

Arborist Report

749 West El Camino Real

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April 22, 2021
Revised April 2022
& September 2022



**Arborist Report
749 W El Camino Real
Mountain View, CA**

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Arborist Report 749 W El Camino Real Mountain View, CA

Introduction and Overview

Greystar is in the early stages of developing the site located at 749 W. El Camino Real in Mountain View, CA. The site currently contains an existing bank and associated parking areas. HortScience | Bartlett Consulting was asked to prepare an Arborist Report as required by City of Mountain View Municipal Code 4.11.

This report was updated on September 29, 2022 in response to city comments and based on a review of the most recent landscape plans prepared by TGP and dated 10/7/2022.

This report provides the following information:

1. Assessment of the health and structure of the trees within and adjacent to the proposed project area based on a visual inspection from the ground.
2. Evaluation of the impacts to trees based on development plans.
3. Identification of trees to be removed and preserved as a result of the project.
4. Recommendations for protection of adjacent off-site trees during construction.

Tree Assessment Methods

Trees were assessed on March 11, 2021. The assessment procedure consisted of the following steps:

1. Identifying the tree species;
2. Tagging each tree with an identifying number and recording its location on a map; trees were numbered #30 - 118
3. Measuring the trunk diameter at a point 54" above grade; for off-site trees diameters were estimated.
4. Evaluating the health and structural condition using a scale of 1 – 5 based on a visual inspection from the ground:
 - 5 - A healthy, vigorous tree, reasonably free of signs and symptom 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, and its potential to remain an asset to the site for years to come.

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 that can be abated with treatment. The tree will require more intense

Low: management and monitoring, and may have shorter life span than those in 'high' category.
Tree 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 may have characteristics that are undesirable for landscapes and generally are unsuited for use areas.

Description of Trees

Eighty-nine (89) trees representing 14 species were evaluated (Table 1). For all species combined, trees were in poor (22%), fair (47%), and good (30%) condition. Fifteen (15) street trees were included in the assessment. Descriptions of each tree are found in the **Tree Assessment**, and approximate locations are plotted on the **Tree Assessment Plan** (see Exhibits).

**Table 1. Condition ratings and frequency of occurrence of trees
749 W El Camino Real, Mountain View, CA**

Common Name	Scientific Name	Condition			Total
		Poor (1-2)	Fair (3)	Good (4-5)	
Camphor	<i>Cinnamomum camphora</i>	1	-	-	1
Italian cypress	<i>Cupressus sempervirens</i>	-	-	2	2
Evergreen ash	<i>Fraxinus uhdei</i>	3	3	-	6
Glossy privet	<i>Ligustrum lucidum</i>	4	2	-	6
Sweetgum	<i>Liquidambar styraciflua</i>	2	6	7	15
Southern magnolia	<i>Magnolia grandiflora</i>	-	11	-	11
Olive	<i>Olea europaea</i>	1	3	3	7
Chinese pistache	<i>Pistacia chinensis</i>	-	1	-	1
Evergreen pear	<i>Pyrus kawakamii</i>	2	6	1	9
Coast live oak	<i>Quercus agrifolia</i>	1	2	1	4
Red oak	<i>Quercus rubra</i>	1	-	2	3
California pepper	<i>Schinus molle</i>	-	2	1	3
Coast redwood	<i>Sequoia sempervirens</i>	4	-	10	14
Siberian elm	<i>Ulmus pumila</i>	1	6	-	7
Total		20	42	27	89

Sweetgum was the most frequent species, with 15 trees assessed. All of the sweetgums were located within or near the parking lot on the eastern portion of the property; three (#94 – 96) were street trees. Seven of the sweetgums were in good condition, six were in fair condition, and two were in poor condition. The trees ranged from 8 to 17 inches in diameter. Tree #91 was mostly dead. The three street trees may not be removed without a permit; furthermore, street trees #95 and #96 had *Heritage* status due to their size.

Coast redwood was the second most populous species with 14 trees assessed (4 off site). The 10 on site redwoods were in good condition (Photo 1) while the four off-site coast redwoods were in poor condition. The on-site coast redwoods (#32 – 41) varied in diameter from 21 to 34 inches

and were planted in a row between the eastern parking lot and neighboring properties. The off-site coast redwoods (#99 – 102) were between 11 and 21 inches in diameter. The coast redwoods all had typical form and structure for the species. All 14 coast redwoods had *Heritage* status by virtue of their size and species.



Photo 1 (left):
Coast redwoods
#37-42 along the
eastern parking
lot were in good
condition.

Eleven (11) southern magnolias were assessed, all of which were in fair condition. Seven were street trees planted between the property and the sidewalk. The southern magnolias were all planted between the parking area and Victor Way, located South of the property. Twig dieback and/or slightly thin crowns were present on all southern magnolias. They varied in size from 8 to 15 inches in diameter. Only one (#58) was *Heritage* by virtue of its trunk diameter.

Nine evergreen pears were assessed. They ranged in diameter from 5 to 11 inches. Two were in poor condition, six were in fair condition, and one was in good condition. Tree #69 had previously been topped.

There were seven olives present. One (#64) was in poor condition, three were in fair condition, and three were in good condition (Photo 2). Three were multi-stemmed trees with stem diameters between 3 and 12 inches. The four single-trunk trees had 11 or 10-inch trunk diameters. Three were *Heritage* due to their trunk diameter below the multiple trunk attachment point.

Seven Siberian elms were assessed. One (#109) was in poor condition while the rest were in fair condition. They had trunk diameters between 14 and 32 inches. Trees #103, 105, 106, 108, and 109 were *Heritage* due to their trunk diameters.

Six evergreen ash were assessed (#79 – 84). Three were in fair condition and three were in poor condition. They ranged in diameter from 8 to 12 inches and none had *Heritage* status.

Six glossy privets were assessed. They had trunk diameters between 6 and 21 inches. Four were in poor condition and two were in fair condition. Two (#75 and 78) were street trees and thus protected. Street tree #75 was mostly dead while street tree #78 was in decline. One on-site tree, #77, was *Heritage* due to its trunk diameter.

Four coast live oaks were assessed. One was in poor condition, two were in fair condition, and one was in good condition. Their trunks measured between 17 and 25 inches in diameter. All oaks in Mountain View with a diameter of 4 inches or greater are considered *Heritage*, therefore all coast live oaks were *Heritage*.



Photo 2 (top): Olive #72 was in good condition.



Photo 3 (right): Coast live oak #111 on El Camino Real was in good condition.

Three red oaks were assessed, all of which were street trees and *Heritage*. Trees #98 and 114 were in good condition while tree #115 was in poor condition. Tree #115 was suppressed by tree #111.

Three California peppers were assessed. Two were in fair condition and one (#85) was in good condition. Tree #44 was a multi-stemmed tree with 2 – 4 inch stems sprouting from an old trunk.

Trees #85 and 92 had 21-inch trunk diameters, making them *Heritage* trees. Two Italian cypresses were assessed. Both were in good condition, had 13 inch diameters, and had ivy-covered bases.

One camphor was assessed. It had a 14-inch diameter trunk and was in poor condition. Twig and branch dieback were indicative of the tree being in decline.

One Chinese pistache was assessed. It had a 12-inch diameter trunk and was in fair condition. It was a street tree and thus protected.

City of Mountain View Tree Protection Ordinance

The City of Mountain View Ordinance No. 4.11 (3/1/11) Chapter 32, Article II, Protection of Urban Forest designates oaks, redwoods, and cedars 4" and greater in trunk diameter and any species 15" and greater in trunk diameter *Heritage*. By this definition, 30 of the on-site trees were *Heritage Trees*. The City also protects street trees. Fifteen (15) street trees, five of which were *Heritage trees*, were located along Victor Way, Castro St., El Camino Real, and Lane Ave. Designations for individual trees are provided in the ***Tree Assessment***. No *Street Trees* or *Heritage trees* may be removed without a permit.

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 to function well over an extended length of time. 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.

Evaluation of suitability for preservation considers several factors:

- **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. For example, southern magnolias along Victor Way were in fair condition but had low vigor and would not survive if they experienced significant root injury.
- **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.
- **Species response**
There is a wide variation in the response of individual species to construction impacts and changes in the environment. Coast live oak and coast redwood are tolerant of root loss while Siberian elm and sweetgum are less tolerant.
- **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/plants/inventory/> lists species identified as being invasive. Mountain View is part of the Central West Floristic Province. California pepper and olive are considered invasive on the "limited" level.

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.

**Table 2. Tree suitability for preservation
749 W El Camino Real, Mountain View, CA**

High	These are trees with good health and structural stability that have the potential for longevity at the site. Thirteen (13) of the trees had high suitability for preservation.
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. Forty-nine (49) trees had 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. Twenty-seven (27) of the trees had low suitability for preservation.

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. Impacts from construction were evaluated using the Tree Disposition Plan sheet I-8.0 prepared by Studio T Square dated October 7, 2022.

This report was updated on September 29, 2022 as a part of the final development application to the City of Mountain View. Plans depict trees proposed for removal based on both the plans and comments from the City (see Table 3 Disposition Assessment for Trees). Plans depicted the proposed work that would construct mixed-use residential buildings with below-grade parking and vehicle circulation.

Excavation for underground parking that will occur across much of the site leaves little opportunity for tree preservation. Coast redwoods, olives, and other interior trees will need to be removed. It is the intent to preserve the row of coast redwoods (#35-41) and sweetgums #42 and 43.

Coast redwoods #36-41 and sweetgums #42 and 43 preservation:

Coast redwoods #36-41 can be preserved with meticulous adherence to the tree preservation guidelines. The walkway is planned between 5 to 8 feet away from the trunks of the trees the existing pavement is around the same distance from the trunks (Sheet L-1 screenshot 1 below). To enable preservation, I recommend reducing the extent of the excavation required for the adjacent concrete walkway. Permeable pavers will be used to enhance water flow in the root zone.



The in-ground stormwater treatment planter is located where the existing parking lot is located. Root loss in this area is expected to be minimal. Excavation within the tree protection zone should be done by hand and should seek to preserve roots 2-inches in diameter and larger. Once roots are severed, they should be covered. The trees should be irrigated regularly with potable water before, during, and after construction to help the trees tolerate and recover from construction impacts better. Tree protection fencing should also be installed between the trees and the edge of the proposed work area. Fencing should remain in place for the duration of the project.

Based on our review of the plans, nine trees (seven heritage) can be preserved. The remaining 80 trees (28 heritage and 52 non-heritage) see Table 3.

Olives #46, 65, 66, and 72 are candidates for transplant. This group of olives was in good (#65, 66, and 72) and fair (#46) condition. However, transplanting is a costly procedure, and the resulting root loss and transplant shock may be greater than the tree's tolerance threshold. If the trees cannot immediately be transplanted after extraction and must be stored and maintained during the course of re-development, then the chance of successful transplant plummets.

In addition, adequately sized root balls must be extracted for the olives to enable successful transplant. It will be difficult to extract a large enough root ball based on the growing conditions at the site. As a general guideline, root ball size should be at least 10 feet for each inch of trunk diameter for successful transplant. Using this guideline, 10 ft. for tree #46 would be necessary; 12 ft. for #65; 9 ft. for tree #66; and 9 ft. for #70. A much larger area than is available.

Preservation of trees is predicated on following the **Tree Preservation Guidelines** on page 12.

Tree transplant potential:

I do not recommend transplanting the olive trees in good condition (#65, 66, and 72). From my review, the current design presents limited opportunity to accommodate relocated trees, unless the landscape plans are revised.

**Table 3. Disposition Assessment for Trees
749 W El Camino Real, Mountain View, CA**

Tag #	Species	Diameter	Condition	Suitability	Heritage?	Disposition	Disposition comments
30	Sweetgum	8	3	Low	No	Remove	Low suitability for preservation
31	Sweetgum	8	3	Moderate	No	Remove	Within building footprint
32	Coast redwood	28	5	High	Yes	Remove	Within building footprint
33	Coast redwood	24	5	High	Yes	Remove	Within building footprint
34	Coast redwood	21	5	High	Yes	Remove	Within building footprint
35	Coast redwood	22	4	High	Yes	Preserve	Protected at existing curb line.
36	Coast redwood	27	5	High	Yes	Preserve	Protected at existing curb line.
37	Coast redwood	27	5	High	Yes	Preserve	Protected at existing curb line.
38	Coast redwood	26	5	High	Yes	Preserve	Protected at existing curb line.
39	Coast redwood	26	5	High	Yes	Preserve	Protected at existing curb line.
40	Coast redwood	31	5	High	Yes	Preserve	Protected at existing curb line.
41	Coast redwood	34	5	High	Yes	Preserve	Protected at existing curb line.
42	Sweetgum	10	4	Moderate	No	Preserve	Protected at existing curb line.
43	Sweetgum	12	4	Moderate	No	Preserve	Protected at existing curb line.
44	California pepper	4,4,4,4,4,3,3,3,2,2,2,2,2	2	Low	No	Remove	Within building footprint
45	Sweetgum	14	4	Moderate	No	Remove	Insufficient growing space in narrow planter; new building will be too close to tree's location
46	Olive	10	3	Moderate	No	Remove	Existing planter will be removed, sidewalk will be reconfigured
47	Evergreen pear	11	3	Moderate	No	Remove	Existing planter will be removed, sidewalk will be reconfigured
48	Evergreen pear	9	3	Moderate	No	Remove	Existing planter will be removed, sidewalk will be reconfigured
49	Evergreen pear	11	3	Moderate	No	Remove	Existing planter will be removed, sidewalk will be reconfigured
50	Evergreen pear	8	3	Moderate	No	Remove	Existing planter will be removed, sidewalk will be reconfigured
51	Southern magnolia	9	3	Moderate	No	Remove	Driveway from Victor Wy.

52	Southern magnolia	14	3	Moderate	No	Remove	Existing planter will be removed, sidewalk will be reconfigured
53	Southern magnolia	12	3	Moderate	No	Remove	Existing planter will be removed, sidewalk will be reconfigured
54	Southern magnolia	9	3	Moderate	No	Remove	Driveway from Victor Wy.
55	Southern magnolia	8	3	Moderate	No	Remove	Existing planter will be removed, sidewalk will be reconfigured
56	Southern magnolia	12	3	Moderate	No	Remove	Existing planter will be removed, sidewalk will be reconfigured
57	Southern magnolia	8	3	Moderate	No	Remove	Existing planter will be removed, sidewalk will be reconfigured
58	Southern magnolia	15	3	Moderate	Yes	Remove	Existing planter will be removed, sidewalk will be reconfigured
59	Southern magnolia	9	3	Moderate	No	Remove	Existing planter will be removed, sidewalk will be reconfigured
60	Southern magnolia	10	3	Low	No	Remove	Existing planter will be removed, sidewalk will be reconfigured
61	Southern magnolia	14	3	Low	No	Remove	Existing planter will be removed, sidewalk will be reconfigured
62	Olive	11	3	Moderate	No	Remove	Existing planter will be removed, sidewalk will be reconfigured
63	Olive	11	3	Moderate	No	Remove	Existing planter will be removed, sidewalk will be reconfigured
64	Olive	11	2	Low	No	Remove	Existing planter will be removed, sidewalk will be reconfigured
65	Olive	12,10	4	Moderate	Yes	Remove	Within building footprint; possible transplant candidate
66	Olive	9,7,7,6	4	Moderate	Yes	Remove	Within building footprint; possible transplant candidate
67	Evergreen pear	10	4	Moderate	No	Remove	Within building footprint
68	Evergreen pear	8	2	Low	No	Remove	Within building footprint
69	Evergreen pear	5	2	Low	No	Remove	Within building footprint
70	Evergreen pear	8	3	Moderate	No	Remove	Within building footprint
71	Evergreen pear	8	3	Moderate	No	Remove	Within building footprint
72	Olive	9,9,7,6,3	4	High	Yes	Remove	Within building footprint; possible transplant candidate

73	Glossy privet	10	2	Low	No	Remove	Low suitability for preservation
74	Glossy privet	9	2	Low	No	Remove	Low suitability for preservation
75	Glossy privet	6	1	Low	No	Remove	Low suitability for preservation
76	Glossy privet	13	3	Low	No	Remove	Low suitability for preservation
77	Glossy privet	21	3	Low	Yes	Remove	Low suitability for preservation
78	Glossy privet	10	2	Low	No	Remove	Low suitability for preservation
79	Evergreen ash	10	2	Low	No	Remove	Within building footprint
80	Evergreen ash	12	3	Moderate	No	Remove	Within building footprint
81	Evergreen ash	8	3	Moderate	No	Remove	Within building footprint
82	Evergreen ash	8	2	Low	No	Remove	Within building footprint
83	Evergreen ash	10	3	Moderate	No	Remove	Within building footprint
84	Evergreen ash	8	2	Low	No	Remove	Within building footprint
85	California pepper	21	4	Moderate	Yes	Remove	Planter will be replaced with paving
86	Sweetgum	12	4	Moderate	No	Remove	Planter will be replaced with paving
87	Sweetgum	12	4	Moderate	No	Remove	Planter will be replaced with paving
88	Sweetgum	10	4	Moderate	No	Remove	Within building footprint
89	Sweetgum	9	3	Moderate	No	Remove	Within building footprint
90	Sweetgum	9	4	Moderate	No	Remove	Within building footprint
91	Sweetgum	9	1	Low	No	Remove	Within building footprint
92	California pepper	21	3	Moderate	Yes	Remove	Within building footprint
93	Sweetgum	9	2	Low	No	Remove	Within building footprint
94	Sweetgum	10	3	Low	No	Remove	Street tree planter will be replaced with paving
95	Sweetgum	17	3	Moderate	Yes	Remove	Street tree planter will be removed and sidewalk will be reconfigured
96	Sweetgum	15	3	Moderate	Yes	Remove	Street tree planter will be removed and sidewalk will be reconfigured
97	Chinese pistache	12	3	Moderate	No	Remove	Street tree planter will be removed and sidewalk will be reconfigured
98	Red oak	27	4	High	Yes	Remove	Within driveway from El Camino Real
99	Coast redwood	21	2	Low	Yes	Remove	Low suitability for preservation; within new parking lot
100	Coast redwood	11	2	Low	Yes	Remove	Low suitability for preservation; within new parking lot

101	Coast redwood	16	2	Low	Yes	Remove	Low suitability for preservation; within new parking lot
102	Coast redwood	15	2	Low	Yes	Remove	Low suitability for preservation; within new parking lot
103	Siberian elm	32 est.	3	Moderate	Yes	Remove	Within building footprint
104	Siberian elm	14	3	Moderate	No	Remove	Within building footprint
105	Siberian elm	18	3	Moderate	Yes	Remove	Within building footprint
106	Siberian elm	21	3	Moderate	Yes	Remove	Within building footprint
107	Siberian elm	14	3	Moderate	No	Remove	Within building footprint
108	Siberian elm	27	3	Moderate	Yes	Remove	Within building footprint
109	Siberian elm	19	2	Low	Yes	Remove	Low suitability for preservation; within building footprint
110	Camphor	14	2	Low	No	Remove	Low suitability for preservation
111	Coast live oak	25	4	High	Yes	Remove	Within building footprint
112	Coast live oak	17	3	Moderate	Yes	Remove	Within building footprint
113	Coast live oak	17	2	Low	Yes	Remove	Within building footprint; low suitability for preservation
114	Red oak	25	4	Moderate	Yes	Remove	Street tree outside of work area
115	Red oak	10	2	Low	Yes	Remove	Low suitability for preservation
116	Italian cypress	13	4	Moderate	No	Remove	Driveway from Lane Av.
117	Italian cypress	13	4	Moderate	No	Remove	Driveway from Lane Av.
118	Coast live oak	18	3	Moderate	Yes	Remove	Located where new walkway is planned

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.

Tree Protection Zone

1. **A TREE PROTECTION ZONE** shall be the dripline of each tree.
 - a. 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 the City.
 - b. No grading, excavation, construction or storage or dumping of materials shall occur within the **TREE PROTECTION ZONE**.
 - c. No underground services including utilities, sub-drains, water or sewer shall be placed in the **TREE PROTECTION ZONE**.

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 plans, drainage plans, utility plans, and landscape and irrigation plans.
2. **TREE PROTECTION ZONE** shall be the dripline of each tree. No grading, excavation, construction or storage of materials shall occur within that zone. No underground services including utilities, sub-drains, water or sewer shall be placed in the **TREE PROTECTION ZONE**.
3. Irrigation systems must be designed so that no trenching severs roots larger than 1" in diameter will occur within the **TREE PROTECTION ZONE**.
4. **Tree Preservation Guidelines** prepared by the Consulting Arborist, which include specifications for tree protection during demolition and construction, should be included on all plans.
5. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.
6. Do not lime the subsoil within 50' of any tree. Lime is toxic to tree roots.
7. Ensure adequate but not excessive water is supplied to trees; in most cases occasional irrigation will be required. Avoid directing runoff toward trees.

Pre-demolition and pre-construction treatments and recommendations

1. The demolition and construction superintendents shall meet with the Consulting Arborist before beginning work to review all work procedures, access routes, storage areas, and tree protection measures.

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 the City.
3. Apply and maintain 4-6" wood chip mulch within the **TREE PROTECTION ZONE**. Keep the mulch 2' from the base of tree trunks.
4. Fences are to remain until all grading and construction is completed. Where demolition must occur close to trees, such as removing curb and pavement, install trunk protection devices such as winding silt sock wattle around trunks or stacking hay bales around tree trunks.
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. Any approved grading, construction, demolition or other work within the **TREE PROTECTION ZONE** should be monitored by the Consulting Arborist.
2. All contractors shall conduct operations in a manner that will prevent damage to trees to be preserved.
3. Tree protection devices are to remain until all site work has been completed within the work area. Fences or other protection devices may not be relocated or removed without permission of the Consulting Arborist.
4. Construction trailers, traffic and storage areas must remain outside **TREE PROTECTION ZONE** at all times.
5. Roots should be cut with a saw to provide a flat and smooth cut. If roots 2" and greater in diameter are encountered during site work and must be cut to complete the construction, the Consulting Arborist must be consulted to evaluate effects on the health and stability of the tree and recommend treatment.
6. All trees shall be irrigated on a schedule to be determined by the Consulting Arborist (every 3 to 6 weeks is typical). Each irrigation shall wet the soil within the **TREE PROTECTION ZONE** to a depth of 30".
7. 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.
8. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the **TREE PROTECTION ZONE**.
9. 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. Inspect trees annually and following major storms to identify conditions requiring treatment to manage risk associated with tree failure.

Our procedures included assessing trees for observable defects in structure. This is not to say that trees without significant defects will not fail. Failure of apparently defect-free trees does occur, especially during storm events. Wind forces, for example, can exceed the strength of defect-free wood causing branches and trunks to break. Wind forces coupled with rain can saturate soils, reducing their ability to hold roots, and blow over defect-free trees. Although we cannot predict all failures, identifying those trees with observable defects is a critical component of enhancing public safety.

Furthermore, trees change over time. Our inspections represent the condition of the tree at the time of inspection. As trees age, the likelihood of failure of branches or entire trees increases. Annual tree inspections are recommended to identify changes to tree health and structure. In addition, trees should be inspected after storms of unusual severity to evaluate damage and structural changes. Initiating these inspections is the responsibility of the client and/or tree owner.

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

HortScience | Bartlett Consulting

Prepared by:

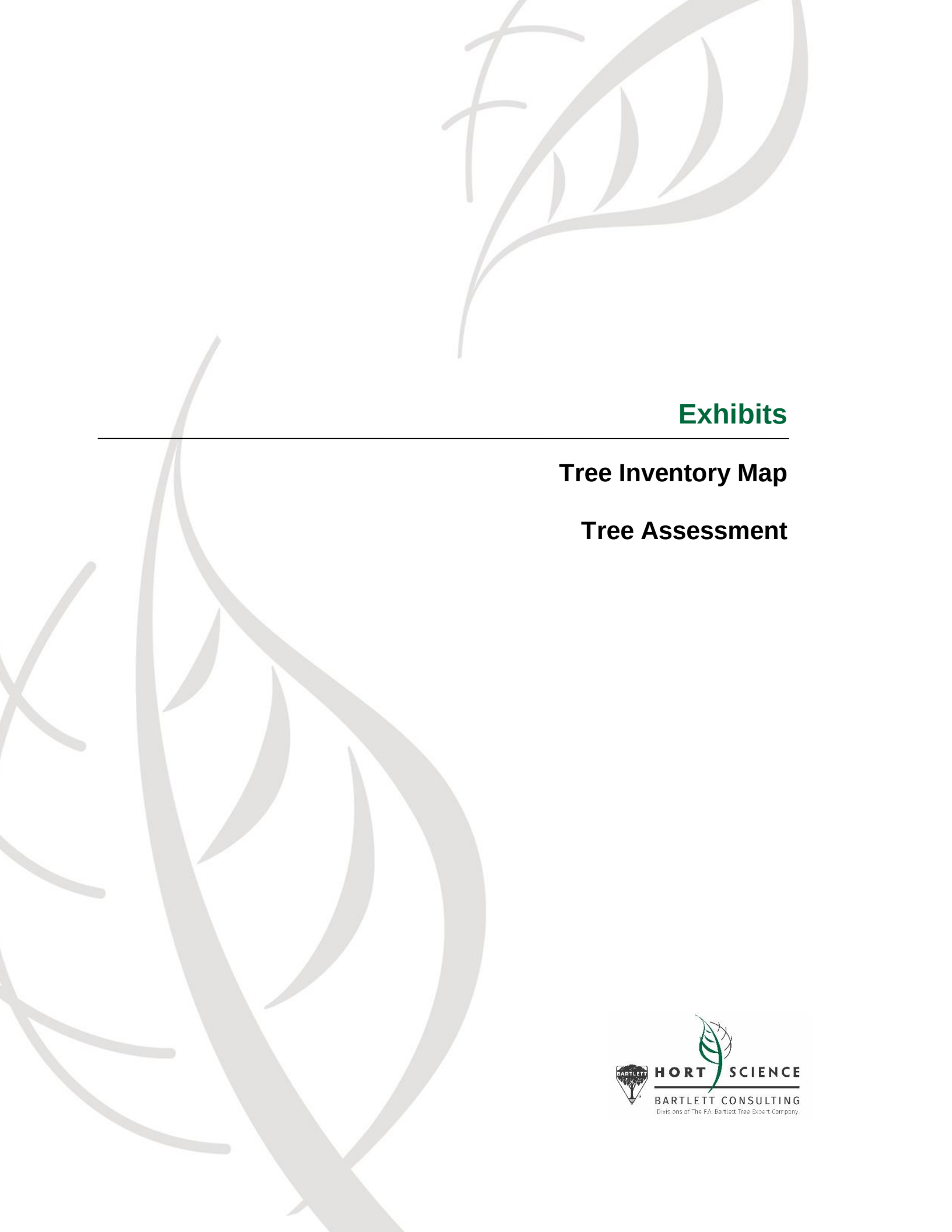


Deanne Ecklund
Registered Consulting Arborist #647

Revised by:



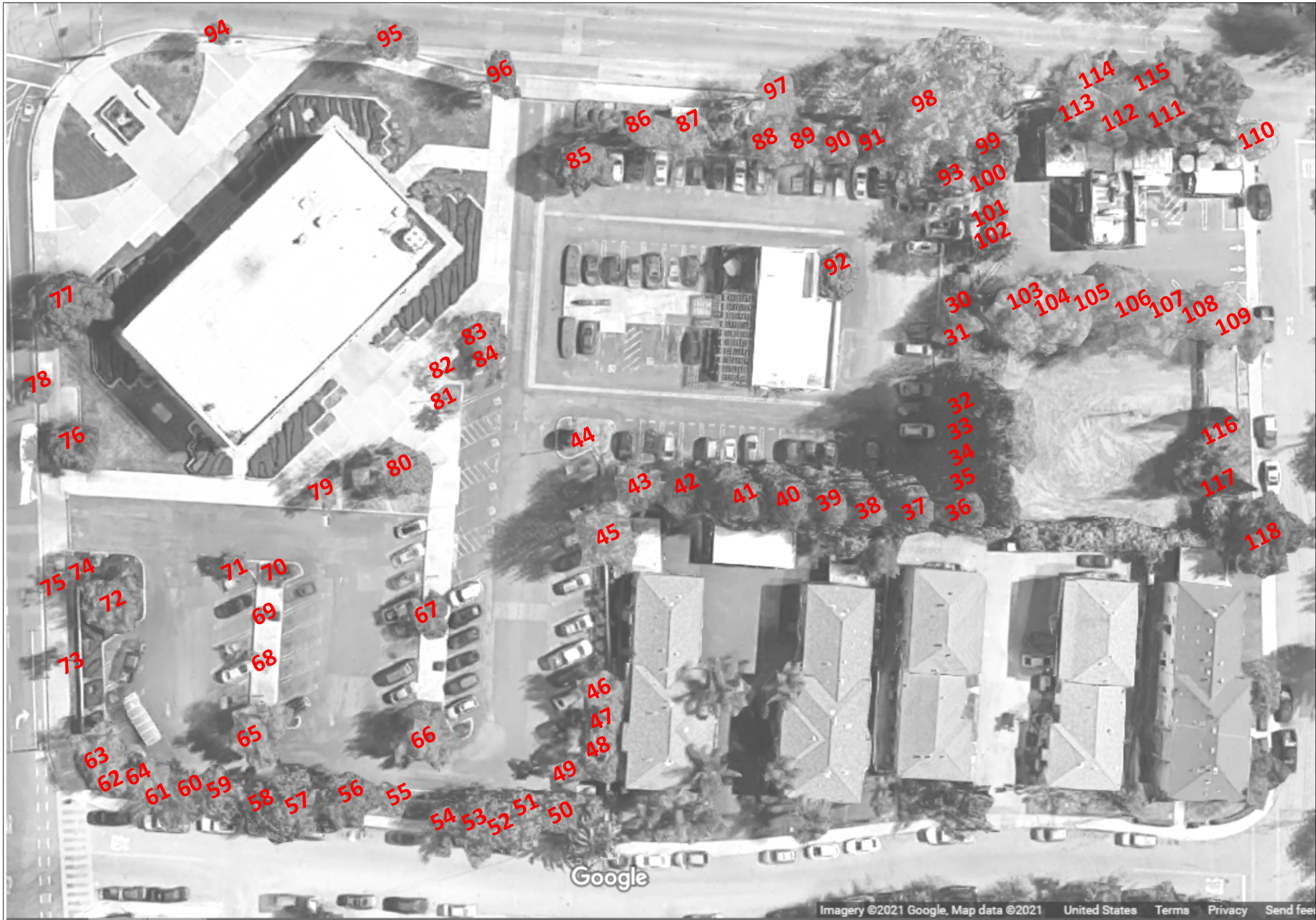
Darya Barar, Managing Consulting Urban Forester
ISA Certified Arborist No. WE-6757A
Registered Consulting Arborist #693
ISA Tree Risk Assessment Qualified



Exhibits

Tree Inventory Map

Tree Assessment



Tree Inventory Map

Chase Bank
749 West El Camino Real
Mountain View, CA 94040

Prepared for:
Greystar
450 Sansome Street
Suite 500
San Francisco, CA 94111

March 2021

No Scale

Notes:

Base map provided by:
Google Maps

Numbered tree locations are approximate



325 Ray Street
Pleasanton, California 94566
Phone 925.484.0211
Fax 925.484.0596

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Tree Assessment

749 W. El Camino Real
Mountain View, CA
March 2021



Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
30	Sweetgum	8	No	3	Low	Trunk wound with decay from base to 4.5'; small crown.
31	Sweetgum	8	No	3	Moderate	Asymmetrical crown north; crowded by adjacent redwood.
32	Coast redwood	28	Yes	5	High	Good form and structure; dense crown; 6' from fence.
33	Coast redwood	24	Yes	5	High	Good form and structure; dense crown; slightly crowded; 6' from fence.
34	Coast redwood	21	Yes	5	High	Good form and structure; dense crown; slightly crowded; 6' from fence.
35	Coast redwood	22	Yes	4	High	Good form and structure; crowded by adjacent trees; slightly chlorotic; 4' from fence.
36	Coast redwood	27	Yes	5	High	9' from fence.
37	Coast redwood	27	Yes	5	High	9' from fence and 9' from curb.
38	Coast redwood	26	Yes	5	High	9' from fence and 9' from curb.
39	Coast redwood	26	Yes	5	High	8' from fence 10' from curb.
40	Coast redwood	31	Yes	5	High	8' from fence 10' from curb.
41	Coast redwood	34	Yes	5	High	6' from fence and 10.5' from curb.
42	Sweetgum	10	No	4	Moderate	Codominant trunks at 8'; good form; slightly crowded.
43	Sweetgum	12	No	4	Moderate	Codominant trunks in upper crown; fair form and structure.
44	California pepper	4,4,4,4,4,3,3,2,2,2,2,2	No	3	Low	Multiple attachments at base; sprouted from old trunk; dense crown.
45	Sweetgum	14	No	4	Moderate	Codominant trunks at 8' and 15'; good form; in narrow planter between wall and curb; displacing asphalt and curb.
46	Olive	10	No	3	Moderate	Multiple attachments at 9'; fair form and structure.
47	Evergreen pear	11	No	3	Moderate	Codominant trunks at 7'; typical form and structure; 5' from wall.
48	Evergreen pear	9	No	3	Moderate	Multiple attachments at 7'; typical form and structure; 4' from wall.
49	Evergreen pear	11	No	3	Moderate	Codominant trunks at 7'; bowed trunk; small crown.
50	Evergreen pear	8	No	3	Moderate	Engulfed in ivy; trunk, base not visible.
51	Southern magnolia	9	No	3	Moderate	Slightly thin crown; circling root; surface roots; in 3.5' planter.

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
52	Southern magnolia	14	No	3	Moderate	Street tree; twig dieback; crowded form; in planter between sidewalk and wall
53	Southern magnolia	12	No	3	Moderate	Street tree; twig dieback; crowded form; in planter between sidewalk and wall
54	Southern magnolia	9	No	3	Moderate	Street tree; twig dieback; crowded form; in planter between sidewalk and wall
55	Southern magnolia	8	No	3	Moderate	Slightly thin crown; twig dieback; in 3.5' planter.
56	Southern magnolia	12	No	3	Moderate	Slightly thin crown; twig dieback; in 3.5' planter.
57	Southern magnolia	8	No	3	Moderate	Street tree; twig dieback; crowded form; in plater between sidewalk and wall
58	Southern magnolia	15	Yes	3	Moderate	Street tree; minor twig dieback; crowded form; in planter between sidewalk and wall; root mass cut for sidewalk repair.
59	Southern magnolia	9	No	3	Moderate	Street tree; twig dieback; crowded form; in plater between sidewalk and wall
60	Southern magnolia	10	No	3	Low	Slightly thin crown; twig dieback; in 3.5' planter.
61	Southern magnolia	14	No	3	Low	Street tree; thin crown; twig dieback; in planter between sidewalk and wall.
62	Olive	11	No	3	Moderate	Codominant trunks at 6'; fair form and structure; trunk sprouts.
63	Olive	11	No	3	Moderate	Codominant trunks at 5'; fair form and structure; slightly thin crown.
64	Olive	11	No	2	Low	Thin crown; twig dieback; fair form and structure.
65	Olive	12,10	Yes	4	Moderate	Codominant trunks at 1'; fair form and structure; dense crown.
66	Olive	9,7,7,6	Yes	4	Moderate	Multiple attachments at 1'; fair form and structure; dense crown.
67	Evergreen pear	10	No	4	Moderate	Codominant trunks at 6'; typical form and structure; good form; in 4x4 cutout.
68	Evergreen pear	8	No	2	Low	Small, thin crown; in 4x4 planter.
69	Evergreen pear	5	No	2	Low	Previously topped; very small crown.
70	Evergreen pear	8	No	3	Moderate	Typical form and structure; small crown.
71	Evergreen pear	8	No	3	Moderate	Typical form and structure; small crown; trunk wound.
72	Olive	9,9,7,6,3	Yes	4	High	Multiple attachments at 2'; spreading form; dense crown.

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
73	Glossy privet	10	No	2	Low	Codominant trunks at 5'; thinning crown; decay at base of limb; in 5' planting strip behind sidewalk.
74	Glossy privet	9	No	2	Low	Multiple attachments at 6'; thin crown; bark separating from trunk.
75	Glossy privet	6	No	1	Low	Street tree; mostly dead.
76	Glossy privet	13	No	3	Low	Multiple attachments at 5'; slightly thin crown.
77	Glossy privet	21	Yes	3	Low	Multiple attachments at 6'; slightly thin crown.
78	Glossy privet	10	No	2	Low	Street tree; in decline.
79	Evergreen ash	10	No	2	Low	Codominant trunks at 6'; typical form and structure; thin crown.
80	Evergreen ash	12	No	3	Moderate	Codominant trunks at 8'; fair form and structure.
81	Evergreen ash	8	No	3	Moderate	Multiple attachments at 7'; small crown; minor twig dieback.
82	Evergreen ash	8	No	2	Low	Multiple attachments at 6'; twig and branch dieback.
83	Evergreen ash	10	No	3	Moderate	Multiple attachments at 7'; typical form and structure.
84	Evergreen ash	8	No	2	Low	Trunk leans east; typical form and structure.
85	California pepper	21	Yes	4	Moderate	Codominant trunks at 8'; dense crown; typical form and structure.
86	Sweetgum	12	No	4	Moderate	Codominant trunks at 10'; good form.
87	Sweetgum	12	No	4	Moderate	Codominant trunks at 10'; fair form and structure.
88	Sweetgum	10	No	4	Moderate	Codominant trunks at 9'; fair form and structure.
89	Sweetgum	9	No	3	Moderate	Fair form and structure; slightly thin crown.
90	Sweetgum	9	No	4	Moderate	Good form; fair structure.
91	Sweetgum	9	No	1	Low	Mostly dead.
92	California pepper	21	Yes	3	Moderate	Codominant trunks at 6' and 10'; dense crown; in planter.
93	Sweetgum	9	No	2	Low	Poor form and structure; thin crown.
94	Sweetgum	10	No	3	Low	Street tree; narrow form; in 3.5' planter; displacing sidewalk.
95	Sweetgum	17	Yes	3	Moderate	Street tree; codominant trunks at 6'; dense crown; surface roots.
96	Sweetgum	15	Yes	3	Moderate	Street tree; codominant trunks at 6'; fair form and structure; lifting sidewalk.
97	Chinese pistache	12	No	3	Moderate	Street tree; fair form and structure; history of branch failure.

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
98	Red oak	27	Yes	4	High	Street tree; Multiple attachments at 6'; spreading form; sidewalk repaired.
99	Coast redwood	21	Yes	2	Low	Fair form and structure; no tag; thin crown; 2' from pl.
100	Coast redwood	11	Yes	2	Low	Fair form and structure; no tag; thin crown; 2' from pl.
101	Coast redwood	16	Yes	2	Low	Fair form and structure; no tag; thin crown; 2' from pl.
102	Coast redwood	15	Yes	2	Low	Fair form and structure; no tag; thin crown; 2' from pl.
103	Siberian elm	32 est.	Yes	3	Moderate	No access; multiple trunks at 4'; fair form and structure.
104	Siberian elm	14	No	3	Moderate	No access; fair form and structure.
105	Siberian elm	18	Yes	3	Moderate	Codominant trunks at 20'; fair form and structure
106	Siberian elm	21	Yes	3	Moderate	Codominant trunks at 5'; fair form and structure; narrow form.
107	Siberian elm	14	No	3	Moderate	Trunk leans east; narrow form.
108	Siberian elm	27	Yes	3	Moderate	Codominant trunks at 6'; fair form and structure.
109	Siberian elm	19	Yes	2	Low	Codominant trunks trunk removed with cavity; base outside dripline; poor form.
110	Camphor	13.5	No	2	Low	Multiple attachments at 5'; twig and branch dieback; in decline.
111	Coast live oak	25	Yes	4	High	Multiple attachments at 10'; good form; dense crown; potential curb and building demo impacts.
112	Coast live oak	17	Yes	3	Moderate	Fair form and structure; slightly thin crown; asymmetrical form.
113	Coast live oak	17	Yes	2	Low	Poor form and structure; thin crown.
114	Red oak	25	Yes	4	Moderate	Mature form; several upright leaders topped; sidewalk cutout.
115	Red oak	10	Yes	2	Low	Street tree; poor form and structure; suppressed by #111
116	Italian cypress	13	No	4	Moderate	Good form and structure; base covered in ivy.
117	Italian cypress	13	No	4	Moderate	Good form and structure; base covered in ivy.
118	Coast live oak	18	Yes	3	Moderate	Codominant trunks at 8'; thin crown; base covered in ivy.