	23.6"	Fair
9	Red flowering gum	*Corymbia ficifolia*	17.7"	Poor to Fair
10	Red flowering gum	*Corymbia ficifolia*	16.0"	Fair
11	Camphor	*Cinnamomum camphora*	16.4"	Fair
12	Camphor	*Cinnamomum camphora*	18.4"	Fair
15	American sweetgum	*Liquidambar styraciflua*	27.1"	Fair
16	American sweetgum	*Liquidambar styraciflua*	27.3"	Fair
17	American sweetgum	*Liquidambar styraciflua*	20.2"	Poor
18	Brazilian pepper	*Schinus terebinthifolius*	25.1"	Fair
19	Brazilian pepper	*Schinus terebinthifolius*	17.5"	Fair
22	London plane tree	*Platanus x acerifolia*	30.5"	Fair
23	Camphor	*Cinnamomum camphora*	20.6"	Fair
24	London plane tree	*Platanus x acerifolia*	27.2"	Fair
26	London plane tree	*Platanus x acerifolia*	37.1"	Poor to Fair
31	American sweetgum	*Liquidambar styraciflua*	31.0"	Fair
32	American sweetgum	*Liquidambar styraciflua*	15.2"	Fair
33	Aleppo pine	*Pinus halepensis*	33.2"	Fair
34	American sweetgum	*Liquidambar styraciflua*	19.5"	Fair
36	Silver dollar gum	*Eucalyptus polyanthemos*	24.0"	Poor to Fair
37	Silver dollar gum	*Eucalyptus polyanthemos*	20.9"	Fair
38	Red flowering gum	*Corymbia ficifolia*	16.4"	Poor to Fair
39	Plum	*Prunus spp.*	16.7"	Poor to Fair
41	Silver dollar gum	*Eucalyptus polyanthemos*	17.9"	Poor to Fair
44	American sweetgum	*Liquidambar styraciflua*	15.3"	Fair
47	Tulip tree	*Liriodendron tulipifera*	18.2"	Fair to Good
48	Tulip tree	*Liriodendron tulipifera*	16.4"	Fair
58	Coast redwood	*Sequoia sempervirens*	18.0"	Poor to Fair
59	Coast redwood	*Sequoia sempervirens*	17.3"	Poor to Fair
60	Coast redwood	*Sequoia sempervirens*	33.7"	Fair
61	Coast redwood	*Sequoia sempervirens*	11.5"	Poor to Fair
62	Coast redwood	*Sequoia sempervirens*	34.4"	Fair
63	Coast redwood	*Sequoia sempervirens*	34.8"	Fair
65	Coast redwood	*Sequoia sempervirens*	12.8"	Fair to Good
66	Coast redwood	*Sequoia sempervirens*	15.5"	Fair to Good

Figure 1: Heritage trees by species and size

Number	Name	Species	Diameter	Condition
2	Camphor	*Cinnamomum camphora*	15.1"	Fair
3	Camphor	*Cinnamomum camphora*	9.1"	Poor to Fair
4	Camphor	*Cinnamomum camphora*	9.6"	Fair to Good
6	Camphor	*Cinnamomum camphora*	8.5"	Poor to Fair
7	Camphor	*Cinnamomum camphora*	7.6"	Poor to Fair
13	Trident maple	*Acer buergerianum*	7.0"	Poor to Fair
14	Trident maple	*Acer buergerianum*	6.5"	Fair to Good
20	Crape myrtle	*Lagerstroemia indica*	10.7"	Fair to Good
21	Crape myrtle	*Lagerstroemia indica*	10.2"	Fair to Good
25	Crape myrtle	*Lagerstroemia indica*	5.3"	Fair
27	Camphor	*Cinnamomum camphora*	11.0"	Fair to Good
28	Crape myrtle	*Lagerstroemia indica*	9.0"	Fair to Good
29	Crape myrtle	*Lagerstroemia indica*	9.8"	Fair to Good
30	Crape myrtle	*Lagerstroemia indica*	10.1"	Fair to Good
35	Camphor	*Cinnamomum camphora*	14.3"	Fair
40	Plum	*Prunus spp.*	7.1"	Poor to Fair
42	American sweetgum	*Liquidambar styraciflua*	7.8"	Fair
43	American sweetgum	*Liquidambar styraciflua*	13.7"	Fair
45	American sweetgum	*Liquidambar styraciflua*	11.8"	Fair
46	American sweetgum	*Liquidambar styraciflua*	14.4"	Poor to Fair
49	Tulip tree	*Liriodendron tulipifera*	13.3"	Poor to Fair
50	Tulip tree	*Liriodendron tulipifera*	10.0"	Fair to Good
51	Tulip tree	*Liriodendron tulipifera*	4.9"	Fair
52	Crape myrtle	*Lagerstroemia indica*	6.5"	Fair
53	Crape myrtle	*Lagerstroemia indica*	7.9"	Fair
54	Crape myrtle	*Lagerstroemia indica*	8.0"	Fair
55	Crape myrtle	*Lagerstroemia indica*	7.7"	Fair
56	Crape myrtle	*Lagerstroemia indica*	5.3"	Fair
57	Crape myrtle	*Lagerstroemia indica*	4.4"	Fair
64	California pepper	*Schinus molle*	7.2"	Poor to Fair
67	Crape myrtle	*Lagerstroemia indica*	7.7"	Fair
68	Crape myrtle	*Lagerstroemia indica*	5.6"	Fair

Figure 2: Non-heritage trees by species and size

1 Camphor
Diameter: 20.3"
Height: 25' **Spread:** 40'
Condition: Fair
Location: Parking lot
Observation:

Foliage is chlorotic. Extensive surface rooting observed. Planter area creates a limited root environment.

2 Camphor
Diameter: 15.1”
Height: 20’ **Spread:** 24’
Condition: Fair
Location: Parking lot
Observation:
Foliage is chlorotic. Extensive surface rooting observed. Planter area creates a limited root environment.

3 Camphor
Diameter: 9.1”
Height: 17’ **Spread:** 21’
Condition: Poor to Fair
Location: Parking lot
Observation:
Foliage is chlorotic. Extensive surface rooting observed. Planter area creates a limited root environment.

4 Camphor
Diameter: 9.6”
Height: 15’ **Spread:** 15’
Condition: Fair to Good
Location: Parking lot
Observation:
Foliage is chlorotic. Extensive surface rooting observed. Planter area creates a limited root environment.

5 Silver dollar gum
Diameter: 37.5”
Height: 45’ **Spread:** 55’
Condition: Poor to Fair
Location: Next to building
Observation:
Scaffold limbs exhibit weak attachments. History of limb failure. Girdling root. Poor root environment.

6 Camphor
Diameter: 8.5”
Height: 14’ **Spread:** 18’
Condition: Poor to Fair
Location: Parking lot
Observation:
Slightly chlorotic. Surface rooting observed. Limited root environment.

7 Camphor
Diameter: 7.6”
Height: 12’ **Spread:** 12’
Condition: Poor to Fair

Location: Parking lot
Observation:
Slightly chlorotic. Surface rooting observed. Limited root environment.

8 Red flowering gum
Diameter: 23.6”
Height: 25’ **Spread:** 42’
Condition: Fair
Location: Parking lot
Observation:
Moderate accumulation of interior deadwood. Poor root environment. Adjacent to concrete block wall.

9 Red flowering gum
Diameter: 17.7”
Height: 24’ **Spread:** 36’
Condition: Poor to Fair
Location: Parking lot
Observation:
Partially topped for line clearance. Poor root environment created by wall and parking lot.

10 Red flowering gum
Diameter: 16.0”
Height: 18’ **Spread:** 25’
Condition: Fair
Location: Parking lot
Observation:
Partially topped for line clearance. Poor root environment created by wall and parking lot.

11 Camphor
Diameter: 16.4”
Height: 24’ **Spread:** 36’
Condition: Fair
Location: Parking lot
Observation:
Foliage is chlorotic. surface rooting observed. Planter area creates a limited root environment.

12 Camphor
Diameter: 18.4”
Height: 25’ **Spread:** 38’
Condition: Fair
Location: Parking lot
Observation:
Foliage is chlorotic. Extensive surface rooting observed. Planter area creates a limited root environment.

13 Trident maple
Diameter: 7.0”
Height: 18’ **Spread:** 24’
Condition: Poor to Fair
Location: Neighbor/Street tree

Observation:
Chlorotic. Surface rooting observed.

14 Trident maple
Diameter: 6.5”
Height: 18’ **Spread:** 18’
Condition: Fair to Good
Location: Frontage
Observation:
Extensive surface rooting observed.

15 American sweetgum
Diameter: 27.1”
Height: 60’ **Spread:** 44’
Condition: Fair
Location: Frontage
Observation:
Slightly chlorotic. Narrow scaffold limb attachments. Extensive surface rooting observed.

16 American sweetgum
Diameter: 27.3”
Height: 55’ **Spread:** 40’
Condition: Fair
Location: Frontage
Observation:
Slightly chlorotic. Narrow scaffold limb attachments. Extensive surface rooting observed.

17 American sweetgum
Diameter: 20.2”
Height: 50’ **Spread:** 36’
Condition: Poor
Location: Frontage
Observation:
Sparse chlorotic crown. Narrow scaffold limb attachments. Extensive surface rooting observed.

18 Brazilian pepper
Diameter: 25.1”
Height: 20’ **Spread:** 35’
Condition: Fair
Location: Frontage
Observation:
Poor structure. Extensive surface rooting observed.

19 Brazilian pepper
Diameter: 17.5”
Height: 12’ **Spread:** 18’
Condition: Fair
Location: Frontage
Observation:
Extensive surface rooting observed.

20 Crape myrtle
Diameter: 10.7" Low Branching
Height: 16' **Spread:** 14'
Condition: Fair to Good
Location: Parking lot
Observation:
Young establishing tree.

21 Crape myrtle
Diameter: 10.2" Low Branching
Height: 15' **Spread:** 15'
Condition: Fair to Good
Location: Parking lot
Observation:
Young establishing tree.

22 London plane tree
Diameter: 30.5"
Height: 60' **Spread:** 50'
Condition: Fair
Location: Next to building
Observation:
Crown exhibits damage from anthracnose. Limited root environment. Surface rooting observed.

23 Camphor
Diameter: 20.6"
Height: 20' **Spread:** 24'
Condition: Fair
Location: Next to building
Observation:
Grows to a lean. Surface rooting observed.

24 London plane tree
Diameter: 27.2"
Height: 55' **Spread:** 40'
Condition: Fair
Location: Next to building
Observation:
Crown exhibits damage from anthracnose. Limited root environment. Surface rooting observed.

25 Crape myrtle
Diameter: 5.3" Low Branching
Height: 13' **Spread:** 10'
Condition: Fair
Location: Parking lot
Observation:
Young establishing tree.

26 London plane tree
Diameter: 37.1"
Height: 60' **Spread:** 60'

Condition: Poor to Fair
Location: Next to building
Observation:
Leans over building. Extensive surface rooting and girdling roots observed. Damage from anthracnose.

27 Camphor
Diameter: 11.0”
Height: 15’ **Spread:** 24’
Condition: Fair to Good
Location: Parking lot
Observation:
Surface rooting observed.

28 Crape myrtle
Diameter: 9.0” Low Branching
Height: 14’ **Spread:** 12’
Condition: Fair to Good
Location: Parking lot
Observation:
Young establishing tree.

29 Crape myrtle
Diameter: 9.8” Low Branching
Height: 15’ **Spread:** 12’
Condition: Fair to Good
Location: Parking lot
Observation:
Young establishing tree.

30 Crape myrtle
Diameter: 10.1” Low Branching
Height: 15’ **Spread:** 12’
Condition: Fair to Good
Location: Parking lot
Observation:
Young establishing tree.

31 American sweetgum
Diameter: 31.0”
Height: 70’ **Spread:** 50’
Condition: Fair
Location: Frontage
Observation:
Codominant leaders at 5-feet. Extensive surface rooting observed.

32 American sweetgum
Diameter: 15.2”
Height: 45’ **Spread:** 22’
Condition: Fair
Location: Frontage

Observation:
Subdominant Tree to larger pine and sweetgum.

33 Aleppo pine
Diameter: 33.2”
Height: 79’ **Spread:** 50’
Condition: Fair
Location: Frontage
Observation:
Western gall rust. Leans toward parking lot. Codominant leaders at 7-feet.

34 American sweetgum
Diameter: 19.5”
Height: 20’ **Spread:** 28’
Condition: Fair
Location: Frontage
Observation:
Topped. Narrow scaffold limb attachments.

35 Camphor
Diameter: 14.3”
Height: 25’ **Spread:** 36’
Condition: Fair
Location: Parking lot
Observation:
Foliage is chlorotic. surface rooting observed. Planter area creates a limited root environment.

36 Silver dollar gum
Diameter: 24.0”
Height: 22’ **Spread:** 40’
Condition: Poor to Fair
Location: Parking lot
Observation:
Partially topped for line clearance. Poor root environment created parking lot.

37 Silver dollar gum
Diameter: 20.9”
Height: 22’ **Spread:** 40’
Condition: Fair
Location: Parking lot
Observation:
Partially topped for line clearance. Poor root environment created parking lot.

38 Red flowering gum
Diameter: 16.4”
Height: 20’ **Spread:** 35’
Condition: Poor to Fair
Location: Parking lot
Observation:
Partially topped for line clearance. Poor root environment created by wall and parking lot.

39 Plum
Diameter: 16.7" Multi Trunk
Height: 13' **Spread:** 18'
Condition: Poor to Fair
Location: Parking lot
Observation:
Surface rooting observed.

40 Plum
Diameter: 7.1"
Height: 12' **Spread:** 10'
Condition: Poor to Fair
Location: Parking lot
Observation:
Surface rooting observed. Leans over wall. Sucker from larger multi trunk plum.

41 Silver dollar gum
Diameter: 17.9"
Height: 18' **Spread:** 24'
Condition: Poor to Fair
Location: Parking lot
Observation:
Topped for like Ne clearance. Poor root environment.

42 American sweetgum
Diameter: 7.8"
Height: 20' **Spread:** 17'
Condition: Fair
Location: Frontage
Observation:
Slightly chlorotic. Narrow scaffold limb attachments.

43 American sweetgum
Diameter: 13.7"
Height: 35' **Spread:** 20'
Condition: Fair
Location: Frontage
Observation:
Slightly chlorotic. Narrow scaffold limb attachments. Extensive surface rooting observed.

44 American sweetgum
Diameter: 15.3"
Height: 45' **Spread:** 28'
Condition: Fair
Location: Frontage
Observation:
Slightly chlorotic. Narrow scaffold limb attachments. Extensive surface rooting observed.

45 American sweetgum
Diameter: 11.8"
Height: 35' **Spread:** 21'

Condition: Fair
Location: Frontage
Observation:
Slightly chlorotic. Narrow scaffold limb attachments. Extensive surface rooting observed.

46 American sweetgum
Diameter: 14.4”
Height: 28’ **Spread:** 20’
Condition: Poor to Fair
Location: Frontage
Observation:
Slightly chlorotic. Narrow scaffold limb attachments. Extensive surface rooting observed.

47 Tulip tree
Diameter: 18.2”
Height: 30’ **Spread:** 36’
Condition: Fair to Good
Location: Frontage
Observation:
Surface rooting observed.

48 Tulip tree
Diameter: 16.4”
Height: 30’ **Spread:** 24’
Condition: Fair
Location: Frontage
Observation:
Sooty mold from aphid/scale infestation observed. Surface rooting observed.

49 Tulip tree
Diameter: 13.3”
Height: 32’ **Spread:** 20’
Condition: Poor to Fair
Location: Frontage
Observation:
Sooty mold from aphid/scale infestation observed. Surface rooting observed. Sparse crown.

50 Tulip tree
Diameter: 10.0”
Height: 24’ **Spread:** 18’
Condition: Fair to Good
Location: Frontage
Observation:
Sooty mold from aphid/scale infestation observed. Surface rooting observed.

51 Tulip tree
Diameter: 4.9”
Height: 20’ **Spread:** 14’
Condition: Fair
Location: Frontage
Observation:

Sooty mold from aphid/scale infestation observed. Root barrier installed.

52 Crape myrtle
Diameter: 6.5”
Height: 18’ **Spread:** 18’
Condition: Fair
Location: Planter strip
Observation:
Honeydew from insect infestation. Surface rooting observed.

53 Crape myrtle
Diameter: 7.9”
Height: 17’ **Spread:** 22’
Condition: Fair
Location: Planter strip
Observation:
Honeydew from insect infestation. Surface rooting observed.

54 Crape myrtle
Diameter: 8.0”
Height: 18’ **Spread:** 24’
Condition: Fair
Location: Planter strip
Observation:
Honeydew from insect infestation. Surface rooting observed.

55 Crape myrtle
Diameter: 7.7”
Height: 18’ **Spread:** 18’
Condition: Fair
Location: Planter strip
Observation:
Honeydew from insect infestation. Surface rooting observed.

56 Crape myrtle
Diameter: 5.3”
Height: 16’ **Spread:** 14’
Condition: Fair
Location: Parking lot
Observation:
Honeydew from insect infestation. Surface rooting observed.

57 Crape myrtle
Diameter: 4.4”
Height: 10’ **Spread:** 9’
Condition: Fair
Location: Parking lot
Observation:
Young establishing tree.

58 Coast redwood
Diameter: 18.0”
Height: 35’ **Spread:** 14’
Condition: Poor to Fair
Location: Neighboring tree
Observation:
Poor root environment. Appears water stressed. Root flare is higher in elevation above retaining wall.

59 Coast redwood
Diameter: 17.3”
Height: 35’ **Spread:** 12’
Condition: Poor to Fair
Location: Neighboring tree
Observation:
Poor root environment. Appears water stressed. Root flare is higher in elevation above retaining wall.

60 Coast redwood
Diameter: 33.7”
Height: 65’ **Spread:** 18’
Condition: Fair
Location: Neighboring tree
Observation:
Poor root environment. Appears water stressed. Root flare is higher in elevation above retaining wall.

61 Coast redwood
Diameter: 11.5”
Height: 16’ **Spread:** 12’
Condition: Poor to Fair
Location: Neighboring tree
Observation:
Poor root environment. Appears water stressed. Root flare is higher in elevation above retaining wall.

62 Coast redwood
Diameter: 34.4”
Height: 50’ **Spread:** 20’
Condition: Fair
Location: Neighboring tree
Observation:
Poor root environment. Appears water stressed. Root flare is higher in elevation above retaining wall.

63 Coast redwood
Diameter: 34.8”
Height: 50’ **Spread:** 20’
Condition: Fair
Location: Neighboring tree
Observation:

Poor root environment. Appears water stressed. Root flare is higher in elevation above retaining wall.

64 California pepper
Diameter: 7.2”
Height: 12’ **Spread:** 12’
Condition: Poor to Fair
Location: Neighboring tree
Observation:
In raised bed. Leans over dumpster.

65 Coast redwood
Diameter: 12.8”
Height: 20’ **Spread:** 16’
Condition: Fair to Good
Location: Behind dumpster
Observation:
Topped for line clearance.

66 Coast redwood
Diameter: 15.5”
Height: 22’ **Spread:** 20’
Condition: Fair to Good
Location: Behind dumpster
Observation:
Topped for line clearance.

67 Crape myrtle
Diameter: 7.7”
Height: 20’ **Spread:** 20’
Condition: Fair
Location: Parking lot
Observation:
Sooty mold from aphid/scale infestation observed. Surface rooting observed.

68 Crape myrtle
Diameter: 5.6”
Height: 18’ **Spread:** 15’
Condition: Fair
Location: Parking lot
Observation:
Sooty mold from aphid/scale infestation observed. Surface rooting observed.

TREE PRESERVATION GUIDELINES

Tree Preservation and Protection Plan
In providing recommendations for tree preservation, we recognize that injury to trees as a result of construction include mechanical injuries to trunks, roots and branches, and injury as a result of changes that occur in the growing environment.

To minimize these injuries, we recommend grading operations encroach no closer than six times the trunk diameter, (i.e. 30" diameter tree x 6=180" distance). At this distance, buttress/anchoring roots would be preserved and minimal injury to the functional root area would be anticipated. Should encroachment within the area become necessary, hand digging is ***mandatory.***

Barricades
Prior to initiation of construction activity, temporary barricades should be installed around all trees in the construction area. Six-foot high, chain link fences are to be mounted on steel posts, driven 2 feet into the ground, at no more than 10-foot spacing. The fences shall enclose the entire area under the drip line of the trees or as close to the drip line area as practical. These barricades will be placed around individual trees and/or groups of trees as the existing environment dictates.

The temporary barricades will serve to protect trunks, roots and branches from mechanical injuries, will inhibit stockpiling of construction materials or debris within the sensitive 'drip line' areas and will prevent soil compaction from increased vehicular/pedestrian traffic. No storage of material, topsoil, vehicles or equipment shall be permitted within the tree enclosure area. The ground around the tree canopy shall not be altered. Designated areas beyond the drip lines of any trees should be provided for construction materials and onsite parking.

Root Pruning (if necessary)
During and upon completion of any trenching/grading operation within a Tree Protection Zone, clean pruning cuts of exposed, damaged or severed roots greater than one inch diameter should be accomplished under the supervision of a qualified Arborist to minimize root deterioration beyond the soil line ***within twenty-four (24) hours.***

Pruning
Pruning of the foliar canopies to include removal of deadwood is recommended and should be initiated prior to construction operations. Such pruning will provide any necessary construction clearance, will lessen the likelihood or potential for limb breakage, reduce 'windsail' effect and provide an environment suitable for healthy and vigorous growth.

Fertilization
A program of fertilization by means of deep root soil injection is recommended with applications in spring and summer for those trees to be impacted by construction. Fertilizer should include organic

Such fertilization will serve to stimulate feeder root development, offset shock/stress as related to construction and/or environmental factors, encourage vigor, alleviate soil compaction and compensate for any encroachment of natural feeding root areas.

Inception of this fertilizing program is recommended prior to the initiation of construction activity.

Mulch
Mulching with wood chips (maximum depth 3") within tree environments (outer foliar perimeter) will lessen moisture evaporation from soil, protect and encourage adventitious roots and minimize possible soil compaction.

Inspection
Periodic inspections by the ***Site Arborist*** are recommended during construction activities, particularly as trees are impacted by trenching/grading operations.

Inspections at approximate four (4) week intervals would be sufficient to assess and monitor the effectiveness of the Tree Preservation Plan and to provide recommendations for any additional care or treatment.

Should you have any questions, or if we may be of further assistance in these concerns, kindly contact our office at any time.

McCLENAHAN CONSULTING, LLC

By: **John H. McClenahan**
ISA Board Certified Master Arborist, WE-1476B
member, American Society of Consulting Arborists

JHMc: cm

Kier and Wright Civil Engineers & Surveyors
Attn: Mr. Ryan Amaya

McClenahan Consulting, LLC
Arboriculturists Since 1911
1 Arastradero Road, Portola Valley, CA 94028-8012
Telephone (650) 326-8781
Fax (650) 854-1267
www.spmcclenahan.com

ARBORIST DISCLOSURE STATEMENT

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

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

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.

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

Arborist: John H. McClenahan
Date: May 31, 2018