

**LEGEND**

- ADJOINING PROPERTY LINES
- S.S.E. SEWER EASEMENT LINE
- P.U.E. SEWER EASEMENT LINE
- C.L. STREET CENTERLINES
- ROW PUBLIC RIGHT OF WAY
- CONCRETE DRIVEWAY/SIDEWALK
- ASPHALT DRIVE (3"ACI OVER 12"AB)
- C3 FLOW THROUGH PLANTERS
- C3 TREE WELL (BIOFILTRATION)
- PAD MOUNTED TRANSFORMER
- AT GRADE UTILITY BOX
- PAD MOUNTED UTILITY
- PAD MOUNTED STREET LIGHT POLE
- SEWER/STORM MANHOLE
- WATER METER & BACKFLOW
- SANITARY SEWER CLEANOUT

**NOTES:**

1) ALL LOTS (1-7) HAVE GOOD POTENTIAL FOR PASSIVE SOLAR.



**THE OAKS SUBDIVISION**  
 BY STEEL BRIDGE HOMES PALO ALTO, LP  
 4103 Old Trace Road, City of Palo Alto, CA  
 Assessor Parcel Number : 175 - 020 - 178

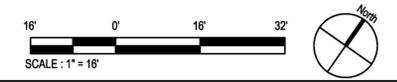
25PLN - 00XXX

No.	Description	Date

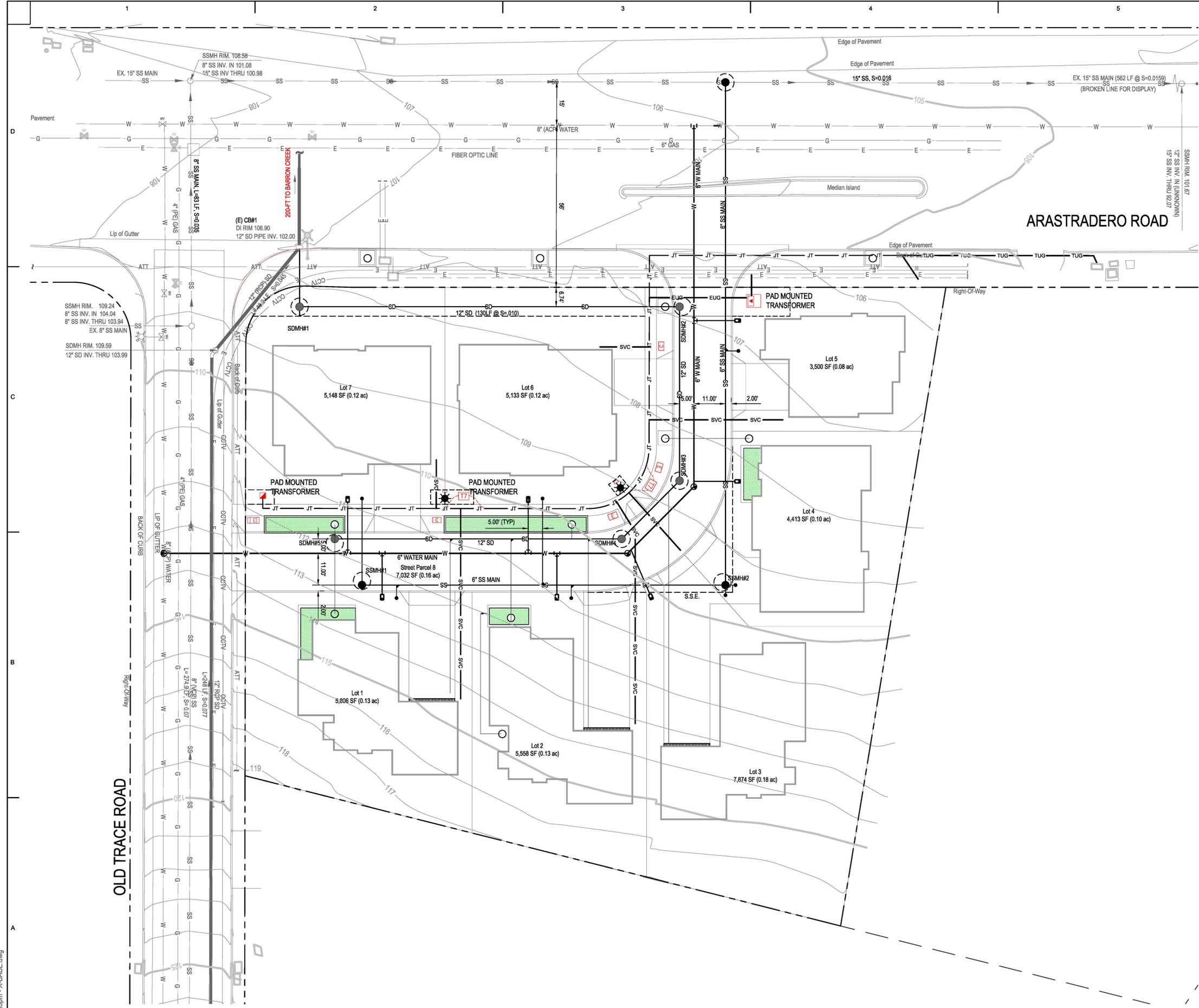
4 November 2025

VESTING  
 TENTATIVE MAP  
 CIVIL SITE PLAN

**C1.2**



Nov 04, 2025 - 5:55pm - X-BASE.dwg



- ### LEGEND
- ADJOINING PROPERTY LINES
  - - - S.S.E. SEWER EASEMENT LINE
  - C.L. STREET CENTERLINES
  - - - ROW PUBLIC RIGHT OF WAY
  - JT JOINT TRENCH UTILITIES
  - SVC ELECTRIC SERVICE TO HOUSE
  - W WATER MAIN LINE
  - SD STORM DRAIN LINE
  - SS SANITARY SEWERS
  - C.3 COMPLIANT (FTP) FLOW THROUGH PLANTERS
  - C.3 COMPLIANT (TWF-B) TREE WELL FILTER (BIOFILTRATION)
  - PAD MOUNTED TRANSFORMER
  - AT GRADE UTILITY BOX
  - PAD MOUNTED UTILITY
  - ☼ PAD MOUNTED STREET LIGHT POLE
  - SDMH# STORM DRAIN MANHOLE
  - SSMH# SANITARY SEWER MANHOLE
  - ⊥ WM WATER METER & BACKFLOW
  - ⊥ THRUST BLOCKS AT TEES AND BENDS
  - ⊥ CO SANITARY SEWER CLEANOUT
  - ⊥ SD STORM DRAIN LATERALS
  - TRENCH DRAIN (UNTREATED RUNOFF)



**THE OAKS SUBDIVISION**  
 BY STEEL BRIDGE HOMES PALO ALTO, LP  
 4103 Old Trace Road, City of Palo Alto, CA  
 Assessor Parcel Number : 175 - 020 - 178

25PLN - 00XXX

No.	Description	Date

4 November 2025

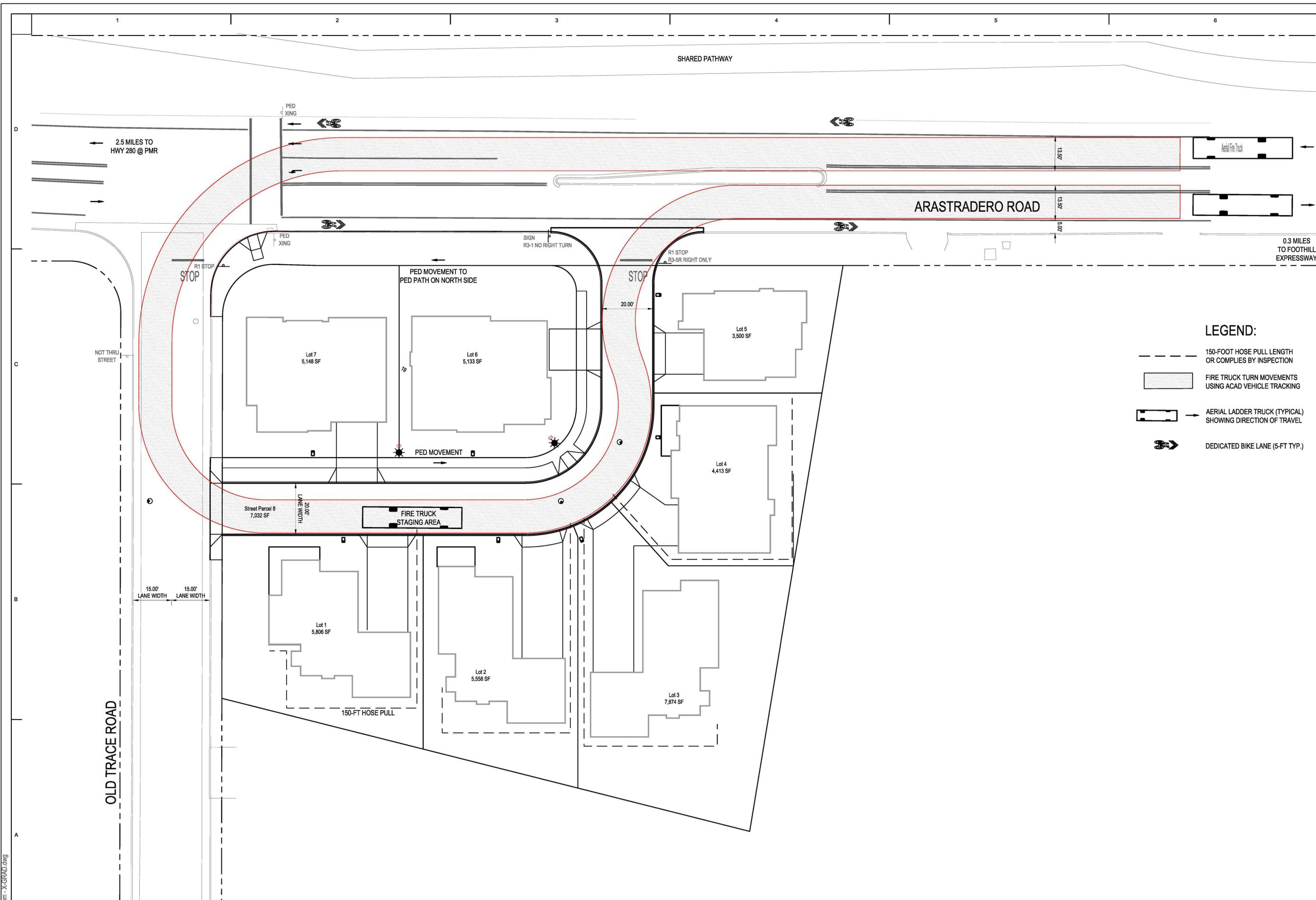
VESTING  
TENTATIVE MAP  
UTILITY PLAN

**C1.3**









**THE OAKS SUBDIVISION**  
 BY STEEL BRIDGE HOMES PALO ALTO, LP  
 4103 Old Trace Road, City of Palo Alto, CA  
 Assessor Parcel Number : 175 - 020 - 178

**LEGEND:**

- 150-FOOT HOSE PULL LENGTH OR COMPLIES BY INSPECTION
- FIRE TRUCK TURN MOVEMENTS USING ACAD VEHICLE TRACKING
- AERIAL LADDER TRUCK (TYPICAL) SHOWING DIRECTION OF TRAVEL
- DEDICATED BIKE LANE (5-FT TYP.)

25PLN - 00XXX

No.	Description	Date

31 October 2025

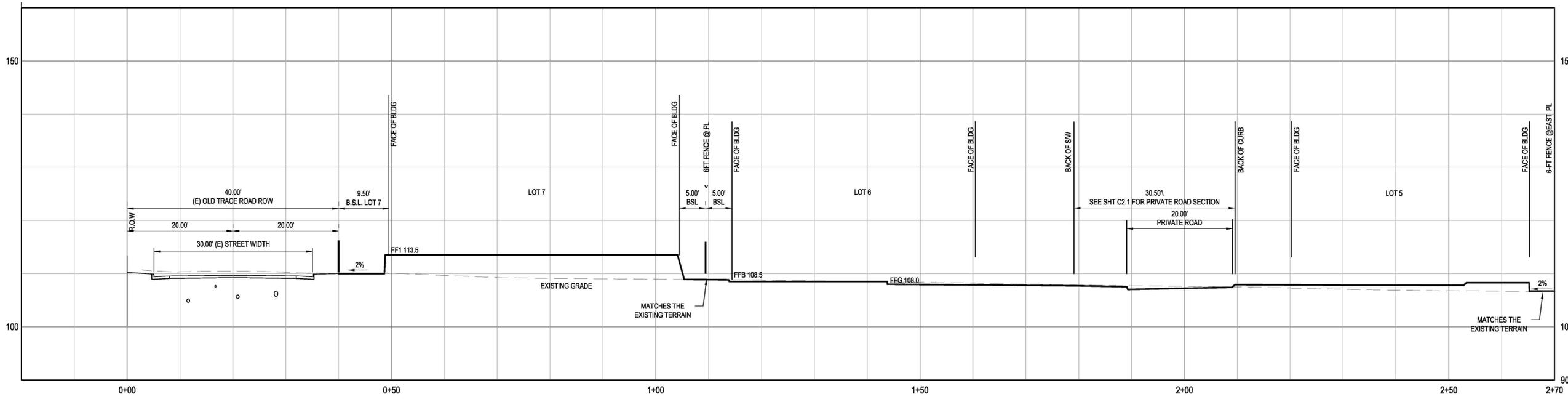
TRAFFIC MOVEMENTS (INCLUDING FIRE AND PEDESTRIAN)

**C1.6**

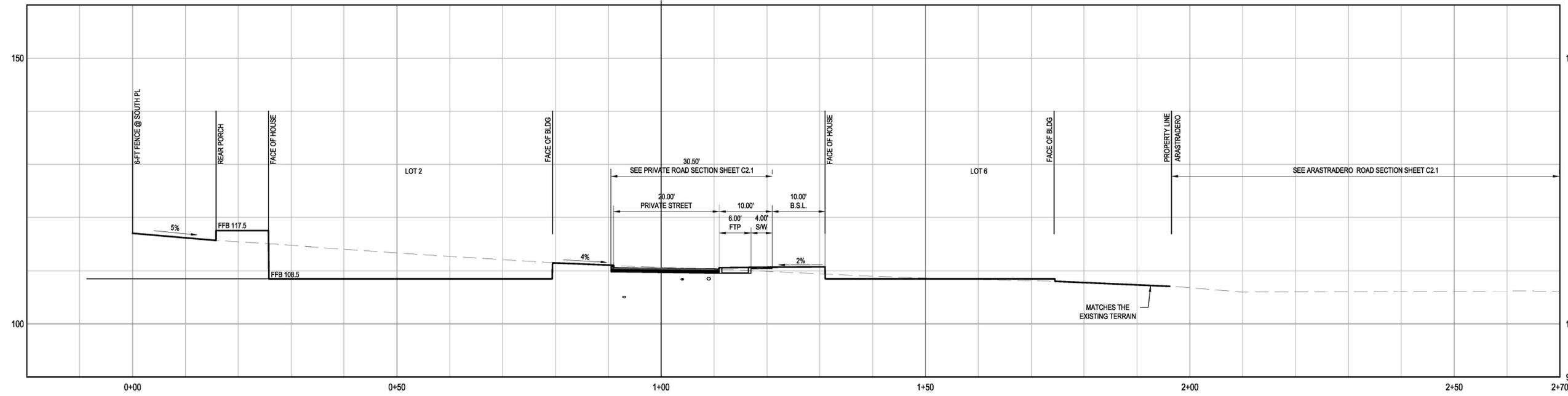


Oct 31, 2025 - 2:33pm - X-GRAD.dwg





**SITE SECTION <2 / C-1.3>**  
 SCALE: 1" = 10-FEET (HORIZONTAL) AND 1" = 10-FEET (VERTICAL)



**SITE SECTION <3 / C-1.3>**  
 SCALE: 1" = 10-FEET (HORIZONTAL) AND 1" = 10-FEET (VERTICAL)



**THE OAKS SUBDIVISION**  
 BY STEEL BRIDGE HOMES PALO ALTO, LP  
 4103 Old Trace Road, City of Palo Alto, CA  
 Assessor Parcel Number : 175 - 020 - 178

25PLN - 00XXX

No.	Description	Date

31 October 2025

SITE SECTIONS

**C2.2**



Nov 01, 2025 - 5:41pm - X-GRAD\_1\_11758\_466609f.svg.dwg



# City of Palo Alto Tree Protection - It's Part of the Plan!

Make sure your crews and subs do the job right!

Fenced enclosures around trees are essential to protect them by keeping the foliage, canopy, and branching structure clear from contact by equipment, materials, and activities, preserving roots and soil conditions in an intact and non-compacted state, and identifying the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved. **An approved tree preservation report must be added to this sheet when project activity occurs within the TPZ of a protected tree.**  
For detailed information on Palo Alto's protected trees and tree protection during development, review the **City's Tree and Landscape Technical Manual (TLTM)** found at [www.cityofpaloalto.org/trees](http://www.cityofpaloalto.org/trees) \*



**TREE DISCLOSURE STATEMENT**  
**THIS FORM MUST BE COMPLETED BY A CERTIFIED ARBORIST**

For ADU only & EVSE only projects, this form may be filled out by applicant.  
For OTC permits, a City Staff Arborist may assist the applicant if needed.

**CITY OF PALO ALTO**  
Urban Forestry Section  
Development Review  
[trees@cityofpaloalto.org](mailto:trees@cityofpaloalto.org) 650-496-5953

Palo Alto Municipal Code, Chapter 8.10.040, requires disclosure and protection of certain trees located on private and public property, and that they be shown on approved site plans. A completed tree disclosure statement must accompany all applications for development that include exterior work, all demolition or grading permit applications, or other development activity that may impact protected trees.

PROPERTY ADDRESS: 4103 Old Trace Road, Palo Alto, CA 94306

1. Are there any trees over 4" in trunk diameter being proposed for removal?  YES  NO

2. Are there Protected trees on the property or on adjacent property within 30 feet of the proposed building footprint/ area of work?  YES (continue form)  NO (proceed to question 6)

3. Where are the trees located? Check all that apply. (Plans submitted must show all trees over 4" in diameter)

On the property or in the adjacent public right-of-way\*\* and within 30 feet of the proposed building footprint or  
 On adjacent property within 30 feet of proposed building footprint/area of work or  
 Close enough that its canopy overhangs the project site

\*\*Street trees on the property or within 30ft of proposed work require special protection by a fenced enclosure per the instructions on the T-1 Sheet. Prior to beginning any work, you must schedule a Street Tree Protection Verification inspection by calling Public Works Operations at 650-496-5953 for an inspection of any required type I, II or III fencing (see attached Detail #605). NOTE: ADU only projects (including Table 1/5B9) are not exempt.

4. Are there any Protected Native Species Trees, Protected Mature Trees, Heritage Trees, or Designated Trees ?

YES (Check below)  NO

Protected Native Species Trees - *Acer macrophyllum*, *Calocedrus decurrens*, *Quercus agrifolia*, *Quercus douglasii*, *Quercus kelloggii*, or *Quercus lobata* 11.5" DBH or more or *Sequoia sempervirens* 18" DBH or more  
 Protected Mature Trees - Any tree equal to or greater than 15" DBH (Excluding invasive species and high water users)  
 Designated Trees - Mitigation trees or commercial and non-residential property trees, which are part of a previously approved landscape plan  
 Heritage Trees - Specific individual trees designated by Council. See the [Heritage Tree List](#)

5. Is there activity or grading within the TPZ of these trees? TPZ= radius of 10 times the diameter.  YES  NO

If Yes, a Tree Preservation Report must be prepared by an ISA certified arborist and submitted for staff review (see TLTM, Section 5.03.3). Attach this report to Sheet T-2, "Tree Protection, its Part of the Plan!", per Site Plan Requirements.\*

6. Are the Site Plan Requirements completed? (See below)  YES  NO

\*For ADU Only & EVSE Projects: this form may be filled out by the applicant instead of by a certified arborist. A "Yes" answer to question 5 for Table 1 ADU projects, garage conversions, or EVSE projects will not require a Tree Preservation Report. Table 1/5B9 projects are not exempt from tree disclosure.  
For All Projects the following is required: Plans (drawn by architect, contractor, or arborist) must show the tree species, measured trunk DBH, canopy dripline, and TPZ of each tree 4" DBH or larger. ADU only & EVSE projects may indicate tree species and tree diameter sizes are estimated/approximate.  
For Projects with Trees Requiring Tree Protection: the following is required: 1) Plans (drawn by architect, contractor, or arborist) must show the measured trunk DBH and TPZ of each Protected Tree; 2) Plans must denote, as a bold dashed line, a fenced enclosure containing the TPZ per Sheet T-1 and Detail #605 (See also TLTM 2, Section 3.03 for additional information).  
For Projects with Activity or Grading Within the TPZ of a Protected Tree, A Tree Preservation Report is required and must be included in the T-1 set.

I, the undersigned, agree to the conditions of this disclosure. I understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement constitutes a violation of the Palo Alto Municipal Code Section 8.10.040, which can lead to criminal and/or civil legal action. (Note: Applicants signing for ADU only & EVSE projects will not be penalized for incorrect reporting of tree size or miss-identification of tree species.)

Signature: Nathan Basista Print: Nathan Basista ISA#: WE-15570A Date: 10/27/25

1 Protected Trees - includes any trees belonging to the following categories: a) Public Trees (Street Trees) - Trees growing in the city right of way or on public property; b) Protected Native Species Trees - Bigleaf Maples, Incense Cedars, Coast Live Oaks, Blue Oaks, CA Black Oaks or Valley Oaks which are 11.5" in diameter or larger and Coast Redwoods which are 18" in diameter or larger, when measured 54" above natural grade; c) Protected Mature Trees - All other species of trees with DBH of 15" or larger when measured 54" above natural grade (Excluding invasive species and high water users); d) Heritage Trees - Individual trees designated by City Council (See [Heritage Tree List](#)); and e) Designated Trees - mitigation trees or commercial and non-residential property trees, which are/were part of an approved landscape plan.

2 Palo Alto Tree and Landscape Technical Manual (TLTM) contains instructions for all requirements on this form. It is available on our website at: <https://www.cityofpaloalto.org/treeroinance>

Revised 03/31/2025

## PROJECT SPECIFIC REQUIREMENTS

**TO BE FILLED OUT BY APPLICANT AT DIRECTION OF URBAN FORESTRY STAFF**

The following conditions, inspection schedules or reporting requirements will be required when checked by city staff during Urban Forestry Review of development applications.

**PSR1 - TREE PROTECTION VERIFICATION INSPECTION REQUIRED:** Prior to any site work, contractor must call Urban Forestry at 650-496-5953 to schedule an inspection of any required protective fencing. The fencing shall contain required warning signs and remain in place until completion of urban forestry final inspection.

**PSR2 - MWELO INSPECTION REQUIRED:** Prior to building final, applicant must contact Urban Forestry at [trees@cityofpaloalto.org](mailto:trees@cityofpaloalto.org) for landscape final (MWELO Inspection). Schedule inspection once irrigation and landscaping are installed to plan, and irrigation controller schedule is programed. See MWELO guidelines for details on any required third-party water audits.

**PSR3 - TREE PERMIT REQUIRED:** Plans indicate that protected trees will be removed as part of this project. Please contact the Urban Forestry review staff for the project or email [trees@cityofpaloalto.org](mailto:trees@cityofpaloalto.org) to obtain a Protected Tree Removal Permit to ensure that the project complies with PAMC 8.10.050.

**PSR4 - PROJECT ARBORIST:** The property owner or contractor shall hire a designated arborist to ensure the project conforms to all Planning and Urban Forestry conditions related to landscaping/trees. The project arborist must be included in a mandatory pre-construction meeting and be present during any rough grading and trenching activities occurring within 10-feet of a TPZ and any approved activities inside the TPZ.

**PSR5 - PROJECT ARBORIST CERTIFICATION FORM:** When required, project arborists must submit an online form [<https://us.openforms.com/Form/2262bf1a-c26f-4c04-8daa-15dbd9c8e08e>] certifying that they have reviewed the building permit plan set with regards to trees as well as any Urban Forestry Conditions of Approval, and that all requirements have been met. The letter also confirms that any required site monitoring inspections and reporting have been arranged in advance with the contractor or owner. Project Arborist Certification Forms should be included as supporting documents when submitting an application for a building permit that required prior approval through Planning (See Project Arborist Certification Form, TLTM Section 5.03.5).

**PSR6 - MONTHLY ARBORIST INSPECTIONS:** The project arborist shall perform monthly inspections to monitor changing conditions and tree health. The Urban Forester shall be in receipt of an inspection summary during the first week of each calendar month or, immediately if there are any changes to the approved plans or protection measures. Reports should be submitted via the online form [<https://us.openforms.com/Form/ca5003f1-6836-4789-b534-b4dff1d457b1>] (see Tree Monitoring Reports, TLTM Section 5.03.6).

**PSR7 - SPECIAL ACTIVITY WITHIN THE TREE PROTECTION ZONE:** Work in this area (TPZ) of a protected tree requires the direct on-site supervision by the project arborist (see Trenching and Excavation, TLTM Section 3.03.6-B5,6).

**PSR8 - SPECIAL ACTIVITY WITHIN STREET TREE TREE PROTECTION ZONE:** Work in this area (TPZ) of a city tree requires an inspection by a city staff arborist before cutting of any roots greater than 2 inches in diameter. It is highly recommended that the project arborist provides the direct on-site supervision (see Trenching and Excavation, TLTM Section 3.03.6-B5,6).

## URBAN FORESTRY STANDARD CONDITIONS

The following conditions and/or standard Municipal Code requirements apply to all projects unless otherwise specified in project specific checklists or conditions of approval. Any applicable items shall be addressed in any permit application such as a Building Permit, Excavation and Grading Permit, Certificate of Compliance, Street Work Permit, Encroachment Permit, etc.

**URBAN FORESTRY GENERAL:** The following general tree preservation measures apply to all trees to be retained: No storage of material, topsoil, vehicles or equipment shall be permitted within the Tree Protection Zone (TPZ). The ground under and around the tree canopy area shall not be altered. No waste material or construction byproducts are allowed within the TPZ. Trees to be retained shall be irrigated, aerated, and maintained as necessary to ensure survival.

**TREE DAMAGE:** Tree Damage, Injury Mitigation, and Inspections apply to the Contractor. Reporting, injury mitigation measures, and arborist inspection schedule may apply pursuant to TLTM, Section 5.03.6. Contractor shall be responsible for the repair or replacement of any publicly owned or protected trees that are damaged during the course of construction, pursuant to Title 8 of the Palo Alto Municipal Code, and City of Palo Alto Tree and Landscape Technical Manual, Section 3.02.

**TPZ EXCAVATION RESTRICTIONS APPLY - TLTM, Sec. 3.03.6 - B5,6:** Any approved grading, digging, potholing, or trenching within the TPZ of a protected tree shall be performed using 'air-spade' method as a preference, with manual hand shovel as a backup. (TPZ= 10x the tree diameter at 54" above grade) For utility trenching, including sewer line, roots exposed with a diameter of 2 inches and greater shall remain intact and not be damaged. If directional boring method is used to tunnel beneath roots, then CPA Standard Detail #504 shall be printed on the final plans and the buffer distances in TLTM Table 3-4, Trenching and Tunneling Distance, shall be implemented by Contractor. Contractor must notify the Urban Forestry Section at (650) 496-5953 in advance of conducting any approved excavation within 10-feet of any street trees (or for any protected tree on EVSE projects). Urban Forestry may choose to monitor or review the work for compliance with the City's Tree Protection Zone (TPZ) excavation standards.

**TREE PROTECTION COMPLIANCE:** The owner and contractor shall implement all protection and inspection schedule measures, design recommendations, and construction scheduling as stated in the Tree Preservation Report and/or T-1 Sheet Set and is subject to code compliance action pursuant to PAMC 8.10.080. The required protective fencing shall remain in place until the final landscaping or Urban Forestry inspection of the project is completed.

**NO NET LOSS OF CANOPY:** In order to comply with the City's no net loss of canopy policy (PAMC 8.10.055; Urban Forest Master Plan Goals 6.A, 6.B, & 6.C; Comprehensive Plan, Natural Environment Chapter Goal N-2) all trees 4 inches DBH and larger are subject to replacement to avoid a loss of canopy at the neighborhood level. Replacement ratios are determined by table 3-1 in the Tree and Landscape Technical Manual, Section 3.02. New landscape tree plantings (24 inch box or larger) count towards the replacement total. Screening trees may also count toward the total depending on size and species selected. If unable to plant the required number of trees on site (our preferred solution) there is the option of paying in-lieu fees per each 24 inch box tree into the forestry fund. [Note: A replacement at ratio of 1:1 for trees listed as exempt species under PAMC 8.10.020 is recommended. Exempt trees may require full replacement on parcels zoned other than R1, RE, R-2, or RMD]

**PLAN CHANGES:** Revisions and/or changes to plans before or during construction shall be reviewed and responded to by the (a) project site arborist, or (b) landscape architect with written letter of acceptance before submitting the revision to Planning and Development Services Department for review by Planning, Public Works, or Urban Forestry.

**PLAN SET REQUIREMENTS:** The final Plans submitted for a building permit shall include the location, DBH, canopy drip-line, and TPZ of all trees 4 inches DBH or greater as well as the following information and notes on relevant plan sheets:

a. T-1 SHEET SET. The building permit plan set will include the City's full-sized, T-1 Sheet Set (Tree Protection-it's Part of the Plan!), available on the Development Center website. A certified arborist shall complete and sign the Tree Disclosure Statement.

b. TREE PRESERVATION REPORT (TPR), if indicated by Tree Disclosure Statement, All sheets of the Applicant's TPR approved by the City for full implementation by Contractor, shall be printed on numbered T-1 Sheets (T-3, T-4, etc.) and added to the sheet index.

c. TREE PROTECTION FENCING. The Plan Set (esp. site, demolition, grading & drainage, foundation, irrigation, tree disposition, utility sheets, etc.) must delineate/show the correct configuration of Type I, Type II or Type III fencing around each Protected Tree, using a bold dashed line enclosing the Tree Protection Zone (CPA Standard Detail #605).

**THE OAKS SUBDIVISION**  
**Project Data**  
**By Steel Bridge Homes Palo Alto, LP**  
**4103 Old Trace Road, City of Palo Alto, CA**  
**APN: 175-020-178**

T-1



All other tree-related reports shall be added to the space provided starting on sheet T3, adding sheets as needed. Include this sheet(s) on Project Sheet Index or Legend Page.  
A copy of the T-1 Sheet Set can be downloaded at <http://www.cityofpaloalto.org/trees>  
\* Please note: Until the new TLTM is published the city's updated Tree Protection Ordinance takes precedence over TTM if conflict exists.

Special Tree Protection Instruction Sheet Set  
City of Palo Alto



T-1

Updated 03/31/2025

# City of Palo Alto - Tree Protection - It's Part of the Plan!

For written specifications associated with illustrations below, see Public Works Specifications Section 31. Detailed specifications are found in the Palo Alto Tree & Landscape Technical Manual (TLTM) ([www.cityofpaloalto.org/trees](http://www.cityofpaloalto.org/trees))

Tree Protection Zone (TPZ) shown by circle at grade (radius of TPZ equals 10-times the diameter of the tree or 10-feet, whichever is greater).  
The TPZ is a restricted activity and restricted trenching area - see Tree & Landscape Technical Manual Sec 3.03.6(A1,B1,B5,6), any proposed trench or form work within TPZ of a protected tree requires approval from Urban Forestry. Call 650-496-5953.

**TYPE I**

8.5x11-inch warning signs, one on each side

6-foot high chain link fence, typical

TPZ either 10x tree diameter or 10-feet, whichever is greater

**Type I Tree Protection:** Layout configuration applies to all Protected Trees, matching the site diagram with the tree preservation report (TPR) distances written for the project. Fencing should be shown on plans as it will be installed. A curved fence for a TPZ is generally not practical.

Fencing Inspection pass/fail is dependent on correct layout and mounted sign placard.

Place two (2) 8.5"x11" covered warning signs at each tree.

**TYPE II**

Any sidewalk or curb replacement requires approval and a Street Work Permit may be needed.

Fence distance to outer branches or TPZ

**Type II Tree Protection:** Layout configuration applies to all parkway strip or public trees near sidewalk.

**TYPE III**

One layer orange plastic fencing surrounding boards

Install 2"x4" boards against wattle, at 8" spacing, from ground to first branch flare

Place two (2) 8.5"x11" covered warning signs on each tree

Any proposed trench in TPZ requires approval. See TLTM 3.03.6-B5 for instructions

Restricted use. For trees in sidewalk cutouts/tree wells, or when otherwise authorized by Urban Forestry.

Wrap trunk with straw wattle at base & trunk

**Type III Tree Protection:** Layout for trunk protection applies to all Protected Trees when exclusively authorized for sidewalk cut-out. To be used only with approval from Urban Forestry.

Required tree protection shall be installed before demolition, excavation, or site work occurs.

Rev	By	Date	Approved by:
1	DD	08/10/06	P. GOLLINGER
2	JGH	06/02/16	PE No. ISA-WE: 7320BM
3	RTN	05/22/17	Date 10/24/2024
4	PGG	10/24/24	Dwg No. 605

Scale: NTS

**Tree Protection During Construction**  
City of Palo Alto Standard

**PLAN VIEW**

Trim stakes to height just above ties.

Flexible or plastic tree ties, fasten to stakes one above the other at 1/2 to 3/4 the height of the tree

Center of root ball between back of curb and front of sidewalk

Back of sidewalk

Front of sidewalk

Planter strip

Face of curb

2' - 0"

4'-6" (typ)

location of soil berm (typical)

Tree stake (typ.)

Rootball

14"

Place 3" of mulch in planter pit over soil backfill

Tree as specified by City

2" dia. tree stakes. \* Diagrammatic only, rotate 90 degrees per Plan View.

City sidewalk, refer to Drawing 604 & 604A for root channel details

**SECTION A-A**

Top of tree root ball needs to be 1 inch above the landscape grade

Rootball

Don't disturb soil under rootball

Limits of excavation

Install tree stakes a min. 12" into undisturbed soil

PCC Curb and Gutter

Backfill with a mixture of mixed original soil and approved loam topsoil around root ball and water at time of planting.

**NOTES:**

- Contact Underground Service Alert (USA) @ 811 or (800) 227-2600 at least five (5) days prior to beginning excavation work to locate existing utilities.
- Build soil berm min. 4" high and 2' from tree trunk planter strip. Provide loam topsoil needed to form berm and fill holes.
- Soil, concrete and other materials spilled on street, sidewalk, and planting area shall be cleaned up immediately by Contractor.
- PVC root barrier may be required on a site specific basis.
- Provide minimum rootable soil volume for tree size growth performance (in cubic feet): Large: 1,200 cu.ft. Medium: 800 cu.ft. Small: 400 cu.ft.

Rev	By	Date	Approved by:
1	Ron L	04/15/03	
2	JT	08/14/06	PE No. 72158
3	HQN	03/19/07	Date 01/10/18
4	RTN	06/11/17	Dwg No. 603

Scale: NTS

**Tree Detail Planter Strip**  
City of Palo Alto Standard

NOTE: Refer to Tree & Landscape Technical Manual, Section 3.03.6-B5,6 for additional information.

Tree trunk diameter	Distance of bore from each side of tree trunk "A"	Distance of open trench from tree-trunk "B"	Depth of bore or trench "C"
2	2	3	3.00
3	3	6	3.25
6	5	10	3.33
12	6	12	3.67
18	7	14	4.00
24	8	16	4.33
30	9	18	4.67
36	10	20	4.83
42	12	22	5.00

Rev	By	Date	Approved by:
1	MMN	3/15/05	
2	JT	08/14/06	PE No. 72158
3	RTN	06/11/17	Date 01/10/18
4	PGG	11/23/22	Dwg No. 504

Scale: NTS

**Utility Trenching Near Trees**  
City of Palo Alto Standard

**LANDSCAPE DISCLOSURE STATEMENT**

CITY OF PALO ALTO Urban Forestry Section Development Review  
trees@cityofpaloalto.org

THIS FORM MUST BE COMPLETED FOR ALL PROJECTS THAT INCLUDE LANDSCAPING

Palo Alto Municipal Codes, Chapters 12.32.040, 16.14, and 18.40.130 requires compliance with the State Model Water Efficient Landscape Ordinance (MWELO). Disclosure of square footage of landscaped area for all projects will assist the applicant and the City with compliance and reporting requirements. Refer to the City's MWELO Submittal & Guidelines document for further details.

PROPERTY ADDRESS: 4103 Old Trace Road, Palo Alto

- Is there any new or rehabilitated landscape area included in this project?  
 YES (continue form)  NO (form requirements complete)
- If new landscape is included, enter the square footage: New Landscape square footage\* = 7,675  
\*If the square footage of new landscaping is greater than 500 square feet, the project will need to submit MWELO documentation.
- If rehabilitated landscape is included, enter the square footage: Rehabilitated Landscape\*\* =  
\*\*If the square footage of rehabilitated landscaping is greater than 2500 square feet the project will need to submit MWELO documentation.
- Enter the total combined square footage of all landscaping included in the project\*\*\* = 7,675  
\*\*\*If the total square footage of all landscaping is greater than 2500 square feet the project will need to submit MWELO documentation.

I, the undersigned, agree that the above information is accurate and complete. I understand that knowingly or negligently providing false or misleading information in response to this disclosure requirement may delay project approval.

Signature: Karen J. Aitken Print: Karen J. Aitken Date: 11-6-25

Revised 03/05/2025

## SAMPLE WARNING SIGN FOR TREE PROTECTION FENCING

Each fenced tree enclosure should have a minimum of two warning signs containing the same information as the sample sign on right. Signs should be laminated, printed on waterproof material or be otherwise protected from the elements.

Apply Tree Preservation Report starting on sheet T-3 when required

Use additional "T" sheets as needed

## ---WARNING--- Tree Protection Zone

This fencing shall not be removed without City Arborist approval (650-496-5953)

Removal without permission is subject to a \$500 fine per day\*

\*Palo Alto Municipal Code Section 8.10.110

**THE OAKS SUBDIVISION**  
 Project By Steel Bridge Homes Palo Alto, LP  
 Data 4103 Old Trace Road, City of Palo Alto, CA  
 APN: 175-020-178

**ARBORIST REPORT-  
Tree Survey**

4103 Old Trace Road  
Palo Alto, CA  
APN: 175-02-078  
5/28/2025

Prepared for:  
Trace Estates LLC  
206 Garden Hill Drive  
Los Gatos, CA 95032

Prepared by:



ISA Certified Arborist - WED0551A  
ISA Tree Risk Assessment Qualification (TRAQ)

**Table of Contents**

- SUMMARY ..... 1
- Background ..... 2
- Assignment ..... 2
- Limits of the Assignment ..... 2
- Purpose and use of the report ..... 3
- Resources ..... 3
- OBSERVATIONS ..... 4-18
- DISCUSSION ..... 19
- Species List ..... 19
- Tree Evaluation and Recording Methods ..... 19
- Condition Rating ..... 20
- Suitability for Preservation ..... 20
- Tree Protection Zone ..... 21
- CERTIFICATE OF PERFORMANCE ..... 22
- CONCLUSION ..... 23
- RECOMMENDATIONS ..... 23

**Attachments: Appendix A - G**

- Appendix A – Tree Assessment Chart
- Appendix B – Criteria for Tree Assessment Chart
- Appendix C – Sheet T1 - Tree Location Map
- Appendix D – Glossary of Terms
- Appendix E – Bibliography
- Appendix F – Tree Protection Guidelines & Restrictions
  - Protecting Trees During Construction
  - Project Arborist Duties & Inspection Schedule
  - Tree Protection Fencing
  - Tree Protection Signs
  - Monitoring
  - Root Pruning
  - Tree Work Standards & Qualifications
- Appendix G - Assumptions & Limiting Conditions

**SUMMARY**

This report provides the following information:

1. A summary of the health and structural condition of 22 trees.
2. Recommendations for retention or removal of assessed trees based on their condition.

- A new residential subdivision is proposed for an undeveloped property at 4103 Old Trace Road, Palo Alto.
- I surveyed six regulated trees within or near the project area.
- The six regulated trees are in good or fair condition.
- Regulated trees retained for this project will need tree protection methods to reduce root and/or canopy loss impacts to a level the trees can tolerate.
- The Tree Assessment Chart, Appendix A is the condensed reference guide to inform all tree management decisions for the trees evaluated.

**Data Summary**

**Table 1: All Trees & Regulated Trees**

General	
Total Trees Inventoried	Count
Total	22
Species	7
Regulated Trees	
Protected Tree	0
Locally native trees ≥ 11.6" trunk diameter, incl. oaks, bigleaf maple & incense cedar	0
Coast Redwood ≥ 18" trunk diameter	0
Any tree ≥ 18" trunk diameter	4
Street Tree	2
All trees growing in the public right-of-way (publicly owned), outside of private property.	0

**Background**

Plans will be submitted to the City of Palo Alto Planning Department for a new subdivision at 4103 Old Trace Road. Ms. Melanie Griswold representative for Trace Estates LLC, requested my services to assess the condition of twenty-two trees on or near the applicant's property, and to evaluate their suitability for incorporation into the project based on their condition. Further, to provide a report with my findings and recommendations to meet City of Palo Alto planning requirements.

**Assignment**

Provide an arborist report that includes an assessment of the trees within the project area. The assessment is to include the species, size (trunk diameter, height and canopy spread), condition (health and structure), suitability for preservation ratings.

To complete this assignment, the following services were performed:

- **Tree Resource Evaluation:** Inventory, evaluate and assign suitability for preservation ratings for subject trees.
- **Plan Review:** Reviewed provided plans including Sheet 1, Site Plan, Old Trace Road - Feasibility Study, dated 4/29/2025, by Ten Over Studio, Inc.
- **Mapping:** Tree locations were plotted onto: Sheet C0, Boundary & Topographic Survey dated 4/18/2025, by Sterling Consultants, and Sheet T1, Tree Location Map, was created.

**Limits of the Assignment**

The information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection on May 19, 2025. The inspection is limited to visual examination of accessible items without climbing, dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the trees in question may not arise in the future.

**Purpose and use of the report**  
The report is intended to identify all the trees within the plan area that could be affected by a project. The report is to be used by the developers, their agents, and the City of Palo Alto as a reference for existing tree conditions and to help satisfy the City of Palo Alto planning requirements.

**RESOURCES**  
All information within this report is based on site plans as of the date of this report. Resources are as follows:  
• Sheet 1, Site Plan, Old Trace Road – Feasibility Study, dated 4/29/2025, by Ten Over Studio, Inc.  
• Sheet C0, Boundary & Topographic Survey dated 4/18/2025, by Sterling Consultants.  
• Site Visit, Tree Inventory & Condition Evaluation on 5/19/2025, at 4103 Old Trace Road, Palo Alto.  
• City of Palo Alto Municipal Code – Chapter 8.10 (applicable sections).  
• Guide for Plant Appraisal – 10<sup>th</sup> Edition

**REGULATED TREES - CITY OF PALO ALTO**  
Regulated trees are specific species and categories of trees, identified in the City ordinance that are protected (Palo Alto Municipal Code, Chapter 8.10). These trees must be maintained in accordance with regulation and require permits for pruning, removal or any activities that might impact them.

- 8.10.03 Definitions**
- (1) "Protected" tree means any of the following:
    - (A) Any locally native tree of the species *Acacia macrophyllum* (Bigleaf Maple), *Calocedra decurrens* (California Incense Cedar), *Quercus agrifolia* (Coast Live Oak), *Quercus douglasii* (Blue Oak), *Quercus kelloggii* (California Black Oak), or *Quercus lobata* (Valley Oak) which is eleven and one-half inches in diameter (17 1/2 inches in circumference) or more when measured four and one-half feet (11 feet) above natural grade.
    - (B) Any Coast Redwood tree (*Sequoia sempervirens*) that is eighteen inches in diameter (17 1/2 inches in circumference) or more when measured four and one-half feet (11 feet) above natural grade.
    - (C) Any tree larger than fifteen inches in diameter (forty-seven inches in circumference) or more when measured four and one-half feet (11 feet) above natural grade of any species except those invasive species described as weeds in Section 8.08.070 and those species classified as high water users by the water use classification of the landscape species list approved by the California Department of Water Resources (with the exception of Coast Redwood).
  - (2) Any tree designated for protection during review and approval of a development project.
  - (3) Any tree designated for carbon sequestration and storage under environmental mitigation programs as identified in an agreement between the property owner and a responsible government agency or recorded as a deed restriction.
- Public Street Trees** All public trees are protected. Public trees or street trees are all trees growing within the street right-of-way on public property such as parks, or city facilities. In some cases property lines for several feet behind the sidewalk. A Tree Permit from the Urban Forestry Section of the Public Works Department is required prior to any work on or within the drip-line of any public street tree.

**OBSERVATIONS**

I surveyed six regulated trees. In accordance with the City of Palo Alto ordinance, a regulated tree includes any locally native tree species including oaks, bigleaf maple and incense cedar, 11.5 inches in diameter or larger, measured at 4.5 feet above grade. Any coast redwood is protected at 18-inches and any other tree species is protected at 15-inches. Any tree growing within the public right-of-way is considered a street tree and is regulated.



Image #1 - Project site. Approximate property boundary and project limits are outlined in red, from Google Earth image.

I surveyed trees 3" in diameter or larger and they were affixed with numbered metal tags. Multi-trunk diameters were measured using guidelines from the 10<sup>th</sup> Edition Guide for Plant Appraisal.

A mature Northern California black walnut, (a boundary tree), grows on the subject property, and in the public right-of-way, along Old Trace Road. (Image #2).



Image #2 - Tree T1 - walnut, grows on the boundary between the subject property and the right-of-way, along Old Trace Road. Note the tie-dieback in canopy. (circled).

The walnut has a 16" trunk diameter, and two codominant trunks, which form a union at 5-feet above grade. The single lower trunk has a 15-degree lean. I noted lip dieback over 25-35% of the canopy. The tree needs pruning including crown clearing, and weight reduction, and selected removal of some crowded branches.

Tree T2, a mature 21' valley oak grows in the public right-of-way along Atastradero Road, (Image #3).



Image #3 - Tree T2, valley oak, grows in the public right-of-way, along Atastradero Road.

I noted a vertical seam on the valley oak beginning below the union of the two codominant trunks. (Image #4).



Image #4 - Tree T2 valley oak. Note vertical seam on trunk beginning at codominant union, (I to left of arrow).

Because of the seams location at the codominant attachment point, I recommend a more detailed inspection of the seam to determine if it affects the structural integrity of the attachment.

I noted a moderate infestation of gall wasp activity on several limbs and scaffolds. (Image #5).



Image #5 - Tree T2 valley oak. Note spiculated galls on the oak leaf.

Gall wasps and the galls they produce do not produce significant damage to trees.

Tree T11, a 16" pine grows on the adjacent property. (Image #6).



Image #6 - Tree T11, a 16" pine grows on the adjacent property.

Because the canopy growth overhangs the subject property, this tree was included in my survey.

The trunk has several structural defects including a trunk bow, an unbalanced canopy, and overextended limbs. All growth is on one side of the trunk creating an unbalanced canopy with a weight bias towards the subject property. However, the tree appears stable.

If a perimeter fence is installed for the project, this tree will need targeted clearance pruning to allow space for the fence construction.

I noted new growth at branch tips, the tree is moderately vigorous, and is in fair health.

Overall, the pine is in fair condition.

Tree T22, a 21" (estimated), pine tree grows on the adjacent property. (Image #6).



Image #6 - Tree T22, a 21" pine, (circled), growing on the adjacent property. Note the overhanging lower limbs.

Because the canopy growth overhangs the subject property, this tree was included in my survey.

The trunk has a 15 degree lean towards the subject property. One 4" and one 7" diameter limb overhangs the property and grows to the ground. I noted a minor infestation of Sequoia pitch moth. Overall, the pine is in fair condition.

Two multi-trunk acacia trees, T16 and T17, grow on the adjacent property. The two acacia trees have trunk diameters of 18" and 15" respectively when measured below the multi-trunk union, and are classified as protected trees. The trees grow in a group of acacia trees with their branches intermingling with other not protected trees forming a single continuous canopy. (Image #7).

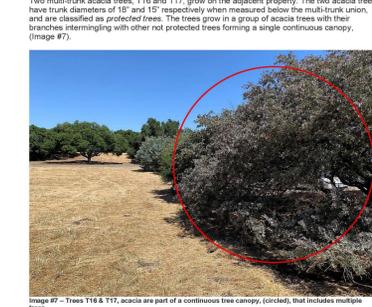


Image #7 - Trees T16 & T17, acacia are part of a continuous tree canopy, (circled), that includes multiple trees.

Because the canopy growth overhangs the subject property, these trees were included in my survey.

The trees show normal amounts of canopy growth and are in fair health. Both trees have multiple structural defects including trunk leans, unbalanced canopies and overextended limbs. Because of these defects I rate their structure as poor. Overall, the trees are in fair condition.

The poor structure of the acacias has resulted in the trees developing a low branching structure. Pruning the trees to create clearance for tree protection fencing and/or permanent perimeter fencing may compound structural problems created by the trees poor structure, and reduce their stability.

The balance of the trees I surveyed on the subject property are not regulated by the City of Palo Alto. To provide a comprehensive report, I have included images and brief descriptions of these trees.

Most of the trees nonregulated trees on the subject property grow along the east property line. (Image #8).



Image #8 - The trees growing along the east property line. Most are purple-leaf acacia, mixed with two oaks and an olive.

The trees are mostly purple-leaf acacia. The acacia have multiple structural defects, are in fair to poor condition, and are not suitable for incorporation into the project.

**THE OAKS SUBDIVISION**  
**Project By Steel Bridge Homes Palo Alto, LP**  
**Data 4103 Old Trace Road, City of Palo Alto, CA**  
**APN: 175-020-178**

The trees contain one or more structural defects including unbalanced canopies, trunk leans, and some have minimal live growth in their canopies. (Image #9).



Image #9 - Trees T3 - T5 acacia. Note the trunk leans and unbalanced canopies with a weight bias towards the west.

Three coast live oaks and one olive tree also grow along the east property line. (Images #10, #11 & #12).



Image #10 - Tree T5; coast live oak. Note the vigorous growth with a dense canopy growing to the south.

Tree T6, a multi-trunk oak, is 11' in diameter below the trunk union. The coast live oak is in good health. The tree canopy is unbalanced and grows with a weight bias to the west. The oak is in good condition.

Tree T7, an 11' coast live oak, (not pictured), is in fair condition. The oak was mistakenly tagged with a metal tree tag as it grows on the adjacent property, (1.5' from the property line). The tree has been topped at 3 feet above grade creating a poor structure. The tree has responded to the topping out with hedge like regrowth. Multiple 1" to 2" stems have regrown and are weakly attached to the trunk. Overall, the tree is in fair condition.

Tree T9, a multi-trunk olive, (7', 5', 6'), grows near the fence line. (Image #11).



Image #11 - Tree T9; olive.

The olive is in good health. Structurally, I rate the tree as fair due to the three codominant trunks.

Tree T10, a 5.5' coast live oak grows at the south fence line. (Image #12).



Image #12 - Tree T10; coast live oak.

The tree is likely a volunteer that sprouted at the base of the fence. This location has affected the tree growth pattern. The trunk leans 5 degrees away from the fence. All of the canopy growth is on one side of the trunk. The tree has good health, but poor structure and overall is in fair condition.

To summarize, most of the trees growing along the east property line are acacia trees that are in poor condition. These trees are not suitable for incorporation into the project.

One oak, (T6) is in good condition, and the olive, (T9), is in fair condition. The olive grows 3 feet from the property line and may be suitable to retain as screening plant material. One oak tree T5, is 5-6 feet from the property line, this tree could be suitable for use in the project as screening plant material, or trained into a larger open canopy specimen tree.

Twelve trees growing on the adjacent properties have canopies that overhang the project boundary. Many are purple-leaf acacia that grow near the east property line. The acacia have canopies that intermingle with the acacias growing on the subject property. These acacia are in fair to poor condition.

The balance of the trees on adjacent properties include one coast redwood and four pine trees. (Images #13 & #14).



Image #13 - Trees T10, coast live oak, T18 coast redwood, and T19, pine.

Tree T18, a 15' (estimated), coast redwood is in fair condition. The redwood has limbs that overhang the property line by 10 feet.

Tree T19, a 14' pine has two codominant trunks at 10 feet above grade. The trees lowest limb is 10 feet above grade and overhangs the property by 13 feet. The pine is in fair condition.

Trees T20 - T22 are pine trees with estimated trunk diameters ranging from 11" to 14". (Image #14).



Image #14 - Trees T20, T21 and T22, pine. The T22 is discussed on page 19 of this report.

Pine trees T20 and T21 have canopies that overhang the subject property by 14 feet. The two pines are in fair condition.

## DISCUSSION

### Species List

Table 2 - Regulated Trees

REGULATED TREES		
Common Name	Botanical Name	Count
Northern California black walnut	(Juglans torreyi)	1
Valley oak	(Quercus lobata)	1
Pine	(Pinus spp.)	2
Purple-leaf acacia	(Acacia baileyana Purpurea)	2
<b>Total Regulated Tree Count</b>		<b>6</b>

Table 3 - All Trees Inventoried

ALL TREES		
Species - A complete list can be found in Appendix A - Tree Assessment Chart		
<b>Total Tree Count</b>		<b>22</b>

### Tree Evaluation and Recording Methods

Site evaluations were made on 5/19/2025. The inventory included all trees on the property within the project limits. The health and structural condition of each tree was assessed and recorded. Based on the trees' health and structural condition, each tree's suitability for preservation was rated and recorded. The recorded data is included in the Tree Assessment Chart, Appendix A, of this report. Tree numbers were plotted on the attached, Sheet T1, Tree Location Map. To correlate the data in the Tree Assessment Chart to the tree's location on the site, refer to Appendix C, Sheet T1, Tree Location Map.

### Condition Rating (Regulated Trees)

A tree's condition is determined by assessing both the health and structure, then combining the two factors to reach a condition rating. The tree's condition is rated as poor, fair or good. The quantity of trees assigned for each category (good, fair or poor), is indicated below.

#### Tree Condition Rating

- Good - 1
- Fair - 5
- Poor - 0

### Suitability for Preservation (Regulated Trees)

A tree's suitability for preservation is determined based on its health, structure, age, species characteristics and longevity using a scale of good, fair or poor. The quantity of trees assigned to each category (good, fair or poor), is listed below.

#### Suitability Rating

- Good - 1
- Fair - 5
- Poor - 0

### Mitigation Measures for Retained Trees

The trees retained on this project will require some or all of the following methods to protect them from the impacts described above and to minimize root loss during the construction phases:

- Tree Protection Fencing
- Hand trenching
- Supervised root pruning

An analysis of construction impacts to trees, and a tree protection plan must be included with the final submittal.

### Tree Protection Zone

The tree protection zone (TPZ) is a defined area (radius from trunk), within which certain activities are prohibited or restricted to minimize potential injury to designated trees during construction.

The size of the optimal TPZ can be determined by a formula based on 1) trunk diameter 2) species tolerance to construction impacts, and 3) tree age (Matheny, N. and Clark, J. 1998). In some instances, tree drip line is used as the TPZ. Development constraints can also influence the final size of the tree protection zone.

Fencing is installed to delineate the (TPZ), and to protect tree roots, trunk, and scaffold branches from construction equipment. The fenced protection area may be smaller than the optimal or designated TPZ area in some circumstances. Tree protection may also involve the arming of the tree trunk and/or scaffold limbs with barriers to prevent mechanical damage from construction equipment. See Tree Protection Guidelines & Restrictions - Appendix E.

Once the TPZ is delineated and fenced (prior to any site work, equipment and materials move in), construction activities are only to be permitted within the TPZ if allowed for and specified by the project arborist.

Where tree protection fencing cannot be used, or as an additional protection from heavy equipment, tree wrap may be used. Wooden slats at least one inch thick are to be bound securely, edge to edge, around the trunk. A single layer or more of orange plastic construction fencing is to be wrapped and secured around the outside of the wooden slats. Major scaffold limbs may require protection as determined by the City arborist or Project arborist. Straw wattle may also be used as a trunk wrap and secured with orange plastic fencing.

Data has been entered in the Tree Assessment Chart - Appendix A, which indicates the optimal Tree Protection Zone for each tree.

Additional general tree protection guidelines are included in Tree Protection Guidelines & Restrictions - Appendix G.

## Certificate of Performance

I, Kurt Fouts, certify:

That I have personally inspected the tree(s) and/or the property referred to in this report and have stated my findings accurately to the best of my professional judgement.

- That I have no current interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- That the analysis, opinions and conclusions stated herein are my own, and were developed and prepared according to commonly accepted arboricultural practices.
- That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.
- That my analysis, opinions, and conclusions were developed, and this report has been prepared according to commonly accepted arboricultural practices.
- That no one provided significant professional assistance to the consultant, except as indicated within the report.

I further certify that I am an International Society of Arboriculture Certified Arborist and carry an International Society of Arboriculture Tree Risk Assessment Qualification. I have been involved in the practice of arboriculture and the care and study of trees for more than 20 years.

Signed: Kurt Fouts

Date: 5/28/2025

## CONCLUSION

- A new residential subdivision is proposed for an undeveloped property at 4103 Old Trace Road, Palo Alto.
- I inventoried six regulated trees, including trees T1, walnut, T2, valley oak, T18 and T17, purple-leaf acacia, and T11 and T22 pine, within or near the project area.
- The six regulated trees are in good or fair condition and are suitable for incorporation into the project.
- Regulated trees retained for this project will need tree protection methods to reduce root and/or canopy loss impacts to a level the trees can tolerate.
- An analysis of construction impacts to trees, and a tree protection plan must be included with the final submittal.
- The Tree Assessment Chart, Appendix A is the condensed reference guide to inform all tree management decisions for the trees evaluated.

## RECOMMENDATIONS

1. Obtain all necessary permits prior to removing or significantly altering any trees on site.

Respectfully submitted,

Kurt Fouts  
Kurt Fouts ISA Certified Arborist WFD061A  
ISA Tree Risk Assessment Qualification (TRAQ)



4103 Old Trace Road, Palo Alto  
Tree Assessment Chart - Appendix A

**Suitability for Preservation Ratings:**

**Good:** Trees in good health and structural condition with potential for longevity on the site

**Fair:** Trees in fair health and/or with structural defects that may be reduced with treatment procedures

**Poor:** Trees in poor health and/or with poor structure that cannot be effectively abated with treatment

**Palo Alto - Regulated Tree Code:**

**PT: Protected Tree** - Locally native oak, bigleaf maple or incense cedar inches or greater in diameter @54" a.g. Coast Redwood 18" or diameter @ 54" a.g. Any other species 15" or greater @ 54" a.g.

**ST: Street Tree** - All trees growing within the street public right of way (owned), outside of private property.

**DT: Designated Tree** - All trees when associated with a development that are designated by the City Of Palo Alto.

Tree #	Species	Trunk Diameter @ 54 inches above grade	Regulated Tree (Type)	Crown Height & Spread (Diameter)	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (Radius Feet from Trunk)	Comments
REGULATED TREES									
T1	northern California black walnut (Juglans Aindis)	16"	ST	25'x20'	Fair	Fair	Fair	15'	This is a boundary tree, with the trunk straddling the property line. The tree trunk is partially on private property and partially in the public right-of-way. Codominant trunks, (two), at 5' above grade. The single lower trunk has a 15 degree lean. I noted tip dieback over 25 - 35% of the canopy. The tree needs crown cleaning, and weight reduction, and selected removal of some crowded branches.
T2	valley oak (Quercus lobata)	21"	ST	55'x30'	Good	Fair	Good	20'	Grows in the right-of-way. Codominant trunks, (two), at 7' above grade. I noted a vertical seam beginning below the union of the two codominant trunks. Because of the location of the seam at the codominant attachment point, I recommend a more detailed inspection. I noted a moderate infestation of gall wasp activity as noted by the production of many galls on limbs and scaffolds. Gall wasps and the galls they produce do not cause significant damage to trees.
 <span style="float: right;">Page 1 of 4</span> <span style="float: right;">5/28/2025</span>									

4103 Old Trace Road, Palo Alto  
Tree Assessment Chart - Appendix A

Tree #	Species	Trunk Diameter @ 54 inches above grade	Protected Tree (Type)	Crown Height & Spread	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (Radius Feet from Trunk)	Comments
TREES ON ADJACENT PROPERTIES									
17 (No Tag)	purple-leaf acacia	15"	PT	15'x12'	Fair	Poor	Fair-Poor	13'	20 degree trunk lean.
18 (No Tag)	coast redwood (Sequoia sempervirens)	15" (estimated)	Not Protected	45'x15'	Fair	Fair	Fair	13'	Shows signs of drought stress. Lowest limb is 8' above grade.
19 (No Tag)	Pine (Pinus spp.)	14" (estimated)	Not Protected	40'x25'	Good	Fair	Fair	15'	Codominant trunks at 10' above grade. Lowest limb is 10' above grade.
20 (No Tag)	Pine (Pinus spp.)	12" (estimated)	Not Protected	40'x10'	Fair	Fair	Fair	13'	lowest limb is 12' above grade and extends 14' over property line.
21 (No Tag)	Pine (Pinus spp.)	11" (estimated)	Not Protected	40'x15'	Fair	Fair	Fair	13'	
22 (No Tag)	Pine (Pinus spp.)	21" (estimated)	PT	40'x20'	Fair	Fair	Poor	20'	Trunk has 15 degree lean. One 4" and one 7" diameter limb overhangs subject property, and extends to ground. Minor infestation of Diplolepis pitch moth.
 <span style="float: right;">Page 4 of 4</span> <span style="float: right;">5/28/2025</span>									

4103 Old Trace Road, Palo Alto  
Tree Assessment Chart - Appendix A

Tree #	Species	Trunk Diameter @ 54 inches above grade	Regulated Tree (Type)	Crown Height & Spread (Diameter)	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (Radius Feet from Trunk)	Comments
TREES NOT PROTECTED									
T3	purple-leaf acacia (Acacia baileyana "Purpurea")	12" (at 1' above grade)	Not Protected	15'x10'	Fair	Fair-Poor	Poor	10'	Multi trunk tree. Trunk diameter is 12" at one foot above grade.
T4	purple-leaf acacia	10"	Not Protected	20'x10'	Fair	Poor	Poor	10'	10 degree trunk lean. Unbalanced canopy with weight bias to southwest.
T5	purple-leaf acacia	7" (at 1' above grade)	Not Protected	10'x10'	Poor	Poor	Poor	10'	boundary tree. Minimal live canopy. Multi trunk tree. Trunk diameter is 7" at one foot above grade.
T6	coast live oak (Quercus agrifolia)	11" (at one foot above grade)	Not Protected	10'x10'	Good	Fair	Good	10'	Codominant trunks at one foot above grade. Canopy grows to ground, and is unbalanced with a weight bias to southwest. Multi trunk tree. Trunk diameter is 11" at one foot above grade.
T7	coast live oak	11" (at 2' above grade)	Not Protected	12'x10'	Good	Poor	Poor	10'	Tree was mistakenly tagged and grows on adjacent property, (1.5' from property line). Topped at 5' above grade creating multiple 1" to 2" stems that are weakly attached.
T8	purple-leaf acacia	13" (at 1' above grade)	Not Protected	12'x10'	Poor	Poor	Poor	10'	Codominant trunks at one foot above grade. Minimal live canopy. Unbalanced canopy with a weight bias to southwest. Multi trunk tree. Trunk diameter is 13" at one foot above grade.
T9	elmer (Olea europaea)	18"	Not Protected	25'x15'	Good	Fair	Fair	13'	Exempt Tree Species, PAMC 6.10.020. CAL-IPC, Plant Right. Three codominant trunks at grade. Trunk diameter is 18" at one foot above grade.
T10	coast live oak	5.5"	Not Protected	16'x10'	Good	Fair	Poor	10'	Grows at fence line. Five degree trunk lean away from fence. Unbalanced canopy with a weight bias to northwest.
 <span style="float: right;">Page 2 of 4</span> <span style="float: right;">5/28/2025</span>									

4103 Old Trace Road, Palo Alto  
Tree Assessment Chart - Appendix A

Tree #	Species	Trunk Diameter @ 54 inches above grade	Regulated Tree (Type)	Crown Height & Spread (Diameter)	Health Rating	Structural Rating	Suitability for Preservation (Based Upon Condition)	Tree Protection Zone (Radius Feet from Trunk)	Comments
TREES ON ADJACENT PROPERTIES									
11 (No Tag)	pine (Pinus spp.)	16"	PT	15'x15'	Fair-Poor	Poor	Poor	13'	Unbalanced canopy with a weight bias to northwest.
12 (No Tag)	purple-leaf acacia	10"	Not Protected	25'x15'	Fair	Fair-Poor	Poor	10'	Codominant trunks, (2), at 2' above grade. Trunk diameter is 10" at one foot above grade.
13 (No Tag)	purple-leaf acacia	8"	Not Protected	15'x10'	Fair-Poor	Poor	Poor	10'	Multiple stems weakly attached at 5' above grade. Trunk diameter is 10" at one foot above grade.
14 (No Tag)	purple-leaf acacia	9"	Not Protected	20'x10'	Fair-Poor	Poor	Poor	10'	Multiple stems weakly attached at 5' above grade. Trunk diameter is 9" at 4' above grade.
15 (No Tag)	purple-leaf acacia	5"	Not Protected	12'x10'	Fair	Fair	Fair	10'	Unbalanced canopy with a weight bias to northwest.
16 (No Tag)	purple-leaf acacia	18"	PT	15'x20'	Fair	Poor	Fair-Poor	15'	Two trunks grow horizontal. Unbalanced canopy with a weight bias to northwest.
 <span style="float: right;">Page 3 of 4</span> <span style="float: right;">5/28/2025</span>									

APPENDIX B - CRITERIA FOR TREE ASSESSMENT CHART

Following is an explanation of the data used in the tree evaluations. The data is incorporated in the *Tree Assessment Chart, Appendix A*.

**Trunk Diameter and Number of Trunks:**

Trunk diameter as measured at 4.5 feet above grade. The number of trunks refers to a single or multiple trunked tree. Multiple trunks are measured at 4.5 feet above grade.

**Health Ratings:**

**Good:** A healthy, vigorous tree, reasonably free of signs and symptoms of disease

**Fair:** Moderate vigor, moderate twig and small branch dieback, crown may be thinning and leaf color may be poor

**Poor:** Tree in severe decline, dieback of scaffold branches and/or trunk, most of foliage from epicormics

**Structure Ratings:**

**Good:** No significant structural defects. Growth habit and form typical of the species

**Fair:** Moderate structural defects that might be mitigated with regular care

**Poor:** Extensive structural defects that cannot be abated.

**Suitability for Preservation Ratings:**

**Rating factors:**

**Tree Health:** Healthy vigorous trees are more tolerant of construction impacts such as root loss, grading and soil compaction, then are less vigorous specimens.

**Structural integrity:** Preserved trees should be structurally sound and absent of defects or have defects that can be effectively reduced, especially near structures or high use areas.

**Tree Age:** Over mature trees have a reduced ability to tolerate construction impacts, generate new tissue and adjust to an altered environment. Young to maturing specimens are better able to respond to change.

**Species response:** There is a wide variation in the tolerance of individual tree species to construction impacts.

**Rating Scale:**

**Good:** Trees in good health and structural condition with potential for longevity on the site  
**Fair:** Trees in fair health and/or with structural defects that may be reduced with treatment procedures.

**Poor:** Trees in poor health and/or with poor structure that cannot be effectively abated with treatment. Trees can be expected to decline or fail regardless of construction impacts or management. The species or individual may possess characteristics that are incompatible or undesirable in landscape settings or unsuited for the intended use of the site.

**Construction Impacts:**

**Rating Scale:**

**High:** Development elements proposed that are located within the Tree Protection Zone that would severely impact the health and/or stability of the tree. The tree impacts cannot be mitigated without design changes. The tree may be located within the building footprint.

**Moderate:** Development elements proposed that are located within the Tree Protection Zone that will impact the health and/or stability of the tree and can be mitigated with tree protection treatments.

**Low:** Development elements proposed that are located within or near the Tree Protection Zone that will have a minor impact on the health of the tree and can be mitigated with tree protection treatments.

**None:** Development elements will have no impact on the health and stability of the Tree.

**Tree Protection Zone (TPZ):**

Defined area within which certain activities are prohibited or restricted to prevent or minimize potential injury to designated trees, particularly during construction or development.

**THE OAKS SUBDIVISION**  
**By Steel Bridge Homes Palo Alto, LP**  
**4103 Old Trace Road, City of Palo Alto, CA**  
**APN: 175-020-178**

**Project Data**

# City of Palo Alto - Tree Protection - It's Part of the Plan!



**Moki Smith  
Arborist**

moksmitharborist@gmail.com  
408-722-8942

**Tree Protection Plan**  
Site Address: 4103 Old Trace Road, Palo Alto, CA

APN: 175-20-078  
Date: 07/11/25

Prepared by: Nathan Basista  
Certified ISA Arborist  
License: WE-15570-A

**Introduction**

The majority of the trees included in the arborist report for this property, prepared by Kurt Fouts and dated May 28, 2025, have main stems located on adjacent properties, with canopies that extend into the subject parcel. Several of these trees are classified as protected under local ordinance and require proper preservation measures during site development.

**Notable trees to be protected on the subject and adjacent properties include:**

- T1 – Northern Black Walnut – 16" DBH (Street Tree)
- T2 – Valley Oak – 21" DBH (Street Tree)
- T11 – Pine – 16" DBH (Protected Tree – Adjacent Property)
- T16 – Purple Leaf Acacia – 18" DBH (Protected Tree – Adjacent Property)
- T17 – Purple Leaf Acacia – 15" DBH (Protected Tree – Adjacent Property)
- T22 – Pine – 21" DBH (Protected Tree – Adjacent Property)

**Northern boundary:**

Only one tree is located along the northern frontage of the property:

- T2 – Valley Oak (21" DBH, Street Tree – Protected)
  - Tree protection fencing shall be placed no closer than 10 feet from the main stem, or at the drip line, whichever is greater.

**Western boundary:**

Only one tree is located along the western frontage of the property:

- T1 – Northern Black Walnut (16" DBH, Street Tree – Protected)
  - Tree protection fencing shall be placed no closer than 7 feet from the main stem, or at the drip line, whichever is greater.

**Eastern boundary:**

Most of the trees along the eastern boundary are non-protected. However, the following trees are protected due to species and size:

- T11 – Pine (16" DBH, Protected)
  - Tree protection fencing shall be placed no closer than 10 feet from the main stem, or at the drip line, whichever is greater.

- T16 – Purple Leaf Acacia (18" DBH, Protected)
  - Tree protection fencing shall be placed no closer than 10 feet from the main stem, or at the drip line, whichever is greater.
- T17 – Purple Leaf Acacia (15" DBH, Protected)
  - Tree protection fencing shall be placed no closer than 10 feet from the main stem, or at the drip line, whichever is greater.

Note: The other trees located along the eastern boundary are not protected and are relatively young and exhibit vigorous growth. As a result, they are more resilient and better able to tolerate minor root disturbance, particularly outside of the drip line. Larger, more mature trees on-site will require greater care due to their diminished ability to compartmentalize injury.

**Southern boundary:**

The majority of trees along the southern boundary have main stems located on adjacent parcels, with canopies that extend into the subject property. All of these trees are not protected, with the exception of T22.

T22 – Pine (21" DBH, Protected)

- Tree protection fencing shall be placed no closer than 10 feet from the main stem, or at the drip line, whichever is greater.

Note: Remaining trees along the southern edge are non-protected and youthful in age. While they are more tolerant of limited root disturbance, care should still be taken to minimize impact during construction.

General Tree Protection Guidelines:

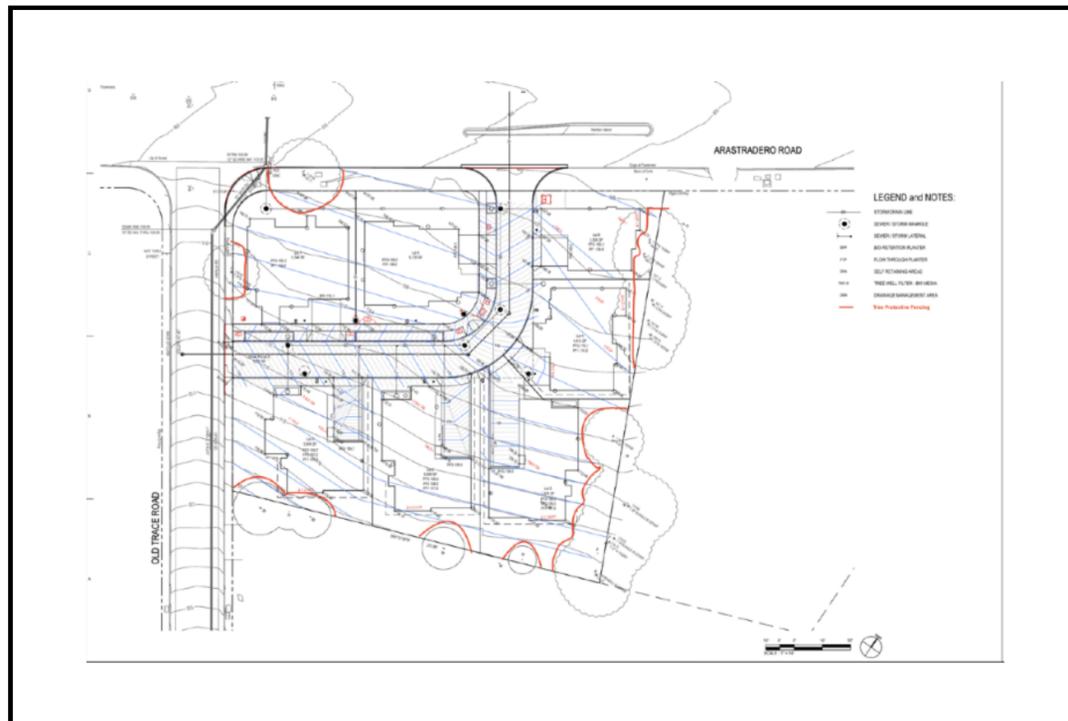
**Special note:**

- T17 – Coast Live Oak (5.5" DBH, Non-Protected)
  - This tree is recommended for removal. The base of the main stem has been girdled by a wire fence, severely compromising vascular function. The tree has poor potential for long-term development due to the inability of the cambium tissue to transport nutrients. Retention is not advised.

**Protective tree fencing shall specify the following:**

- (1) **Size and materials.** Six (6) foot high chain link fencing, mounted on two-inch diameter galvanized iron posts, shall be driven into the ground to a depth of at least two (2) feet at no more than 10-foot spacing. For paving area that will not be demolished and when stipulated in a tree preservation plan, posts may be supported by a concrete base.
- (2) **Area type to be fenced.**
  - Type I: Enclosure with chain link fencing of either the entire drip-line area or at the tree protection zone (TPZ), when specified by a certified or consulting arborist.
  - Type II: Enclosure for street trees located in a planter strip: chain link fence around the entire planter strip to the outer branches.
  - Type III: Protection for a tree located in a small planter cutout only (such as downtown): orange plastic fencing shall be wrapped around the trunk from the ground to the first branch with 2-inch wooden boards bound securely on the outside. Caution shall be used to avoid damaging any bark or branches.
- (3) **Duration of Type I, II, III fencing.** Fencing shall be erected before demolition, grading or construction permits are issued and remain in place until the work is completed. Contractor shall first obtain the approval of the project arborist on record prior to removing a tree protection fence.

- (4) **Warning sign.** Each tree fence shall have prominently displayed an 8.5 x 11-inch sign stating: "Warning—Tree Protection Zone—this fence shall not be removed and is subject to penalty"
- (5) Prior to the commencement of construction, install the fence at the dripline, around any tree and/or vegetation to be retained which could be affected by the construction and prohibit any storage of construction materials or other materials, equipment cleaning, or parking of vehicles within the TPZ. The dripline shall not be altered in any way so as to increase the encroachment of the construction.
- (6) Prohibit all construction activities within the TPZ, including but not limited to: excavation, grading, drainage and leveling within the dripline of the tree unless approved by the Director.
- (7) Prohibit disposal or depositing of oil, gasoline, chemicals or other harmful materials within the dripline of or in drainage channels, swales or areas that may lead to the dripline of a protected tree.
- (8) Prohibit the attachment of wires, signs or ropes to any protected tree.
- (9) Design utility services and irrigation lines to be located outside of the dripline when feasible.
- (10) Retain the services of a certified or consulting arborist who shall serve as the project arborist for periodic monitoring of the project site and the health of those trees to be preserved. The project arborist shall be present whenever activities occur which may pose a potential threat to the health of the trees to be preserved and shall document all site visits.
- (11) The project arborist shall be notified of any damage that occurs to a protected tree during construction so that proper treatment may be administered.



**THE OAKS SUBDIVISION**

**Project** By Steel Bridge Homes Palo Alto, LP  
**Data** 4103 Old Trace Road, City of Palo Alto, CA  
**APN: 175-020-178**

