APPENDIX F

ARBORIST REPORT

Preliminary Arborist Report

Carolan Ave. and Rollins Rd.
Burlingame, CA

PREPARED FOR
SummerHill Apartment Communities
777 S. California Ave.
Palo Alto, CA

PREPARED BY:
HortScience, Inc.
325 Ray St.
Pleasanton, CA 94566

March 2014

Preliminary Arborist Report
Carolan Ave. and Rollins Rd.
Burlingame, CA

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Introduction and Overview

Summerhill Apartment Communities is planning to redevelop the parcel located between Carolan Ave. and Rollins Rd., in Burlingame (APN #'s: 026-240-290, 026-240-340, 026-240-360 & 026-240-370). Currently several buildings and businesses exist on site. HortScience, Inc. was asked to prepare an **Arborist Report** for the site as part of the application to the City of Burlingame.

This report provides the following information:

1. An evaluation of the health and structural condition of the trees within the proposed project area based on a visual inspection from the ground.
2. An assessment of the trees that would be preserved and removed based on SummerHill's planned use of the property.
3. Guidelines for tree preservation during the design, construction and maintenance phases of development.

Tree Assessment Methods

Trees were assessed on January 7, 2014. The survey included trees 6" in diameter and greater, located within and adjacent to the proposed project area. Trees located offsite that were either near the proposed project or had canopies extending over the property line were included. The assessment procedure consisted of the following steps:

1. Identifying the tree as to species;
2. Tagging each on-site tree with an identifying number and recording its location on a map;
3. Measuring the trunk diameter at a point 4.5' above grade;
4. Evaluating the health and structural condition using a scale of 1 – 5:
   - ***5*** - A healthy, vigorous tree, reasonably free of signs and symptoms of disease, with good structure and form typical of the species.
   - ***4*** - Tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.
   - ***3*** - Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.
   - ***2*** - Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
   - ***1*** - Tree in severe decline, dieback of scaffold branches and/or trunk; most of foliage from epicormics; extensive structural defects that cannot be abated.
5. Rating the suitability for preservation as "high", "moderate" or "low". Suitability for preservation considers the health, age and structural condition of the tree, and its potential to remain an asset to the site for years to come.

   High: Trees with good health and structural stability that have the potential for longevity at the site.

   Moderate: Trees with somewhat declining health and/or structural defects that can be abated with treatment. The tree will require more intense management and monitoring, and may have shorter life span than those in 'high' category.

   Low: Tree in poor health or with significant structural defects that cannot be mitigated. Tree is expected to continue to decline, regardless of treatment. The species or individual may have characteristics that are undesirable for landscapes, and generally are unsuited for use areas.

Description of Trees

Twenty-eight (28) trees, representing 12 species, were evaluated (Table 1). Sixteen (16) off-site trees (#1-16) were evaluated as they may be impacted by the construction. Descriptions of each tree are found in the ***Tree Assessment Form*** and approximate locations are plotted on the ***Tree Assessment Map*** (see Exhibits).

The site has a mix of automotive-related businesses, occupying seven medium to large buildings fronting both Carolan Ave. and Rollins Road. Vegetation is primarily off-site, with trees extending onto the development site along the eastern and western property boundaries. On-site trees are concentrated around the buildings in the northwestern and southwestern corners.

Five (5) of the trees assessed are in good condition, 19 are in fair condition, and four (4) are in poor condition.

The most common on site species is hackberry with six (6) individuals (21% of population). The hackberries are all in fair condition and circle the back of the car dealership's front office near Carolan Avenue (Photo 1, following page). All the hackberries had been topped and are one sided away from the building. They are young trees with diameters ranging from 6" to 11".

Four Monterey pines are growing off-site near the western property boundary (Photo 2, following page). These trees range from good (tree #12) to poor (trees #11 and 13) condition with one tree in fair condition (#14). All four trees have pine pitch canker resulting in varying levels of branch dieback and sap flow along trunks and branches. The Monterey pine trees are mature with diameters ranging from 20" to 24".

Table 1. Condition ratings and frequency of occurrence of trees Carolan Ave. and Rollins Rd., Burlingame, CA

Common Name	Scientific Name	Condition			Total
		Poor (1-2)	Fair (3)	Good (4-5)	
*Blackwood acacia	*Acacia melanoxylon*	-	1	-	**1**
African fern pine	*Afrocarpus falcatus*	-	2	-	**2**
Hackberry	*Celtis occidentalis*	-	6	-	**6**
*Australian brush cherry	*Eugenia paniculatum*	-	3	-	**3**
*Monterey cypress	*Hesperocyparis macrocarpa*	1	1	1	**3**
*English walnut	*Juglans regia*	-	1	-	**1**
Sweetgum	*Liquidambar styraciflua*	-	2	1	**3**
*Southern magnolia	*Magnolia grandiflora*	1	-	-	**1**
*Monterey pine	*Pinus radiata*	2	1	1	**4**
*Japanese mock orange	*Pittosporum tobira*	-	-	1	**1**
Callery pear	*Pyrus calleryana*	-	1	-	**1**
*Coast live oak	*Quercus agrifolia*	-	1	1	**2**
Total		**4**	**19**	**5**	**28**

* Indicates off-site trees

Photo 1 – Young hackberries (#20-22) line the back of the auto showroom.

Photo 2 – Mature Monterey pines (#13-14) are just off-site to the north of the property.

Three species (Monterey cypress, Australian brush cherry, and sweetgum) are represented by three (3) trees each. The Monterey cypress are mature and the largest trees assessed (Photo 3). All cypresses are growing off-site and range from good (#10) to poor condition (#15 and 16).

The Australian brush cherries are growing off-site along the eastern fence line. They are semi-mature (average diameter 11") and in fair condition. The sweetgums, located on-site in the northwest corner, have been pruned hard and are engulfed in ivy. They are young (diameters from 7-9") and in fair condition.

Two species (coast live oak and African fern pine) are represented by two (2) trees each. Both coast live oaks (#5 and 7) are growing off-site along the eastern fence line (Photo 4). Coast live oak #5 is semi-mature and in good condition, and #7 is mature and in fair condition. Two small African fern pines were planted in the landscape around the building closest to Rollins Rd. and both have been pruned into hedges.

Five species are represented by only one tree:

- Blackwood acacia #9 is off-site. It is a young tree with a one sided crown.
- English walnut #1 is off-site, with a small crown.
- Southern magnolia #8 is off-site and in poor condition with a thin crown.
- Japanese mock orange #6 is off-site and in good condition with good form.
- Callery pear #25 is on-site in the northwest corner. It had been topped for the overhead utility lines in this area but is in fair condition.

Photo 3 (above) – Monterey cypresses # 15 & 16 have been pruned hard and were declining.

Photo 4 (below) – Coast live oak #7 is growing on the property line and is one-sided south.

The City of Burlingame classifies trees 15" in diameter and greater as *Protected*. Nine (9) trees were assessed that qualify as *Protected*, including eight (8) off-site trees. *Protected* status of individual trees is identified in the ***Tree Assessment Form*** (see Exhibits).

Suitability for Preservation

Before evaluating the impacts that will occur during development, it is important to consider the quality of the tree resource itself, and the potential for individual trees to function well over an extended length of time. Trees that are preserved on development sites must be carefully selected to make sure that they may survive development impacts, adapt to a new environment and perform well in the landscape.

Our goal is to identify trees that have the potential for long-term health, structural stability and longevity. For trees growing in open fields, away from areas where people and property are present, structural defects and/or poor health presents a low risk of damage or injury if they fail. However, we must be concerned about safety in use areas. Therefore, where development encroaches into existing plantings, we must consider their structural stability as well as their potential to grow and thrive in a new environment. Where development will not occur, the normal life cycles of decline, structural failure and death should be allowed to continue.

Evaluation of suitability for preservation considers several factors:

- **Tree health**
  Healthy, vigorous trees are better able to tolerate impacts such as root injury, demolition of existing structures, changes in soil grade and moisture, and soil compaction than are non-vigorous trees. For example Monterey pine #11 likely will not tolerate construction impacts as well as a healthier Monterey pine.

- **Structural integrity**
  Trees with significant amounts of wood decay and other structural defects that cannot be corrected are likely to fail. Such trees should not be preserved in areas where damage to people or property is likely. Topped trees such as the hackberries, often develop structural problems when allowed to grow more freely.

- **Species response**
  There is a wide variation in the response of individual species to construction impacts and changes in the environment. For example, hackberry is generally tolerant of construction while Monterey pine in normally intolerant.

- **Tree age and longevity**
  Old trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young trees are better able to generate new tissue and respond to change.

- **Species invasiveness**
  Species that spread across a site and displace desired vegetation are not always appropriate for retention. This is particularly true when indigenous species are displaced. The California Invasive Plant Inventory Database (http://www.cal-ipc.org/paf/) lists species identified as being invasive. Burlingame is part of the Central West Floristic Province. Blackwood acacia is listed as having limited invasiveness.

Each tree was rated for suitability for preservation based upon its age, health, structural condition and ability to safely coexist within a development environment (see ***Tree Assessment Forms*** in Exhibits, and Table 2 following page).

Table 2: Tree suitability for preservation
Carolan Ave. and Rollins Rd., Burlingame, CA.

High	These are trees with good health and structural stability that have the potential for longevity at the site. Two (2) trees were in this category, including Monterey cypress #10 and Japanese mock orange #6, both of which were growing off-site.
Moderate	Trees in this category have fair health and/or structural defects that may be abated with treatment. These trees require more intense management and monitoring, and may have shorter life-spans than those in the "high" category. Eleven (11) trees were in this category, including three (3) Australian brush cherries, three (3) sweetgums, two (2) coast live oaks, one (1) blackwood acacia, one (1) callery pear, and one (1) Monterey pine.
Low	Trees in this category are in poor health or have significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas. Fifteen (15) trees had low suitability for preservation, including six (6) hackberries, three (3) Monterey pines, two (2) African fern pines, two (2) Monterey cypresses, one (1) English walnut, and one (1) Southern magnolia.

We consider trees with good suitability for preservation to be the best candidates for preservation. We do not recommend retention of trees with poor suitability for preservation in areas where people or property will be present. Retention of trees with moderate suitability for preservation depends upon the intensity of proposed site changes.

Evaluation of Impacts and Recommendations

Appropriate tree retention develops a practical match between the location and intensity of construction activities and the quality and health of trees. The ***Tree Assessment*** was the reference point for tree condition and quality. We used the Site Plan, Grading Plan and Utility Plan, prepared by BKF Engineers (dated March 7th 2014) to assess impacts to trees.

Potential impacts from construction were estimated for each tree. Precise impacts will have to be determined once off-site trees have been located and plotted, and the plans are finalized. The most significant impacts to trees would be associated with demolition and grading of the central portion of the site for the construction of the residential units.

Based on my assessment of the plans, the 12 on-site trees will be directly impacted by the proposed improvements, requiring their removal.

The 16 off-site trees can be preserved under the current design. However, several of these trees were in declining health (#11 and 13-16) and would be in close proximity to the proposed improvements. I recommend SummerHill Apartment Communities approach the adjacent property owner(s) and offer to remove the declining trees.

Preservation of the trees is predicated on the construction impacts being within their tolerances and on the implementation of recommendations provided in the ***Tree Preservation Guidelines***. Thirteen (13) of the trees have portions of their canopy extending onto the development site and may require pruning to provide construction clearances (see ***Pre-Construction Treatments and Recommendations*** #3 of the ***Tree Preservation Guidelines***, on page 8).

Table 3: Trees Identified for Preservation and Removal
Carolan Ave. and Rollins Rd., Burlingame, CA

Tree No.	Species	Trunk Diameter (in)	Heritage Tree?	Suitability for Preservation	Disposition
Off-site trees					
1	English walnut	6	No	Low	**Preserve**
2	Australian brush cherry	12	No	Moderate	**Preserve**, may require pruning
3	Australian brush cherry	8	No	Moderate	**Preserve**, may require pruning
4	Australian brush cherry	14	No	Moderate	**Preserve**, may require pruning
5	Coast live oak	14	No	Moderate	**Preserve**
6	Japanese mock orange	8	No	High	**Preserve**, may require pruning
7	Coast live oak	24	Yes	Moderate	**Preserve**, may require pruning
8	Southern magnolia	13	No	Low	**Preserve**, may require pruning
9	Blackwood acacia	8	No	Moderate	**Preserve**
10	Monterey cypress	36	Yes	High	**Preserve**, may require pruning
11	Monterey pine	20	Yes	Low	**Possible removal**
12	Monterey pine	24	Yes	Moderate	**Preserve**, may require pruning
13	Monterey pine	22	Yes	Low	**Possible removal**
14	Monterey pine	24	Yes	Low	**Possible removal**
15	Monterey cypress	20,18,7	Yes	Low	**Possible removal**
16	Monterey cypress	18,17	Yes	Low	**Possible removal**
On-site trees					
17	Hackberry	6	No	Low	Remove, within development
18	Hackberry	6	No	Low	Remove, within development
19	Hackberry	11	No	Low	Remove, within development
20	Hackberry	6	No	Low	Remove, within development
21	Hackberry	8	No	Low	Remove, within development
22	Hackberry	6	No	Low	Remove, within development
23	African fern pine	6	No	Low	Remove, within development
24	African fern pine	7	No	Low	Remove, within development
25	Callery pear	15	Yes	Moderate	Remove, within development
26	Sweetgum	7	No	Moderate	Remove, within development
27	Sweetgum	7	No	Moderate	Remove, within development
28	Sweetgum	7	No	Moderate	Remove, within development

Tree Preservation Guidelines

The goal of tree preservation is not merely tree survival during development but maintenance of tree health and beauty for many years. Trees retained on sites that are either subject to extensive injury during construction or are inadequately maintained become a liability rather than an asset. The response of individual trees depends on the amount of excavation and grading, care with which demolition is undertaken, and construction methods. Coordinating any construction activity inside the **TREE PROTECTION ZONE** can minimize these impacts.

The following recommendations will help reduce impacts to trees from development and maintain and improve their health and vitality through the clearing, grading and construction phases.

Design recommendations

1. I recommend SummerHill Apartment Communities approach the adjacent property owner(s) and offer to remove declining trees #11 and 13-16.

2. Have the vertical and horizontal locations of all off-site trees that will be in close proximity to grading/utilities, etc. established and plotted on all plans. Forward these plans to the Consulting Arborist for review, an assessment of impacts and comment.

3. Evaluate using shoring within the driplines of trees #10-16 to keep grading (specifically the lay-back of the slopes between the new building and the property lines) as far from these trees as possible.

4. Evaluate moving the proposed Storm drain and Sanitary Sewer lines adjacent to trees #11-16 as far from the trees as possible.

5. A **TREE PROTECTION ZONE** shall be established around all trees that are identified for preservation and that will be in close proximity to the proposed improvements, currently trees #7, 8, 10 and 12 (and trees #11 and 13-16 if not designated for removal). During the conceptual design phase, I recommend that SummerHill assume that the **TREE PROTECTION ZONES** is set at the dripline. However, the scope of the **TREE PROTECTION ZONES** shall be determined by the Consulting Arborist prior to construction to reflect actual conditions and project requirements (and may be modified by the Consulting Arborist during construction as necessary).

6. No grading, excavation, construction or storage of materials shall occur within the **TREE PROTECTION ZONE**, except as approved by the Consulting Arborist. No underground services, including utilities, sub-drains, water or sewer, shall be placed in the **TREE PROTECTION ZONE**, except as approved by the Consulting Arborist. Spoil from trench, footing, utility or other excavation shall not be placed within the **TREE PROTECTION ZONE**, neither temporarily nor permanently, except as approved by the Consulting Arborist.

7. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.

8. Irrigation systems must be designed so that no trenching will occur within the **TREE PROTECTION ZONE**, unless previously approved by the Consulting Arborist.

9. Hydrated lime to stabilize plastic soils shall not be incorporated into soil within the **TREE PROTECTION ZONE**. Lime is toxic to plant roots. Subsoil stabilization treatments must be discussed with the Consulting Arborist and designed to protect tree roots.

10. As trees withdraw water from the soil, expansive soils may shrink within the root area. Therefore, foundations, footings and pavements on expansive soils near trees should be designed to withstand differential displacement.

Pre-construction treatments and recommendations

1. Prior to beginning work, the contractors working in the vicinity of trees to be preserved are required to meet with the Consulting Arborist at the site to review all work procedures, access routes, storage areas and tree protection measures.

2. Fence trees to be preserved to completely enclose the **TREE PROTECTION ZONE**. Fences shall be 6 ft. chain link or equivalent as approved by the City. Fences are to remain until all grading and construction is completed. Where demolition must occur close to trees, such as removing curb and pavement, install trunk protection devices such as winding silt sock wattling around trunks or stacking hay bales around tree trunks.

3. Prune trees to be preserved to provide construction clearance as needed. All pruning shall be done by a State of California Licensed Tree Contractor (C61/D49). All pruning shall be done by Certified Arborist or Certified Tree Worker in accordance with the Best Management Practices for Pruning (International Society of Arboriculture, 2002) and adhere to the most recent editions of the American National Standard for Tree Care Operations (Z133.1) and Pruning (A300).

4. Tree(s) to be removed that have branches extending into the canopy of tree(s) to remain shall be removed by a Certified Arborist or Certified Tree Worker and not by the demolition contractor. The Certified Arborist or Certified Tree Worker shall remove the trees in a manner that causes no damage to the tree(s) and understory to remain.

Recommendations for tree protection during construction

1. Any approved grading, construction, demolition or other work within the **TREE PROTECTION ZONE** should be monitored by the Consulting Arborist.

2. All contractors shall conduct operations in a manner that will prevent damage to trees to be preserved.

3. Tree protection devices are to remain until all site work has been completed within the work area. Fences or other protection devices may not be relocated or removed without permission of the Consulting Arborist.

4. Construction trailers, traffic and storage areas must remain outside **TREE PROTECTION ZONE** at all times.

5. Any excavation within the dripline or other work that is expected to encounter tree roots should be approved and monitored by the Consulting Arborist. Roots shall be cut by manually digging a trench and cutting exposed roots with a sharp saw. The Consulting Arborist will identify where root pruning is required.

6. If roots 2” and greater in diameter are encountered during site work which must be cut to complete the construction, the Consulting Arborist must be consulted to evaluate effects on the health and stability of the tree and recommend treatment.

7. All grading within the dripline of trees shall be done using the smallest equipment possible. The equipment shall operate perpendicular to the tree and operate from outside the **TREE PROTECTION ZONE**. Any modifications must be approved and monitored by the Consulting Arborist.

8. All underground utilities, drain lines or irrigation lines shall be routed outside the **TREE PROTECTION ZONE**, unless previously approved by the Consulting Arborist. If lines must traverse through the protection area, they shall be tunneled or bored under the tree as directed by the Consulting Arborist.

9. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use. Any pesticides used on-site must be tree-safe and not easily transported by water.

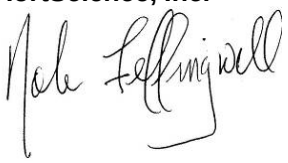
10. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.

11. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the **TREE PROTECTION ZONE**.

12. Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.

Maintenance of impacted trees
Trees preserved at Carolan Ave. and Rollins Rd. site will experience a different physical environment than that pre-development. As a result, tree health and structural stability should be monitored. Occasional pruning, fertilization, mulch, pest management, replanting and irrigation may be required. In addition, monitoring tree health and structural stability following construction must be made a priority. As trees age, the likelihood of failure of branches or entire trees increases. Therefore, it is recommended that the property owner have the trees inspected annually for hazard potential.

HortScience, Inc.



John Leffingwell
Board Certified Master Arborist #WE 3966B
Registered Consulting Arborist #442

Attachments: ***Tree Assessment Forms***

Tree Assessment Map

Tree Assessment

Carolan Ave.
Burlingame, California
January 2014

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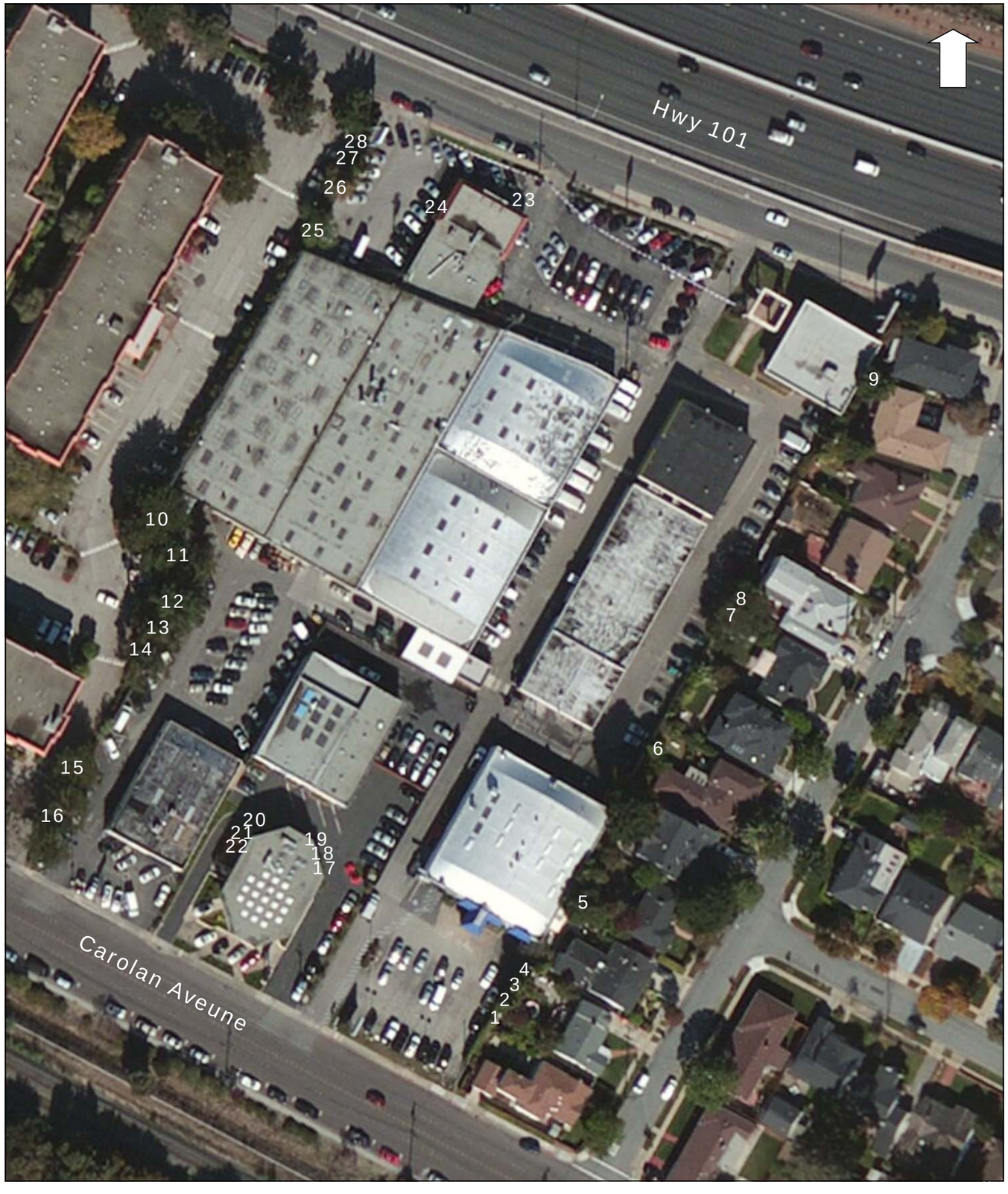
TREE No.	SPECIES	TRUNK DIAMETER (in.)	HERITAGE?	CONDITION 1=poor 5=excellent	SUITABILITY for PRESERVATION	COMMENTS	Driplines (ft.) North	South	East	West
1	English walnut	6	No	3	Low	Off-site, no tag; small crown; growing at PL.	7	5	-	7
2	Australian brush cherry	12	No	3	Moderate	Off-site, no tag; upright form; growing 5' E. of PL.	5	10	-	5
3	Australian brush cherry	8	No	3	Moderate	Off-site, no tag; crowded; narrow form; growing 5' E. of PL.	5	5	-	5
4	Australian brush cherry	14	No	3	Moderate	Off-site, no tag; one sided N.; growing 5' E. of PL.	15	5	-	5
5	Coast live oak	14	No	4	Moderate	Off-site, no tag; good form; growing 15' E. of PL.	15	15	-	15
6	Japanese mock orange	8	No	4	High	Off-site, no tag; good form; growing @ PL.	7	7	-	7
7	Coast live oak	24	Yes	3	Moderate	Off-site, no tag; one sided S.; bleeding along trunk; thinning crown; growing @ PL.	20	35	-	15
8	Southern magnolia	13	No	2	Low	Off-site, no tag; one sided N.; thin crown growing @ PL.	17	5	-	10
9	Blackwood acacia	8	No	3	Moderate	Off-site, no tag; upright form; growing 5' E. of PL.	5	5	-	5
10	Monterey cypress	36	Yes	4	High	Off-site, no tag; good form and structure; minor deadwood; growing @ PL.	25	20	25	-
11	Monterey pine	20	Yes	2	Low	Off-site, no tag; pine pitch canker; extensive dieback; growing 5' S. & 10' W. of PL.	20	17	15	-
12	Monterey pine	24	Yes	4	Moderate	Off-site, no tag; pine pitch canker; sap flow along trunk; dieback; growing 5' W. of PL.	20	25	20	-

Tree Assessment

Carolan Ave.
Burlingame, California
January 2014

HORT SCIENCE

TREE No.	SPECIES	TRUNK DIAMETER (in.)	HERITAGE?	CONDITION 1=poor 5=excellent	SUITABILITY for PRESERVATION	COMMENTS	Driplines (ft.) North	South	East	West
13	Monterey pine	22	Yes	2	Low	Off-site, no tag; pine pitch canker; extensive dieback; growing 5' W. of PL.	10	10	15	-
14	Monterey pine	24	Yes	3	Low	Off-site, no tag; one sided S.; pine pitch canker; dieback; growing 5' W. of PL.	10	25	15	-
15	Monterey cypress	20,18,7	Yes	2	Low	Off-site, no tag; one sided W.; very thin crown; growing @ PL.	20	20	-	20
16	Monterey cypress	18,17	Yes	3	Low	Off-site, no tag; one sided W.; thin crown; displacing infrastructure; growing @ PL.	20	15	-	20
17	Hackberry	6	No	3	Low	One sided E.; topped at 15'.	5	10	10	5
18	Hackberry	6	No	3	Low	One sided E.; topped at 15'.	5	5	10	5
19	Hackberry	11	No	3	Low	One sided E.; topped at 15'.	8	5	8	8
20	Hackberry	6	No	3	Low	One sided NW.; topped at 15'.	10	5	5	10
21	Hackberry	8	No	3	Low	One sided NW.; topped at 15'.	5	5	5	10
22	Hackberry	6	No	3	Low	One sided NW.; topped at 10'.	5	5	5	10
23	African fern pine	6	No	3	Low	Hedged/cloud pruned.	5	5	5	5
24	African fern pine	7	No	3	Low	Hedged/cloud pruned.	5	5	5	5
25	Callery pear	15	Yes	3	Moderate	Topped for overhead utilities; fair structure.	15	17	17	18
26	Sweetgum	7	No	4	Moderate	Upright form; pruned W.; engulfed in ivy.	10	10	10	5
27	Sweetgum	7	No	3	Moderate	One sided E.; pruned hard W.; engulfed in ivy.	8	7	7	5
28	Sweetgum	7	No	3	Moderate	One sided E.; pruned hard W.; engulfed in ivy.	10	7	7	5



Tree Assessment Map

Carolan Avenue
Burlingame, CA

Prepared for:
SummerHill Homes
Palo Alto, CA

January 2014

No Scale

Notes

- Base map provided by: ESRI
- Numbered tree locations are approximate.

HORT SCIENCE
325 Ray Street
Pleasanton, California 94566
Phone 925.484.0211
Fax 925.484.0596