



February 26, 2014

**To: Environmental Quality Commission**

**From: David Hogan, Contract Planner**

**Subject: Consider a Recommendation to the Planning Commission and City Council on a Request to Remove 22 Heritage Trees and Retain one Heritage Tree on property located at 151 Commonwealth Drive and 164 Jefferson Drive.**

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### **Potential Environmental Quality Commission (EQC) Action**

Staff recommends that the EQC recommend to the Planning Commission and City Council to approve a Heritage Tree Removal Permit as part of a development proposal by The Sobrato Organization on property located at 151 Commonwealth Drive and 164 Jefferson Drive.

### **Background**

#### Site Location

The project is located east of US 101 in an office and industrial area located between US101, Marsh Road, Bayfront Expressway, and the Dumbarton Rail Corridor. The surrounding area is designated for Industrial uses on the General Plan and the zoning is a combination of M-3(X), M-2, and M-2(X). The closest residential areas are across US 101 and south of the Dumbarton Railway Corridor.

#### Proposed Project

On March 7, 2012, The Sobrato Organization filed applications for a Rezoning, a Conditional Development Permit (CDP) and a Tentative Parcel Map to demolish the existing buildings located at 164 Jefferson Drive and 151 Commonwealth Drive and the construction of two four-story office buildings. The City is in the process of preparing an Environmental Impact Report (EIR) to evaluate the impacts of the project on the physical environment. The EIR is expected to be available for public review between February 27, 2014 and April 14, 2014. The project site contains 23 heritage trees as defined by Chapter 13.24 of the Menlo Park Municipal Code. A reduction of the landscaped site plan, tree location map (showing the trees and the locations of the existing and proposed improvements), and building elevations are contained in Attachment A.

The purpose of the Environmental Quality Commission's consideration of this project is to provide a recommendation to the Planning Commission and City Council on a request to remove 22 of 23 heritage trees located on the properties.

## Analysis

The applicant has submitted arborist reports for both Properties. The reports were prepared by John H. McClenahan, an ISA Board Certified Arborist. Copies of these reports are contained in Attachment B (for 151 Commonwealth Drive) and Attachment C (for 164 Jefferson Drive). A summary of the heritage trees is contained below.

Commonwealth Corporate Center Heritage Tree Summary	Total Number On-site	Proposed for:	
		Retention	Removal
<b>151 Commonwealth Drive</b>			
Coast live oak ( <i>Quercus agrifolia</i> )	1	1	0
Avocado ( <i>Persea americana</i> )	1	0	1
Silver dollar gum ( <i>Eucalyptus polyanthemos</i> )	3	0	3
Incense cedar ( <i>Calocedrus decurrens</i> )	6	0	6
<b>164 Jefferson Drive</b>			
Red Ironbark ( <i>Eucalyptus sideroxylon</i> )	3	0	3
Blackwood acacia ( <i>Acacia melanoxylon</i> )	6	0	6
American sweet gum ( <i>Liquidambar styraciflua</i> )	2	0	2
<b>TOTAL</b>	23	1	22

To assist the Commission in evaluating this request, staff has developed a matrix of reasons why removal of a heritage tree is appropriate (recognizing that each tree and its' setting is unique). The matrix has been developed around the two primary criteria for removal/retention; the health and condition of the tree, and conflicts with the design of the project. The purpose of this matrix is to facilitate discussion, not to limit the scope or scale of the Commission's consideration. The supplemental matrix is located in Attachment F.

The proposed sub-criteria related to the health and condition of the heritage trees are as follows:

- Tree is located too close to or is intertwined with another tree.
- Tree is in poor condition or in a root restricting location (according to the Arborist Report).
- Tree has been extensively pruned or damaged.

The proposed sub-criteria related to the location of the heritage tree and the degree of conflict with the proposed project design is as follows:

- Tree is located within 20 feet of the existing structure (this distance can vary based upon the height and type of building construction).
- Tree is located within the footprint of a proposed building.

- Tree is located within 3 feet of project component, required street improvement, or an existing improvement being removed.
- Tree is located in parking lot and retention would either affect the required parking or result in an inefficient parking lot design.

### Municipal Code Requirements

Section 13.24.040 of Menlo Park's Heritage Tree Ordinance, requires consideration of the following eight factors when determining whether there is good cause for permitting removal of a heritage tree:

- (1) The condition of the tree or trees with respect to disease, danger of falling, proximity to existing or proposed structures and interference with utility services;
- (2) The necessity to remove the tree or trees in order to construct proposed improvements to the property;
- (3) The topography of the land and the effect of the removal of the tree on erosion, soil retention and diversion or increased flow of surface waters;
- (4) The long-term value of the species under consideration, particularly lifespan and growth rate;
- (5) The ecological value of the tree or group of trees, such as food, nesting, habitat, protection and shade for wildlife or other plant species;
- (6) The number, size, species, age distribution and location of existing trees in the area and the effect the removal would have upon shade, privacy impact and scenic beauty;
- (7) The number of trees the particular parcel can adequately support according to good arboricultural practices;
- (8) The availability of reasonable and feasible alternatives that would allow for the preservation of the tree(s).

Criteria 1, 2, 4 and 8 are relevant to this request and are discussed below in more detail. The Municipal Code criteria that are applicable to this request are briefly discussed below.

Criteria 1. *The condition of the trees with respect to disease, danger of falling, proximity to existing or proposed structures and interference with utility services.* All of the trees proposed for removal are in generally poor condition, are located in areas surrounded by paving, and/or are wedged-in adjacent to the existing buildings that will be removed by the project. In contrast, the tree proposed for retention is in good condition and will not interfere with any of the proposed structures or utilities. A summary of the conditions and locations of the trees is located in Attachment F.

- Criteria 2: *The necessity to remove the trees in order to construct proposed improvements to the property.* All of the trees proposed for removal are located in such a way as to be in conflict with either the removal of the existing structures or the construction of the proposed improvements. In contrast, the high quality tree proposed for retention is located near the edge of the property and at the edge of the area originally envisioned for parking. As a result, the project plans have been designed to retain the single Coast Live Oak tree. A summary of the locational conflicts of the trees is also located in Attachment F.
- Criteria 4: *The long-term value of the species under consideration, particularly lifespan and growth rate.* Of the twenty two heritage trees recommended for removal, most are landscape species that are commonly used through the Bay Area. The remaining tree species that is proposed for removal, the Incense Cedar, is native to other parts of California, specifically the northern coast of California and along the Sierra Nevada Mountains. In their current location these Incense Cedars do not appear have long term value since they are located in a narrow planter between parking areas. In contrast, the tree proposed for retention, a Coast Live Oak, is native to area is considered to have long term value.
- Criteria 8: *The availability of reasonable and feasible alternatives that would allow for the preservation of the tree(s).* Through the development review process staff has worked with the Applicant to retain the most important and viable heritage tree, the Coast Live Oak, while balancing the traditional planning issues of land use compatibility, access, architectural design needs, heritage trees, and other planning and engineering issues. The project as originally submitted proposed to remove all of the heritage trees. City staff indicated that they would support the removal of the Coast Live Oak. As a result, the project was redesigned to retain the tree in a large landscaped area at the edge of the parking lot. Also, during the application review process between the Applicant and City staff, the City Arborist revisited the site and considered the possibility of retaining the lone Avocado tree (Tree #21). However, given the location of the tree and its proximity to the demolition and construction activities, it was determined that retaining this tree was not feasible. As shown in the matrix in Attachment F, many of trees are either located in areas where they would most likely be damaged or killed by either removing the existing buildings or are in poor condition.

The City Arborist has reviewed the Arborist Reports and conducted a site visit to independently evaluate the health and condition of the heritage trees. Copies of the City Arborist's recommendations are contained in Attachment D (for 151 Commonwealth Drive) and Attachment E (for 164 Jefferson Drive).

### Heritage Tree Replacements

The Applicant is proposing to provide 46 heritage tree replacements, which represents a two-to-one ratio. The proposed heritage tree replacements are the London Plane Tree (*Platanus x. a 'Columbia'*) in 24" boxes. These trees are proposed to be located along the main drive aisle that connects Commonwealth Drive and Jefferson Drive to create a "boulevard effect" at the project entries.

In addition, the Conceptual Landscape Plan indicates that an additional 426 trees will be planted around the site during construction. The preliminary species and size list includes: Strawberry Tree (24" box), European Hornbeam (24" box), Elm (15 gallon and 24" box), Purple Leaf Plum (15 gal), Liquid Amber (15 gal), Brisbane Box (24" box), Ginkgo (24" box and 36" box), Carolina Laurel Cherry (24" box), Crape Myrtle (48" box), and additional London Plane Trees (24' box). Many of these species being proposed have been used for other projects in the vicinity including Menlo Gateway and other new office complexes in the area.

### Conclusion

Based upon the analysis provided above and the submitted project plans, staff recommends that the Environmental Quality Commission recommend to the Planning Commission (and City Council) the following actions regarding the heritage trees located at 151 Commonwealth Drive and 164 Jefferson Drive.

- (1) Require the retention of the Coast Live Oak (also identified as Tree 19); and,
- (2) Approve the removal of the other 22 heritage trees located on the site.

Signature on File

David Hogan  
Contract Planner

Signature on File

Brian Henry  
City Arborist

**Public Notice:** Public Notification was achieved by posting the agenda, with this agenda item being listed, at least 72 hours prior to the meeting. Notice cards were sent to all property owners and occupants within 300 feet of the project site.

### **Attachments:**

- A. Project Plan Reductions (Landscape Site Plan, Tree Location Plan, and Building Elevations)
- B. Arborist Report – 151 Commonwealth Drive.
- C. Arborist Report – 164 Jefferson Drive.
- D. City Arborist Evaluation – 151 Commonwealth Drive
- E. City Arborist Evaluation – 164 Jefferson Drive
- F. Supplemental Tree Removal Matrix



Tree Disposition Data		
Description	Quantity	Notes
<b>Total Existing Trees</b>		
Commonwealth	27	
Jefferson Parcel	18	
<b>Existing Trees to Remain</b>		
Heritage	1	
Non-Heritage	0	
<b>Existing Trees to Remove</b>		
Heritage	23	
Non-Heritage	21	
Heritage Replacement Trees Required	46	24" Box min. size
Proposed New Trees	472	
Net Trees for Project	473	Includes heritage tree to remain



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A Planning Department Submittal for  
**COMMONWEALTH CORPORATE CENTER**  
 151 Commonwealth Drive and 164 Jefferson Drive  
 Menlo Park, California 94025

SOBRATO

DATE	DESCRIPTION
07.26.12	PLANNING DEPARTMENT SUBMITTAL
11.02.12	ISSUING 40% PRESENTATION
12.11.12	CITY 40% PRESENTATION
04.12.13	PLANNING DEPARTMENT SUBMITTAL
06.14.13	ISSUE
08.26.13	PLANNING DEPARTMENT SUBMITTAL

ILLUSTRATIVE LANDSCAPE PLAN  
 SCALE: 1/4"=1'-0"



Illustrative Landscape Plan

L1.0  
 PROJECT NO: 11577



**ARC TEC**  
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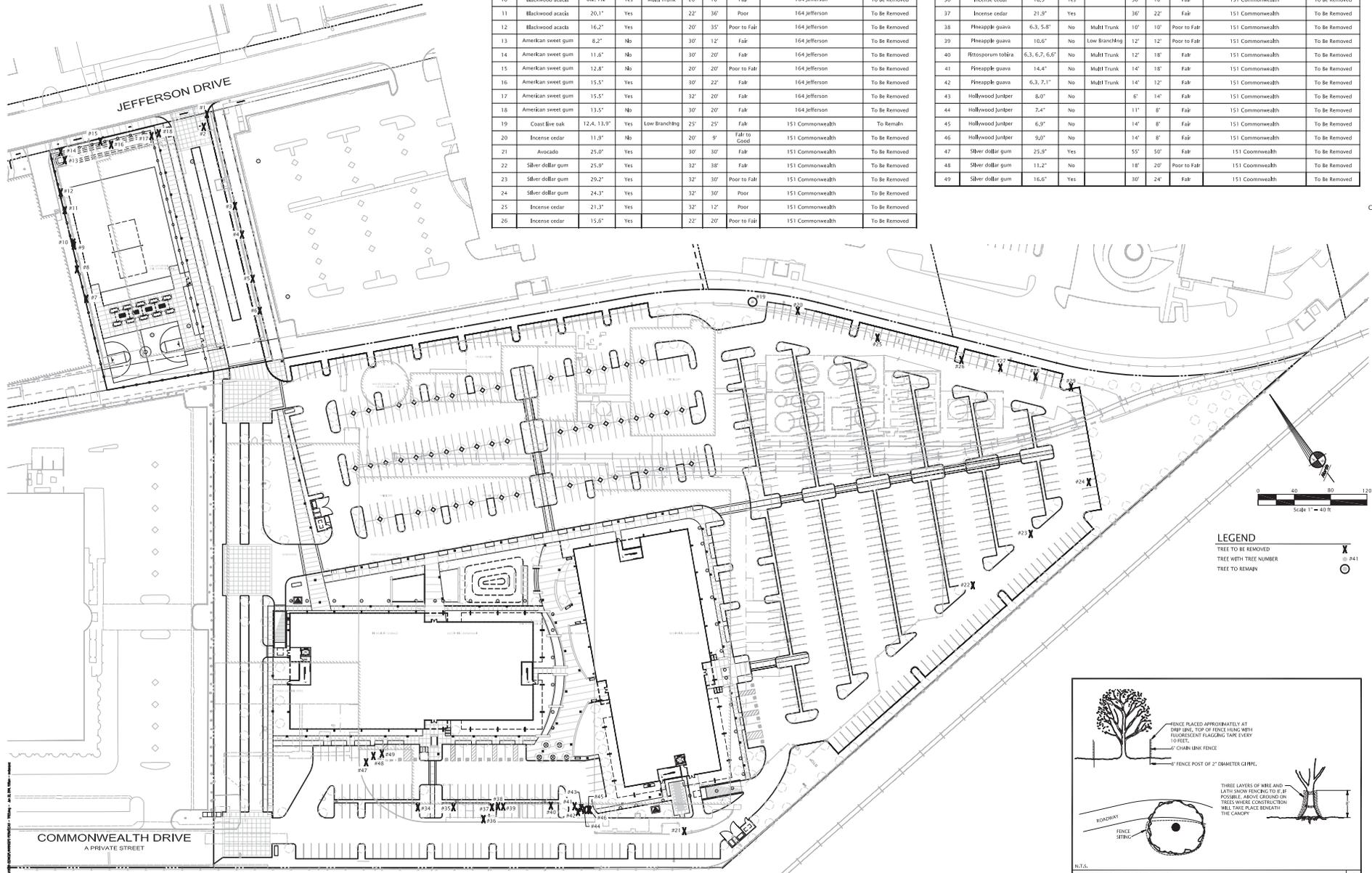
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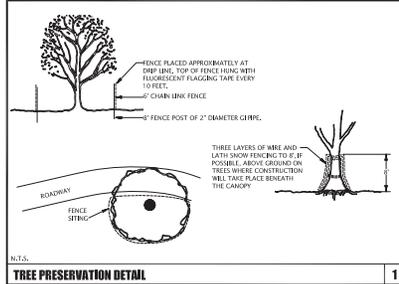
**KIER & WRIGHT**  
CIVIL ENGINEERS & SURVEYORS, INC.  
3350 Scott Boulevard, Building 22  
Santa Clara, California 95051  
4080 717 6665  
Fax 4080 717 9641

Number	Name	Diameter	Heritage	Trunk Type	Height	Spread	Condition	Location	Disposition
1	Blackwood acacia	13.2"	No		18'	22'	Poor to Fair	164 Jefferson	To Be Removed
2	American sweet gum	6.2"	No		20'	10'	Fair	164 Jefferson	To Be Removed
3	Red Ironbark	15.7"	Yes		24'	22'	Poor to Fair	164 Jefferson	To Be Removed
4	Red Ironbark	19.1"	Yes		24'	26'	Poor	164 Jefferson	To Be Removed
5	Red Ironbark	18.1"	Yes		32'	28'	Poor to Fair	164 Jefferson	To Be Removed
6	Blackwood acacia	23"	Yes		20'	20'	Poor	164 Jefferson	To Be Removed
7	Blackwood acacia	16.3"	Yes		20'	30'	Poor to Fair	164 Jefferson	To Be Removed
8	Blackwood acacia	12.2, 8.2, 6.2"	Yes	Multi Trunk	22'	20'	Poor to Fair	164 Jefferson	To Be Removed
9	Blackwood acacia	9.2"	No		22'	14'	Fair	164 Jefferson	To Be Removed
10	Blackwood acacia	8.2, 7.2"	Yes	Multi Trunk	20'	16'	Fair	164 Jefferson	To Be Removed
11	Blackwood acacia	20.1"	Yes		22'	30'	Poor	164 Jefferson	To Be Removed
12	Blackwood acacia	16.2"	Yes		20'	35'	Poor to Fair	164 Jefferson	To Be Removed
13	American sweet gum	8.2"	No		30'	12'	Fair	164 Jefferson	To Be Removed
14	American sweet gum	11.6"	No		30'	20'	Fair	164 Jefferson	To Be Removed
15	American sweet gum	12.8"	No		20'	20'	Poor to Fair	164 Jefferson	To Be Removed
16	American sweet gum	15.5"	Yes		30'	22'	Fair	164 Jefferson	To Be Removed
17	American sweet gum	15.5"	Yes		32'	20'	Fair	164 Jefferson	To Be Removed
18	American sweet gum	13.5"	No		30'	20'	Fair	164 Jefferson	To Be Removed
19	Coast live oak	12.4, 13.0"	Yes	Low Branching	25'	25'	Fair	151 Commonwealth	To Remain
20	Incense cedar	11.0"	No		20'	9'	Fair to Good	151 Commonwealth	To Be Removed
21	Avocado	25.0"	Yes		30'	30'	Fair	151 Commonwealth	To Be Removed
22	Silver dollar gum	25.0"	Yes		32'	30'	Fair	151 Commonwealth	To Be Removed
23	Silver dollar gum	29.2"	Yes		32'	30'	Fair	151 Commonwealth	To Be Removed
24	Silver dollar gum	24.3"	Yes		32'	30'	Poor	151 Commonwealth	To Be Removed
25	Incense cedar	21.3"	Yes		32'	12'	Poor	151 Commonwealth	To Be Removed
26	Incense cedar	15.0"	Yes		22'	20'	Poor to Fair	151 Commonwealth	To Be Removed

Number	Name	Diameter	Heritage	Trunk Type	Height	Spread	Condition	Location	Disposition
27	Coast redwood	2.7"	No		11'	7'	Fair to Good	151 Commonwealth	To Be Removed
28	Coast redwood	5.8"	No		12'	10'	Fair to Good	151 Commonwealth	To Be Removed
29	Coast redwood	7"	No		14'	8'	Good	151 Commonwealth	To Be Removed
30	Not Used								
31	Not Used								
32	Not Used								
33	Not Used								
34	Incense cedar	22.6"	Yes		20'	20'	Fair	151 Commonwealth	To Be Removed
35	Incense cedar	23.4"	Yes	Low Branching	20'	18'	Fair	151 Commonwealth	To Be Removed
36	Incense cedar	18.5"	Yes		30'	16'	Fair	151 Commonwealth	To Be Removed
37	Incense cedar	21.9"	Yes		36'	22'	Fair	151 Commonwealth	To Be Removed
38	Pineapple guava	6.3, 5.8"	No	Multi Trunk	10'	10'	Poor to Fair	151 Commonwealth	To Be Removed
39	Pineapple guava	10.6"	No	Low Branching	12'	12'	Poor to Fair	151 Commonwealth	To Be Removed
40	Pittosporum tobira	6.3, 6.7, 6.6"	No	Multi Trunk	12'	18'	Fair	151 Commonwealth	To Be Removed
41	Pineapple guava	14.4"	No	Multi Trunk	14'	18'	Fair	151 Commonwealth	To Be Removed
42	Pineapple guava	6.3, 7.3"	No	Multi Trunk	14'	12'	Fair	151 Commonwealth	To Be Removed
43	Hollywood juniper	8.0"	No		6'	14'	Fair	151 Commonwealth	To Be Removed
44	Hollywood juniper	7.4"	No		11'	8'	Fair	151 Commonwealth	To Be Removed
45	Hollywood juniper	6.9"	No		14'	8'	Fair	151 Commonwealth	To Be Removed
46	Hollywood juniper	9.0"	No		14'	8'	Fair	151 Commonwealth	To Be Removed
47	Silver dollar gum	25.9"	Yes		55'	50'	Fair	151 Commonwealth	To Be Removed
48	Silver dollar gum	11.2"	No		18'	20'	Poor to Fair	151 Commonwealth	To Be Removed
49	Silver dollar gum	16.0"	Yes		30'	24'	Fair	151 Commonwealth	To Be Removed



**LEGEND**  
 TREE TO BE REMOVED: X  
 TREE WITH TREE NUMBER: O  
 TREE TO REMAIN: O



A Planning Department Submittal for  
**COMMONWEALTH CORPORATE CENTER**  
 151 Commonwealth Drive  
 Menlo Park, California 94025

**SOBRATO** ENGINEERS

DATE: 11/25/11  
 DESCRIPTION: PLANNING DEPARTMENT SUBMITTAL

DATE: 02/28/12  
 DESCRIPTION: PLANNING DEPARTMENT SUBMITTAL

DATE: 01/15/14  
 DESCRIPTION: PLANNING DEPARTMENT SUBMITTAL

**TREE SURVEY & DISPOSITION PLAN**

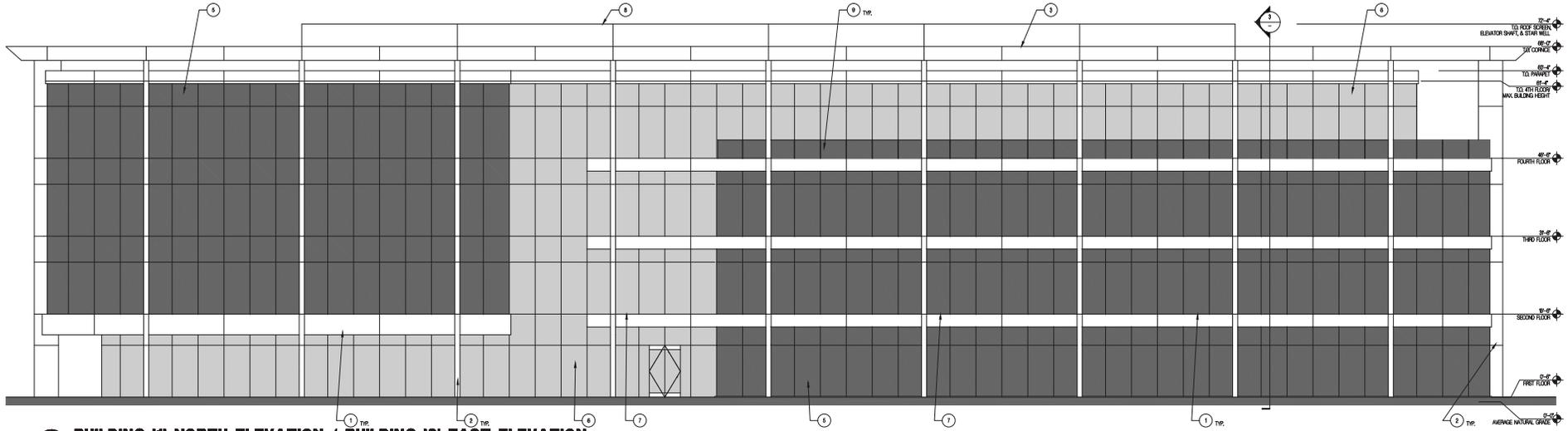
**C4.0**  
 PROJECT NO: A11089-2



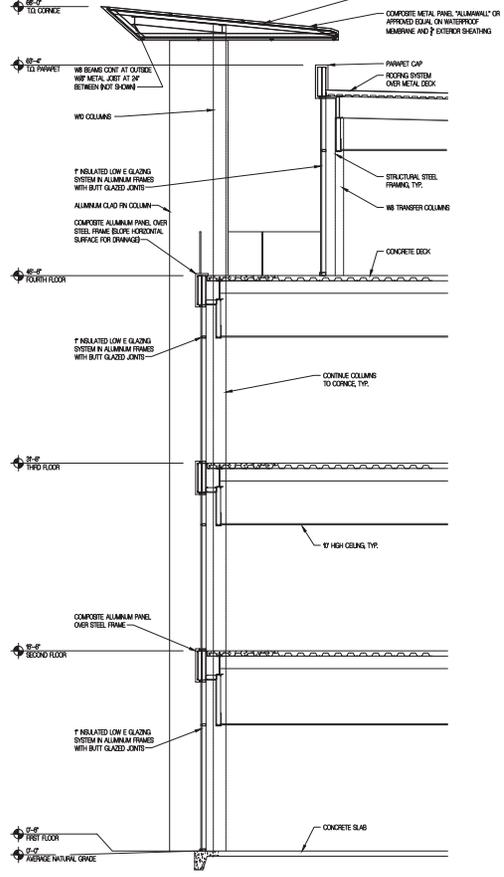


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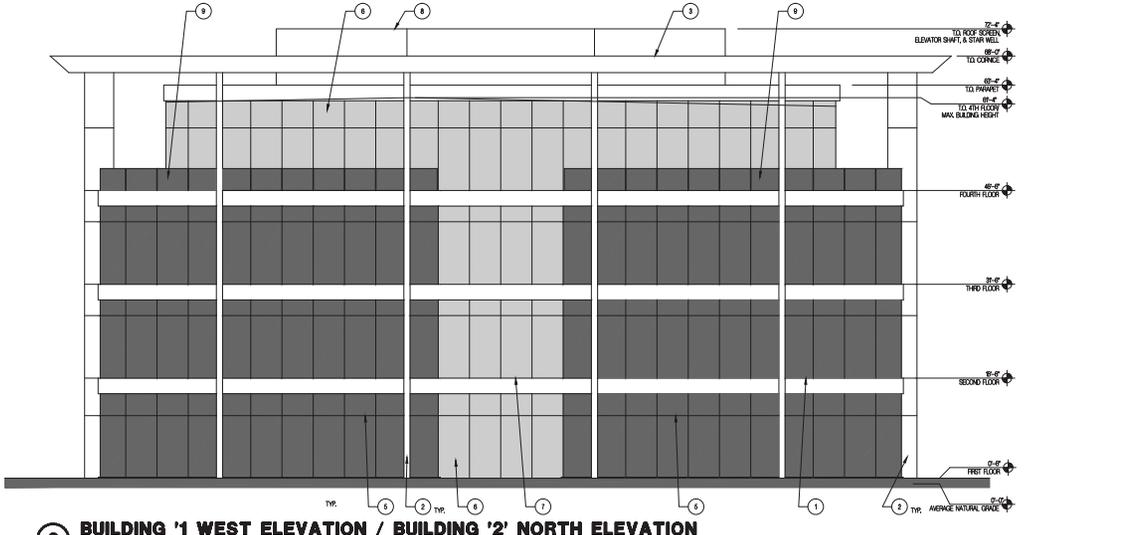
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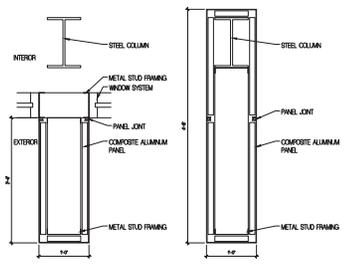
**1 BUILDING '1' NORTH ELEVATION / BUILDING '2' EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**3 WALL SECTION**  
SCALE: 1/4" = 1'-0"



**2 BUILDING '1' WEST ELEVATION / BUILDING '2' NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**4 FIN DETAIL**  
SCALE: 1" = 1'-0"

**KEY NOTES**

- 1 SILVER COMPOSITE ALUMINUM PANELS OVER STEEL FRAME
- 2 FIN COLLARS - SILVER COMPOSITE ALUMINUM PANELS OVER STEEL FRAME
- 3 CORNICE - SILVER COMPOSITE ALUMINUM PANELS OVER STEEL FRAME
- 4 SILVER ALUMINUM CAP
- 5 1" INSULATED LOW E GLAZING SYSTEM W/ BLUE TINT GLASS IN ALUMINUM FRAMES WITH BUTT GLAZED JOINTS
- 6 1" INSULATED LOW E GLAZING SYSTEM W/ CLEAR GLASS IN ALUMINUM FRAMES WITH BUTT GLAZED JOINTS
- 7 2" W/ X-2-4H SILVER ALUMINUM HORIZONTAL SHAFT
- 8 METAL ROOF SCREEN - COLOR SILVER TO MATCH COMPOSITE ALUMINUM PANELS
- 9 1/2" HIGH GLASS GUARDRAIL

A Planning Department Submittal for  
**COMMONWEALTH CORPORATE CENTER**  
151 Commonwealth Drive and 164 Jefferson Drive  
Menlo Park, California 94025

The **SOBRATO** Organization

DATE	DESCRIPTION
07.17.12	PLANNING DEPARTMENT SUBMITTAL
08.28.12	PLANNING DEPARTMENT SUBMITTAL
08.28.13	PLANNING DEPARTMENT SUBMITTAL



OFFICE BUILDING  
EXTERIOR ELEVATIONS

**A3.02**

PROJECT NO: 112943

DATE PLOTTED: 08/28/13 11:45 AM

# ARBORIST SURVEY

Submitted To:

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

Project Location:

**151 Commonwealth  
Menlo Park, CA**

Submitted By:

**McCLENAHAN CONSULTING, LLC  
John H. McClenahan  
ISA Board Certified Master Arborist, WE-1476B  
member, American Society of Consulting Arborists  
March 27, 2012  
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March 27, 2012

### **Kier and Wright**

Attention: **Mr. Ryan Amaya**

3350 Scott Boulevard #22

Santa Clara, CA 95054

RE: **151 Commonwealth  
Menlo Park, CA**

### **Assignment**

As requested I performed a visual inspection of 27 trees to determine species, size and condition.

### **Summary**

There are 27 trees located on this site. Trees were tagged and located by Kier and Wright Civil Engineers and Surveyors Inc. Thirteen trees may qualify as heritage trees according to City of Menlo Park ordinance. The species on site are as follows:

Coast live oak	<i>Quercus agrifolia</i>	1 tree(s)
Incense cedar	<i>Calocedrus decurrens</i>	7
Coast redwood	<i>Sequoia sempervirens</i>	3
Pineapple guava	<i>Feijoa sellowiana</i>	4
Pittosporum	<i>Pittosporum tobira</i>	1
Hollywood juniper	<i>Juniperus chinensis 'Kaizuka'</i>	4
Silver dollar gum	<i>Eucalyptus polyanthemos</i>	6
Avocado	<i>Persea americana</i>	1

### **Methodology**

No root crown exploration, climbing or plant tissue analysis was performed as part of this survey.

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

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

**Kier and Wright**

Attention: **Mr. Ryan Amaya**

Page 2

The following guide for interpretation of Tree Condition as related to Life Expectancy is submitted for your information.

0 - 5 Years = Poor  
5 - 10 Years = Poor to Fair  
10 - 15 Years = Fair  
15 - 20 Years = Fair to Good  
20 + Years = Good

**Tree Description/Observation**

**19 Coast live oak (*Quercus agrifolia*)**

**Diameter:** 12.4, 13.9" Low Branching

**Height:** 25' **Spread:** 25'

**Condition:** Fair

**Location:** 151 Commonwealth

**Observation:** Secondary stem was topped at 5-feet. Low branching growth habit creates an inherent defect.

**20 Incense cedar (*Calocedrus decurrens*)**

**Diameter:** 11.9"

**Height:** 20' **Spread:** 9'

**Condition:** Fair to Good

**Location:** 151 Commonwealth

**Observation:** Crown has been pruned back significantly and filled in with dense growth. Adjacent to chain link fence.

**21 Avocado (*Persea americana*)**

**Diameter:** 25.0"

**Height:** 30' **Spread:** 30'

**Condition:** Fair

**Location:** 151 Commonwealth

**Observation:** Previous crown reduction pruning. Narrow scaffold limb attachments. Poor root environment.

**22 Silver dollar gum (*Eucalyptus polyanthemos*)**

**Diameter:** 25.9"

**Height:** 32' **Spread:** 38'

**Condition:** Fair

**Location:** 151 Commonwealth

**Observation:** Minor dieback observed. Decay of large scaffold limb. Trunk partially girdled. Parking lot creates a poor root environment.

**23 Silver dollar gum**

**Diameter:** 29.2"

**Height:** 32' **Spread:** 30'

**Condition:** Poor to Fair

**Location:** 151 Commonwealth

**Observation:** Low branching growth habit creates an inherent structural defect. Crown previously topped. Decay of scaffold limb observed, fruiting bodies observed.

**Kier and Wright**

Attention: **Mr. Ryan Amaya**

Page 3

**24 Silver dollar gum**

**Diameter:** 24.3"

**Height:** 32' **Spread:** 30'

**Condition:** Poor

**Location:** 151 Commonwealth

**Observation:** Dieback observed. Scaffold limbs exhibit weak attachments. Girdling root. Asphalt encompasses 95% of root environment.

**25 Incense cedar**

**Diameter:** 21.3"

**Height:** 32' **Spread:** 12'

**Condition:** Poor

**Location:** 151 Commonwealth

**Observation:** Half of crown has been removed or failed. Adjacent to asphalt.

**26 Incense cedar**

**Diameter:** 15.6"

**Height:** 22' **Spread:** 20'

**Condition:** Poor to Fair

**Location:** 151 Commonwealth

**Observation:** Crown has been pruned back significantly and filled in with dense growth. Scaffold limbs exhibit narrow attachments. Leans over parking lot and has large mechanical wound at 8-feet.

**27 Coast redwood (*Sequoia sempervirens*)**

**Diameter:** 2.7"

**Height:** 11' **Spread:** 7'

**Condition:** Fair to Good

**Location:** 151 Commonwealth

**Observation:** Establishing young tree, branching to the ground.

**28 Coast redwood**

**Diameter:** 5.8"

**Height:** 12' **Spread:** 10'

**Condition:** Fair to Good

**Location:** 151 Commonwealth

**Observation:** Establishing young tree, branching to the ground.

**29 Coast redwood**

**Diameter:** 7.0"

**Height:** 14' **Spread:** 8'

**Condition:** Good

**Location:** 151 Commonwealth

**Observation:** Establishing young tree, branching to the ground.

**Kier and Wright**

Attention: **Mr. Ryan Amaya**

Page 4

**34 Incense cedar**

**Diameter:** 22.6"

**Height:** 20' **Spread:** 20'

**Condition:** Fair

**Location:** 151 Commonwealth

**Observation:** Crown has been pruned back significantly and filled in with dense growth. Scaffold limbs exhibit narrow attachments.

**35 Incense cedar**

**Diameter:** 23.4" Low Branching

**Height:** 20' **Spread:** 18'

**Condition:** Fair

**Location:** 151 Commonwealth

**Observation:** Crown has been pruned back significantly and filled in with dense growth. Scaffold limbs exhibit narrow attachments.

**36 Incense cedar**

**Diameter:** 18.5"

**Height:** 36' **Spread:** 16'

**Condition:** Fair

**Location:** 151 Commonwealth

**Observation:** Crown has been thinned heavily. Minor dieback observed.

**37 Incense cedar**

**Diameter:** 21.9"

**Height:** 36' **Spread:** 22'

**Condition:** Fair

**Location:** 151 Commonwealth

**Observation:** Crown has been thinned heavily. Minor dieback observed.

**38 Pineapple guava (*Feijoa sellowiana*)**

**Diameter:** 6.3, 5.8" Multi Trunk

**Height:** 10' **Spread:** 10'

**Condition:** Poor to Fair

**Location:** 151 Commonwealth

**Observation:** Crown overlaps with adjacent guava. Previously thinned and topped.

**39 Pineapple guava**

**Diameter:** 10.6" Low Branching

**Height:** 12' **Spread:** 12'

**Condition:** Poor to Fair

**Location:** 151 Commonwealth

**Observation:** Crown overlaps with adjacent guava. Previously thinned and topped.

**40 Pittosporum tobira**

**Diameter:** 6.3, 6.7, 6.6" Multi Trunk

**Height:** 12' **Spread:** 18'

**Condition:** Fair

**Location:** 151 Commonwealth

**Observation:** Minor deadwood. Considered large shrub.

**Kier and Wright**

Attention: **Mr. Ryan Amaya**

Page 5

**41 Pineapple guava**

**Diameter:** 14.4" Multi Trunk

**Height:** 14' **Spread:** 18'

**Condition:** Fair

**Location:** 151 Commonwealth

**Observation:** Previously thinned and topped.

**42 Pineapple guava**

**Diameter:** 6.3, 7.1" Multi Trunk

**Height:** 14' **Spread:** 12'

**Condition:** Fair

**Location:** 151 Commonwealth

**Observation:** Previously thinned and topped.

**43 Hollywood juniper (*Juniperus chinensis* 'Kaizuka')**

**Diameter:** 8.0"

**Height:** 6' **Spread:** 14'

**Condition:** Fair

**Location:** 151 Commonwealth

**Observation:** Cluster of 4 junipers. Previously thinned and topped.

**44 Hollywood juniper**

**Diameter:** 7.4"

**Height:** 11' **Spread:** 8'

**Condition:** Fair

**Location:** 151 Commonwealth

**Observation:** Cluster of 4 junipers. Previously thinned and topped.

**45 Hollywood juniper**

**Diameter:** 6.9"

**Height:** 14' **Spread:** 8'

**Condition:** Fair

**Location:** 151 Commonwealth

**Observation:** Cluster of 4 junipers. Previously thinned and topped.

**46 Hollywood juniper**

**Diameter:** 9.0"

**Height:** 14' **Spread:** 8'

**Condition:** Fair

**Location:** 151 Commonwealth

**Observation:** Cluster of 4 junipers. Previously thinned and topped.

**47 Silver dollar gum**

**Diameter:** 25.9"

**Height:** 55' **Spread:** 50'

**Condition:** Fair

**Location:** 151 Commonwealth

**Observation:** Crown previously headed back. Scaffold limbs exhibit weak attachments. Next to building.

**Kier and Wright**

Attention: **Mr. Ryan Amaya**

Page 6

**48 Silver dollar gum**

**Diameter:** 11.2"

**Height:** 18' **Spread:** 20'

**Condition:** Poor to Fair

**Location:** 151 Commonwealth

**Observation:** Crown previously headed back. Scaffold limbs exhibit weak attachments. Understory tree. Next to building.

**49 Silver dollar gum**

**Diameter:** 16.6"

**Height:** 30' **Spread:** 24'

**Condition:** Fair

**Location:** 151 Commonwealth

**Observation:** Crown previously headed back. One sided. Scaffold limbs exhibit weak attachments. Next to building.

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We thank you for this opportunity to be of assistance in your tree preservation concerns.

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

Very truly yours,

**McCLENAHAN CONSULTING, LLC**

By: **John H. McClenahan**

ISA Board Certified Master Arborist, WE-1476B

member, American Society of Consulting Arborists

JHMc: pm



## McClenahan Consulting, LLC

Arboriculturists Since 1911

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

Arborist:

  
\_\_\_\_\_  
John H. McClenahan

Date:

March 27, 2012

# TREE SURVEY

Submitted To:

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

Project Location:

**164 Jefferson  
Menlo Park, CA**

Submitted By:

**McCLENAHAN CONSULTING, LLC  
John H. McClenahan  
ISA Board Certified Master Arborist, WE-1476B  
member, American Society of Consulting Arborists  
March 27, 2012  
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March 27, 2012

### **Kier and Wright**

Attention: **Mr. Ryan Amaya**

3350 Scott Boulevard #22

Santa Clara, CA 95054

RE: **164 Jefferson  
Menlo Park, CA**

### **Assignment**

As requested I performed a visual inspection of 18 trees to determine species, size and condition.

### **Summary**

There are 18 trees located on this site. Trees were tagged and located by Kier and Wright Civil Engineers and Surveyors Inc. Eleven trees may qualify as heritage trees according to City of Menlo Park ordinance. The dominant species on site are Blackwood acacia and American sweet gum.

Blackwood acacia	<i>Acacia melanoxylon</i>	8 trees
American sweet gum	<i>Liquidambar styraciflua</i>	7
Red ironbark	<i>Eucalyptus sideroxylon</i>	3

### **Methodology**

No root crown exploration, climbing or plant tissue analysis was performed as part of this survey.

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

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

## Kier and Wright

Attention: **Mr. Ryan Amaya**

Page 2

The following guide for interpretation of Tree Condition as related to Life Expectancy is submitted for your information.

0 - 5 Years	=	Poor
5 - 10 Years	=	Poor to Fair
10 - 15 Years	=	Fair
15 - 20 Years	=	Fair to Good
20 + Years	=	Good

### Tree Description/Observation

#### **1 Blackwood acacia (*Acacia melanoxylon*)**

**Diameter:** 13.2"

**Height:** 18' **Spread:** 22'

**Condition:** Poor to Fair

**Location:** 164 Jefferson

**Observation:** Previously topped for utility line clearance. Extensive surface rooting observed. Storm drain adjacent to root crown.

#### **2 American sweet gum (*Liquidambar styraciflua*)**

**Diameter:** 6.2"

**Height:** 20' **Spread:** 10'

**Condition:** Fair

**Location:** 164 Jefferson

**Observation:** Tree was dormant at time of inspection.

#### **3 Red Ironbark (*Eucalyptus sideroxylon*)**

**Diameter:** 15.7"

**Height:** 24' **Spread:** 22'

**Condition:** Poor to Fair

**Location:** 164 Jefferson

**Observation:** Branch dieback observed. Weak scaffold limb attachments. Poor root environment.

#### **4 Red Ironbark**

**Diameter:** 19.1"

**Height:** 24' **Spread:** 26'

**Condition:** Poor

**Location:** 164 Jefferson

**Observation:** Branch dieback observed. Weak scaffold limb attachments. Poor root environment.

#### **5 Red Ironbark**

**Diameter:** 18.1"

**Height:** 32' **Spread:** 28'

**Condition:** Poor to Fair

**Location:** 164 Jefferson

**Observation:** Upper crown is sparse. Poor root environment.

## **Kier and Wright**

Attention: **Mr. Ryan Amaya**

Page 3

### **6 Blackwood acacia**

**Diameter:** 23"

**Height:** 20' **Spread:** 26'

**Condition:** Poor

**Location:** 164 Jefferson

**Observation:** Moderate accumulation of interior deadwood and dieback of tops observed. Leans slightly to parking lot.

### **7 Blackwood acacia**

**Diameter:** 16.3"

**Height:** 20' **Spread:** 30'

**Condition:** Poor to Fair

**Location:** 164 Jefferson

**Observation:** Moderate accumulation of interior deadwood and dieback of tops observed. Leans slightly to parking lot.

### **8 Blackwood acacia**

**Diameter:** 12.2, 8.2, 6.4" Multi Trunk

**Height:** 22' **Spread:** 20'

**Condition:** Poor to Fair

**Location:** 164 Jefferson

**Observation:** Appears to be a cluster of stump sprouts. Three stems are in direct contact with each other. Deadwood and dieback observed.

### **9 Blackwood acacia**

**Diameter:** 9.2"

**Height:** 22' **Spread:** 14'

**Condition:** Fair

**Location:** 164 Jefferson

**Observation:** Crown is one sided with a moderate accumulation of interior deadwood. Adjacent to curb.

### **10 Blackwood acacia**

**Diameter:** 8.2, 7.2" Multi Trunk

**Height:** 20' **Spread:** 16'

**Condition:** Fair

**Location:** 164 Jefferson

**Observation:** Moderate accumulation of interior deadwood observed. Multi trunk growth habit creates an inherent defect. Adjacent to curb.

### **11 Blackwood acacia**

**Diameter:** 20.1"

**Height:** 22' **Spread:** 36'

**Condition:** Poor

**Location:** 164 Jefferson

**Observation:** Crown exhibits a heavy accumulation of deadwood with branch dieback. Adjacent to parking lot curb. Limited root environment.

## **Kier and Wright**

Attention: **Mr. Ryan Amaya**

Page 4

### **12 Blackwood acacia**

**Diameter:** 16.2"

**Height:** 20' **Spread:** 35'

**Condition:** Poor to Fair

**Location:** 164 Jefferson

**Observation:** Crown exhibits a moderate accumulation of deadwood with minor branch dieback. Adjacent to parking lot curb. Limited root environment.

### **13 American sweet gum**

**Diameter:** 8.2"

**Height:** 30' **Spread:** 12'

**Condition:** Fair

**Location:** 164 Jefferson

**Observation:** Tree was dormant at time of inspection. Scaffold limbs exhibit narrow attachments.

### **14 American sweet gum**

**Diameter:** 11.6"

**Height:** 30' **Spread:** 20'

**Condition:** Fair

**Location:** 164 Jefferson

**Observation:** Tree was dormant at time of inspection. Upper scaffold limbs exhibit narrow attachments. Slight lean.

### **15 American sweet gum**

**Diameter:** 12.8"

**Height:** 20' **Spread:** 20'

**Condition:** Poor to Fair

**Location:** 164 Jefferson

**Observation:** Crown topped for utility line clearance. Extensive surface rooting observed.

### **16 American sweet gum**

**Diameter:** 15.5"

**Height:** 30' **Spread:** 22'

**Condition:** Fair

**Location:** 164 Jefferson

**Observation:** Crown side pruned for line clearance. Scaffold limbs exhibit narrow attachments. Circling and surface roots observed.

### **17 American sweet gum**

**Diameter:** 15.5"

**Height:** 32' **Spread:** 20'

**Condition:** Fair

**Location:** 164 Jefferson

**Observation:** Tree was dormant at time of inspection. Scaffold limbs exhibit narrow attachments. Extensive surface rooting observed in mounded turf.

**Kier and Wright**

Attention: **Mr. Ryan Amaya**

Page 5

**18 American sweet gum**

**Diameter:** 13.5"

**Height:** 30' **Spread:** 20'

**Condition:** Fair

**Location:** 164 Jefferson

**Observation:** Tree was dormant at time of inspection. Scaffold limbs exhibit narrow attachments. Extensive surface rooting observed in mounded turf.

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We thank you for this opportunity to be of assistance in your tree preservation concerns.

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

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Arborist:

John H. McClenahan

Date:

March 27, 2012



Heritage Tree Removal Permit for 151 Commonwealth Drive

Application No. HTR2012-00120

## ATTACHMENT D

The following 13 Heritage Trees have been inspected, 12 are approved for removal.

Applications to remove Tree #s 19,21,22,23,24,25,26,34,35,36,37,47 & 49 were submitted on May 24, 2012 and inspected on July 5, 2012.

**Tree #19:** Coast Live Oak/*Quercus agrifolia* (~15" dbh, 25' tall) Good Overall Condition, removal denied.

**Tree #21:** Avocado/*Persea americana* (25" dbh, 30' tall) Good Overall Condition, removal initially denied. Applicant is unable to design around tree to effectively preserve. Removal approved for development.

**Tree #22:** Silver Dollar Gum/*Eucalyptus polyanthemos* (25.9" dbh, 55' tall) Poor Overall Condition, not worth designing around.

**Tree #23:** Silver Dollar Gum/*Eucalyptus polyanthemos* (29.2" dbh, 32' tall) Poor Overall Condition, not worth designing around.

**Tree #24:** Silver Dollar Gum/*Eucalyptus polyanthemos* (24.3" dbh, 32' tall) Poor Overall Condition, not worth designing around.

**Tree #25:** Incense Cedar/*Calocedrus decurrens* (21.3" dbh, 32' tall) Poor Overall Condition, not worth designing around.

**Tree #26:** Incense Cedar/*Calocedrus decurrens* (15.6" dbh, 22' tall) Poor Overall Condition, not worth designing around.

**Tree #34:** Incense Cedar/*Calocedrus decurrens* (22.6" dbh, 20' tall) Poor Overall Condition, not worth designing around.

**Tree #35:** Incense Cedar/*Calocedrus decurrens* (23.4" dbh, 20' tall) Poor Overall Condition, not worth designing around.

**Tree #36:** Incense Cedar/*Calocedrus decurrens* (18.5" dbh, 36' tall) Poor Overall Condition, not worth designing around.

**Tree #37:** Incense Cedar/*Calocedrus decurrens* (21.9" dbh, 36' tall) Poor Overall Condition, not worth designing around.

**Tree #47:** Silver Dollar Gum/*Eucalyptus polyanthemos* (25.9" dbh, 32' tall) Poor Overall Condition, not worth designing around.

**Tree #49:** Silver Dollar Gum/*Eucalyptus polyanthemos* (16.6" dbh, 30' tall) Poor Overall Condition, not worth designing around.

---

Brian Henry, City Arborist



Heritage Tree Removal Permit for 164 Jefferson Drive

Application No. HTR2012-00119

## ATTACHMENT E

The following 11 Heritage Trees have been inspected and approved for removal.

Applications to remove Tree #s 3,4,5,6 were submitted on May 24, 2012 and inspected on July 5, 2012.

**Tree #3:** Red Ironbark/*Eucalyptus sideroxylon* (15.7" dbh, 24' tall) Poor Overall Condition, not worth designing around.

**Tree #4:** Red Ironbark/*Eucalyptus sideroxylon* (19.1" dbh, 24' tall) Poor Overall Condition, not worth designing around.

**Tree #5:** Red Ironbark/*Eucalyptus sideroxylon* (18.1" dbh, 32' tall) Poor Overall Condition, not worth designing around.

**Tree #6:** Blackwood Acacia/*Acacia melanoxylon* (23" dbh, 20' tall) Poor Overall Condition, not worth designing around.

Applications to remove Tree #s 7,8,10,11,12,16,17 were submitted on July 23, 2012 and inspected on Sept 18, 2012.

**Tree #7:** Blackwood Acacia/*Acacia melanoxylon* (16.3" dbh, 20' tall) Poor Overall Condition, not worth designing around.

**Tree #8:** Blackwood Acacia/*Acacia melanoxylon* (~20" dbh, 22' tall) Poor Overall Condition, not worth designing around.

**Tree #10:** Blackwood Acacia/*Acacia melanoxylon* (~20" dbh, 20' tall) Poor Overall Condition, not worth designing around.

**Tree #11:** Blackwood Acacia/*Acacia melanoxylon* (20.1" dbh, 22' tall) Poor Overall Condition, not worth designing around.

**Tree #12:** Blackwood Acacia/*Acacia melanoxylon* (16.2" dbh, 20' tall) Poor Overall Condition, not worth designing around.

**Tree #16:** Sweet Gum/*Liquidambar styraciflua* (15.5" dbh, 30' tall) Poor Overall Condition, not worth designing around.

**Tree #17:** Sweet Gum/*Liquidambar styraciflua* (15.5" dbh, 32' tall) Poor Overall Condition, not worth designing around.

---

Brian Henry, City Arborist

**SUPPLEMENTAL TREE REMOVAL RATIONALE MATRIX**

Rationale for Removal - Construction Conflicts	Heritage Trees located at 164 Jefferson Drive											Heritage Trees located at 151 Commonwealth Drive											
	3	4	5	6	7	8	10	11	12	16	17	19	21	22	23	24	25	26	34	35	36	37	38
	RI	RI	RI	BA	BA	BA	BA	BA	BA	SG	SG	LO	Av	SD	SD	SD	IC	IC	IC	IC	IC	IC	PG
<b>Health and Condition*</b>																							
Tree is located too close to or is intertwined with another tree.							✓																
Tree is in poor condition or in a root restricting location.	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓		✓	✓		✓	✓						
Tree has been extensively pruned or were previously damaged.					✓					✓			✓		✓		✓	✓					
<b>Project Impact</b>																							
Tree is located within 20 feet of the existing structure. <sup>#</sup>										✓	✓								✓	✓	✓	✓	✓
Tree is located within the footprint of a proposed building.																							
Tree is located within 3 feet of project component, required street improvement, or an existing improvement being removed.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓										
Tree is located in parking lot and retention would either affect the required parking or result in an inefficient parking lot design.													✓	✓	✓	✓	✓	✓					
* Based upon information provided in the Arborist Reports and the field notes from the City Arborist.																							
# - Distance recommendation is based upon the type of construction of the structure and the height of the building.																							
Tree Specie Index: RI – Red Ironbark BA – Black Acacia SG – American Sweetgum LO – Coast Live Oak Av – Avocado SD – Silver Dollar Gum IC – Incense Cedar PG – Pineapple Guava																							

**Notes:**

Only the tree numbers of the heritage-sized trees from the Arborist Reports are shown here.

Tree 19 is proposed to be retained and is included here only for reference purposes.

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