Ralph Osterling Consultants, Inc.
346 Rheem, Suite 104
Moraga, CA 94556

April 6, 2021

Mr. Alex Flocas
25 Loma Vista Lane
Burlingame, CA 94180

RE: 35 Loma Vista Lane Arborist Report and Tentative Map Review and Responses to County Planning Comments

Dear Mr. Flocas,

In accordance with your authorization, and as required by the County of San Mateo Planning Department, we have reviewed the existing Arborist Report prepared by Katie J. Krebs (Revised June 20, 2019, original date April 24, 2019) and the Tentative Map Plans dated March 30, 2021, Sheets TM-0 through TM-4 for consistency and professional standards relating to tree assessment, tree protection and tree preservation. In conjunction with the above-mentioned review, we have reviewed the current County Comments dated February 17, 2021 from County Planner, Laura Richstone, and provided responses to the comments related to trees and tree preservation.

It is our understanding that Katie J. Krebs is currently not available to perform the required review of the Tentative Map plans, thus we have been asked to serve as the project Arborist and take on the Arborist responsibilities at this time of the project.

Arborist Report

We have conducted a project site visit on March 18, 2021 to review the existing trees and tree health assessments made in the project Arborist Report. It is our professional opinion that the current project Arborist Report prepared by Katie J. Krebs is complete, accurate and done in compliance with current standards.

Based on our field assessment and plan review, the current Arborist Report has two corrections, that we are documenting with this letter of review. Two additional Trees, #8 and #23, are now to be removed for the proposed development. Professional pruning and crown maintenance will occur during the grading process.

Plan Review

As noted above, will are in agreement with the assessments and evaluations of the trees made in the project Arborist Report. We feel the “General Tree Protection Guidelines” provided in the report are complete and adequate for the proposed development planned. During building permit review, Katie J. Krebs or I should be contacted and retained to review the final building permit plans for consistency with these guidelines. Should minor grading or development changes be required during the building permit phase or construction phase of the project, we should be retained to review and approve the changes.

We have worked with the project engineer to clarify the tree information on the Tentative Map to be consistent with the Arborist Report and this letter. The plans have been updated to clearly document 12 tree removals as specified in the Arborist Report or noted in this letter. As specified on the Tentative Map Plans, tree mitigation will be on a 1:1 (removal:replacement) with 24 inch box size coast live oak (*Quercus agrifolia*) and planted at the sites identified on the Plan.

PLANNING COMMENTS (Laura Richstone)

1. See Civil Response.
2. We agree with the "General Tree Protection Guidelines" found in the project Arborist Report. The Tree Protection limits noted on sheet TP-1, Tree Protection and Erosion & Sediment Control Plan.
3. The corrections to the Arborist Report have been documented above.
4. It is our opinion that the proposed improvements shown on the Tentative Map should have little impact on the proposed trees to be retained if the General Tree Protection Guidelines are followed for the site work.
5. See Civil Response.
6. See Civil Response.
7. See Civil Response.
8. See Civil Response.
9. See Civil Response.
10. See Civil Response.

Should you or others have questions or comments, please contact me at your convenience

Respectfully,

Ralph Osterling

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

REGISTERED PROFESSIONAL FORESTER
RALPH S. OSTERLING #38
STATE OF CALIFORNIA

RSO:js

Attachments

ARBORIST REPORT

35 LOMA VISTA LANE
BURLINGAME
(PLN2018-00098)

Prepared for:

Alex Flocas
25 Loma Vista Lane
Burlingame, CA 94180

Prepared by:

Katie J. Krebs
ISA Certified Arborist #WE-8731A
ISA Tree Risk Assessment Qualified
6450 Dougherty Rd. Ste. 1423
Dublin, CA 94568

(June 20, 2019 Revision to original Arborist Report dated April 24, 2019)

TABLE OF CONTENTS

EXHIBITS

KATIE J. KREBS – CONSULTING ARBORIST SERVICES
6450 DOUGHERTY RD. UNIT 1423 DUBLIN, CA 94568
PHONE: 650.575.3200
EMAIL:KATIEKREBS@GMAIL.COM

Introduction & Assignment

Civil Engineer, Fred V. Allen, Inc., has retained me as the Project Arborist on behalf of property owner, Alex Flocas, to prepare a tree report in relation to submittal for a proposed three lot subdivision at 35 Loma Vista Lane in Burlingame (PLN2018-00098). The project site is a vacant wooded slope between Loma Vista Lane (existing private driveway) and Skyline Boulevard. It excludes a remainder of the original parcel to the west and is bordered by single family residential lots to the north and south.

Current plans include the subdivision of a 32,708 +/- square foot portion of Lot 5 of "Rick's Buri Buri Ridge" subdivision, into three 10,000 square foot residential lots. It includes the addition of three home sites, a new driveway, and other changes.

This report details my on-site observations, tree survey, review of proposed construction impacts based on preliminary plan sets titled Flocas Court - Vesting Tentative Parcel Map (dated 3/14/2019), and general tree preservation guidelines. Specific tree preservation strategies and more thorough conversations about impacts can be completed as the project evolves.

A detailed tree survey was collected for thirty-two (32) trees within and adjacent to the proposed construction. Small woody shrubs, small diameter trees, and several multi-stemmed volunteers were excluded. The owner, contractor, and architect are all responsible for knowing the information included in this report and adhering to the conditions provided.

Data Summaries

The following is a summary of my primary findings:

General	
Total Trees Inventoried	**Tree Count**
Total	32*
Species (3)	
Coast live oak (*Quercus agrifolia*)	29
Prunus (*Prunus* spp.)	2
London plane (*Platanus* x *hispanica*)	1
Protected Trees	
***Heritage* Trees**	
Trees of certain DBH and species as defined by County	0
***Significant* Trees**	
Trees over 12" DBH	21
Unprotected Trees	
Trees not defined as *Significant* or *Heritage*	11

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Condition	
Overall Condition	
Dead	1
Poor	4
Fair	23
Fair to Good	2
Good	2
Excellent	0
Suitability	
Suitability based on preliminary plans	
Trees to consider for eventual removal due to condition	2
Trees to remove due to existing condition	6
Trees to remove due to direct conflict with development	4
Trees to retain*	20
Disposition	
***Significant* Tree Removals**	
Significant tree removals due to development	2
Significant tree removals due to poor structure and/or condition	3
Significant neighboring trees to consider for removal due to poor structure and/or condition	2
Unprotected Tree Removals	
Unprotected tree for removal due to development	2
Unprotected tree to consider for eventual removal due to poor structure and/or condition	1
Trees to Retain	
Significant trees to retain, protect, and monitor	13
Unprotected trees to consider retaining	7

**Tree nos. 19 & 20 were originally counted as two separate trees, but it appears they could be connected below grade and therefore were revised to be counted as one tree; ivy and soil removal needed to determine.*

Survey & Assessment Methods

The following section includes descriptions of methods used to complete the tree survey:

Assessment: On 4/4/19 I completed ground-level, visual inspections of trees within and adjacent to proposed construction zones and collected data for the tree survey (Exhibit C). I included trees greater than 10" in diameter at 4.5' above natural grade. My ability to visually assess some trees was occasionally limited due to access, surrounding vegetation, or other obstruction.

Tagging: I marked all trees included in the survey with a pre-numbered round, aluminum identification tag. I attached most tags to a main stem approximately 6' above grade, or lower if access was limited. Inventory tags start at no. 1 and end at no. 33. Tree nos. 19 & 20 were originally counted as two

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separate trees, but it appears they could be connected below grade and therefore were revised to be counted as one tree; ivy and soil removal needed to determine.

Mapping: I used a handheld Garmin GPS (Global Positioning System) to plot tree locations. Reference Exhibit B for a screen shot of the tree location map. This data is intended to assist with tree location and is not intended to be of survey precision as GPS capabilities are limited. Accuracy may vary as a result of weather, canopy cover, or other obstructions.

Tree Name: I identified the common and scientific names for all trees by genus and species, or by genus only if the species was not distinct.

Regulation Delineation: I determined which trees are considered *Significant* or *Heritage* according to the County of San Mateo ordinances.

Trunk Diameters - DBH (Diameter at Breast Height): I measured tree trunk diameters rounded to the nearest half inch at 4.5' above natural grade. Trunk diameter measurement locations sometimes varied depending on tree structural character. If scaffold limbs were present at 4.5', I took the measurement just below that point to get a better representation of the trunk. If a tree had multiple stems, I combined diameters. In some cases, I estimated due to inaccessibility or other limitations.

Relative Age: I estimated tree age as young, semi-mature, mature, or over-mature

Height: I estimated tree height ranges in feet.

Canopy Spread: I estimated distance of canopy radius in feet for all four directions.

Health: Where visible, I evaluated foliage health, foliage color, root collars, trunks, tree crowns, and tree vigor to calculate tree health on a 1-5 scale where 1 is very poor to dead and 5 is excellent. *Rating descriptions may include, but are not limited to the following examples:

Health Rating	*Examples
5 - Excellent	Very healthy and vigorous, excellent foliage color, dense canopy, few visible indications of pests
4 - Good	Good vigor, good foliage color, mostly dense canopy, minor twig dieback or small deadwood, minor pest damage
3 - Fair	Moderate vigor, slightly thin canopy, fair or typical leaf color, some epicormic shoots or suckers, small deadwood or dieback, moderate pest damage
2 - Poor	Signs of decline or poor vigor, dieback of medium to large branches, sparse/thin canopy, poor leaf color, pest damage, sometimes requiring extensive maintenance, continued monitoring, further assessment, or tree removal
1 - Very Poor or Dead	Severe decline, dead or mostly dead tree. Dieback of significant components of tree, very sparse or absent canopy, severe pest damage, requires tree removal

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Structure: Where visible, I evaluated tree architecture and form to calculate tree structure on a 1-5 scale where 1 is very poor and 5 is excellent. *Rating descriptions may include, but are not limited to the following examples:

Structure Rating	*Examples
5 - Excellent	Excellent overall structure/architecture, balanced canopy, good trunk flare/taper
4 - Good	Good structure/architecture, mostly balanced canopy, minor structural features that are not ideal but may be tolerated or mitigated relatively easily
3 - Fair	Some structural defects, but may be typical of the species, sometimes requiring maintenance
2 - Poor	Poor structure with significant defects, poor attachments, asymmetrical canopy or significant lean that doesn't correct itself, sometimes requiring extensive maintenance, continued monitoring, further assessment or tree removal
1 - Very Poor	Extensive and major defects, weakly structured, severe lean, requires tree removal

Overall Condition: I evaluated overall tree condition based on a variety of factors and rated them on a qualitative scheme of dead, poor, fair, good, and excellent.

Retention Recommendations: I recommended trees for removal or retention.

Regulated Trees

The County of San Mateo protects all trees with trunks equal to or greater than 12-inches in diameter (*Significant Trees*). It also protects certain native trees with various trunk diameter measurements and others included by the Board of Supervisors (*Heritage Trees*).

Of the thirty-two (32) trees included in this survey, twenty-one (21) are *Significant* and none are Heritage.

Significant Trees: **Tree nos. 1, 5-7, 11, 14-18, 19/20*, 21, 23-25, 28-33**

County approval is required to remove any *Significant* tree. Some variations of these regulations and additional tree protections may apply - Please reference the County of San Mateo Planning Department for more detail.

**Tree nos. 19 & 20 were originally counted as two separate trees, but it appears they could be connected below grade and therefore were revised to be counted as one tree; ivy and soil removal needed to determine.*

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Tree Descriptions & Discussions

Coast live oaks: Over 90% of the trees included in the survey are coast live oaks in a fairly dense, unmaintained area that also includes ivy, poison oak, small shrubs, and other young oak volunteers. A majority of the coast live oaks are in fair condition; a few are in poor. None of the coast live oaks included in the survey are particularly spectacular specimens, but they do provide value as a whole/grouping and the client expressed interest in preserving as many trees as feasible.

Most of the oaks have deadwood in their canopies and several have slightly thin canopies (likely due to competition). The oaks were not pruned for structural development when young, therefore their current structure is not ideal and could use improvement. Pruning specifications should be developed before this becomes a higher traffic area, but green tissue should be maintained as much as possible.

Many of the tree trunks are covered in ivy and/or soil, therefore thorough inspections could not be completed. Exposing trunk flares and removing ivy would allow for more thorough inspections and benefit long-term tree health.

Two oak trees on a neighboring residential property to the north were included because their driplines were close to or slightly overhanging the project site setback area. Both trees should be considered for eventual removal or further inspection.

Judging from preliminary plan set titled: Flocas Court - Vesting Tentative Parcel Map (Sheet 1 and 2), dated 3/14/2019, anticipated development will occur within the dripline of most of the trees. Tree trunks in direct conflict with development have been listed for removal. Trees with canopies that are either outside of or in close proximity to the proposed development have been listed for retention (if in good enough condition). However, retention of these trees may require design modifications and will require careful monitoring. Tree Preservation Guidelines should be followed carefully and tree removal may eventually be required if major disturbance occurs within the dripline of the tree or if roots in the Critical Root Zone are damaged.

Prunus spp. – Two *prunus* trees have been included in the survey (likely plums). One is in fairly good condition, but it is close to the proposed building footprint and has multiple stems that arise from one point on the trunk. Retention can be considered for now, but removal may be required if significant root damage occurs. A *prunus* volunteer is also under this tree, but it was not included in the survey due to its small size. The other *prunus* tree included in the survey is mostly dead and has been listed for removal.

London plane: One neighboring London plane tree on a residential property to the south was included in the survey because its dripline slightly extends into the project site setback area. This tree has poor structure and trunk decay. The neighbor may want to consider this tree for removal.

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Mitigation

If tree removal permits are granted, municipalities and counties often require replacement trees to be installed as a condition of approval. In San Mateo County, the removal of *Significant* trees usually requires replacements and "shall be with plantings of trees acceptable to the Planning Director."

General Tree Preservation Guidelines

Trees provide many social, environmental and economic benefits, and thus are an asset worth protecting. Construction and development activities and impacts have the potential to seriously harm trees. Common injuries that occur during construction are root damage or loss during grading and trenching, soil compaction, trunk and branch impact injuries, and/or heat and chemical damage.

The following guidelines and the most current revision to the American National Standards Institute (ANSI A300 – Part 5) should be followed to help protect retained trees throughout the construction process; within the limitations of County requirements – refer to The Significant Tree Ordinance of San Mateo County: SECTION 12,020.5. TREE PROTECTION PLAN for more detail. Adjustments to these guidelines may be required if revisions to project plans are made. The Arborist Report and Tree Preservation Guidelines should be part of the final plan set.

1. **Tree Protection Zone**: A Tree Protection Zone (TPZ) is a defined area around a tree intended to protect roots and soil to help ensure their future health and stability.

   The TPZ radius shall be ten times the trunk diameter (e.g. two-foot diameter tree = twenty-foot radius from the perimeter of the trunk or forty-foot total TPZ) or to the canopy drip line; whichever is greater.

   Contractor shall notify the project arborist a minimum of 24 hours in advance of any activity within the TPZ.

2. **Tree Fencing**: Tree protection fencing around TPZ's shall be installed prior to demolition or construction, before any equipment comes on site, and inspected by the Project Arborist. Unless otherwise approved, fencing shall be used to protect the trees described as follows:

   A minimum of six-foot high chain-link fencing shall be installed at TPZ perimeters or beyond of all trees to be preserved. The fence shall be mounted on eight-foot tall, two-inch diameter galvanized posts and driven into the ground a minimum of two feet, on a maximum of ten-foot centers. Stanchions fashioned securely with rebar staples 12" deep may also be used. Do not use portable footings or other methods of protection unless approved by the Project Arborist.

   Fencing is required to remain in place until all construction is complete.

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3. **Signage**: 8.5" x 11" TPZ Warning Signs shall be attached to the face of each fence and state "TREE PROTECTION ZONE – DO NOT MOVE OR REMOVE WITHOUT ARBORIST APPROVAL" – Reference exhibit D.

4. **Restricted activities within TPZ's:** To prevent and minimize potential injury to trees during construction or development, certain activities are prohibited or restricted within the TPZ.

   Restricted activities include but are not limited to: Demolition, soil grading, trenching, storage of materials, tool/equipment cleaning, dumping of chemicals, paint or concrete slurry, pedestrian traffic, and parking of vehicles or equipment. Trees shall not be used for bracing, anchoring, or winching.

5. **Mulching**: Exposed soil under canopies and throughout the TPZ should be covered with 2-4" of organic wood chip mulch.

6. **Irrigation:** Soil moisture should be monitored regularly to ensure it is moist to a depth of 12-18" throughout the project site as needed. In the event irrigation is disrupted supplemental irrigation must be provided. Ten to fifteen gallons per inch of trunk diameter can be used as a guideline, but must be checked for adequacy by monitoring soil moisture with a probe or other device. Slow soil soaking throughout the entire TPZ may be needed through dry weather and increased as needed during persistent hot and dry weather. Water near drip lines – Do not water near trunks.

7. **Pruning:** Personnel assigned to pruning trees must have a minimum qualification of ISA Certified Tree Worker, Certified Arborist, or be under the direct supervision of an ISA Certified Arborist at all times. All pruning shall be performed in accordance with current industry standards.

   Prior to construction, trees that interfere with driveways and sidewalks should be pruned for clearances. This will minimize the potential for limb breakage and pruning by unskilled workers through the project. Pruning shall not be attempted by construction or contractor personnel.

   Following construction, pruning of green tissue should be avoided on trees for at least two years unless recommended by an arborist. Pruning should be limited to deadwood removal, clearances, and/or safety concerns.

8. **Root Pruning & Excavation:** The project arborist must be on site to monitor all trenching or excavation inside the TPZ. Root pruning must be completed by personnel with a minimum qualification of ISA Certified Tree Worker, Certified Arborist, or be under the direct supervision of an ISA Certified Arborist at all times. If roots over two inches in diameter are encountered outside the TPZ, the project arborist must be notified so that recommendations for treatment can be made.

   Roots that are severed must be cut cleanly with a sharp tool (chainsaw, pruning saw, or loppers) covered and kept moist until the trench is backfilled. Root ends can be wrapped with untreated burlap and wetted to keep them moist – backfill and soil moistening should be immediate. Avoid tearing or damaging the outer surface or bark of roots to be retained.

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Relocate excavations or tunnel beneath encountered roots over 1" in diameter whenever possible.

9. **Follow up inspections**: The County may require follow up letters documenting how the work was carried out and mitigation requirements if deemed necessary.

10. **Additional Inspections**: Depending on development and other County requirements, the Project Arborist may need to perform the following site inspections:

    A. Inspection of Protective Tree Fencing: Project Arborist to verify that the protective tree fencing is in place prior to issuance of a demolition, grading, or building permit, unless otherwise approved.

    B. Pre-Construction Meeting: Prior to commencement of construction, the applicant or contractor shall conduct a pre-construction meeting to discuss tree protection with the job site superintendent, grading equipment operators, and County Arborist.

    C. Inspection of Rough Grading: If grading is necessary, the project arborist shall perform an inspection during the course of rough grading adjacent to the TPZ to ensure trees will not be injured by compaction, cut or fill, drainage, and/or trenching. Also, if required, inspect aeration systems, tree wells, drains, and special paving. The contractor shall provide the project arborist with at least 48 hours of notice of such activity.

    D. Monthly Inspections: The Project Arborist shall perform monthly inspections at minimum to monitor changing conditions and tree health; starting from before demo occurs to project completion.

    E. Special activity within the Tree Protection Zone: Work within the TPZ requires the direct onsite supervision of the Project Arborist

ADDITIONAL COMMENTS REGARDING TREE PROTECTION SPECIFIC TO THIS PROJECT:

- Each tree to be protected does not need to be fenced individually; fences can be combined.
- The County may not require the protection of trees that are not defined as *Heritage* or *Significant*, but the client may choose to protect them anyway.
- Staging areas, parking areas, and equipment storage areas should be designated before the start of construction and be located in open space areas, outside of tree canopies.

References

ISA. *Glossary of Arboricultural Terms*. International Society of Arboriculture: Champaign, IL, 2011.

Matheny, Nelda P., James R. Clark. Trees and Development: A Technical Guide to Preservation of Trees During Land Development. International Society of Arboriculture: Champaign, IL, 1998.

Fite, Kelby, E. Thomas Smiley. Managing Trees During Construction – Best Management Practices. 2nd Ed. International Society of Arboriculture: Champaign, IL, 2016.

Assumptions & Limiting Conditions

1. Unless expressed otherwise: Information contained in this report covers only those trees that were examined and reflects the condition of those trees at the time of the inspection. The inspection is limited to visual examination of accessible trees without dissection, excavation, probing, or coring, unless specifically stated otherwise in this report. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in the future.

2. This inspection is limited to a visual inspection of what can be seen from the ground. No guarantee or warranty regarding the conditions or safety of these trees; is expressed or implied beyond the day of the inspection. (See Arborist Disclosure Statement)

4. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other governmental regulations.

5. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the Consultant can neither guarantee nor be responsible for the accuracy of information provided by others.

6. Loss or alteration of any part of this document invalidates the entire document.

7. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by anyone other than the person to whom it is addressed without prior express written or verbal consent of the Arborist.

8. The Arborist shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services, as described in the fee schedule and contract of engagement.

9. Neither all, nor any part of the contents of this report, nor any copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales or other media, without the prior expressed written or verbal consent of the Arborist particularly as to value conclusions, identity of the Arborist, or any reference to any professional society or institute of to any initialed designation conferred upon the Arborist as stated in her qualifications.

10. This report and the values expressed herein represent the opinion of the Arborist, and the Arborist's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

11. Tables and photographs in this report, are intended as visual aids, and are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.

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EMAIL:KATIEKREBS@GMAIL.COM

Arborist Disclosure Statement

Arborist: Katie Krebs *Date: May 20, 2019*

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 to seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. 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 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, and other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

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

Certificate of Performance

I, Katie Krebs, certify that:

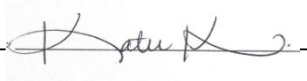
I have personally inspected the trees and properties referred to in this report and have stated my findings accurately to the best of my professional judgement.

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

My analysis, opinions, conclusions, and this report were developed and prepared according to commonly accepted arboricultural practices. No one provided significant professional assistance to me, unless indicated in the report.

My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party or upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a member in good standing of the Western Chapter International Society of Arboriculture; I am an International Society of Arboriculture Certified Arborist and have my International Society of Arboriculture Tree Risk Assessment Qualification. I have been involved in the field of arboriculture for over ten years.

Signed:  Date: May 20, 2019

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Arborist Qualifications

Credentials:

- International Society of Arboriculture (ISA), Certified Arborist #WE-8731A
- International Society of Arboriculture (ISA) Tree Risk Assessment Qualified

Professional Affiliations:

- International Society of Arboriculture
- Western Chapter International Society of Arboriculture
- American Society of Consulting Arborists

Education and Background:

- Katie J. Krebs – Consulting Arborist Services, 2017- Present
- Cleary Bros. Landscape – Arborist Account Manager, 2013-2016
- ValleyCrest – Arborist Associate Account Manager, 2010-2013
- New Image Landscape – Arborist, 2008-09
- City of Palo Alto Public Works Tree Department – Technical Specialist, 2008
- Graduate of ASCA Arboricultural Consulting Academy
- Mountain View Trees – Previous Board member, Secretary and Volunteer
- UC Davis – B.A. Nature & Culture with emphasis in Arboriculture, 2003-05
- Ten plus years of varied arboricultural experience

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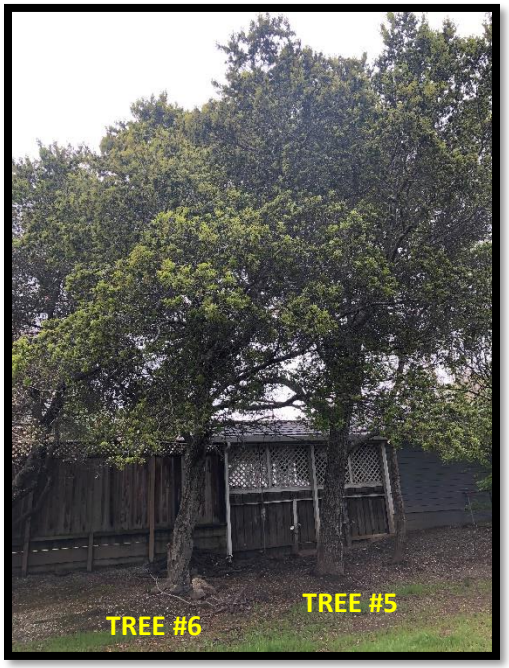
EXHIBIT A:


TREE #2


TREE #3


TREE #4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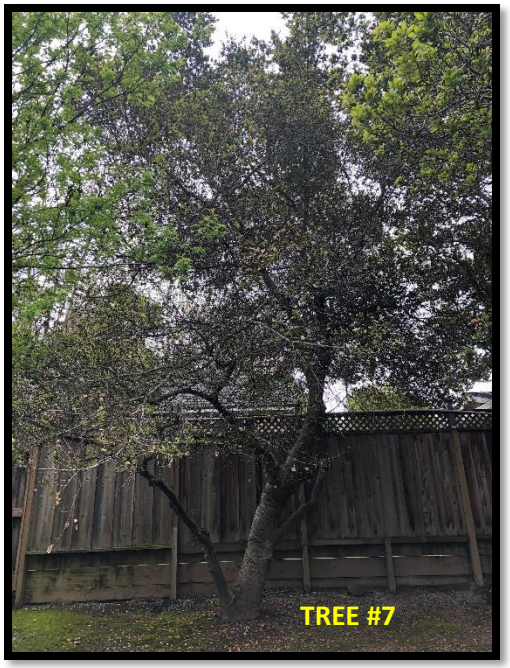
TREE #5

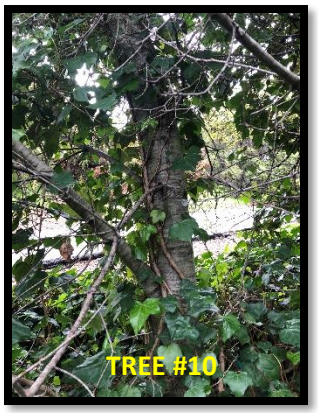

TREE #7


TREE #8


KOHL MANSION
TREES 9 - 12


TREE #13


TREE #9


TREE #10


TREE #11


TREE #12

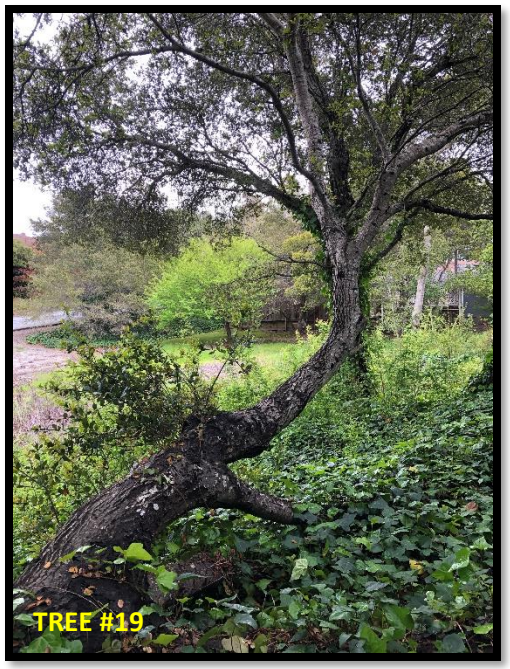

TREE #14


TREE #15


TREE #16


TREE #17


TREE #18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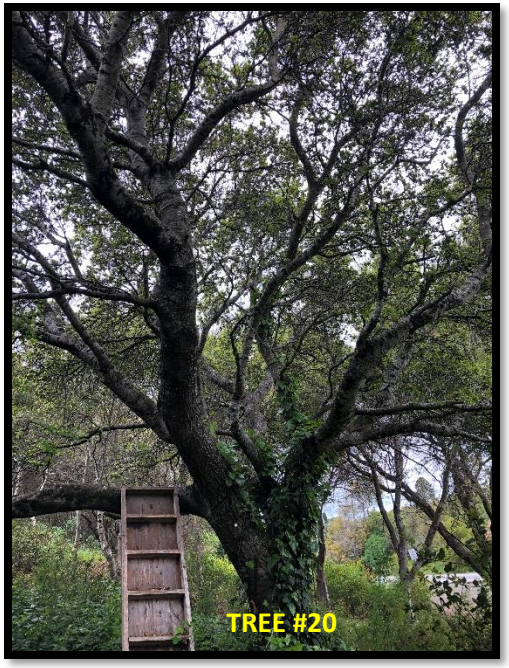

TREE #20

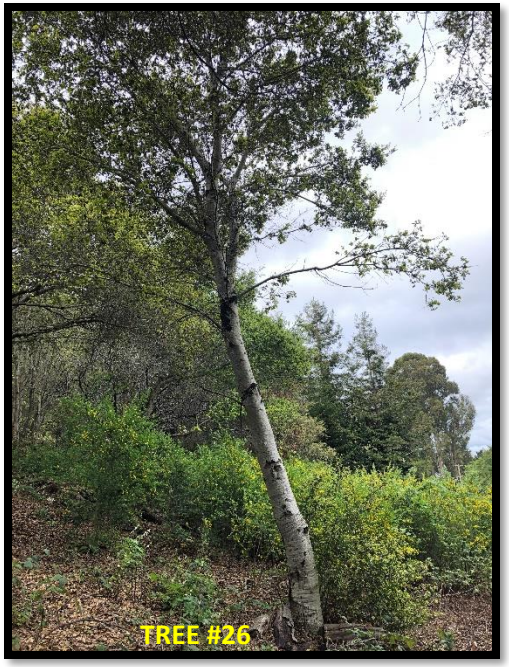

TREE #21


TREE #22


TREE #23


TREE #24

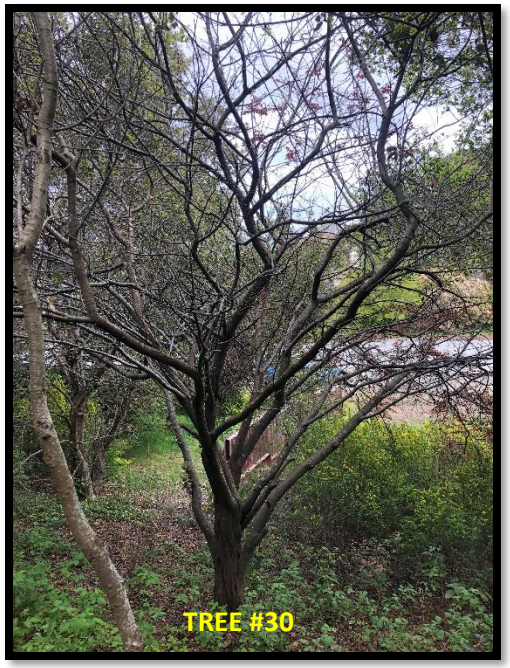

TREE #25


TREE #26


TREE #27


TREE #28


TREE #29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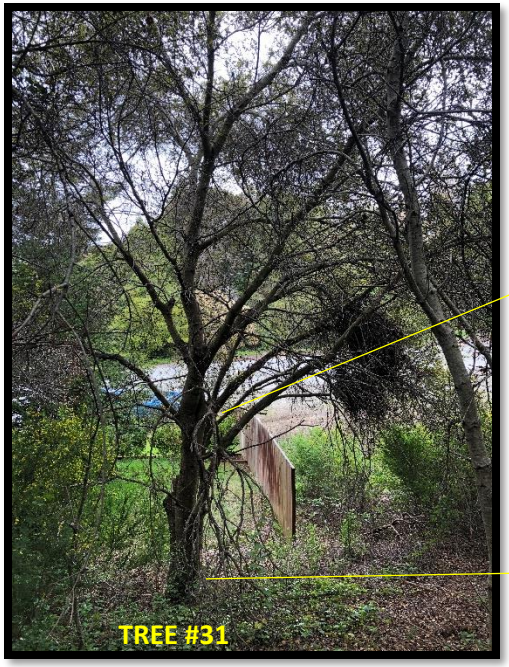
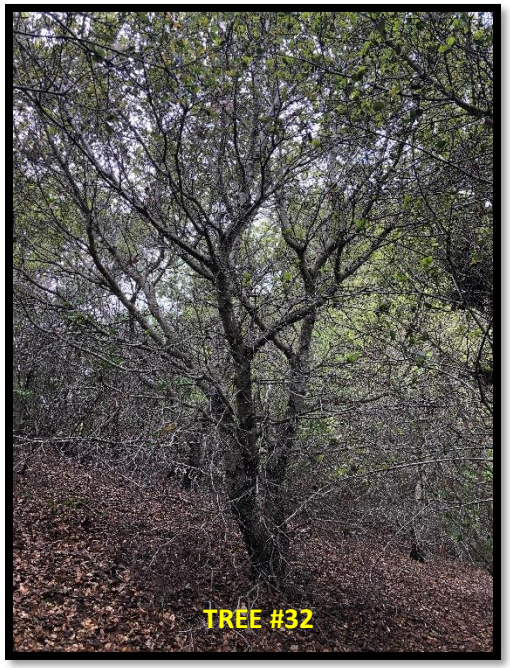

TREE #31


TREE #32


TREE #33

EXHIBIT B:

Tree Locations (Not to scale - For illustration purposes only)

EXHIBIT C:

Tag #	Tree name	DBH	Protected (*Significant* or *Heritage*)	Health Rating	Structure Rating	Overall Condition	Age	Height	CANOPY RADIUS (feet)				Disposition	Comments
									North	East	South	West		
1	Coast live oak (*Quercus agrifolia*)	30	*Significant*	2 to 3	1	Poor	Mature	35-45	12	20	26	17	Retain*	Large crack between main stems about 8-10' up. Remaining portion of stem around that area has hypoxylon and oozing. Buried trunk flare. Ivy. Thin canopy. Small deadwood. I recommend removal, but the client would like to try and retain the tree with possible thru-bolts, reduction pruning, and cabling.
2	Coast live oak (*Quercus agrifolia*)	9.5		4	3	Good	Semi-mature	25-35	11	5	12	11	Retain*	Buried trunk flare. Under size but maintain if possible. Good vigor.
3	Coast live oak (*Quercus agrifolia*)	6.5		3	3	Fair	Young	15-25	5	5	8	9	Retain*	Leans away from/ under prunus volunteer. Basal wound with good woundwood. Prune back or remove prunus to help oak.
4	Coast live oak (*Quercus agrifolia*)	7.5		3	2	Fair	Young	25-35	1	1	14	12	Consider for eventual removal due to condition	Phototrophic lean away from tree 5. Not many scaffolds or foliage - mostly tall/slender stem. Small basal wound with good woundwood. Buried flare on one side.
5	Coast live oak (*Quercus agrifolia*)	19	*Significant*	3 to 4	3 to 4	Fair to Good	Mature	25-35	18	13	16	18	Retain*	Appears to have good vigor. Thin interior canopy. Small deadwood. Needs chimney and roof clearance for neighbor. Slightly buried flare.
6	Coast live oak (*Quercus agrifolia*)	16.5	*Significant*	3	3	Fair	Mature	25-35	20	10	9	17	Retain*	Large Rocks around trunk. Buried trunk flare. Small to medium deadwood. Appears fairly vigorous but also thin canopy.
7	Coast live oak (*Quercus agrifolia*)	16	*Significant*	3	3	Fair	Mature	25-35	10	9	12	10	Retain*	Thin canopy but otherwise appears vigorous. Branch growing into fence. Trunk flare buried deep. Old stem likely removed years ago at base. Good woundwood.
8	Prunus (*Prunus* spp.)	8		4	2 to 3	Fair to Good	Semi-mature	15-25	16	14	8	13	Retain*	Multiple scaffolds arising from one point on main stem. Good vigor. Slightly buried flare. May require removal if roots are heavily damaged. Above a volunteer prunus I didn't include. Structural pruning needed if retained.
9	Coast live oak (*Quercus agrifolia*)	11		2 to 3	3	Fair	Semi-mature	20-30	10	3	8	10	Retain*	In grove of four trees. Ivy everywhere. Small and thin foliage. Buried flare.
10	Coast live oak (*Quercus agrifolia*)	8		2 to 3	3	Fair	Semi-mature	15-25	11	7	1	10	Remove due to condition	Leans away from tree 11. Grove of four trees. Ivy everywhere. Buried trunk flare. Small and thin foliage. Possible clearance issue – crowded.
11	Coast live oak (*Quercus agrifolia*)	15	*Significant*	3	3	Fair	Mature	35-45	17	17	13	17	Retain*	Largest tree in grove of four. Codominant stems with acute angle of attachment. Covered in ivy. Buried trunk flare. Appears vigorous.
12	Coast live oak (*Quercus agrifolia*)	9.5		2 to 3	2 to 3	Fair	Young	15-25	5	4	8	7	Retain*	Grove of four. Covered in ivy. Buried trunk flare. Thin canopy.

13	Coast live oak (*Quercus agrifolia*)	10.5		3	3	Fair	Semi-mature	20-30	16	12	7	11	Retain*	Neighbors tree. Canopy hangs over project site. Covered in ivy. Buried flare. Appears vigorous
14	London plane (*Platanus* x *hispanica*)	33	*Significant*	3	2	Fair	Mature	40-50	15	16	17	15	Consider for removal due to condition - neighbor's decision	Neighbors tree. Canopy extends slightly into the project site setback. No tag. Three stems at 3' up. DBH taken below. Likely old failure of fourth stem. Possible fungi on buttress. Needs further inspection.
15	Coast live oak (*Quercus agrifolia*)	15	*Significant*	4	3	Good	Mature	30-40	6	13	12	13	Remove due to development	Good vigor. No substantial lower limbs until approx 20' up. Buried flare. Ivy.
16	Coast live oak (*Quercus agrifolia*)	12	*Significant*	3	2	Fair	Semi-mature	15-25	4	4	8	8	Retain*	DBH taken below bark inclusion of two stems approx 2' up. Thin on northeast side. Small deadwood. Buried flare. Not worthy of extensive preservation efforts due to poor structure, but can be preserved for now. Appears to be outside of bldg. footprint. May require removal if roots are damaged.
17	Coast live oak (*Quercus agrifolia*)	12	*Significant*	3	3	Fair	Semi-mature	15-25	7	9	9	8	Retain*	DBH taken below lowest limb at 1' up. Buried flare. Small deadwood. Vigorous. 10-15' from street above.
18	Coast live oak (*Quercus agrifolia*)	19	*Significant*	3	3	Fair	Mature	35-45	17	16	12	17	Retain*	Covered in ivy. Buried flare. Small deadwood. Sycamore borer. Small amount of frass - pest unknown. Arborist monitoring and careful consideration will be required if tree is retained. Tree removal may be required if roots are damaged.
19**	Coast live oak (*Quercus agrifolia*)	19	*Significant*	2	1 to 2	Poor to Fair	Mature	20-30	0	17	19	0	Remove due to development	**Likely previously fell and kept growing. Ivy & soil covering base – could be connected below grade to tree no. 20. DBH estimated. Two large stems present; only growing east & southwest. Thin canopy. May be able to retain if no development.
20**	Coast live oak (*Quercus agrifolia*)	33	*Significant*	2 to 3	3	Fair	Mature	30-40	18	19	20	16	Remove due to development	**Ivy & soil covering base – could be connected below grade to tree no. 19. Old tree house. DBH taken at 2' just below two large scaffolds. Fairly good structure but thin canopy and small to medium deadwood. Signs of stress. Needs further assessment if retained.
21	Coast live oak (*Quercus agrifolia*)	6.5, 6 = 12.5	*Significant*	2 to 3	1 to 2	Poor	Young	15-25	6	5	8	6	Remove due to condition	Two stems. Diameter just below Codominant stems is 14". Large inclusion / acute angle between main stems. Thin canopy. Small deadwood. Buried flare. Near several other small oaks that weren't included due to small size.
22	Coast live oak (*Quercus agrifolia*)	10.5		3	3	Fair	Semi-mature	30-40	6	17	15	7	Retain*	Buried trunk flare. Thin canopy. Small deadwood. Acute angles between stems that arose at one point.
23	Coast live oak (*Quercus agrifolia*)	12	*Significant*	3	2	Fair	Semi-mature	15-25	9	12	12	0	Retain*	DBH taken below inclusion at about 4' up. Two stems of equal size with bark inclusion. Buried trunk flare. Not worthy of extensive preservation efforts. Not a long-term candidate due to structure, but can be preserved for now.
24	Coast live oak (*Quercus agrifolia*)	29.5	*Significant*	3	3	Fair	Mature	35-45	17	19	20	18	Retain*	Thin canopy. Buried flare. Ivy. Acute angle between two main stems. Bare interior. Sycamore borer.

25	Coast live oak (*Quercus agrifolia*)	17.5	*Significant*	3	3	Fair	Mature	30-40	16	14	17	18	Retain*	Three stems originate from one point. Thin interior. Small deadwood. Slightly buried flare.
26	Coast live oak (*Quercus agrifolia*)	10.5		3	3	Fair	Semi-mature	25-35	10	8	12	13	Remove due to development	Acute angle and inclusion between stems at approx 10-15' up. Vigorous. Fairly dense. Lacks lower limbs. Buried flare. Firewood around.
27	Coast live oak (*Quercus agrifolia*)	9		3	3	Fair	Semi-mature	15-25	6	9	10	2	Remove due to development	Two stems originate at approx 5' up. Acute angle between them. One stem leans south. Buried flare. Small deadwood. Slightly thin.
28	Coast live oak (*Quercus agrifolia*)	15	*Significant*	3	3	Fair	Semi-mature	25-35	11	13	15	11	Retain*	Buried flare. Two nests. Buried trunk flare. Small deadwood. Approx 20-25' to upper road. Appears to be outside of bldg. footprint in setback area. May require removal if roots are damaged.
29	Coast live oak (*Quercus agrifolia*)	18	*Significant*	2	2	Poor	Mature	25-35	13	13	16	14	Remove due to condition	Large portion of lower trunk decayed. Bark cracking. Fungal activity. Some woundwood but not substantial. Buried flare. Thinning canopy. Small deadwood. Small oaks nearby not included due to size.
30	Prunus (*Prunus* spp.)	30	*Significant*	1	1	Dead	Mature	15-25	11	10	8	8	Remove due to condition	Mostly dead. Remove. DBH estimated. Multi-stemmed tree.
31	Coast live oak (*Quercus agrifolia*)	12, 10 = 22	*Significant*	2	1 to 2	Poor	Mature	20-30	9	12	11	11	Consider for removal due to condition - neighbor's decision	Neighbors tree. Canopy extends slightly into the project site setback. No tag. Inclusion between two main stems at base. Buried flare. Medium deadwood. Nest. Hypoxylon.
32	Coast live oak (*Quercus agrifolia*)	8, 7 = 15	*Significant*	3	2	Fair	Semi-mature	10-20	8	7	7	10	Consider for eventual removal due to condition - neighbor's decision	Neighbors tree. Canopy extends slightly into the project site setback. No tag. Inclusion at base between Codominant stems. Small deadwood. Thin canopy. Buried flare.
33	Coast live oak (*Quercus agrifolia*)	12.5	*Significant*	3	3	Fair	Semi-mature	15-25	8	10	9	9	Retain*	Buried flare. Acute angles. Small deadwood. 2-3 stems originate from approx. one area. DBH taken below lowest limb. Other small oaks nearby not included due to size.

**Retention may require design modifications and will require careful monitoring. Tree Preservation Guidelines should be followed carefully. Tree removal may eventually be required if major disturbance occurs within the dripline of the tree or if roots in the Critical Root Zone are damaged.*

EXHIBIT D:

---WARNING---

---CUIDADO---

Tree Protection Zone

Zona de Protección del Árbol

KEEP OUT

NO ENTRAR

Do not move or remove fence without arborist approval

No mueva ni quite la cerca sin la aprobación del arborista