



September 17, 2014

Winnie Lam
Hillsdale Terraces, LLC
159 El Camino Real
Millbrae, CA 94030

Re: Hillsdale Terrace Tree Evaluation Survey at 2700-2790 of S. El Camino Real, San Mateo, CA

Dear Ms. Lam,

On behalf of the Arborwell team, I would like to thank you for the opportunity to provide you with this tree evaluation survey for your upcoming planning submittal. This survey includes a *Tree Evaluation Schedule* and a *Tree Inventory Map*, along with the require planning submittal forms.

Site Description & Background

Hillsdale Terrace at 2700-2790 S. El Camino Real is a commercial property in the El Camino Real Corridor of San Mateo, California. The property encompasses an undeveloped lot on the southwest corner of the property and to the north of the lot, several small buildings that house commercial stores.

All *Major Vegetation*, defined as any tree with a trunk six (6) inches or greater measured at forty-eight (48) inches above natural grade, on-site was inventoried. Individual trees were mapped but not physically tagged onsite due to the small nature of the property.

There were thirty-nine (39) trees on-site or neighboring the property that are considered *Major Vegetation*. There are no Heritage Trees on the property, as defined by the City of San Mateo's Heritage Tree Ordinance §13.52.020, "any tree with a trunk diameter of sixteen (16) inches or more measured at forty-eight (48) inches above natural grade." Many, if not all, trees onsite were declining in health and will likely require removal. Site conditions may change over time.

Methodology

All individuals were identified in the field and identified with a number. Each tree was assessed on an individual basis and observations were made accordingly. *Major Vegetation* was recorded in *Tree Evaluation Schedule* and a *Tree Inventory Map*, mapped using ArcView® GIS.

A modified appraisal of the subject trees was performed under the direction of the *Guide for Plant Appraisal, 9th Edition* issued by the International Society of Arboriculture (ISA), Champaign, Illinois 2000, and adapted by the City of San Mateo to arrive at a LU Value. *The Species Classification and Group Assignment* (1992), a publication of the Western Chapter of the International Society of Arboriculture, was used to determine the species value. The appraised LU Value of the tree was determined using the City of San Mateo's *Tree Evaluation Schedule*.

The formula is as follows:

LU Value = (Species * Condition * Location) / 0.35) (Caliper Size * 0.70 if in allowable bldg. area * 1.25 if Heritage Tree)

Location: each tree was assigned a location value according to *The Guide for Plant Appraisal*, which includes the average of the *site rating* (10 to 100 percent), *contribution rating* (10 to 100 percent), and *placement rating* (10 to 100 percent). Because the trees are situated within a continuous landscape, the above ratings were assigned the following:

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- *Property Perimeter*: these trees serve as screen. Some have not been placed. They provide no shade, have had little maintenance, and contributed little to the long-term of the site – 20%
- *Parking Lot*: these trees were placed in the parking lot planting areas, yet have been improperly maintained – 40%
- *Street Trees*: while these trees are well placed, they are not maintained yearly – 70%
- *Landscaped Area*: these trees are well placed in high-visibility planting vaults but were not maintained regularly – 60%
- *Neighboring Property*: the trees were located on the neighboring property and yet influence the site – 40%

Species: each tree was assigned values in accordance with the species value corrected by the regional supplement for California, *Species Classification and Group Assignment*, available from the Western Chapter of the International Society of Arboriculture.

Condition: each tree has an assigned a value between 0% and 100% based on the derived value of health and structural conditions observed on the dates of inspection. Observations were recorded as *poor* = 1, *fair* = 2, *moderate* = 3, *good* = 4, and *excellent* = 5 (see Exhibit 1 for *condition ratings*), and then both values were added together then multiplied by 10 to arrive at a percentage.

Appraisal Discussion & Conclusion

For the purpose of this report, the LU Value derived is an approximation of an individual tree's LU Value and does not represent absolute values based on the inherent subjectivity, and questionable results, of the *Tree Evaluation Schedule*. The total appraised LU Value for the existing Hillsdale Terrace property's trees is **49,024**. If a new development is being proposed, I recommend all trees on the site be removed and replaced with high-value specimens. Neighboring trees should be preserved in place.

Thank you again; we look forward to building a long lasting relationship and taking care of your trees. Please review this information and contact me with any questions or concerns regarding the information provided in this letter.

Sincerely,



Sam Oakley
ISA Certified Arborist, WE-9474A, TRAQ
ASCA Registered Consulting Arborist #556



Tree Protection Measures Form

PA Number 13-077 **Address/APN** 2700-2790 South El Camino Real

Brief Description of Project New mixed-use retail and residential condominium development

1. Please indicate the trees to be removed and preserved as part of your project or attach list:

| Trees to be Removed | | | |
|--------------------------------------|------|----------|----------|
| Species | Size | Location | LU Value |
| See attached list: | | | |
| Tree Evaluation Schedule (attached). | | | |
| | | | |
| Trees to be Preserved | | | |
| Species | Size | Location | |
| No trees are to be preserved. | | | |
| | | | |
| | | | |

2. Tree Protection Measures for trees to be preserved: Please indicate tree protection measures and location of measures included as part of your project.

Because all trees on-site are being removed and replaced, Tree Protection Measures are not included with this form.

(Please attach diagram or reference plans showing these measures)

3. I hereby attest that the above Tree Protection Measures have been installed on the project site and will remain on the project site until occupancy of the project site has been granted.

~~XXXXXX~~ Authorized Representative
415-986-0101
 Phone Number

 Project Planner

Please note the Following:

- This form must be **completed and approved** prior to receiving any grading, building and or demolition permit. Not having approval of this form can prevent you from leaving with your permit.
- Help is usually available at the counter between 8:00 a.m. to 5 p. m, M-F or by appointment. The Planning counter is **not** open from 8:00 a.m. -12:00 p.m. on Tuesdays. It is not advised to save this until last – the Planner may be unavailable at the time you arrive to pull your permit.

Tree Evaluation Schedule

FORMULA FOR LU VALUE:

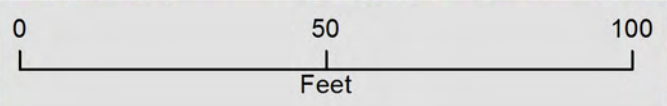
$\frac{\text{Species value} \times \text{Condition value} \times \text{Location value}}{0.35 \times \text{Caliper inches} \times \text{.70 ft in allowable} \times \text{1.25 ft heritage tree}} = \text{LU Value}$

| Ref. | Location | Species Name | Common Name | Major Vegetation ($\geq 6"$ DBH) | Species value % | Condition value % | Location value % | 0.35 | Caliper inches | .70 ft in allowable | 1.25 ft heritage tree | LU Value | Note |
|------|------------------------|--------------------------------|-------------------------|--------------------------------------|--------------------|----------------------|---------------------|------|-------------------|------------------------|--------------------------|----------|---------------------------|
| 1 | Unmaintained Landscape | <i>Liquidambar styraciflua</i> | Sweetgum | Yes | 50 | 40 | 40 | 0.35 | 14 | 0.7 | 1 | 2.24 | Branch Failure |
| 2 | Unmaintained Landscape | <i>Liquidambar styraciflua</i> | Sweetgum | Yes | 50 | 40 | 40 | 0.35 | 12 | 0.7 | 1 | 1.92 | Poor structure |
| 3 | Property Perimeter | <i>Calocedrus decurens</i> | Incense Cedar | Yes | 70 | 40 | 20 | 0.35 | 7 | 0.7 | 1 | 0.784 | Raised |
| 4 | Property Perimeter | <i>Calocedrus decurens</i> | Incense Cedar | Yes | 70 | 40 | 20 | 0.35 | 7 | 0.7 | 1 | 0.784 | Raised |
| 5 | Property Perimeter | <i>Calocedrus decurens</i> | Incense Cedar | Yes | 70 | 40 | 20 | 0.35 | 7 | 0.7 | 1 | 0.784 | Raised |
| 6 | Property Perimeter | <i>Calocedrus decurens</i> | Incense Cedar | Yes | 70 | 40 | 20 | 0.35 | 7 | 0.7 | 1 | 0.784 | Raised |
| 7 | Property Perimeter | <i>Calocedrus decurens</i> | Incense Cedar | Yes | 70 | 40 | 20 | 0.35 | 7 | 0.7 | 1 | 0.784 | Raised |
| 8 | Property Perimeter | <i>Calocedrus decurens</i> | Incense Cedar | Yes | 70 | 40 | 20 | 0.35 | 7 | 0.7 | 1 | 0.784 | Raised |
| 9 | Property Perimeter | <i>Calocedrus decurens</i> | Incense Cedar | Yes | 70 | 40 | 20 | 0.35 | 7 | 0.7 | 1 | 0.784 | Raised |
| 10 | Property Perimeter | <i>Calocedrus decurens</i> | Incense Cedar | Yes | 70 | 40 | 20 | 0.35 | 7 | 0.7 | 1 | 0.784 | Raised |
| 11 | Property Perimeter | <i>Calocedrus decurens</i> | Incense Cedar | Yes | 70 | 40 | 20 | 0.35 | 7 | 0.7 | 1 | 0.784 | Raised |
| 12 | Property Perimeter | <i>Calocedrus decurens</i> | Incense Cedar | Yes | 70 | 40 | 20 | 0.35 | 12 | 0.7 | 1 | 1.344 | |
| 13 | Property Perimeter | <i>Calocedrus decurens</i> | Incense Cedar | Yes | 70 | 40 | 20 | 0.35 | 12 | 0.7 | 1 | 1.344 | |
| 14 | Property Perimeter | <i>Calocedrus decurens</i> | Incense Cedar | Yes | 70 | 0 | 20 | 0.35 | 12 | 0.7 | 1 | 0 | Dead |
| 15 | Property Perimeter | <i>Calocedrus decurens</i> | Incense Cedar | Yes | 70 | 0 | 20 | 0.35 | 10 | 0.7 | 1 | 0 | Dead |
| 16 | Neighboring Property | <i>Calocedrus decurens</i> | Incense Cedar | Yes | 70 | 40 | 40 | 0.35 | 10 | 0.7 | 1 | 2.24 | Poor structure |
| 17 | Property Perimeter | <i>Maytenus boaria</i> | Mayten | Yes | 50 | 0 | 20 | 0.35 | 12 | 0.7 | 1 | 0 | Dead |
| 18 | Property Perimeter | <i>Calocedrus decurens</i> | Incense Cedar | Yes | 70 | 40 | 20 | 0.35 | 4 | 0.7 | 1 | 0.448 | |
| 19 | Property Perimeter | <i>Maytenus boaria</i> | Mayten | Yes | 50 | 40 | 20 | 0.35 | 4 | 0.7 | 1 | 0.32 | |
| 20 | Parking Lot | <i>Maytenus boaria</i> | Mayten | Yes | 50 | 40 | 40 | 0.35 | 14 | 0.7 | 1 | 2.24 | |
| 21 | Parking Lot | <i>Calocedrus decurens</i> | Incense Cedar | Yes | 70 | 20 | 40 | 0.35 | 14 | 0.7 | 1 | 1.568 | Topped |
| 22 | Parking Lot | <i>Calocedrus decurens</i> | Incense Cedar | Yes | 70 | 20 | 40 | 0.35 | 14 | 0.7 | 1 | 1.568 | Topped |
| 23 | Parking Lot | <i>Calocedrus decurens</i> | Incense Cedar | Yes | 70 | 20 | 40 | 0.35 | 14 | 0.7 | 1 | 1.568 | Topped |
| 24 | Parking Lot | <i>Calocedrus decurens</i> | Incense Cedar | Yes | 70 | 20 | 40 | 0.35 | 14 | 0.7 | 1 | 1.568 | Topped |
| 25 | Parking Lot | <i>Calocedrus decurens</i> | Incense Cedar | Yes | 70 | 20 | 40 | 0.35 | 14 | 0.7 | 1 | 1.568 | Topped |
| 26 | Parking Lot | <i>Calocedrus decurens</i> | Incense Cedar | Yes | 70 | 20 | 40 | 0.35 | 14 | 0.7 | 1 | 1.568 | Topped |
| 27 | Parking Lot | <i>Calocedrus decurens</i> | Incense Cedar | Yes | 70 | 20 | 40 | 0.35 | 14 | 0.7 | 1 | 1.568 | Topped |
| 28 | Parking Lot | <i>Calocedrus decurens</i> | Incense Cedar | Yes | 70 | 20 | 40 | 0.35 | 14 | 0.7 | 1 | 1.568 | Topped |
| 29 | Landscaped Area | <i>Pyrus calleryana</i> | Ornamental Pear | Yes | 50 | 50 | 60 | 0.35 | 4 | 0.7 | 1 | 1.2 | Some blight |
| 30 | Landscaped Area | <i>Gleditsia tricanthos</i> | Honey Locust | Yes | 30 | 30 | 60 | 0.35 | 6 | 0.7 | 1 | 0.648 | Poor structure and health |
| 31 | Landscaped Area | <i>Gleditsia tricanthos</i> | Honey Locust | Yes | 30 | 30 | 60 | 0.35 | 4 | 0.7 | 1 | 0.432 | Poor structure and health |
| 32 | Landscaped Area | <i>Trachycarpus fortunei</i> | Windmill Palm | Yes | 90 | 60 | 60 | 0.35 | 11 | 0.7 | 1 | 7.128 | Stunted growth |
| 33 | Property Perimeter | <i>Callistemon citrinus</i> | Bottle Brush | Yes | 50 | 60 | 20 | 0.35 | 10 | 0.7 | 1 | 1.2 | Multiple stems |
| 34 | Property Perimeter | <i>Callistemon citrinus</i> | Bottle Brush | Yes | 50 | 60 | 20 | 0.35 | 4 | 0.7 | 1 | 0.48 | Multiple stems |
| 35 | Property Perimeter | <i>Callistemon citrinus</i> | Bottle Brush | Yes | 50 | 60 | 20 | 0.35 | 12 | 0.7 | 1 | 1.44 | Multiple stems |
| 36 | Neighboring Property | <i>Pinus radiata</i> | Monterey Pine | Yes | 30 | 40 | 40 | 0.35 | 14 | 0.7 | 1 | 1.344 | Topped |
| 37 | Neighboring Property | <i>Eucalyptus sideroxylon</i> | Red Ironbark Eucalyptus | Yes | 10 | 40 | 40 | 0.35 | 12 | 0.7 | 1 | 0.384 | Topped |
| 38 | Neighboring Property | <i>Eucalyptus sideroxylon</i> | Red Ironbark Eucalyptus | Yes | 10 | 40 | 40 | 0.35 | 12 | 0.7 | 1 | 0.384 | Topped |
| 39 | Neighboring Property | <i>Cinnamomum camphora</i> | Camphor | Yes | 70 | 40 | 40 | 0.35 | 12 | 0.7 | 1 | 2.688 | Topped |

Tree Inventory Map
2700-2790 S. El Camino Real
San Mateo, California



| Species Name | |
|---------------------------------------|--------------------------------|
| ● | <i>Callistemon citrinus</i> |
| ● | <i>Calocedrus decurrens</i> |
| ● | <i>Cinnamomum camphora</i> |
| ● | <i>Eucalyptus sideroxylon</i> |
| ● | <i>Gleditsia tricanthos</i> |
| ● | <i>Liquidambar styraciflua</i> |
| ● | <i>Maytenus boaria</i> |
| ● | <i>Pinus radiata</i> |
| ● | <i>Pyrus calleryana</i> |
| ● | <i>Trachycarpus fortunei</i> |



SITE DEVELOPMENT PERMIT - TREE REMOVAL

PA# 13-077

In accordance with the San Mateo Site Development Code (SMMC 23.40) and the plans, specifications, and special conditions of the Planning Application noted above, permission is granted to the individual indicated below to remove major vegetation from the project site:

APPLICATION INFORMATION:

Name of Applicant Albert Costa, Costa Brown Architecture Date October 3, 2014

Address of Applicant 1620 Montgomery St. #300, SF, CA 94111 Phone 415-986-0101

Address of Project Site or location description Hillsdale Terrace
2700-2790 South El Camino Real

MAJOR VEGETATION (TREES WITH A DIAMETER 6" OR GREATER 4 FEET ABOVE GRADE) TO BE REMOVED:

Thirty-four (34) trees with a diameter 6" or greater to be removed

FEE DATA:

The following list represents fees collected by the Planning Division in relation to landscape conditions of approval for the above mentioned Planning Application.

TREE PLANTING FUND (Project # 610008-015-0194; GL Acct. # 59-6100-375702)

This fee is determined by the difference between the amount of required landscaping for a project and the amount provided as shown in the last section (Landscape Unit Value Deficiency) of the Required Tree Planting Form for the project. **(Attach the Required Tree Planting Form.)**

Total Fees to be collected: _____ \$

No in-lieu tree removal fees are required since the applicant has demonstrated that the estimated Landscape Unit (LU) value of the replacement trees to be planted on the project site exceed the LU value of the trees to be removed from the project site.

This application has fulfilled all requirements of the Site Development and Heritage Tree Regulations according to the approved Planning Application noted above.

Applicant (Signature) Date Planning Division (Signature) Date

Required Tree Planting

Required Trees:

As per the requirements of the Zoning Code, Section 27.71 – Landscape, all projects must have a minimum ratio of **1 tree per 400 square feet** of landscaped area. Existing trees that are a minimum of 6 inch diameter may count toward this total. Any trees with a 6 inch or greater diameter that are being removed must be replaced with an equivalent value of trees. Values are to be determined as stated in Section 27.71.180 of the zoning code and recorded on the Tree Evaluation Schedule and/or any required arborist report.

Landscape Area: _____ sq. ft. ÷ 400 = _____ (a)

Number of existing trees with a 6 inch or greater diameter **to be preserved:** _____ (b)

Landscape Unit (LU) value **deficit** from the Tree Evaluation Schedule: _____ 49.024 _____ (c)

Minimum LU value to be replaced and/or met through payment of in-lieu fees: **[a – b + c = d]** _____ (d)

New Trees:

A minimum number of trees equivalent to (a), above, must be planted (or existing on the site). In order to make up the required LU value from the removal of trees, additional or larger trees may be planted. If the LU value shown at (e) is not equal or greater than (d), then an in-lieu fee must be paid to the City’s street tree planting fund at the rate defined annually in the City’s Comprehensive Fee Schedule for each deficient LU.

New Trees Being Planted

| Quantity | Size | LU Value | Total LU Value |
|----------|-------------|----------|----------------|
| | 15 gallon | 1 | |
| | 24 inch box | 2 | |
| | 36 inch box | 3 | |
| | 48 inch box | 4 | |

Total LU Value of new trees being proposed: _____ (e)

Fees Owed to the City Street Tree Planting Fund:

If (d) is greater than (e), there will be an LU value deficit calculated as follows:

[d – e = _____ x (the annually defined \$ per LU value) = \$ _____