BARRIE D. COATE and ASSOCIATES
Horticutural Consultants
23535 Summit Road
Los Gatos, CA 95033
408/353-1052

RECEIVED
PLANNING DIVISION
AUG 7 2014
Community Development Dept.

AN ASSESSMENT OF TREES AT 110 TILTON AVENUE
SAN MATEO
AN ADDENDUM TO MY MARCH 13, 2013 ANALYSIS

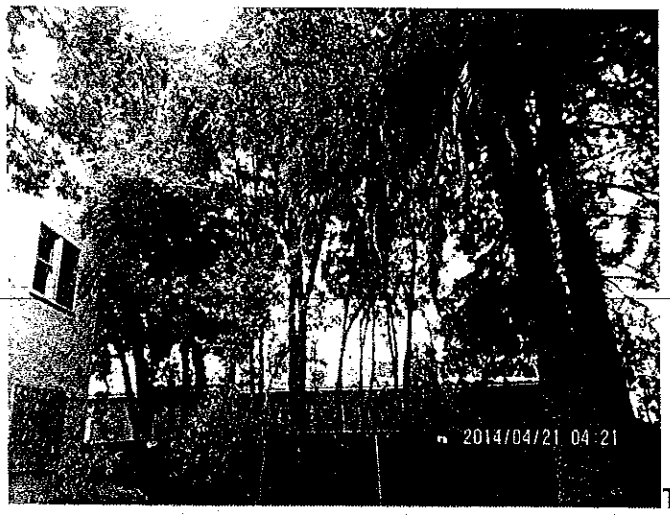
Prepared at the Request of:
Adam Kates
akates@mozartdev.com

Site Visit by:
Barrie D. Coate
Consulting Arborist
April 21, 2014

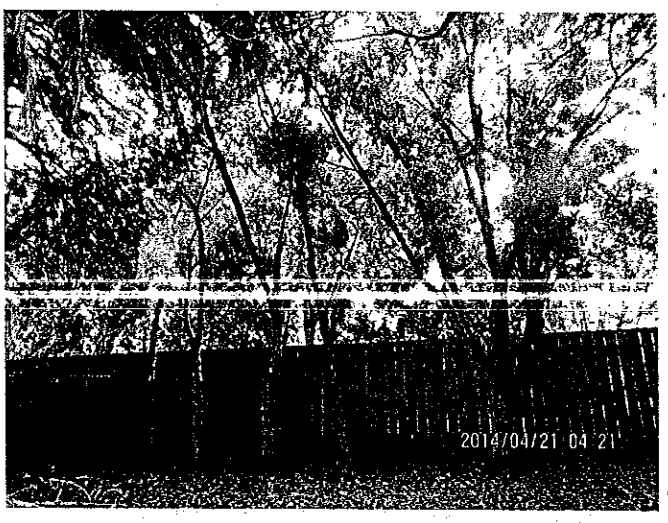
Job #03-13-022-14

BARRIE D. COATE and ASSOCIATES
Horticultural Consultants
23535 Summit Road
Los Gatos, CA 95033
408/353-1052

CLASSICS AT 110 TILTON AVE.
SAN MATEO



TREES 34A – G



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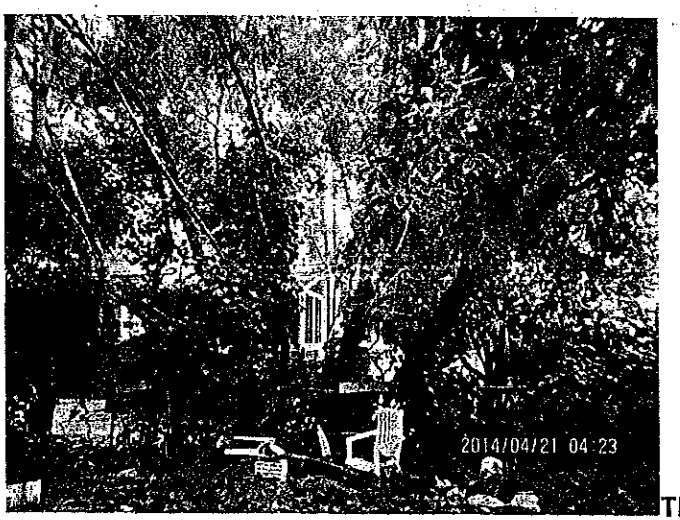


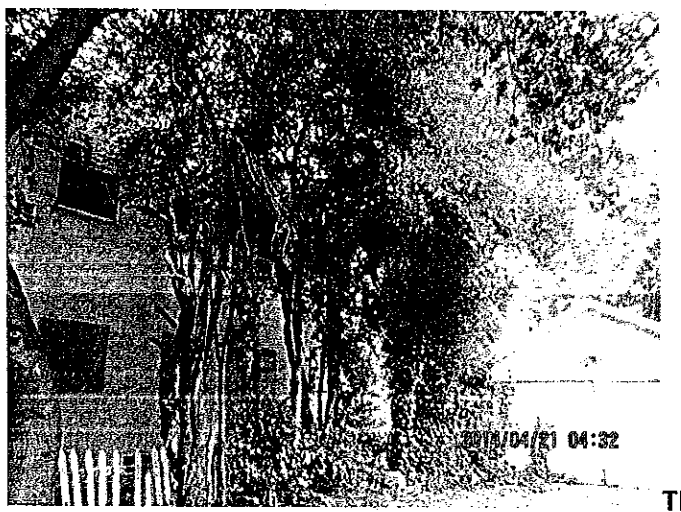
TREES 11B – F

BARRIE D. COATE and ASSOCIATES
Horticutural Consultants
23535 Summit Road
Los Gatos, CA 95033
408/353-1052

CLASSICS AT 110 TILTON AVE.
SAN MATEO

TREE 17A

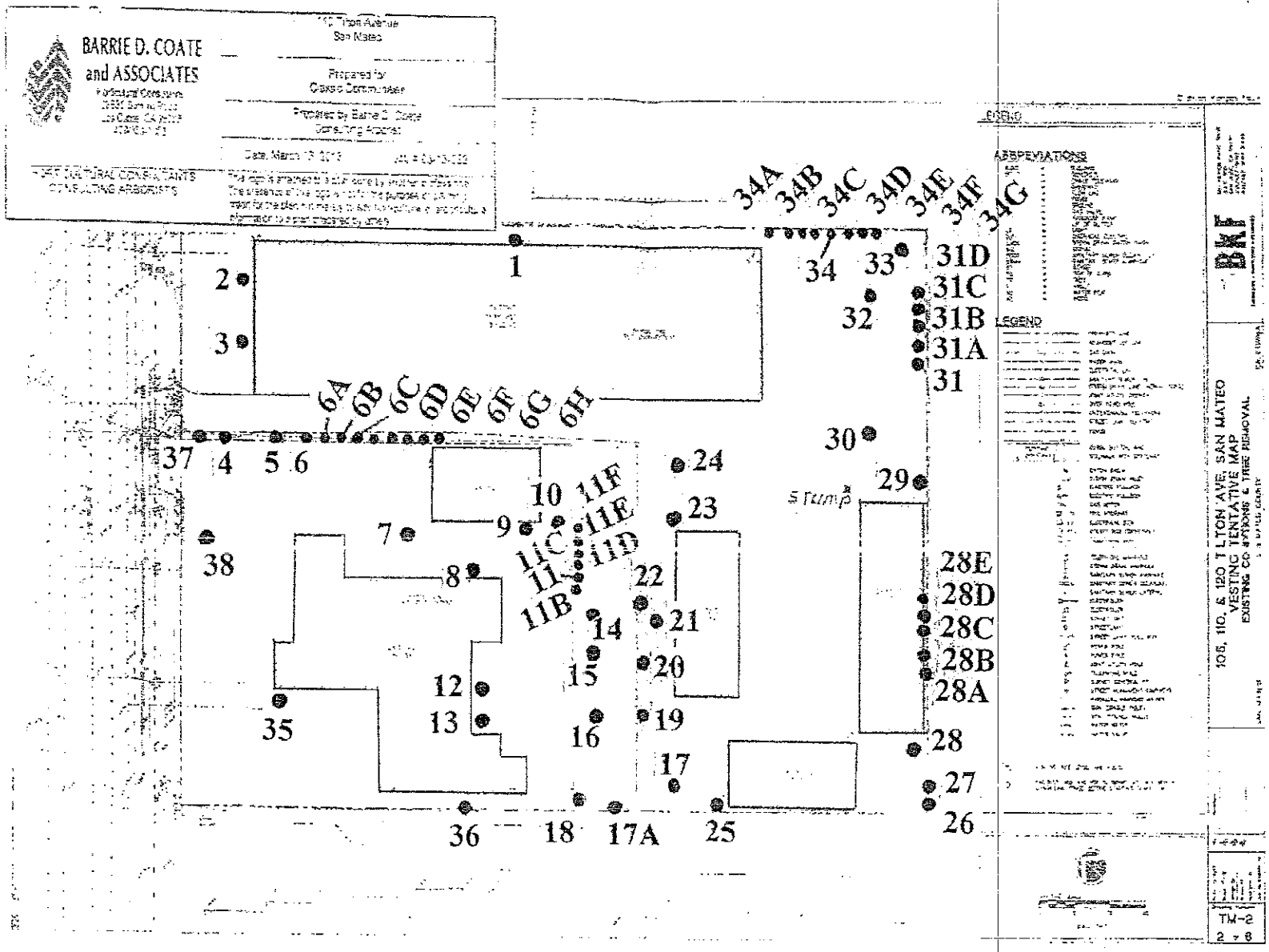
TREES 27A - C



TREES 6A - H

Prepared by: Barrie D. Coate, Consulting Arborist

April 21, 2014


BARRIE D. COATE
and ASSOCIATES
Prepared for
Classic Communities
Prepared by Barrie D. Coate
Consulting Arborist
HORTICULTURAL CONSULTANTS
CONSULTING ARBORISTS
ABBREVIATIONS
LEGEND
BKF
105, 110, & 120 TILTON AVE, SAN MATEO
VESTING TENTATIVE MAP
EXISTING CONDITIONS & TREE REMOVAL
TM-2
2 of 8
1
2
3
4
5
6
6A
6B
6C
6D
6E
6F
6G
6H
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17A
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28B
28C
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31A
31B
31C
31D
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34B
34C
34D
34E
34F
34G
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36
37
38
5 Tump

Field Data Sheet Page 1							
T #	Tree Name	DBH (Inches)	Canopy Height (Feet)	Canopy Spread (Feet)	Health: Rated 1-5 = Good-Poor	Structural Integrity: Rated 1-5 = Good-Poor	Protected Tree
1	Tree of Heaven (Ailanthus altissima)	13/13	40	20	1	1	Yes
2	Irish Yew (Taxus baccata	Multi-Stem: 12@2'	12	10	1	1	
3	Irish Yew	Multi-Stem: 12@2'	12	10	1	1	
4	Cabbage Tree (Cordyline australis)	19	30	15	1	3	Yes
5	Coast Live Oak (Quercus agrifolia)	24	45	30	1	1	Yes
6	Tawhiwhi (Pittosporum tenuifolium)	18	---	---	Dead		
6A	Tawhiwhi	4	20	15	2	3	
6B	Tawhiwhi	6	30	15	2	3	
6C	Tawhiwhi	5	---	---	Dead		
6D	Tawhiwhi	7/5	30	15	2	3	
6E	Tawhiwhi	6	30	15	3	5	
6F	Tawhiwhi	8/6/4	30	15	2	3	
6G	Tawhiwhi	5/4	---	---	Dead		
6H	Tawhiwhi	8/6	30	10	4	3	
7	Irish Yew (Taxus baccata 'Fastigata')	Multi-Stem: 18@2'	25	15	1	1	
8	Eugenia (Syzygium paniculatum)	10	35	15	3	2	
9	Avocado (Persea americana)	13	30	30	1	1	
10	Lemon (Citrus cultivar)	10	20	15	1	1	
11	Tarata (Pittosporum eugenoides)	9	30	15	3	2	
11B	Tarata	5/4	30	15	1	4	
11C	Tarata	5/4	20	20	3	4	
11D	Tarata	9	30	20	1	3	
11E	Tarata	12/7	20	20	1	4	
11F	Tarata	5	30	15	1	4	
12	Coast Live Oak	7	25	20	2	4	
13	Lemon	6	20	15	2	1	
14	London Plane (Platanus acerifolia)	14	30	25	1	3	
15	London Plane	13	30	25	1	3	
16	London Plane	13	30	30	1	3	
17	Wild Plum (Prunus cerasifera)	9	20	15	2	3	
17A	Wild Plum	8	15	15	2	3	
18	English Yew (Taxus baccata)	15	20	25	3	3	Yes
19	London Plane	18	40	25	1	2	Yes
20	London Plane	14	35	30	1	4	

21	California Bay Laurel (Umbellularia californica)	16/14/14	50	30	1	1	Yes
22	London Plane	10	---	---	Dead		

Field Data Sheet Page 2							
T #	Tree Name	DBH (Inches)	Canopy Height (Feet)	Canopy Spread (Feet)	Health: Rated 1-5 = Good-Poor	Structural Integrity: Rated 1-5 = Good-Poor	Protected Tree
23	Avocado (Persea americana)	14	---	---	Dead		
24	Incense cedar (Calocedrus decurrens)	33	70	35	1	1	Yes
25	English Walnut (Juglans regia)	12	20	30	2	1	
26	New Zealand Laurel (Griselinia lucida)	18	20	20	1	1	Yes
27	New Zealand Laurel	18	20	20	1	1	Yes
28	Wild Plum (Prunus cerasifera)	14	20	20	3	4	
28A	Wild Plum	10	20	15	3	4	
28B	Wild Plum	8	20	15	4	4	
28C	Wild Plum	11	20	15	3	4	
28D	Wild Plum	9	20	15	3	4	
28E	Wild Plum	10	20	15	3	4	
29	California Bay Laurel (Umbellularia californica)	23	50	35	2	1	Yes
30	Coast Live Oak (Quercus agrifolia)	27	40	45	1	3	Yes
31	Tarata (Pittosporum eugenoides)	14	35	25	2	1	
31A	Tarata	6	30	10	2	4	
31B	Tarata	10	30	6	2	4	
31C	Tarata	7	30	10	1	3	
31D	Tarata	6	---	---	Dead		
32	Date Palm (Phoenix canariensis)	25	35	30	1	1	Yes
33	Coast Redwood (Sequoia sempervirens)	33	80	30	1	2	Yes
34	Eugenia (Syzygium paniculatum)	12	40	15	3	2	
34A	Eugenia	17	40	15	3	2	
34B	Eugenia	10	40	15	3	2	
34C	Eugenia	15	40	15	3	2	
34D	Eugenia	11	40	15	3	2	
34E	Eugenia	9	40	15	3	2	
34F	Eugenia	7	30	15	3	2	
34G	Eugenia	10	30	15	3	2	
35	California Bay Laurel	11	33	21	1	3	Yes
36	Eugenia	9	12	2	2	2	
37	Valley Oak (Quercus lobata)	7	10	5	3	3	
38	English Holly (Ilex aquifolium)	5/4	10	5	1	3	

Site: 120 Tilton Ave., San Mateo, CA

Tree Evaluation Schedule
Landscape Units

Tree#	Species Name	Botanical Name	Fate: Preserve/ Remove	Species Value %	Condition Value %	Location Value %	0.35	Caliper Inches	.70 if in allowable bldg. area	1.25 if Heritage Tree	LU Value
1	Tree of heaven	*Ailanthus altissima*	R	10%	40%	75%	0.35	13	1.00	1.00	1.11
2	Irish yew	*Taxus baccata*	R	90%	55%	70%	0.35	12	1.00	1.00	11.88
3	Irish yew	*Taxus baccata*	R	90%	55%	70%	0.35	12	1.00	1.00	11.88
4	Cabbage tree	*Cordyline australis*	R	30%	35%	70%	0.35	19	1.00	1.25	4.99
5	Coast live oak	*Quercus agrifolia*	R	90%	60%	70%	0.35	24	0.70	1.25	22.68
6	Tawhiwhi	*Pittosporium tenuifolium*	R	50%	0%	70%	0.35	18	0.70	1.00	0.00
6A	Tawhiwhi	*Pittosporium tenuifolium*	R	50%	40%	70%	0.35	4	0.70	1.00	1.12
6B	Tawhiwhi	*Pittosporium tenuifolium*	R	50%	40%	70%	0.35	6	0.70	1.00	1.68
6C	Tawhiwhi	*Pittosporium tenuifolium*	R	50%	0%	70%	0.35	5	0.70	1.00	0.00
6D	Tawhiwhi	*Pittosporium tenuifolium*	R	50%	40%	70%	0.35	7	0.70	1.00	1.96
6E	Tawhiwhi	*Pittosporium tenuifolium*	R	50%	40%	70%	0.35	6	0.70	1.00	1.68
6F	Tawhiwhi	*Pittosporium tenuifolium*	R	50%	40%	70%	0.35	8	0.70	1.00	2.24
6G	Tawhiwhi	*Pittosporium tenuifolium*	R	50%	0%	70%	0.35	5	0.70	1.00	0.00
6H	Tawhiwhi	*Pittosporium tenuifolium*	R	50%	40%	70%	0.35	8	1.00	1.00	3.20
7	Irish yew	*Taxus baccata 'Fastigata'*	R	90%	55%	75%	0.35	18	0.70	1.00	13.37
8	Eugenia	*Syzygium paniculatum*	R	30%	45%	75%	0.35	10	0.70	1.00	2.03
9	Avocado	*Persea americana*	R	30%	55%	75%	0.35	13	0.70	1.00	3.22
10	Lemon	*Citrus cultivar*	R	50%	55%	75%	0.35	10	0.70	1.00	4.13
11	Tarata	*Pittosporium eugenoides*	R	50%	40%	75%	0.35	9	0.70	1.00	2.70
11B	Tarata	*Pittosporium eugenoides*	R	50%	40%	75%	0.35	5	0.70	1.00	1.50
11C	Tarata	*Pittosporium eugenoides*	R	50%	40%	75%	0.35	5	0.70	1.00	1.50
11D	Tarata	*Pittosporium eugenoides*	R	50%	40%	75%	0.35	9	0.70	1.00	2.70
11E	Tarata	*Pittosporium eugenoides*	R	50%	40%	75%	0.35	12	0.70	1.00	3.60
11F	Tarata	*Pittosporium eugenoides*	R	50%	40%	75%	0.35	5	0.70	1.00	1.50
12	Coast live oak	*Quercus agrifolia*	R	90%	55%	70%	0.35	7	0.70	1.00	4.85
13	Lemon	*Citrus cultivar*	R	50%	50%	70%	0.35	6	0.70	1.00	2.10
14	London plane	*Plantanus acerifolia*	R	70%	45%	75%	0.35	14	0.70	1.00	6.62
15	London plane	*Plantanus acerifolia*	R	70%	45%	75%	0.35	13	0.70	1.00	6.14
16	London plane	*Plantanus acerifolia*	R	70%	45%	75%	0.35	13	0.70	1.00	6.14
17	Wild plum	*Prunus cerasifera*	R	30%	40%	80%	0.35	9	0.70	1.00	1.73
17A	Wild plum	*Prunus cerasifera*	R	30%	40%	80%	0.35	8	1.00	1.00	2.19

Tree#	Species Name	Botanical Name	Fate: Preserve/ Remove	Species Value %	Condition Value %	Location Value %	0.35	Caliper Inches	.70 if in allowable bldg. area	1.25 if Heritage Tree	LU Value
18	English yew	*Taxus baccata*	R	90%	55%	80%	0.35	15	1.00	1.00	16.97
19	London plane	*Plantanus acerifolia*	R	70%	50%	75%	0.35	18	0.70	1.25	11.81
20	London plane	*Plantanus acerifolia*	R	70%	50%	75%	0.35	14	0.70	1.00	7.35
21	California bay laurel	*Umbellularia californica*	R	40%	50%	75%	0.35	16	0.70	1.25	6.00
22	London plane	*Plantanus acerifolia*	R	70%	0%	75%	0.35	10	0.70	1.00	0.00
23	Avocado	*Persea americana*	R	30%	0%	75%	0.35	14	0.70	1.00	0.00
24	Incense cedar	*Calocedrus decurrens*	R	70%	40%	75%	0.35	33	0.70	1.25	17.33
25	English walnut	*Juglans regia*	R	30%	50%	80%	0.35	12	1.00	1.00	4.11
26	New Zealand laurel	*Griselinia lucida*	R	50%	55%	80%	0.35	18	1.00	1.25	14.14
27	New Zealand laurel	*Griselinia lucida*	R	50%	55%	80%	0.35	18	1.00	1.25	14.14
28	Wild plum	*Prunus cerasifera*	R	30%	40%	80%	0.35	14	1.00	1.00	3.84
28A	Wild plum	*Prunus cerasifera*	R	30%	40%	80%	0.35	10	1.00	1.00	2.74
28B	Wild plum	*Prunus cerasifera*	R	30%	40%	80%	0.35	8	1.00	1.00	2.19
28C	Wild plum	*Prunus cerasifera*	R	30%	40%	80%	0.35	11	1.00	1.00	3.02
28D	Wild plum	*Prunus cerasifera*	R	30%	40%	80%	0.35	9	1.00	1.00	2.47
28E	Wild plum	*Prunus cerasifera*	R	30%	40%	80%	0.35	10	1.00	1.00	2.74
29	California bay laurel	*Umbellularia californica*	R	40%	50%	80%	0.35	23	1.00	1.25	13.14
30	Coast live oak	*Quercus agrifolia*	R	90%	55%	80%	0.35	27	0.70	1.25	26.73
31	Tarata	*Pittosporium eugenoides*	R	50%	40%	80%	0.35	14	1.00	1.00	6.40
31A	Tarata	*Pittosporium eugenoides*	R	50%	40%	80%	0.35	6	1.00	1.00	2.74
31B	Tarata	*Pittosporium eugenoides*	R	50%	40%	80%	0.35	10	1.00	1.00	4.57
31C	Tarata	*Pittosporium eugenoides*	R	50%	40%	80%	0.35	7	1.00	1.00	3.20
31D	Tarata	*Pittosporium eugenoides*	R	50%	0%	80%	0.35	6	1.00	1.00	0.00
32	Date palm	*Phoenix canariensis*	R	70%	65%	80%	0.35	25	0.70	1.25	22.75
33	Coast redwood	*Sequoia sempervirens*	P	90%	50%	80%	0.35	33	1.00	1.25	42.43
34	Eugenia	*Syzygium paniculatum*	R	30%	40%	80%	0.35	12	1.00	1.00	3.29
34A	Eugenia	*Syzygium paniculatum*	R	30%	40%	80%	0.35	17	1.00	1.00	4.66
34B	Eugenia	*Syzygium paniculatum*	R	30%	40%	80%	0.35	10	1.00	1.00	2.74
34C	Eugenia	*Syzygium paniculatum*	R	30%	40%	80%	0.35	15	1.00	1.00	4.11
34D	Eugenia	*Syzygium paniculatum*	R	30%	40%	80%	0.35	11	1.00	1.00	3.02
34E	Eugenia	*Syzygium paniculatum*	R	30%	40%	80%	0.35	9	1.00	1.00	2.47
34F	Eugenia	*Syzygium paniculatum*	R	30%	40%	80%	0.35	7	1.00	1.00	1.92
34G	Eugenia	*Syzygium paniculatum*	R	30%	40%	80%	0.35	10	1.00	1.00	2.74
35	California bay laurel	*Umbellularia californica*	R	40%	60%	75%	0.35	11	0.70	1.00	3.96

Tree#	Species Name	Botanical Name	Fate: Preserve/ Remove	Species Value %	Condition Value %	Location Value %	0.35	Caliper Inches	.70 if in allowable bldg. area	1.25 if Heritage Tree	LU Value
36	Eugenia	*Syzygium paniculatum*	R	30%	45%	80%	0.35	9	1.00	1.00	2.78
37	Valley oak	*Quercus lobata*	R	90%	55%	75%	0.35	7	1.00	1.00	7.43
38	English holly	*Ilex aquifolium*	R	50%	50%	75%	0.35	5	1.00	1.00	2.68
										Total	**403.0586**

BARRIE D. COATE
and ASSOCIATES
Horticutural Consultants
23535 Summit Road
Los Gatos, CA 95033
408/353-1052

A TREE SURVEY AT 110 TILTON AVE
SAN MATEO

Prepared at the Request of:
Scott Ward
Classic Communities
1068 E. Meadow Circle
Palo Alto CA 94303
sward@mozartdev.com

Site Visit by:
Barrie D. Coate
Consulting Arborist
March 13, 2013

Job #03-13-022

Assignment
On March 13, 2013, Nigel Belton, certified arborist, and I met Scott Ward of Classic Communities, at 110 Tilton Ave in San Mateo, to prepare an inventory and analysis of the trees on the property.

We measured all 62 trees but collected detailed data only on trees protected by the City of San Mateo ordinance i.e., trees California bay, California buckeye, oak species, cedar species or redwood of 10 inch trunk diameter at 4 feet above grade or larger and other species of trees 16 inch trunk diameter at 4 feet above grade or larger. In five cases multiple virtually identical specimens (#6, 11, 17, 31, and 34) of the same species in a row were given a single number resulting in 38 trees being labeled.

We used a map titled Vesting Tentative Map, as prepared by BKF Surveyors, dated 1-24-13, provided by Scott Ward as reference for the inventory.

A numbered aluminum label was attached to each tree inventoried for reference by other professionals.

This report includes:
1. A text describing my findings about the trees on site.
2. Data sheets describing each of the trees encountered.
3. Picture of each tree inventoried.
4. Location of each tree on the map.
5. Calculations of Values.

Observations
Most of the property has been allowed to become over grown and has been trashed by vandals.

Many of the trees interior to the property have been shaded out by the larger specimens and as a result what must have been a fine landscape many years ago is now composed of trees with many structural or health defects.

Of the trees on site only 14 are protected by city ordinance and it is my understanding that all except those on the perimeter will be removed.

There is a very large coast live oak in the back part of the property (#30).
Tree #30 is a very large native oak but one which leans at a 45 degree angle, has a very poor structure with the two main parts dividing at their base 8 feet above ground by a serious included bark site which inevitably means that one or both parts would split apart and when all factors are combined I must recommend removal of this tree even though it is a large native oak.

Several trees are on the margin of the properties and could probably be preserved without too much inconvenience such as coast redwood #33 at the southeast corner of the property and Griselinia trees #26 and 27 as well as the row of the smaller Griselinia along

the back of the property which are too small to have been included in this inventory but which serve a very significant screen between this property and the property to the south.

Since *Griselinia lucida* is easily pruned, long lived and easy to care for I suggest consideration be given to preservation of those trees due to the benefits they would offer the site.

There are several old Irish yews (*Taxus baccata fastigiata*) on the property that are very transplantable such as tree #7 but the process would be relatively expensive.

~~There are two more fine yews #2 and 3 which could easily be transplanted if desired.~~

The city of San Mateo requires the calculation of value of trees which have been subject of an inventory.

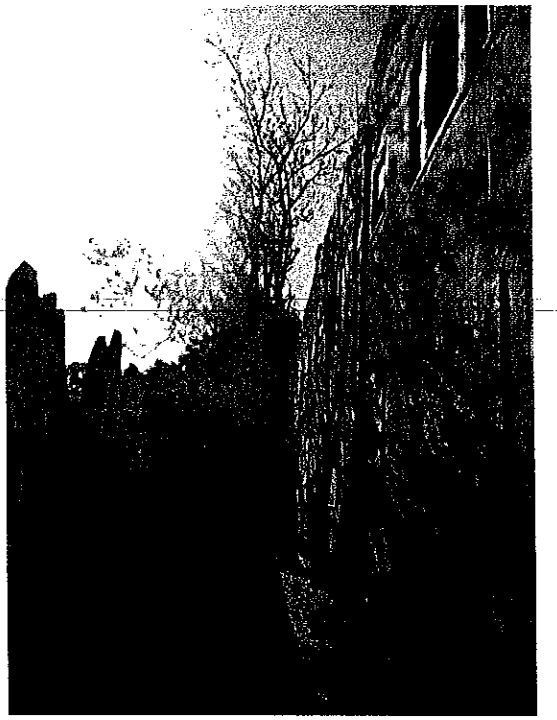
Respectfully submitted,

Barrie D. Coate

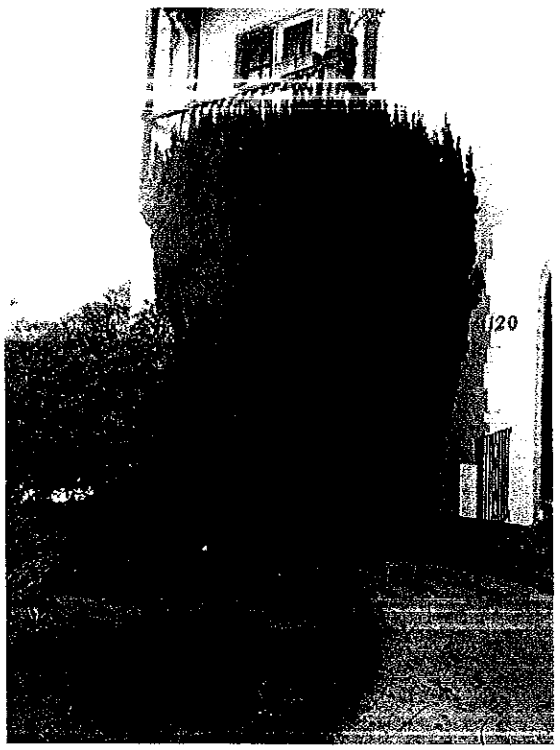
Barrie D. Coate

BDC/sl

Encl.: Assumptions and Limiting Conditions
Tree Data Charts
Site Plan
Pictures



Tree #1.



Tree #2.

←Tree #3.

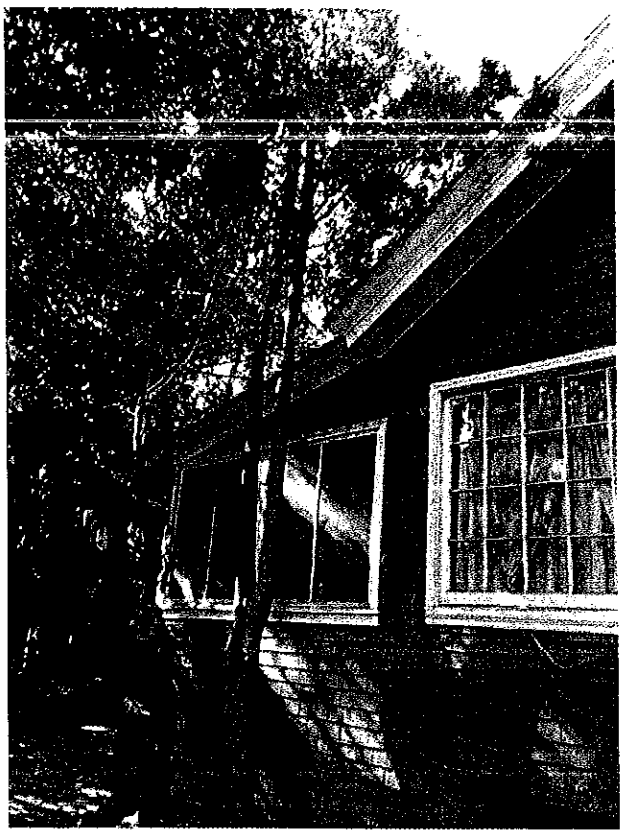
Tree #4. ↓

Tree #4. ↓

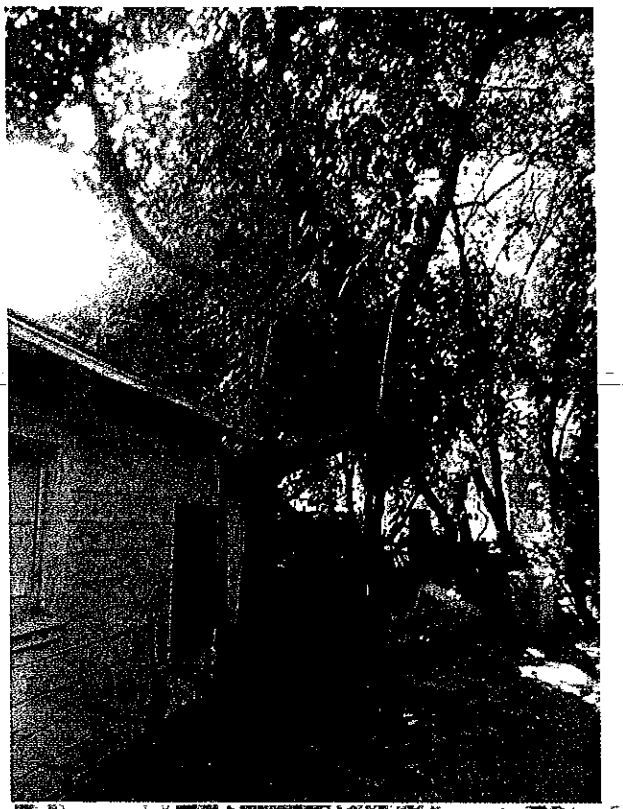
Tree #5.

Tree #6.

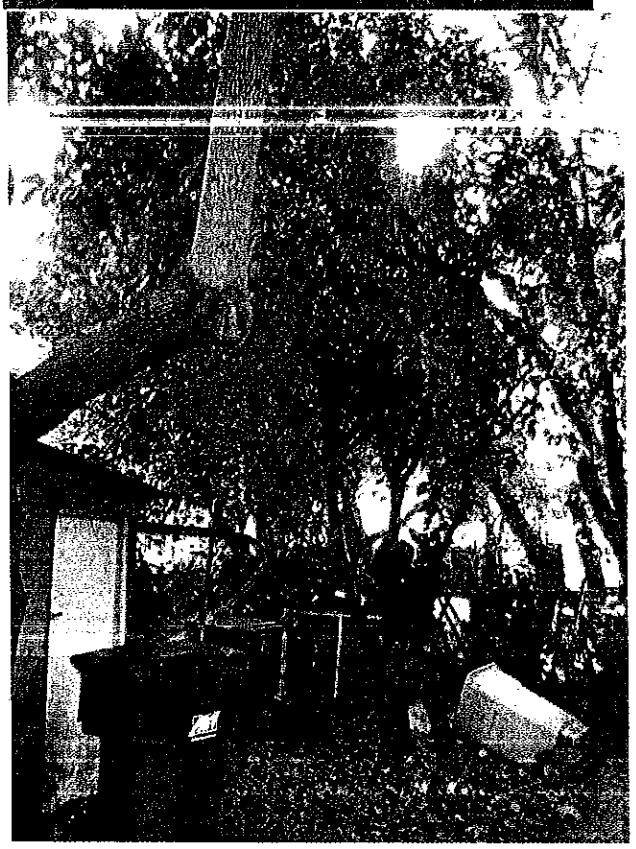
Tree #7.



Tree #8.

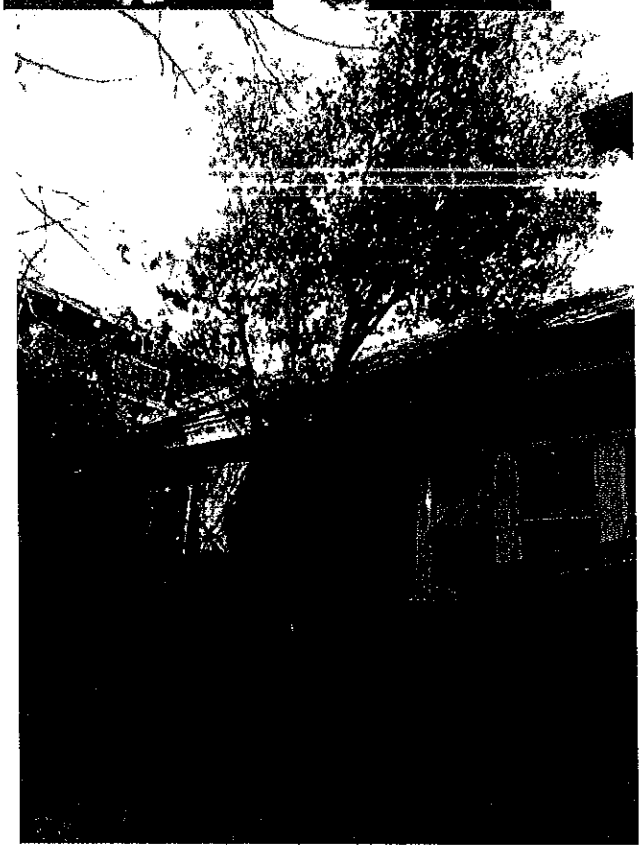


Tree #9.

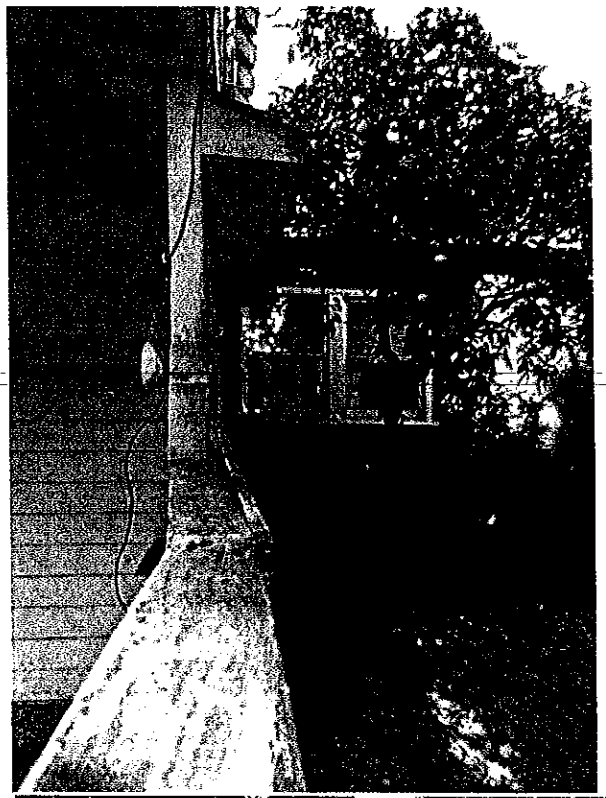


Tree #10.

Tree #11.



Tree #12.



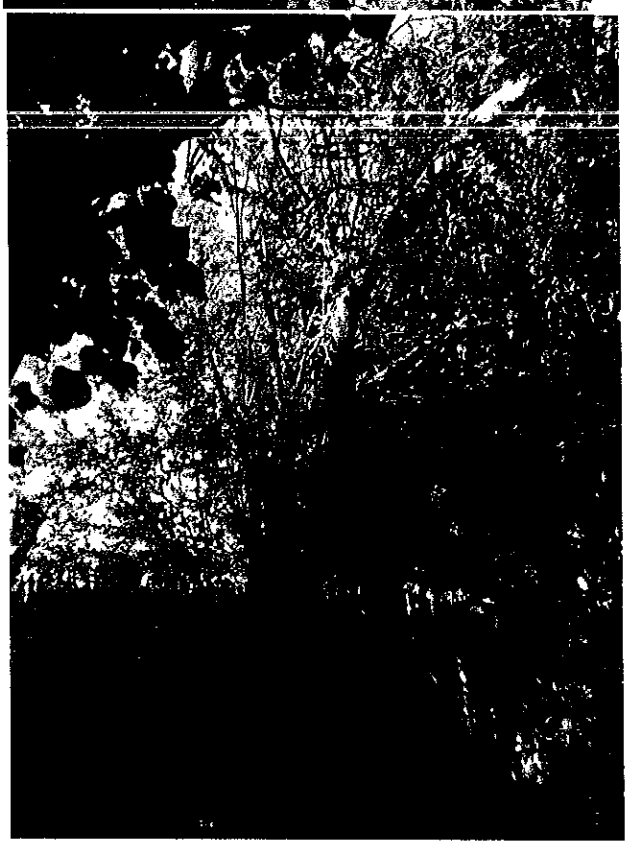
Tree #13.

Tree #14.

Tree #15.

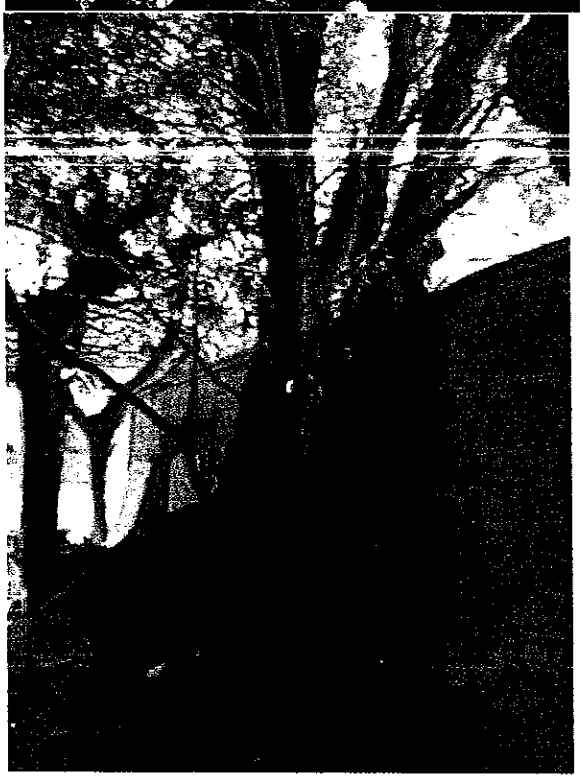
Tree #17.

Tree #18.



Tree #19.

Tree #20.



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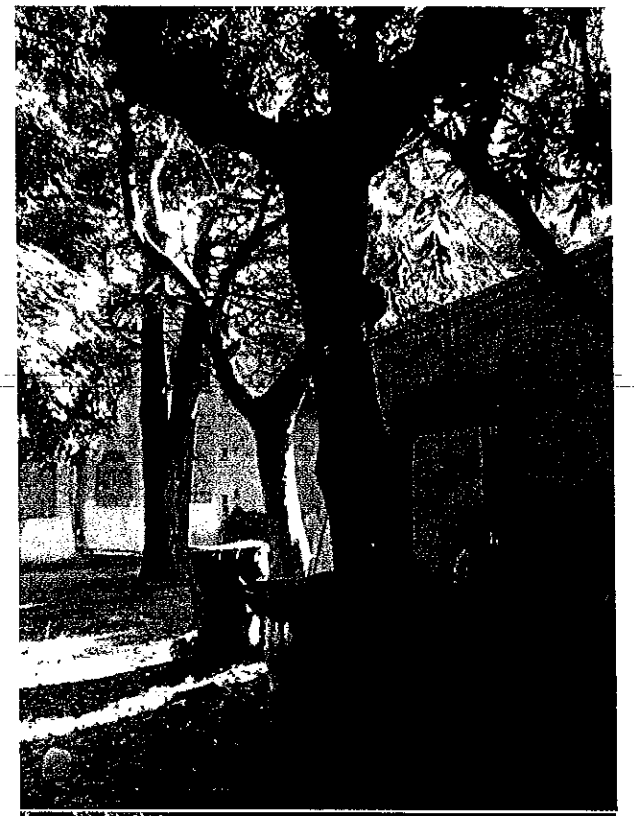

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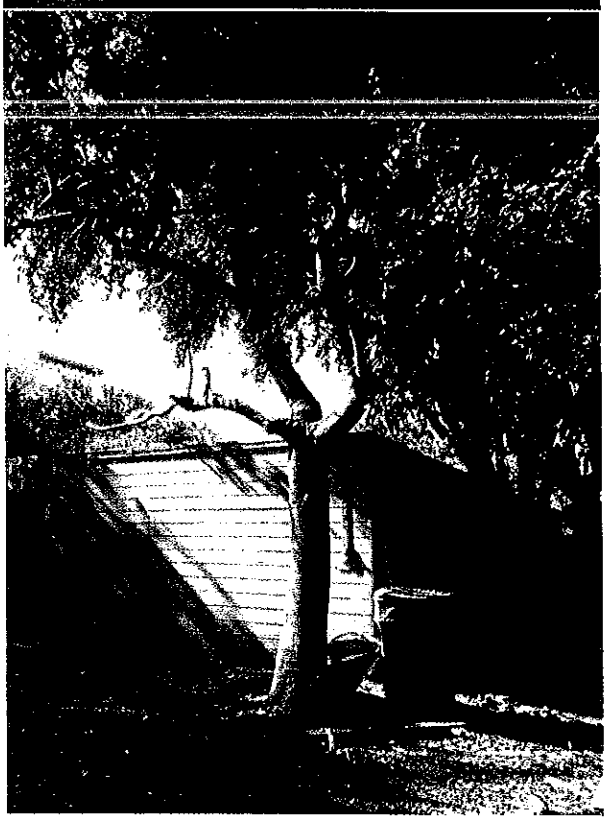
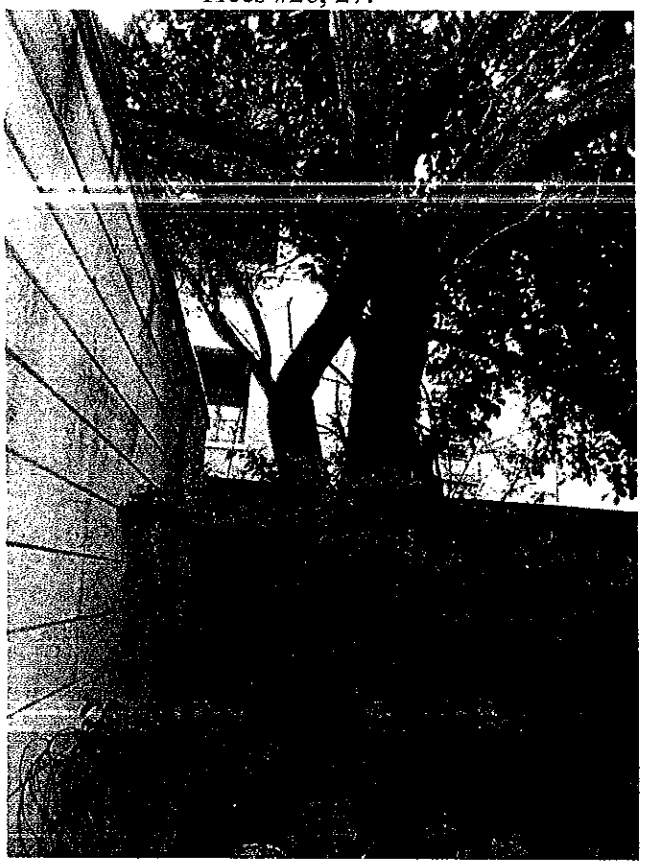


Tree #23.

Tree #24.

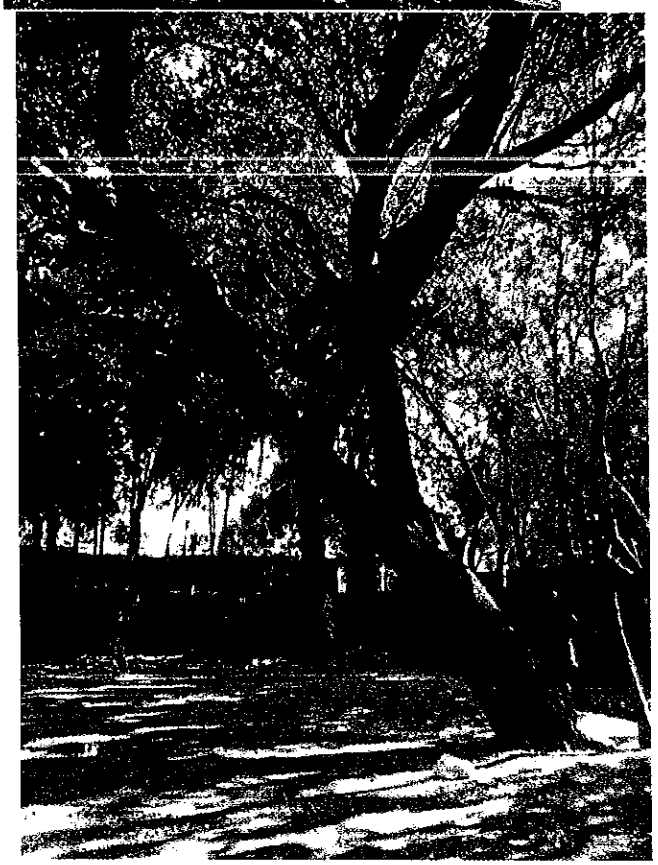
Tree #25.

Trees #26, 27.



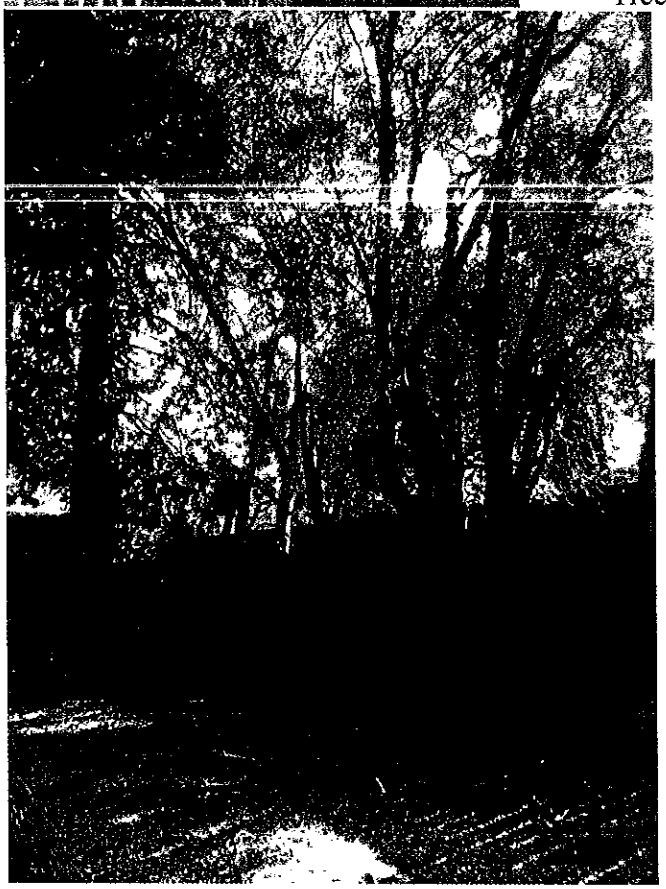
Tree #28.

Tree #29.

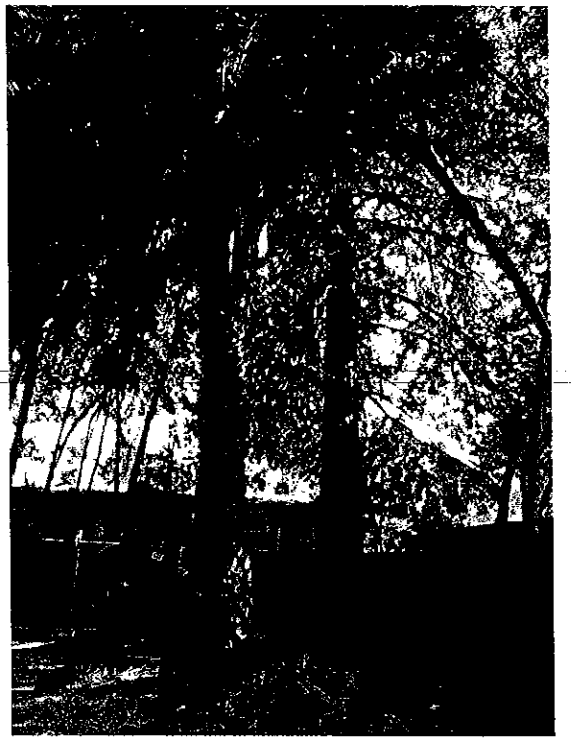


Tree #30.

Tree #30.



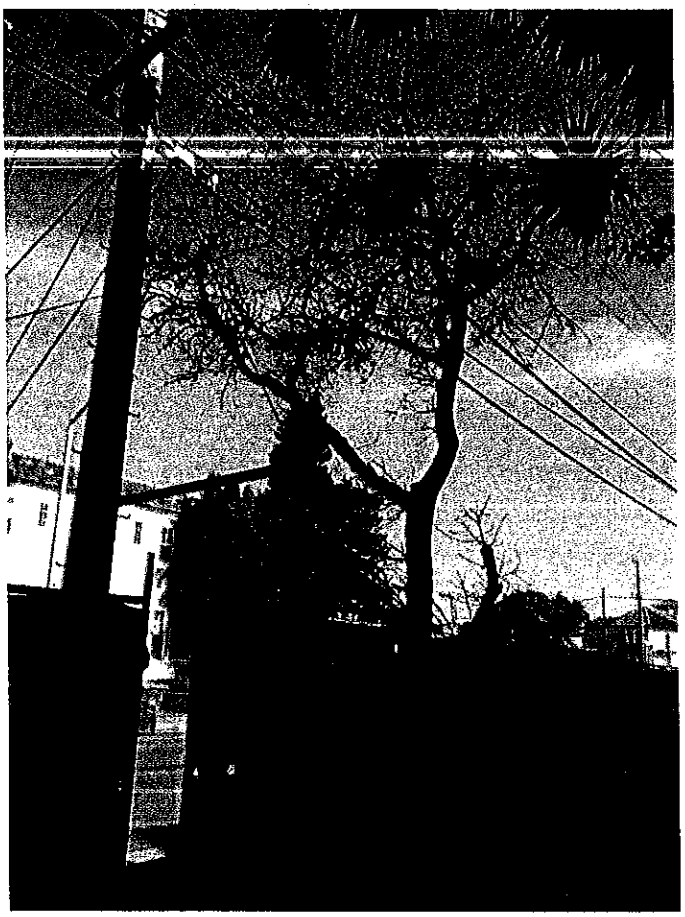
Tree #31.



←Trees #32, 33.

Tree #34.↓

Tree #35.



Tree #37.

↑ Griselinia along fence line.

Tree Evaluation During Property Development

BARRIE D. COATE and ASSOCIATES
(408) 353-1052
23535 Summit Road
Los Gatos, CA 95030

Tree #	Tree Name	MEASUREMENTS						CONDITION									DISPOSITION						NOTES
		DIAMETER @ 4.5 FEET ABOVE GRADE	DBH	DBH	DIAMETER @ 2 FEET ABOVE GRADE	HEIGHT	SPREAD	HEALTH	STRUCTURE	CD WITH I.B. *see below	TOPPED CROWN	HEAVY ENDWEIGHT	CABLES INDICATED	INSECTS	DISEASE	DEADWOOD	PROTECTED ?	HERITAGE TREE ?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P, T, R *see below	USEFUL LIFESPAN 1=1-2YR, 2=2-10YR, 3=10-20 YR, 4=20 YR+	NOTES OR COMMENTS
1	Ailanthus altissima	13	13			40	20	1	1								x						
2	Taxus baccata fastigiata	multi stem				12	10	1	1														
3	Taxus baccata fastigiata	multi stem				12	10	1	1														
4	Cordyline australis	19				30	15	1	3							x	x						
5	Quercus agrifolia Coast Live Oak	24				45	30	1	1								x						
6	Pittosporum tenui	6 to 10"																					9 trees
7	Taxus baccata fastigiata				18	25	15	1	1														
8	Syzygium paniculatum	10						3	2														
9	Persea americana	13						1	1														
10	Citrus	10						1	1														

Job Name: 110 Tilton Ave San Mateo
Job #: 03-13-022
Date: March 13, 2013

* CD W/IB = CODOMINANT LEADERS WITH INCLUDED BARK
* RECOMMEND = P=PRESERVE, T=TRANSPLANT, R=REMOVE

Tree Evaluation During Property Development

BARRIE D. COATE and ASSOCIATES
(408) 353-1052
23535 Summit Road
Los Gatos, CA 95030

Tree #	Tree Name	MEASUREMENTS: DIAMETER @ 4.5 FEET ABOVE GRADE	DBH	DBH	DIAMETER @ 2 FEET ABOVE GRADE	HEIGHT	SPREAD	CONDITION: HEALTH	STRUCTURE	CD WITH I.B. *see below	TOPPED CROWN	HEAVY ENDWEIGHT	CABLES INDICATED	INSECTS	DISEASE	DEADWOOD	DISPOSITION: PROTECTED ?	HERITAGE TREE ?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P, T, R *see below	USEFUL LIFESPAN 1=1-2YR, 2=2-10YR, 3=10-20 YR, 4=20 YR+	NOTES: NOTES OR COMMENTS
11	Pittosporum eugenioides	6 to 8"						3	2														5 trees
12	Quercus agrifolia	7						2	4														
13	Citrus	6						2	1														
14	Platanus acerifolia London Plane	14						1	3														
15	Platanus acerifolia	13						1	3														
16	Platanus acerifolia	13						1	3														
17	Prunus ceracifera Wild Plum	9						2	3														2 trees
18	Taxus baccata English Yew	15				20	25	3	3								x						covered in ivy
19	London Plane Tree	18				40	25	1	2								x						
20	London Plane Tree	14																					

Job Name: 110 Tilton Ave San Mateo
Job #: 03-13-022
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Tree Evaluation During Property Development

BARRIE D. COATE and ASSOCIATES
(408) 353-1052
23535 Summit Road
Los Gatos, CA 95030

Tree #	Tree Name	MEASUREMENTS						CONDITION									DISPOSITION						NOTES
		DIAMETER @ 4.5 FEET ABOVE GRADE	DBH	DBH	DIAMETER @ 2 FEET ABOVE GRADE	HEIGHT	SPREAD	HEALTH	STRUCTURE	CD WITH I.B. *see below	TOPPED CROWN	HEAVY ENDWEIGHT	CABLES INDICATED	INSECTS	DISEASE	DEADWOOD	PROTECTED ?	HERITAGE TREE ?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P, T, R *see below	USEFUL LIFESPAN 1=1-2YR, 2=2-10YR, 3=10-20 YR, 4=20 YR+	NOTES OR COMMENTS
21	Umbellularia californica	16	14	14		50	30	1	1								x						
	Californica Bay tree																						
22	London Plane	10								DEAD													
23	Avacado	14								DEAD													
24	Calocedrus decurrens	33															x						
	Incense Cedar																						
25	Juglans regia	12																					
	English Walnut																						
26	Griselinia Lucida	18				20	20	1	1								x						
	New Zealand Laural																						
27	Griselinia lucida	18				20	20	1	1								x						
28	Wild Plum	14																					6 trees
29	California Bay Tree	23				50	35	2	1							x	x						
30	Coast Live Oak	27				40	45	1	3	x							x						leans 45 degree angle

Job Name: 110 Tilton Ave San Mateo
Job #: 03-13-022
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BARRIE D. COATE and ASSOCIATES
(408) 353-1052
23535 Summit Road
Los Gatos, CA 95030

Tree #	Tree Name	MEASUREMENTS						CONDITION									DISPOSITION						NOTES
		DIAMETER @ 4.5 FEET ABOVE GRADE	DBH	DBH	DIAMETER @ 2 FEET ABOVE GRADE	HEIGHT	SPREAD	HEALTH	STRUCTURE	CD WITH I.B. *see below	TOPPED CROWN	HEAVY ENDWEIGHT	CABLES INDICATED	INSECTS	DISEASE	DEADWOOD	PROTECTED ?	HERITAGE TREE ?	SUITABLE TO PRESERVE	SUITABLE TO TRANSPLANT	RECOMMEND: P, T, R *see below	USEFUL LIFESPAN 1=1-2YR, 2=2-10YR, 3=10-20 YR, 4=20 YR+	NOTES OR COMMENTS
31	Pittosporum eugenioides	14						2	1														5 trees
32	Phoenix canariensis	25						1	1								x						
	Date Palms																						
33	Sequoia sempervirens	33						1	2								x						
	Coast Redwood																						
34	Eugenia	12						3	2														8 trees
35	California Bay Tree	11				33	21	1	3	x							x						
36	Eugenia	9				12	2	2	2					x									
37	Quercus lobata	7				9	3	3	3														
	Valley Oak																						
38	Ilex aquifolium	5	4			8	4	1	3														
	Holly																						

Job Name: 110 Tilton Ave San Mateo
Job #: 03-13-022
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* RECOMMEND = P=PRESERVE, T=TRANSPLANT, R=REMOVE

PA#:_____

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: 18,000 sq. ft. ÷ 400 = 45 (a)

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

Landscape Unit (LU) value of trees **to be removed** from the Tree Evaluation Schedule: 190.48 (c)

Minimum LU value to be replaced and/or met through payment of in-lieu fees: **[a – b + c = d]** 229.48 (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] = $____

LU Value Worksheet
110 Tilton Avenue
San Mateo, California

Tree Tag No.	Species	Preserve or Remove	[1] Species Value %	Condition Value %	Location Value %	Divided by 0.35	[2] Adjusted Trunk Caliper	.70 IF in Bldg. Area OR 1.0 if not in Bldg. Area	1.25 Heritage Tree	LU Value	Removed LU Value
1	Ailanthus altissima	Remove	10%	90%	33%	0.08	18	1.00	1.25	1.91	1.91
2	Taxus baccata fastigiata	Transplant	90%	90%	60%	1.39	14	1.00	1.00	0.00	
3	Taxus baccata fastigiata	Transplant	90%	90%	60%	1.39	14	1.00	1.00	0.00	
4	Cordyline australis	Remove	30%	40%	60%	0.21	19	0.70	1.25	3.42	3.42
5	Quercus agrifolia	Remove	90%	100%	60%	1.54	24	0.70	1.25	32.40	32.4
6	Pittosporum tenuifolia	Remove	50%	60%	33%	0.00	12	0.70	1.00	0.00	0
7	Taxus baccata fastigiata	Remove	90%	90%	50%	1.16	18	0.70	1.25	18.23	18.23
8	Syzygium paniculatum	Remove	30%	60%	33%	0.17	10	0.70	1.00	1.19	1.19
9	Persea americana	Remove	30%	90%	33%	0.25	13	0.70	1.00	2.32	2.32
10	Citrus	Remove	50%	100%	33%	0.47	10	0.70	1.00	3.30	3.3
11	Pittosporum eugenioides	Remove	50%	60%	33%	0.28	10	0.70	1.00	1.98	1.98
12	Quercus agrifolia	Remove	90%	50%	33%	0.42	7	0.70	1.00	2.08	2.08
13	Citrus	Remove	50%	90%	33%	0.42	6	0.70	1.00	1.78	1.78
14	Platanus acerifolia	Remove	90%	70%	33%	0.59	14	0.70	1.00	5.82	5.82
15	Platanus acerifolia	Remove	90%	70%	33%	0.59	13	0.70	1.00	5.41	5.41
16	Platanus acerifolia	Remove	90%	70%	33%	0.59	13	~~0.70~~	~~1.00~~	5.41	~~5.41~~
17	Prunus ceracifera	Remove	30%	60%	33%	0.17	9	0.70	1.00	1.07	1.07
18	Taxus baccata	Transplant	90%	50%	33%	0.42	15	0.70	1.00	4.46	
19	Platanus acerifolia	Remove	90%	80%	33%	0.68	18	0.70	1.25	10.69	10.69
20	Platanus acerifolia	Remove	90%	70%	33%	0.59	14	0.70	1.00	5.82	5.82

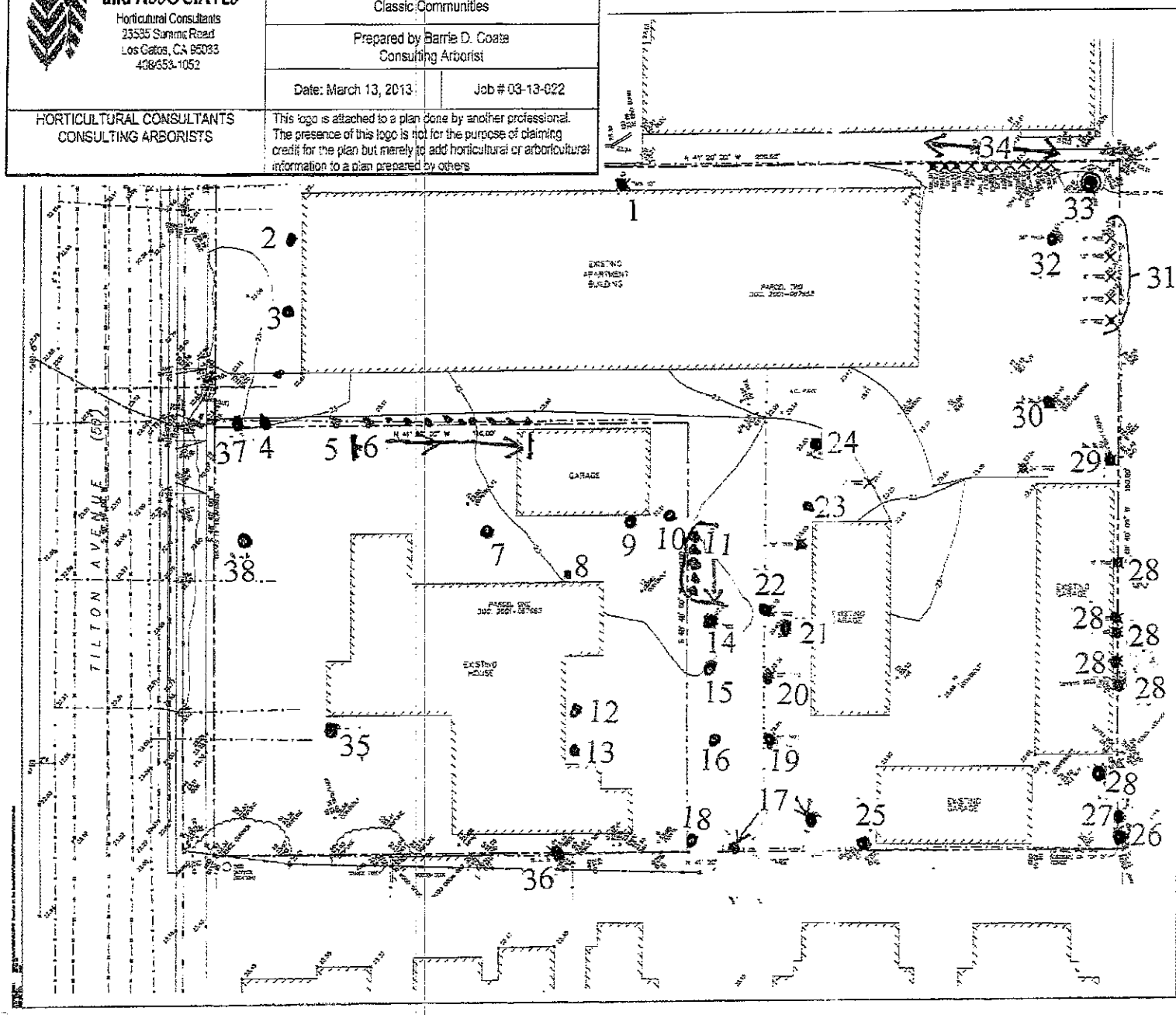
LU Value Worksheet
110 Tilton Avenue
San Mateo, California

Tree Tag No.	Species	Preserve or Remove	[1] Species Value %	Condition Value %	Location Value %	Divided by 0.35	[2] Adjusted Trunk Caliper	.70 If in Bldg. Area OR 1.0 if not in Bldg. Area	1.25 Heritage Tree	LU Value	Removed LU Value
21	Umbellularia californica	Remove	70%	90%	40%	0.72	25	0.70	1.25	15.75	15.75
22	Platanus acerifolia	Remove	90%	0%	33%	0.00	10	0.70	1.00	0.00	0
23	Persea americana	Remove	30%	0%	33%	0.00	14	0.70	1.00	0.00	0
24	Calocedrus decurrens	Remove	70%	100%	33%	0.66	33	0.70	1.25	19.06	19.06
25	Juglans regia	Remove	30%	60%	60%	0.31	12	1.0	1.00	0.00	0
26	Griselinia Lucida	Preserve	90%	90%	60%	0.00	18	1.00	1.25	0.00	
27	Griselinia lucida	Preserve	90%	90%	60%	0.00	18	1.00	1.25	0.00	
28	Wild Plum	Remove	30%	70%	50%	0.00	14	1.00	1.00	0.00	0
29	Umbellularia californica	Preserve	70%	70%	80%	1.12	23	1.00	1.25	32.20	
30	Quercus agrifolia	Remove	90%	50%	60%	0.77	27	0.70	1.25	18.23	18.23
31	Pittosporum eugenioides	Remove	50%	80%	33%	0.38	14	1.00	1.00	5.28	5.28
32	Phoenix canariensis	Remove	70%	90%	40%	0.72	25	0.70	1.25	15.75	15.75
33	Sequoia sempervirens	Preserve	90%	60%	90%	1.39	33	1.00	1.25	57.28	
34	Eugenia	Remove	30%	60%	33%	0.00	12	1.00	1.00	0.00	0
35	Umbellularia californica	Remove	70%	40%	40%	0.32	11	0.70	1.25	3.08	3.08
36	Eugenia	Remove	30%	70%	33%	0.00	9	0.70	1.00	0.00	0
37	Quercus lobata	Remove	90%	50%	70%	0.90	7	1.00	1.00	6.30	6.3
38	Ilex aquifolium	Remove	50%	70%	70%	0.70	6	1.00	1.00	4.20	4.2

Total LU value of trees to be removed: **190.48**

1/ Refer to the "Species Classification and Group Assignment", a regional supplement to the CTLA Guide for Plant Appraisal, 9th Edition.
2/ Adjusted Trunk Diameter: Diameters were rounded to whole numbers. Diameters of multi-stem trees calculated as per the CTLA Guide 9th edition.

BARRIE D. COATE and ASSOCIATES Horticultural Consultants 23535 Summit Road Los Gatos, CA 95033 408/353-1052	110 Tilton Avenue San Mateo
	Prepared for Classic Communities
	Prepared by Barrie D. Coate Consulting Arborist
	Date: March 13, 2013 — Job # 03-13-022
HORTICULTURAL CONSULTANTS CONSULTING ARBORISTS	This logo is attached to a plan done by another professional. The presence of this logo is not for the purpose of claiming credit for the plan but merely to add horticultural or arboricultural information to a plan prepared by others



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LEGEND

ABBREVIATIONS

BLDG	=	BUILDING
CONC	=	CONCRETE
CTV	=	CABLE TELEVISION
DWY	=	DRIVEWAY
FL	=	FLOW LINE
FNC	=	FENCE
GRD	=	GROUND
GV	=	GAS VALVE
HDR	=	HANDICAP RAMP
LG	=	LIP OF GUTTER
LT	=	LIGHT
O/H	=	OVERHEAD ELECTRIC
SDCB	=	STORM DRAIN CATCH BASIN
SIG	=	SIGNAL
SSCO	=	SANITARY SEWER CLEAN OUT
SSMH	=	SANITARY SEWER MANHOLE
ST	=	STREET
TC	=	TOP OF CURB
TR	=	TREE
V	=	VALVE
WB	=	WATER BOX
WD	=	WOOD

LEGEND

- PROPERTY LINE
- ADJACENT LOT LINE
- GAS MAIN
- WATER MAIN
- ELECTRICAL LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE (AERIAL TOPO)
- JOINT UTILITY TRENCH
- OVER HEAD WIRE
- UNDERGROUND TELEPHONE
- STREET LIGHT ELECTRIC
- FENCE
- EXISTING DRIVEWAY — CURB, GUTTER, AND SIDEWALK WITH DRIVEWAY
- CATCH BASIN
- STORM DRAIN INLET
- ELECTRIC PULLBOX
- ELECTRIC PULLBOX
- GAS METER
- FIRE HYDRANT
- ELECTRICAL BOX
- UTILITY BOX (GENERAL)
- TELEPHONE BOX
- MANHOLE (UNSPECIFIED)
- TELEPHONE MANHOLE
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER LATERAL
- ELECTROLIER
- ELECTROLIER
- STREETLIGHT
- STREETLIGHT
- STREET LIGHT PULL BOX
- POWER POLE
- POWER POLE
- JOINT UTILITY POLE
- TELEPHONE POLE
- SURVEY CONTROL PT
- STREET MONUMENT (SURVEY)
- PARALLEL PARKING MARKS
- SIGN (SINGLE POLE)
- SIGN (DOUBLE POLE)
- WATER METER
- WATER VALVE

× REMOVE TREE, STUB, AND ROOTS

○ PROTECT TREE AND ROOTS. SURROUND TREE WITH 6' CHAIN LINK FENCE BEFORE STARTING DEMOLITION.

GRAPHIC SCALE

10 0 10 20

SCALE 1"=10'

BKF

106, 110, & 120 TILTON AVE, SAN MATEO
VESTING TENTATIVE MAP
EXISTING CONDITIONS & TREE REMOVAL

SAN MATEO COUNTY CALIFORNIA

Drawing Number
TM-2
2 of 6