

Kielty Arborist Services

Certified Arborist WE#0476A

P.O. Box 6187

San Mateo, CA 94403

650-515-9783

February 3, 2015

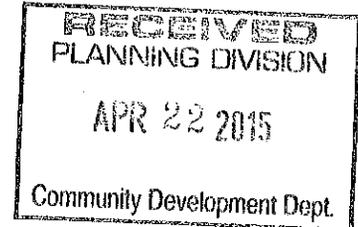
Gum Street Management, LLC

Attn: Mr. Galen Ma

311 9th Avenue

San Mateo, CA 94401

Site: Gum Street, San Mateo, CA



Dear Mr. Ma,

As requested on Monday, February 2, 2015, I reviewed the latest plans for the above site. The plans reviewed are the Sheet L-1.0, revised Landscape Plan, Sheet L-3.0, revised Landscape Details and Tree Protection Plan and the required Tree Planting Form (LU value fee calculation).

Observations:

The above mentioned plans were well drawn with all tree protection measures displayed as required by the City of San Mateo. Landscape replacement trees are included in the revised landscape plan.

Summary:

Tree protection measures have been well displayed in the above plans. Impacts to the trees are expected to be minor with no long term impacts. The site arborist will be on site for any excavation within the dripline of a protected tree. All trenching will be done by hand or will be bored when within the dripline of a protected tree. All trenching and boring within the dripline of a protected tree will be supervised by the site arborist.

Inspection Schedule:

The site arborist, Kielty Arborist Services will inspect the site upon the installation of the tree protection fencing. Monthly inspections will be carried out during the first week of each month for the duration of the project. Other inspections will be on an as needed basis. Inspections will consist of letters documenting the visit with copies being available for the owner and City Arborist.

The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,

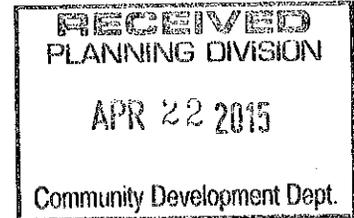
A handwritten signature in black ink, appearing to read "K. Kielty".

Kevin R. Kielty
Certified Arborist WE#0476



Kielty Arborist Services

Certified Arborist WE#0476A
P.O. Box 6187
San Mateo, CA 94403
650-515-9783



April 21, 2015

Gum Street Management, LLC
Attn: Mr. Galen Ma
311 9th Avenue
San Mateo, CA 94401

Site: Gum Street, San Mateo, CA

Dear Mr. Ma,

As requested on Wednesday, May 14, 2014, I visited the above sites to inspect and comment on the trees. A new development is planned for this site and your concern as to the future health and safety of the trees has prompted this visit.

Method:

All inspections were made from the ground; the trees were not climbed on for this inspection. The trees in question were located on a "Not-to-Scale" map provided by me. The trees were then measured for diameter at 48 inches above ground level (DBH or diameter at breast height). The trees were given a condition rating for form and vitality. The trees condition rating is based on 50 percent vitality and 50 percent form, using the following scale.

1	-	29	Very Poor
30	-	49	Poor
50	-	69	Fair
70	-	89	Good
90	-	100	Excellent

The height of the trees were measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided. A Landscape Units spreadsheet, required by the city of San Mateo will be provided.

Summary:

The trees on site are a mix of imported trees, street trees and a native oak tree. There are no heritage trees on site and the street trees are protected. The trees on the properties consist of many fruit trees and three yew trees. No trees will be retained on the property. The three street trees will be retained as required in the city of San Mateo. The following tree protection plan will help to reduce any impacts to the protected trees.

Tree Protection Plan:

Tree protection zones should be installed and maintained throughout the entire length of the project. Fencing for tree protection should be a 6 foot tall metal chain link type supported by 1.5 inch diameter steel poles pounded into the ground by no less than 2 feet. The location for the protective fencing should be as close to the dripline of desired trees as possible, still allowing room for construction to safely continue. No equipment or materials shall be stored or cleaned inside the protection zones. Areas outside protection fence, but still beneath the tree's driplines, where foot traffic is expected to be heavy, should be mulched with 4-6" of chipper chips covered with plywood. The spreading of chips will help to reduce compaction and improve soil structure. The fencing locations for trees #1, #2 & #3 will be at the edge of sidewalk and curb.

Root Cutting

Any roots to be cut shall be monitored and documented. Large roots (over 2" diameter) or large masses of roots to be cut must be inspected by the site arborist. The site arborist, at this time, may recommend irrigation or fertilization of the root zone. All roots needing to be cut should be cut clean with a saw or lopper. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist.

Trenching

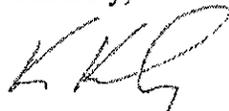
Trenching for irrigation, drainage, electrical or any other reason shall be done by hand when inside the dripline of a protected tree. Hand digging and the careful placement of pipes below or besides protected roots will significantly reduce root loss, thus reducing trauma to the tree. All trenches shall be backfilled with native materials and compacted to near its original level, as soon as possible. Trenches to be left open for a period of time (24 hours), will require the covering of all exposed roots with burlap and be kept moist. The trenches will also need to be covered with plywood to help protect the exposed roots.

Inspection Schedule

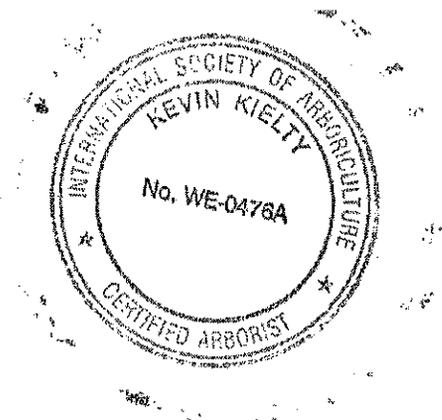
Prior to the approval of plans an inspection of the plans will be provided by the site arborist with a letter stating as much. The installed tree protection will be inspected by the site arborist prior to the start of demolition or construction. Monthly inspections will be required for a project such as this. The inspections will be carried out during the first week of each month. A letter documenting the inspections will be provided to the owner, contractor and the city arborist.

The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,



Kevin R. Kielty
Certified Arborist WE#0476



Required Tree Planting Form

XX : YELLOW HIGHLIGHTS INDICATE 4.21.15 REVISION = NONE

Required Trees:

As per the requirements of the Zoning Code, Section 27.71 – Landscape, all projects, except SFDDR applications, 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: 8002 sq. ft. ÷ 400 = 20 (a)

Number of existing trees from Tree Evaluation Schedule with a 6 inch or greater diameter to be preserved: 3 (b)

Landscape Unit (LU) value of trees to be removed from the Tree Evaluation Schedule: 86 (c)

Minimum LU value to be replaced and/or met through payment of in-lieu fees: [a – b + c = d] 103 (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
13	15 gallon	1	13
45	24 inch box	2	90
	36 inch box	3	
	48 inch box	4	

Total LU Value of new trees being proposed: 103 (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 = 21 x (the annually defined \$ per LU value as per Current Comprehensive Fee Schedule (\$478.00 each LU) = \$ 10,038