

# PRELIMINARY PARCEL MAP FOR CONDOMINIUM PURPOSES

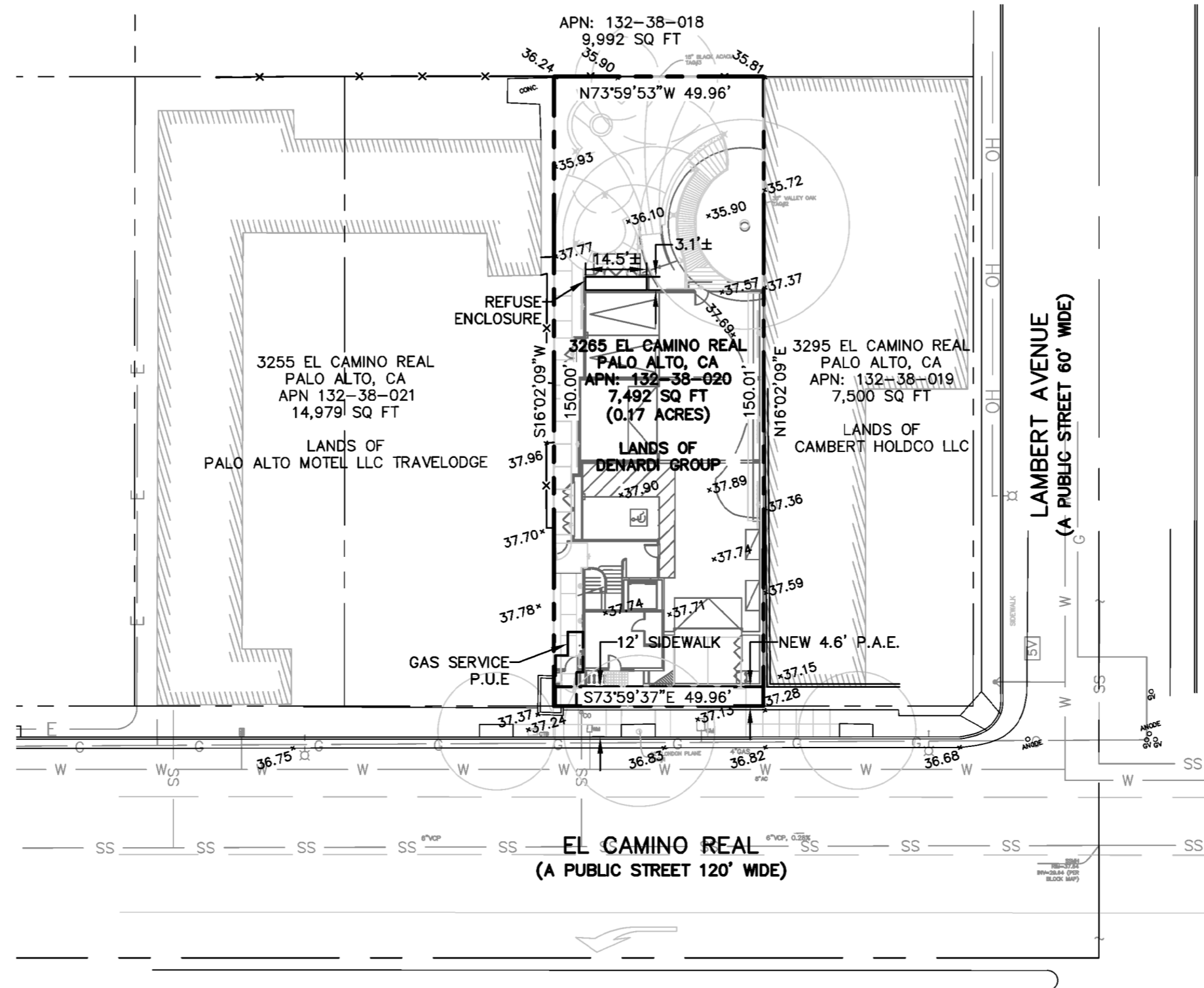
APPLICATION FILE # 19PLN-00013

3265 EL CAMINO REAL

PALO ALTO SANTA CLARA COUNTY CALIFORNIA

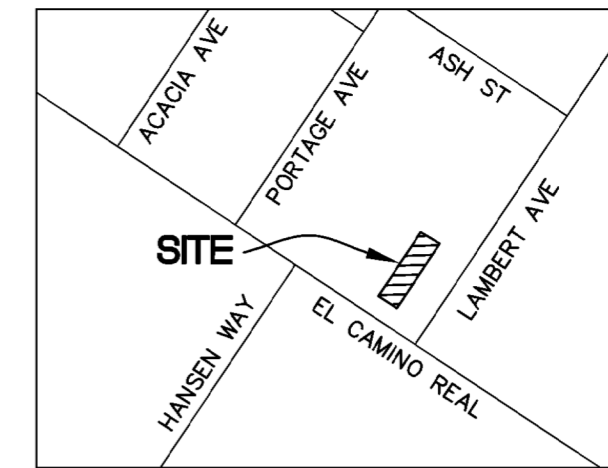
## SUBDIVIDER'S STATEMENT

- OWNER/SUBDIVIDER: 3265 EL CAMINO REAL, LLC  
696 SAN RAMON VALLEY BLVD, SUITE 502  
DANVILLE, CA 94526  
CONTACT: DANA DENARDI
- CIVIL ENGINEER: BKF ENGINEERS  
1730 N. FIRST STREET, SUITE 600  
SAN JOSE, CA 95112  
CONTACT: ISAAC KONTOROVSKY  
(408) 467-9100
- SITE ADDRESS: 3265 EL CAMINO REAL  
PALO ALTO, CA 94306
- ASSESSORS PARCEL NO. 132-38-020
- GENERAL PLAN CS - COMMERCIAL SERVICE
- EXISTING ZONING: CS - COMMERCIAL SERVICE
- PROPOSED ZONING: CS - COMMERCIAL SERVICE
- EXISTING USE: NO ACTIVE USE ON SITE
- PROPOSED USE: MIXED-USE
- PARCEL SIZE: 7,492 SF (0.17 AC)
- NUMBER OF CONDO UNITS: 3 RESIDENTIAL CONDOMINIUM UNITS & 1 COMMERCIAL CONDOMINIUM UNIT
- NUMBER OF PARCELS: 1 PARCEL FOR CONDOMINIUM PURPOSES CONSISTING OF 3 RESIDENTIAL CONDOMINIUM UNITS AND 1 COMMERCIAL CONDOMINIUM UNIT
- UTILITIES:
  - WATER: PUBLIC STREETS: CITY OF PALO ALTO WATER, GAS, WASTEWATER HOA, HOMEOWNERS ASSOCIATION  
PRIVATE SYSTEMS:
  - SANITARY SEWER: PUBLIC STREETS: CITY OF PALO ALTO WATER, GAS, WASTEWATER HOA, HOMEOWNERS ASSOCIATION  
PRIVATE SYSTEMS:
  - STORM DRAIN: PUBLIC STREETS: CITY OF PALO ALTO HOA, HOMEOWNERS ASSOCIATION  
PRIVATE SYSTEMS:
  - GAS/ELECTRIC: CITY OF PALO ALTO WATER, GAS, WASTEWATER
  - TELEPHONE: AT&T
  - CABLE TV: COMCAST



**SITE MAP**

1"=30'



**LOCATION MAP**

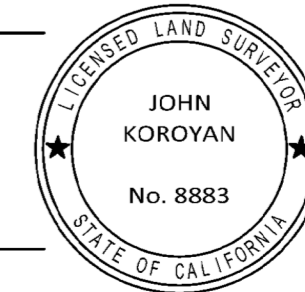
NTS

## SURVEYOR'S STATEMENT

THIS PRELIMINARY PARCEL MAP HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION, AT THE REQUEST OF 3265 EL CAMINO REAL, LLC, ON DECEMBER 10 2018.

*John Koroayan*

JOHN KOROYAN  
P.L.S. NO. 8883  
JKOROYAN@BKF.COM



DECEMBER 10, 2018

DATED

## SHEET INDEX

SHEET NO.	SHEET TITLE
PPM-1	PRELIMINARY PARCEL MAP
T-1 - T-5	SPECIAL TREE PROTECTION INSTRUCTION SHEETS (FOR REFERENCE ONLY)
C2.0	EXISTING CONDITIONS
C4.0	UTILITY PLAN

## LEGEND

PROPERTY LINE	---
ADJACENT PROPERTY LINE	- - - -
LOT LINE	---
ROAD CENTER LINE	---
EXISTING EASEMENT LINE	- - - -
PROPOSED EASEMENT LINE	---
VERTICAL CURB	---
EXISTING CONTOUR	---37---
EXISTING BUILDING	

## GENERAL NOTES

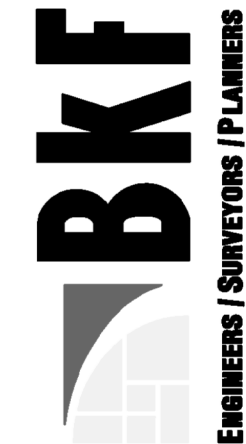
- PRELIMINARY PARCEL MAP:** THIS PRELIMINARY PARCEL MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2, SECTION 66452 OF THE SUBDIVISION MAP ACT.
- PRELIMINARY PARCEL MAP:** THIS PRELIMINARY PARCEL MAP CONFORMS TO THE REQUIREMENTS OF CHAPTER 21.12 "TENTATIVE MAPS AND PRELIMINARY PARCEL MAPS" OF THE CITY OF PALO ALTO MUNICIPAL CODE.
- TOPOGRAPHY:** TOPOGRAPHIC SURVEY WAS PERFORMED BY POLARIS SURVEYORS, DATED JANUARY 4, 2018, BY SARKISS PARVIN, P.L.S. #8261
- BENCHMARK:** ELEVATIONS SHOWN HEREON ARE BASED UPON CITY OF PALO ALTO DATUM. (BM #2159; ELEVATION = 37.16 FEET, NAVD 88)
- BASIS OF BEARINGS:** THE BEARING SOUTH 16°03'00" WEST, OF THE CENTERLINE OF PORTAGE AVE, AS SHOWN ON CERTAIN PARCEL MAP, RECORDED IN BOOK 801 OF MAPS AT PAGES 48 & 49, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.
- FEMA:** THIS PROPERTY IS LOCATED WITHIN ZONE X AS SHOWN IN FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 06085C0017H, DATED MAY 18, 2009. FLOOD ZONE X BEING AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.
- EASEMENTS:**
  - A PUBLIC ACCESS EASEMENT (P.A.E.) WILL BE DEDICATED WITH THE PROPOSED PARCEL MAP TO THE CITY OF PALO ALTO FOR ADDITIONAL 4.6' OF SIDEWALK BETWEEN PROPERTY LINE AND BACK OF WALK ON EL CAMINO REAL FRONTAGE.
  - A PUBLIC UTILITY EASEMENT (P.U.E.) DEDICATED WITH THE PROPOSED PARCEL MAP TO THE CITY OF PALO ALTO FOR THE PROPOSED GAS METERS. PROVIDED WIDTH: 5' ALONG GAS SERVICE LINE AND 3' FOR WORKING SPACE AROUND GAS METERS. DIMENSIONS TO BE SHOWN ON PARCEL MAP.
- GROUNDWATER NOTE:** BASED ON THE GEOTECHNICAL REPORT BY SILICON VALLEY SOIL ENGINEERING, DATED MARCH 2015, THE HIGHEST PROJECTED GROUNDWATER WAS ENCOUNTERED APPROXIMATELY 32 FEET BELOW GRADE. HOWEVER, THE HIGHEST EXPECTED LEVELS ARE 15 FEET BELOW GRADE AS A RESULT OF SEASONAL CHANGES. FOUNDATIONS BELOW GROUNDWATER LEVEL MUST BE DESIGNED TO RESIST HYDROSTATIC UPLIFT PRESSURE.
- ALL EXISTING WATER, SANITARY, AND STORM SERVICES ARE TO BE ABANDONED/REMOVED PER CITY OF PALO ALTO STANDARDS AND SPECIFICATIONS.
- REFERENCE SHEETS ARE FOR INFORMATIONAL PURPOSES, DESCRIBING CONDITIONS AS OF THE DATE OF FILING, AND ARE NOT INTENDED TO AFFECT RECORD TITLE OF INTEREST.



GRAPHIC SCALE



1730 N. FIRST STREET  
SUITE 600  
SAN JOSE, CA 95112  
408-467-9100  
408-467-9199 (FAX)



**3265 EL CAMINO REAL  
PRELIMINARY PARCEL MAP**

CALIFORNIA

PALO ALTO

Date:	Scale:	Design:	Drawn:	Approved:	Job No.:
06/05/2019	AS SHOWN	RM	ML	IK	20176170

Drawing Number:

**PPM-1**

1 OF 1



**Tree Inventory, Assessment,  
and  
Protection Plan**

3265 El Camino Real  
Palo Alto, CA 94306

Prepared for:

Carney Construction Consulting, Inc.

May 13, 2015

Prepared By:

Richard Gessner  
ASCA - Registered Consulting Arborist ® #496  
ISA - Board Certified Master Arborist® WE-4341B  
ISA - Tree Risk Assessor Qualified




**Monarch Consulting Arborists LLC**  
P.O. Box 1010  
Felton, CA 95018  
831.331.8982


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**Purpose and use of the report**

The report is intended to identify all the trees within the plan area that could be affected by a project. The report is to be used by Carney Construction Consulting, Inc., the property owners, their agents, and the City of Palo Alto as a reference for existing tree conditions and to help satisfy the City of Palo Alto planning requirements

**Observations**

The property is located at 3265 El Camino Real in Palo Alto and is between the Travelodge and Indo restaurant (Image 1). There are three London plane street trees growing in front with one directly in front of the property and the other two on the adjacent parcels. There are no other trees on the Travelodge side. The Indo restaurant contains several Mexican fan palms (*Washingtonia robusta*) with one growing near the property boundary in front of the restaurant (Appendix C). The site is gated and there was no access to the valley oak in the interior.

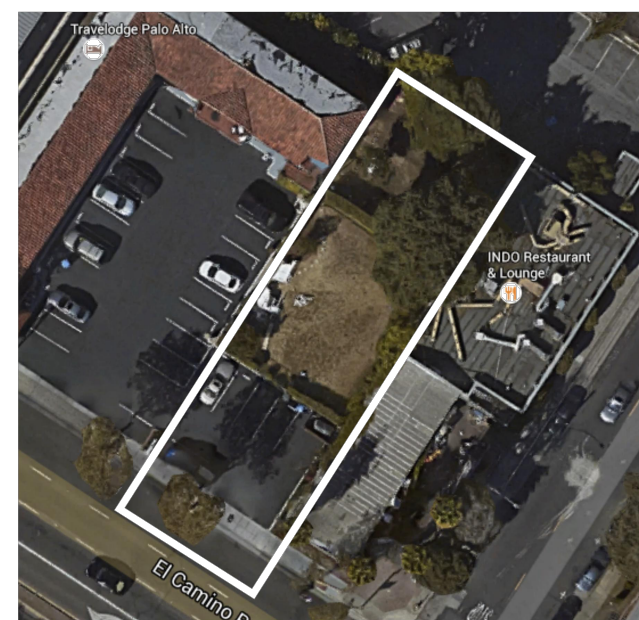



Image 1: Aerial overview of the site.

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**Discussion**

**Tree Inventory**

The site contains two trees protected by The City of Palo Alto which are one London plane along the roadway and sidewalk and one valley oak in the interior against the east proper boundary. There is one black acacia (*Acacia melanoxylon*) growing near the north property boundary where the current fence is located. The inventory contains three trees comprised of three different species (Appendix A and B)(Table 1). The London plane is a "Type II" tree along the sidewalk. The valley oak is considered "Type I" private tree of species and size protected by the city. I did account for the trees on the neighboring parcels which are Mexican fan palms (*Washingtonia robusta*) on the adjacent site to the east and two additional London plane along the sidewalk both to the east and west.

Table 1: Trees on Site


Tree Species	Number	Trunk Diameter	Estimated Height	Estimated Crown Radius
London plane	1	12	25	7
Valley oak	2	30	45	20
Black acacia	3	15	35	12

**Condition Rating**

A tree's condition is a determination of its overall health and structure based on five aspects: Roots, trunk, scaffold branches, twigs, and foliage. The assessment considered both the health and structure of the trees for a combined condition rating.

- Good = No apparent problems, good structure and health, good longevity for the site.
- Fair = Minor problems, at least one structural defect or health concern, problems can be mitigated through cultural practices such as pruning or a plant health care program.
- Poor = Major problems with multiple structural defects or declining health, not a good candidate for retention.

All three trees are in fair condition with some structural defects or conditions that could be mitigated through proper structural pruning. A more thorough inspection of the valley oak should be required because I could not access the site and perform a 360 degree walk around the tree to properly assess its condition.

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**Summary**

The property located at 3265 El Camino Real in Palo Alto is between the Travelodge and Indo restaurant and contains three trees which are as follows: London plane (*Platanus x acerifolia*), valley oak (*Quercus lobata*), and black acacia (*Acacia melanoxylon*). The London plane is a "Type II" tree along the sidewalk while the valley oak is considered "Type I" private tree while the acacia is not protected by the ordinance. All three trees are in fair condition with some structural defects or conditions that could be mitigated. Both the valley oak and the London plane have good suitability for preservation and the black acacia is poorly suited for preservation. The London plane will not be affected by the project if proper Type II tree protection is installed around the tree(s). The valley oak will be moderately influenced by the project with the proposed building is far enough from the tree. The primary issue to influence the tree will be the construction of the sport court and other recreational installations around the oak. Care will need to be taken to not unnecessarily destroy roots in this area. A no dig policy and permeable surfaces will be required.

**Introduction**

**Background**

Carney Construction Consulting, Inc. asked me to assess the site, trees, and proposed plans to provide a report with my findings and recommendations to help satisfy the City of Palo Alto planning requirements.

**Assignment**

- Provide an arborist's report that includes an assessment of the trees within the project area. The assessment is to include the species, size (trunk diameter), condition (health and structure), and suitability for preservation ratings.
- Provide tree protection specifications and influence ratings for the trees that will be influenced by the project.

**Limits of the assignment**

- The information in this report is limited to the condition of the trees during my inspection on May 5, 2015.
- No tree risk assessments were performed.
- The plans reviewed for this assignment were as follows: Proposed Site and Building Layout provided by Hunt, Hale, Jones Architecture dated April 24, 2015.

NO.	REVISIONS	BY	DATE

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Prepared For:



**3265  
EL CAMINO**  
  
**PALO ALTO,  
CALIFORNIA**

**LANDSCAPE  
IMPROVEMENT  
PLANS**

**TREE PROTECTION  
PLAN**

Scale:

Date: January 11, 2019 Scale:  
Job: Design: KTL Draw: KTL Checked: KTL  
North: Sheet:

**T-2**  
of 5 Sheets

### Discussion

#### Tree Inventory

The site contains two tree protected by The City of Palo Alto which are one London plane along the roadway and sidewalk and one valley oak in the interior against the east proper boundary. There is one black acacia (*Acacia melanoxylon*) growing near the north property boundary where the current fence is located. The inventory contains three trees comprised of three different species (Appendix A and B)(Table 1). The London plane is a "Type II" tree along the sidewalk. The valley oak is considered "Type I" private tree of species and size protected by the city. I did account for the trees on the neighboring parcels which are Mexican fan palms (*Washingtonia robusta*) on the adjacent site to the east and two additional London plane along the sidewalk both to the east and west.

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Tree Species	Number	Trunk Diameter	Estimated Height	Estimated Crown Radius
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#### Condition Rating

A tree's condition is a determination of its overall health and structure based on five aspects: Roots, trunk, scaffold branches, twigs, and foliage. The assessment considered both the health and structure of the trees for a combined condition rating.

- Good = No apparent problems, good structure and health, good longevity for the site.
- Fair = Minor problems, at least one structural defect or health concern, problems can be mitigated through cultural practices such as pruning or a plant health care program.
- Poor = Major problems with multiple structural defects or declining health, not a good candidate for retention.

All three trees are in fair condition with some structural defects or conditions that could be mitigated through proper structural pruning. A more thorough inspection of the valley oak should be required because I could not access the site and perform a 360 degree walk around the tree to properly assess its condition.

### Suitability for Preservation

A tree's suitability for preservation is determined based on its health, structure, age, species characteristics, and longevity using a scale of good, fair, or poor. The following list defines the rating scale:

- Good = Trees with good health, structural stability and longevity.
- Fair = Trees with fair health and/or structural defects that may be mitigated through treatment. These trees require more intense management and monitoring, and may have shorter life spans than those in the good category.
- Poor = Trees in poor health with significant structural defects that cannot be mitigated and will continue to decline regardless of treatment. The species or individual may possess characteristics that are incompatible or undesirable in landscape settings or unsuited for the intended use of the site.

Both the valley oak and the London plane have good suitability for preservation barring no unforeseen issues with the valley oak. The black acacia is poorly suited for preservation primarily because it is an invasive species that easily propagates. The black acacia is not protected by the city ordinance.

#### Influence Level

Influence level defines how a tree may be influenced by construction activity and proximity to the tree, and is described as low, moderate, or high. The following scale defines the impact rating:

- Low = The construction activity will have little influence on the tree.
- Moderate = The construction may cause future health or structural problems, and steps must be taken to protect the tree to reduce future problems.
- High = Tree structure and health will be compromised and removal is recommended, or other actions must be taken for the tree to remain. The tree is located in the building envelope.

The London plane will not be affected by the project if proper Type II tree protection is installed around the tree. There is really no root zone to protect unless the sidewalk and street are to be torn up for utilities or some other reason.

The valley oak will be moderately influenced by the project. The proposed building is far enough from the tree and the species is tolerant enough to survive the construction with proper protection at a minimum distance of five times the trunk diameter. The primary issue will be the construction of the sport court and other recreational installations around the tree in the back of the building. Care will need to be taken to not unnecessarily destroy roots in this area. A no dig policy and permeable surfaces will be required.

### Tree Protection

Tree protection focuses on protecting trees from damage to the roots, trunk, or scaffold branches from heavy equipment (Appendix D).

The tree protection zone (TPZ) is the defined area in which certain activities are prohibited to minimize potential injury to the tree. The TPZ can be determined by a formula based on species tolerance, tree age, and diameter at breast height (DBH) (Matheny, N. and Clark, J. 1998) or as the drip line in some instances.

The City of Palo Alto has two different tree protection requirements that apply to this project which are called Type I and Type II (Figures 1 and 2). The valley oak would need to have tree protection fence placed at the maximum encroachment distance critical root zone radius of five times the trunk diameter, which is twelve feet from the trunk where the building is to be erected. The remaining root area should be protected at the the city required ten times the trunk diameter until the final landscape is installed. The street trees will require Type II protection and fence to be placed along the curb and sidewalk enclosing the trees within the park strip, although there is no soil space to protect in this instance the trunks will still require protection.

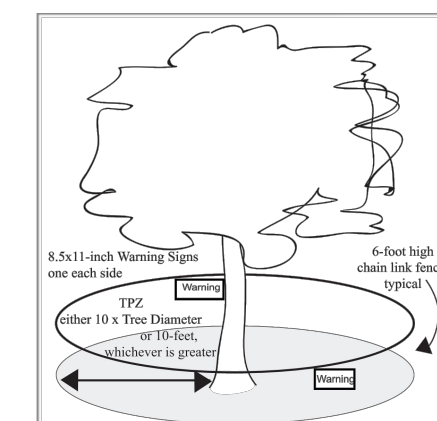


Figure 1: Type I Tree protection with fence placed at a radius of ten times the trunk diameter. Image City of Palo Alto 2006.

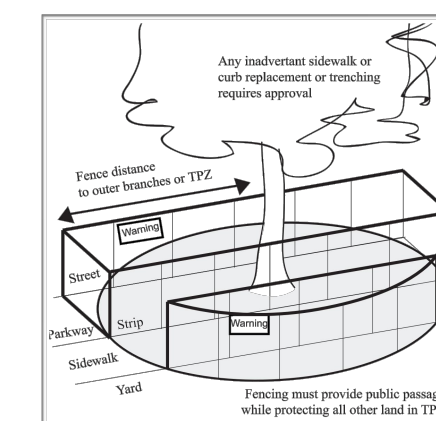


Figure 2: Type II Tree protection with fence placed along the sidewalk and curb to enclose the tree. Image City of Palo Alto 2006.

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3265  
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PALO ALTO,  
CALIFORNIA

LANDSCAPE  
IMPROVEMENT  
PLANS

TREE PROTECTION  
PLAN

Scale:

Date:	January 11, 2019	Scale:	
Job:	Design: KTL	Drawn:	KTL
North:		Checked:	KTL
		Sheet:	

T-3  
of 5 Sheets

### Critical Root Zone

The critical root zone (CRZ) is the area of soil around the trunk of a tree where roots are located that provide stability and uptake of water and nutrients required for the tree's survival. The CRZ is the minimum distance from the trunk that trenching or root cutting can occur and will be defined by the trunk diameter as a distance of three times the DBH in feet, and preferably, five times (Smiley, E.T., Fraedrich, B. and Hendrickson, N. 2007). For example if the tree is two feet in diameter, the minimum CRZ distance would be six to ten feet from the stem on one side of the tree.

The recommended maximum encroachment distance into the root zone of oaks on one side is five times the trunk diameter (Coate, B.(Costello, L., Hagan, B., Jones, K. 2011)(Figure 3).

The valley oak can be protected on one side at the CRZ distance of twelve feet because the encroachment is to only to the south where the new building is located. Greater protection should be required for the remaining root area until the final landscape improvements are performed.

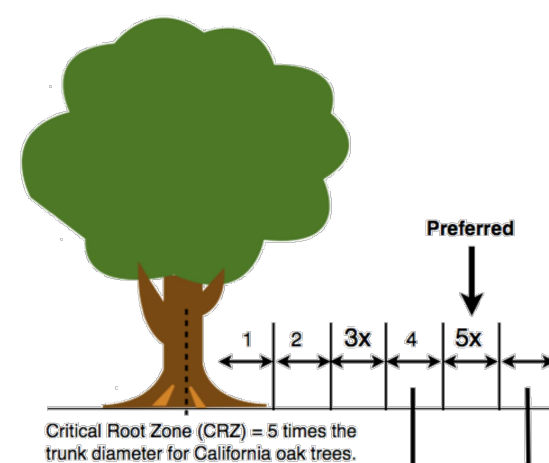


Figure 3: The image above depicts the preferred Critical Root Zone distance for oaks.

### Conclusion

The property is located at 3265 El Camino Real in Palo Alto and is between the Travelodge and Indo restaurant and contains three trees which are as follows: London plane, valley oak, and black acacia. The London plane is a "Type II" tree along the sidewalk while the valley oak is considered "Type I" private tree of species and size protected by the city. The acacia is not protected by the ordinance. All three trees are in fair condition with some structural defects or conditions that could be mitigated through proper structural pruning. A more thorough inspection of the valley oak should be required because there was a lack of access. Both the valley oak and the London plane have good suitability for preservation barring no unforeseen issues with the valley oak. The black acacia is poorly suited for preservation primarily because it is an invasive species that easily propagates. The London plane will not be affected by the project if proper Type II tree protection is installed around the tree(s). The valley oak will be moderately influenced by the project. The proposed building is far enough from the tree. The primary issue to influence the tree will be the construction of the sport court and other recreational installations around the oak. Care will need to be taken to not unnecessarily destroy roots in this area. A no dig policy and permeable surfaces will be required. The valley oak would need to have tree protection fence placed at the maximum encroachment distance critical root zone radius of five times the trunk diameter, which is twelve feet from the trunk where the building is to be erected. The remaining root area should be protected at the the city required ten times the trunk diameter until the final landscape is installed. The street trees will require Type II protection and fence to be placed along the curb and sidewalk enclosing the trees within the park strip, although there is no soil space to protect in this instance the trunks will still require protection.

### Recommendations

1. Protect the street trees by placing fence along the curb and sidewalk to enclose the trees in a rectangular fence area.
2. Protect the valley oaks by placing fence along at the critical root zone distance of a radius of twelve feet toward the new structure and thirty feet for the remaining root area to exclude any root zone disturbance under the tree.
3. Place all tree protection fence and locations on all plans including civil and construction documents.
4. Refer to Appendix A for tree protection type and locations.
5. Refer to Appendix D for general tree protection guidelines.
6. Provide a copy of this report to all contractors and project managers, including the architect, civil engineer, and landscape designer or architect. It is the responsibility of the owner to ensure all parties are familiar with this document.
7. Use only permeable materials for the recreational improvements to the back of the site and adopt a no dig policy within the tree protection zone.

**Bibliography**

American National Standard for Tree Care Operations: Tree, Shrub and Other Woody Plant Management : Standard Practices (Management of Trees and Shrubs During Site Planning, Site Development, and Construction)(Part 5). Londonderry, NH: Secretariat, Tree Care Industry Association, 2012. Print.

Clark, James R., and Nelda P. Matheny. A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas. Bedminster, PA: International Society of Arboriculture, 1993.

Costello, Laurence Raleigh, Bruce W. Hagen, and Katherine S. Jones. *Oaks in the urban landscape: selection, care, and preservation*. Oakland, CA: University of California, Agriculture and Natural Resources, 2011. Print.

ISA. *Glossary of Arboricultural Terms*. Champaign: International Society of Arboriculture, 2011. Print.

Matheny, Nelda P. Trees and development: A technical guide to preservation of trees during land development. Bedminster, PA: International Society of Arboriculture, 1998.

**Glossary of Terms**

**Defect:** An imperfection, weakness, or lack of something necessary. In trees defects are injuries, growth patterns, decay, or other conditions that reduce the tree's structural strength.

**Diameter at breast height (DBH):** Measures at 1.4 meters (4.5 feet) above ground in the United States, Australia (arboriculture), New Zealand, and when using the Guide for Plant Appraisal, 9th edition; at 1.3 meters (4.3 feet) above ground in Australia (forestry), Canada, the European Union, and in UK forestry; and at 1.5 meters (5 feet) above ground in UK arboriculture.

**Drip Line:** Imaginary line defined by the branch spread or a single plant or group of plants.

**Mechanical damage:** Physical damage caused by outside forces such as cutting, chopping or any mechanized device that may strike the tree trunk, roots or branches.

**Scaffold branches:** Permanent or structural branches that for the scaffold architecture or structure of a tree.

**Straw wattle:** also known as straw worms, bio-logs, straw noodles, or straw tubes are man made cylinders of compressed, weed free straw (wheat or rice), 8 to 12 inches in diameter and 20 to 25 feet long. They are encased in jute, nylon, or other photo degradable materials, and have an average weight of 35 pounds.

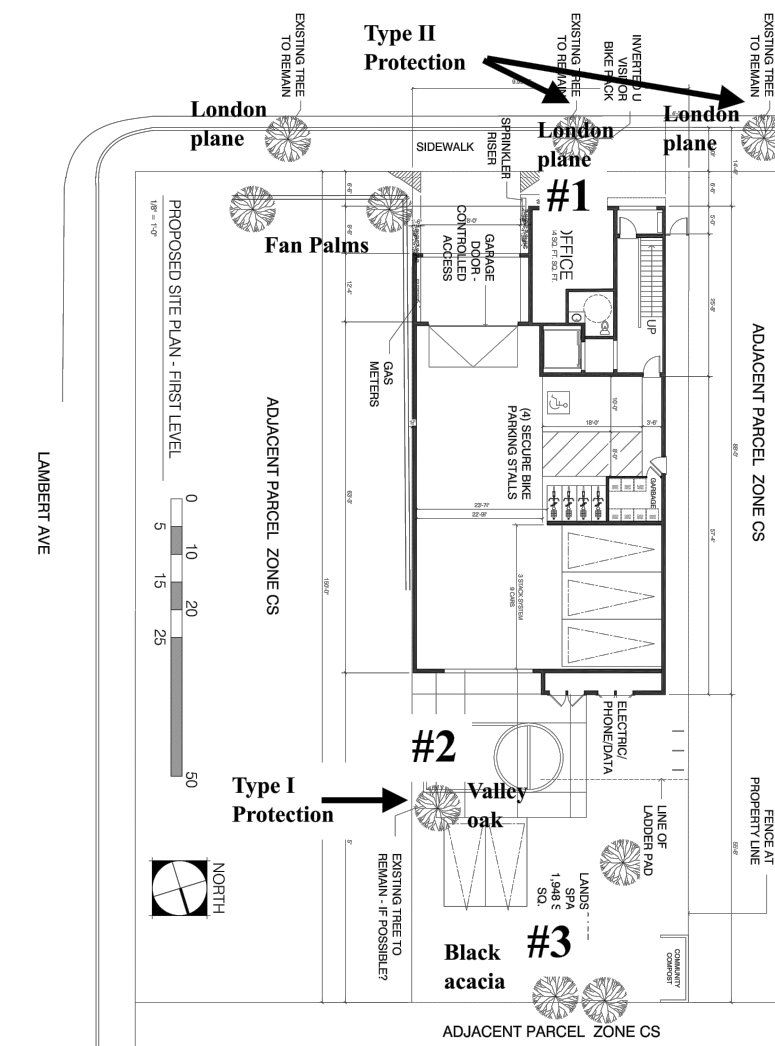
**Tree Protection Zone (TPZ):** Defined area within which certain activities are prohibited or restricted to prevent or minimize potential injury to designated trees, especially during construction or development.

**Tree Risk Assessment:** Process of evaluating what unexpected things could happen, how likely it is, and what the likely outcomes are. In tree management, the systematic process to determine the level of risk posed by a tree, tree part, or group of trees.

**Trunk:** Stem of a tree.

**Volunteer:** A tree, not planted by human hands, that begins to grow on residential or commercial property. Unlike trees that are brought in and installed on property, volunteer trees usually spring up on their own from seeds placed onto the ground by natural causes or accidental transport by people. Normally, volunteer trees are considered weeds and removed, but many desirable and attractive specimens have gone on to become permanent residents on many public and private grounds.

**Appendix A: Tree Inventory and Protection Map**



**Appendix B: Tree Inventory and Assessment Table**

Table 1: Tree on Site

Tree Species	Number	Trunk Diameter	Estimated Height	Estimated Crown Radius	Condition	Suitability	Influence Level
London plane	1	12	25	7	Good	Good	Low
Valley oak	2	30	45	20	Good	Good	Moderate
Black acacia	3	15	35	12	Good	Poor	N/A - Remove tree

Table 2: Adjacent Properties

Tree Species	Trunk Diameter	Estimated Height	Estimated Crown Radius	Condition	Suitability	Location
London plane	10	30	10	Fair	Good	Indo Restaurant
Mexican fan Palm	20	30	10	Fair	Good	Indo Restaurant
Mexican fan Palm	20	30	10	Fair	Good	Indo Restaurant
London plane	12	25	8	Fair	Good	Travelodge

**Appendix C: Photographs**  
 C1: Valley Oak



**C2: London Plane**



NO.	REVISIONS	BY	DATE

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**LEVESQUE DESIGN**  
 1414 BAY STREET, SUITE 100  
 ALAMEDA, CALIFORNIA 94501  
 (510) 521 6700

# 3265 EL CAMINO

## PALO ALTO, CALIFORNIA

# LANDSCAPE IMPROVEMENT PLANS

## TREE PROTECTION PLAN

Scale: \_\_\_\_\_

Date: January 11, 2019 Scale: \_\_\_\_\_

Job: \_\_\_\_\_ Design: KTL Drawn: KTL Checked: KTL

North: \_\_\_\_\_ Sheet: \_\_\_\_\_

# T-4

of 5 Sheets

Root Pruning

Root pruning shall be supervised by the project arborist. When roots over two inches in diameter are encountered they should be pruned by hand with loppers, handsaw, reciprocating saw, or chain saw rather than left crushed or torn.

Boring or Tunneling

Boring machines should be set up outside the drip line or established Tree Protection Zone. Boring may also be performed by digging a trench on both sides of the tree until roots one inch in diameter are encountered and then hand dug or excavated with an Air Spade® or similar air or water excavation tool.

Timing

If the construction is to occur during the summer months supplemental watering and bark beetle treatments should be applied to help ensure survival during and after construction.

Tree Pruning and Removal Operations

All tree pruning or removals should be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree pruning should be specified according to ANSI A-300A pruning standards and adhere to ANSI Z133.1 safety standards.

Tree Protection Signs

All sections of fencing should be clearly marked with signs stating that all areas within the fencing are Tree Protection Zones and that disturbance is prohibited. Text on the signs should be in both English and Spanish (Appendix E).

Appendix E: Tree Protection Signs E1: English

Warning Tree Protection Zone

This Fence Shall Not Be Removed Without City Arborist Approval (650) 496-5953

Removal Without Permission is Subject to a \$500.00 Fine Per Day

Palo Alto Municipal Code Section 8.10.110

E2: Spanish

Cuidado Zona De Arbol Pretejido

Esta valla no podrán ser sacados Sin City Arborist Aprobación (650) 496-5953

Extracción sin permiso está sujeta a una Multa de \$ 500.00 por día

Palo Alto Municipal Code Section 8.10.110

Qualifications, Assumptions, and Limiting Conditions

Any legal description provided to the consultant is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or attend meetings, hearings, conferences, mediations, arbitration, or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference.

Unless otherwise expressed: a) this report covers only examined items and their condition at the time of inspection; and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.

Certification of Performance

I Richard Gessner, Certify:

That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and/or appraisal is stated in the attached report and Terms of Assignment;

That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

That the analysis, opinions and conclusions stated herein are my own;

That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;

That no one provided significant professional assistance to the consultant, except as indicated within the report.

That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any other subsequent events;

I further certify that I am a Registered Consulting Arborist® with the American Society of Consulting Arborists, and that I acknowledge, accept and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Board Certified Master Arborist® and Tree Risk Assessor Qualified. I have been involved with the practice of Arboriculture and the care and study of trees since 1998.

Richard J. Gessner

ASCA Registered Consulting Arborist® #496 ISA Board Certified Master Arborist® WE-4341B ISA Tree Risk Assessor Qualified

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Appendix A: Tree Inventory and Protection Map

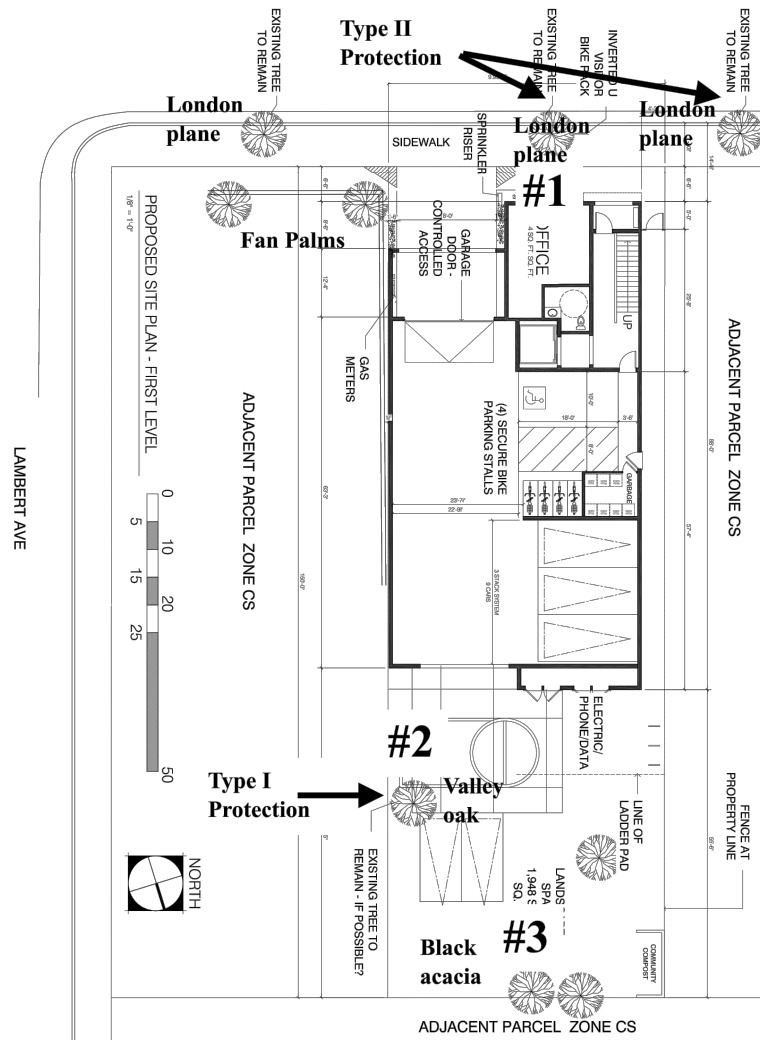


Table with columns: NO., REVISIONS, BY, DATE

Prepared By: LEVESQUE DESIGN 1414 BAY STREET, SUITE 100 ALAMEDA, CALIFORNIA 94501 (510) 521 6700

Prepared For:



3265 EL CAMINO PALO ALTO, CALIFORNIA

LANDSCAPE IMPROVEMENT PLANS

TREE PROTECTION PLAN

Scale:

Table with columns: Date, Design, Drawn, Checked, Scale, Sheet

T-5 of 5 Sheets

**EL CAMINO**  
3265 EL CAMINO REAL  
PALO ALTO, CALIFORNIA  
APN: 132-38-20



Revisions:

No.	Date	Revision

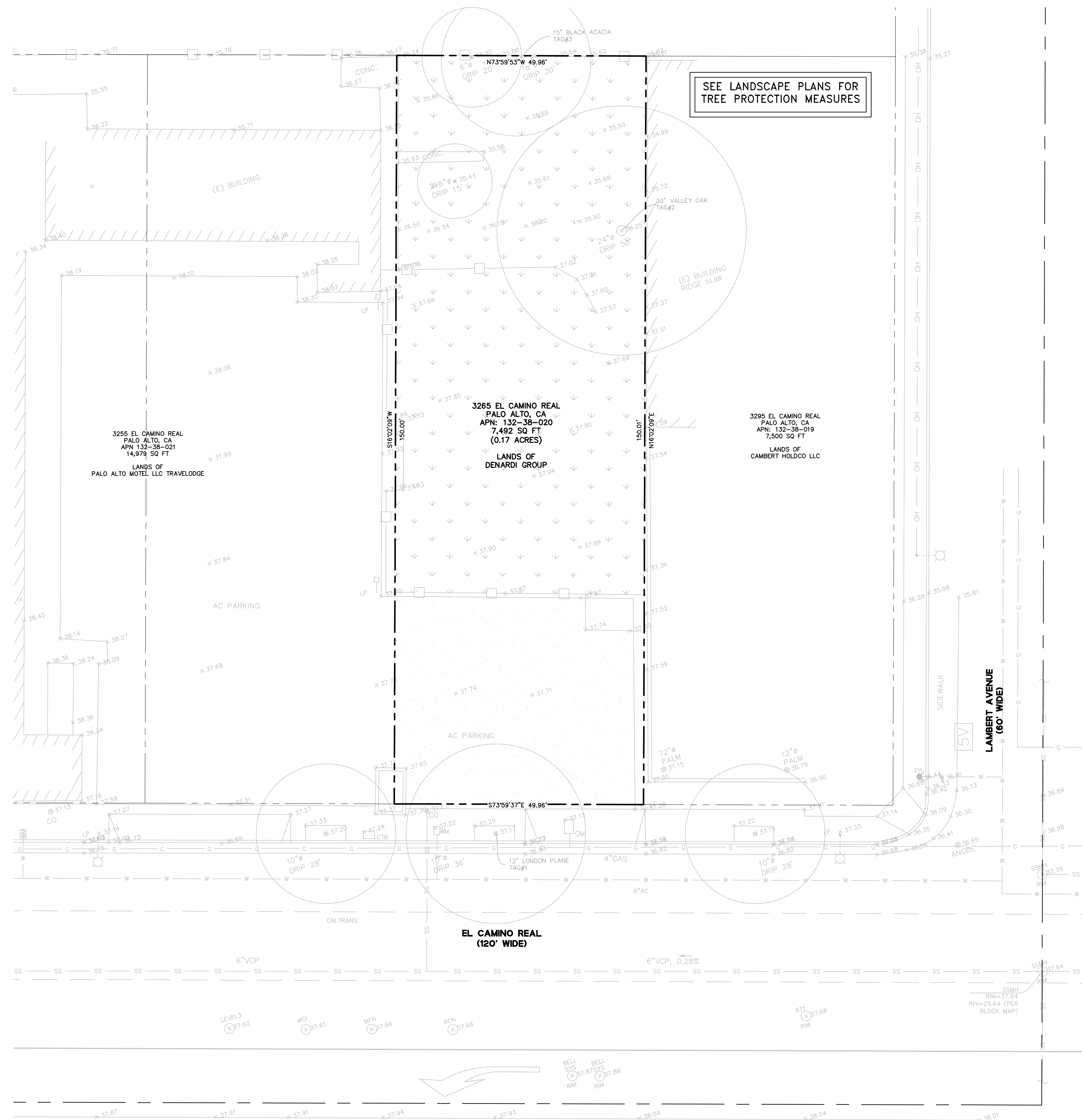
**SUBMITTALS**  
- 04/25/19 1ST ON-SITE BUILDING SUBMITTAL

Sheet Description:

**EXISTING CONDITIONS**

Scale	AS SHOWN
Drawn	ML
Checked	RM
Date	04/25/2019
BKF Project#	20176170

**C2.0**



**LEGEND**

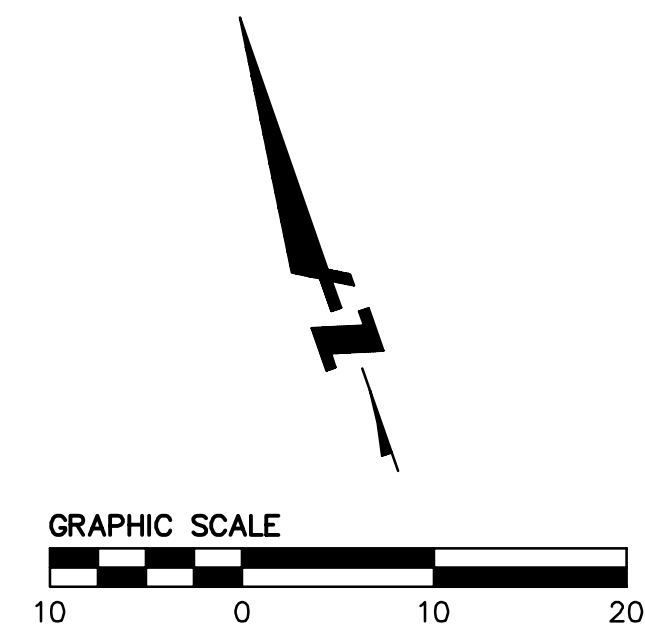
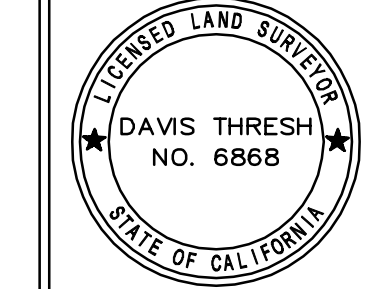
- PROPERTY LINE
- - - ADJACENT LOT LINE
- ROAD CENTER LINE
- SS — SS — SANITARY SEWER LINE
- W — WATER LINE
- G — GAS LINE
- LIGHT POLE
- WM — WATER METER
- 12" PALM — TREE
- CO — SANITARY SEWER CLEANOUT
- SSMH — SANITARY SEWER MANHOLE
- RM — GAS VALVE
- CVO — CURB AND GUTTER
- FH — FIRE HYDRANT

**BENCHMARK AND BASIS OF BEARING**

BENCHMARK: CITY OF PALO ALTO BM: BM #2159 ELEVATION = 37.16 FEET, BASED ON NORTH AMERICA VERTICAL DATUM OF 1988 (NVD488)  
BASIS OF BEARING: THE BEARING S16°03'00"W OF CENTERLINE OF PORTAGE AVENUE, AS SHOWN ON CERTAIN PARCEL MAP, RECORDED IN BOOK 801 OF MAPS AT PAGES 48 & 49, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON

**NOTES**

- BOUNDARY SURVEY PREPARED BY BKF ENGINEERS DATED NOVEMBER 27, 2018, BY DAVIS THRESH, PLS 6868.
- EXISTING TOPOGRAPHIC SURVEY PERFORMED BY SMP ENGINEERS ON JULY 6, 2017. GRADES ENCOUNTERED ON SITE MAY VARY FROM THOSE SHOWN. CONTRACTOR SHALL REVIEW THE PLANS AND CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY EXISTING CONDITIONS AT THE PROJECT SITE.



# EL CAMINO

3265 EL CAMINO REAL  
PALO ALTO, CALIFORNIA  
APN: 132-38-20



Revisions:

No. Date Revision

No.	Date	Revision

SUBMITTALS

- 04/25/19 1ST ON-SITE BUILDING SUBMITTAL

Sheet Description:

### UTILITY PLAN

Scale AS SHOWN

Drawn ML

Checked RM

Date 04/25/2019

BKF Project# 20176170

## C4.0

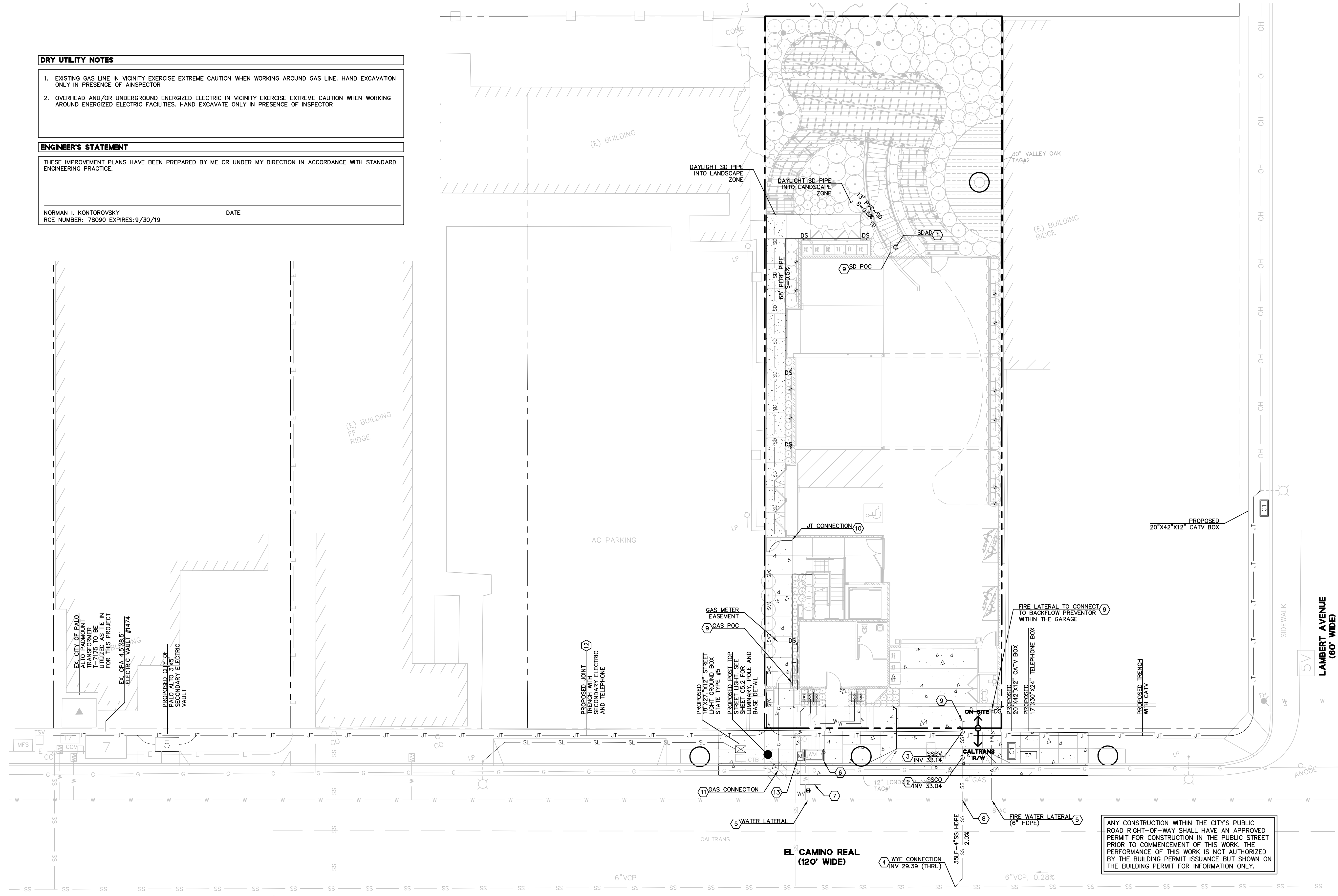
**DRY UTILITY NOTES**

- EXISTING GAS LINE IN VICINITY EXERCISE EXTREME CAUTION WHEN WORKING AROUND GAS LINE. HAND EXCAVATION ONLY IN PRESENCE OF INSPECTOR.
- OVERHEAD AND/OR UNDERGROUND ENERGIZED ELECTRIC IN VICINITY EXERCISE EXTREME CAUTION WHEN WORKING AROUND ENERGIZED ELECTRIC FACILITIES. HAND EXCAVATE ONLY IN PRESENCE OF INSPECTOR.

**ENGINEER'S STATEMENT**

THESE IMPROVEMENT PLANS HAVE BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

NORMAN I. KONTOROVSKY DATE  
RCE NUMBER: 78090 EXPIRES: 9/30/19



ANY CONSTRUCTION WITHIN THE CITY'S PUBLIC ROAD RIGHT-OF-WAY SHALL HAVE AN APPROVED PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET PRIOR TO COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY.

**LEGEND**

---	PROPERTY LINE
---	ADJACENT LOT LINE
---	ROAD CENTER LINE
SD	STORM DRAIN LINE
SS	SANITARY SEWER LINE
W	WATER LINE
FW	FIRE WATER LINE
G	GAS LINE
JT	JOINT TRENCH CONDUIT
SVC	PRIVATE SERVICE LINE
M	WATER METER
○	SANITARY SEWER MANHOLE
WV	WATER VALVE
BP	BACKFLOW PREVENTOR
DS	ROOF DOWNSPOUT DAYLIGHT
○	EX. TREE TO BE PROTECTED, SEE DEMOLITION PLAN, C2.1, FOR PROTECTION TYPE

**KEYNOTES**

- CONSTRUCT STORM DRAIN AREA DRAIN (SDAD) PER DETAIL 4, SHEET C6.0
- CONSTRUCT SANITARY SEWER CLEAN OUT AND BACKWATER VALVE PER CPA STD DETAIL WWD-2A AND WWD-03, SHEET C6.1
- INSTALL SANITARY SEWER CLEAN CHECK BACKWATER VALVE PER CPA STD DETAIL WWD-01, WWD-2A, WWD-02B, WWD-03 AND WWD-04, SHEET C6.1
- SANITARY SEWER LATERAL CONNECTION TO CITY MAIN PER CPA GW STANDARD DETAIL WWD-01A, WWD-05.
- UTILITY LATERAL AND CONNECTION BY CPAU
- 30"x48" METER BOX, 3 RESIDENTIAL AND 1 COMMERCIAL METER PER CPA DETAIL WD-10.
- NEW HDPE WATER SERVICE AND MANIFOLD FOR DOMESTIC AND IRRIGATION METER BY CPAU
- POTHOLES TO BE PROVIDED BY CONTRACTOR. RESULTS AND CLEARANCE TO BE COORDINATED WITH CIVIL ENGINEERS.
- SEE PLUMBING DRAWING FOR CONTINUATION
- 600 A MAIN 120/208V 3 PHASE, S.E.D. FOR CONTINUATION.
- 4"x4" BELL HOLE FOR GAS TIE-IN. WHEN EXCAVATING OR TRENCHING KEEP CLEAR OF EXISTING FACILITIES (EXTREME CAUTION ENERGIZED FACILITIES HAND EXCAVATION ONLY IN PRESENCE OF INSPECTOR)
- 2-4 PRIMARY CONDUITS FROM EX. VAULT 7175. CONDUITS SHALL BE CONCRETE ENCASED PER CPA DETAIL DT-SS-U-1003, SHEET C6.1
- IRRIGATION SERVICE METER

**WET UTILITIES NOTES**

- CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- CONNECT SANITARY SEWER AND WATER LINE TO EXISTING STREET SERVICES.
- CONNECT GAS AND ELECTRIC LINES TO EXISTING GAS AND POWER SERVICES, PER UTILITY COMPANY STANDARDS.
- CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
- ALL ELECTRIC, TELEPHONE, AND GAS EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.

**CITY OF PALO ALTO NOTE:**

ANY CONSTRUCTION WITHIN THE CITY RIGHT-OF-WAY MUST HAVE AN APPROVED "PERMIT FOR CONSTRUCTION IN THE PUBLIC STREET" PRIOR TO COMMENCEMENT OF THIS WORK. THE PERFORMANCE OF THIS WORK IS NOT AUTHORIZED BY THE BUILDING PERMIT ISSUANCE BUT SHOWN ON THE BUILDING PERMIT FOR INFORMATION ONLY.

