



Midpeninsula Regional  
Open Space District

R-19-22  
Meeting 19-24  
September 11, 2019

## SPECIAL MEETING AGENDA ITEM 1

### AGENDA ITEM

Administrative Office Project – Design Development Update

### GENERAL MANAGER'S RECOMMENDATION *den*

Review and provide input on the current design development plans to reconfigure and repurpose the recently purchased office building located at 5050 El Camino Real, Los Altos, California.

### SUMMARY

At their regular public meeting of May 22, 2019, the Board of Directors (Board) reviewed and approved the schematic design plans (preliminary design renderings) and associated cost estimate. Additionally, the Board approved an amendment for Noll & Tam Architects (Noll & Tam) to provide design development, construction documents, permitting assistance, construction administration, and as-built drawings for the tenant improvements of the Administrative Office Reconfiguration Project (AO or Project). At the September 11 public meeting, the Board will review and provide input on the design development plans (refined design plans) for the Project with a focus on the following areas:

- Exterior site improvements
- Interior public space improvements
- Boardroom layout

### DISCUSSION

#### *Background*

Midpeninsula Regional Open Space District (District) has been evaluating options to address the lack of sufficient administrative office space to meet ongoing and long-term business needs since 2015, as the organization began to undergo significant internal restructuring to accelerate project delivery, expand public service delivery, and ensure sufficient resources to manage public land and access facilities. At the July 2017 public meeting, the Board adopted a resolution to enter into a purchase and sale agreement for the building located at 5050 El Camino Real, Los Altos CA (R-17-90). Escrow closed on the purchase on February 1, 2019.

At the December 6, 2017 public meeting, the Board approved the Space Needs Assessment & Basic Program Report (R-17-128) for the Project. At the August 22, 2018 public meeting, the Board approved a contract with the design consultant Noll and Tam Architects to assess and design the new AO based on the Board-approved project design goals, program elements, and space needs (R-

18-97 and R-18-100). At the October 24, 2018 public meeting, District staff and the Board began the design process for the new AO by prioritizing project goals and space needs (R-18-123).

From January through May 2019, the Board held several public meetings to review and provide feedback on the evolving schematic design scope of work, cost estimates, and alternatives to reduce construction costs. At the May 22, 2019 public meeting, the Board approved the final schematic design and associated cost estimate (R-19-64). On the same date, the Board approved a contract amendment with Noll & Tam to continue with the remaining phases of the Project, including design development, construction documents, permitting assistance, construction administration, and as-built drawings.

After incorporating Board feedback during the schematic design phase, Noll & Tam proceeded with the design development phase to further develop and describe the size and character of the design elements. The three Project components that follow will be discussed at the September 11, 2019 public Board meeting. The final design development will return to the Board for approval at a public meeting in October 2019. An updated cost estimate will also be presented at the October meeting to verify that the design is within the May 2019 Board-approved project budget. Upon Board approval of the design development phase, Noll & Tam will move forward with construction documents followed by permitting. These documents will be more technical in nature compared to design development and sufficient for bidding on and construction of the Project. Future Board check-in meetings will be scheduled once construction documents are underway.

### **Exterior Site Improvements**

#### *Pedestrian Ramp and Outdoor Public Entrance Amenities*

Noll & Tam has further refined the Board-approved exterior schematic design. A ramp that conforms to the Americans with Disabilities Act (ADA) from the El Camino Real sidewalk to the parking lot will be required. The design incorporates a code-compliant ADA concrete ramp with handrails, concrete paving, planters, benches, bike racks, and concrete unit pavers. See Attachment 1 for site plan and details. One Coastal Redwood tree adjacent to El Camino Real sidewalk will need to be removed in order to provide proper width and grade for the ADA ramp. Specific site amenities such as benches will be reviewed and discussed with the Board.

#### *Landscape Trees*

An arborist report was prepared in March 2019 to evaluate the health and condition of existing trees. The evaluation assessed 65 total trees excluding smaller ornamental trees. There are 57 Coastal Redwoods (*Sequoia sempervirens*), 8 Camphor (*Cinnamomum camphora*), and 13 miscellaneous tree stumps. Tree condition varies from poor to good. See table below for a summary. The report also indicates that the site has limited growing spaces, and past droughts have caused notable health decline in some of the trees. Based on the arborist report and staff inspections of the trees, the following are recommended for removal: 13 tree stumps, 5 camphor (non-native) trees and 1 Coastal Redwood tree in poor condition, and 1 Coastal Redwood tree to install an ADA ramp from the El Camino Real sidewalk to the building entrance. See Attachment 2 for full arborist report.



Tree Species	N/A	Poor	Fair	Good	Total	Species Notes
Coastal Redwood (Sequoia sempervirens)		1	3	53	57	Minimal spacing and limited growing space, decline notes in several trees
Camphor (Cinnamomum camphora)		5	1	2	8	Trees displayed extensive die back and evidence of topping present.
Stump	13				13	
<b>TOTALS</b>	13	6	4	55	<b>78</b>	

### *Parking Stalls, Outdoor Exterior Space, Exterior Sign*

The site will be able to accommodate 141 regular and ADA parking stalls (94 at the ground level and 47 in the garage), meeting the City of Los Altos parking requirements. A new deck area at the back of the building, behind the Boardroom, has been incorporated into the design and will provide an opportunity for a gathering space and planting to screen the Boardroom. Upon consultation with Mission Trail Waste Systems, the garbage/recycling/compost enclosure area will be relocated to the southeast corner of the site to maximize the usable space and minimize odor into the building. A standard District logo exterior office sign will be installed at the corner of El Camino Real and Distel Circle. See Attachment 3 for exterior sign alternatives.

### **Interior Public Space Improvements**

#### *Materials and Color Palette for Interior Public Spaces*

Noll & Tam has further refined the Board approved interior schematic design and proposes using simple, cost effective, and sustainable materials that are within the project budget. Some key design ideas include use of authentic natural materials (such as wood, cork, and stone) wherever possible, bringing the outdoors in to create warm and light-filled spaces, using natural colors found in nature, incorporating elements from District preserves, and providing flexibility in the use of the space. The main public space will be located at the center of the building with connections to the public sidewalk through the plaza into the lobby, atrium, and Boardroom. See Attachment 4 for interior layout plans.

#### *Lobby and Atrium*

The lobby and atrium will incorporate a combination of rustic and industrial design with wood from the preserves (see below for explanation of source material). The lobby flooring will be of concrete with a topographic pattern extending from the plaza into the lobby. The main lobby walls are proposed to be of wood with a dark gray wall inscribed with a quote that embodies the District's mission and/or resonates with District values. The reception desk is planned to be of a non-wood texture material such as cork and paperstone. The atrium area flooring is proposed to be a warm, mid-tone neutral carpet with variation of color and texture. The lighting will be linear light fixtures around the perimeter of the atrium opening and in the acoustic ceiling tiles. Samples for materials and finishes will be presented and discussed at the September 11 Board meeting. See Attachment 5 for lobby and atrium layout, and proposed materials and finishes.

#### *Source Wood Material*

District staff and Noll & Tam are looking into the reuse and repurposing of felled trees, stockpiled wood, and/or non-native trees identified for removal. Some architectural usage of this material

includes stair treads, handrails, benches, interior finishes, desks, signage, and/or the Boardroom dais. Additional evaluation is required to determine the feasibility based on material conditions, cost (removal, transport, mill, and woodwork), and design opportunities. There are currently five sources of wood identified and under evaluation:

- Blackwood acacia (*Acacia melanoxylon*) at Purisima Creek Redwoods Preserve. Natural Resources staff are evaluating the restoration of approximately 17 acres of redwood/mixed conifer forest that is invaded by this non-native, invasive acacia species and located along the planned Purisima-to-the-Sea regional trail corridor. Some of these non-native plants to be removed are large enough to be suitable for milling and reuse.
- Redwood trees from Bear Creek Redwoods Preserve. Several 15 to 18-inch diameter at breast height (dbh) segments of redwood trees have been stockpiled at the Preserve. These trees either fell naturally or were brought down to improve traffic and line-of-sight safety as part of the construction of the newly opened public access parking lot. Mitigation measures for tree removal are being implemented separately by Natural Resources. These redwood trees were cut into large sections that may be salvaged and reused.
- Redwood trees from La Honda Creek Preserve. Several large old-growth redwood trees fell during a major landslide event. The majority of the trees are 8 feet dbh and may be salvaged and reused.
- Barn wood stockpile from La Honda Creek Preserve. Old barn wood from prior demolition projects of dilapidated buildings that needed to be removed for public safety to open lower La Honda Preserve to public access were saved and stockpiled. This material was inspected and determined as non-hazardous and are available for reuse.
- Redwood trees to be removed by PG&E at El Corte de Madera Creek Preserve. PG&E is planning to remove several 30 to 36-inch dbh redwood trees along Bear Gulch Road to address fire risk concerns along their power lines. Staff has reached out to PG&E to coordinate logistics on reusing the trees.

See Attachment 6 for site photos at each location.

### *Bird Safe Design*

Noll & Tam continues to coordinate with the District, Santa Clara Valley Audubon Society (Audubon Society), bird friendly glass suppliers, and American Bird Conservancy (ABC) to develop a cost effective, bird safe window that balances solar performance, aesthetics, and bird safety. The type and pattern of the fritted window will need to be tested and approved by ABC. However, the testing and approval process will not be completed until 2020. Noll & Tam will continue to track the approval process and work with Audubon Society on the appropriate bird safe window product. The Board will be informed of the final glass specifications before they are incorporated into the bid package documents in 2020.

### *Restrooms*

Upon coordination with the City of Los Altos Building Services department and review of 2016 California Plumbing Code, Noll & Tam determined that separate men's and women's restroom facilities and one all gender-neutral restrooms per floor is an appropriate layout.

Therefore, the first floor would include:

- One gender-neutral restroom in the public space (one stall and one sink)

- Women's restroom in the public space (four stalls and two sinks)
- Women's restroom in the staff seating area (two stalls and two sinks)
- Men's restroom in the public space (two stalls, two urinals, and two sinks)
- Men's restroom in the staff seating area (one stall, one urinal, and two sinks)

The second floor would include:

- One gender-neutral restroom in the public space (one stall and one sink)
- Women's restroom in the staff seating area (two stalls and two sinks)
- Men's restroom in the staff seating area (one stall, one urinal, and two sinks)

The restroom materials and finishes may include stone or concrete flooring tiles, endgrain wood or neutral subway wall tiles, cast stone or undermount sinks, and gypsum board ceiling. See Attachment 4 for interior layout plans.

### **Boardroom**

During the schematic design phase, the Board provided the following initial feedback on the boardroom layout:

- Provide a boardroom layout that maximizes the seating configuration and flexibility of use.
- The dais should face the boardroom entrance with its back to the south face of the building.
- Provide a formal, attractive dais and select movable furniture to allow flexibility for different meeting sizes and configurations.
- Provide sliding doors at the boardroom entrance that opens the space to the atrium area to accommodate larger public meetings when necessary.
- Provide appropriate audiovisual technology to accommodate boardroom flexibility.
- Provide acoustic clouds.

Using this initial feedback, Noll & Tam has updated the boardroom layout shown on Attachment 7. The boardroom is proposed to face northerly toward the entrance with its back to the south face of the building, where a new deck and planter area will be located. Tall drought tolerant plants will provide visual and solar shading to the boardroom. The seven-member Board dais is proposed to be fixed while the remaining furniture to be mobile, allowing maximum flexibility for other uses such as trainings or staff meetings. The dais material may be of refurbished or repurposed wood from District preserves in conjunction with cork. The flooring should be similar to the material selected for the atrium. An operable glass wall will connect the boardroom to the atrium where additional public seating can be arranged for larger public meetings. Glass windows will span the south face wall. Tackable acoustic cork wall surfaces will surround most of the remaining walls space. A projector will be placed near the center of the room ceiling and project onto a retractable screen behind the dais. A small computer screen is included for each Board member at the dais that will display the same information as the projector.

Two ceiling options are proposed by Noll & Tam – Epic Deck and nail laminated timber. The Epic Deck would span the boardroom without a structural beam, with wood frame ceiling clouds over the dais. The nail laminated timber option includes the installation of new structural beams to align with window spacing. The Epic Deck and nail laminated timber options would eliminate the conflict between the existing structural beam located at the center of the boardroom that

would otherwise interfere with the mounting of the ceiling projector and retractable screen. See Attachment 7 for photos of Epic Deck and nail laminated timber.

### **FISCAL IMPACT**

An updated cost estimate for the Project will be included as part of the final design development report (scheduled for October 2019) to verify that the Project design is within the May 2019 Board-approved project budget of \$27.4 million (R-19-64).

Funding sources for the Project include using *Committed for Infrastructure* reserve funds, any future additions to the reserve, rent income, parity bond proceeds, and interest earned from the parity bonds. Partial reimbursement is also expected from the future sale of the current 330 Distel Circle office. The Project is not funded by Measure AA.

### **PUBLIC NOTICE**

Public notice was provided as required by the Brown Act.

### **CEQA COMPLIANCE**

This item is not a project subject to the California Environmental Quality Act. Future environmental review will be conducted on the proposed site improvements as part of the permitting process.

### **NEXT STEPS**

Based on Board input from this meeting, the General Manager will direct Noll & Tam to incorporate the comments and return to the Board on October 9, 2019 to present the final design development package for Board approval consideration.

The table below is an operational timeline showing current and future project milestones.

#### **PROJECT SCHEDULE WITH KEY MILESTONES**

<b>Milestones</b>	<b>Tentative Timeline</b>
Design Development, Permitting, and CEQA review	June – October 2019
Construction Documents and rest of permits	October 2019 – March 2021
Bidding and Construction	March 2021 - March 2022
Move-In	March 2022

#### **Attachments:**

1. Site Plans and Details
2. Arborist Report
3. Exterior Midpen Sign
4. Interior Layout Plans

5. Lobby and Atrium Layout
6. Sources of wood photos
7. Boardroom Layout

Responsible Department Head:  
Susanna Chan, Assistant General Manager

Prepared by:  
Jason Lin, P.E., Engineering and Construction Department Manager



# ATTACHMENT 1 - SITE PLAN AND DETAILS

## PROJECT ABBREVIATIONS

AC	ASPHALTIC CONCRETE	LSJ	LONGITUDINAL SHRINKAGE
AB	AGGREGATE BASE	MAX	MAXIMUM
AD	AREA DRAIN	MFR	MANUFACTURER
ARCH	ARCHITECT	MH	MANHOLE
AVG	AVERAGE	MIN	MINIMUM
B&B	BALL AND BURLAP	MM	MILLIMETERS
BC	BACK OF CURB	NIC	NOT IN CONTRACT
BF	BOTTOM OF FENCE	NTS	NOT TO SCALE
BLDG	BUILDING	OC	ON CENTER
BOR	BACK OF RAMP	OCEW	ON CENTER EACH WAY
BOS	BOTTOM OF SLOPE	OD	OUTSIDE DIAMETER
BR	BIKE RACK	OPP	OPPOSITE
BS	BOTTOM OF STEP (STAIR)	PA	PIPE ANCHOR
BSW	BACK OF SIDEWALK	PLA	PLANTING AREA (ON GRADE)
BW	BOTTOM OF WALL	PED	PEDESTAL
CAL	CALIPER	PDSN	PEDESTRIAN
CB	CATCH BASIN OR CEMENT BASE	PERF	PERFORATED
CH	CHANNEL OR CHILLER	PIP	POURED-IN-PLACE
CHD	CONCRETE HEADER	POC	POINT OF CONNECTION
CIP	CAST-IN-PLACE	PT	POINT OF TANGENCY
CJ	CONTROL JOINT	R	RADIUS
CL	CENTER LINE	RB	ROOT BARRIER
CLR	CLEARANCE	RGB	ROUNDED FRADE BREAK
CMU	CONCRETE MASONRY UNIT	RIM	RIM ELEVATION
CO	CLEAN OUT	ROW	RIGHT OF WAY
COJ	CONSTRUCTION JOINT	SAD	SEE ARCHITECTURAL DRAWINGS
CONC	CONCRETE	SB	SPLASH BLOCK
CONT	CONTINUOUS	SBSD	SEE BUILDING STRUCTURAL DRAWINGS
CP	CENTER POINT	SCD	SEE CIVIL DRAWINGS
CTR	CENTER	SD	STORM DRAIN
D/B	DESIGN/BUILD	SED	SEE ELECTRICAL DRAWINGS
DI	DRAIN INLET	SG	SUBGRADE
DIA	DIAMETER	SF	SQUARE FEET
DIM	DIMENSION	SHP	SWALE FLOWLINE HIGH POINT
DN	DOWN	SIM	SIMILAR
EA	EACH	SJ	SCORE JOINT
EF	EACH FACE	SLD	SEE LIGHTING DRAWINGS
EJ	EXPANSION JOINT	SPECS	SPECIFICATIONS
EJS	EXPANSION JOINT W/ SEALANT	SSL	STRAIGHT SLOPE
EL	ELEVATION	SSD	SEE STRUCTURAL DRAWINGS
ENGR	ENGINEER	SSGD	SEE SIGN DRAWINGS
EP	EDGE OF PAVEMENT	SWPPP	STORMWATER POLLUTION PREVENTION PLAN
EQ	EQUAL	TBD	TO BE DETERMINED
EW	EACH WAY	TD	TOP OF DRAIN
(E)	EXISTING	TOC	TOP OF CURB
FDC	FIRE DEPARTMENT CONNECTION	TOR	TOP OF RAMP
FFE	FINISHED FLOOR ELEVATION	TPTL	TREE PLANTING TRENCH LIMIT
FG	FINISHED GRADE	TOBR	TOP OF BERM
FH	FIRE HYDRANT	TOF	TOP OF FENCE
FL	FLOW LINE	TOFG	TOP OF FOOTING
FTP	FLOW THROUGH PLANTING AREA	TOFN	TOP OF FOUNDATION
FOW	FACE OF WALL	T&B	TOP AND BOTTOM
FS	FINISHED SURFACE	TOP	TOP OF POST
GC	GENERAL CONTRACTOR	TOS	TOP OF SLOPE
GB	GRADE BREAK	TS	TOP OF STEP (STAIR)
GJ	GROUT JOINT	TSS	TOP OF STRUCTURAL SLAB
H	HANDICAP PARKING STALL	TW	TOP OF WALL
HC	HANDICAP	TWL	TREE WELL
HDR	HEADER	TYP	TYPICAL
HH	HANDHOLE	UFC	UNIFORM FIRE CODE
HP	HIGH POINT	VEH	VEHICULAR
HV	HOSE VALVE	WPM	WATER PROOF MEMBRANE
HVP	HANDICAP VAN PARKING STALL	WWF	WELDED WIRE FABRIC
ID	INSIDE DIAMETER		
IE	INVERT ELEVATION		
INV	INVERTED		
LOW	LIMIT OF WORK		
LPT	LOW POINT		

LANDSCAPING AND LOW WATER-WISE PLANTS. ALL PLANTED AREAS SHOWN WILL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.

2. THE IRRIGATED SYSTEMS WILL BE A PERMANENT BELOW GROUND AUTOMATED SYSTEMS ADEQUATE FOR THE ESTABLISHMENT AND MAINTENANCE OF ALL PLANT MATERIAL.

3. ALL TREE, SHRUB AND GROUND COVER AREAS WILL BE IRRIGATED BY A PERMANENT, AUTOMATIC, UNDERGROUND DRIP OR LOW FLOW IRRIGATION SYSTEM. TREE, SHRUB, AND GROUND COVER AREAS SHALL BE ON SEPARATE VALVES.

4. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED, MAINTAINED AND MANAGED TO MEET OR EXCEED MINIMUM EFFICIENCY.

5. ALL IRRIGATION EQUIPMENT SHALL BE SCREENED APPROPRIATELY FROM VIEW IN PUBLIC AREAS.

6. THE FINAL IRRIGATION PLAN SHALL ACCURATELY AND CLEARLY IDENTIFY:

A) LOCATION AND SIZE OF WATER METERS FOR THE LANDSCAPE.

B) LOCATION, TYPE AND SIZE OF ALL COMPONENTS OF THE IRRIGATION SYSTEM, INCLUDING AUTOMATIC CONTROLLERS, MAIN AND LATERAL LINES, VALVES, SPRINKLER HEADS, RAIN SWITCHES, QUICK COUPLERS, AND BACKFLOW PREVENTION DEVICES.

C) STATIC WATER PRESSURE AT THE POINT OF CONNECTION TO THE PUBLIC WATER SUPPLY.

D) FLOW RATE (GALLONS PER MINUTE), AND REMOTE CONTROL VALVE SIZE.

7. QUICK COUPLERS WILL BE LOCATED AT EVERY 80 TO 100 FEET ALONG THE IRRIGATION MAIN LINE.

8. IRRIGATION SYSTEM AND FINAL DESIGN SHALL BE PROVIDED AT A LATER DATE.

9. IRRIGATION SYSTEM FEATURES EMPLOYED TO ACHIEVE WATER CONSERVATION GOALS INCLUDE:

A) SMART IRRIGATION CONTROLLERS CAPABLE OF RESPONDING TO ON-SITE WEATHER CONDITIONS.

B) CONTROLLERS WITH MULTIPLE PROGRAMS.

C) WATERING SCHEDULES EMPLOYING SHORT CYCLES.

D) RAIN SHUT-OFF DEVICES TO PREVENT IRRIGATION AFTER SIGNIFICANT PRECIPITATION.

E) DRIP AND/OR BUBBLER IRRIGATION FOR SHRUBS AND TREES IN PLANTER AREAS WHICH HAVE A SHRUB DENSITY THAT WILL CAUSE EXCESSIVE SPRAY INTERFERENCE OF AN OVERHEAD SYSTEM.

F) USE OF FLOW REDUCERS TO MITIGATE SPRAY OF BROKEN HEADS NEXT TO SIDEWALK, STREETS, AND DRIVEWAYS.

## LANDSCAPE TREE PROTECTION NOTES

- PROTECT EXISTING TREES TO REMAIN. DO NOT DRIVE BELOW CANOPY OF EXISTING TREES OR STORE MATERIALS OR SPILL LIQUIDS, HERBICIDES, CHEMICALS, PAINT RINSE WATER, FUEL OR CEMENT RINSE WATER BELOW CANOPY OF EXISTING TREES TO REMAIN. PROVIDE TEMPORARY PROTECTION FENCING.
- TREE PROTECTIVE FENCING SHALL BE INSTALLED AND ESTABLISHED PRIOR TO ANY GRADING OR THE ARRIVAL OF CONSTRUCTION EQUIPMENT OR MATERIALS ON SITE. IT SHALL BE COMPRISED OF 6" HIGH CHAIN LINK FENCING MOUNTED ON 8" TALL, 2" DIA. GALVANIZED POSTS DRIVEN 24" INTO THE GROUND AND SPACED NO MORE THAN 10' APART. ONCE ESTABLISHED, THE FENCING MUST REMAIN UNDISTURBED AND BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS UNTIL FINAL INSPECTION.
- UNLESS OTHERWISE APPROVED, ALL CONSTRUCTION ACTIVITIES MUST BE CONDUCTED OUTSIDE THE DESIGNATED FENCED AREA EVEN AFTER FENCING HAS BEEN REMOVED. THESE ACTIVITIES INCLUDE, BUT ARE NOT NECESSARILY LIMITED TO, THE FOLLOWING: DEMOLITION, GRADING, TRENCHING, EQUIPMENT CLEANING, STOCKPILING AND DUMPING MATERIALS (INCLUDING SOIL FILL) AND EQUIPMENT/VEHICLE OPERATION AND PARKING.
- TRENCHING TO INSTALL UTILITIES SHALL REMAIN OUTSIDE OF THE DRIPLINE OF ANY TREE. WITHIN DRIPLINES OF TREES, CONTRACTOR SHALL TUNNEL UNDER THE ROOTS AT THE NECESSARY DEPTH FOR THE UTILITY. MINIMUM DEPTH FOR TUNNELING SHALL BE 2' BELOW NATURAL GRADE. UTILITIES INCLUDE DRAINAGE AND IRRIGATION FOR LANDSCAPING.
- ANY PRUNING OF TREES ON SITE MUST BE PERFORMED UNDER THE SUPERVISION OF AN ISA CERTIFIED ARBORIST AND ACCORDING TO ISA STANDARDS AND IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- EXISTING TREES LABELED TO BE REMOVED SHALL BE REMOVED AND ROOTS GROUND TO 3' DEPTH BELOW EX. GRADE AND HAULED OFFSITE.
- PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL HOLD A MEETING WITH THE PROJECT TEAM TO REVIEW THE TREE PROTECTION PLAN, THE PROJECT ARBORIST REPORT WITH ALL SUBCONTRACTORS AND PROJECT DESIGN TEAM TO ENSURE THAT RECOMMENDATIONS ARE FOLLOWED.

## TREE PROTECTION LEGEND

KEY	DESCRIPTION
	LIMIT OF WORK
	EXISTING TREE TO REMAIN. NUMBER CORRESPONDS TO ARBORIST REPORT - SEE ARBORIST REPORT FOR MORE INFORMATION. A 'P' AFTER THE NUMBER INDICATES PROTECTED TREE PER UNION CITY STANDARDS
	EXISTING TREE TO BE REMOVED. NUMBER CORRESPONDS TO ARBORIST REPORT - SEE ARBORIST REPORT FOR MORE INFORMATION
	TREE PROTECTION FENCE

## SHRUB, GRASSES, PERENNIALS + GROUND COVER PLANTING SCHEDULE

SYMBOL	KEY	BOTANICAL NAME	SIZE	SPACING	WATER USE
<b>TREES</b>					
	OLE EUR	Olea Europaea 'Wilsonii'	36" BOX		L
<b>SHADE PLANTING</b>					
	ACA COG	Acacia cognata 'Cousin Itt'	5 GAL	24" O.C.	L
	ASP ELA	Aspidistra elatior	5 GAL	36" O.C.	L
	NEP COR	Nephrolepis cordiflora 'California'	5 GAL	24" O.C.	M
	CAR DIV	Carex divulsa	1 GAL	12" O.C.	M
	HEU SAN	Heuchera x Santa Anna	1 GAL	18" O.C.	L
	PIT TOB	Pittosporum tobira 'Shima' Creme De Mint	5 GAL	24" O.C.	M
	RHA CAL	Rhamnus californica 'Mound San Bruno'	5 GAL	60" O.C.	L
<b>SUN PLANTING</b>					
	BOU GRA	Bouteloua gracilis 'Blond Ambition'	5 GAL	18" O.C.	L
	CAL ACU	Calamagrostis x acutiflora 'Karl Foerester'	5 GAL	18" O.C.	L
	CEA DIA	Ceanothus griseus var. horizontalis 'Diamond Heights'	5 GAL	36" O.C.	L
	ERI KAR	Erigeron karvinskianus	5 GAL	18" O.C.	L
	GAU LIN	Gaura lindeimerii 'Whirling Butterflies'	5 GAL	30" O.C.	L
	LEU SAF	Leucadndron 'Safari Sunset'	5 GAL	60" O.C.	L
	NAN DOM	Nandina domestica 'fire power'	5 GAL	18" O.C.	L
<b>STREETSCAPE</b>					
	BAC PIL	Baccharis pilularis 'pigeon point'	5 GAL	60" O.C.	L
	CAL BET	Callistemon viminalis 'Better John'	5 GAL	24" O.C.	L
	ERI KAR	Erigeron Karvinskianus	5 GAL	18" O.C.	L
	GAU LIN	Gaura lindeimerii 'Whirling Butterflies'	5 GAL	30" O.C.	L
	JUN HOR	Juniperus horizontalis	5 GAL	48" O.C.	L
	LOM LONG	Lomandra longifolia	5 GAL	24" O.C.	L
	NAN DOM	Nandina domestica 'fire power'	5 GAL	18" O.C.	L
	ZAU CAL	Zauschneria californica	5 GAL	30" O.C.	L
<b>MULCH</b>					
	MUL	Shredded Redwood Mulch		3" DEEP	

## LANDSCAPE DESIGN CRITERIA

- PLANTING WILL BE PROVIDED ALONG WALLS, FENCES, AND AT BUILDING FOUNDATIONS AND WILL BE MAINTAINED AT AN APPROPRIATE HEIGHT FOR CLEAR VISIBILITY.
- FINISH GRADING, SHALL BE POSITIVE SURFACE DRAINAGE ACROSS PLANTED AREAS AND AWAY FROM BUILDING FOUNDATIONS. REFER TO LANDSCAPE GRADING PLAN FOR ALL EXISTING AND PROPOSED GRADE INFORMATION.
- ALL AREAS ON GRADE SHALL RECEIVE SOIL AMENDMENTS BASED ON SOIL LAB RECOMMENDATIONS.
- ALL PLANTING GROUPS ARE DESIGNED FOR WATER USE AND ARRANGED BY WATER HYDROZONES BASED ON WATER NEEDS.
- \*WATER USE RATING IS BASED ON WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS), UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION. VL=VERY LOW, L=LOW, M=MEDIUM, H=HIGH

**NOLL & TAM**  
ARCHITECTS

729 Heinz Avenue  
Berkeley, CA 94710  
tel 510.542.2200  
fax 510.542.2201

SEAL

**DRAFT!**  
**NOT FOR**  
**CONSTRUCTION**

**Creo**  
landscape architecture

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San Francisco, CA 94102  
t.415.688.2506  
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**MROSD**  
**ADMINISTRATIVE**  
**OFFICE**  
**RENOVATION**

5050 EL CAMINO REAL  
LOS ALTOS, CA 94022

## Project Status

ISSUE DATE	6/26/2019
N&T JOB #	21821.00
REVISIONS	
	DATE   DESCRIPTION

DRAWN BY \_\_\_\_\_ CHECKED BY \_\_\_\_\_  
SHEET TITLE  
**LANDSCAPE**  
**NOTES AND**  
**LEGENDS**

SHEET NUMBER

**L0.0**

**LANDSCAPE MATERIAL & DIMENSION LEGEND**

KEY	DESCRIPTION	DETAIL# / SHEET #
	CONCRETE PAVING	1 L4.1
	EXPANSION JOINT W/ SEALANT (EJS)	2 L4.1
	SCORE JOINT (SAWCUT)	2 L4.1
	PAVER: ON GRADE	3 L4.1
	CONCRETE PAVING, SANDBLAST CONTOUR FINISH	2 L4.0
	BENCH	N/A
	METAL HEADER	N/A
	CENTERLINE	N/A
	POINT OF BEGINNING	N/A
	BUILDING GRIDLINE, SAD.	N/A
	ALIGN	N/A
	VERIFY IN FIELD	N/A

**GENERAL LANDSCAPE PROJECT LEGEND**

KEY	DESCRIPTION	DETAIL
	LIMIT OF WORK	N/A
	PROPERTY LINE	N/A
	CONSTRUCTION FENCING	N/A
	MATCH LINE	N/A
	BREAK LINE	N/A
	EXISTING TREE REMOVAL	N/A
	(E) SANITARY LINE	N/A
	(E) STORM DRAIN LINE	N/A
	(E) WATER LINE	N/A
	(E) WATER LINE	N/A
	(E) GAS LINE	N/A
	(E) POLE LIGHT LUMINAIRE	N/A
	PARKING LOT LUMINAIRE, SINGLE, SED.	N/A
	WALL LIGHT LUMINAIRE, SED.	
	DETAIL CALLOUT	N/A
	ELEVATION INDICATOR	N/A
	SECTION / ELEVATION DETAIL	N/A
	TREE, REFER TO PLANTING PLAN & PLANTING SCHEUDLE	N/A

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**Project Status**

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N&T JOB #: 21821.00

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DATE | DESCRIPTION

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SHEET TITLE  
**LANDSCAPE  
NOTES AND  
LEGENDS**

SHEET NUMBER

**L0.1**



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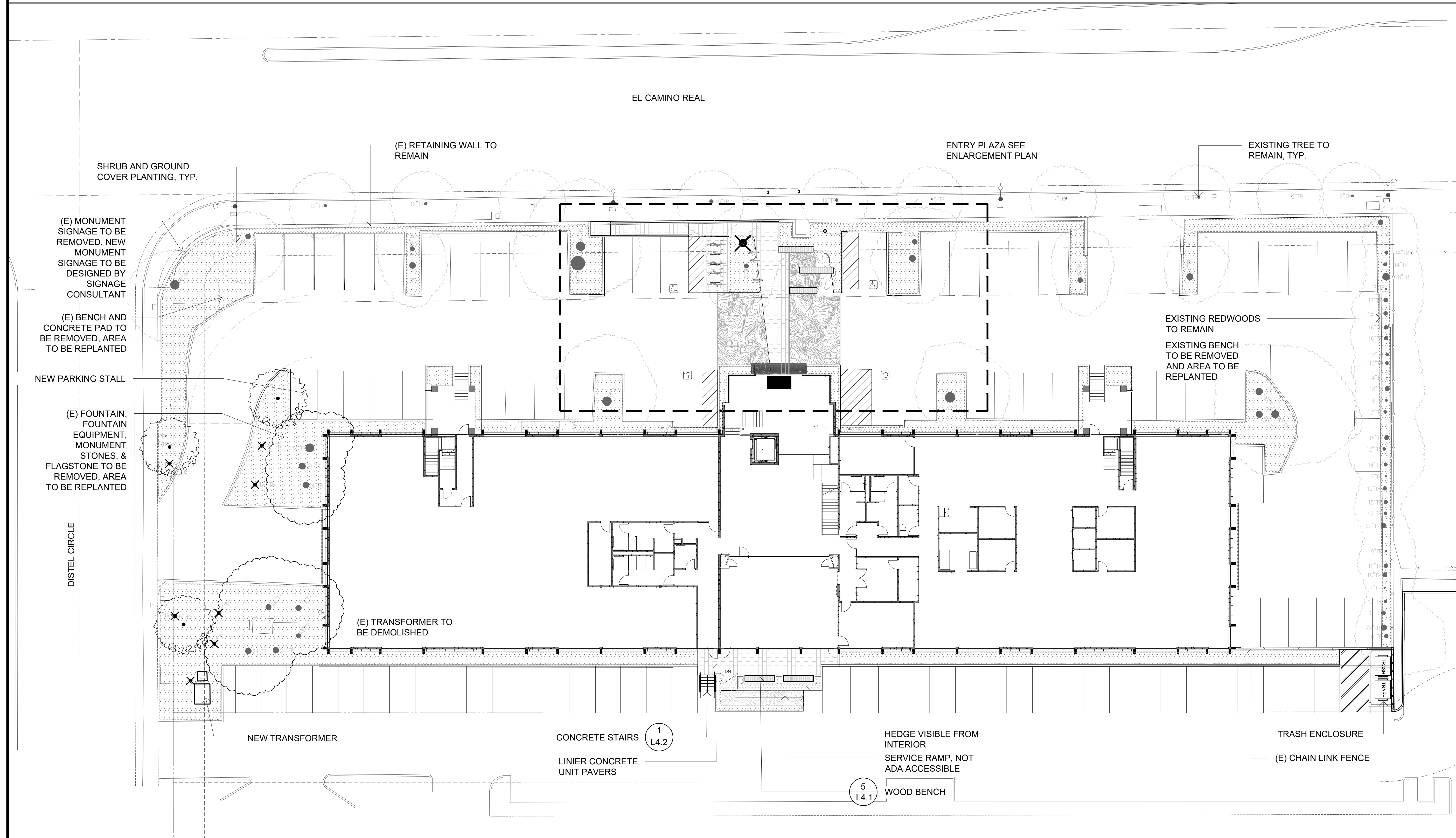
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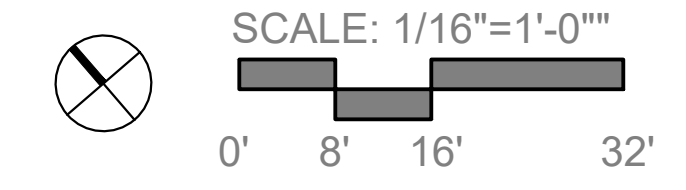
**OVERALL  
LANDSCAPE SITE  
PLAN**

SHEET NUMBER

**L1.0**



NOTE: SEE SHEET L0.0, & L0.1 FOR MORE INFORMATION





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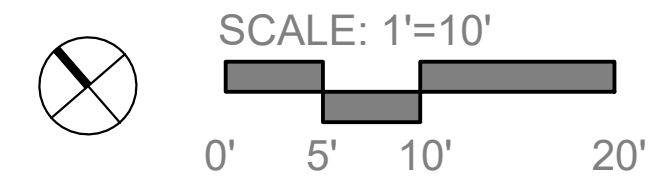
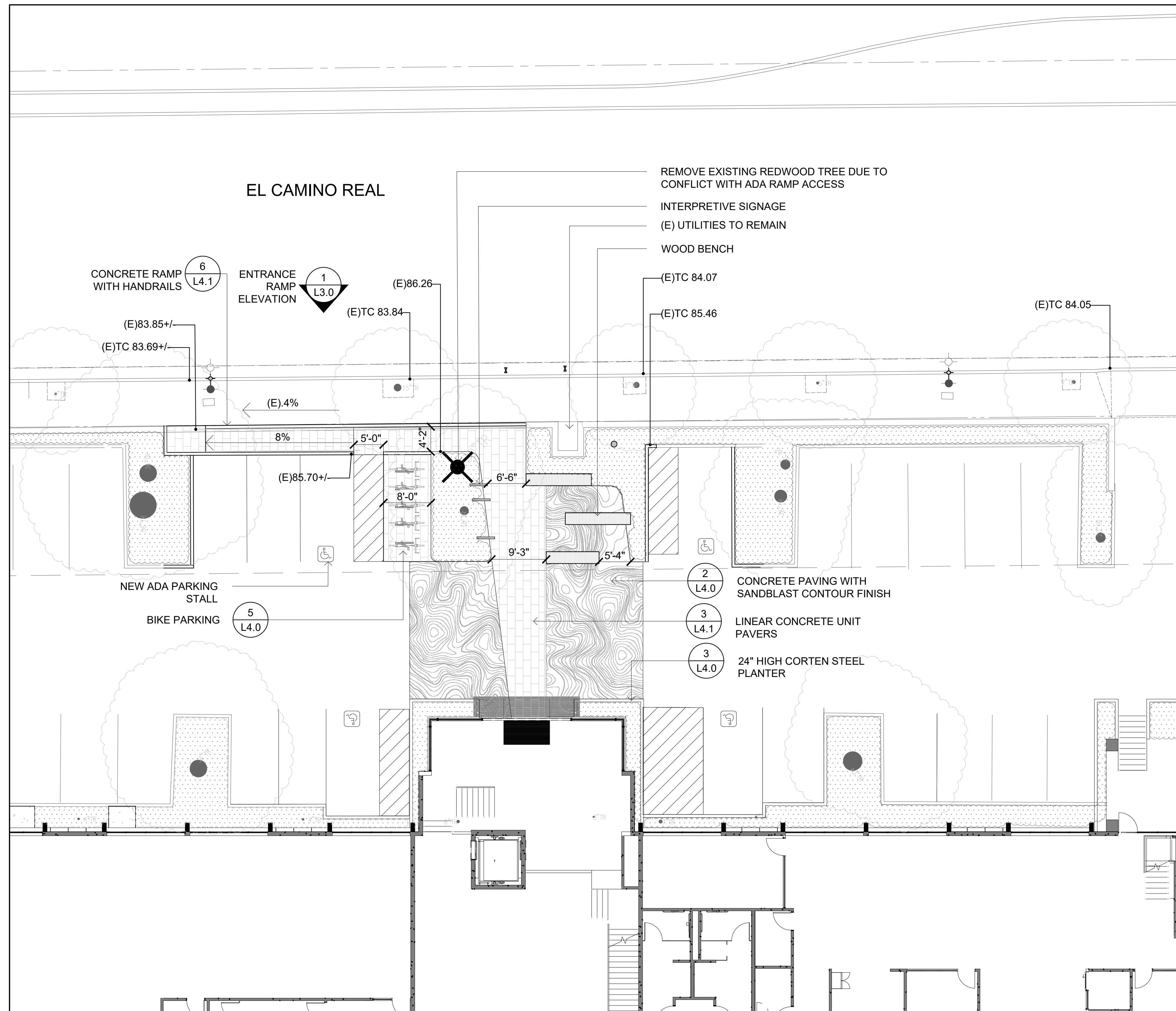
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**ENTRY PLAZA**  
**ENLARGEMENT**  
**PLAN**

SHEET NUMBER

**L1.1**



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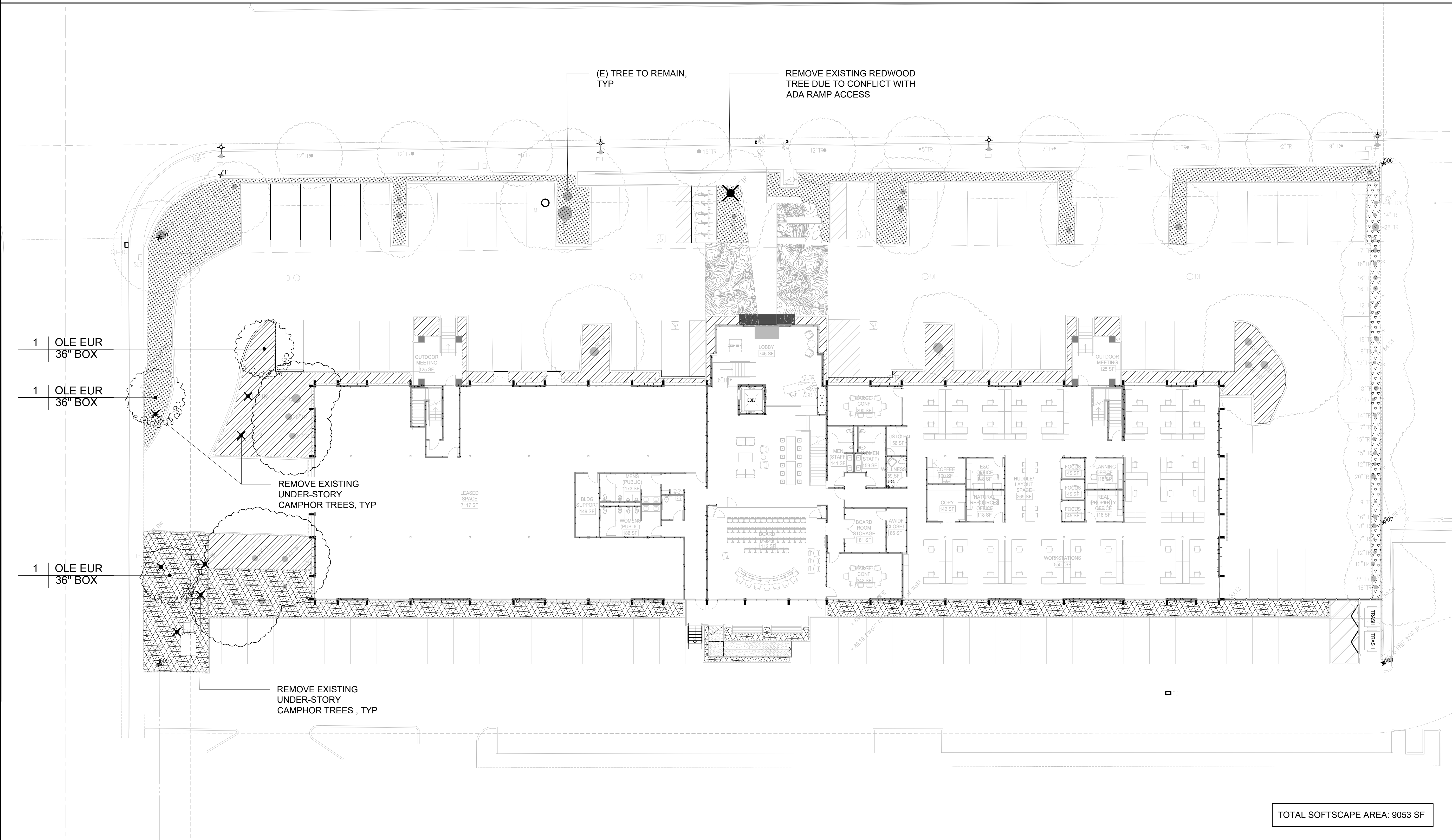
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SHEET TITLE

**LANDSCAPE  
PLANTING PLAN**

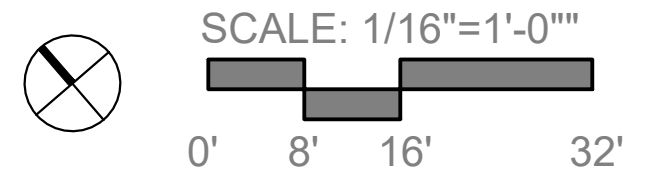
SHEET NUMBER

**L2.0**



TOTAL SOFTSCAPE AREA: 9053 SF

NOTE: SEE SHEET L0.0 FOR MORE INFORMATION



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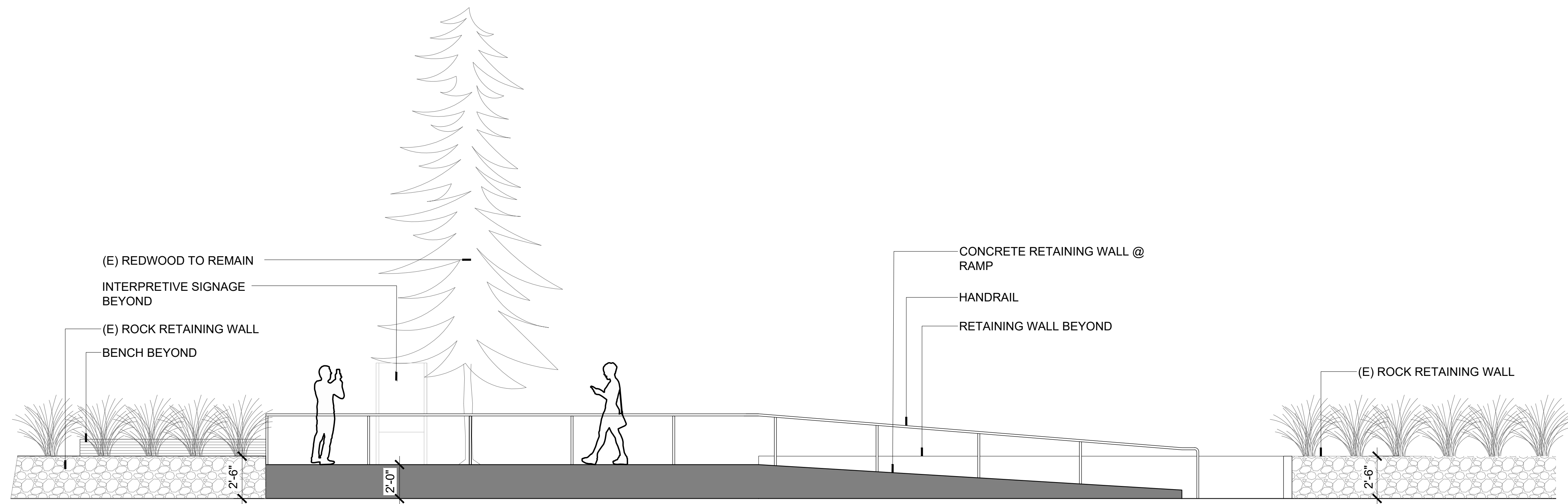
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**LANDSCAPE  
DETAILS**

SHEET NUMBER

**L3.0**



1 | ENTRANCE RAMP ELEVATION

NTS



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SHEET TITLE  
**LANDSCAPE MATERIALS IMAGES**

SHEET NUMBER

# L4.0



4 | INTERPRETIVE SIGNS



MANUFACTURER: STEPSTONE

1 | LINEAR CONCRETE UNIT PAVERS



MANUFACTURER: MMCITE  
MODEL: BIKEBLOCQ

5 | BIKE RACK



2 | CONCRETE PAVING W/ SANDBLASTED PATTERN



3 | CORTEN STEEL PLANTER WALL

7 |

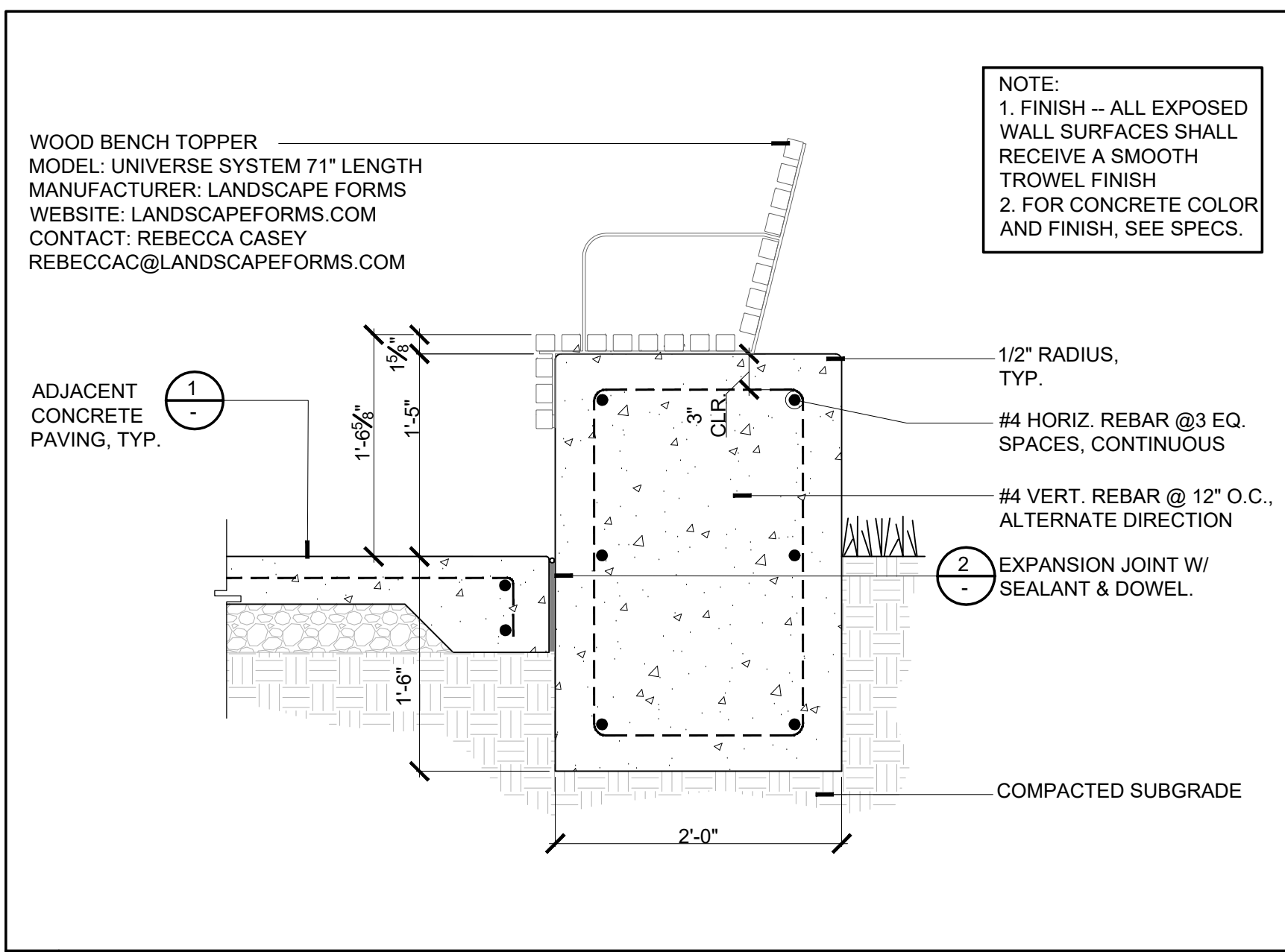
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9 |

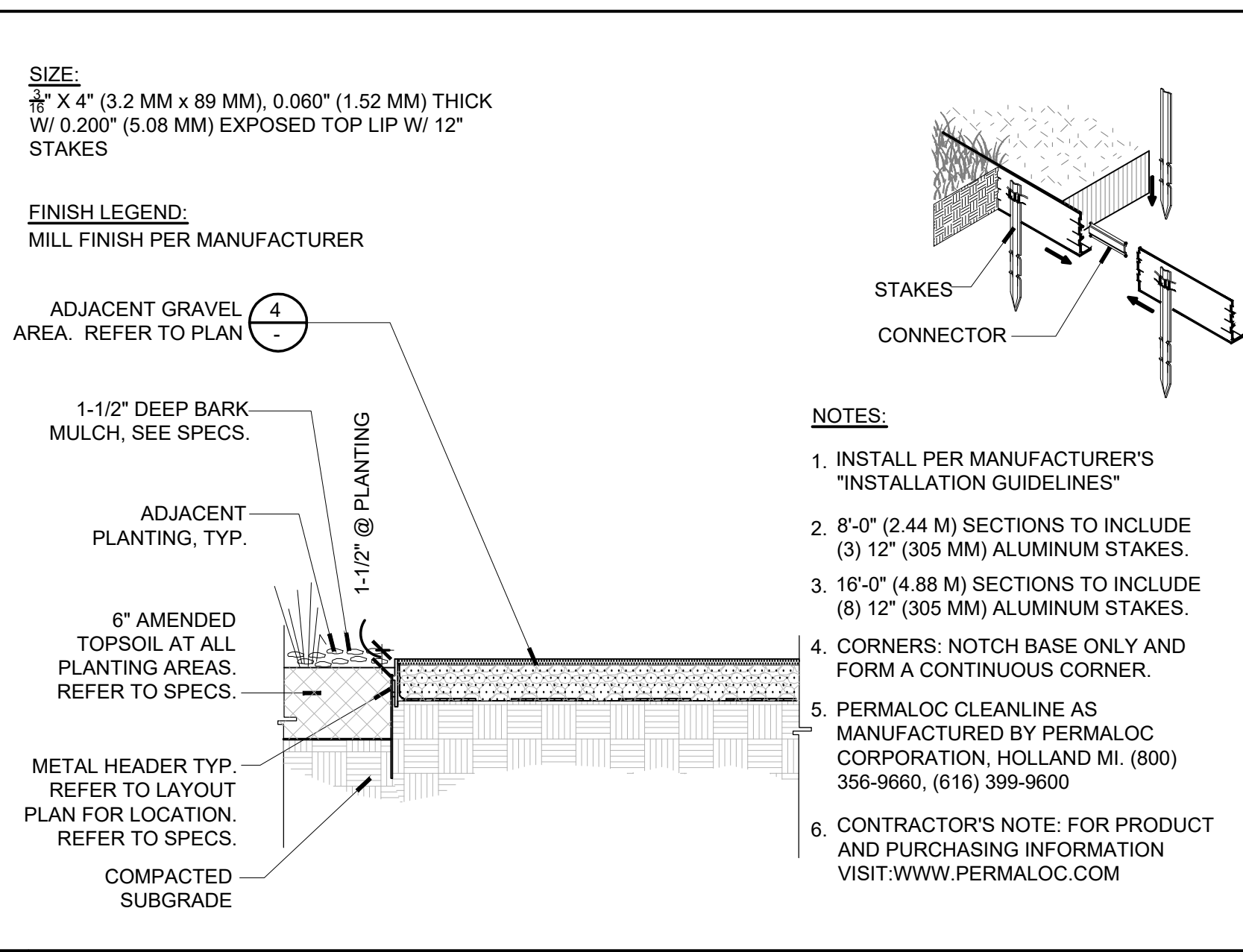
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3 |

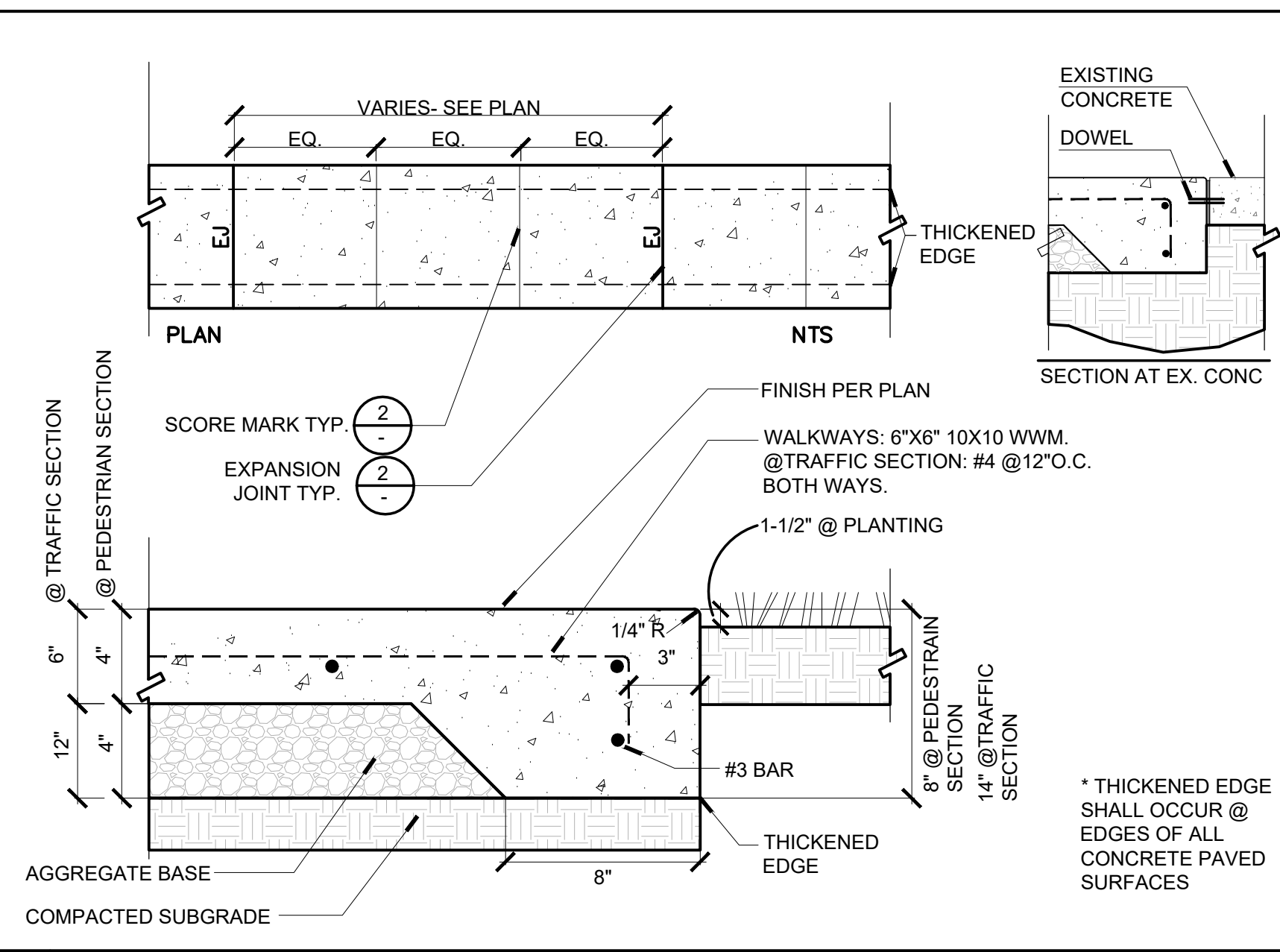




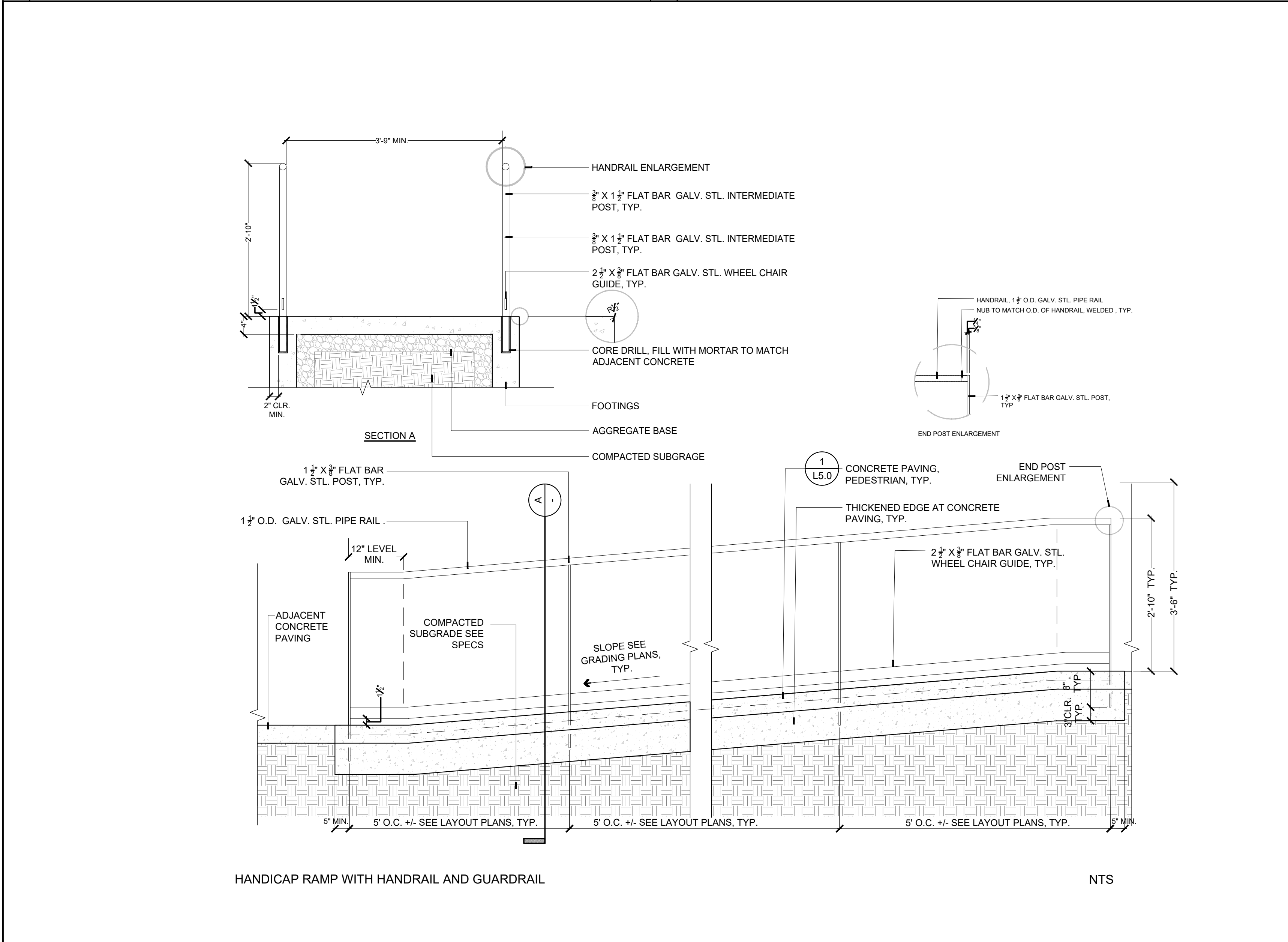
5 BENCH AT SOUTH SIDE OF BUILDING



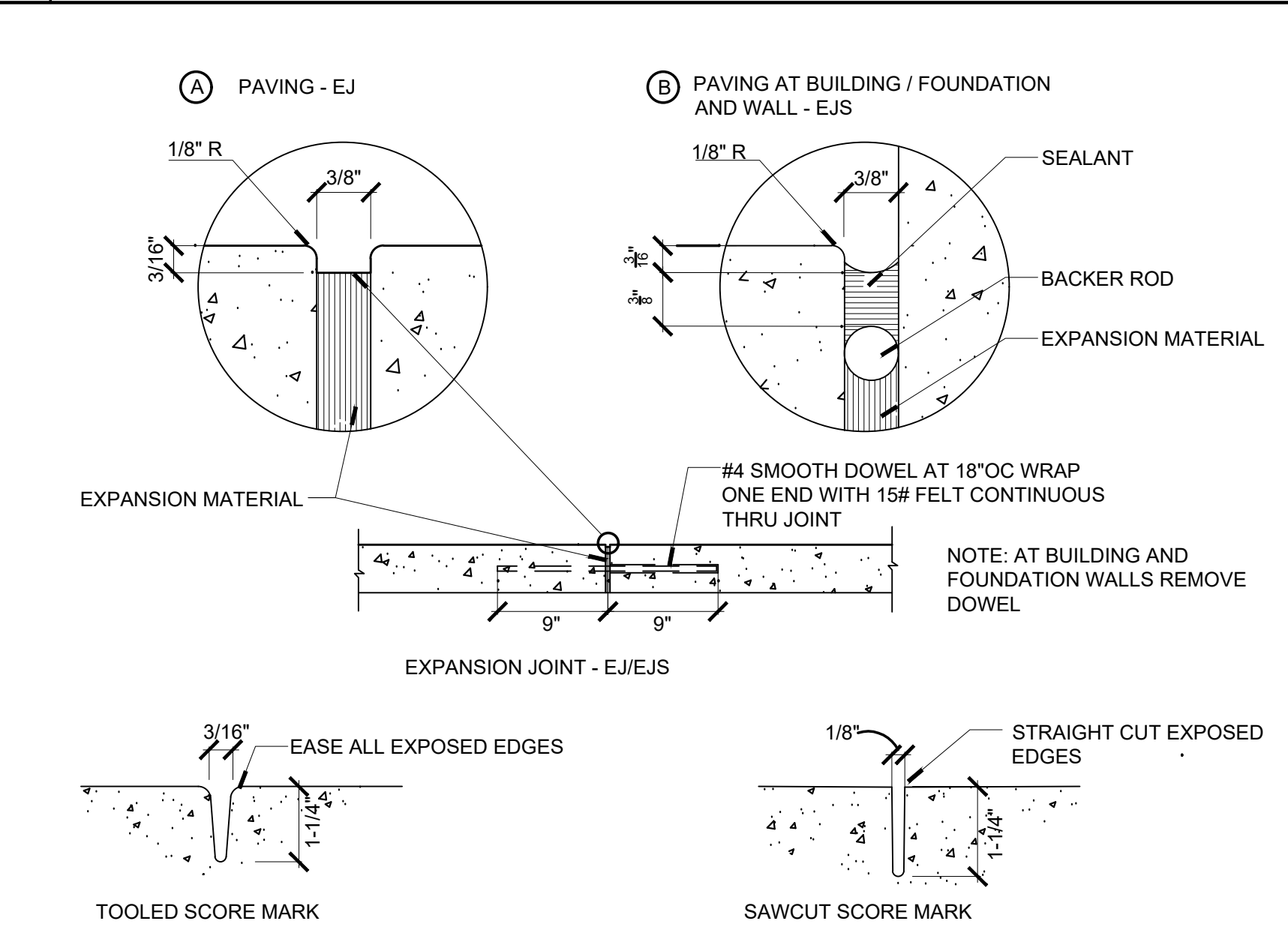
4 METAL HEADER NTS



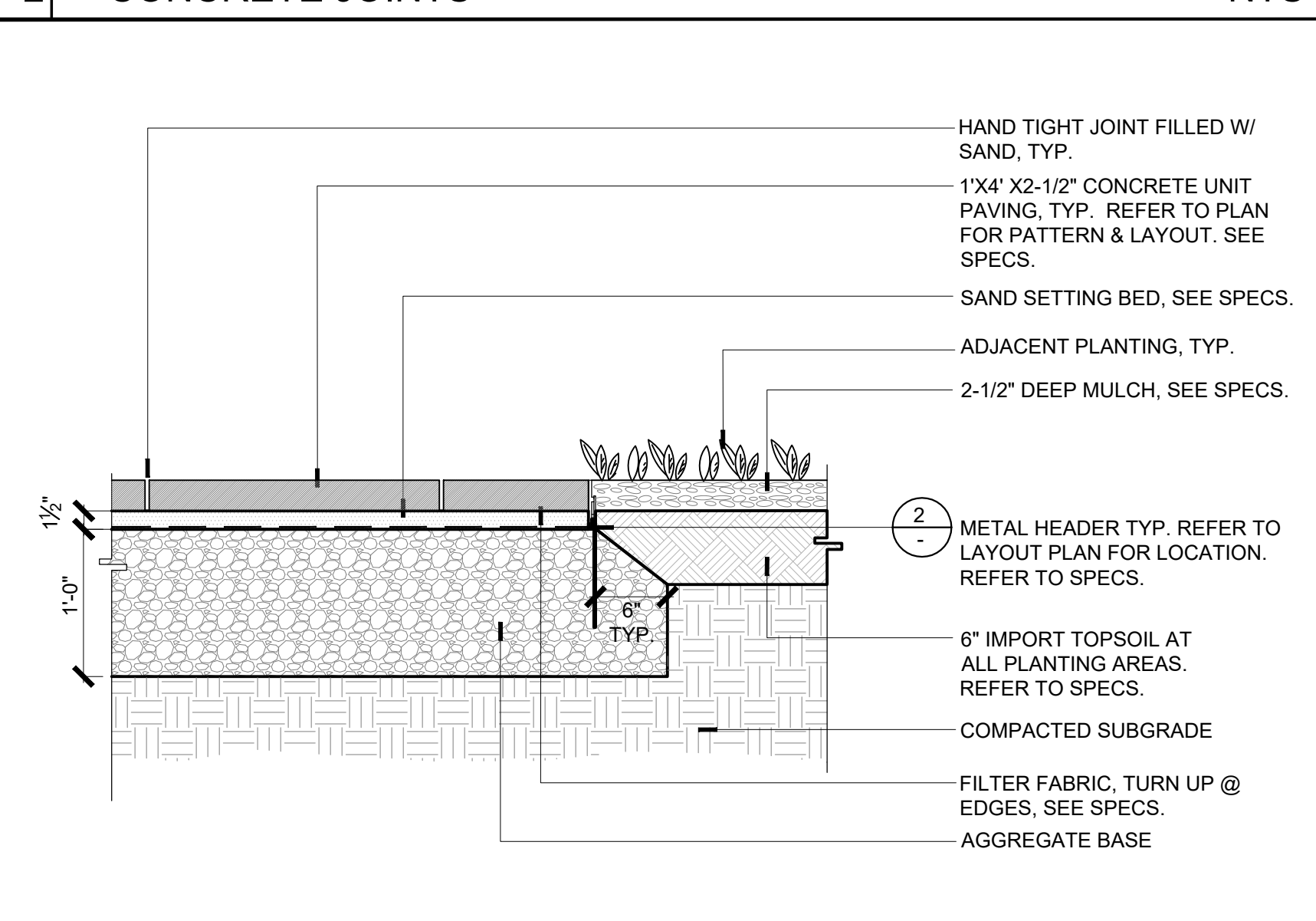
1 CONCRETE PAVING NTS



6 RAMP AND HANDRAIL NTS



2 CONCRETE JOINTS NTS



3 CONCRETE PAVERS NTS

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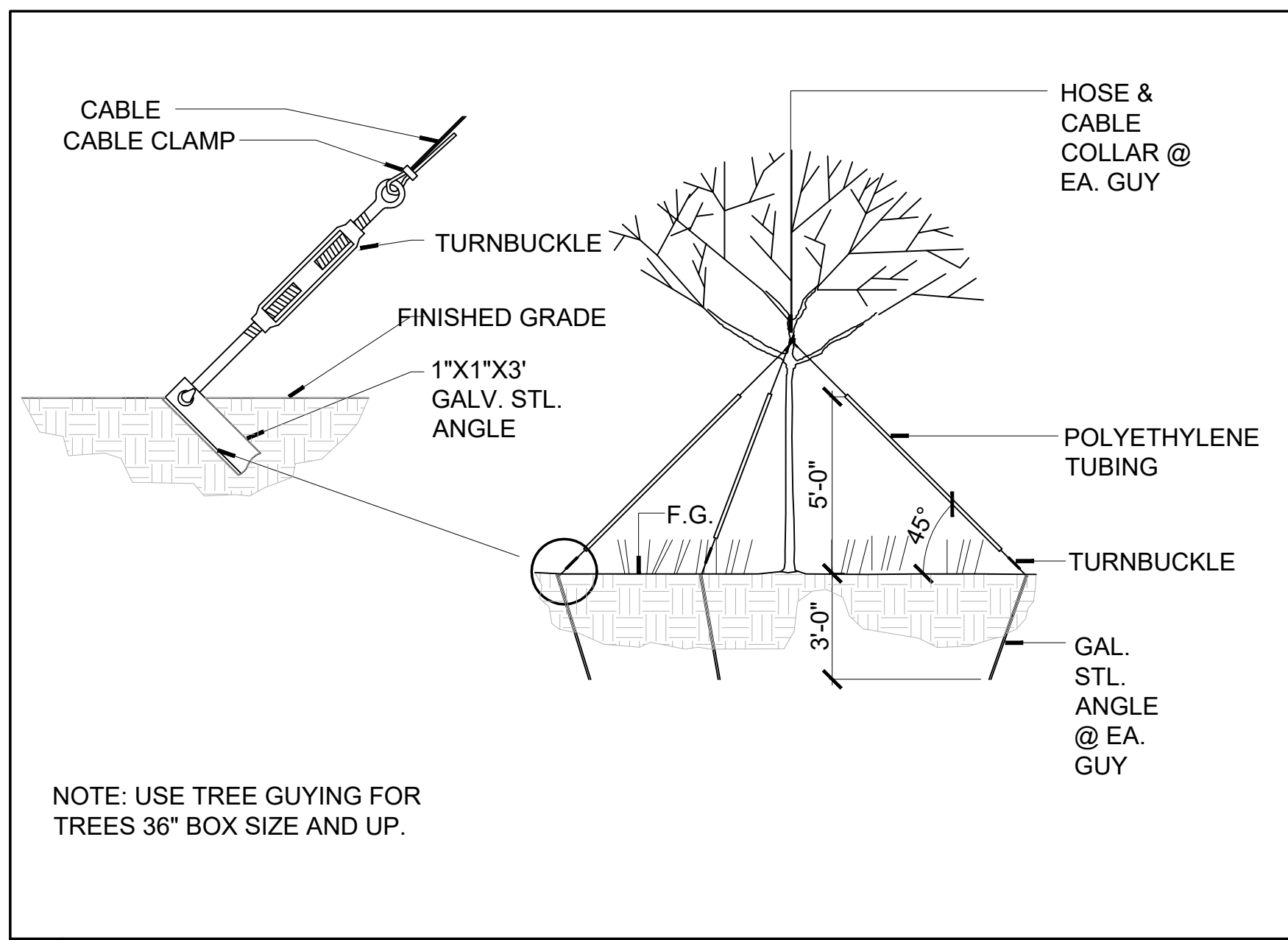
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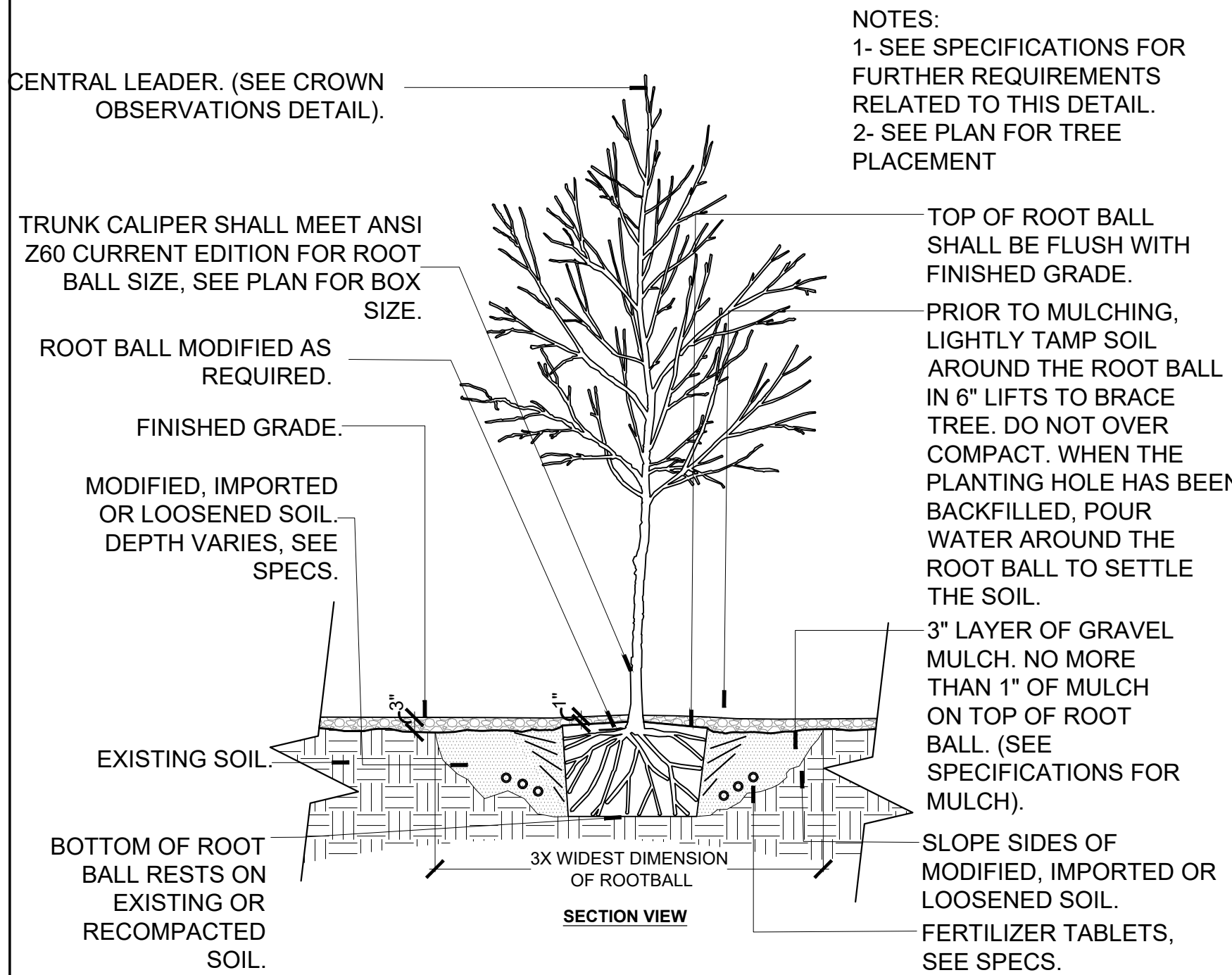
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LANDSCAPE  
DETAILS**

SHEET NUMBER

**L4.1**

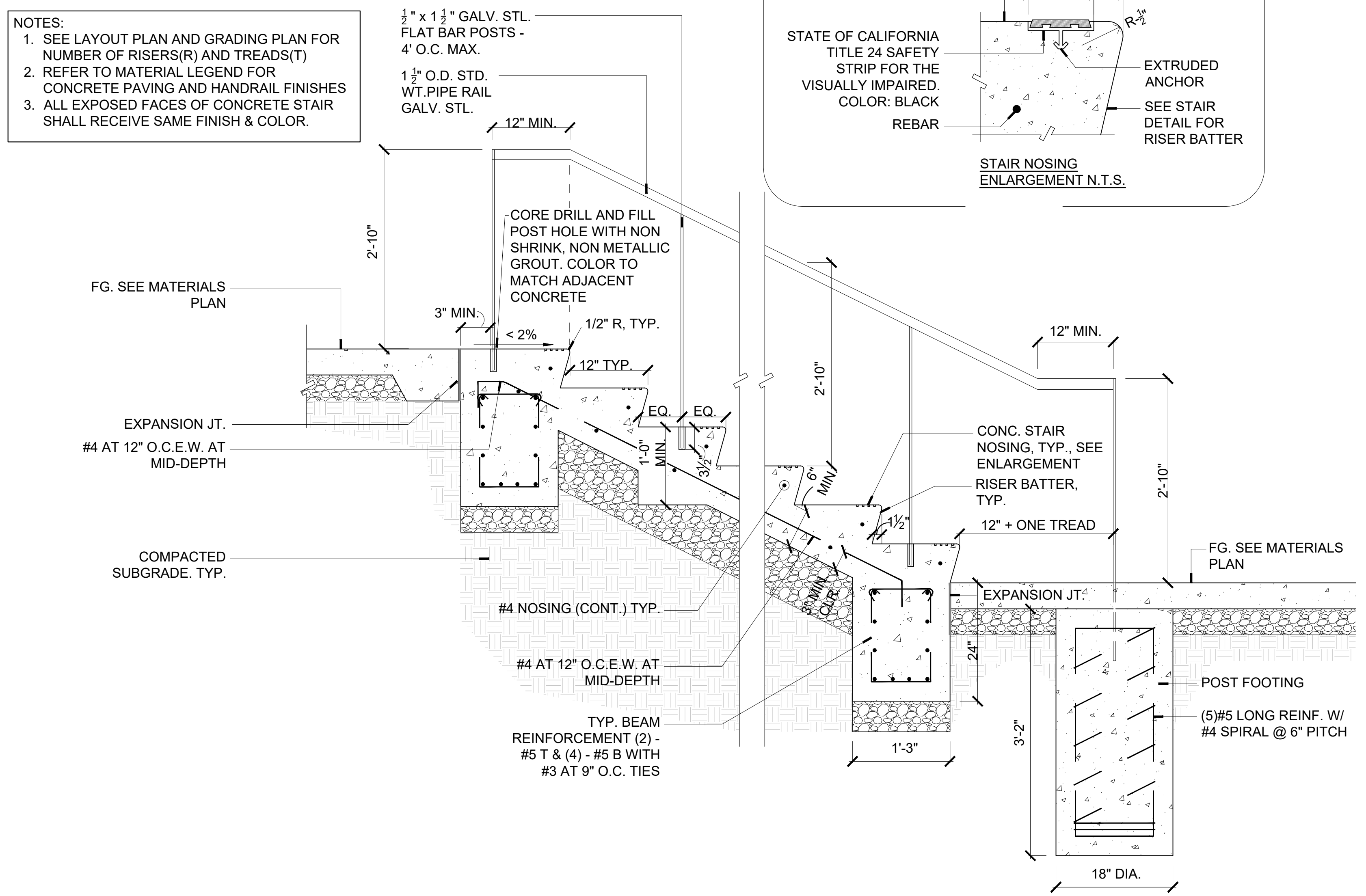


**4 TREE GUYING**

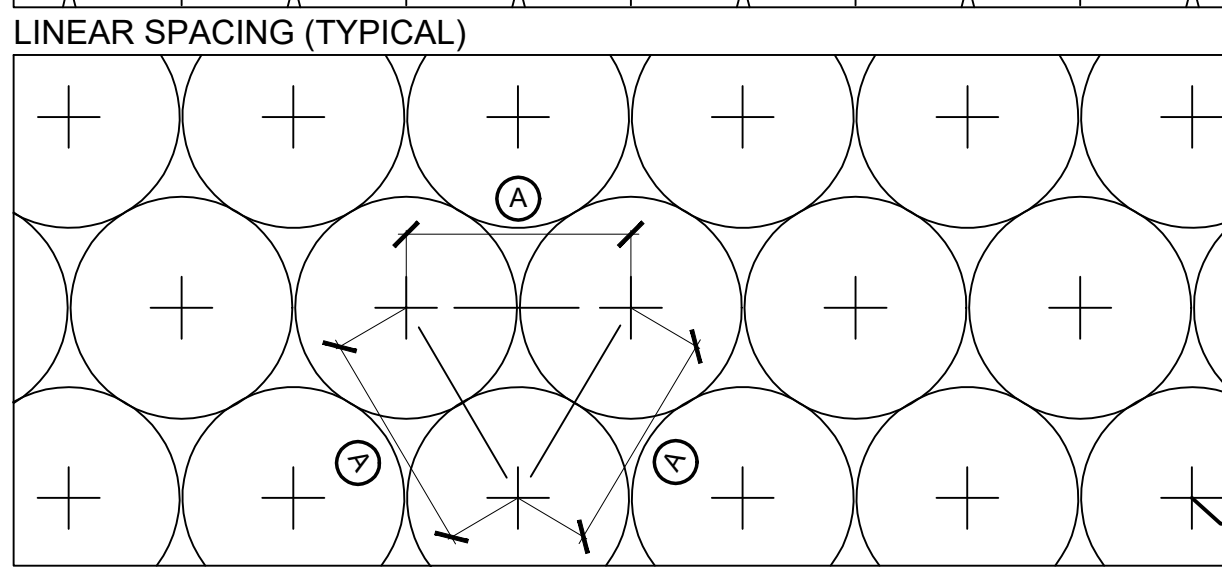
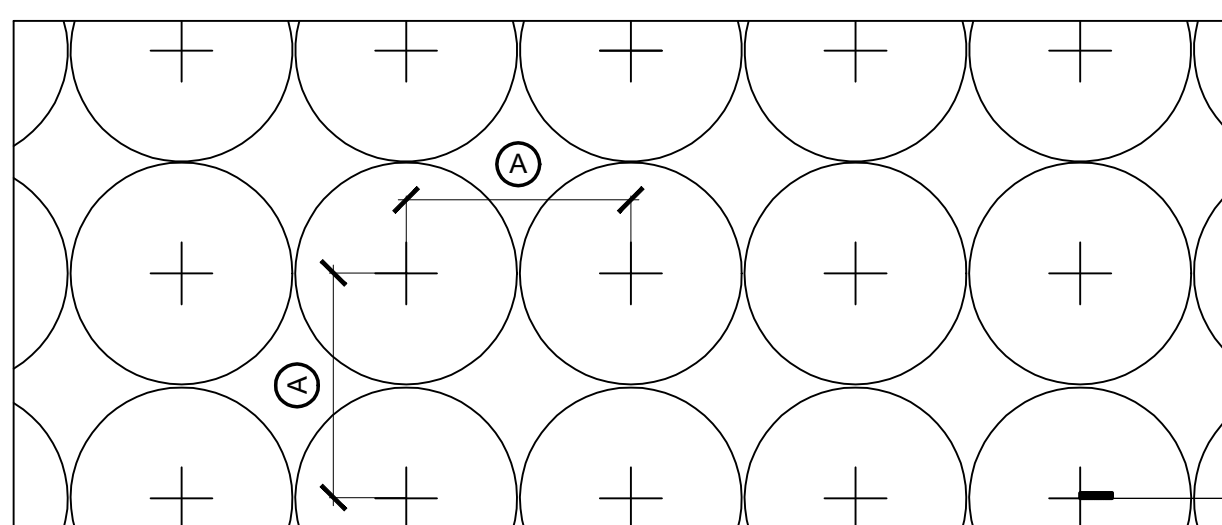


**5 TREE PLANTING**

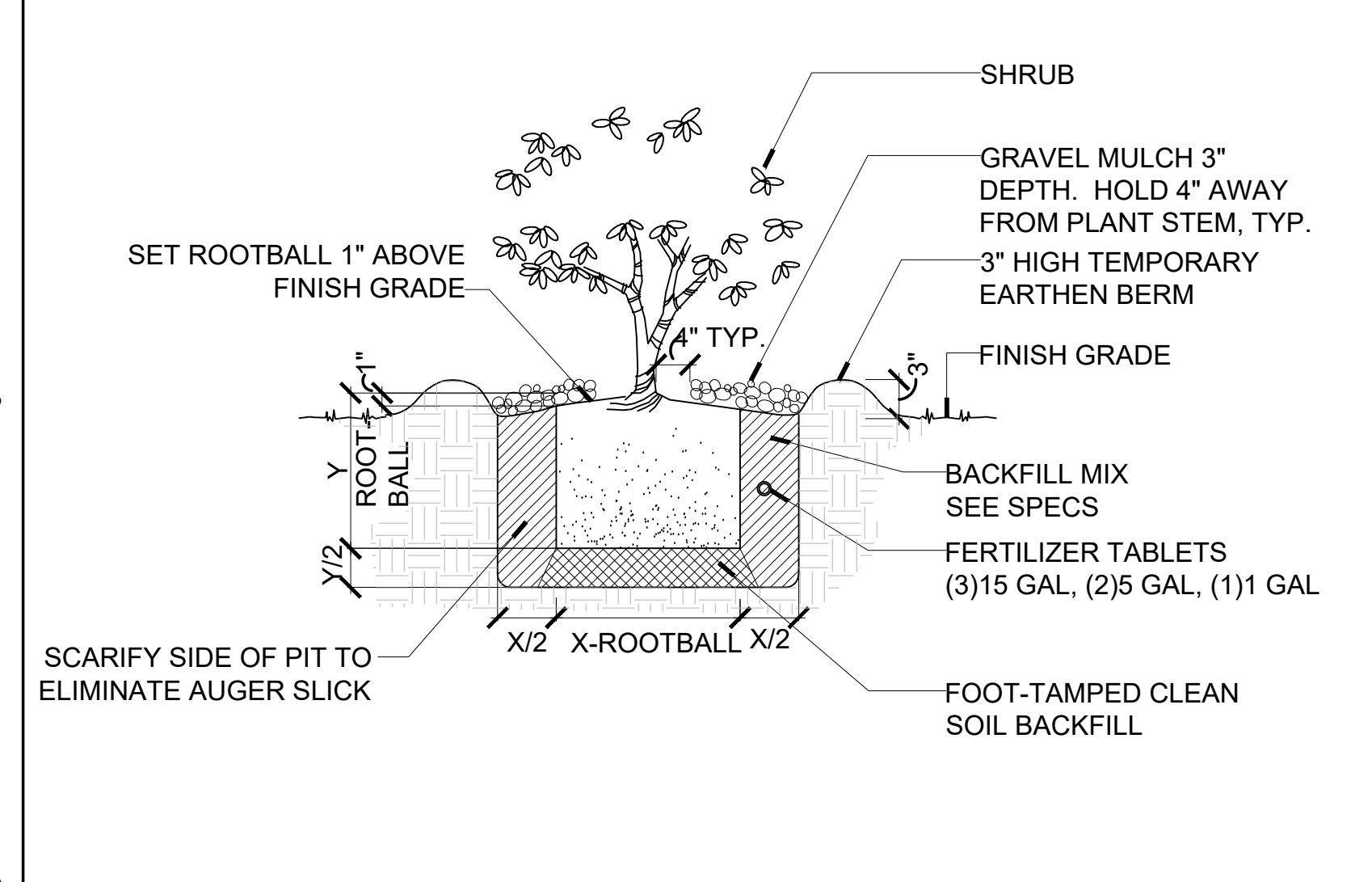
- NOTES:  
1. SEE LAYOUT PLAN AND GRADING PLAN FOR NUMBER OF RISERS(R) AND TREADS(T)  
2. REFER TO MATERIAL LEGEND FOR CONCRETE PAVING AND HANDRAIL FINISHES  
3. ALL EXPOSED FACES OF CONCRETE STAIR SHALL RECEIVE SAME FINISH & COLOR.



**1 CONCRETE STAIRS**



**3 PLANT SPACING**



**2 SHRUB PLANTING**

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**LANDSCAPE PLANTING DETAILS**

SHEET NUMBER

# ARBORIST REPORT

## Mid-Peninsula Open Space District

5050 El Camino Real Established Tree Assessment

Submitted to:

**Scott Reeves**  
**Senior Capital Project Manager**  
**330 Distel Circle**  
**Los Altos, Ca 94022**

March 8th, 2019



*Tree Care Professionals Serving Communities Who Care about Trees* [www.WCAINC.com](http://www.WCAINC.com)

*Prepared by:*

**Glenn O. Whitlock-Reeve**

ISA QUALIFIED TREE RISK ASSESSOR | BOARD CERTIFIED MASTER ARBORIST WE-10177BTM  
390 MARTIN AVE SANTA CLARA, CA 95050 - (408) 835-0438 - GREEVE@WCAINC.COM





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## Summary

Mid-Peninsula Open Space District contracted West Coast Arborists Inc. to evaluate the established trees on a recently purchased property. I visited the site at 5050 El Camino Real on March 1<sup>st</sup>, 2019 and assessed the trees. There were a total of 65 trees included in my assessment, smaller ornamental trees were not included. Condition of the trees on site varied from poor to good, and site conditions including limited growing space and drought were causing notable decline in some of the trees. I recommended that a total of 15 trees be removed based on condition and tree spacing. Reducing the density of the trees in certain areas will provide more growing space for the retained trees. I have included additional information in this report to improve tree vigor and reduce impact of any future construction.

## Background

Mid-Peninsula Open Space District contracted West Coast Arborists Inc. to evaluate the established trees at 5050 El Camino Real in February 2019. The district had recently purchased the commercial property and has plans to operate from the site in the near future. The district hired me to assess the trees for their health and condition of the established trees for their landscape planning. The district had only preliminary plans available at the time of this report and planned on incorporating trees into construction plans to reduce impact and achieve greater tree retention. I visited the site on March 1<sup>st</sup>, 2019 and have included my findings in this report.

## Assignment

The purpose of this report is to;

- Provide **Level 1 limited visual assessment**<sup>1</sup> of the established trees near planned construction.
- Provide recommendations to reduce construction impact to trees.

---

<sup>1</sup> Terms in **Bold** are defined in the glossary.



## Observations

Tree Species	N/A	Poor	Fair	Good	Species Notes
Coastal Redwood ( <i>Sequoia sempervirens</i> )		1	3	53	Minimal spacing and limited growing space, decline noted in several trees.
Camphor ( <i>Cinnamomum camphora</i> )		5	1	2	Trees displayed extensive die back and evidence of topping present.
Stump	13				
<b>TOTALS</b>	13	6	4	55	<b>78</b>

### Coastal Redwood (*Sequoia sempervirens*)

57 Redwoods were present on site. The majority trees were in fair-good condition. Signs of stress were present on several of the trees likely caused by limited growing space, drought stress and poor soil fertility. In natural settings Coastal Redwood grow in dense groves where there are minimal restrictions for root structures and highly fertile soil. In an urban setting with concrete and asphalt accounting for much of the drip line area trees may suffer with restricted water, oxygen and nutrients. Further analysis of soil conditions and tissue samples for pathology screening may provide a better picture of biotic factors contributing to decline.

### Camphor (*Cinnamomum camphora*)

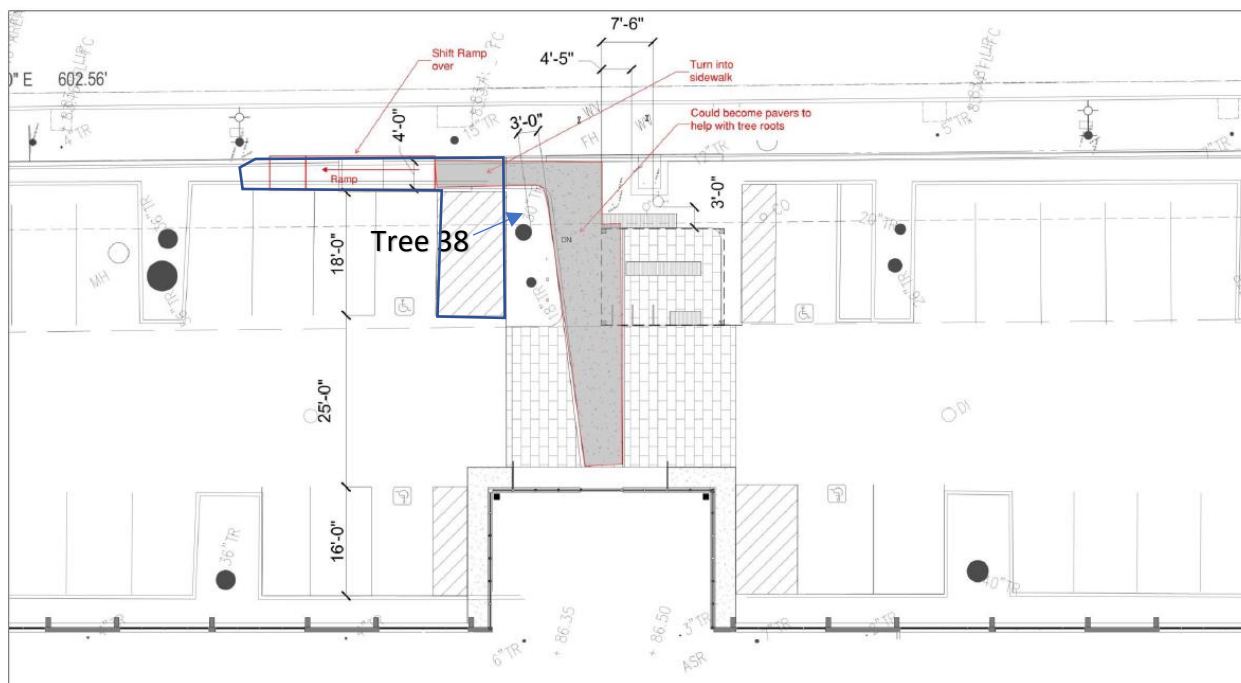
8 Camphor trees were present on site. Decline and neglected maintenance has left most of the trees in poor condition. Though commonly resistant to pests Camphor trees are susceptible to several soil-born and foliage diseases that cause slow decline in trees. Though these trees may have several years of life any effort to revive the trees would likely have limited success.

### Stumps/Other Trees

13 Stumps were present on the south side of the building and are recommended for removal due to tripping hazards and to provide additional landscaping area. Several other small tree under 4-inch **DSH** species were present on site but not included in this assessment.

## Anticipated Construction

At the time of this report no completed construction plans were available but proposed hardscape changes near Trees 37 and 38 where being considered (*See Image below*). An ADA ramp must be installed from the bus stop to access the building. Current plans show the ramp coming from the side walk passing directly north of Tree 38 and then turning south towards the building. Large **buttress roots** are present near the top of the proposed sidewalk that would likely need to be cut. This would cause significant damage to the tree and potentially render it unstable and in turn become a liability. Removing trees 38 and 37 is necessary due to extensive root loss if the current plans cannot be adjusted.



Moving the ADA ramp further west making the path to the building on the west side of the tree (as shown in blue above) would reduce the impact to the tree. Removal of the current pavement and replacing with 3-6" of structural soil for even grade and pavers, would allow for easy maintenance to ensure that the area meets ADA requirements. Re-paving or using concrete the area may result in more extensive and costly repairs from root damage in the future. Other locations to the east of the main entrance including the eastern exit to the El Camino Real may eliminate the affect to surrounding trees and should be considered.



## Tree Protection Zones (TPZ)

Construction around trees can often result in damage that can contribute to tree decline or even jeopardize structural integrity. Above ground damage such as mechanical scaring to the trunk of a tree, broken branches and damage to roots can make open a tree up for decay issues and structural problems. Damage done during construction can often take years to be noticed and could lead to property damage and even injury/death. Establishing a tree protection zone around a tree suitable for retention, will reduce the impact and allow a it to be a continued asset instead of a liability.

### Site Preparation

Any pruning or tree removals should be done prior to TPZ establishment. Establishing 6-8-inches of woodchips/mulch within the TPZ will allow soils to stay moist, reduce compaction, provide nutrients and optimal conditions for healthy trees. Blended low nitrogen/fungicidal soil injections can improve tree vigor and natural defenses. They are a good option for high value trees that suffer environmental stress related to root pruning and construction activities. TPZ sizes may vary depending on the scope of work and a certified arborist should be brought on site to determine the perimeters when construction plans are completed.

### TPZ Fencing and Signage

Trees in construction zones can be negatively impacted by equipment and tool storage containers building materials and excess soil piles. Establishing fencing (orange construction fencing or chain-link) around trees in the area with signage instructing construction crews to keep out will greatly reduce impact to trees in the area. Heavy equipment operators should also position their equipment to direct exhaust away from any tree part and should not idle under tree canopies for long periods.

### Anticipated Root Pruning and work within the TPZ

Construction managers should plan to have a certified arborist on site during any work or excavation within the TPZ to assess any roots that will need to be pruned. TPZ fencing should remain in place until excavation begins. No root over 2-inches in diameter within the TPZ should be cut without approval from a certified arborist. Roots greater than 2-inches in diameter, trimmed in this area will require special attention and should be sealed with natural shellac and covered with wet burlap sacks to retain moisture. Roots over 3-inches in diameter outside the TPZ should be evaluated by a certified arborist prior to removal. Any excavation in the **Critical Root Zone** should be performed with an **Air-spade** by a certified arborist.



## Discussion

Mid-Peninsula Open Space District expressed the desire to retain as many trees as possible on site during my visit. There were no dead trees or trees that displayed signs indicating a high likelihood of failure, but signs of decline were present in the stand. Decline can be attributed to site conditions common in urban environments including drought stress, poor soil fertility, compaction and limited growing space. Due to the poor growing conditions and limited availability of water nutrients and light trees may have to compete for resources. Removing declining trees and thinning out densely planted areas should allow for the remaining trees to become better established and more vigorous.

Minor site design modifications such as removing some hardscape, eliminating one or two parking spaces and increasing planter well size could provide more space for tree growth and improve vigor, but positive effects may be limited. Establishing mulch around the bases of trees and providing supplemental water in drought periods will also greatly increase tree health. Soil fertility testing may also be beneficial to detect for macro/micro nutrient deficiencies.

Pruning is the best way to ensure that trees are thoroughly inspected for defects and to mitigate potential for limb failures. Trained tree trimmers are able to identify defects while aloft that are not visible from the ground. The trees on site do not show any recent signs indicating pruning and could greatly benefit from a simple **crown cleaning**.

It is important to understand that Coastal Redwood is one of the largest growing trees in the world and the tallest recorded on the planet. These trees can easily outgrow an urban environment such as this one. Continued maintenance, monitoring and removals will be necessary as time goes on.



## Recommendation

1. Removal of trees sited in Appendix C.
2. Full pruning of any trees retained prior to construction.
3. Removal of trees 37 and 38 based on current ADA ramp construction plans.
4. Consult a certified arborist if any site alterations are made within the defined **CRZ** (DSH multiplied by 8" = CRZ Radius) No Root over 2" should be cut within the CRZ without approval by certified arborist.
5. Establish **Tree Protection Zones** prior to construction.
6. Improve growing conditions by establish mulch, increasing planter size and improving soil fertility.

Thank you for the opportunity to assist you in your tree assessment needs. If there are any questions or concerns feel free to contact me directly at (408) 835-0438, greeve@wcainc.com

Respectfully,

A handwritten signature in black ink, appearing to read 'G. Whitlock-Reeve', is written over a light gray rectangular background.

Glenn O. Whitlock-Reeve  
Board Certified Master Arborist  
WE-10177BTM  
ISA Qualified Tree Risk Assessor  
West Coast Arborists, Inc.



## Glossary

**air spade-** specialist excavation tool that uses compressed air to remove and break up soil with minimal damage to roots and underground utilities. It can be used for a variety of reasons including the alleviation of compaction, soil improvement, root inspection and root location.

**buttress roots-** large roots at the base of a tree that provide structural support and nutrient collection.

**canopy-** the above ground portion of a tree.

**Critical Root Zone (CRZ)-** An area where roots are present around a tree that are crucial to health and stability of the tree. Tree roots expand far beyond the canopy of the tree; most roots grow within the top 6-8" of the soil. Roots grow where conditions are most favorable, seeking oxygen water and nutrients. There is no industry standard to for measuring the *Crucial Root Zone*, but for the purpose of this report it shall be defined as the **DSH** multiplied by 8-inches. All excavation should be completed by hand and with an **Air-spade** in the defined **CRZ**. No root larger than 2-inches in diameter shall be cut without approval from certified arborist within the **CRZ**.

**Codominant-** The term "codominant stems" is used to describe 2 or more main stems/leaders that are about the same diameter and emerge from the same location on the main trunk. As the tree grows older, the stems remain similar in size without any single one becoming dominant.

**crown cleaning-** pruning, the selective removal of dead, dying, diseased, and broken branches from the tree crown.

**dripline-** the area beneath the **canopy** of a tree.

**Level 1 limited visual Assessment-** quick assessment, identifying significant defects of concern requiring mitigation.

**mechanical scarring-** scratches from tool or equipment to the trunk or lateral branches.

**root flare-** The root flare is the area at the base of the trunk that swells out to become buttress roots entering the soil; and is also known as the root collar.

**structural roots-** Support roots that help the tree stand.

**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.



## Bibliography

Dunster, J. A. (2013). *Tree Risk Assessment Manual*. Champaign, Illinois: International Society of Arboriculture.

Kelby Fite, E. S. (2016). *ISA Best Management Practices, Managing trees during construction*. Champaign, Illinois: International Society of Arboriculture .

Tree Care Industry Association, Inc. (2017). *Tree, Shrub, and Other Woody Plant Management- Standard Practices (Pruning)*. New Hapshire : Tree Care Industry Association, Inc.



Appendix A- Map (Approximate Tree locations) and Anticipated construction.

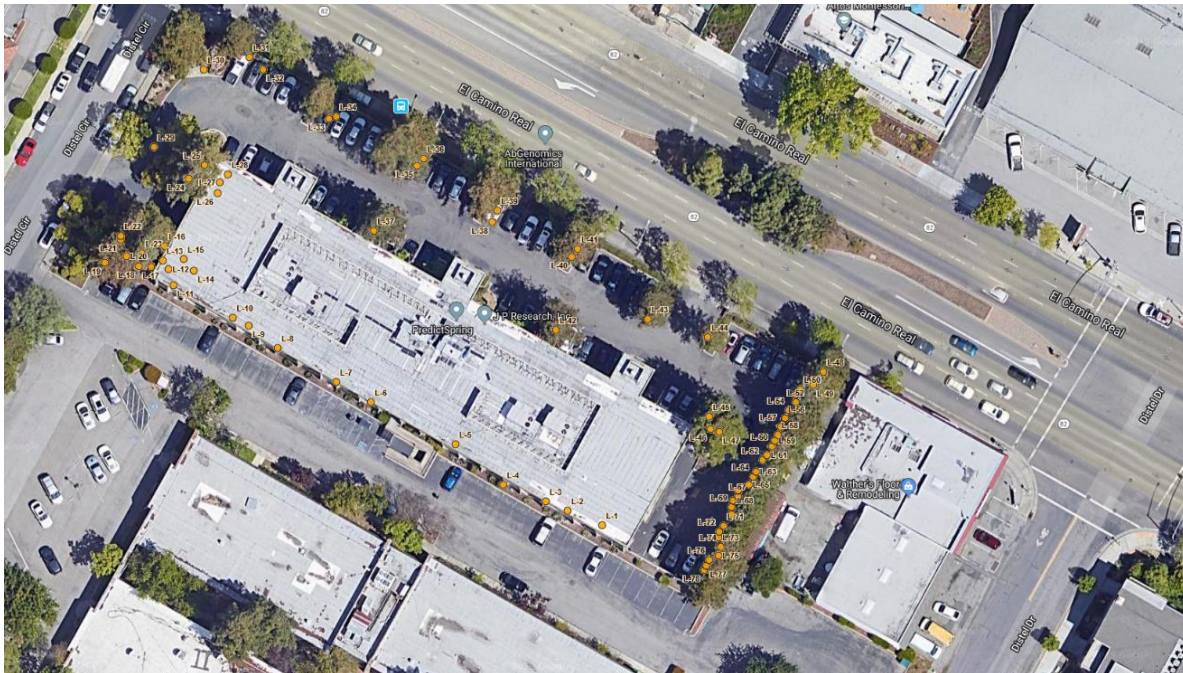


Figure 1:

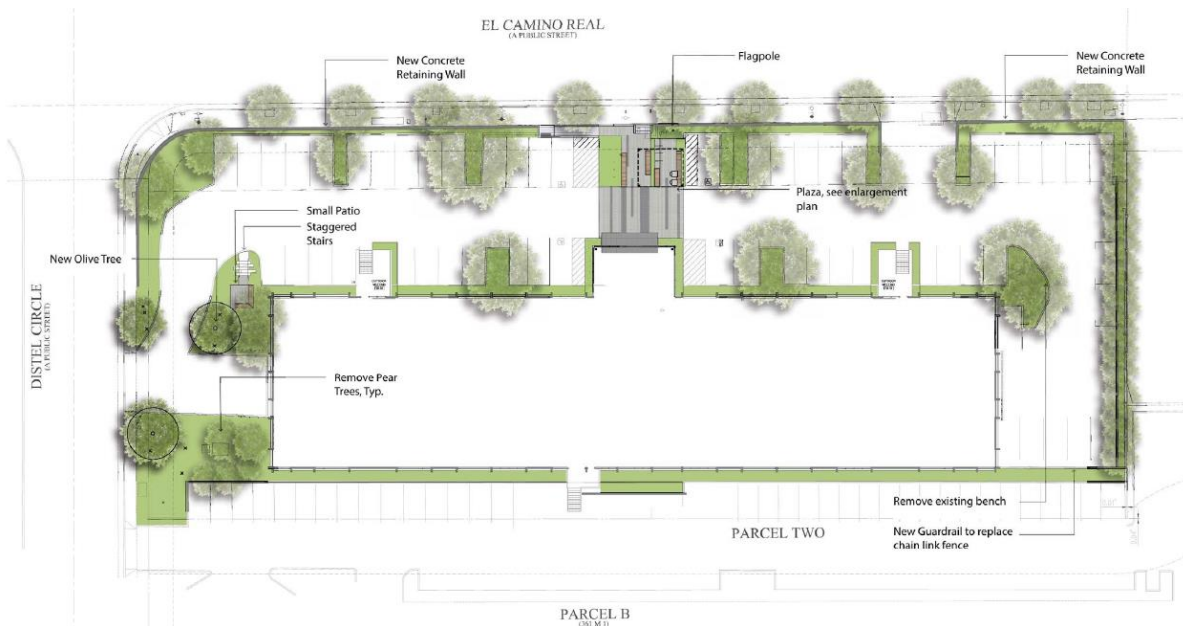


Figure 2:



Appendix B- Observation Photos



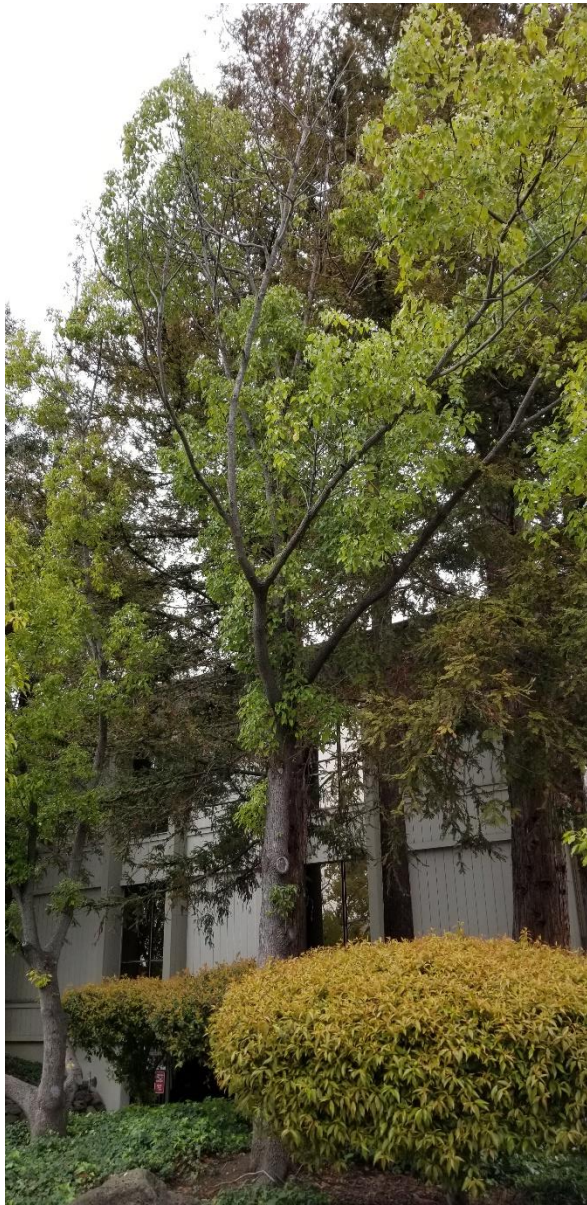
Figure 3: Looking North trees 15 and 17 noted above, show declining canopies, and tree 17 has a large **Codominant** leader present indicated by the blue arrow.



Figure 4: Tree 19 seen above shows poor structure with a lopsided canopy to the southwest, and has dieback present in the canopy.



*Camphor tree decline*



*Figure 5: Tree 18 with declining canopy, common with most of the Camphor trees on site.*



*Figure 6: Tree 22 with a low branch hanging over sidewalk. The trunk of the tree also had a severe lean towards the sidewalk.*



Trees 26-32



Figure 7: Trees 26(furthest) through 28 (closest) are seen closely planted near the building and art installation.



Figure 8: Trees 30-32 seen looking northeast, tree 31 indicated by orange arrow is presumed to be a volunteer tree that sprouted up and is recommended for removal due to limited growing space.



*Trees 35 and 36 hardscape damage*



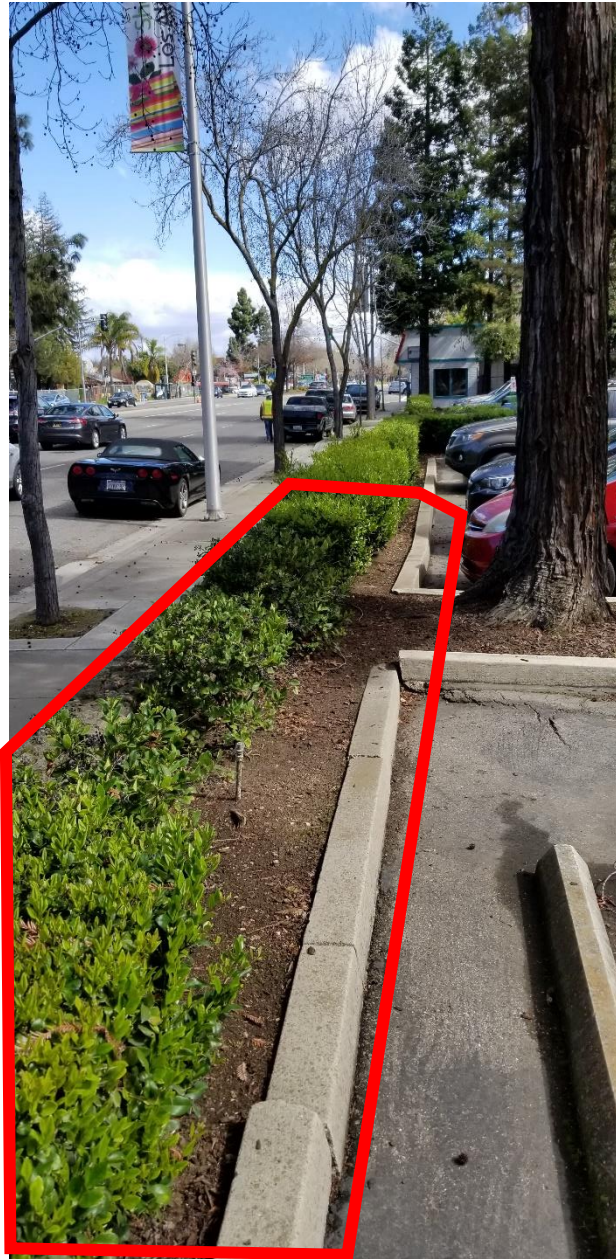
*Figure 9: looking east Trees 35 (right) and 36 (left) seen planted in the small islands in the front parking lot. Note the dead needles indicated by the orange arrow, a sign of tree stress.*



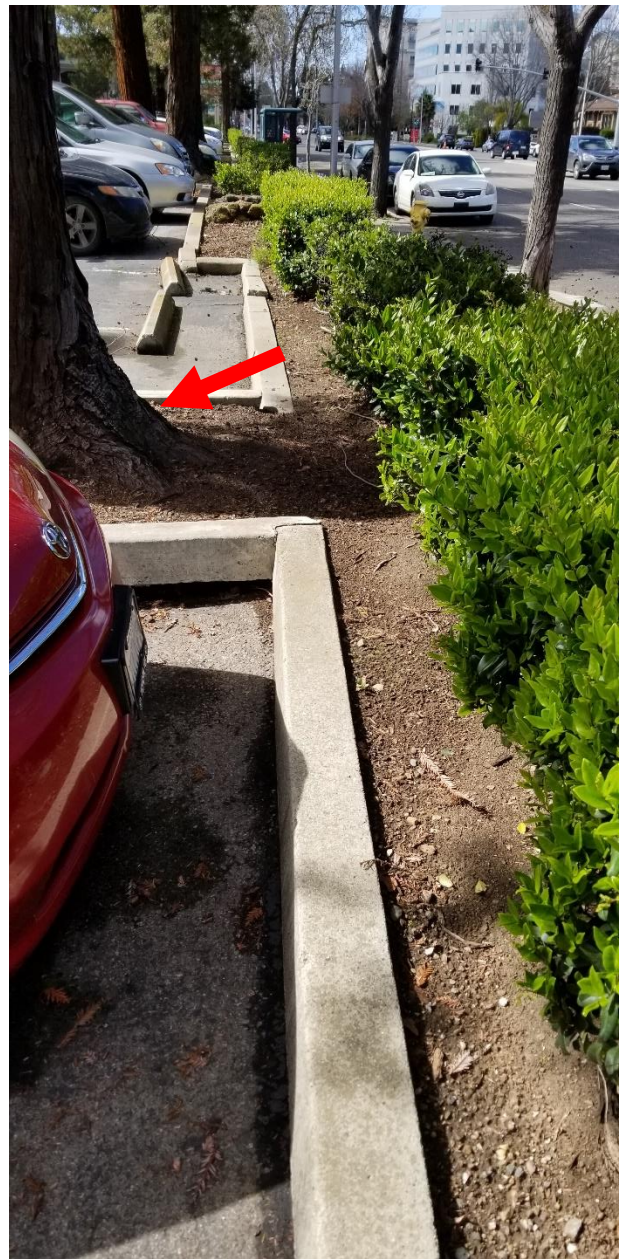
*Figure 10: Curb damage seen caused by trees 35 and 36.*



*Tree 38 and proposed ADA ramp*



*Figure 11: Looking east area outlined in red indicates the proposed location of the ADA ramp.*



*Figure 12: Looking west the large buttress roots of tree 38 indicated by the red arrow .*



*Eastern property trees*



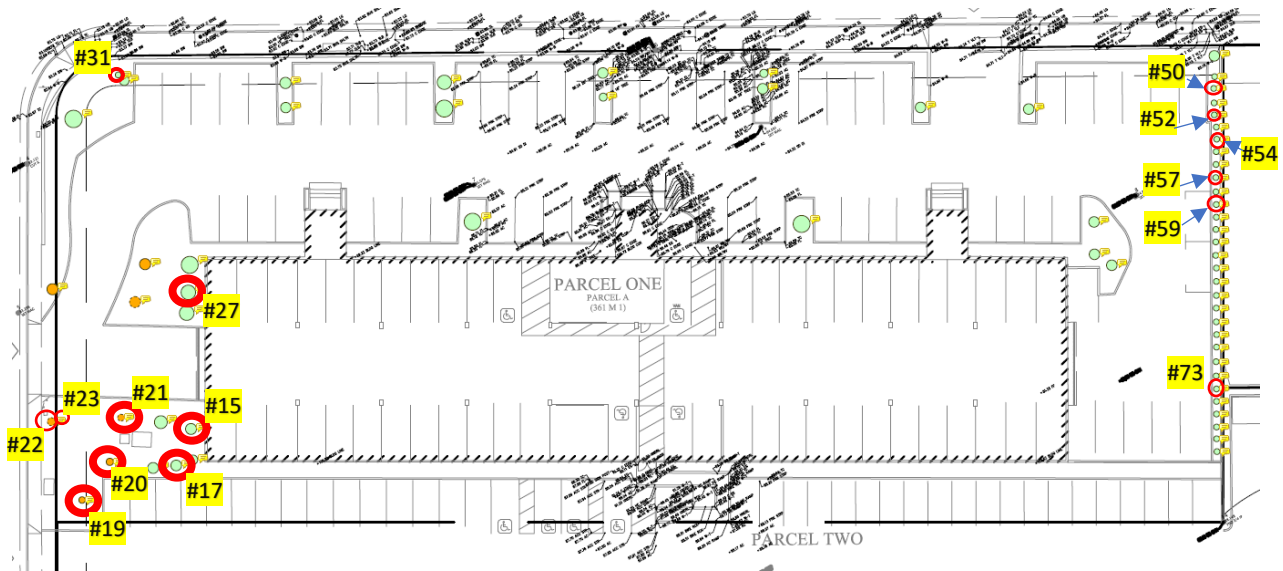
*Figure 13: Trees 48-70 (left to right) seen eastern property line of the site. The trees are located in a planter strip less than 3 feet wide and very close together.*



*Figure 14: Trees 71-78 (left to right). Tree 73 is shown close up on the right and shows how the tree is growing against the concrete wall.*

Appendix C- Recommended Removals

This map Reflects the recommended removals based on poor condition, tree spacing and volunteer trees.



LOT-15	<i>Sequoia sempervirens</i> COAST REDWOOD	Removal-Spacing Criteria
LOT-17	<i>Sequoia sempervirens</i> COAST REDWOOD	Inspect-Recommended Removal
LOT-19	<i>Cinnamomum camphora</i> CAMPHOR TREE	Removal-Diseased or Declining
LOT-20	<i>Cinnamomum camphora</i> CAMPHOR TREE	Removal-Diseased or Declining
LOT-21	<i>Cinnamomum camphora</i> CAMPHOR TREE	Removal-Diseased or Declining
LOT-22	<i>Cinnamomum camphora</i> CAMPHOR TREE	Removal-Poorly Structured
LOT-23	<i>Cinnamomum camphora</i> CAMPHOR TREE	Removal-Diseased or Declining
LOT-27	<i>Sequoia sempervirens</i> COAST REDWOOD	Removal-Spacing Criteria
LOT-31	<i>Sequoia sempervirens</i> COAST REDWOOD	Removal-Seedling or Volunteer
LOT-50	<i>Sequoia sempervirens</i> COAST REDWOOD	Removal-Spacing Criteria
LOT-52	<i>Sequoia sempervirens</i> COAST REDWOOD	Removal-Spacing Criteria
LOT-54	<i>Sequoia sempervirens</i> COAST REDWOOD	Removal-Spacing Criteria
LOT-57	<i>Sequoia sempervirens</i> COAST REDWOOD	Removal-Spacing Criteria
LOT-59	<i>Sequoia sempervirens</i> COAST REDWOOD	Removal-Spacing Criteria
LOT-73	<i>Sequoia sempervirens</i> COAST REDWOOD	Removal-Spacing Criteria





#### ASSUMPTIONS AND LIMITING CONDITIONS

1. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the Consultant can neither guarantee nor be responsible for the accuracy of information provided by others. Standard of Care has been met with regards to this project within reasonable and normal conditions.
2. The Consultant will not be required to give testimony or to attend court by reason of this report unless subsequent contractual agreements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
3. Loss or alteration of any part of this report invalidates the entire report.
4. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior written consent of the Consultant.
5. This report and any values expressed herein represent the opinion of the Consultant, and the Consultant's fee is in no way contingent upon the reporting of a stipulated result, a specified value, the occurrence of a subsequent event, nor upon any finding to be reported.
6. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, or coring, unless otherwise stated. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the tree(s) or property in question may not arise in the future.
7. Arborists are tree specialists who use their education, knowledge, training, and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. It is highly recommended that you follow the arborist recommendations; however, you may choose to accept or disregard the recommendations and/or seek additional advice.
8. Arborists cannot detect every condition that could possible lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specific period of time.
9. Any recommendation and/or performed treatments (including, but not limited to, pruning or removal) of trees may involve considerations beyond the scope of the arborist's services, such as property boundaries, property ownership, site lines, disputes between neighbors, and any other related issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist can then be expected to consider and reasonably rely on the completeness and accuracy of the information provided.
10. The author has no personal interest or bias with respect to the subject matter of this report or the parties involved. He/she has inspected the subject tree(s) and to the best of their knowledge and belief, all statements and information presented in the report are true and correct.
11. Unless otherwise stated, trees were examined using the risk assessment criteria detailed by the International Society of Arboriculture's publications *Best Management Practices – Tree Risk Assessment* and the *Tree Risk Assessment Manual*.

West Coast Arborists, Inc.

390 Martin Avenue Santa Clara, CA 95050 (408) 855-8660



## ATTACHMENT 3 - EXTERIOR MIDEPN SIGN



- Acacia
- Mounted at an angle to face traffic intersection
- Mounted at parking lot level
- Consider material to allow for interior lighting



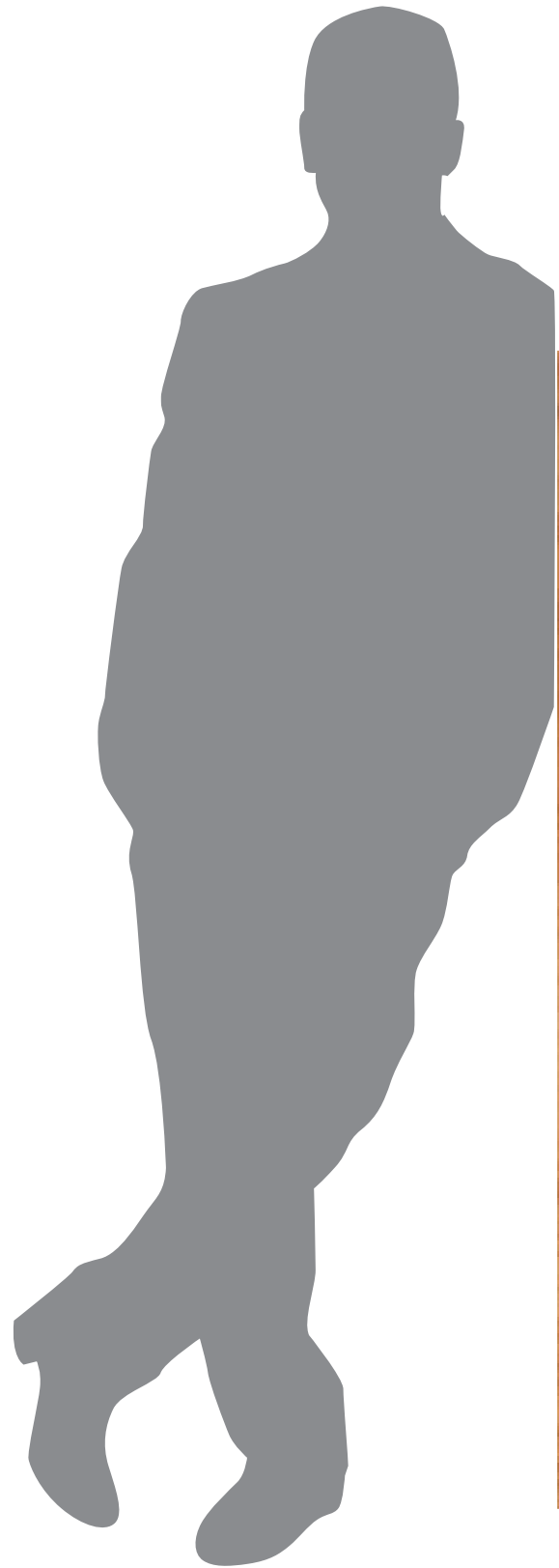




MIDPENINSULA REGIONAL  
OPEN SPACE DISTRICT

5050 EL CAMINO REAL





**LARGE:** Main sign at intersection



**MEDIUM:** At vehical entry points



**SMALL:** At pedestrian entry

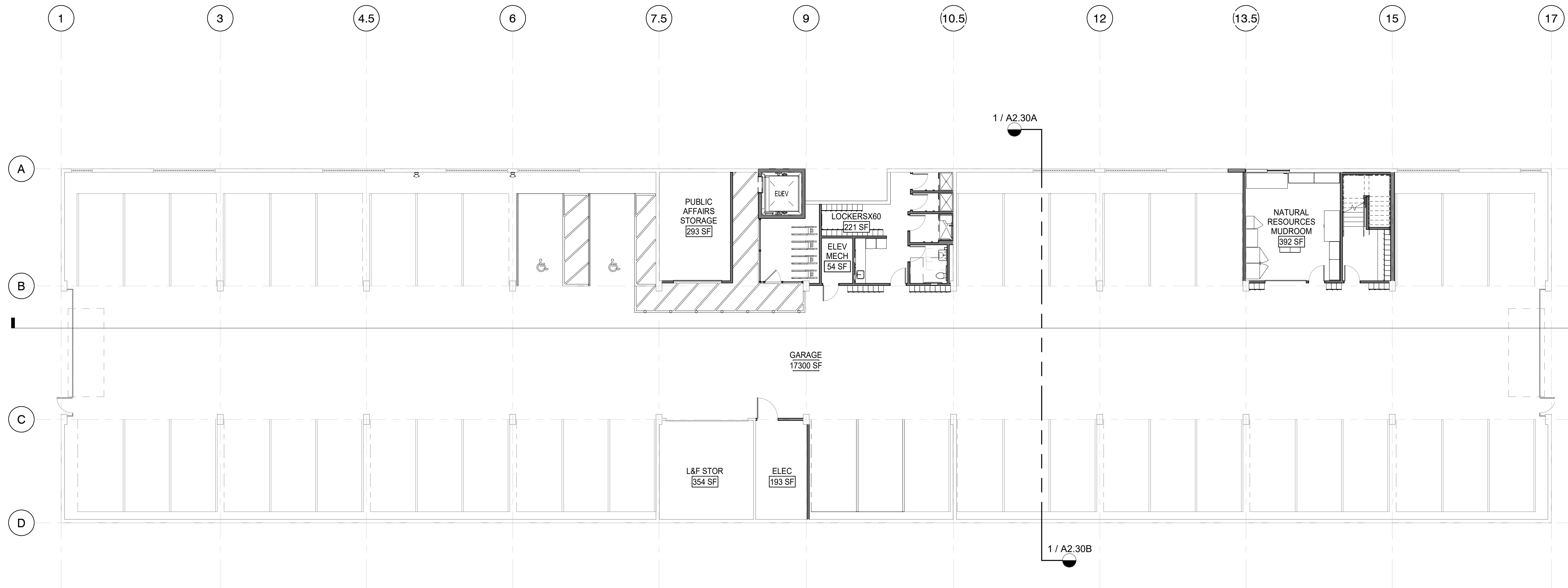
# ATTACHMENT 4 - INTERIOR LAYOUT PLANS

**NOLL & TAM**  
ARCHITECTS

729 Heinz Avenue  
Berkeley, CA 94710  
tel 510.542.2200  
fax 510.542.2201

SEAL

**DRAFT!  
NOT FOR  
CONSTRUCTION**



2  
A3.21

**MROSD  
ADMINISTRATIVE  
OFFICE  
RENOVATION**

5050 EL CAMINO REAL  
LOS ALTOS, CA 94022

**COMMERCIAL DESIGN  
REVIEW**

ISSUE DATE	8/22/2019
N&T JOB #	21821.00
REVISIONS	
DATE	DESCRIPTION

DRAWN BY **Author** CHECKED BY **Checker**

SHEET TITLE  
**LAYOUT PLAN-  
BASEMENT**

SHEET NUMBER

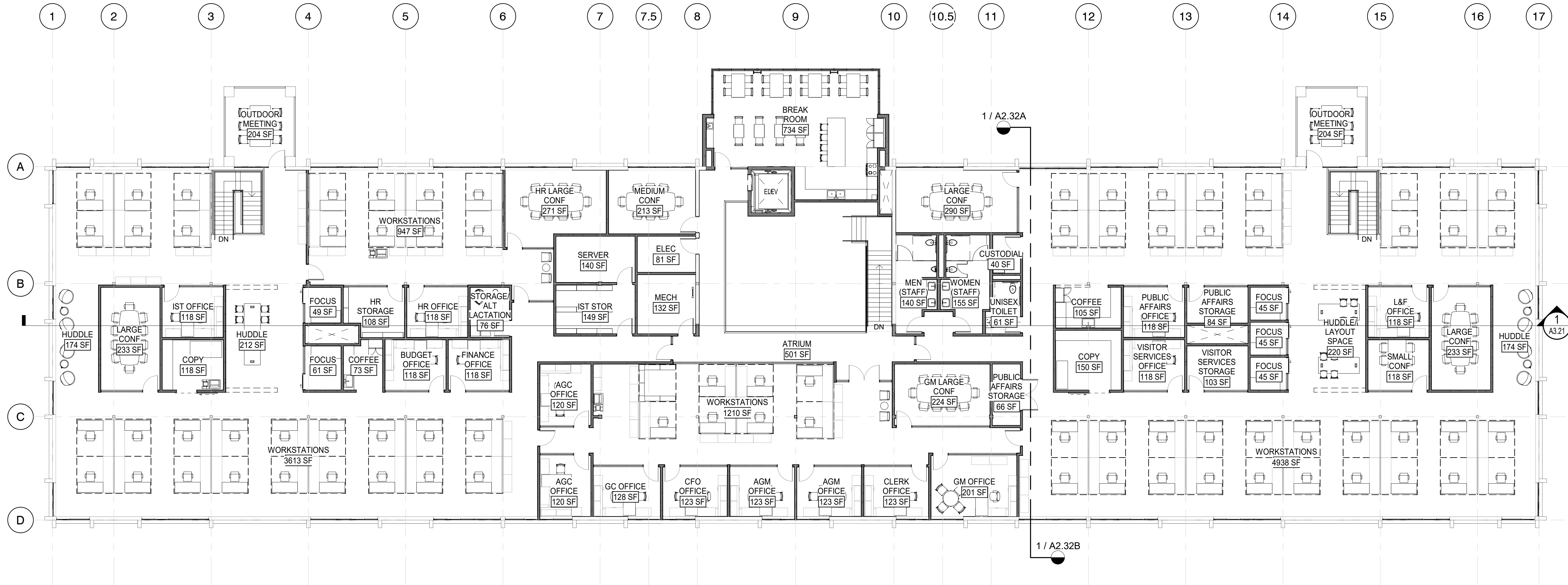
**A2.20**

8/26/2019 3:25:02 PM C:\Users\amy.watson\Documents\Revit Locals\MidPen Central 2019\_amy.watson.rvt

1  
A2.20  
**BELOW GRADE GARAGE PLAN**  
3/32" = 1'-0"



**DRAFT!  
NOT FOR  
CONSTRUCTION**



**1 SECOND FLOOR PLAN**  
A2.22 3/32" = 1'-0"

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**COMMERCIAL DESIGN  
REVIEW**

ISSUE DATE 8/22/2019

N&T JOB # 21821.00

REVISIONS

DATE	DESCRIPTION

DRAWN BY Author CHECKED BY Checker

SHEET TITLE

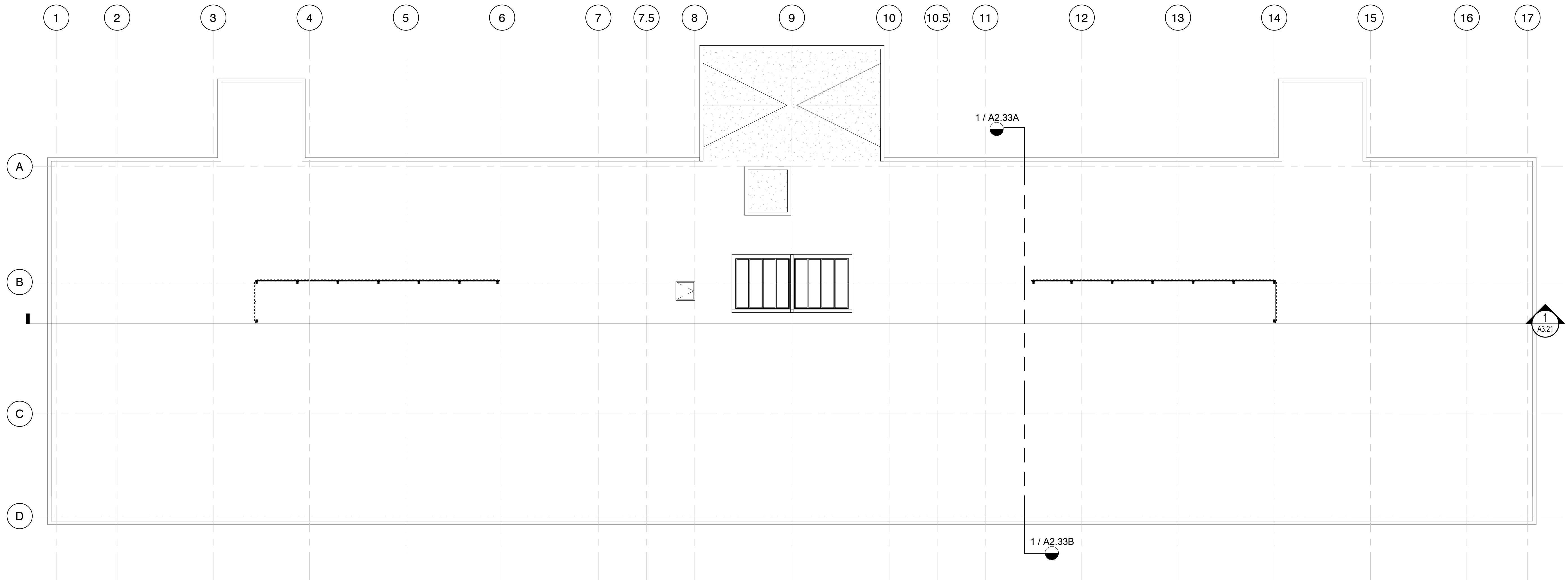
**LAYOUT PLAN- 2ND  
FLOOR**

SHEET NUMBER

**A2.22**

SEAL

**DRAFT!  
NOT FOR  
CONSTRUCTION**



**1 ROOF PLAN**  
A2.23 3/32" = 1'-0"

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OFFICE  
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LOS ALTOS, CA 94022

**COMMERCIAL DESIGN  
REVIEW**

ISSUE DATE 8/22/2019

N&T JOB # 21821.00

REVISIONS	
DATE	DESCRIPTION

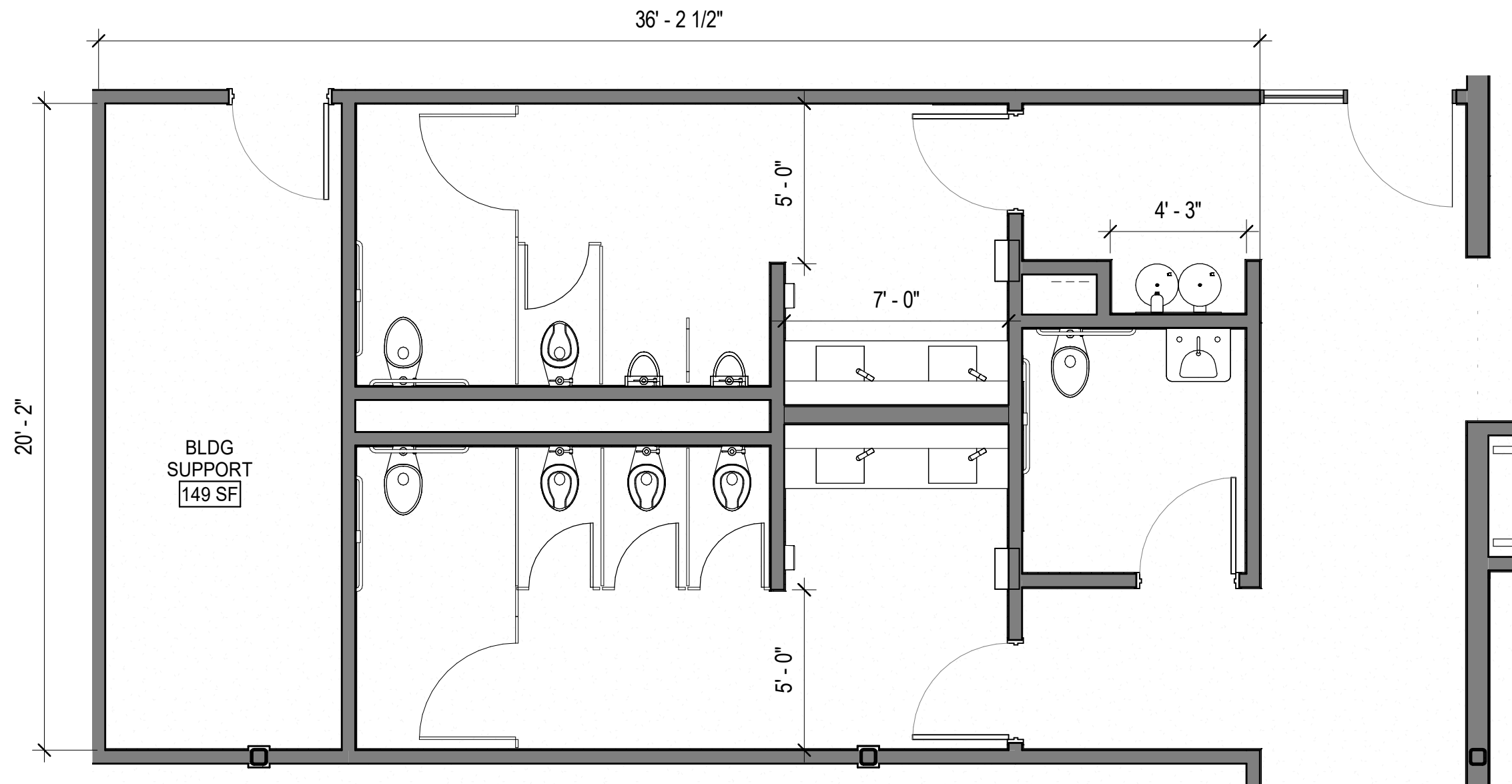
DRAWN BY Author CHECKED BY Checker

SHEET TITLE  
**LAYOUT PLAN- ROOF /  
PENTHOUSE**

SHEET NUMBER

**A2.23**







**PUBLIC RESTROOM OPTION 1 - WOOD CUT TILE**

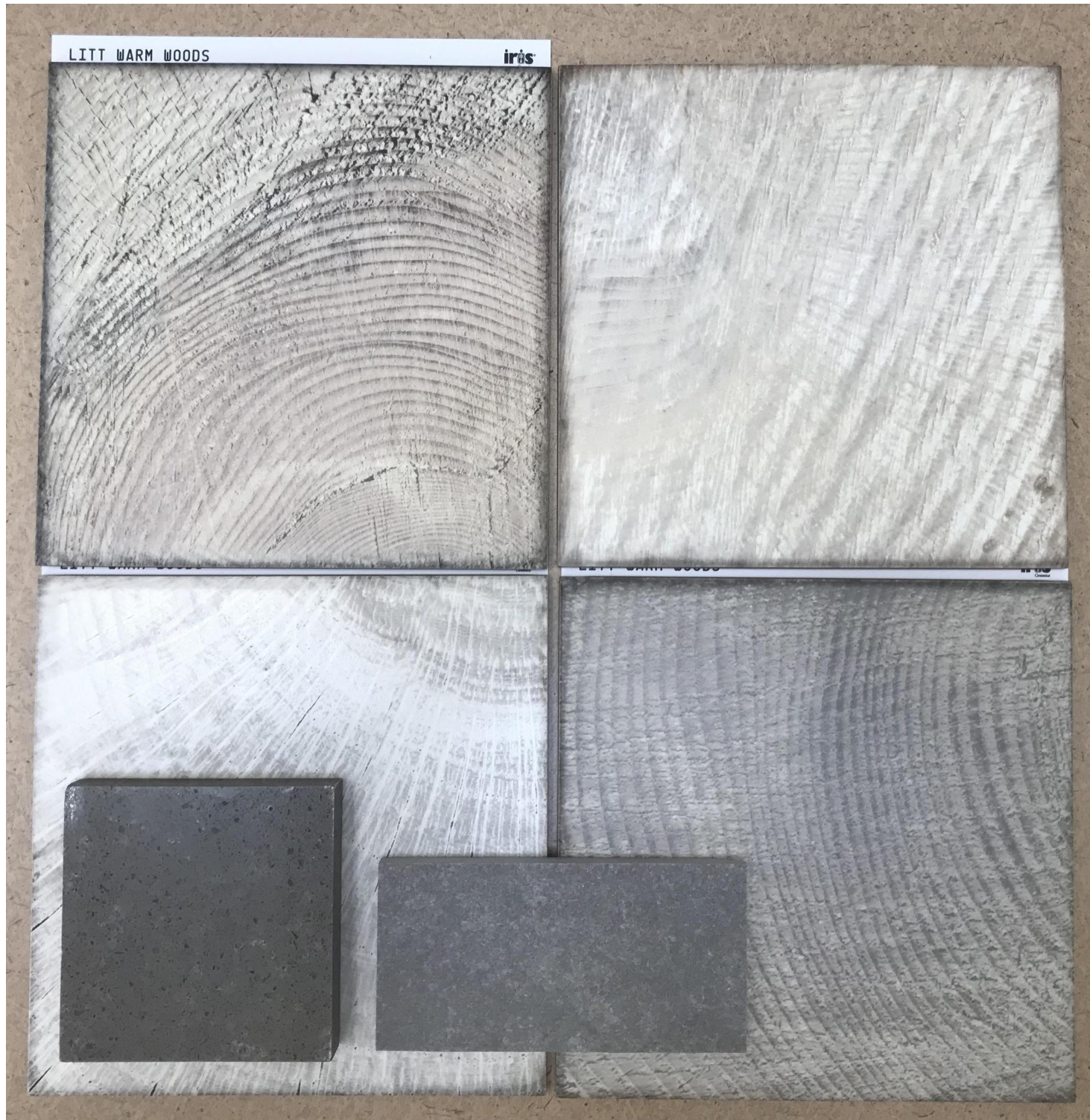
08/30/2019

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ARCHITECTS





*Warm wood*



Litt Warm Woods  
563288 20x20 . 8"x8"



**PUBLIC RESTROOM OPTION 1**

**MATERIALS BOARD**

08/30/2019

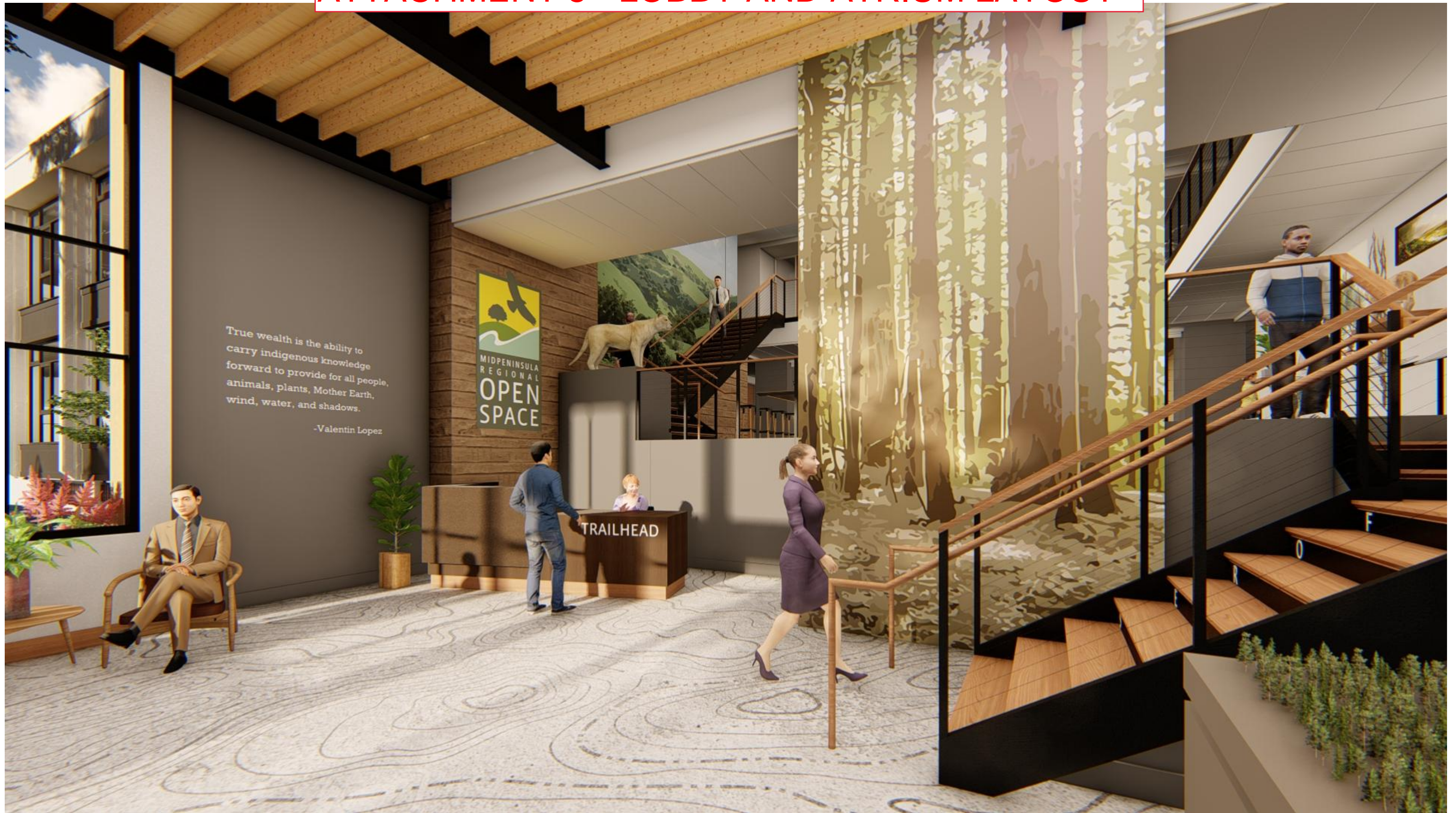
ADMINISTRATIVE OFFICE RENOVATION

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**NOLL & TAM**  
ARCHITECTS



# ATTACHMENT 5 - LOBBY AND ATRIUM LAYOUT







Purissima Creek  
Redwoods  
Preserve:



Reclaimed  
Acacia Wood

Nullam quisque id leo vel odio. Aenean lectus pellentesque dapibus diam. Pellentesque habitant morbi tristique senectus et netus et malesuada fames ac ante ipsum primis in faucibus.

In sed nunc ornare, tempus dolor non, egestas magna. Cras ante dignissim turpis tulla, ut ante morbi quis tempus vitae. Suspendisse vulputate conasquet ut ac temporque.

Suspendisse ornare nibh eu dui ultrices, at tortor erat dignism. Nulla ultricesper purus metus, ut dapibus dignis tempus sed, in pharetra non sed libero curvalla diamtempus a vel sed. Nullam turpis metus et tempus tempus tempus. Inceptos suscipit conasquet lacus. Vivamus metus ip, eleifend rhoncus pellentesque ante, maecenas eu ut. Aenean et tempus sed. Suspendisse metus eu ligula. Pellentesque gravida lac.













It is serene, unbuilt, unspoiled...  
that awakens all our senses and makes us whole again...  
it is room to breathe.

San Mateo County Measure R, 1972

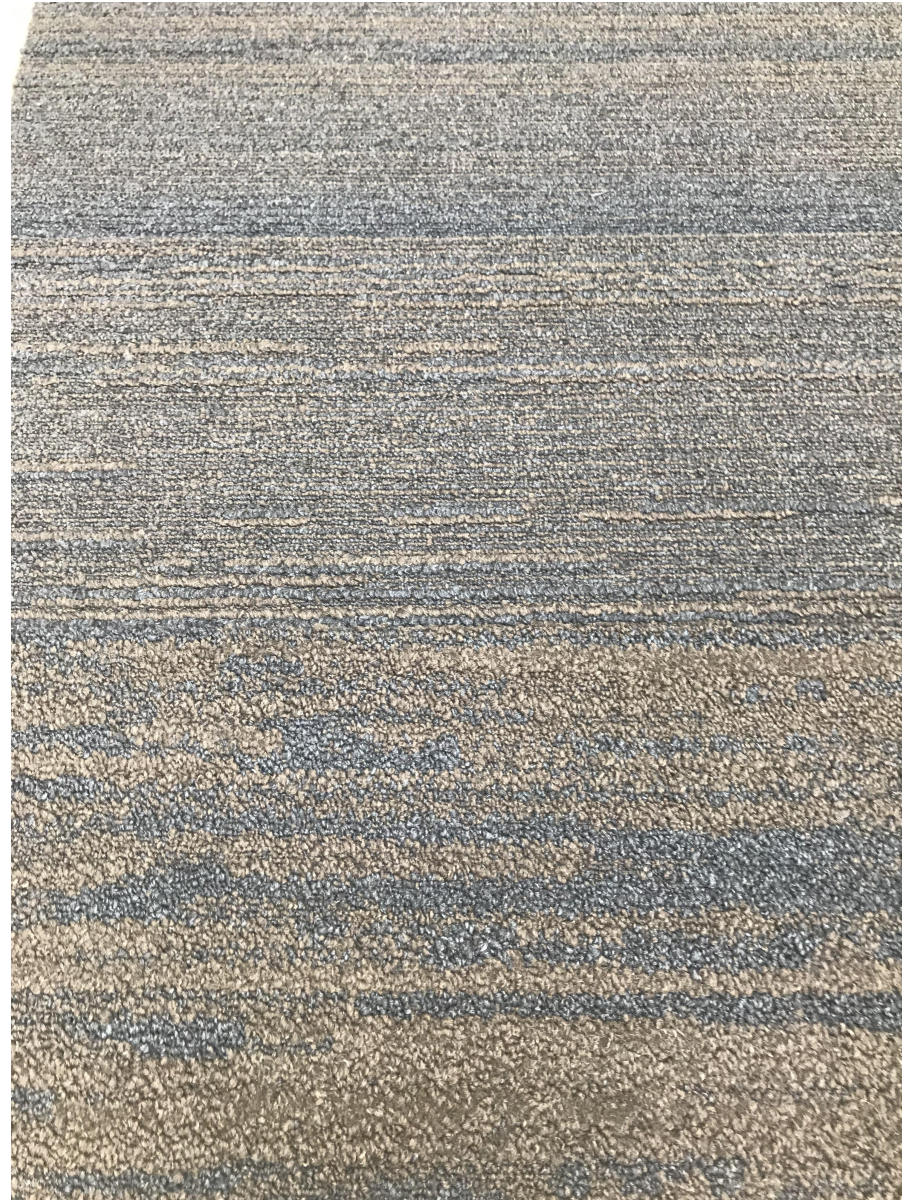
*Come to the woods, for here is rest. There is no  
repose like that of the green deep woods. Sleep  
in the forgetfulness of it all. Of all the upness  
accessible to mortals, there is no upness comparable  
to the mountains.*

-John Muir





CARPET OPTION 1



CARPET OPTION 2



LOBBY/ATRIUM

MATERIALS BOARD

08/22/2019

ADMINISTRATIVE OFFICE RENOVATION

MROSD

NOLL & TAM ARCHITECTS



**ATTACHMENT 6- WOOD PHOTOS**



**Blackwood acacia (*Acacia melanoxylon*) at  
Purisima Creek Redwoods Preserve**





**Blackwood acacia (*Acacia melanoxylon*) at  
Purisima Creek Redwoods Preserve**





**Blackwood acacia (*Acacia melanoxylon*) at  
Purisima Creek Redwoods Preserve**





Redwood trees from Bear Creek Redwoods Preserve





Redwood trees from Bear Creek Redwoods Preserve





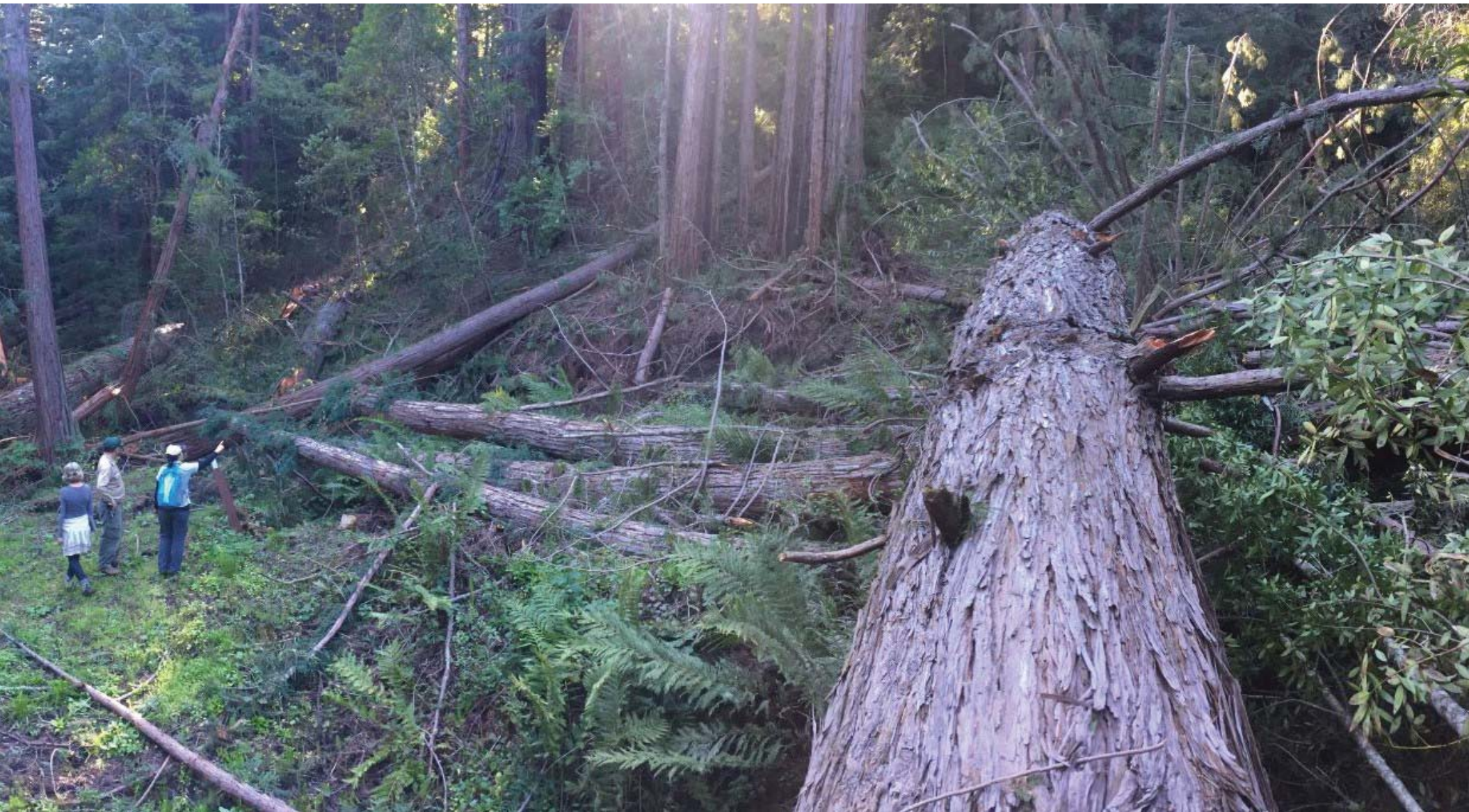
Redwood trees from Bear Creek Redwoods Preserve





Redwood trees from Bear Creek Redwoods Preserve





Redwood trees from La Honda Creek Preserve





Redwood trees from La Honda Creek Preserve





Redwood trees from La Honda Creek Preserve





Barn wood stockpile from La Honda Creek Preserve





Barn wood stockpile from La Honda Creek Preserve





Barn wood stockpile from La Honda Creek Preserve





Barn wood stockpile from La Honda Creek Preserve



Power lines attached to tree

New pole

Bear Gulch Road

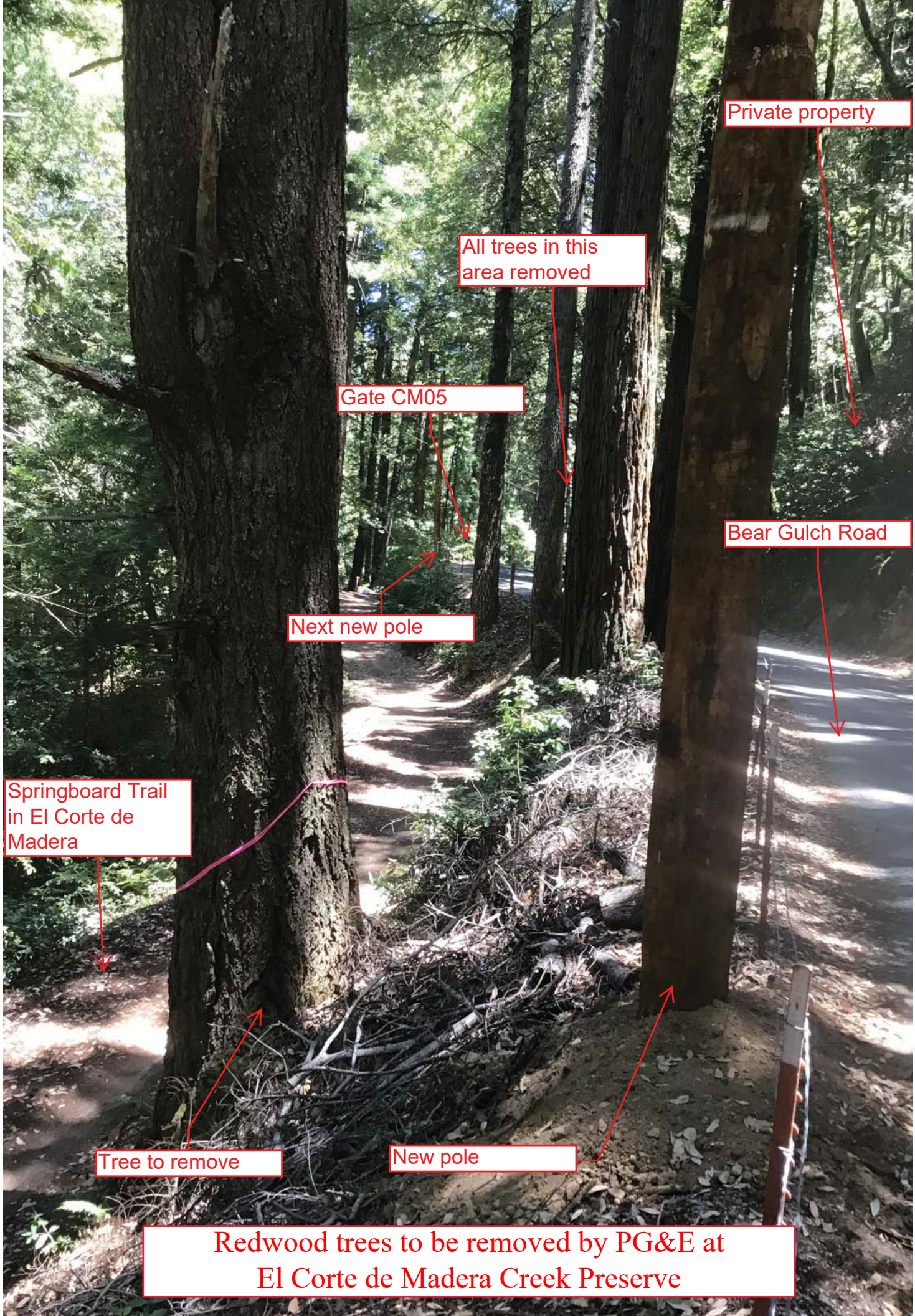
Tree to remove -- limbs overhanging line, no limbs on other

FIRE LANE  
DO NOT BLOCK  
PRESERVE CLOSED  
HALF HOUR AFTER SUNSET  
HAZARDOUS FIRE AREA  
NO SMOKING

Redwood trees to be removed by PG&E at El Corte de Madera Creek Preserve







Private property

All trees in this area removed

Gate CM05

Bear Gulch Road

Next new pole

Springboard Trail in El Corte de Madera

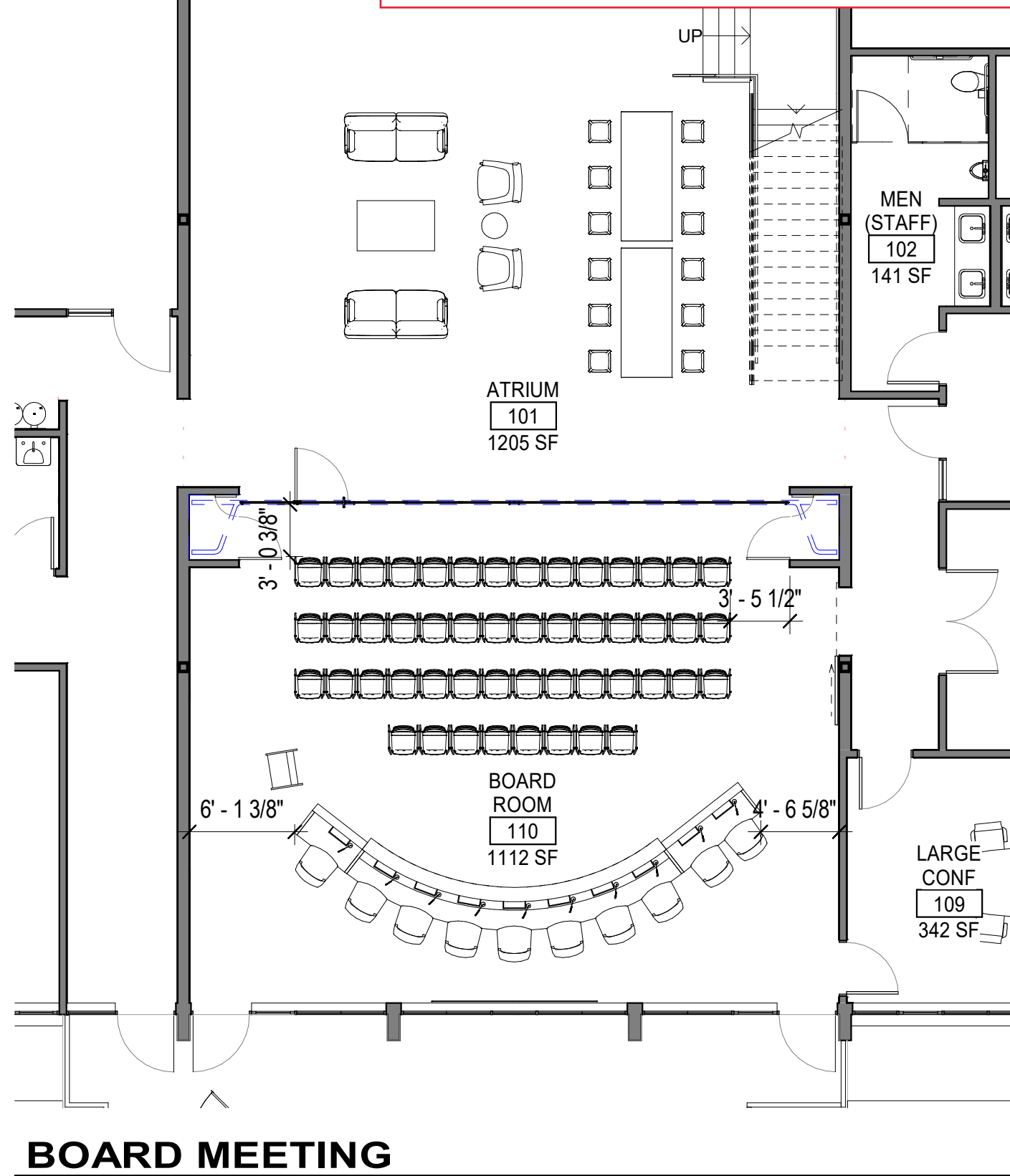
Tree to remove

New pole

Redwood trees to be removed by PG&E at El Corte de Madera Creek Preserve



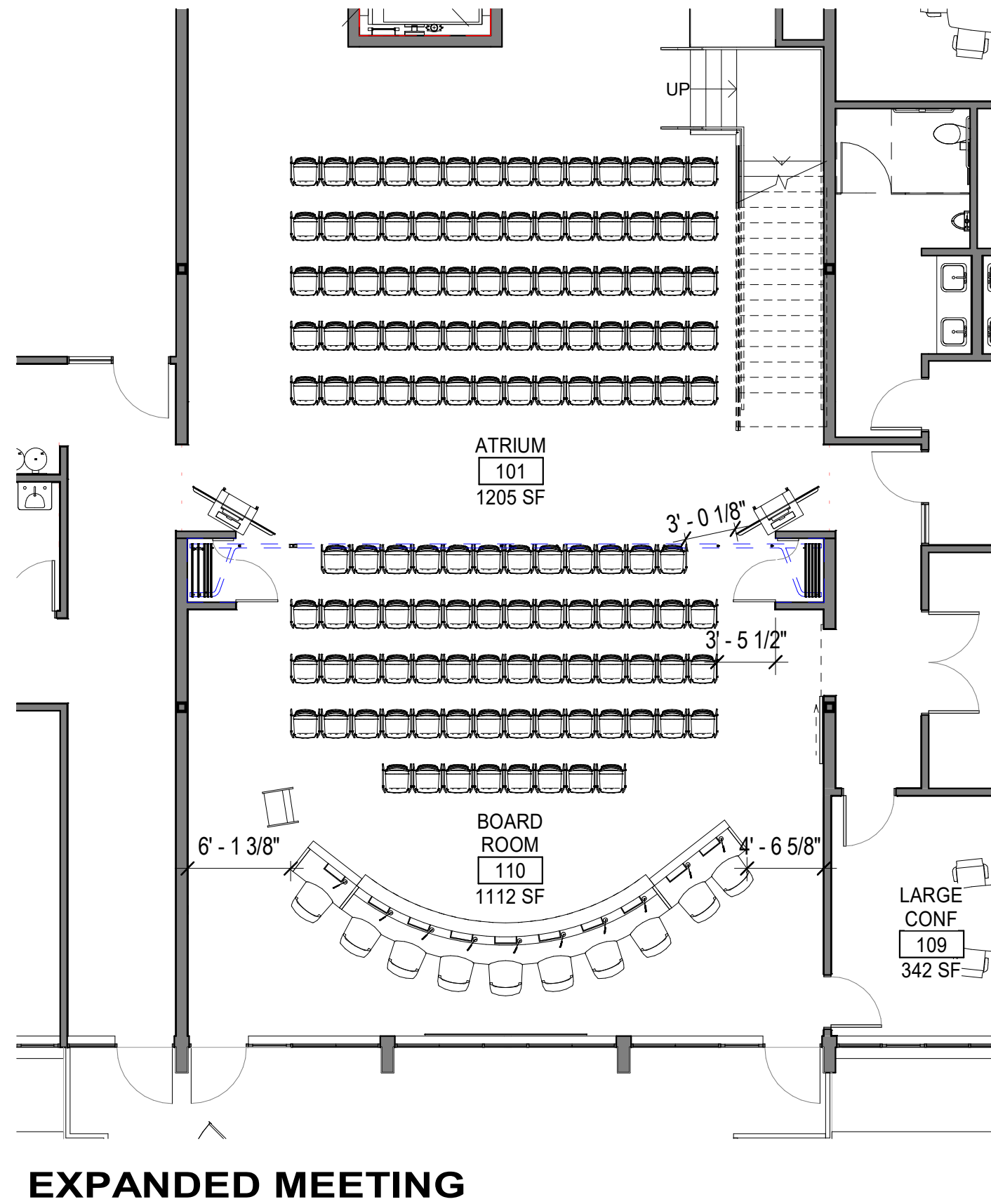
# ATTACHMENT 7 - BOARDROOM LAYOUT



PARALLEL ROWS OF CHAIRS, STAFF AT SEATS FLANKING BOARD DAIS, PRESENTER TO LEFT OF BOARD

SEATS: 50 (NOT INCLUDING BOARD/STAFF)





**EXPANDED MEETING**

1/8" = 1'-0"

PARALLEL ROWS OF CHAIRS, ATRIUM LOUNGE REPLACED WITH CHAIRS, STAFF SEATS FLANKING BOARD DAIS, PRESENTER TO LEFT OF BOARD, MOBILE MONITORS FLANKING NANAWALL

SEATS: 130 (NOT INCLUDING BOARD/STAFF)



**BOARD ROOM OPTION 2**

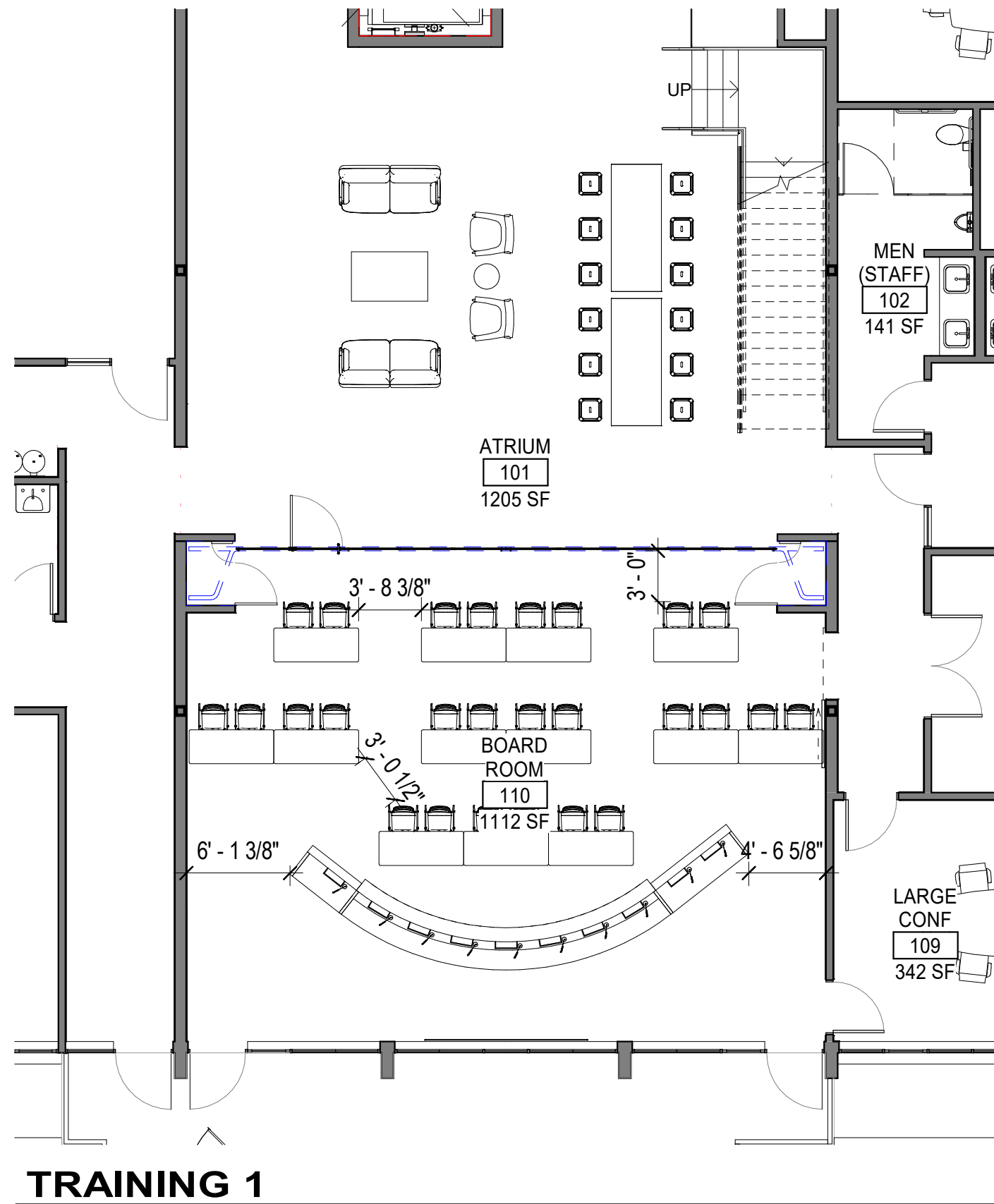
07/26/19

ADMINISTRATIVE OFFICE RENOVATION

MROSD

**NOLL & TAM**  
ARCHITECTS

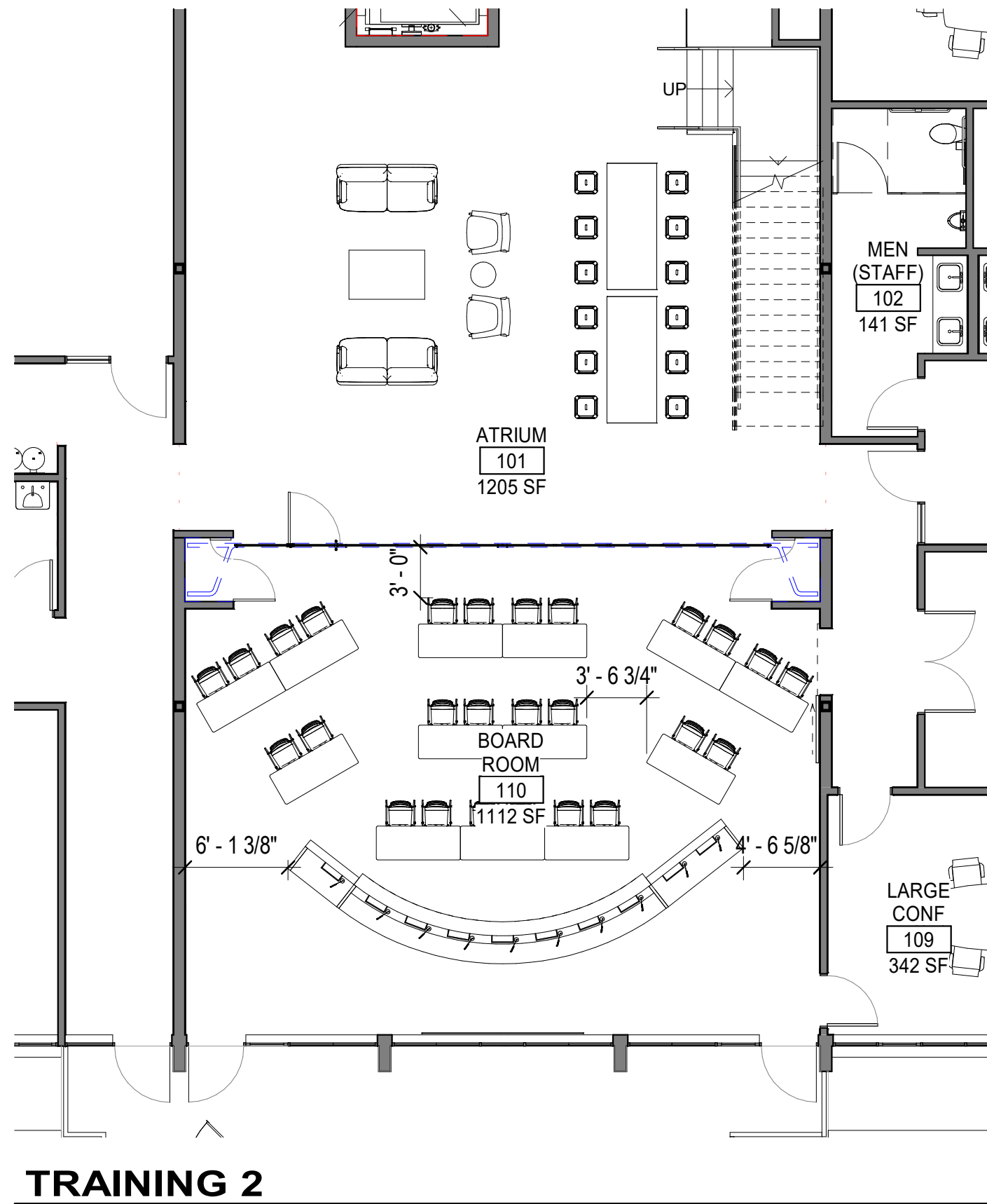




PARALLEL ROWS OF TRAINING TABLES

SEATS: 26  
TABLES: 13





ANGLED ROWS OF TRAINING TABLES

SEATS: 26  
 TABLES: 13

**TRAINING 2**

1/8" = 1'-0"

**BOARD ROOM OPTION 4**

07/26/19

ADMINISTRATIVE OFFICE RENOVATION

MROSD

**NOLL & TAM**  
 ARCHITECTS





## Wideck® SWNA

### Long Span Roof Deck Ceiling System

**Appearance**  
Narrow beamed

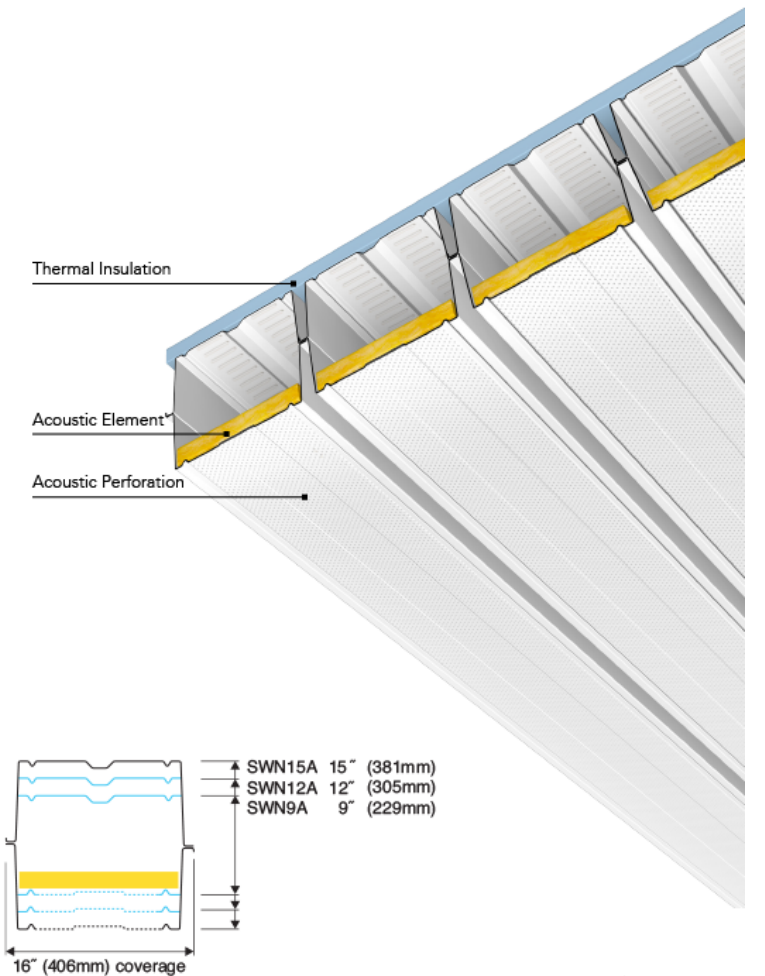
**Spans**  
24'–50'

**Acoustic Option**  
NRC values: 0.85–0.95  
Non-acoustic option, Wideck SWN

**Finishes**  
Galvanized  
Galvanized with a prime paint  
Natacoat® option

- Special Features**
- Hidden roofing system fasteners
  - Acoustic properties
  - Diaphragm action
  - Skydeck with Solatube®, an innovative daylighting system
  - Air dams option
  - Access panel option
  - Windgard option
  - Inset bottom

**Panel Dimensions**  
16" wide panel with three depths, 9", 12", and 15"



© 2015 EPIC Metals Corporation

## BOARDROOM CEILING OPTION 1 - EPIC DECK

## MATERIALS BOARD

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MROSD

**NOLL & TAM**  
ARCHITECTS





**BOARDROOM CEILING OPTION 2 - NAIL LAMINATED TIMBER**

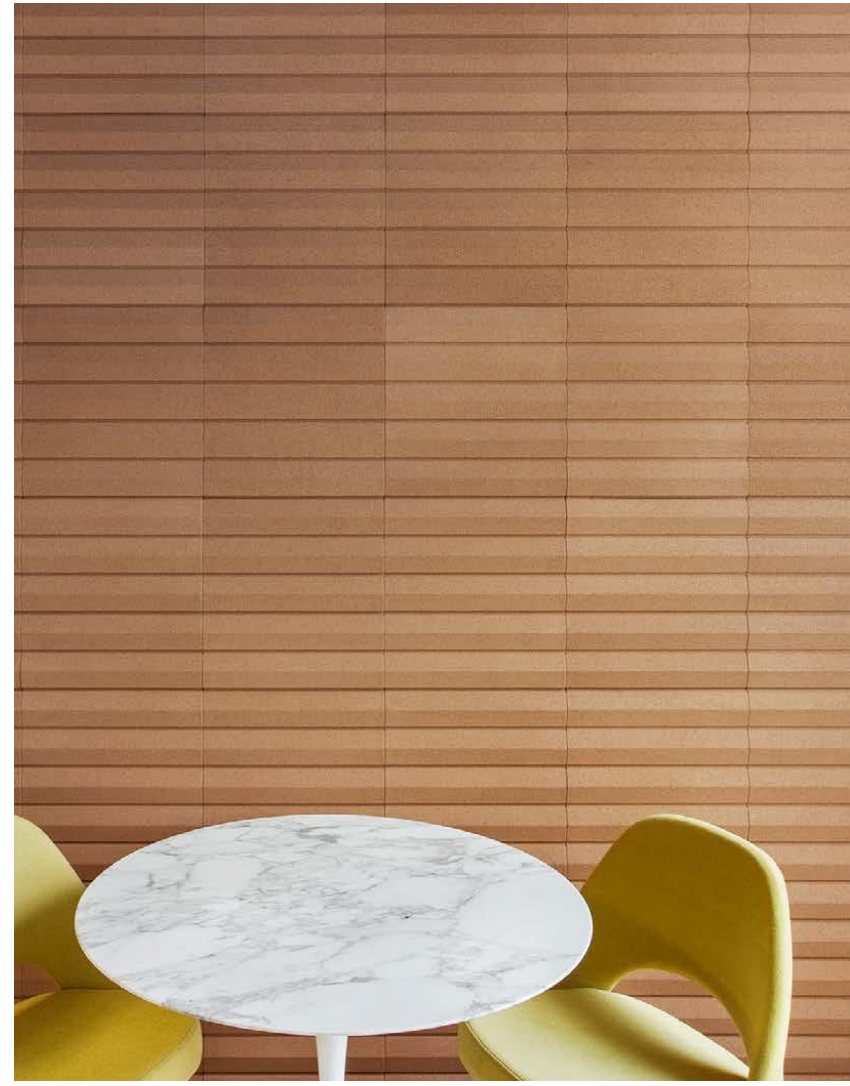
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ARCHITECTS





## BOARDROOM DESIGN ELEMENTS

## MATERIALS BOARD

08/22/2019

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