

Tree Management Experts

Consulting Arborists

3109 Sacramento Street
San Francisco, CA 94115

Member, American Society of Consulting Arborists
Certified Arborists, Tree Risk Assessment Qualified

cell 415.606.3610

email Roy@treemanagementexperts.com



Emerson Collective
Attn: Lorenzo Brooks
555 Bryant Street
Palo Alto, CA 94301

RE: 2535 Pulgas Street, East Palo Alto, CA

Date: 11/20/2020

ARBORIST REPORT

Arborist Report

1. Complete a Tree Inventory, per the Planning Department:

A certified arborist should conduct a tree inventory for the project site and assess tree health and structural condition. The tree inventory and assessment should include the following:

- Assessment of all trees on the project site and in the adjacent public right of way which are within thirty feet of the area proposed for development, and trees located on adjacent property with canopies overhanging the project site (East Palo Alto Municipal Code Chapter 8.10)
- Identify the species, including common and scientific name
- Measure the diameter at breast height (54") to the nearest whole inch
- Determine if the tree meets the City's criteria for protected status
- Prepare a data table for all surveyed trees

2. We will also locate the trees using GPS and prepare a map showing tree locations.
3. All protected status trees will also have an aluminum tree tag installed and the tree tag number placed in our data table.

Background

We were contacted to conduct a tree inventory of the trees on and around the property at 2535 Pulgas Street, East Palo Alto. The site is currently a mostly undeveloped lot used for trucking and vehicle storage as well as other associated uses.

Findings

We visited the site on November 17, 2020 and completed the tree survey that day. A total of (14) trees met the criteria of the scope. Eight (8) of these surveyed trees were determined to be Protected Trees. Complete data for the inventoried trees can be found in the attached data table. Along with the data available in the data table, tree locations were noted in the field using GPS coordinates and used to overlay the surveyed trees on a site survey dated 10/19/2020 prepared by BKF Engineers. Aerial imagery downloaded from the US Geological

Tree Management Experts

Consulting Arborists

3109 Sacramento Street
San Francisco, CA 94115

Member, American Society of Consulting Arborists
Certified Arborists, Tree Risk Assessment Qualified



cell 415.606.3610

email Roy@treemanagementexperts.com

Survey was also included in the map to provide better context for the tree locations. Some trees on private property were near the fence-line, but the fence was missing or smashed, so their ownership is uncertain.

Trees on the subject property, on adjacent properties with canopies overhanging the subject property, and within 30 feet of the subject property in the public right-of-way were surveyed. All trees that were accessible were tagged with a 1-1/4" circular numbered tree tag. Several of the trees were not tagged because they were inaccessible, either being in locked parts of the subject property or on adjacent properties. Two trees noted on the survey were not included in our inventory as they were either shrubs (coyote brush) or small coppice sprouts from a stump (fig).

As related by East Palo Alto planning staff, a Protected Tree is a tree of at least 40" circumference when measured 24" above grade. In addition, any trees in the public right-of-way are also Protected Trees. Protected Trees normally require a removal permit approved by the city, unless they pose an imminent hazard, must be removed for utility right-of-way management, or are approved for removal as part of the planning process.

None of the Protected trees on private property are in a condition that warrants their preservation in case of conflicts with planned construction. The street trees are all fruiting species that have likely grown as volunteers from discarded pits/seeds and are of a size where they can easily be replaced in-kind or better with new plantings during future construction.

Recommendations

None of the trees on site that were surveyed were of particular note in terms of their suitability for preservation. The trees have not been managed for aesthetics, health or structure at all. They exhibit a host of structural and cultural issues associated with volunteer trees growing in urban landscapes and do not stand out as particularly attractive specimens.

Examining historic aerial photography shows the land was used as agricultural fields in 1948 and since then has been used for what appears to be nursery operations and this current use. The tidal marsh that the land consisted of before infill did not grow trees, so any trees that have grown in the area since then have either been planted or volunteered from migrating seeds.

We recommend that the existing trees on site and adjacent street trees be removed. If owners of trees on neighboring properties are amenable, the inventoried trees on those properties should also be removed. Current preliminary plans show at least 50 trees planned for planting as part of the project. These deliberate plantings that can be managed from planting to maturity will provide much greater benefits to the property than the unmanaged collection currently on site.

Tree Management Experts

Consulting Arborists

3109 Sacramento Street
San Francisco, CA 94115

Member, American Society of Consulting Arborists
Certified Arborists, Tree Risk Assessment Qualified

cell 415.606.3610

email Roy@treemanagementexperts.com



Assumptions and Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. Title and ownership of all property considered are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes or other governmental regulations.
3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible. The consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
4. Various diagrams, sketches and photographs in this report are intended as visual aids and are not to scale, unless specifically stated as such on the drawing. These communication tools in no way substitute for nor should be construed as surveys, architectural or engineering drawings.
5. Loss or alteration of any part of this report invalidates the entire report.
6. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior written or verbal consent of the consultant.
7. This report is confidential and to be distributed only to the individual or entity to whom it is addressed. Any or all of the contents of this report may be conveyed to another party only with the express prior written or verbal consent of the consultant. Such limitations apply to the original report, a copy, facsimile, scanned image or digital version thereof.
8. This report represents the opinion of the consultant. In no way is the consultant's fee contingent upon a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
9. The consultant shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule, an agreement or a contract.
10. Information contained in this report reflects observations made only to those items described and only reflects the condition of those items at the time of the site visit. Furthermore, the inspection is limited to visual examination of items and elements at the site, unless expressly stated otherwise. There is no expressed or implied warranty or guarantee that problems or deficiencies of the plants or property inspected may not arise in the future.

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 to seek additional advice.

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

Tree Management Experts

Consulting Arborists

3109 Sacramento Street
San Francisco, CA 94115

Member, American Society of Consulting Arborists
Certified Arborists, Tree Risk Assessment Qualified



cell 415.606.3610

email Roy@treemanagementexperts.com

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, and other issues. An arborist cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

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

Certification of Performance

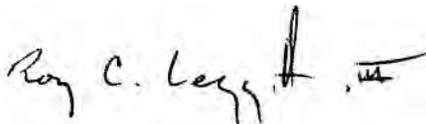
I, Roy C. Leggitt, III, Certify:

- That we have inspected the trees and/or property evaluated in this report. We have stated findings accurately, insofar as the limitations of the Assignment and within the extent and context identified by this report;
- That we have no current or prospective interest in the vegetation or any real estate that is the subject of this report, and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions and conclusions stated herein are original and are based on current scientific procedures and facts and according to commonly accepted arboricultural practices;
- That no significant professional assistance was provided, except as indicated by the inclusion of another professional report within this report;
- That compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I am a member in good standing of the American Society of Consulting Arborists and a member and Certified Arborist with the International Society of Arboriculture.

I have attained professional training in all areas of knowledge asserted through this report by completion of a Bachelor of Science degree in Plant Science, by routinely attending pertinent professional conferences and by reading current research from professional journals, books and other media.

I have rendered professional services in a full-time capacity in the field of horticulture and arboriculture for more than 30 years.


Signed: _____
Certified Arborist WE-0564A

Date: 11/20/2020 _____

Tree Management Experts

Consulting Arborists

3109 Sacramento Street
San Francisco, CA 94115

Member, American Society of Consulting Arborists
Certified Arborists, Tree Risk Assessment Qualified

cell 415.606.3610

email Roy@treemanagementexperts.com



Certification of Performance

I, Aaron Wang, Certify:

- That we have inspected the trees and/or property evaluated in this report. We have stated findings accurately, insofar as the limitations of the Assignment and within the extent and context identified by this report;
- That we have no current or prospective interest in the vegetation or any real estate that is the subject of this report, and have no personal interest or bias with respect to the parties involved;
- That the analysis, opinions and conclusions stated herein are original and are based on current scientific procedures and facts and according to commonly accepted arboricultural practices;
- That no significant professional assistance was provided, except as indicated by the inclusion of another professional report within this report;
- That compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

I am a member and Certified Arborist with the International Society of Arboriculture.

I have attained professional training in all areas of knowledge asserted through this report by completion of a Bachelor of Science degree in Forestry and Natural Resources, by routinely attending pertinent professional conferences and by reading current research from professional journals, books and other media.

I have rendered professional services in a full time capacity in the field of horticulture and arboriculture for more than 7 years.

Signed:



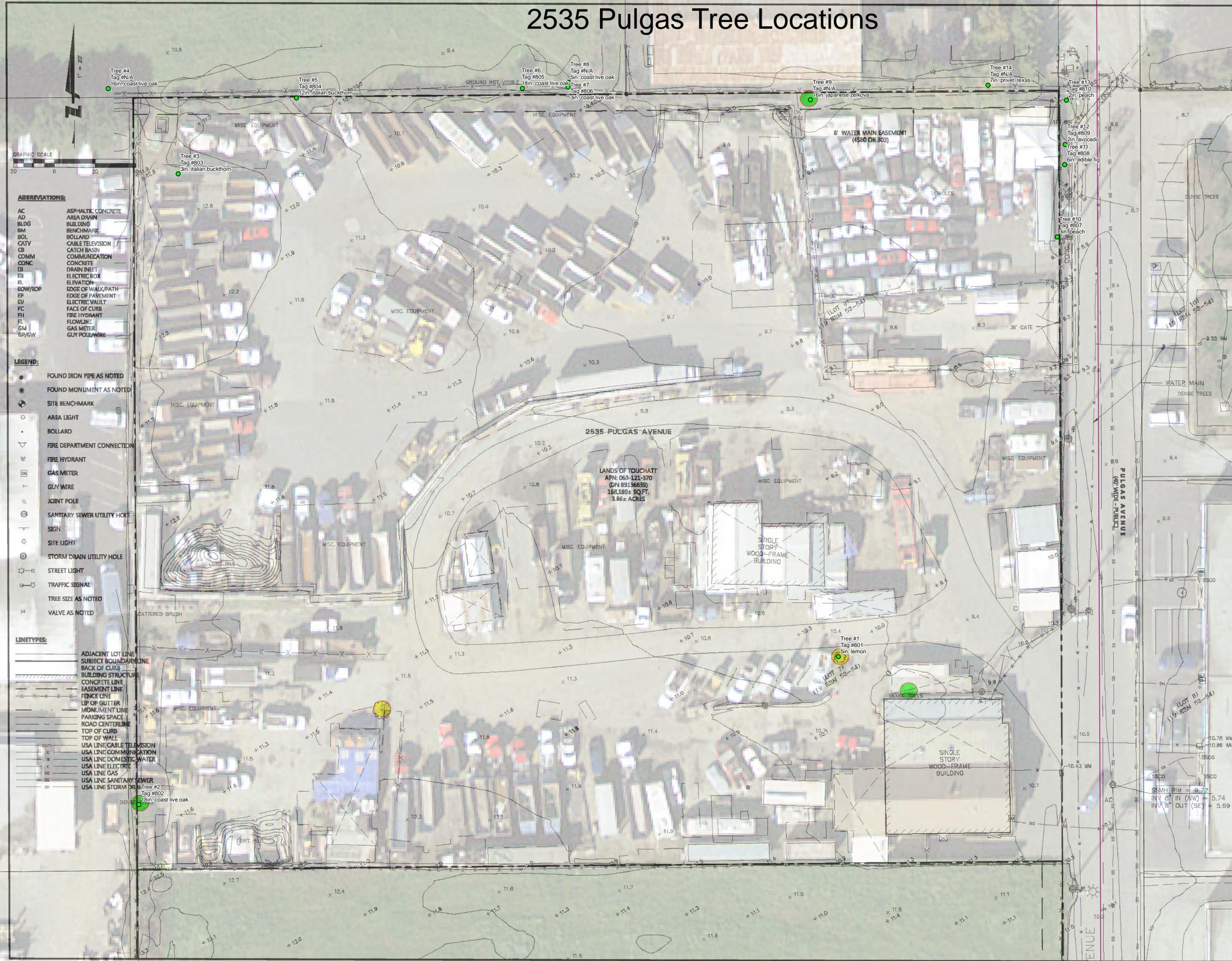
Certified Arborist MW-5597A

Date: 11/20/2020

2535 Pulgas
Tree Data

Tree #	Tag #	Common Name	Botanic Name	Diameter @ 54"	Diameter @ 24"	Circumference @ 24"	Height	Spread	Health	Structure	Ownership	Protected Tree	Notes
1	801	lemon	<i>Citrus limon</i>	5	6	18.8	10	10	Poor	Poor	Private		
2	802	coast live oak	<i>Quercus agrifolia</i>	18	20	62.8	30	40	Good	Very Poor	Private	X	vertical split in trunk
3	803	Italian buckthorn	<i>Rhamnus alaternus</i>	3	4	12.6	10	10	Poor	Poor	Private		
4	N/A	coast live oak	<i>Quercus agrifolia</i>	16	19	59.7	30	40	Good	Poor	Private	X	on adjacent property
5	804	Italian buckthorn	<i>Rhamnus alaternus</i>	12	14	44.0	20	20	Fair	Poor	Private	X	possibly on adjacent property
6	805	coast live oak	<i>Quercus agrifolia</i>	18	21	66.0	25	25	Good	Poor	Private	X	on adjacent property
7	806	coast live oak	<i>Quercus agrifolia</i>	3	4	12.6	15	15	Good	Good	Private		on adjacent property
8	N/A	coast live oak	<i>Quercus agrifolia</i>	5	6	18.8	15	15	Good	Good	Private		on adjacent property
9	N/A	Japanese zelkova	<i>Zelkova serrata</i>	16	19	59.7	35	45	Good	Poor	Private	X	
10	807	peach	<i>Prunus persica</i>	3	5	15.7	15	15	Fair	Poor	Private		
11	808	edible fig	<i>Ficus carica</i>	6	7	22.0	15	15	Good	Fair	Public	X	along public ROW
12	809	avocado	<i>Persea americana</i>	2	3	9.4	10	10	Good	Good	Public	X	along public ROW
13	810	peach	<i>Prunus persica</i>	2	3	9.4	10	10	Fair	Fair	Public	X	along public ROW
14	N/A	texas privet	<i>Ligustrum lucidum</i>	7	8	25.1	25	20	Fair	Poor	Private		possibly on adjacent property

2535 Pulgas Tree Locations



ABBREVIATIONS:

AC	ASPHALTIC CONCRETE
AD	AREA DRAIN
BLDG	BUILDING
BM	BENCHMARK
BOL	BOLLARD
CATV	CABLE TELEVISION
CB	CATCH BASIN
COMM	COMMUNICATION
CONC	CONCRETE
DI	DRAIN INLET
EB	ELECTRIC BOX
EL	ELEVATION
EW/SOP	EDGE OF WALK/PATH
EP	EDGE OF PAVEMENT
EV	ELECTRIC VAULT
FC	FIRE HYDRANT
FI	FIRE IRRIGATOR
FL	FLOWLINE
GM	GAS METER
GP/GW	GLY POLE/WIRE

LEGEND:

- FOUND IRON PIPE AS NOTED
- ⊙ FOUND MONUMENT AS NOTED
- ⊕ SITE BENCHMARK
- ⊙ AREA LIGHT
- ⊙ BOLLARD
- ⊙ FIRE DEPARTMENT CONNECTION
- ⊙ FIRE HYDRANT
- ⊙ GAS METER
- ⊙ GLY WIRE
- ⊙ JOINT POLE
- ⊙ SANITARY SEWER UTILITY HOLE
- ⊙ SIGN
- ⊙ SITE LIGHT
- ⊙ STORM DRAIN UTILITY HOLE
- ⊙ STREET LIGHT
- ⊙ TRAFFIC SIGNAL
- ⊙ TREE SIZE AS NOTED
- ⊙ VALVE AS NOTED

LINE TYPES:

- ADJACENT LOT LINE
- SUBJECT BOUNDARY LINE
- BACK OF CURB
- BUILDING STRUCTURE
- CONCRETE LINE
- EASEMENT LINE
- FENCE LINE
- LIP OF GUTTER
- MONUMENT LINE
- PARKING SPACE
- ROAD CENTERLINE
- TOP OF CURB
- TOP OF WALL
- USA LINE CABLE TELEVISION
- USA LINE COMMUNICATION
- USA LINE DOMESTIC WATER
- USA LINE ELECTRIC
- USA LINE GAS
- USA LINE SANITARY SEWER
- USA LINE STORM DRAIN

PROJECT
2535 PULGAS AVENUE
 EAST PALO ALTO, CALIFORNIA

DESIGN ARCHITECTS
WM+P

WILLIAM McDONOUGH + PARTNERS
 ARCHITECTS AND COMMUNITY PLANNERS
 700 E. JEFFERSON ST.
 CHARLOTTEVILLE, VA 22902
 T 434 978 1111 F 434 979 1112
 WWW.MCDONOUGHPARTNERS.COM

ARCHITECT OF RECORD
ARC TEC
 ARCHITECTURAL TECHNOLOGIES
 www.arctecinc.com
 Arizona
 2960 East Northern Avenue, Building C
 Phoenix, AZ 85028 602.953.2255
 California
 1731 Technol city Drive, Suite 750
 San Jose, CA 95110 408.496.0676

CONSULTANTS
BKF 100+
 YEARS
 ENGINEERS . SURVEYORS . PLANNERS
 BKF ENGINEERS
 255 SHORELINE DR, SUITE 200
 REDWOOD CITY, CA 94065

STATUS
PLANNING APPLICATION

ISSUE

08/22/2021	100% PLANNING APPLICATION
10/19/2020	RESUBMITTAL APPLICATION

MARK	DATE	DESCRIPTION
PROJECT NO:	2019-0112	
DRAWN BY:	CLB	
CHECK BY:	LKY	

SHEET TITLE / SHEET NUMBER

EXISTING TOPO

C1.1
 NOT FOR CONSTRUCTION