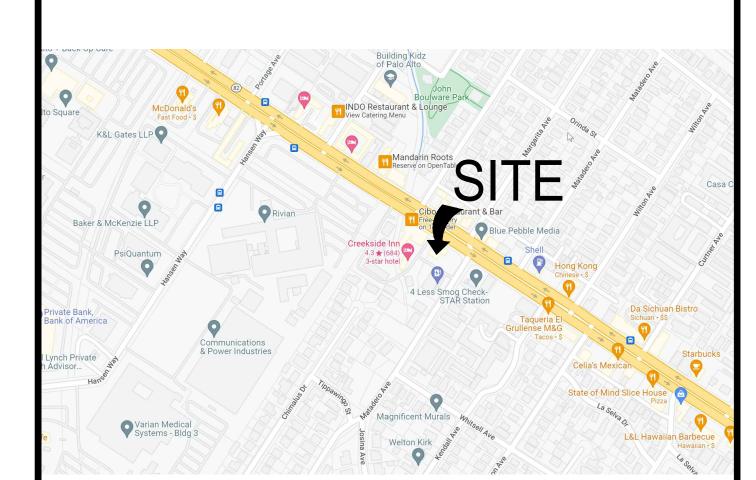
# The Residences at Matadero Creek

RESIDENTIAL AND RETAIL



Palo Alto, 3400 El Camino Real

LOCATION MAP SCOPE OF WORK



THE RESIDENCES AT MATADERO CREEK IS A WORKING NAME FOR A PLANNED HOUSING ZONE (PHZ) REDEVELOPMENT OF THE PROPERTY AT 3400 EL CAMINO REAL, PALO ALTO THAT WOULD CREATE 382 RESIDENTIAL RENTAL UNITS COMPRISED OF 44 STUDIOS, 243 ONE-BEDROOM, 86 TWO-BEDROOM AND 9 THREE-BEDROOM UNITS IN TWO BUILDINGS.

ONE BUILDING WOULD FRONT EL CAMINO REAL AND CONTAIN 316 UNITS ON SIX LEVELS ABOVE GRADE OVER TWO LEVELS OF BELOW GRADE PARKING. THE BUILDING WOULD HAVE A HEIGHT OF 61 FEET TO THE BUILDING PARAPET WITH MECHANICAL EQUIPMENT ADDING ANOTHER 3 FEET IN HEIGHT. ON THE EL CAMINO FRONTAGE, THE BUILDING WOULD HAVE A 2-FOOT SETBACK AT THE SECOND FLOOR AND THE 6<sup>TH</sup> LEVEL WOULD FURTHER SETBACK FROM THE STREET BY ANOTHER 6-FEET ALONG EL CAMINO REAL AND MATADERO AVENUE. THE 6 FLOOR OF THIS BUILDING WOULD BE SETBACK NEARLY 27 FEET WHILE THE THE BASE OF THE BUILDING WOULD BE NEARLY 61 FEET.

THE SECOND BUILDING WOULD CONTAIN 66 UNITS ALSO WITH A HEIGHT OF 61 FEET AND ANOTHER 3 FEET IN HEIGHT TO ACCOMMODATE MECHANICAL EQUIPMENT WITH SIX LEVELS ABOVE GRADE, BUT NO BELOW GRADE PARKING STRUCTURE. THE BUILDING WOULD BE SETBACK IN RELATION TO THE REAR PROPERTY LINE BY 45.5 FEET WITH AN ADDITIONAL 6<sup>TH</sup> FLOOR SETBACK OF OVER 20 FEET.

PARKING IS PROVIDED WITH A COMBINATION OF AT GRADE COVERED AND UNCOVERED STALLS AND TWO LEVELS OF BELOW GRADE PARKING BENEATH THE BUILDING FRONTING EL CAMINO REAL WITH A TOTAL OF 507 SPACES FOR RESIDENTIAL AND RETAIL USES THAT MEET PLANNING REQUIREMENTS. THE PARKING WOULD UTILIZE AN OPEN STALL CONFIGURATION WITH NO MECHANICAL PARKING EQUIPMENT. THE LARGER BUILDING WOULD PROVIDE 400 PARKING SPACES BELOW GRADE. AT GRADE PARKING WOULD PROVIDE 107 PARKING SPACES THAT SET THE BUILDINGS BACK FROM ADJACENT PROPERTIES AND ARE ACCESSED BY A TWO-WAY INGRESS AND EGRESS PASSAGE FOR EVERYDAY AND EMERGENCY VEHICLE ACCESS. THE PROPOSED CIRCULATION PATTERN IS LIKE EXISTING INGRESS AND EGRESS PATTERNS ON THE PROPERTY.

RELATIVE TO PHZ REQUIREMENTS, 20% OF UNITS WOULD BE DESIGNATED FOR MODERATE INCOME HOUSEHOLDS THAT EARN BETWEEN 80-120% OF THE AREA MEDIAN INCOME. THESE 76 AFFORDABLE UNITS WOULD BE DISPERSED THROUGHOUT THE TWO BUILDINGS.

THE PROJECT WOULD CREATE AN ADDITIONAL COMMUNITY BENEFIT IN THE FORM OF AN ENHANCED PATH WITH SEATING AREAS OPEN TO THE PUBLIC ALONG MATADERO CREEK, WHICH BISECTS AND RUNS DIAGONALLY ACROSS THE PROPERTY. THE PATH WOULD ENABLE PEDESTRIANS TO TRAVEL TO OR FROM MATADERO AVENUE AT THE REAR CORNER OF THE PROPERTY TO AN OPEN SEATING AREA ADJACENT TO A GROUND FLOOR RETAIL AREA ON EL CAMINO

A RETAIL AREA ON EL CAMINO REAL WOULD BE APPROXIMATELY 4,000 SQUARE FEET WITH GROUND FLOOR AND MEZZANINE AREAS AND AN ADJACENT OPEN OUTDOOR SEATING PATIO. A TOTAL OF 25 PARKING SPACES OUT OF THE 507 TOTAL SPACES WOULD BE ALLOCATED TO THE RETAIL USE AND COULD BE CONFIGURED WITH A COMBINATION OF AT GRADE AND BELOW GRADE SPACES.

### INSTALLED AT THE MAIN SHUTOFF VALVE TO THE WATER DISTRIBUTION SYSTEM STATING THE FOLLOWING: "WARNING, THE WATER SYSTEM FOR THIS HOME SUPPLIES FIRE SPRINKLERS THAT REQUIRE CERTAIN FLOWS AND PRESSURES TO FIGHT A FIRE. DEVICES THAT RESTRICT THE FLOW OR DECREASE THE PRESSURE

DEFERRED SUBMITTALS

THIS SIGN" STAIR GUARDRAIL SHOP DRAWINGS SIGNED AND STAMPED BY ENGINEER TO BE SUBMITTED TO BUILDING DEPARTMENT FOR REVIEW AND APPROVAL--NOTE THAT SHOP DRAWINGS TO DEMONSTRATE GUARDRAIL DESIGN IS ADEQUATE

AND 301.5 FOOTNOTE D

FIRE SPRINKLERS IN ACCORDANCE WITH NFPA 13D AND STATE AND LOCAL REQUIREMENTS--NOTE THAT PER CRC 313.3.7, A SIGN OR VALVE TAG SHALL BE OR AUTOMATICALLY SHUT OFF THE WATER TO THE FIRE SPRINKLER SYSTEM, SUCH AS WATER SOFTENERS, FILTRATION SYSTEMS AND AUTOMATIC SHUTOFF VALVES, SHALL NOT BE ADDED TO THIS SYSTEM WITHOUT A REVIEW OF THE FIRE SPRINKLER SYSTEM BY A FIRE PROTECTION SPECIALIST. DO NOT REMOVE

TO SUPPORT A SINGLE CONCENTRATED 200 POUND LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP OF THE RAIL PER CRC TABLE 301.5

SHEET INDEX **ARCHITECTURAL COVER SHEET** 

A2.1f A2.1h

SOLAR PHOTOVOLTAIC SYSTEM TO BE UNDER A SEPARATE PERMIT

A0.1 PROJECT NARRATIVE A1.0 STREETVIEW PERSPECTIVES A1.1 CONTEXT SITE PLAN A1.2 SITE PLAN A2.0 MATRIX A2.1a GARAGE PLAN (BASEMENT) LEVEL GARAGE PLAN (BASEMENT) LEVEL 2 A2.1b A2.1c LEVEL 1 FLOOR PLAN

A2.1d LEVEL 2 FLOOR PLAN LEVEL 3 FLOOR PLAN LEVEL 4 FLOOR PLAN LEVEL 5 FLOOR PLAN LEVEL 6 FLOOR PLAN A3.0 STREET ELEVATIONS **BUILDING SECTIONS** 

> PROJECT DATA T-2 ARBORIST REPORT ARBORIST REPORT

C1.0 EXISTING CONDITIONS C2.0 SITE PLAN C3.0 GRADING AND DRAINAGE PLAN

**LANDSCAPE** 

LANDSCAPE PLAN EXISTING TREE PLAN PROJECT TEAM

OWNER Sarang (Sar) Peruri Chief Operating Officer Oxford Capital Group Partner Oxford Hotels & Resorts | Oxford Living San Francisco Work: (415) 723-1516 Chicago

Work: (312) 506-4112 Mobile: (312) 282-1817

email speruri@oxford-capital.com

PROJECT MANAGER Ted O'Hanlon Explore Real Estate 2625 Middlefield Road, #101 Palo Alto, CA 94306

ph: (415) 317 5070 email: tedohanlon@gmail.com ARCHITECT

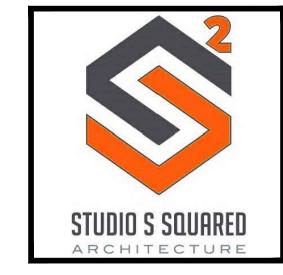
Studio S Squared Architecture, Inc. 1000 S Winchester Blvd San Jose, CA 95128 attn: Isabeau Guglielmo ph: (408) 998 0983 x5 email: isabeau@studios2arch.com

GEOTECHNICAL ENGINEER Romig Engineers, Inc. attn: Lucas Ottoboni ph: 650 591 5224 email lucas@romigengineers.com

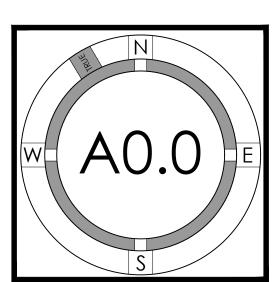
CIVIL ENGINEER BKF Engineers attn: Anhtuan H. Nguyen, PE ph: 650 638 9985 email anguyen@bkf.com

LANDSCAPE ARCHITECT Taniguchi Landscape Architecture attn: Dennis Taniguchi ph: 650 638 9985 email dennis@dtlandarch.com

ARBORIST David Beckham Certified Arborist attn: David Beckham ph: 650 515 9783; 650 532 4418 email davidkieltyarborist@gmail.com



**COVER SHEET** 





Explore Real Estate CA BRE # 01478789 2625 Middlefield Rd, #101 Palo Alto, CA 94306

June 14, 2022

City Council
City of Palo Alto
250 Hamilton Avenue
Palo Alto, CA 94301

Subject: Planned Home Zoning Residential Pre-Screening Project Description, 3400 El Camino Real The Residences at Matadero Creek

Dear Honorable Mayor and Members of the City Council:

SF Creekside, LLC, an Oxford Capital Group-led joint venture ("Oxford"), owns the approximately 3.6-acre property at 3400 El Camino Real. The Creekside Inn is currently located on the property and includes 11 buildings with 136 hotel rooms, and ancillary event and conference space. The property also includes two existing restaurants, the Driftwood Deli and Cibo. The site is bounded by El Camino Real (and commercial uses across El Camino Real), Rivian corporate offices to the east, commercial and multi-family (RM-30) uses to the west, and single family residential to the south.

Since acquiring the property in 2020, Oxford has carefully considered options for the property including enhancing the existing hospitality focus or creating a multifamily housing project. To help determine the best way to move forward, Oxford had a Historic Resource Evaluation (HRE) prepared by VerPlanck Consulting in April 2022. The HRE concluded, based on criteria generally applicable to environmental impact studies, that the property does not appear eligible for listing on the California Register; and therefore, the Creekside Inn is not historic and does not need to be preserved. Oxford also engaged WRA Environmental Consultants to better understand Matadero Creek and incorporate their expertise into a new site plan that improves its natural setting.

Most importantly, Oxford carefully studied Palo Alto. The property is located along El Camino Real in an area Palo Alto has identified as appropriate for higher density housing. The City has identified the property in the Housing Element as a site that would be appropriate for up zoning. The City of Palo Alto has received an

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unprecedented Regional Housing Need Allocation (RHNA) and needs to produce a significant number of market rate and affordable housing units. Further, the City Council has signaled its interest in seeing housing projects through the discretionary Planned Home Zoning (PHZ) process, which allows flexibility for projects that benefit the community by providing needed housing. While making a multi-family residential project financially feasible in Palo Alto is a challenge, Oxford is excited about the opportunity to pursue the multi-family residential PHZ project described herein with a working name of "The Residences at Matadero Creek"

#### **Project Description**

The Residences at Matadero Creek would bring 382 new residential rental units, inclusive of 44 studios, 243 one-bedroom, 86 two-bedroom and 9 three-bedroom units in two buildings, to the City of Palo Alto. Of those, 20% or 76 units would be affordable.

One building would front El Camino Real and contain 316 units on six levels above grade over two levels of below grade parking. The building would have a height of 61 feet to the building parapet with mechanical equipment adding another 3 feet in height. On the El Camino frontage, the building would have a 2-foot setback at the second floor and the 6<sup>th</sup> level would further setback from the street by another 6-feet along El Camino Real and Matadero Avenue. In order to respect the adjacent residential neighborhood at the rear of the property, the 6<sup>th</sup> floor of this building would be setback another nearly 27 feet while the setback from the rear property line of the base of the building would be nearly 61 feet.

The second, smaller building, set back from El Camino Real and on the other side of Matadero Creek, would contain 66 units also with a height of 61 feet and another 3 feet in height to accommodate mechanical equipment. This structure would have six levels above grade, but no below grade parking structure. The building would be setback in relation to the rear property line by 45.5 feet with an additional 6<sup>th</sup> floor setback of over 20 feet. These setbacks respect neighboring properties while allowing for the density needed to create a feasible residential rental project.

Parking for the property would be provided with a combination of at grade covered and uncovered stalls and two levels of below grade parking beneath the building fronting El Camino Real with a total of 507 spaces for residential and retail uses that meet planning requirements. The parking would utilize an open stall configuration with no mechanical parking equipment. The larger building would provide 400 parking spaces below grade. At grade parking would provide 107 parking spaces that set the buildings back from adjacent properties and are accessed by a two-way ingress and egress passage for everyday and emergency vehicle access. The proposed circulation pattern is like existing ingress and egress patterns on the property.

Further, the project plans to unbundle parking spaces from rental units, i.e., occupants would pay an additional fee for an assigned parking space. Unbundling parking is a proven transportation demand management tool to reduce the need for parking and encourage alternative modes of travel. The project provides adequate parking for the residential units. Although guest parking spaces are not

a requirement of a PHZ project, it is reasonable to assume that parking provided will adequately provide for guest parking. If unbundling parking reduces parking demand by 10%, those spaces not utilized by residents can be allocated to guest parking uses on a predictable basis. With this project, if 90% of spaces were leased, 48 parking spaces would be available to be managed as guest parking spaces, which would avoid any potential neighborhood parking intrusion.

In accordance with City Council direction relative to PHZ projects, 20% of the new units would be designated for moderate income households that earn between 80-120% of the area median income. Oxford is proposing that all affordable units be moderate income units because the most recent housing element report to the Department of Housing and Community Development indicated the largest unmet need in Palo Alto was housing for moderate income households. These 76 affordable units would be dispersed throughout the two buildings.

In addition to providing a community a benefit in the form of housing, the project is proposing to enhance the natural environment and include a meandering path with seating areas open to the public along Matadero Creek, which bisects and runs diagonally across the property. This path would enable pedestrians to travel to or from Matadero Avenue at the rear corner of the property to an open seating area adjacent to a ground floor retail area on El Camino Real. This is a unique feature of the proposed project and one which has been carefully designed to provide the entire community a new open space area.

The retail area on El Camino Real would be approximately 4,000 square feet with ground floor and mezzanine areas with an adjacent open outdoor seating patio. A total of 25 parking spaces out of the 507 total spaces would be allocated to the retail use and could be configured with a combination of at grade and below grade spaces. Retail and residential are complimentary uses that are appropriate for shared parking because retail demand is higher at the times when residential demand is lowest.

#### Key Project Considerations

The property currently includes three zoning designations – service commercial (CS), service commercial with a hotel overlay [CS(H)], and multi-family residential (RM-20). Oxford would like to comprehensively redevelop the site with a single vision that maximizes the residential potential, respects Matadero Creek and provides substantial public benefit, which would not otherwise be attainable under the existing zoning. Thus, consistent with Planned Community zoning and the City Council's PHZ guidance, Oxford is proposing a unified residential development plan with site specific development regulations, including residential density, floor area ratio, height, setback, and other open space requirements. These are a deviation from underlying zoning but are necessary for the comprehensive redesign of the property.

<u>Floor Area Ratio.</u> The project proposes a floor area ratio (FAR) of 2.49 for the residential development. If existing zoning were utilized, an FAR ranging from 0.5 to 2.0 would be allowable. As proposed, this is an increase of 24% over the

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maximum allowable 2.0 FAR. Given that the project proposes 20% affordable units, this increase is reasonable and similar to what would be allowed if the project utilized State Density Bonus Law and its incentives and waivers.

<u>Density</u>. The project proposes 106 units per acre for a total of 382 net new residential units. For comparison and context, the nearly completed Wilton Court project across El Camino Real is 128 dwelling units per acre. The recently completed and leasing up Alta Locale, also on El Camino Real, is 127 units per acre. Although this number of units per acre exceeds existing zoning, it is not unprecedented and can be allowed with the PHZ rezoning application.

Building Height. The project proposes up to 61 feet in height plus an additional 3 feet for mechanical equipment in certain areas. The gross height of these measurements compares similarly to a potential allowable gross height on the property of 50 feet to a building parapet with mechanical equipment allowed to exceed height by another 15 feet for a gross height of 65 feet, see Palo Alto Municipal Code 18.40.090. In addition, although the Planned Community zoning provides a maximum of 50 feet in height, it allows for projects to exceed that height pursuant to Palo Alto Municipal Code Chapter 18.76. The City Council has expressed interest in seeing residential projects along El Camino in areas zoned for commercial. This is the perfect location for approval of a PHZ allowing increased heights to generate housing units. The project proposes a unified and coherent design that creates a sense of order and a desirable environment for occupants, visitors and the community. It respects the creek and responds to the natural features of the land, including a path along the creek that allows for safe and easy pedestrian access.

<u>Setbacks</u>. As described above, the buildings are significantly setback from the rear property line with additional setbacks on the upper floors to minimize the massing for adjacent properties. The City Council can exercise its discretion to modify the setbacks through the PHZ ordinance that will be adopted for the project, especially where the project creates a unified and coherent design that provides community benefits. See for example PAMC 18.16.060(b), where the findings in Chapter 18.76 can be made and the setback reduced from 150 to 50 feet.

Development Impact Fees. The City of Palo Alto recently raised its development impact fees, in part to support affordable housing. However, these fees, including the recent and significantly increased park fees, are quite high, particularly for a project that would provide affordable housing, such that the fees make a residential project infeasible. Based on the proposed 382-unit project, the estimated park impact fees at \$42,468 per unit are over \$16 million dollars, making the provision of affordable housing or even market rate impossible. Further, even after providing 76 affordable units, the project would have to pay a housing impact fee of an additional more than \$7 million dollars. These are preliminary fee estimates, but they illustrate the magnitude of fees that are likely to be imposed on a project of this scale and that would make the provision of housing on-site infeasible. Therefore, as part of the PHZ rezoning ordinance, Oxford is proposing the Council support reducing or eliminating certain fees based on project considerations such as the provision of affordable housing or publicly accessible open space.

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As described above, the City Council can make the necessary findings to approve a PHZ for this project. The property is in a commercial district within the South El Camino Real Multi-Neighborhood Center on a primary gateway of Palo Alto and is well suited for high density housing. The three different zoning designations on the property unduly constrain development and rezoning would provide flexibility for a cohesive and quality housing project. The housing project will result in community benefits not otherwise attainable, including both affordable housing and public access to Matadero Creek creating a pedestrian connection between residential and retail. Housing will be consistent with the Comprehensive Plan; specifically, policies like L-2.5 and 2.11 that support the creation of affordable housing units and that encourage redevelopment to incorporate natural features. Finally, the project will be compatible with existing and potential uses on adjoining sites or within the general vicinity as there is a mix of uses in the surrounding area including office, commercial, single and multi-family housing.

The City Council has considered several prescreening applications and almost none of them have moved forward. The City has learned from and continues to learn from these applications. However, it is time to do more than learn – the Council needs to encourage formal applications to come forward that include the necessary modifications to see the <u>actual development of housing</u> in Palo Alto. Thus, we encourage the Council to encourage Oxford to move this important residential project forward.

In advance, we thank Planning Staff for the review of this application and forthcoming prescreening with City Council and the constructive feedback the process is intended to provide.

#### Best Regards,

EAOHL

Ted O'Hanlon Consulting Project Executive

cc: Jonathan Lait (jonathan.lait@cityofpaloalto.org)
Sar Peruri (SPeruri@oxford-capital.com)
Leigh Prince (lfp@jsmf.com)

Page 5 of 5



1000 S Winchester Blvd San Jose, CA 95128 P: (408) 998 - 0983

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esidences At Matadero Cre RESIDENTIAL AND RETAIL Palo Alto, 3400 El Camino Real

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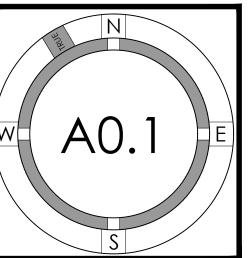
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ARCHITE C27,719 EN C2

PROJECT NO.

REVISION
DATE
DESCRIPTION
2022.06.03 CITY COUNCIL PRE-SCREENING JA/IG

PROJECT NARRATIVE



© STUDIO S SQUARED ARCHITECTURE, INC.



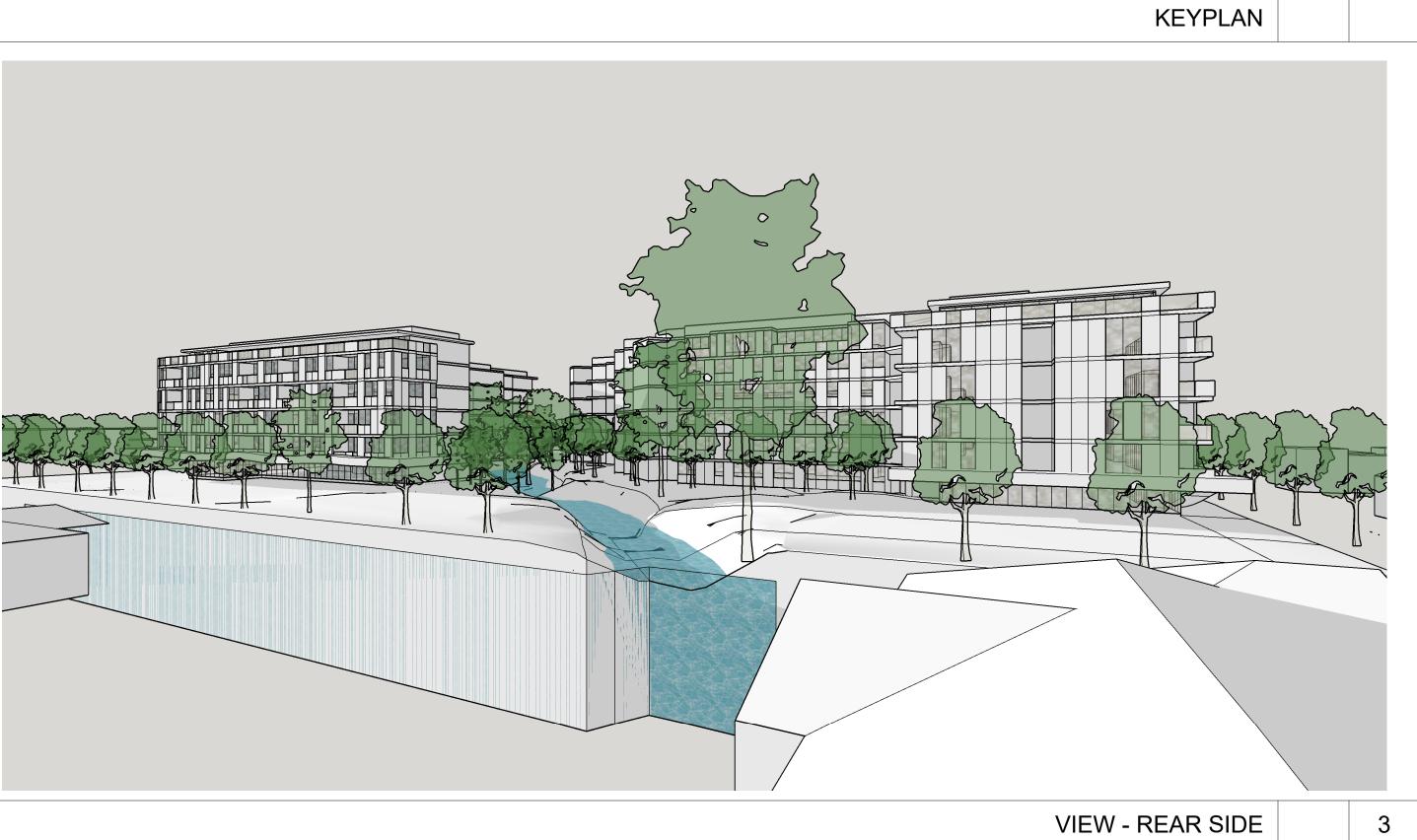


VIEW - EL CAMINO REAL LOOKING DOWN TO MATADERO AVE

VIEW - MATADERO AVE

VIEW - EL CAMINO





Residences

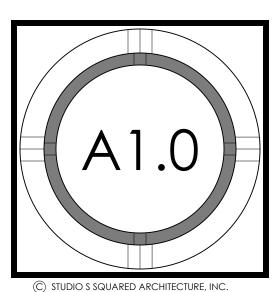
STUDIO S SQUARED
ARCHITECTURE

1000 S. Winchester Blvd

P: (408) 998 - 0983

Palo Alto, 3400 El Camino Real

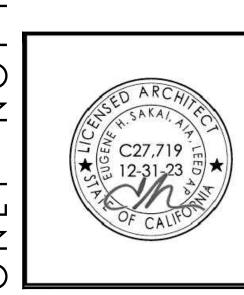
## STREETVIEW PERSPECTIVES



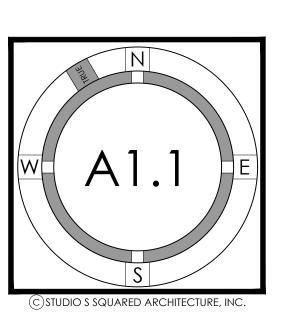




Palo Alto, 3400 El Camino



CONTEXTUAL SITE PLAN



#### REQUIREMENTS LISTED FOR CS ZONING

**SETBACKS REQUIRED:** FRONT (EL CAMINO REAL) 12' SIDEWALK AT ECR

SIDE (MATADERO AVE) LEFT SIDE INTERIOR SETBACK 5' REAR AT R-1

**OPEN SPACE REQUIRED:** 

57,300 SF/ 382 UNITS 150 SF/UNIT REQUIRED

MAXIMUM LOT COVERAGE: 50% (78,424 SF)

**MAXIMUM FAR:** 1.5:1 (235,273 SF) **SETBACKS PROVIDED:** 

REAR TO R-1

FRONT (EL CAMINO REAL) 14'-0" @ THE SHALLOWEST SIDE (MATADERO AVE) 14'-9"

LEFT SIDE INTERIOR SETBACK 45'-6" FOR BUILDING "B" 60'-10 1/2" FOR BUILDING "A"

2.49:1 (390,771 SF)

BUILDING HEIGHT AT 5TH FLOOR PARAPET : 51"

BUILDING HEIGHT AT 6TH FLOOR : 61' + 3' OF MECH. EQUIPMENT

**OPEN SPACE PROVIDED:** 

GROUND LEVEL COMMON SPACE 53,219 SF (PARKING 37,289 SF) PROVIDED AT PRIVATE BALCONIES 5,097 SF TOTAL OPEN SPACE PROVIDED 65,575 SF

LOT COVERAGE PROVIDED: 39% (61,244 SF)

PROPOSED FAR:

45'-6" BUILDING "B" PROPOSED SETBACK

TOTAL LOT AREA: 156,849 SF (3.6 ACRES) **RESIDENTIAL DENSITY:** 382 DU / 3.6 ACRES = 106.111 DU/AC

**GROSS BUILDING AREA:** 

BUILDING A: BUILDING B: 52,190 SQ. FT. LEVEL 1\* 9,034 SQ. FT. LEVEL 1\* 49,163 SQ. FT. LEVEL 2 15,351 SQ. FT. LEVEL 2 53,050 SQ. FT. LEVEL 3 15,351 SQ. FT. LEVEL 3 53,050 SQ. FT. LEVEL 4 15,351 SQ. FT. LEVEL 4 53,050 SQ. FT. LEVEL 5 15,351 SQ. FT. LEVEL 5 48,101 SQ. FT. LEVEL 6 11,729 SQ. FT. LEVEL 6 308,604 SF TOTAL 82,167 SF TOTAL

\*LEVEL 1 INCLUDES 2,600 SF RETAIL SPACE AND LEVEL 2 INCLUDES 1400 SF RETAIL SPACE

EL CAMINO REAL

LEVEL	STU	DIO_	<u>1 BED</u>		<u>2 BI</u>	ED_	<u>3 BE</u>	<u>ED</u>	<u>TO</u>	<u>TAL</u>	
	BLDG. A	BLDG. B	BLDG. A	BLDG. B	BLDG. A	BLDG. B	BLDG. A	BLDG. B	BLDG. A	BLDG. B	
LEVEL 1	8	0	36	1	4	4	0	0	48	5	
LEVEL 2	8	1	40	4	4	8	0	0	52	13	
LEVEL 3	8	1	42	4	8	8	0	0	58	13	
LEVEL 4	8	1	42	4	8	8	0	0	58	13	
LEVEL 5	8	1	42	4	8	8	0	0	58	13	
LEVEL 6	0	0	22	2	11	7	9	0	42	9	
	40	4	224	19	43	43	9	0	316	66	
	44		24	243		86		9		382	
	11.5%		63.	6%	22	,5%	2.3%			100%	

UNIT MIX A & B BUILDINGS:

# = NUMBER TO KEY NOTE BELOW

EXISTING PUBLIC RIGHT OF WAY--ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY MUST HAVE AN APPROVED "PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET" PRIOR TO THE COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY

- 2. APPROXIMATE LOCATION OF NEIGHBORING STRUCTURE
- 3. (E) WATER METER--CONTRACTOR TO COORDINATE (N) METER WITH LOCAL WATER COMPANY IF REQUIRED BY INCREASED FIXTURE LOAD
- 4. (E) GAS METER TO BE RELOCATED
- 5. (N) GAS METER LOCATION -- INSTALL TWO 2" DIAMETER x 30" TALL STEEL PIPE BOLLARDS EMBEDDED IN 2 FT DEEP CONCRETE FOOTINGS IF GAS METER IS WITHIN 3 FEET OF DRIVEWAY
- 6. (E) ELECTRICAL BOX LOCATION
- 7. (E) ELECTRICAL TRANSFORMER LOCATION
- 8. (E) SOFTSCAPE TO REMAIN
- 9. (N) SOFTSCAPE--PROVIDE DRIP IRRIGATION
- 10. (E) DRIVEWAY TO REMAIN
- 11. (N) DRIVEWAY
- 12. (N) RAMP DOWN TO GARAGE
- 13. (N) SLOPED WALKWAY TO ENTRY -- WALKWAY SLOPE TO BE LESS THAN 5% --SEE LANDSCAPE & CIVIL PLANS FOR MORE INFORMATION
- 14. (N) TRAIL (DECOMPOSED GRANITE)
- 15. ENTRANCE TO PARKING GARAGE
- 16. (N) CURB CUT PER LOCAL JURISDICTION'S STANDARD DETAIL--SEE CIVIL PLANS
- 17. BALCONY OR DECK, TYP. AT BUILDING EXTERIOR
- 18. BIKE RACK (SHORT TERM STORAGE)
- 19. (N) SWIMMING POOL AT GRADE
- 20. (N) 6' HIGH SOLID PRIVACY WALL
- 21. POOL RECREATION AREA FOR PROJECT RESIDENTS
- 22. RECREATION AREA FOR PROJECT RESIDENTS
- 23. OUTDOOR SPACE AT RETAIL SPACE
- 24. RELOCATED VEHICULAR BRIDGE
- 25. RELOCATED PEDESTRIAN BRIDGE



1000 S Winchester Blvd San Jose, CA 95128 P: (408) 998 - 0983

Real Matadero Camino Ш 3400 **GS** REc.

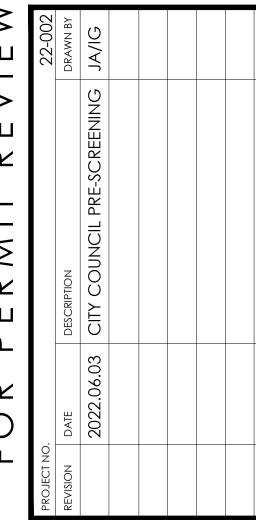
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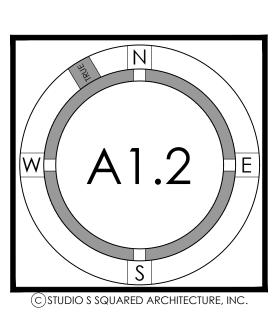
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SITE PLAN



SITE PLAN KEYNOTES PROPERTY LINE--SEE TOPO SURVEY FOR MORE INFO REQUIRED YARD SETBACK/EASEMENT

NEW BUILDING AREA

NEW HARDSCAPE[--SEE FINISH PLAN/LANDSCAPE PLAN FOR MORE INFO]

- 1. (E) WATER SUPPLY TO BE REPLACED FROM METER IN.
- SEE LS PLANS FOR ALL SITE CONCRETE AND HARDSCAPE DETAILS--CO-ORDINATE WITH CIVL & GEOTECH. REQUIREMENTS

SITE PLAN LEGEND

15 30 45

SITE PLAN |1" = 30

SETBACK

14'-9"

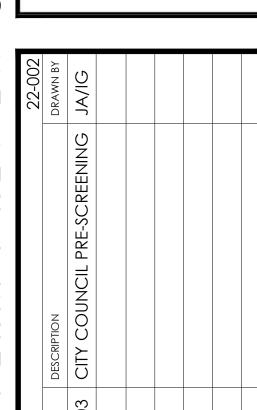
PROPOSED SIDE SETBACK

		Requested	Parking Sp	aces						Provi	ded Parking	g Spaces			
Residential Unit Type	# of Units		Parking Req. per unit	Total parking req. per unit type	Min. Total Number of Accessible Parking Spaces	Minimum Number of Van Accessible Sparking Spaces		Residential Unit Type	# of Unit		Totatl Parking Required	Total Parking	Min. Total Number of Accessible Parking Spaces	Minimum Number of Van Accessible Sparking	
Bldg A	# OJ OIIICS	b	unit	unit type	<b>Req.</b> 8	<b>-</b>	2		# OJ OIIIL	3	Required	Provided	Req.	Spaces	_
		224	1	224	8			Bldg A	1				8		2
Unit A 1BR		224	1	224				total			372.5	373			
Unit B ST		40	1	40					1				_		_
Unit C 2BR		0	2	0				Bldg B					5		_1
Unit D 2BR		3	2	6				total			109	109			
Unit M 3BR		9	2.5	22.5				-	1	1	Total	Takad			
Unit N 2BR		32	2	64						1500sf	Totatl Parking	Total Parking			
Unit O 2BR		8	2	16				Retail	Area	reduction	Required		1		1
total		316		372.5				total			24.2		_		_
	I		1		_			total				25.0	I		
Bldg B		02002			5		_1			Totati	Total				—
Unit E 2BR		27	2	54				<b>Guest Parking</b>	ļ.	Parking	Parking				
Unit F 2BR		10	2	20				Spaces	-	Required	provided	0	0		C
Unit G 1BR		10	1	10						none	none				
Unit H ST		4	1	4					41	required	provided	R			
Unit J 1BR		4	1	4											_
Unit K 1BR		5	1	5				<b>Provided EV S</b>	paces						
Unit L 2BR		6	2	12				25% EV ready	(127 per p	lan) and 5% in	stalled (26	per plan)			
total		66		109						-		•			
		2	500	220		q.				Totati	Total				
				Total				Biles Bandin a		Parking	Parking				
		1500sf	Parking	Parking	120			Bike Parking		Required	provided	- 0			
Retail	Area	reduction	Ratio	req.	1		1	Residential							
dining	2500		1/60	16.67				Bike Parking		202	202				
back of house			1/200	7.50	1			(long term) Guest Bike		382	383	•			
total	4000			24.2				Parking (short							
	-		-		1			term)		39	39				
		1 guest						Retail Bike							
		parking spaces per						Parking		2					
		project									383 long				
		plus 10% of						Total Bike		382 long	term; 42				
		total	Total					Parking Required		term; 41 short term	short term				
Guest Parking	2	number of	Parking				0.00000	Required		Short term	term				
Spaces		units	req.	0	0		0								
			none												
			required												
	[-	Parking nor		1											
Bike Parking	# of units	Parking per unit													
	)			1											
Residential Bike Parking															
(long term)	382	1	382												
Guest Bike	552	_	502												
Parking (short															
term)	382	0.1	39												
Retail Bike	2 3000 (AM 44 AM 4	100 12 West (\$1,500 to 1,500 t													
Parking	4000sf	4000/2000	2												
Tatal Dil			382 long												
Total Bike			term; 41												
Parking Required			short term												
quii eu	l		term	J											_

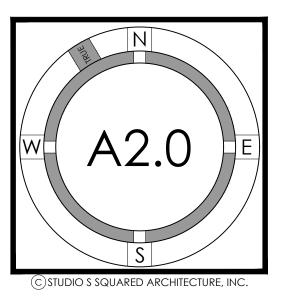
	Unit Count												
				floo	rs								
Bldg A	unit sizes	1st	2nd	3rd	4th	5th	6th	total area	type	mix		floors	total SF
Unit A	730	36	40	42	42	42	22	163520	1BR	ST	40	6	308604
Unit B	600	8	8	8	8	8	0	24000	ST	1BR	224		
Unit C	1460	0	0	0	0	0	0	0	2BR	2BR	43		
Unit D	1540	0	0	1	1	1	0	4620	2BR	3BR	9		
Unit M	1317	0	0	0	0	0	9	11853	3BR	TOTAL	316		
Unit N	1133	4	4	6	6	6	6	36256	2BR				
Unit O	1200	0	0	1	1	1	5	9600	2BR				
total		48	52	58	58	58	42	249849					
amenity								7907					
circulation								46848					
retail								4000			9		
Total Area								308604					
		0:											
Bldg B	unit sizes	1st	2nd	3rd	4th	5th	6th	total area	type	mix		floors	total SF
Unit E	1110	2	5	5	5	5	5	29970	2BR	ST	4	6	82167
Unit F	1275	1	2	2	2	2	1	12750	2BR	1BR	19		
Unit G	750	1	2	2	2	2	1	7500	1BR	2BR	43		
Unit H	560	0	1	1	1	1	0	2240	ST	TOTAL	66		
Unit J	990	0	1	1	1	1	0	3960	1BR				
Unit K	560	0	1	1	1	1	1	2800	1BR				
Unit L	1240	1	1	1	1	1	1	7440	2BR				
total		5	13	13	13	13	9	66660					
amenity								680					
circulation								14827					
Total Area		7						82167			382	тот	AL UNITS
					Total Unit								
<b>Total Area</b>	Lot Area	FAR	Unit #	du/acre	Area	Lot Acres							
390771	156849	2.4914	382	106.111	316509	3.60							

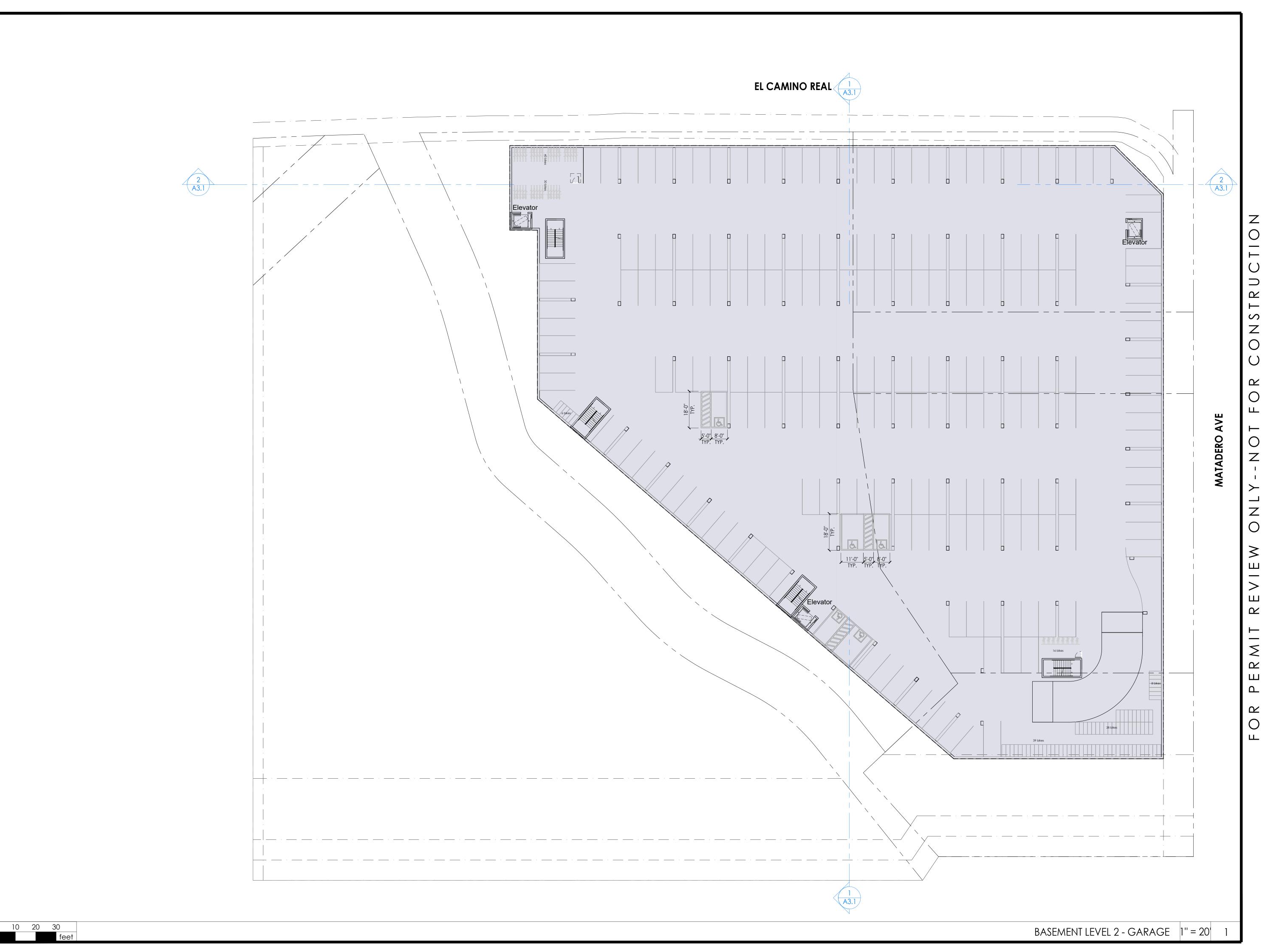


Residences At Matadero Creek Palo Alto, 3400 El Camino Real



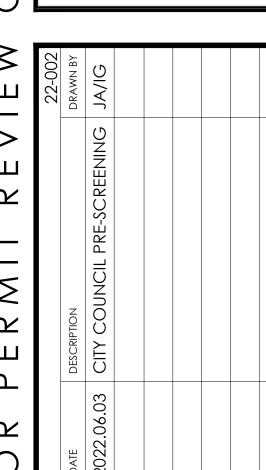
MATRIX



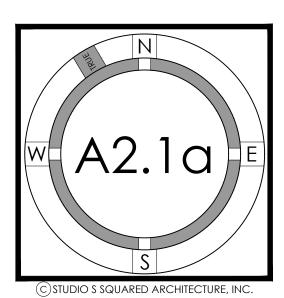


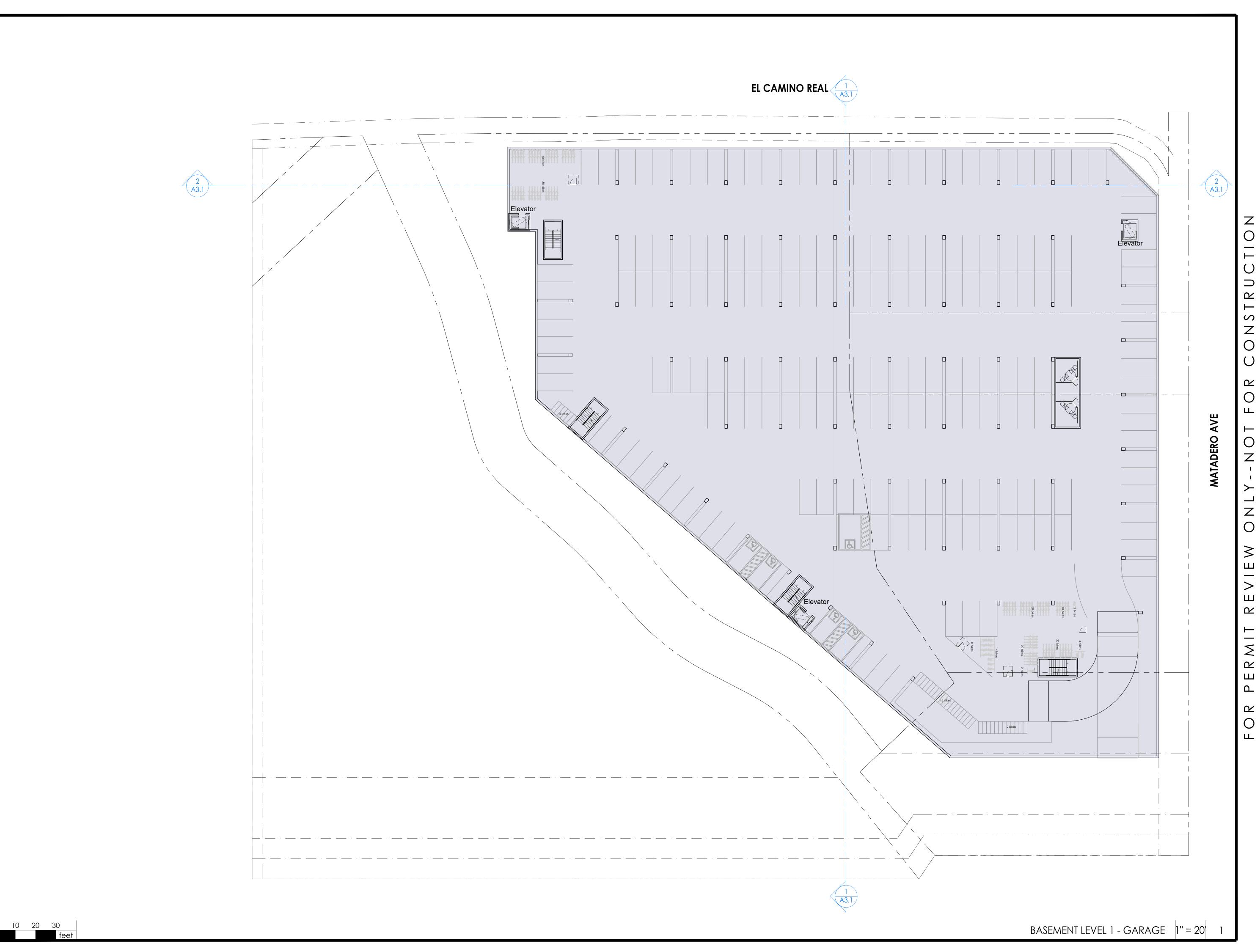


Residences At Matadero Creek Palo Alto, 3400 El Camino Real



BASEMENT LEVEL 2 GARAGE

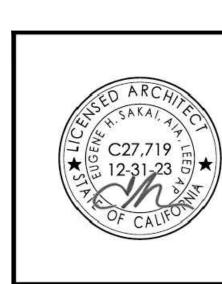


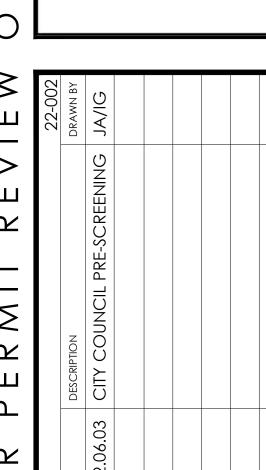




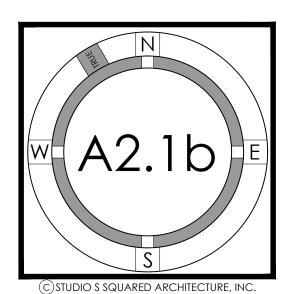
Residences At Matadero Creek

Palo Alto, 3400 El Camino Real





BASEMENT LEVEL 1 GARAGE

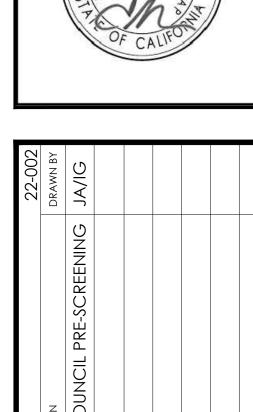


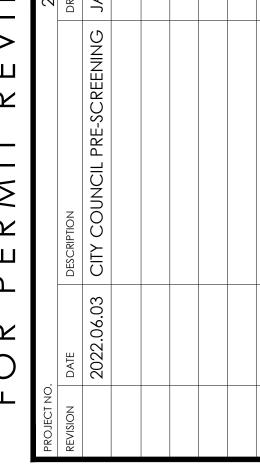




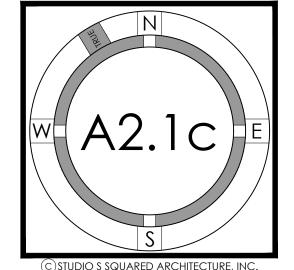
Palo Alto, 3400 El Camino Real Residences At Matadero

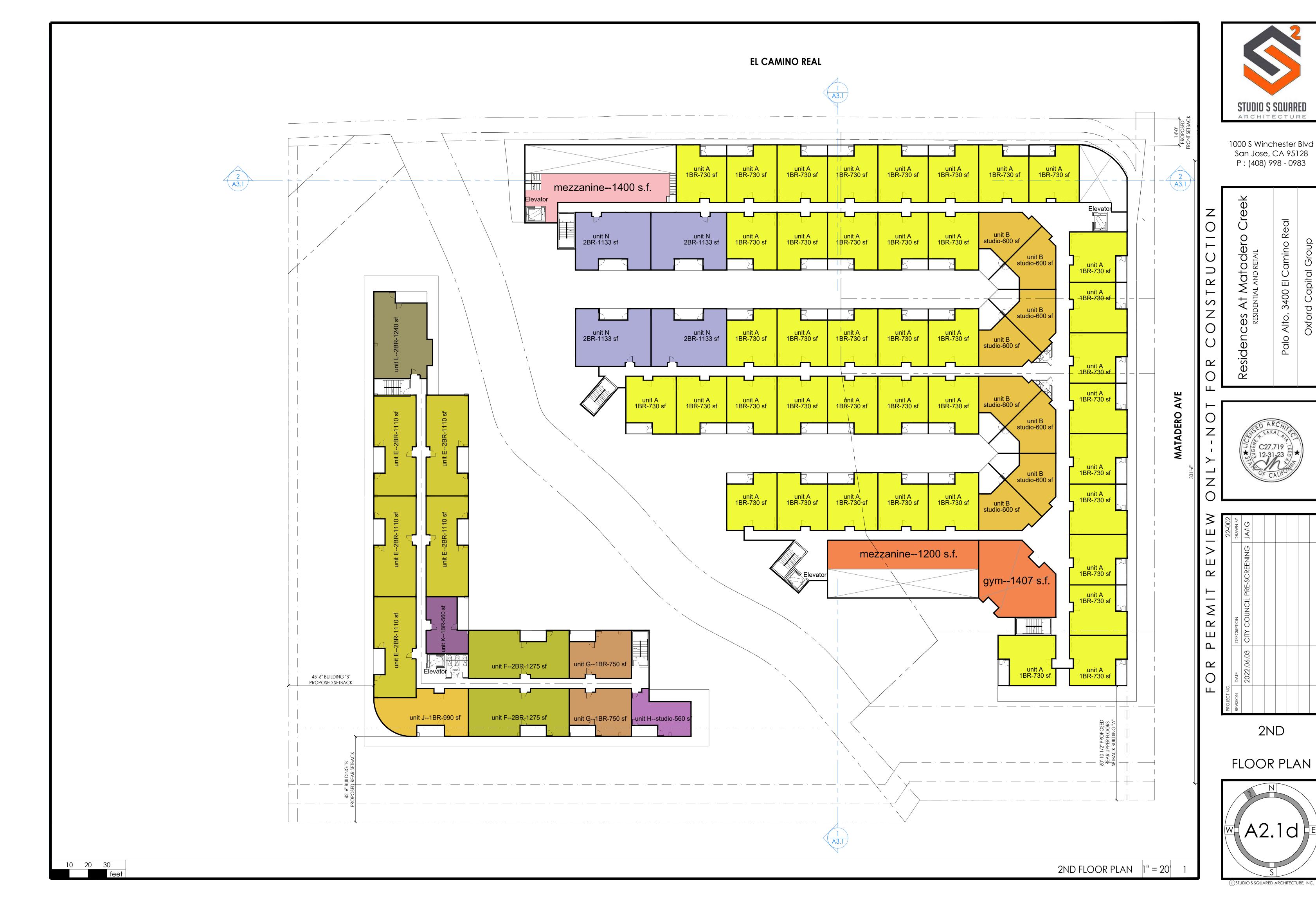
C27,719 Fm ★ C27,719 Fm ★ 12-31-23 ED ★

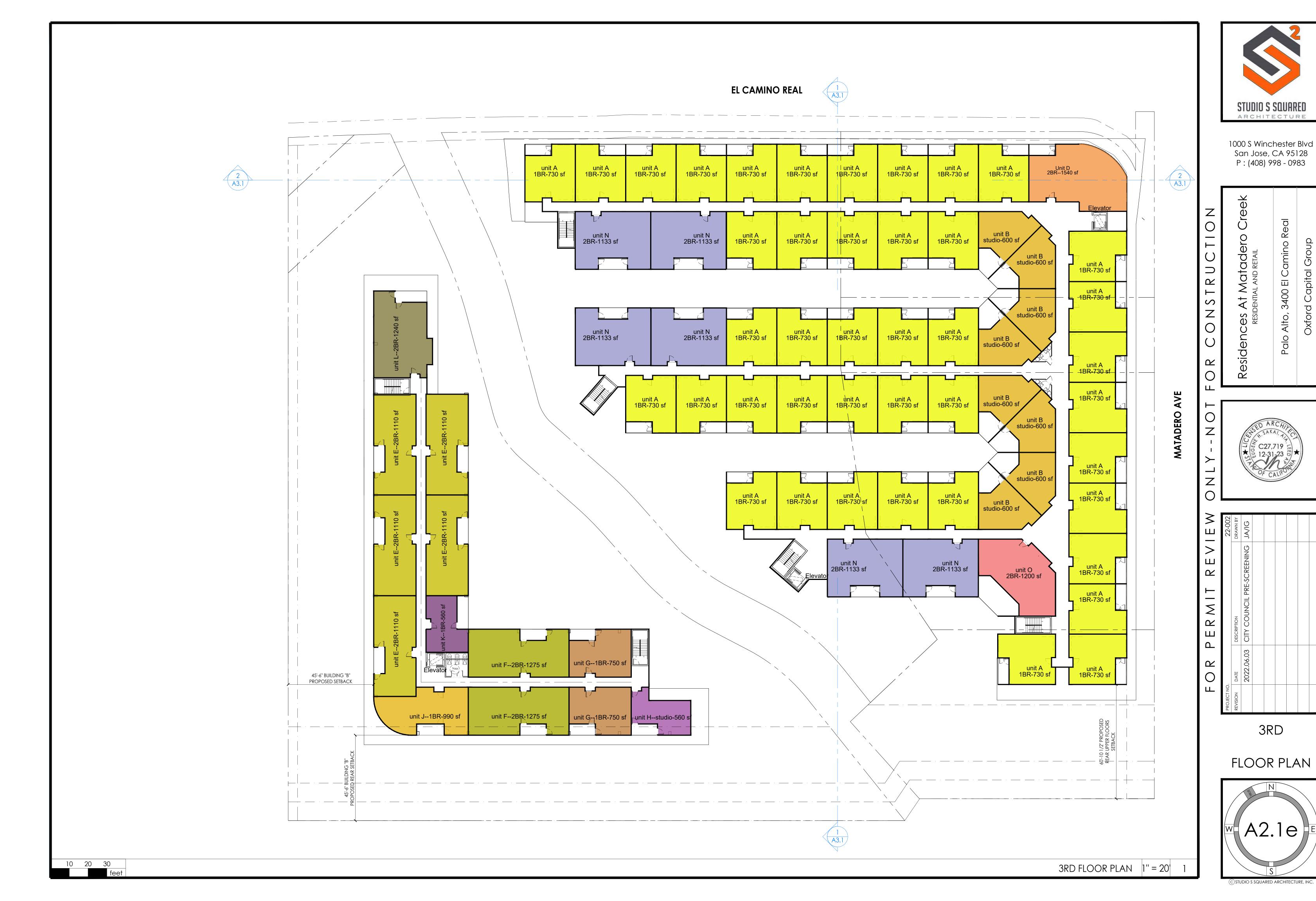


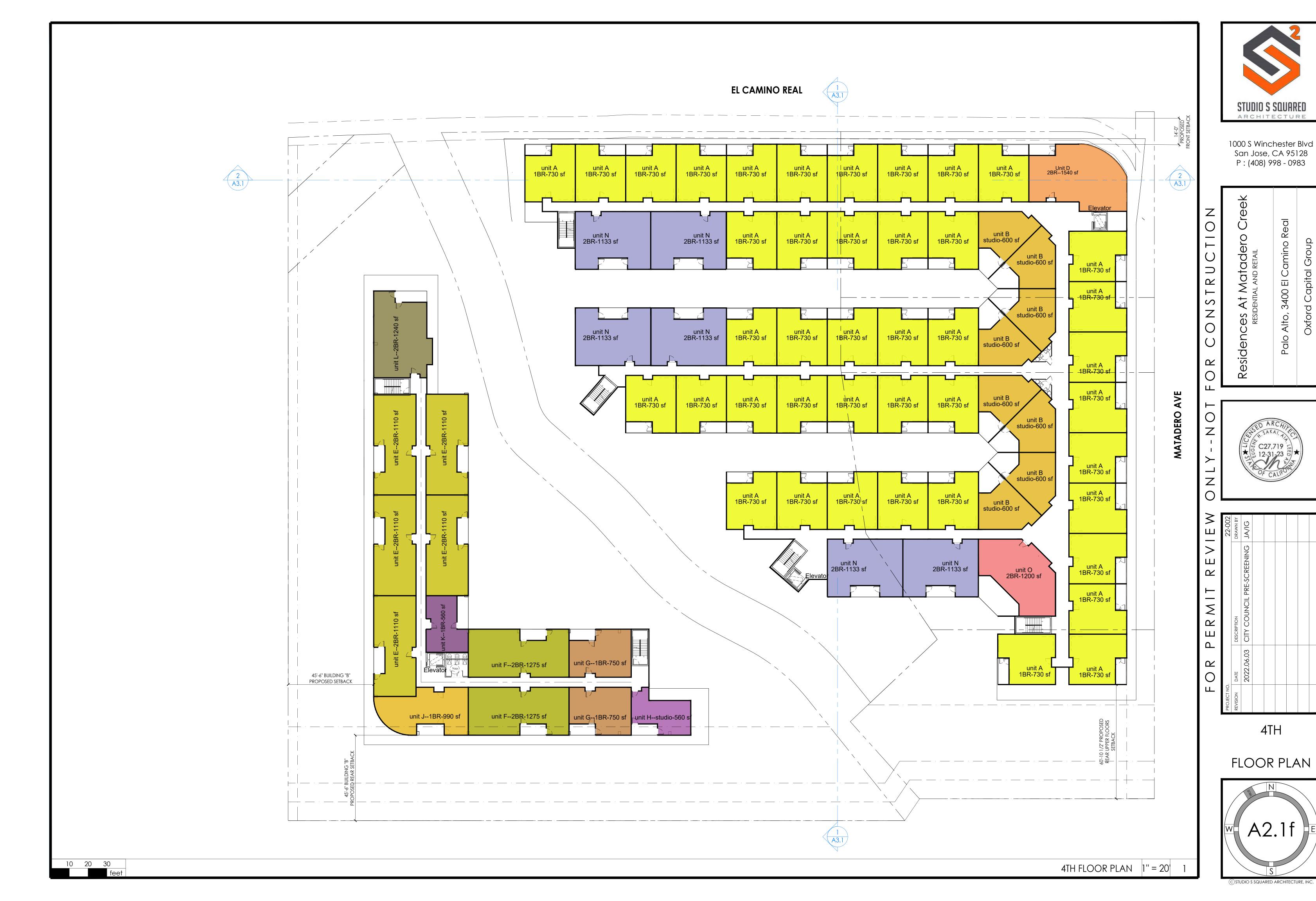


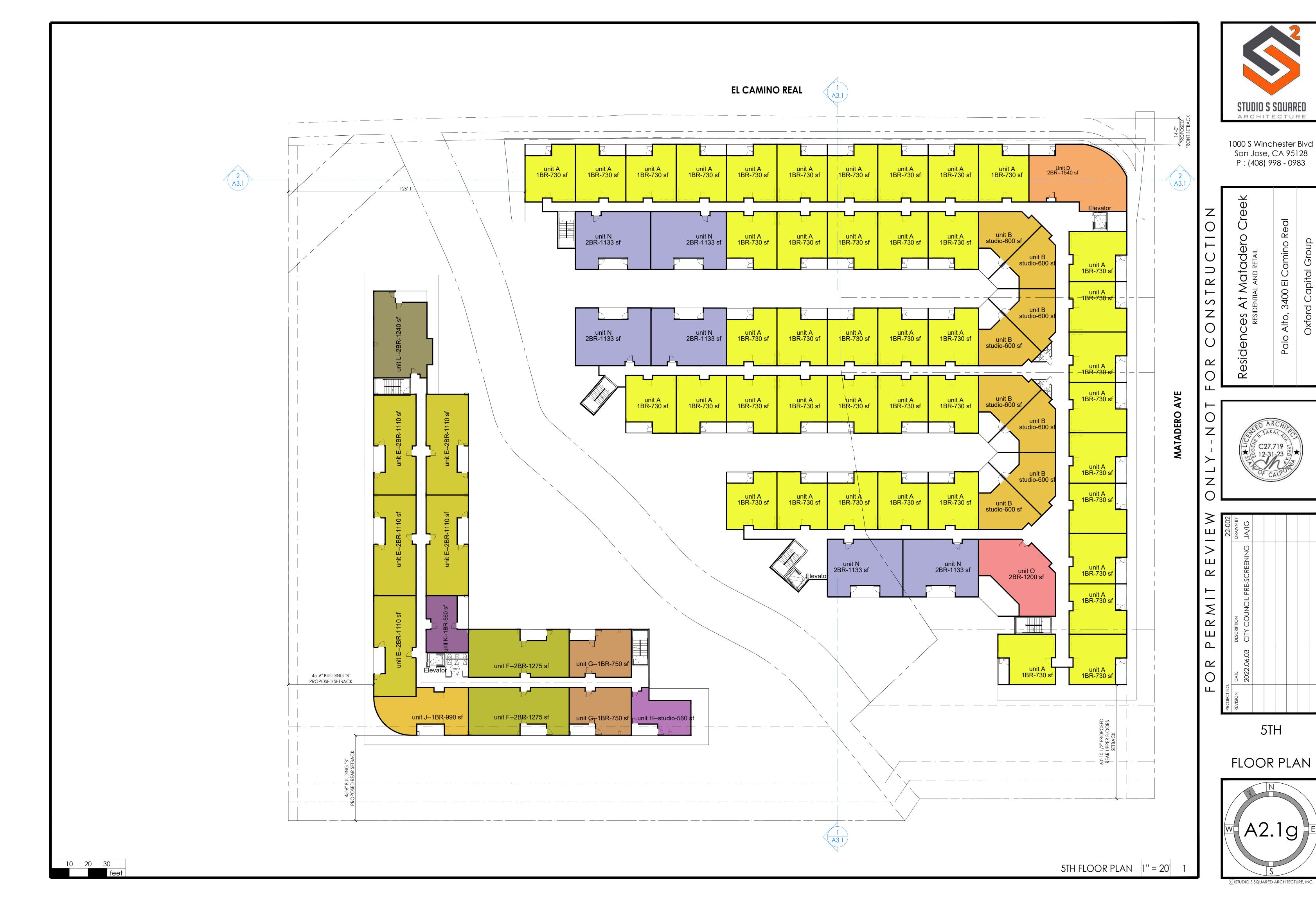
STREET LEVEL FLOOR PLAN







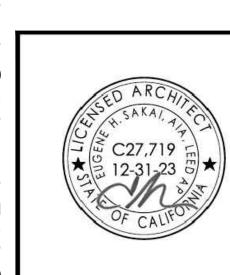


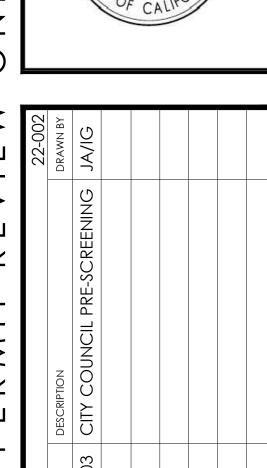






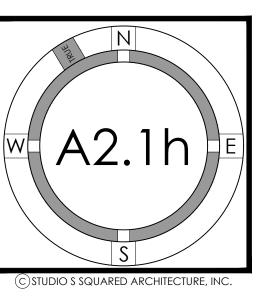
Palo Alto, 3400 El Camino Real Residences At Matadero

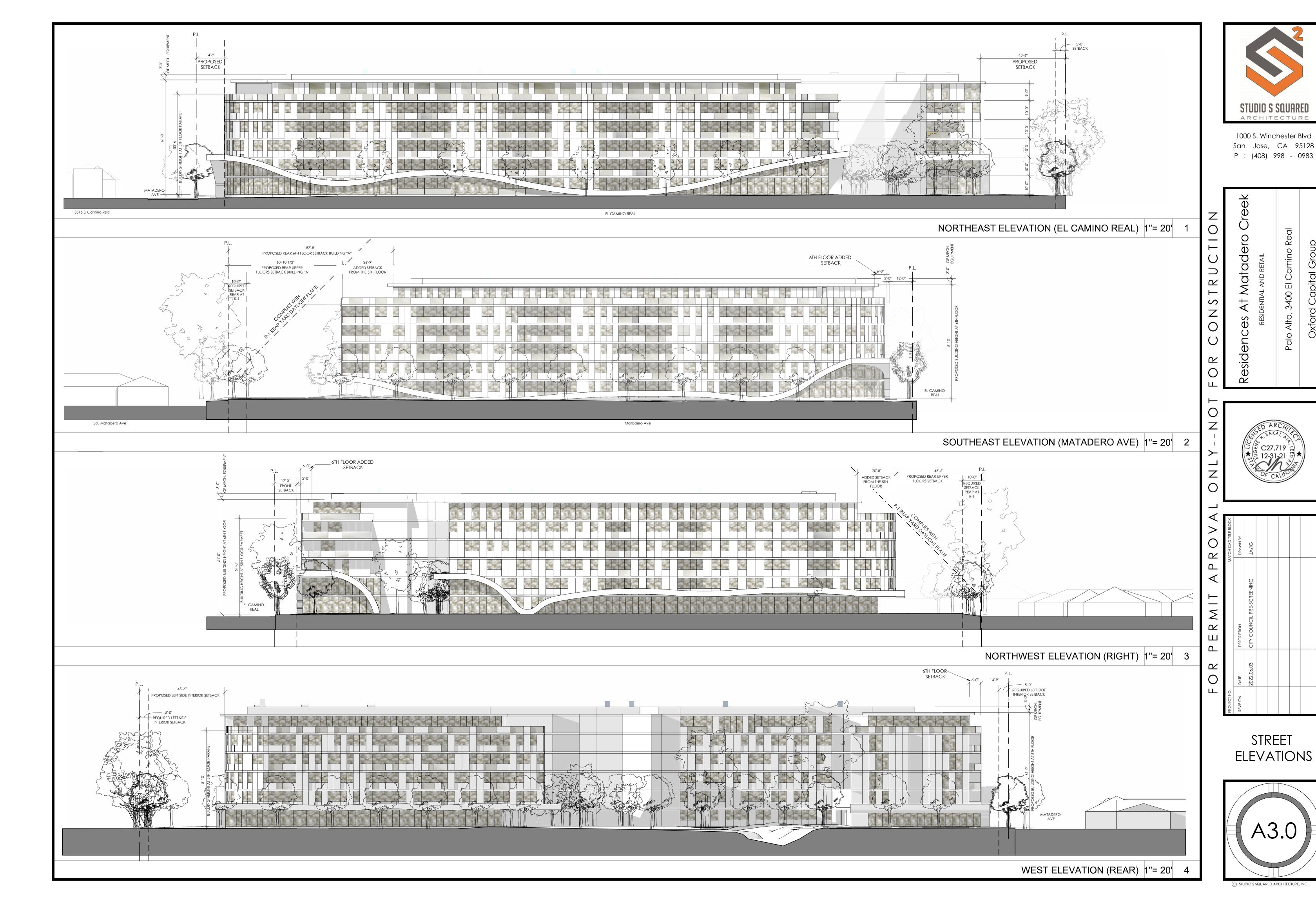


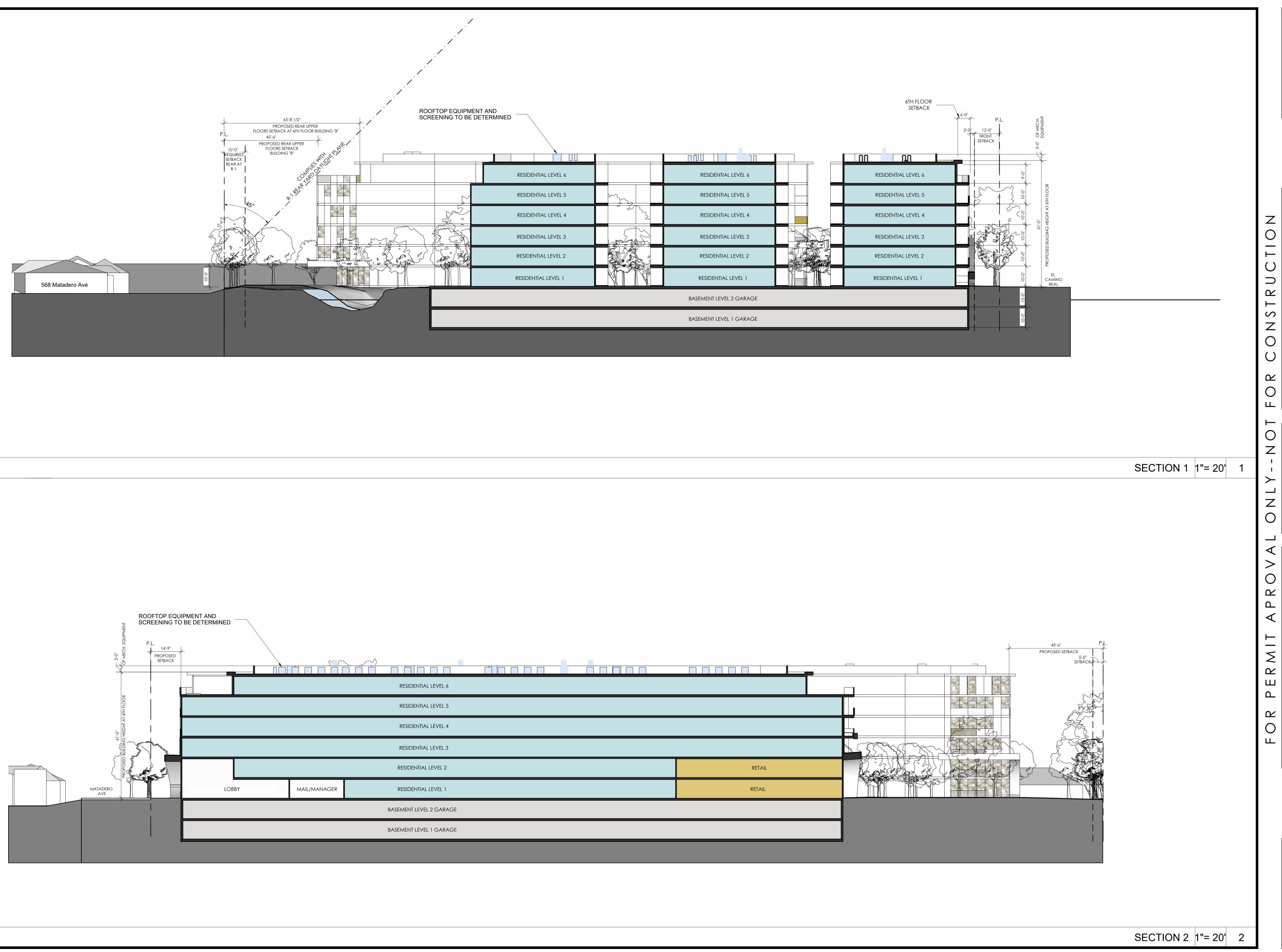


6TH

FLOOR PLAN





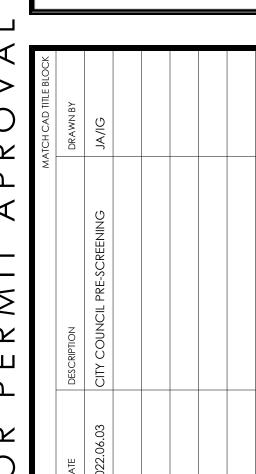




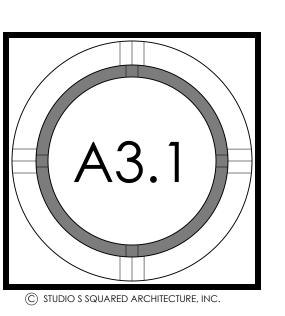
Matadero Residences

Alto, 3400 El Camino Re Palo





## BUILDING SECTIONS

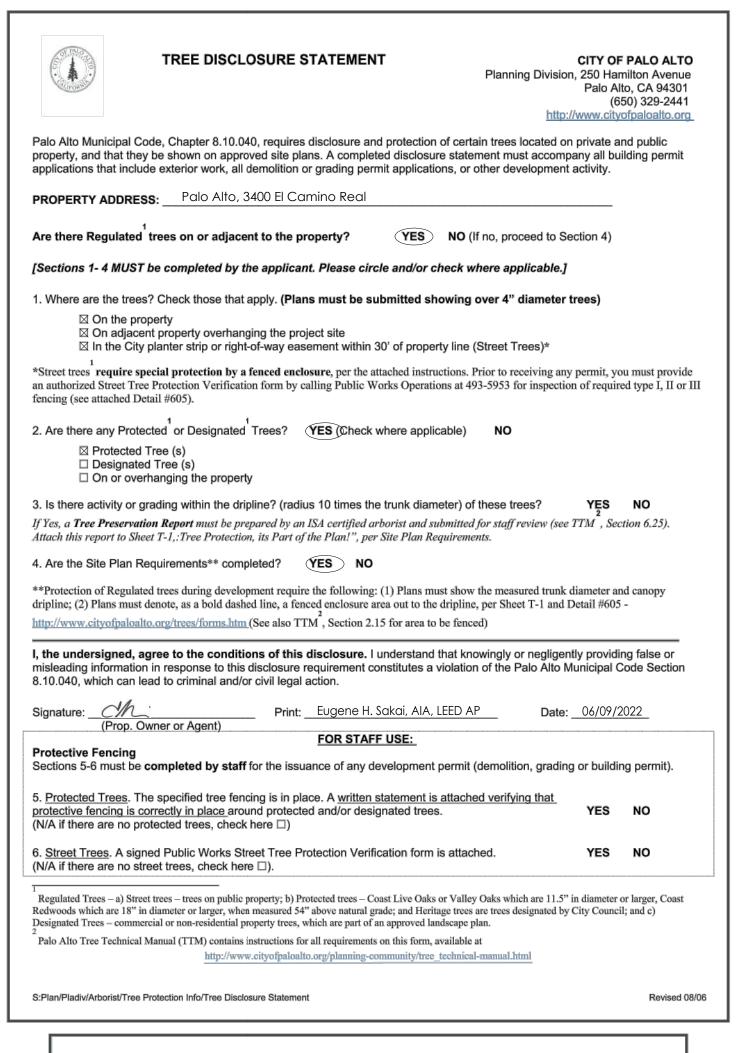


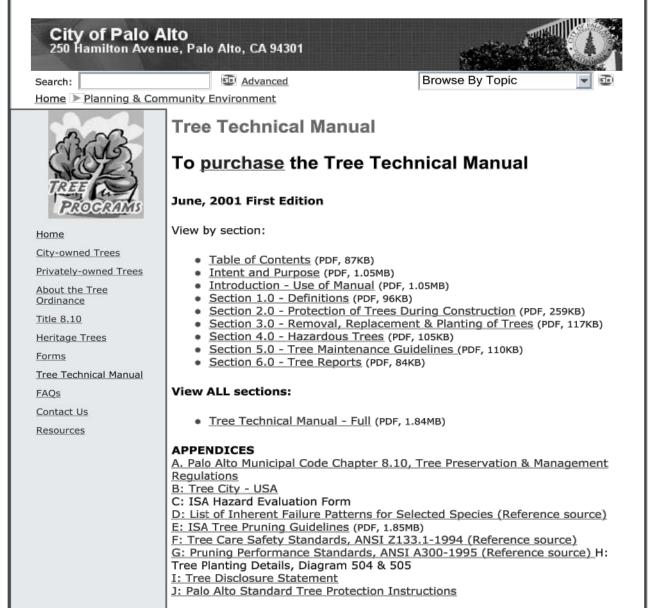
## Tree Protection - It's Part of the Plan!

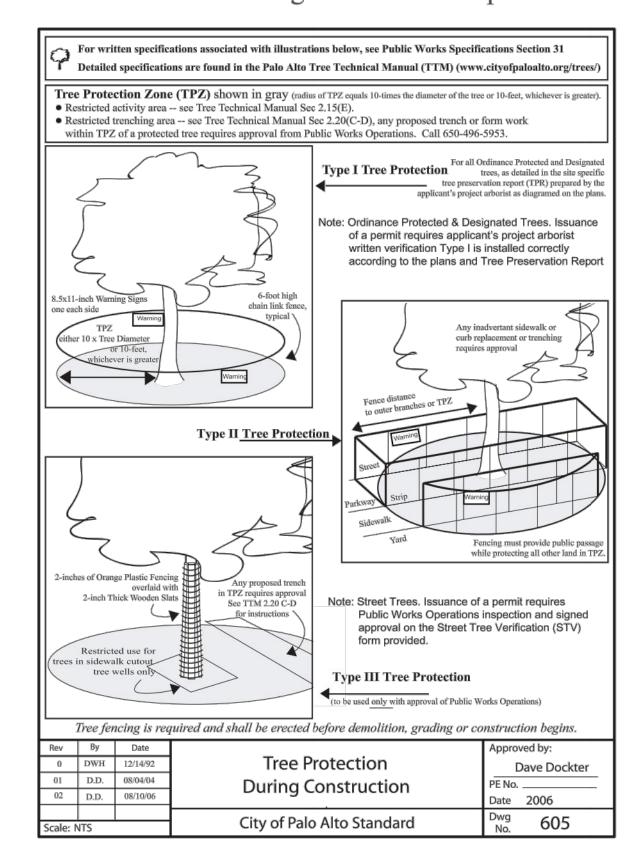
Make sure your crews and subs do the job right!

Fenced enclosures around trees are essential to protect them by keeping the foliage canopy and branching structure clear from contact by equipment, materials and activities, preserving roots and soil conditions in an intact and non-compacted state, and identifying the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved. An approved tree protection report must be added to this sheet when project activity occurs within the TPZ of a regulated tree.

For detailed information on Palo Alto's regulated trees and protection during development, review the City Tree Technical Manual (TTM) found at www.cityofpaloalto.org/trees/.







100	A .	PALO ALTO STREET TREE PROTECTION INSTRUCTIONSSECTION 31
31-1	Genera	
	a,	Tree protection has three primary functions, 1) to keep the foliage canopy and branching structure clea from contact by equipment, materials and activities; 2) to preserve roots and soil conditions in an intact an non-compacted state and 3) to identify the Tree Protection Zone (TPZ) in which no soil disturbance i permitted and activities are restricted, unless otherwise approved.
	b.	The Tree Protection Zone (TPZ) is a restricted area around the base of the tree with a radius of ten-time the diameter of the tree's trunk or ten feet; whichever is greater, enclosed by fencing.
31-2	Referen	nce Documents
	a.	Detail 605 – Illustration of situations described below.
	b.	Tree Technical Manual (TTM) Forms (http://www.cityofpaloalto.org/trees/)
		<ol> <li>Trenching Restriction Zones (TTM, Section 2.20(C))</li> <li>Arborist Reporting Protocol (TTM, Section 6.30)</li> </ol>
		3. Site Plan Requirements (TTM, Section 6.35)
		<ol> <li>Tree Disclosure Statement (TTM, Appendix J)</li> </ol>
	c.	Street Tree Verification (STV) Form (http://www.cityofpaloalto.org/trees/forms)
31-3	Executi a.	ion Type I Tree Protection: The fence shall enclose the entire TPZ of the tree(s) to be protected throughout the
	a.	Type I Tree Trace and Carlos and
	<b>b.</b>	Type II Tree Protection: For trees situated within a planting strip, only the planting strip and yard side of the TPZ shall be enclosed with the required chain link protective fencing in order to keep the sidewalk and street open for public use.
	c.	Type III Tree Protection: To be used <u>only</u> with approval of Public Works Operations. Trees situated in a tree well or sidewalk planter pit, shall be wrapped with 2-inches of orange plastic fencing from the ground to the first branch and overlaid with 2-inch thick wooden slats bound securely (slats shall not be allowed to dig into the bark). During installation of the plastic fencing, caution shall be used to avoid damaging any branches. Major limbs may also require plastic fencing as directed by the City Arborist.
	d.	Size, type and area to be fenced. All trees to be preserved shall be protected with six (6') foot high chain link fences. Fences are to be mounted on two-inch diameter galvanized iron posts, driven into the ground to a depth of at least 2-feet at no more than 10-foot spacing. Fencing shall extend to the outer branching, unless specifically approved on the STV Form.
	e.	'Warning' signs. A warning sign shall be weather proof and prominently displayed on each fence at 20-foo intervals. The sign shall be minimum 8.5-inches x 11-inches and clearly state in half inch tall letters: "WARNING - Tree Protection Zone - This fence shall not be removed and is subject to a fine according to PAMC Section 8.10.110."
	f,	<b>Duration.</b> Tree fencing shall be erected before demolition; grading or construction begins and remain in place until final inspection of the project, except for work specifically allowed in the TPZ. Work or soil disturbance in the TPZ requires approval by the project arborist or City Arborist (in the case of work around Street Trees). Excavations within the public right of way require a Street Work Permit from Public Works.
	g.	During construction
		<ol> <li>All neighbors' trees that overhang the project site shall be protected from impact of any kind.</li> <li>The applicant shall be responsible for the repair or replacement plus penalty of any publicly owned trees that are damaged during the course of construction, pursuant to Section 8.04.070 of the Palo Alto Municipal Code.</li> </ol>
		<ul> <li>3. The following tree preservation measures apply to all trees to be retained:</li> <li>a. No storage of material, topsoil, vehicles or equipment shall be permitted within the TPZ.</li> <li>b. The ground under and around the tree canopy area shall not be altered.</li> <li>c. Trees to be retained shall be irrigated, aerated and maintained as necessary to ensure survival.</li> </ul>

Table 2	2-2 Palo Alto Tree Technical Manual
	CONTRACTOR & ARBORIST INSPECTION SCHEDULE
	Reference: the Palo Alto Tree Technical Manual is available at www.cityofpaloalto.org/environment/
	ECKED ITEMS APPLY TO THIS PROJECT:
	Inspection of Protective Tree Fencing. For Public Trees, the Street Tree Verification Form shall be signed by the City Arborist. For Protected Trees, the project site arborist shall provide an initial Monthly Tree Activity Report form with a photograph verifying that he has conducted a field inspection of the trees and that the correct type of protective fencing is in place around the designated tree protection zone (TPZ) prior to issuance of a demolition, grading, or building permit. (See TTM, Verification of Tree Protection, Section 1.39).
	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 operators, project site arborist, City Arborist, and, if a city maintained irrigation system is involved, the Parks Manager (Contact 650-496-6962).
	Inspection of Rough Grading or Trenching. Contractor shall ensure the project site arborist performs an inspection during the course of rough grading or trenching adjacent to or within the TPZ to ensure trees will not be injured by compaction, cut or fill, drainage and trenching, and if required, inspect aeration systems, tree wells, drains and special paving. The contractor shall provide the project arborist at least 24 hours advance notice of such activity.
	Monthly Tree Activity Report Inspections. The project site arborist shall perform a minimum monthly activity inspection to monitor and advise on conditions, tree health and retention or, immediately if there are any revisions to the approved plans or protection measures. The Tree Technical Manual Monthly Tree Activity Report format shall be used and sent to the Planning Dept landscape review staff no later than 14 days after issuance of building permit date. Fax to (650) 329-2154. (See TTM, Monthly Tree Activity Inspection Report, Addendum 11 & section 1.17).
	Special activity within the Tree Protection Zone. Work in the TPZ area (see also #7 below) requires the direct onsite supervision of the project arborist (see TTM, Trenching, Excavation & Equipment, Section 2.20 C).
	Landscape Architect Inspection. For discretionary development projects, prior to temporary or final occupancy the applicant or contractor shall arrange for the Landscape Architect to perform an on site inspection of all plant stock, quality of the materials and planting (see TTM, Planting Quality, Section 5.20.1 A) and that the irrigation is functioning consistent with the approved construction plans. The Planning Dept. landscape review staff shall be in receipt of written verification of Landscape Architect approval prior to scheduling the final inspection, unless otherwise approved.
7.	List Other (please describe as called out in the site Tree Preservation Report, Sheet T-1, T-2, etc.)
	*

City of Palo Al Tree Department Public Works Operations PO Box 10250 Palo Alto, CA 650/496-5953 FAX: 650/85; treeprotection@CityofPaloAl	A 94303 2-9289	Verification of Street Tree Protection
		orm. Mail or FAX this form along with signed Tree rks Tree Staff will inspect and notify applicant.
APPLICATION DATE:		
ADDRESS/LOCATION OF STREET TREES TO BE PROTECTED:		
APPLICANT'S NAME:		
APPLICANT'S ADDRESS:		
APPLICANT'S TELEPHONE & FAX NUMBERS:		
This section to be filled out by City Tree Sta	aff	
The Street Trees at the above address(es) are adequately protected. The type of protection used is:		YES NO* NO* * If NO, go to #2 below
Inspected by:		
Date of Inspection:		
The Street Trees at the above address are <u>NOT</u> adequately protected. The following modifications are required:      Indicate how the required modifications were communicated to the applicant.		
Subsequent Inspection		
Street trees at above address were found to be adequately protected:	*1	YES NO* NO* If NO, indicate in "Notes" below the disposition of case.
Inpsected by:		
Date of Inspection:		
Notes: List City street trees by species, site, condition and type of tree protection installed. Also note if pictures were taken. Use back of sheet if necessary.		
Return approved sheet to Applicant for S:PWD/OPS/Tree/DS/St.TreeProtect	demolition	or building permit issuance.

			RCA/ISA Certified Arbor	rist #WE-0 outact Cell						
N	Ionthly Tree A	ctivity Repo	rt- Construction Site	value i cen						
Inspection	Site	Contractor-	#1: Job site superintendent							
Date:	address:	Main Site	Company:							
		Contact	Email:							
		_ Information	Job site							
Inspection	Palo Alto, CA		Office:							
#			Cell:							
			Mail:							
		Also	•							
		present:		-						
				-						
Distribution:	City of Palo Alto	Attn: Dave	Dave.dockter@cityofpaloalto.org							
		Dockter	650-329-2440							
	2. Others									
			ustomize as necessary. To be completed by							
site arborist. Sei needed	id monthly to city arborist	at above address unti	l project completion. Use additional sheets	as						
needed.										
Anni	A atimite (Dame Cale)	a din a/22222-1422-1	in a /form dation /list a-1ti-it->							
			ing/foundation/list relevant visits)							
	nstruction meeting requi									
<ul> <li>Inspect to verify that tree protection measures are in place</li> <li>Determine if field adjustments, watering or plan revisions may be needed</li> </ul>										
c. Deterr	nine if field adjustments,	watering or plan re	visions may be needed							
Field Obser	untions (annoral site mid	a and list but indicate	dual teas annahas)							
	vations (general site-wid		mai tree number)							
	rotection Fences (TPF) a	ire								
b. Trencl	ning has/will occur									
Action Item	e (list site wide by tree !	number and date to	he satisfied) and Date Due	<ol><li>Action Items (list site-wide, by tree number and date to be satisfied) and Date Due</li></ol>						
<ol> <li>Tree P</li> </ol>	rotection Fence (TPF) no	eeds adjusting (tree	# x, x, x)							
<ul><li>a. Tree P</li><li>b. Root z</li></ul>	rotection Fence (TPF) no cone buffer material (woo	eeds adjusting (tree od chips) can be ins	# x, x, x)							
<ul><li>a. Tree P</li><li>b. Root z</li></ul>	rotection Fence (TPF) no	eeds adjusting (tree od chips) can be ins	# x, x, x)							
<ul><li>a. Tree P</li><li>b. Root z</li></ul>	rotection Fence (TPF) no cone buffer material (woo ale sewer trench, foundar	eeds adjusting (tree od chips) can be ins	# x, x, x)							
a. Tree P b. Root z c. Sched l. Photograph	rotection Fence (TPF) no cone buffer material (woo ale sewer trench, foundate is (use often)	eeds adjusting (tree od chips) can be ins tion dig with	# x, x, x)							
a. Tree P b. Root z c. Sched l. Photograph	rotection Fence (TPF) no cone buffer material (woo ale sewer trench, foundar is (use often) on Map (mandatory 8.5 x	eeds adjusting (tree od chips) can be ins tion dig with	# x, x, x) talled next							
a. Tree P b. Root z c. Sched l. Photograph	rotection Fence (TPF) no cone buffer material (woo ale sewer trench, foundate is (use often)	eeds adjusting (tree od chips) can be ins tion dig with	# x, x, x) talled next							
a. Tree P b. Root z c. Sched c. Photograph c. Tree Location	rotection Fence (TPF) no cone buffer material (woo ale sewer trench, foundar is (use often) on Map (mandatory 8.5 x	eeds adjusting (tree od chips) can be ins tion dig with	# x, x, x) talled next							
a. Tree P b. Root z c. Sched d. Photograph  Tree Location Recommend	rotection Fence (TPF) no cone buffer material (woo ale sewer trench, foundar is (use often) on Map (mandatory 8.5 x	eeds adjusting (tree od chips) can be ins tion dig with x 11 sheet) items for project/st	# x, x, x) talled next taff/schedule							
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a. Tree P b. Root z c. Sched c. Photograph c. Tree Locatio c. Recommend	rotection Fence (TPF) no cone buffer material (woo ale sewer trench, foundar is (use often) on Map (mandatory 8.5 a dations, notes or monitor	eeds adjusting (tree od chips) can be ins tion dig with x 11 sheet) items for project/st	# x, x, x) talled next taff/schedule							
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a. Tree P b. Root z c. Sched c. Sched c. Photograph c. Tree Locati c. Recommend c. Past visits ()  Respectfully so	rotection Fence (TPF) no cone buffer material (woo hale sewer trench, foundar is (use often) on Map (mandatory 8.5 a dations, notes or monitor hist carry-over items satis	eeds adjusting (tree od chips) can be ins tion dig with (11 sheet) items for project/st	# x, x, x) talled next  taff/schedule							
a. Tree P b. Root z c. Sched c. Sched c. Photograph c. Tree Locati c. Recommend c. Past visits ()  Respectfully so Project site art Consultant cor	rotection Fence (TPF) no cone buffer material (woo hale sewer trench, foundar is (use often) on Map (mandatory 8.5 a dations, notes or monitor dist carry-over items satis	eeds adjusting (tree od chips) can be ins tion dig with (11 sheet) items for project/st	# x, x, x) talled next  taff/schedule							
a. Tree P b. Root z c. Sched c. Sched c. Photograph c. Tree Locati c. Recommend c. Past visits ()  Respectfully so	rotection Fence (TPF) no cone buffer material (woo hale sewer trench, foundar is (use often) on Map (mandatory 8.5 a dations, notes or monitor hist carry-over items satis	eeds adjusting (tree od chips) can be ins tion dig with (11 sheet) items for project/st	# x, x, x) talled next  taff/schedule							

## ---WARNING---**Tree Protection Zone**

This fencing shall not be removed without City Arborist approval (650-496-5953)

### Removal without permission is subject to a \$500 fine per day\*

\*Palo Alto Municipal Code Section 8.10.110

City of Palo Alto Tree Protection Instructions are located at <a href="http://www.city.palo-alto.ca.us/trees/technical-manual.html">http://www.city.palo-alto.ca.us/trees/technical-manual.html</a>

SPECIAL INSPECTIONS	PLANNING DEPARTMENT
TREE PROTECTION INSPE	CTIONS MANDATORY
PAMC 8.10 PROTECTED TREES. CONTRACTOR SHALL EN REQUIRED TREE INSPECTION AND SITE MONITORING. PF REPORTS TO THE PLANNING DEPARTMENT LANDSCAPE BUILDING PERMIT ISSUANCE.	ROVIDE WRITTEN MONTHLY TREE ACTIVITY
BUILDING PERMIT DATE:	
DATE OF 1ST TREE ACTIVITY REPORT:	
CITY STAFF:	
REPORTING DETAILS OF THE MONTHLY TREE ACTIVITY INVERIFY THAT ALL TREE PROTECTION MEASURES ARE IM ACTIVITY, SCHEDULED OR UNSCHEDULED, WITHIN A TRIS SUBJECT TO VIOLATION OF PAMC 8.10.080. REFEIRS SECTION 2.00 AND ADDENDUM 11.	PLIMENTED AND WILL INCLUDE ALL CONTRACTOR REE PROTECTION ROOT ZONE. NON-COMPLIANCE

Apply Tree Protection Report on sheet(s) T-2

Use addtional "T" sheets as needed

Project



All other tree-related reports shall be added to the space provided on this sheet (adding as needed) Include this sheet(s) on Project Sheet Index or Legend Page.

A copy of T-1 can be downloaded at

http://www.cityofpaloalto.org/civica/filebank/blobdload.asp?BlobID=6460

Special Tree Protection Instruction Sheet City of Palo Alto



## Tree Protection - It's Part of the Plan!

Make sure your crews and subs do the job right!

Fenced enclosures around trees are essential to protect them by keeping the foliage canopy and branching structure clear from contact by equipment, materials and activities, preserving roots and soil conditions in an intact and non-compacted state, and identifying the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved. An approved tree protection report must be added to this sheet when project activity occurs within the TPZ of a regulated tree. For detailed information on Palo Alto's regulated trees and protection during development, review the City Tree Technical Manual (TTM) found at www.cityofpaloalto.org/trees/.

Kielty Arborist Services LLC Certified Arborist WE#10724A P.O. Box 6187 San Mateo, CA 94403 650-532-4418

April 27th, 2022 James Gulson

Senior Development Manager Oxford Capital Group, LLC

Site: 3398, 3400, 3450 El Camino Real, Palo Alto CA

As requested on Thursday, April 7<sup>th</sup>, 2022, Kielty Arborist Services visited the above site for the purpose of providing a Tree Inventory Report/Tree Protection Plan for the proposed construction. Construction will be proposed for this site, and as required by the city of Palo Alto a tree protection plan is needed. At this time, a schematic site plan has been reviewed. Once plans are made available, they shall be sent to the Project Arborist for further review. This Tree Inventory Report is not a Tree Risk Assessment. As such, no trees were assessed for risk in accordance with industry standards, nor are there any tree risk ratings or risk mitigation recommendations provided within this preservation plan.

All inspections were made from the ground; the trees were not climbed for this inspection. No root crown exploration or plant tissue analysis was performed. The trees in question were located on an existing topography map provided by you. The trees were then measured for diameter at 54 inches above ground level (DBH or diameter at breast height). The trees were given a condition rating for form and vitality. The trees condition rating is based on 50 percent vitality and 50 percent form, using the following scale.

> 1 - 29 Very Poor 30 - 49 Poor 50 - 69 Fair 70 - 89 Good

90 - 100 Excellent The height of the trees were measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

\*-indicates neighbor's tree P-Indicates protected tree by city ordinance. **R-**Indicates proposed removal **DBH-**Diameter at breast height (54 inches above grade) CON- Condition rating HT/SP- Tree height/ canopy spread

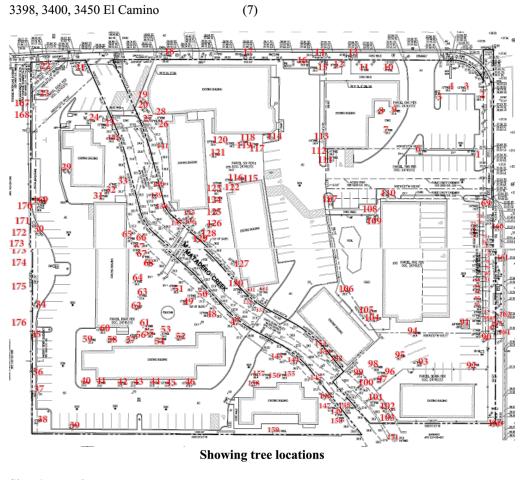
Tree # 1R 2R 3R 4R	Species Chinese Elm	Botanical	DBH			
2R 3R	Chinaga Elm	Dotailicai	(inches)	Condition	Ht./ Spread	Comments/Recommendations
3R	Chinese Eini	Ulmus parvifollia	18.3	70%	30/40	Good vigor, good form, in small planting strip.
	Callery Pear	Pyrus calleryana	12.3	50%	20/20	Fair vigor, fair form, codominant at 7', decay at root crown.
4R	Callery Pear	Pyrus calleryana	11.5	50%	20/15	Fair vigor, fair form, codominant at 7', decay at root crown.
	Callery Pear	Pyrus calleryana	16.3	40%	30/25	Fair vigor, poor form, codominant at 6', decay at union from past failure due to included bark.
5R	Callery Pear	Pyrus calleryana	10.3	45%	20/15	Fair to poor vigor, fair form, codominant at 7', in decline.
6R	Chinese Elm	Ulmus parvifollia	20.8	70%	35/45	Good vigor, good from, in small planting strip.
7R	Chinese pistache	Pistacia chinensis	5.4	60%	18/12	Fair vigor, fair form, surrounded by hardscape.
8R	Callery Pear	Pyrus calleryana	5.4	50%	18/15	Fair vigor, fair form, close to foundation.
9R	Callery Pear	Pyrus calleryana	7.8	60%	18/15	Fair vigor, fair form, close to foundation.
10R	Crape myrtle	Lagerstroemia sp.	8.8	70%	15/15	Fair vigor, fair form.
11R	Crape myrtle	Lagerstroemia sp.	8.9	70%	20/15	Fair vigor, fair form.
12 <b>R</b>	Crape myrtle	Lagerstroemia sp.	7.5	70%	2015	Fair vigor, fair form.
13 <b>P</b>	London Plane	Platanus x hispanica	14.1	70%	40/35	rair vigor, iair iorm, <b>street tree</b> , close to underground utilities.
14P	London Plane	Platanus x hispanica	19.7	70%	4535	Fair vigor, fair form, Street tree.
15 <b>R</b>	Japanese Black Pine	Pinus thunbergii	9	50%	20/15	Fair vigor, fair form, suppressed.
16R	Coast Live Oak	Quercus agrifolia	10.3	30%	15/25	Poor vigor, poor form, suppressed, in decline.
17P/R	Pin Oak	Quercus palustris	4.8	30%	10/8	Poor vigor, poor form, topped, in decline, street tree
18 <b>P</b>	Ginkgo	Ginkgo biloba	15	70%	30/20	Good vigor, fair form, codominant at 5' Street tree.
19 <b>R</b>	Evergreen pear	Pyrus kawakamii	15.8	40%	25/20	Fair vigor, poor form, leans horizontally.
20 <b>R</b>	Evergreen pear	Pyrus kawakamii	17.7	50%	30/30	Fair vigor, fair form, dead wood.
21 <b>R</b>	Callery Pear	Pyrus calleryana	17.2	40%	30/25	Fair vigor, poor form, large codominant leader failure at 5', decay.
22	Callery Pear	Pyrus calleryana	14.4	50%	20/20	Fair vigor, poor form, multi leader at 7' with included bark.
23R	Callery Pear	Pyrus calleryana	12.6	45%	20/20	Fair to poor vigor, poor form, multi leader at 6' with included bark.
24			22.3	70%	35/35	
25R	London Plane Redwood	Platanus x hispanica Sequoia sempervirens	12	80%	35/15	Good vigor, fair form.  Good vigor, good form.
26R	Privet	Ligustrum japonicum	18.4	30%	40/20	Poor vigor, poor form, in decline, decay on trunk.
27R	Tree of Heaven	Ailanthus altissima	8.2	45%	35/12	Fair vigor, fair form, invasive.
28R	Dogwood	Cornus sp.	2.7	30%	20/8	Poor vigor, fair form, suppressed in decline
29R	Cherry	Prunus serrulata	9.7	45%	15/12	Fair to poor vigor, fair form, against building.
30	Coast Live Oak	Quercus agrifolia	10	65%	20/20	Good vigor, fair form, suppressed.
31R	Cherry	Prunus serrulata	9.4	45%	20/15	Fair to poor vigor, poor form, topped.
32R	Cherry	Prunus serrulata	6	40%	15/12	Fair to poor vigor, poor ofrm, codominant with decay at union.
33	Cherry	Prunus serrulata	6	45%	15/20	
34R	Redwood	Sequoia sempervirens	6.8	20%	20/10	Fair viogr, poor form, suppressed by pine. Poor vigor, poor form, suppressed, arought stressed, in decline.
35	Redwood	Sequoia sempervirens	7.5	65%	20/10	Fair vigor, fair form, suppressed.
36	Redwood	Sequoia sempervirens	13.5	65%	35/15	Fair vigor, good form, drought stressed.

3398	3, 3400, 3450	El Camino		(3)		
Tree #	Species	Botanical	DBH (inches)	Condition	Ht./ Spread	Comments/Recommendations
37	Redwood	Sequoia sempervirens	13.4	65%	35/15	Fair vigor, good form, drought stressed.
38 <b>R</b>	Coast Live Oak	Quercus agrifolia	9.8	40%	20/15	Fair vigor, poor form, topped, bleeding canker, sycamore borer, sprinkler at root crown
39	Pittosporum	Pittosporum tobira	12	65%	15/20	Good vigor, fair form.
40R	Callery Pear	Pyrus calleryana	12.3	60%	30/20	Good vigor, poor form, codominant at 7' with included bark.
41 <b>R</b>	Callery Pear	Pyrus calleryana	8.4	0%	30/15	Dead
42 <b>R</b>	Callery Pear	Pyrus calleryana	12.8	60%	35/25	Good vigor, poor form, codominant at 6' with included bark.
43 <b>R</b>	Callery Pear	Pyrus calleryana	14	60%	35/25	Good vigor, poor form, codominant at 6' with included bark.
44 <b>R</b>	Callery Pear	Pyrus calleryana	12.5	60%	35/25	Good vigor, poor form, codominant at 6' with included bark.
45 <b>R</b>	Callery Pear	Pyrus calleryana	11.6	60%	35/25	Good vigor, poor form, codominant at 6' with included bark.
46 <b>R</b>	Callery Pear	Pyrus calleryana	14.4	60%	35/25	Good vigor, poor form, codominant at 6' with included bark.
47 <b>P</b>	Valley Oak	Quercus lobata	12	65%	30/35	Good vigor, fair form, on creek bank.
48	Big Leaf Maple	Acer macrophyllum	17.1	70%	40/35	Goo vigor, fair form, multi leader at 10'.
49	Norfolk Island Pine	Araucaria heterophylla	7.3	60%	25/12	Good vigor, fair form, suppressed.
50	Strawberry madrone	Arbutus unedo	12.8	45%	12/15	Good vigor, fair form, decay at root crown, on slope.
51	Japanese maple	Acer palmatum	9.5	55%	20/12	Fair vigor, fair form, sun scald, minor die back.
52 <b>R</b>	Mayten	Maytenus boaria	7.6	45%	10/12	Poor vigor, fair form, die back, in decline.
53 <b>R</b>	Mayten	Maytenus boaria	4.2	50%	10/10	Fair vigor, fair form, suppressed.
54 <b>P</b> / <b>R</b>	Redwood	Sequoia sempervirens	27.4	45%	60/15	Fair to poor vigor, poor form, codominant at top, drought stressed.
55 <b>R</b>	Mayten	Maytenus boaria	6.4	50%	15/10	Fair vigor, poor form, suppressed.
56R	Mayten	Maytenus boaria	5.7	50%	15/10	Fair vigor, poor form, suppressed.
57 <b>R</b>	Mayten	Maytenus boaria	6	45%	15/8	Fair to poor vigor, poor form, suppessed, in decline.
58 <b>R</b>	Mayten	Maytenus boaria	5.3	40%	12/8	Poor vigor, poor form, suppressed.
59 <b>R</b>	Cherry	Prunus serrulata	4.8	50%	8.8	Fair vigor, fair form, young.
60 <b>R</b>	Callery Pear	Pyrus calleryana	14	45%	20/15	Fair to poor vigor, poor form, topped in past.
61	Japanese maple	Acer palmatum	9-9-8-8-6	70%	30/30	Good vigor, fair form, aesthetically pleasing.
62 <b>R</b>	Mayten	Maytenus boaria	4	30%	10/8	Poor vigor, poor form, in decline.
63 <b>R</b>	Mayten	Maytenus boaria	8.3	30%	12/10	Poor vigor, poor form, in decline.
64 <b>R</b>	Mayten	Maytenus boaria	7.4	30%	12/12	Poor vigor, poor form, in decline.
65 <b>R</b>	Pittosporum	Pittosporum tobira	8	45%	20/15	Fair vigor, poor form, leans at 45 degrees.
66	Cabbage palm	Cordyline australis	4	50%	15/5	Fair vigor, fair form.
67	Cabbage palm	Cordyline australis	4	50%	20/3	Fair vigor, fair form.
68	Japanese maple	Acer palmatum	5	60%	12/12	Fair vigor, fair form, history of limb loss.
69 <b>P/R</b>	Redwood	Sequoia sempervirens	37.2	50%	65/25	Fair vigor, poor form, codominant at 6', drought stressed,
70 <b>R</b>	Privet	Ligustrum japonicum	9-5-5	45%	20/20	Fair vigor, poor form, multi leader at grade, dead wood.
71 <b>R</b>	Privet	Ligustrum japonicum	4"x4	45%	20/15	Fair vigor, poor form, mulit leader at grade, dead wood.
72 <b>R</b>	Privet	Ligustrum japonicum	3-2-2	40%	15/10	Fair vigor, poor form, multi leader at grade, dead wood.
73 <b>R</b>	Privet	Ligustrum japonicum	4-5	45%	15/15	Fair vigor, poor form, multi leader at grade, dead wood.
74 <b>R</b>	Privet	Ligustrum japonicum	6-5-4-4	45%	20/20	Fair vigor, poor form, multi leader at grade, dead wood.
75 <b>R</b>	Privet	Ligustrum japonicum	3.5-3	40%	15/15	Fair vigor, poor form, multi leader at grade, dead wood.

ree #	Species	Botanical	DBH (inches)	Condition	Ht./ Spread	Comments/Recommendations
76R	Privet	Ligustrum japonicum	3-3-3-2-2-	45%	15/15	Fair vigor, poor form, multi leader at grade, dead wood.
77R	Privet	Ligustrum japonicum	3-3.5	45%	20/15	Fair vigor, poor form, multi leader at grade, dead wood.
78R	Privet	Ligustrum japonicum	4.5-3-4-2	40%	20/15	Fair vigor, poor form, multi leader at grade, dead wood.
79R	Privet	Ligustrum japonicum	4.5-3-4-2	40%	20/15	Fair vigor, poor form, multi leader at grade, dead wood.
80R	Privet	Ligustrum japonicum	4-3.5-3.5	45%	20/15	Fair vigor, poor form, multi leader at grade, dead wood.
81R	Privet	Ligustrum japonicum	4-1-3.8	45%	15/15	Fair vigor, poor form, multi leader at grade, dead wood.
82R	Privet		3-2.5	40%	12/10	Fair vigor, poor form, multi leader at grade, dead wood.
		Ligustrum japonicum	3.5-3.6			Fair vigor, poor form, mulit leader at grade, dead wood.
83R	Privet	Ligustrum japonicum	2-3.3	45%	12/12	
84R	Privet	Ligustrum japonicum		45%	14/10	Fair vigor, poor form, multi leader at grade, dead wood.
85R	Privet	Ligustrum japonicum	4.2-4.6	40%	14/12	Fair vigor, poor form, multi leader at grade, dead wood.
86R	Black Acacia	Acacia melanoxylon	8.4	45%	25/20	Good vigor, fair form, invasive species.
87R	Privet	Ligustrum japonicum	3.1	45%	10/10	Fair vigor, poor form, suppressed.
88R	Blue gum Eucalyptus	Eucalyptus globulus	12	40%	50/10	Fair vigor, poor form, topped.
89 <b>R</b>	Blue gum Eucalyptus	Eucalyptus globulus	48	40%	50/15	Fair vigor, poor form, topped.
90	Olive	Olea europaea	4-5-2.6	50%	20/20	Fair vigor, fair form, suppressed by eucalyptus.
91 <b>R</b>	Blue gum Eucalyptus	Eucalyptus globulus	60	40%	65/20	Fair vigor, poor form, topped, surrounded by hardscape.
92 <b>R</b>	Black Acacia	Acacia melanoxylon	18.9	45%	30/20	Fair vigor, fair form, invasive, surrounded by hardscape.
93 <b>R</b>	Magnolia	Magnolia grandiflora	12.7	65%	30/25	Fair vigor, fair form, surrounded by hardscape.
94 <b>R</b>	African fern pine	Afrocarpus falcatus	22.5	60%	45/35	Fair vigor, fair form, leans away from building.
95 <b>R</b>	Acacia	Acacia dealbata	15	40%	40/25	Poor vigor, fair form, invasive, in decline.
96 <b>R</b>	Acacia	Acacia dealbata	14.7	40%	35/25	Fair vigor, poor form, leans, invasive.
97 <b>R</b>	Acacia	Acacia dealbata	6.7	40%	35/20	Fair vigor, poor form, suppressed, invasive.
98 <b>R</b>	Holly	llex aquifolium	6.3-4	60%	25/15	Fair vigor, fair form.
99 <b>R</b>	Olive	Olea europaea	3.5	50%	15/8	Fair vigor, poor form, suppressed.
100R	Olive	Olea europaea	8	50%	25/20	Fair vigor, poor form, suppressed.
01 <b>P</b> / <b>R</b>	Valley Oak	Quercus lobata	18	45%	45/45	Fair to poor vigor, poor form, suppressed, dead leader, ivy.
02 <b>P/R</b>	Coast Live Oak	Quercus agrifolia	20	60%	35/40	Good vigor, fair form, close to structure, suppressed, leans.
03 <b>R</b>	Coast Live Oak	Quercus agrifolia	10	45%	30/30	Fair vigor, poor form, suppresssed, dead wood.
04 <b>R</b>	Blue gum Eucalyptus	Eucalyptus globulus	55	40%	75/40	Fair vigor, poor form, topped.
05 <b>R</b>	Japanese Maple	Acer palmatum	8	70%	20/25	Good vigor, good form.
06 <b>R</b>	Alder	Alnus rubra	8	70%	30/20	Fair vigor, fair form.
07R	Callery Pear	Pyrus calleryana	19.4	50%	35/35	Fair vigor, poor form, codominant at 7'.
08R	Cherry laurel	Prunus caroliniana	5.4	50%	12/10	Fair to poor vigor, fair form.
	Japanese maple	Acer palmatum	6	70%	15/20	Good vigor, good form.
10R	Japanese maple	Acer palmatum	6"x7	70%	20/25	Good vigor, fair form, multi leader at grade, decay on leaders
11R	Callery Pear	Pyrus calleryana	13.3	45%	25/25	Fair vigor, poor form, topped, girdled, codominant at 7'.
12R	Tea tree	Leptospermum laevigatum	7.3-6	50%	10/20	Fair vigor, fair form, suppressed
	Mexican fan palm	Washingtonia robusta	22	70%	50/8	Good vigor, good form.
	Eucalyptus	Eucalyptus botryoides	45.4	30%	50/45	Poor vigor, poor form, topped, surrounded by hardscape.

398	3, 3400, 3450	El Camino	DBH	(5)		
ree #	Species	Botanical	(inches)	Condition	Ht./ Spread	Comments/Recommendations
15 <b>R</b>	Birch	Betula pendula	12	65%	30/20	Fair vigor, fair form.
16 <b>R</b>	Birch	Betula pendula	8.5	65%	30/15	Fair vigor, fair form.
17 <b>R</b>	Birch	Betula pendula	8.4	65%	35/15	Fair vigor, fair form.
18 <b>R</b>	Birch	Betula pendula	9	65%	35/15	Fair vigor, fair form.
19 <b>R</b>	Birch	Betula pendula	9	65%	35/15	Fair vigor, fair form.
20 <b>R</b>	Birch	Betula pendula	7.8	65%	35/15	Fair vigor, fair form.
21 <b>R</b>	Birch	Betula pendula	7.7	65%	35/15	Fair vigor, fair form.
22 <b>R</b>	Birch	Betula pendula	12.3	65%	35/15	Fair vigor, fair form.
123 <b>R</b>	Japanese maple	Acer palmatum	5	70%	12/12	Good vigor, good form.
24 <b>R</b>	Birch	Betula pendula	11.8	65%	40/20	Good vigor, fair form.
25 <b>R</b>	Birch	Betula pendula	7.1	50%	30/15	Fair vigor, fair form, dead wood at top.
26 <b>R</b>	Japanese Maple	Acer palmatum	8.6	60%	12/12	Good vigor, poor form, topped.
27 <b>R</b>	Tree of Heaven	Ailanthus altissima	21	50%	45/35	Good vigor, fair form, invasive species.
128 <b>R</b>	Tree of Heaven	Ailanthus altissima	15.2	50%	45/35	Good vigor, fair form, invasive species.
129 <b>P</b>	Redwood	Sequoia sempervirens	26.8	70%	60/30	Fair vigor, good form.
130 <b>R</b>	Tree of Heaven	Ailanthus altissima	16.7	50%	45/40	Fair vigor, fair form, invasive.
31 <b>R</b>	Tree of Heaven	Ailanthus altissima	15.7	50%	45/40	Fair vigor, fair form, invasive.
32 <b>R</b>	Tree of Heaven	Ailanthus altissima	16.2	50%	45/40	Fair vigor, fair form, invasive.
33 <b>R</b>	Tree of Heaven	Ailanthus altissima	18.4	50%	45/40	Fair vigor, fair form, invasive.
34 <b>R</b>	Cherry laurel	Prunus caroliniana	10	30%	20/25	Poor vigor, poor form, topped.
135	Japanese Maple	Acer palmatum	4.8-4.2	60%	20/12	Fair vigor, fair form, suppressed.
36 <b>R</b>	Tree of Heaven	Ailanthus altissima	12.7	45%	45/30	Fair viğor, poor torm, suppressed, nistory or ilmb loss, invasive
37 <b>P</b>	Redwood	Sequoia sempervirens	27	70%	65/25	Fair vigor, good form, minor drought stress.
138 <b>P</b>	Redwood	Sequoia sempervirens	18.5	70%	55/25	Fair vigor, good form, minor drought stress.
39 <b>R</b>	Black Acacia	Acacia melanoxylon	17	45%	40/30	Fair vigor, poor form, suppressed, invasive.
40R	Aleppo pine	Pinus halepensis	33.3	50%	55/50	Fair to poor vigor, poor form, suppressed, leans, canker disease.
41R	Tree of Heaven	Ailanthus altissima	20.8	50%	40/30	Fair vigor, fair form, codominant at 7', invasive.
42R	Privet	Ligustrum japonicum	8	30%	15/12	Poor vigor, poor form, in decline.
43R	Black Acacia	Acacia melanoxylon	20	50%	35/45	Fair vigor, fair form, invasive.
144	Elderberry	Sambucus nigra	10	60%	20/20	Fair vigor, fair form.
45R	Black Acacia	Acacia melanoxylon	3	50%	20/10	Fair vigor, fair form, invasive.
146R	Black Acacia	Acacia melanoxylon	9.6	50%	30/20	Fair vigor, fair form, invasive.
147R	Silk Oak	Grevillia robusta	24	30%	55/40	Poor vigor, poor form, in decline.
48R	Black Acacia	Acacia melanoxylon	24	30%	40/40	Fair vigor, poor form, invasive, leans at 45 degrees.
48R 49R	Black Acacia		6	45%	30/15	Fair vigor, fair form, invasive, leans at 45 degrees.
		Acacia melanoxylon	4			
50R	Black Acacia	Acacia melanoxylon		30%	12/12	Fair vigor, fair form, invasive, leans. Fair vigor, fair form, root rot scars at grade, grade changes
51* <b>P</b>	Valley Oak	Quercus lobata	64est	50%	55/55	due to being located at creek.
52 <b>P</b>	Coast Live Oak	Quercus agrifolia	24	70%	45/60	Good vigor, fair form, close to building.
153 <b>R</b>	Black Acacia	Acacia melanoxylon	10	50%	40/20	Fair vigor, fair form, invasive.

<u> 3398</u>	3, 3400, 3450	El Camino		(6)		
Tree #	Species	Botanical	DBH (inches)	Condition	Ht./ Spread	Comments/Recommendations
154 <b>R</b>	Olive	Olea europaea	5	45%	10/15	Fair vigor, poor form, suppressed, leans.
155 <b>R</b>	Japanese Maple	Acer palmatum	8	70%	15/25	Good vigor, fair form.
156R	Cherry	Prunus serrulata	5	65%	12/10	Fair vigor, fair form.
157	Cherry	Prunus serrulata	6	65%	12/10	Fair vigor, fair form.
158 <b>R</b>	Cherry	Prunus serrulata	6	65%	12/10	Fair vigor, fair form.
159 <b>P</b>	Valley Oak	Quercus lobata	13.7	65%	35/30	Fair vigor, fair form, against retaining wall.
160R	Raywood ash	Fraxinus angustiflolia	10.2	65%	30/20	Fair vigor, fair form, Street tree, under utilities.
161 <b>R</b>	Raywood ash	Fraxinus angustiflolia	9	45%	25/15	Fair to poor vigor, fair form, sun scald, die back, Street tree, under utilities.
162 <b>R</b>	Black Acacia	Acacia melanoxylon	14.5	45%	25/20	Fair vigor, poor form, topped, street tree, under utilities.
163 <b>R</b>	Black Acacia	Acacia melanoxylon	6	45%	20/12	Fair vigor, poor form, invasive, suppressed.
164 <b>R</b>	Acacia	Acacia dealbata	8.1 0.8-4.4-3.2	30%	20/15	Fair vigor, poor form, topped, leans.
165 <b>R</b>	Acacia	Acacia dealbata	3	30%	15/15	Fair vigor, poor form, mulit leader at grade, suppressed.
166P	Coast Live Oak	Quercus agrifolia	23.4	70%	30/40	Good vigor, fair form, near utilities.
167* <b>P</b>	Coast Live Oak	Quercus agrifolia	13est	70%	30/30	Good vigor, fair form, 6' from property line.
168*	Coast Live Oak	Quercus agrifolia	10est	70%	25/20	Good vigor, fair form, 3' from properyt line.
169	Redwood	Sequoia sempervirens	6.5 10-12-9-	60%	25/10	Fair vigor, good form, drought stressed. Poor vigor, poor form, multi leader at grade, invasive, in
170*	Acacia	Acacia dealbata	4est	30%	35/45	decline.
171*P	Coast Live Oak	Quercus agrifolia	15est	60%	30/25	Fair vigor, fair form, suppressed.
172*	Coast Live Oak	Quercus agrifolia	10est	65%	20/20	Fair vigor, fair form, 8' from property line.
173*	Aleppo pine	Pinus halepensis	8est	70%	30/15	Fair vigor, fair form, young, 5' from property line.
174*	Aleppo pine	Pinus halepensis	36est	65%	60/60	Fair viogr, fair form, minor dead wood, 5' from property line.
175*	Red Iron Bark	Eucalyptus sideroxylon	36est	40%	55/45	Fair vigor, poor forn, history of limb loss, codominant at 12'
176*	Monterey Pine	Pinus radiata	15est	45%	35/35	Poor vigor, fair form, in decline, 5' from property line.



Site observations: 176 trees were surveyed on site. Trees with a condition rating under 50 are considered to be poor trees and not well suited for preservation within the landscape. These trees should be either removed or mitigated where possible. Trees on the adjacent neighboring site will need to be protected where needed depending on the scope of work.

3398, 3400, 3450 El Camino

Summary of protected trees on site to be retained:

London plane sycamore trees #13 and #14 are protected street trees. Both trees were given good condition ratings. London plane tree #13 is close to existing underground utilities and may raise issues in the future with utility damage. Street trees are required to be protected in the city of

Ginkgo tree #18 is a protected street tree. The tree is in good condition. Street trees are required to be protected in the city of Palo Alto.

Valley oak tree #47 is a protected tree. The tree is located on the edge of Matadero Creek bank. The tree is young and likely more tolerable to construction impacts than an older tree of the same species. This tree will require type 1 tree protection.

Redwood trees #129, 137, and 138 are in good condition. Minor drought stress symptoms were

observed within the tree canopies. These trees are recommended to be irrigated every other week during the dry season. Deep water fertilizing the trees is also recommended. Valley oak tree #151 is located off site within the creek area and was given a fair condition rating. The tree is located at the bottom of the creek and the grade has changed around the tree

in the past due to sediment changes caused by creek flow. Root rot scars were observed at the tree's root crown. This tree is recommended to have its root crown exposed and examined with a level 3 risk assessment done.

Coast live oak tree #152 was given a good condition rating. The tree is close to an existing structure and is at the edge of the creek bank. Crown reduction pruning is recommended.

Valley oak tree #159 is in fair condition. The tree was not found on the site survey. The tree is located up against an existing retaining wall. The root zone of the tree likely only exist on the property and not the neighboring property due to the retaining wall acting as a root barrier.

Coast live oak tree #166 is in good condition. The tree is located near utility lines and will need pruning for line clearance in the future.

Coast live oak trees #167 and #171 are in fair to good condition. These trees are located on the

A new sidewalk is proposed near London Plane street trees #13 and #14. Demolition of the existing sidewalk will need to be done by hand under the Project Arborist supervision when within 18' from the trees (dripline). A jackhammer can be used to break the material into small hand manageable sized pieces. Base rock must also be removed by hand. Exposed roots during this process are recommended to remain as damage free as possible and wrapped with layers of wetted down burlap to help avoid root desiccation. While roots are exposed the burlap is recommended to be irrigated daily. All excavation for base rock is recommended to be done by



All other tree-related reports shall be added to the space provided on this sheet (adding as needed) Include this sheet(s) on Project Sheet Index or Legend Page.

## City of Palo Alto Tree Protection - It's Part of the Plan!

Make sure your crews and subs do the job right!

Fenced enclosures around trees are essential to protect them by keeping the foliage canopy and branching structure clear from contact by equipment, materials and activities, preserving roots and soil conditions in an intact and non-compacted state, and identifying the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved. An approved tree protection report must be added to this sheet when project activity occurs within the TPZ of a regulated tree.

For detailed information on Palo Alto's regulated trees and protection during development, review the City Tree Technical Manual (TTM) found at www.cityofpaloalto.org/trees/.

3398, 3400, 3450 El Camino

hand under the direct supervision of the Project Arborist. New base rock material is recommended to consist of Structural Soil (CU Mix). The Structural Soil is recommended to be packed around the tree roots with the new sidewalk built up on top of the tree root zones. The trees are recommended to be irrigated daily while this work is taking place so that roots do not dry out. After the construction of the sidewalk is complete, the trees are recommended to be irrigated weekly using 50 gallons of water per tree. Impacts are expected to be minor.

Trees proposed for removal:

Trees #1-12, 15-17, 19-21, 23, 25-29, 31, 32, 34, 38, 40-46, 52-60, 62-65, 69-89, 91-128, 130-134, 136, 139-143, 145-150, 153-156, 158, and 160-165 are proposed for removal to facilitate

The tree canopy replacement standard as seen in Palo Alto's Tree Technical Manual will need to be used to establish the number of replacement trees required on site.

COLUMN 1	COLUMN 2	COLUMN 3
Canopy of the Removed Tree Avg. dist. across the canopy*)	Replacement Trees	Alternative Tree
4-9'	Two 24" Box Size (minimum)	One 36" Box Size
10'-27'	Three 24" Box Size	Two 36" Box Size
[28]-40 <u> </u>	Four 24" Box Size	Two 48" Box Size
<b>40'-56'</b>	Six 24" Box Size	Two 48" Box & Two 36" Box Size
56'-60'	Two 24" Box & Two 36" Box + Two 48" Box Size	**
60'+	•	\$* <b>**</b> **

Protected trees proposed for removal:

Pin oak tree #17 is a protected street tree. The tree is in poor condition due to being radically topped in the past. The vigor of the tree is poor and not expected to improve. Tree removal is

(12)

3398, 3400, 3450 El Camino



edwood tree #54 is a protected tree that is in poor condition. The tree is located very close to an existing building on site. The tree is codominant at the top of the canopy and drought stress symptoms were observed within the canopy. Demolition of the existing structure would likely have a high impact on the tree's health. The proposed building is within the tree's footprint. Tree moval is recommended as the tree is too close to the

howing Redwood tree #54

(10)



Redwood tree #69 was given a fair condition rating. The tree is codominant at 6'. Drought stress symptoms were observed. The tree's poor form can increase risk of a leader failure. Construction is proposed near the tree and would have a high impact on the health of the tree; herefore, tree removal is recommended. The tree is poorly located on the lot and completely surrounded by hardscapes. Tree decline is expected to continue for this tree regardless of management.

**Showing Redwood tree #69** 

Valley oak tree #101 is in poor condition. The tree has a large dead lead that should be removed. Ivy growth was observed throughout the canopy. It is recommended to remove all of the ivy growth and have the tree's root crown inspected for signs of root rot disease.

Coast live oak tree #102 is in fair condition. The tree is close to an existing structure and grows a lean heavy into the site. It is recommended to perform crown reduction pruning to reduce risk of limb failure in association with the tree's lean.

The following tree protection plan will protect the trees during the proposed construction.

3398, 3400, 3450 El Camino

**Tree Protection Plan:** Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for the protection zones should be 6-foot-tall metal chain link type supported by 2-inch diameter metal poles pounded into the ground to a depth of no less than 2 feet. The support poles should be spaced no more than 10 feet apart on center. The location for the protection fencing for the protected trees on site should be placed at the distances noted below. All other non-protected trees are recommended to be protected by fencing placed at the dripline. No equipment or materials should be stored or cleaned inside protection zones. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". If fencing needs to be reduced for access or any other reasons, the non-protected areas must be protected by a landscape buffer. All tree protection and inspection schedule measures, design recommendations, watering and construction scheduling shall be implemented in full by the owner and contractor. The following tree protection distances should be followed throughout the entire length of the project for the protected trees: London Plane street trees #13 and #14 are recommended to be protected by type 2 tree protection fencing. Fencing shall be installed in a way that completely fences off the entire street tree planting strips.

• The remaining trees are recommended to be protected by type 1 tree protection fencing located at the driplines of the trees.



• Type I Tree Protection The fences shall enclose the entire area under the canopy dripline or TPZ of the tree(s) to be saved throughout the life of the project, or until final improvement



work within the area is required, typically near the end of the project (see Images 2.15-1 and 2.15-2). Parking Areas: If the fencing must be located on paving or sidewalk that will not be demolished, the posts may be supported by an appropriate grade level concrete base.

Showing type 1 tree protection fencing

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or trees situated within a narrow planting strip, only the planting strip shall be enclosed with the required chain link protective fencing in order to keep the sidewalk and street open for public se.(see Image 2.15-3)

Where tree protection does not cover the entire root zone of the trees at the dripline or when a smaller tree protection zone is needed for access, a landscape buffer consisting of wood chips spread to a depth of six inches with plywood or steel plates placed on top will be placed where foot traffic is expected to be heavy. The landscape buffer will help to reduce compaction to the unprotected root zone. If plywood is used the pieces of plywood shall be attached in a way that minimizes movement.

During construction any Pruning will be supervised by the site arborist and must stay underneath 25% of the tree total foliage. No Pruning is expected on this site.

Any roots to be cut should be monitored and documented. Large roots or large masses of roots to be cut should be inspected by the site arborist. The site arborist may recommend irrigation or fertilizing at that time. Cut all roots clean with a saw or loppers. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist. Roots to be cut measuring larger than 1.5" in diameter shall be shown to the Project Arborist before being cut.

Trenching for irrigation, electrical, drainage or any other reason, should be located outside of the trees calculated root zone of 10 times the tree diameters when possible. If not possible, trenching shall be hand dug when beneath the dripline of desired trees. Any excavation underneath the dripline of a protected tree will need to be supervised by the Project Arborist. Hand digging and careful placement of pipes below or beside protected roots will dramatically reduce root loss, thus reducing trauma to desired trees. Trenches should be back filled as soon as possible using native materials and compacted to near original levels. Trenches to be left open with exposed roots shall be covered with burlap and kept moist. Plywood laid over the trench will help to protect roots below. Roots retained within trenches are recommended to be wrapped in layers of wetted down burlap to avoid root desiccation.

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Normal irrigation should be maintained throughout the entire length of the project for the imported trees. Irrigation should consist of surface flooding, with enough water to wet the entire root zone every other week during the dry season. Native oak trees shall only be irrigated during the months of May and September.

All existing grades underneath the dripline of a protected tree shall remain as is where possible.

The site will be inspected after the tree protection measures are installed and before the start of construction. Monthly inspections are mandatory for a site such as this. Inspections will be carried out during the first week of each month. The inspections will be documented with inspection letters being provided to the owner, contractor, and City Arborist. Other inspections will be carried out on an as needed basis. The monthly inspections are required by the city of Palo Alto as a condition of approval. It is the contractor's responsibility to notify the site arborist when construction is to start, and whenever there is to be work performed within the dripline of a protected tree on site at least 48 hours in advance. During the site visits the site arborist will offer mitigation measures specific to the work completed. Kielty Arborist Services can be reached at 650-515-9783 or 650-532-4418, or by email at kkarbor0476@yahoo.com. A final inspection letter will also be required by the city before final occupancy.

Further information about tree protection can be found in the Tree Technical Manual provided by the city of Palo Alto. This information should be kept on site at all times. The information included in this report is believed to be true and based on sound arboricultural principles and practices.

David Beckham Certified Arborist WE#10724A TRAQ Qualified David Beckham

3398, 3400, 3450 El Camino

Kielty Arborist Services P.O. Box 6187 San Mateo, CA 94403 650-532-4418

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.

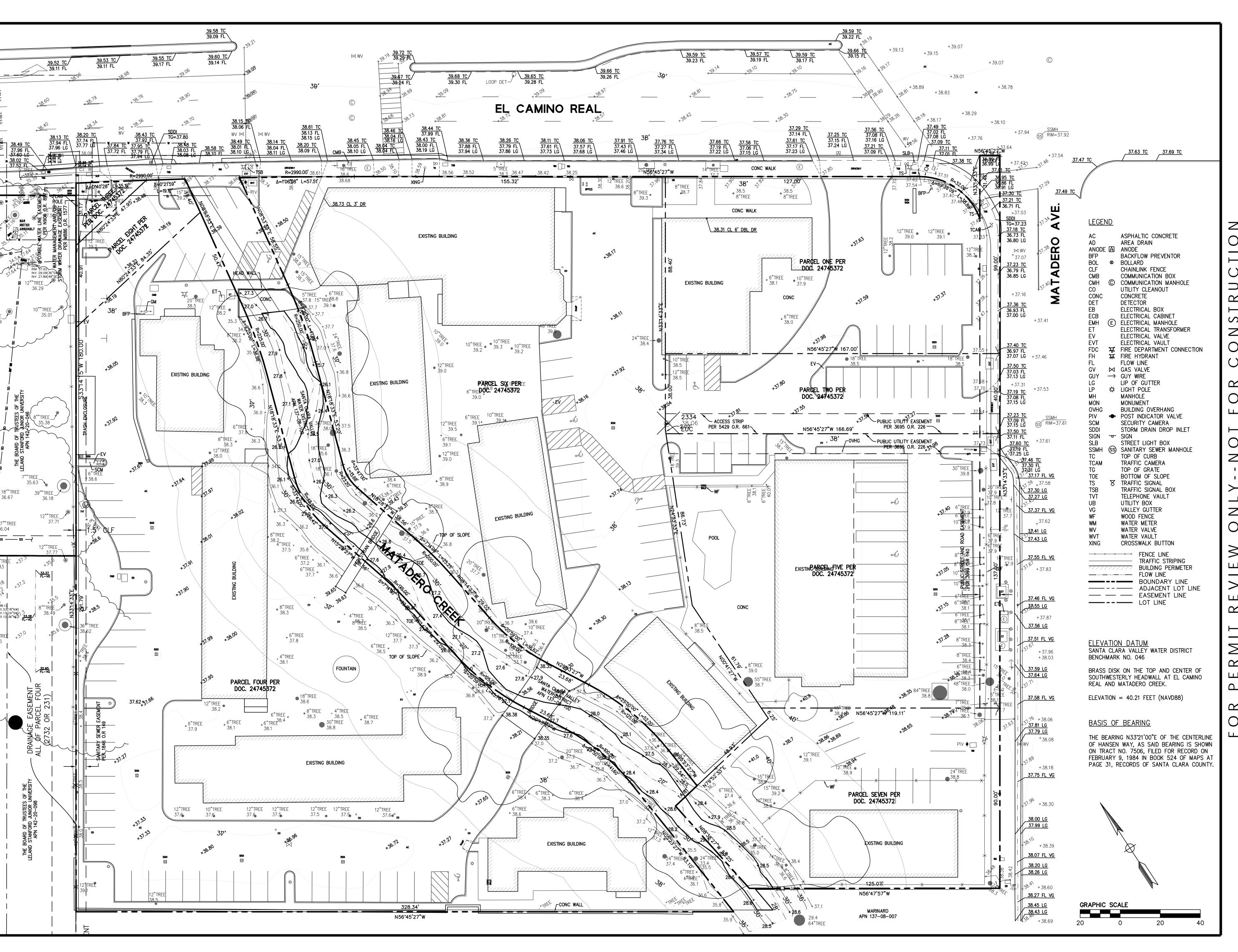
Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate 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.

David Beckham

Date: April 27<sup>th</sup>, 2022







1730 N First St., Suite 600 San Jose, CA 95112 P: (408) 467 - 9100

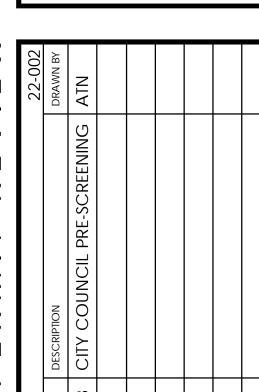
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Alto, 3400 El Camino Real

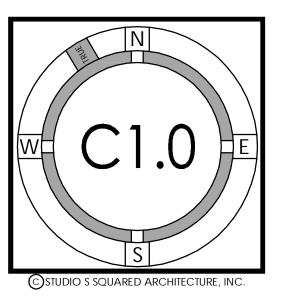
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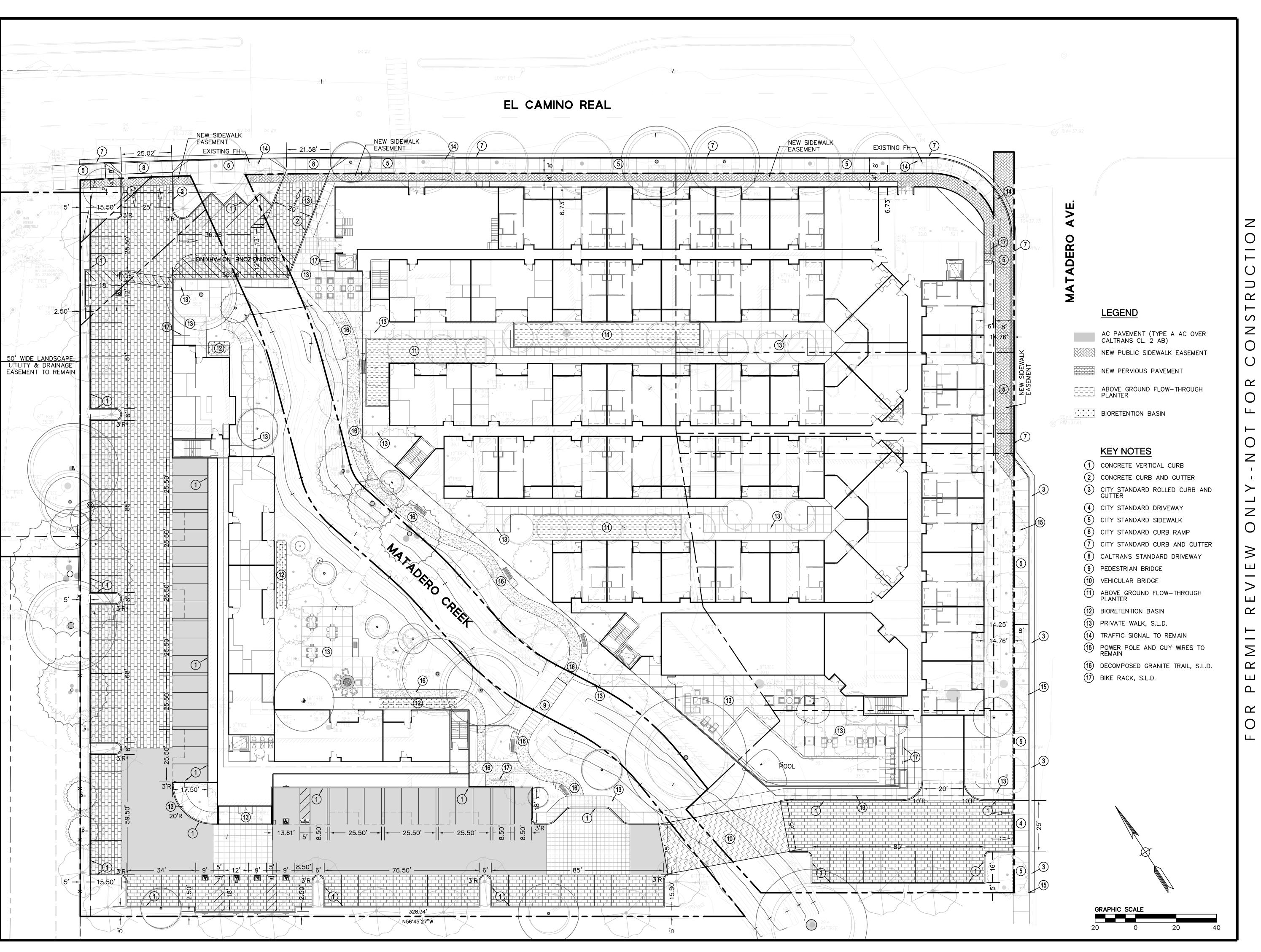
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## EXISTING CONDITIONS







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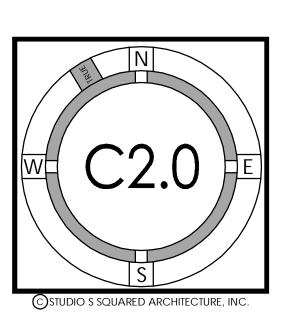
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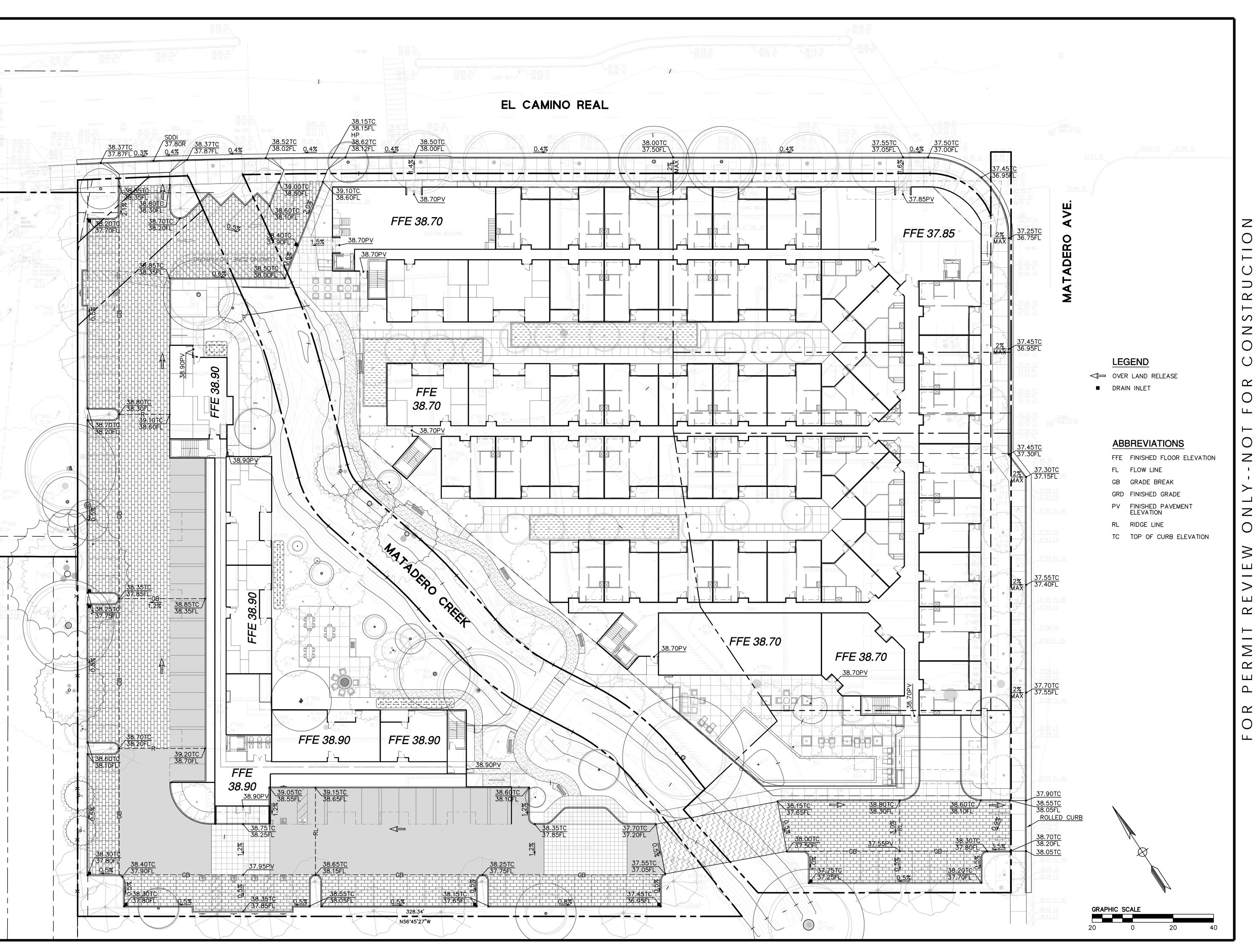
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SITE PLAN







1730 N First St., Suite 600 San Jose, CA 95112 P: (408) 467 - 9100

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Palo Alto, 3400 El Camino Real

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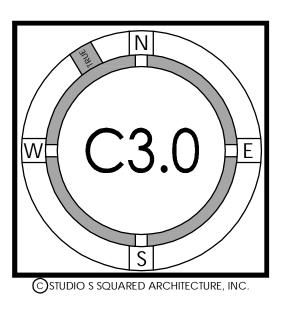
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## GRADING AND DRAINAGE PLAN





### **KEY NOTES:**

- 1 CITY SIDEWALK 12 FT WIDE ON EL CAMINO REAL 8 FT WIDE ON MATADERO AVENUE
- 2 STREET TREES
- 3 POOL RECREATION AREA FOR PROJECT RESIDENTS
- 4 RECREATION AREA FOR PROJECT RESIDENTS
- 5 RETAIL SPACE
- 6 OUTDOOR SPACE AT RETAIL SPACE
- 7 COURTYARD
- (8) TRAIL (DECOMPOSED GRANITE)
- 9 PEDESTRIAN BRIDGE
- 10) TOP OF BANK (MATADERO CREEK)
- (11) 20 FT SETBACK FROM TOP OF BANK (MATADERO CREEK)
- 12) BIKE RACK (SHORT TERM STORAGE)
  39 SPACES FOR RESIDENTIAL USE
  3 SPACES FOR RETAIL USE
- 13 DROP OFF ZONE
- (14) PERVIOUS PAVEMENT (REFER TO CIVIL PLAN)



1013 South Claremont St. Ste 1 San Mateo, CA 94401 P: (650) 638 - 9985

P: (650) 638 - 9985

nces At Matadero Cre RESIDENTIAL AND RETAIL o Alto, 3400 El Camino Real

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Signature
10/31/22

Renewal Date
06/02/22

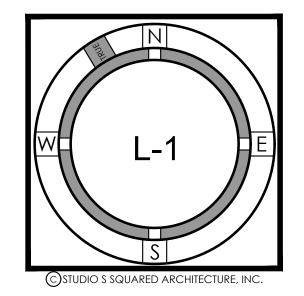
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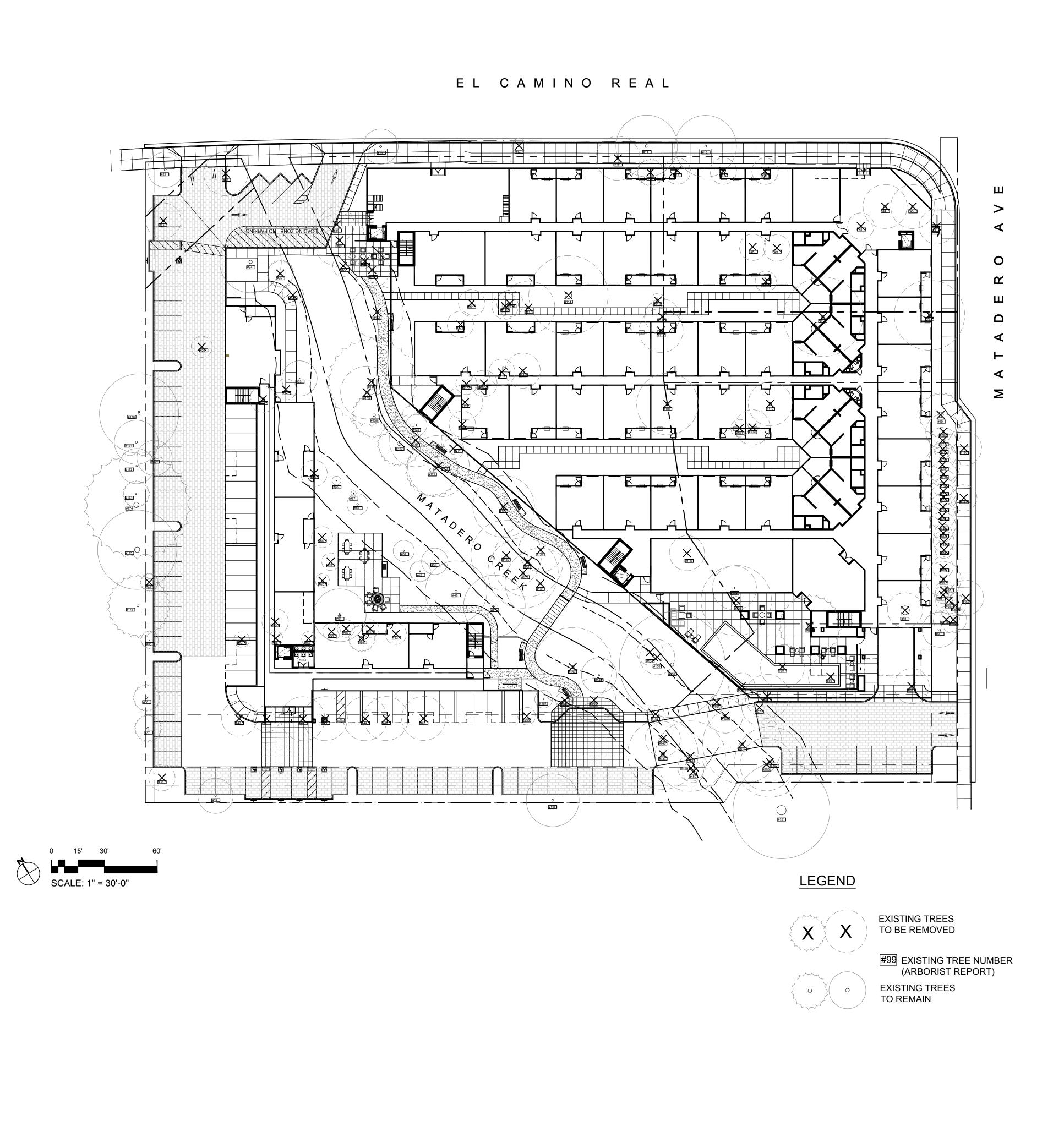
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LANDSCAPE PLAN





#### **EXISTING TREE SUMMARY**

REFER TO ARBORIST REPORT BY KIELTY ARBORIST SERVICES LLC, CERTIFIED ARBORIST WE#0476A, APRIL 27, 2022 FOR 3398, 3400, 3450 EL CAMINO REAL, PALO ALTO CA.

> 116R Birch Betuta pendula 12 65% 30/20 Fair vigor, fair form. 116R Birch Belula pendula 8.5 65% 30/15 Fair vigor, fair form. 117R Birch Belula pendula 8.4 65% 35/15 Fair vigor, fair form.

118R Birch Belula pendula 9 65% 35/15 Fair vigor, fair form. 119R Birch Beluis pendula 9 65% 35/15 Fair vigor, fair form. 120R Birch Belula pendula 7.8 65% 35/15 Fair vigor, fair form. 121R Birch Belula pendula 7.7 65% 35/15 Fair vigor, fair form. 122R Birch Belula pendula 12.3 65% 35/15 Fair vigor, fair form. 123R Japanese maple Acer palmatum 5 70% 12/12 Good vigor, good form. 124R Birch Betula pendula 11.8 65% 40/20 Good vigor, fair form. 
 125R
 Birch
 Behula pendulu
 7.1
 50%
 30/15
 Fair vigor, fair form, dead wood at top.

 126R
 Japanese Maple
 Acer palmatum
 8.8
 60%
 12/12
 Good vigor, poor form, topped.
 127R Tree of Heaven Allanthus allissima 21 50% 45/35 Good vigor, fair form, invasive species.

136R Tree of Heaven Allanthus allissima 12.7 45% 45/30 invasive

140R Aleppo pine Pinus halepensis 33.3 50% 55/50 disease.

128R Tree of Heaven Allanthus attissima 15.2 50% 45/35 Good vigor, fair form, invasive species. 129P Redwood Sequola sempervirens 26.B 70% 68/30 Fair vigor, good farm. 130R Tree of Heaven Allanthus altissima 16.7 50% 45/40 Fair vigor, fair form, invasive. 131R Tree of Heaven Allanthus attissima 15.7 50% 45/40 Fair vigor, fair form, invasive. 132R Tree of Heaven Allanthus attissima 16.2 50% 45/40 Fair vigor, fair form, invasive. 133R Tree of Heaven Allanthus allissima 18.4 50% 45/40 Fair vigor, fair form, invasive. 134R Cherry laurel Prunus caroliniana 10 30% 20/25 Poor vigor, poor form, topped. 135 Japanese Maple Acer palmatum 4.8-4.2 60% 20/12 Fair vigor, fair form, suppressed. Fair vigor, poor room, suppressed, nistory or inno loss,

137P Redwood Sequoia sempervirens 27 70% 65/25 Fair vigor, good form, minor drought stress. 138P Redwood Seguoia sempervirens 18.5 70% 55/25 Fair vigor, good form, minor drought stress.

147R Silk Oak Grevilia robusta 24 30% 55/40 Poor vigor, poor form, in decline. 148R Black Acacia Acacia melanoxylon 24 30% 40/40 Fair vigor, poor form, invasive, leans at 45 degrees. 14BR Black Acacia Acacia melanoxylor 6 45% 30/15 Fair vigor, fair form, invasive.

150R Black Acacia Acacia melanoxylor 4 30% 12/12 Fair vigor, fair form, invasive, leans.

Fair vigor, fair form, root roll scars at grade, grade changes due to being located at creek.

 152P Goast Live Oak
 Observe of Control of Contro

139R Black Acacia Acacia melanoxylon 17 4516 40/30 Fair vigor, poor form, suppressed, invasive.

141R Tree of Heaven Allanthus altissima 20.8 50% 40/30 Fair vigor, fair form, codominant at 7', invasive. 142R Privet Ligustrum japonicum 8 30% 15/12 Poor vigor, poor form, in decline. 143R Black.Acacia Acacia melanoxylon 20 50% 35/45 Fair vigor, fair form, invasive. 
 144
 Elderberry
 Sambucus risyra
 10
 60%
 20/20
 Fair vigor, fair form.

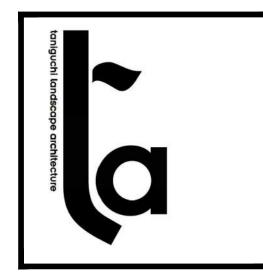
 145R
 Black Acacla
 Acacla melanoxylon
 3
 50%
 20/10
 Fair vigor, fair form, invasive.

 146R
 Black Acacla
 Acacla melanoxylon
 9.8
 50%
 30/20
 Fair vigor, fair form, invasive.

	3, 3400, 3450	El Camino		(2)		
vey:			DBH			
	Species	Botanical	(inches)	Condition	Ht./ Spread	Comments/Recommendations
	Chinese Elm	Ulmus parvitolia	19.3	70%	30/40	Good vigor, good form, in small planting strip.
R	Callery Pear	Pyrus calleryana	12.3	50%	20/20	Fair vigor, fair form, codominant at 7°, decay at root crown.
R	Callery Pear	Pyrus calleryana	11.5	50%	20/15	Fair vigor, fair form, codominant at 7°, decay at root crown.
R.	Callery Pear	Pyrus calleryana	16.3	40%	30/25	Fair vigor, poor form, codominant at 6', decay at union from past failure due to included bark.
R	Callery Pear	Pyrus calleryana	10.3	4586	20/15	Fair to poor vigor, fair form, codominant at 7', in decline.
R	Chinese Elm	Ulmus parvifolia	20.8	70%	35/45	Good vigor, good from, in small planting strip.
R.	Chinese pistache	Pistacia chinensis	5.4	60%	18/12	Fair vigor, fair form, surrounded by hardscape.
R	Callery Pear	Pyrus calleryana	5.4	50%	18/15	Fair vigor, fair form, close to foundation.
R.	Callery Pear	Pyrus calleryana	7.8	60%	18/15	Fair vigor, fair form, close to foundation.
OR.	Crape myrtle	Lagerstraemia sp.	8.8	70%	15/15	Fair vigor, fair form.
1R	Crape myrtle	Logerstroemia sp.	8.9	70%	20/15	Fair vigor, fair form.
2 <b>R</b>	Crape myrtle	Łagerstroemia sp.	7.5	70%	2015	Fair vigor, fair form.
3 <b>P</b>	London Plane	Platanus x hispanica	14.1	70%	40/35	ran viju, ian ionn, <b>sueet vee</b> , cose o underground utilities.
4P	London Plane	Platanus x trispanica	19.7	70%	4535	Fair vigor, fair form, Street tree.
5R	Japanese Black Pine	ePinus thunbergii	9	50%	20/15	Fair vigor, fair form, suppressed.
6R	Coast Live Oak	Quercus agrifolia	10.3	30%	15/25	Poor vigor, poor form, suppressed, in decline.
PÆ	Pin Oak	Quercus palustris	4.0	30%	10/8	Poor vigor, poor form, topped, in decline, street tree
ВР	Ginkao	Ginkao biloba	15	70%	30/20	Good vigor, fair form, codominant at 5' Street tree.
9R	Evergreen pear	Pyrus kawakamii	15.0	40%	25/20	Fair vigor, poor form, leans horizontally.
	Evergreen pear	Pyrus kanakamii	17.7	50%	30/30	Fair vigor, fair form, dead wood.
	Callery Pear	Pyrus calleryanu	17.2	4086	30/25	Fair vigor, poor form, large codominant leader failure at 5', decay
22		Pyrus calleryana	14.4	50%	20/20	Fair vigor, poor form, multi leader at 7' with included bark.
						Fair to poor vigor, poor form, multi leader at 6' with included
3R		Pyrus calleryana	12.6	45%	20/20	bark.
24	London Plane	Plalanus x hispanica	22.3	70%	35/35	Good vigor, fair form.
5R	T	Sequoia sempervirens	12	80%	35/15	Good vigor, good form.
BIR.		Ligustrum japonicum	18.4	30%	40/20	Poor vigor, poor form, in decline, decay on trunk.
78		Allanthus attissima	8.2	45%	35/12	Fair vigor, fair form, invasive.
28R		Comus sp.	2.7	30%	20/8	Poor vigor, fair form, suppressed in decline
29R	Cherry	Prunus semulata	9.7	45%	15/12	Fair to poor vigor, fair form, against building.
30	Coast Live Oak	Quercus agrifolia	10	65%	20/20	Good vigor, fair form, suppressed.
SIR		Prunus senulata	9.4	45%	20/15	Fair to poor vigor, poor form, topped.
2R	Cherry	Prunus serrulata	6	40%	15/12	Fair to poor vigor, poor ofrm, codominant with decay at union.
	1	Prunus senulais	6	45%	15/20	Pair viogr, poor form, suppressed by pine. Poor vigor, poor form, suppressed, drought stressed, in
4R	Redwood	Sequoia sempervirens	6.8	20%	20/10	decline.
35	Redwood	Sequoia sempervirens	7.5	65%	20/10	Fair vigor, fair form, suppressed.
16	Redwood	Sequola sempervirens	13.5	65%	35/15	Fair vigor, good form, drought stressed.

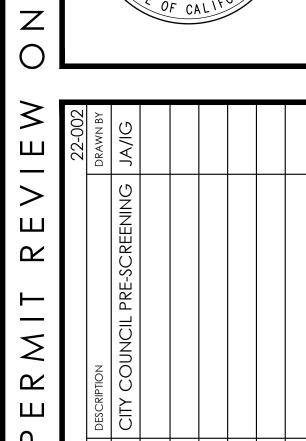
3398	3, 3400, 3450	El Camino		(4)		
Tree #	Species	Botanical	DBH (inches)	Condition	Ht./ Spread	Comments/Recommendations
76R	Privet	Ligustrum japonicum	3-3-3-2-2- 3	45%	15/15	Fair vigor, poor form, multi leader at grade, dead wood.
77R	Privet	Ligushum japonicum	3-3.5	45%	20/15	Fair vigor, poor form, multi leader at grade, dead wood.
78R	Privet	Ligustrum japonicum	4.5-3-4-2	40%	20/15	Fair vigor, poor form, multi leader at grade, dead wood.
79R	Privet	Ligustrum japonicum	4.5-3-4-2	40%	20/15	Fair vigor, poor form, multi leader at grade, dead wood.
80R	Privet	Ligustrum japonicum	4-3.5-3.5	45%	20/15	Fair vigor, poor form, multi leader at grade, dead wood.
81R	Privet	Ligustrum japonicum	4-1-3.8	45%	15/15	Fair vigor, poor form, multi leader at grade, dead wood.
82R	Privet	Ligustrum japonicum	3-2.5	40%	12/10	Fair vigor, poor form, multi leader at grade, dead wood.
ear.	Privet	Ligustrum japonicum	3.5-3.6	45%	12/12	Fair vigor, poor form, mulit leader at grade, dead wood.
94R	Privet	Ligustrum japonicum	2-3.3	45%	14/10	Fair vigor, poor form, multi leader at grade, dead wood.
85R	Privet	Ligustrum japonicum	4.2-4.6	40%	14/12	Fair vigor, poor form, multi leader at grade, dead wood.
86R	Black Acacia	Acacia melanoxylon	8.4	45%	25/20	Good vigor, fair form, invasive species.
87R	Privet	Ligushum japonicum	3.1	45%	10/10	Fair vigor, poor form, suppressed.
OBR	Blue gum Eucalyptus	Eucalypius globulus	12	40%	50/10	Fair vigor, poor form, topped.
89R	Blue gum Eucalyptus	Eucalyptus globulus	48	40%	50/15	Fair vigor, poor form, topped.
90	Olive	Olea europaea	4-5-2.6	50%	20/20	Fair vigor, fair form, suppressed by eucalyptus.
91R	Blue gum Eucalyptus		60	40%	65/20	Fair vigor, poor form, topped, surrounded by hardscape.
92R	Black Acacia	Acacia melanoxylon	18.9	45%	30/20	Fair vigor, fair form, invasive, surrounded by hardscape.
98R	Magnolia	Magnolia grandillora	12.7	65%	30/25	Fair vigor, fair form, surrounded by hardscape.
94R	African fem pine	Afrocarpus falcatus	22.5	60%	45/25	Fair vigor, fair form, leans away from building.
95R	Acacia	Acacia dealbata	15	40%	40/25	Poor vigor, fair form, invasive, in decline.
96R	Acacia	Acacia dealbata	14.7	40%	35/25	Fair vigor, poor form, leans, invasive.
97R	Acacia	Acacia dealbata	6.7	40%	35/20	Fair vigor, poor form, suppressed, invasive.
98R	Holly	llex aquifolium	6.3-4	60%	25/15	Fair vigor, fair form.
99R	Olive	Olea europaea	3.5	50%	15/8	Fair vigor, poor form, suppressed.
100R	Olive	Olea еигораеа	8	50%	25/20	Fair vigor, poor form, suppressed.
01P/R	Valley Clak	Quercus lobata	18	4586	45/45	Fair to poor vigor, poor form, suppressed, dead leader, ivy.
02P/R	Coast Live Oak	Quercus agrifolia	20	60%	35/40	Good vigor, fair form, close to structure, suppressed, leans.
103R	Coast Live Oak	Quercus agrifolia	10	45%	30/30	Fair vigor, poor form, suppressed, dead wood.
104R	Blue gum Eucalyptus	Eucalyptus globulus	55	40%	75/40	Fair vigor, poor form, topped.
105R	Japanese Maple	Acer paimatum	8	70%	20/25	Good viger, good form.
106R	Alder	Alnus subra	8	70%	30/20	Fair vigor, fair form.
107R	Callery Pear	Pyrus calleryana	19.4	50%	35/35	Fair vigor, poor form, codominant at 7".
108R	Cherry laurel	Prunus caroliniana	5.4	50%	12/10	Fair to poor vigor, fair form.
109R	Japanese maple	Acer paimatum	6	70%	15/20	Good vigor, good form.
	Japanese maple	Acer palmatum	6'47	70%	20/25	Good vigor, fair form, multi leader at grade, decay on leaders
	Callery Pear	Pyrus calleryana	13.3	45%	25/25	Fair vigor, poor form, topped, girdled, codominant at 7°.
	Teatree	Leptospermum (aevigatum	7.3-6	50%	10/20	Fair vigor, fair form, suppressed
	Mexican fan palm	Washingtonia robusta	22	70%	50/8	Good vigor, good form.

3398	3, 3400, 345	0 El Camino		(6)		
Tree #	Species	Botanical	DBH (inches)	Condition	Ht./ Spread	Comments/Recommendations
154R	Olive	Olea europaea	- 5	45%	10/15	Fair vigor, poor form, suppressed, leans.
155R	Japanese Maple	Acer palmatum	8	70%	15/25	Good vigor, fair form.
156R	Cherry	Prunus serrulata	5	65%	12/10	Fair vigor, fair form.
157	Cherry	Prunus serrulata	6	65%	12/10	Fair vigor, fair form.
158R	Cherry	Prunus serrulata	6	65%	12/10	Fair vigor, fair form.
159P	Valley Cak	Quercus fobata	13.7	65%	35/30	Fair vigor, fair form, against retaining wall.
160R	Raywood ash	Fraxinus angustiflolia	10.2	65%	30/20	Fair vigor, fair form, Street tree, under utilities.
161R	Raywood ash	Fraxinus angustiflolia	9	45%	25/15	Fair to poor vigor, fair form, sun scald, die back, Street tree, under utilities.
162R	Black Acacia	Acacia melanoxylon	14.5	45%	25/20	Fair vigor, poor form, topped, street tree, under utilities.
163R	Black Acacia	Acacia melanoxylon	6	45%	20/12	Fair vigor, poor form, invasive, suppressed.
164R	Acacia	Acacia dealbata	8.1	30%	20/15	Fair vigor, poor form, topped, leans.
165R	Acacia	Acacia dealbata	8 8 4 4 5 2	30%	15/15	Fair vigor, poor form, mult leader at grade, suppressed.
166P	Coast Live Oak	Quercus agrifolia	23.4	70%	30/40	Good vigor, fair form, near utilities.
167°P	Coast Live Oak	Quercus agrifolia	13est	70%	30/30	Good vigor, fair form, 6' from property line.
168*	Coast Live Oak	Quercus agrifolia	10est	70%	25/20	Good vigor, fair form, 3' from properyt line.
169	Redwood	Seguoia sempervirens	6.5	60%	25/10	Fair vigor, good form, drought stressed. Poor vigor, poor form, multi leader at grade, invasive, in
170*	Acacia	Acacia dealbata	10-12-9- 4est	30%	35/45	ir-our vigor, poor torm, muiti leader at grade, invasive, in decline.
171°P	Coast Live Oak	Quercus agrifolia	15est	60%	30/25	Fair vigor, fair form, suppressed.
172*	Coast Live Oak	Quercus agrifolia	10est	65%	20/20	Fair vigor, fair form, 8' from property line.
173°	Aleppo pine	Pinus halepensis	Sest	70%	30/15	Fair vigor, fair form, young, 5' from property line.
174*	Aleppo pine	Pinus halepensis	36est	65%	60/60	Fair viogr, fair form, minor dead wood, 5' from property line.
175*	Red Iron Bark	Eucalyphus sideroxylon	36est	40%	55/45	Fair vigor, poor form, history of limb loss, codominant at 12



1013 South Claremont St. Ste 1 San Mateo, CA 94401 P: (650) 638 - 9985

Re Camino Ŏ ₹ 冚 3400 **es** Resi Alto,



**EXISTING** TREE PLAN

