Environmental Quality Commission

REGULAR MEETING AGENDA



Date: 12/17/2025 Time: 6:00 p.m.

Location: Zoom.us/join – ID# 879 3070 9093 and

City Hall Downtown Conference Room, 1st Floor

701 Laurel St., Menlo Park, CA 94025

Commissioner Kissel will be participating from: 4459 Avenue Del Mar Carpinteria, CA 93013

Members of the public can listen to the meeting and participate using the following methods.

- How to participate in the meeting
 - Access the meeting, in-person, at the Downtown Conference Room
 - Access the meeting real-time online at: Zoom.us/join –Meeting ID 879 3070 9093
 - Access the meeting real-time via telephone at: (669) 900-6833
 Meeting ID 879 3070 9093
 Press *9 to raise hand to speak

Subject to change: The format of this meeting may be altered or the meeting may be canceled. You may check on the status of the meeting by visiting the city website menlopark.gov. The instructions for logging on to the webinar and/or the access code is subject to change. If you have difficulty accessing the webinar, please check the latest online edition of the posted agenda for updated information (menlopark.gov/agendas).

Regular Session

- A. Call To Order
- B. Roll Call Angiel, Hedley, Hernandez, Hill, Kissel, Chair McKenna, Vice Chair Meyer
- C. Public Comment

Under "Public Comment," the public may address the Commission on any subject not listed on the agenda. Each speaker may address the Commission once under public comment for a limit of three minutes. You are not required to provide your name or City of residence, but it is helpful. The Commission cannot act on items not listed on the agenda and, therefore, the Commission cannot respond to non-agenda issues brought up under public comment other than to provide general information.

D. Regular Business

- D1. Approve the October 15, 2025 Environmental Quality Commission meeting minutes (Attachment)
- D2. Deny the appeal and uphold staff's decision to approve the permit application to remove fourteen

Environmental Quality Commission Regular Meeting Agenda December 17, 2025 Page 2

heritage trees at 68 Willow Rd (Staff Report #25-002-EQC) (Attachment)

- D3. Update on installation of solar at city facilities (Attachment)
- D4. Emissions Reductions Impact Study ad hoc subcommittee report out (Attachment)
- E. Reports and Announcements
- E1. Reports and announcements from staff and Commissioners
- F. Informational Items
- F1. 2025-26 Environmental Quality Commission work plan (Attachment)

G. Adjournment

At every Regular Meeting of the Commission, in addition to the Public Comment period where the public shall have the right to address the Commission on any matters of public interest not listed on the agenda, members of the public have the right to directly address the Commission on any item listed on the agenda at a time designated by the Chair, either before or during the Commission's consideration of the item.

At every Special Meeting of the Commission, members of the public have the right to directly address the Commission on any item listed on the agenda at a time designated by the Chair, either before or during consideration of the item.

For appeal hearings, appellant and applicant shall each have 10 minutes for presentations.

If you challenge any of the items listed on this agenda in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City of Menlo Park at, or before, the public hearing.

Any writing that is distributed to a majority of the Commission by any person in connection with an agenda item is a public record (subject to any exemption under the Public Records Act) and is available by request by emailing the city clerk at jaherren@menlopark.gov. Persons with disabilities, who require auxiliary aids or services in attending or participating in Commission meetings, may call the City Clerk's Office at 650-330-6620.

Agendas are posted in accordance with Cal. Gov. Code §54954.2(a) or §54956. Members of the public can view electronic agendas and staff reports by accessing the city website at menlopark.gov/agendas and can receive notification of agenda postings by subscribing at menlopark.gov/subscribe. Agendas and staff reports may also be obtained by contacting the City Clerk at 650-330-6620. (Posted: 12/12/2025)

Environmental Quality Commission



REGULAR MEETING MINUTES - DRAFT

Date: 10/15/2025 Time: 6:00 p.m.

Location: Teleconference and

City Hall Downtown Conference Room, 1st Floor

701 Laurel St., Menlo Park, CA 94025

A. Call To Order

Chair McKenna called the meeting to order at 6:00 p.m.

B. Roll Call

Present: Angiel, Hedley, Hill, Chair McKenna, Vice Chair Meyer

Absent: Hernandez, Kissel

Staff: Sustainability Manager Rachael Londer

C. Public Comment

Julia Zeitlin spoke on distribution of extreme heat resilience kits.

D. Regular Business

D1. Approve the September 17, 2025 Environmental Quality Commission meeting minutes (Attachment)

ACTION: Motion and second (Hill/ Hedley), to approve the September 17, 2025 Environmental Quality Commission meeting minutes, passed 5-0-2 (Hernandez and Kissel absent).

D2. Review and discuss existing building electrification permit fee waiver program (Attachment)

Chair McKenna introduced the item.

Sustainability Manager Rachael Londer made the presentation (Attachment).

The Commission received clarification on staff recommendations, building permits fees, waivers provided by other cities and master fee schedule update timeline.

Brian Schmidt spoke in support of continuing the permit fee waiver program.

The Commission discussed permit process streamlining, retaining the permit fee waiver program in place as-is or for low-income residents, upgrading the waiver process, eliminating permits for electrification and considering a set credit amount for replacement of gas appliance with electric.

D3. Review and discuss approach for the 2026 Love Our Earth festival (Attachment)

Chair McKenna introduced the item.

Sustainability Manager Rachael Londer made the presentation (Attachment).

The Commission received clarification on the purpose of the Love Our Earth Festival.

• Brian Schmidt spoke on Menlo Spark's collaboration on Love Our Earth Festival planning and budget contribution.

The Commission discussed reaching a broader audience, hosting an event downtown, collaborating with downtown businesses, hosting multiple events throughout the month aimed at different age groups to promote electrification, partnering with restaurants, businesses and venues to host special events, incorporating a pledge program throughout Earth month, promoting themed weeks and creating a storytelling event.

D4. Receive and file work plan and form ad hoc subcommittees (Attachment)

Chair McKenna introduced the item.

The Commission discussed a new subcommittee to determine the metric to measure vehicles miles traveled.

ACTION: Motion and second (Hill/ Meyer), to approve the fiscal year 2025-26 Environmental Quality Commission work plan and form ad hoc subcommittees, passed 5-0-2 (Hernandez and Kissel absent).

E. Reports and Announcements

E1. Reports and announcements from staff and Commissioners

Sustainability Manager Rachael Londer reported out on the Dec. 17 Environmental Quality Commission meeting, Dec. 3 Youth Advisory Committee meeting and solar and carport installation at City Hall.

Commissioner Hedley reported out on the Nov. 8 Acterra Green@Home tour.

Chair McKenna reported out on the Oct. 16 Home is Where the Change is event.

F. Informational Items

F1. 2025-26 Environmental Quality Commission work plan (Attachment)

G. Adjournment

Chair McKenna adjourned the meeting at 7:18 p.m.

Management Analyst II Liz Tapia



STAFF REPORT

Environmental Quality Commission
Meeting Date: 12/17/2025
Staff Report Number: 25-002-EQC

Regular Business: Deny the appeal and uphold staff's decision to

approve the permit application to remove 14

heritage trees at 68 Willow Rd.

Recommendation

Staff recommends the Environmental Quality Commission (EQC) deny the appeal and uphold staff's decision to approve the permit application to remove 14 heritage trees of various species at 68 Willow Rd.

Policy Issues

Menlo Park Municipal Code section 13.24.060 Heritage Trees, Appeals provides the framework for an appeal process. Under Criterion 5: Development, the permit applicant or any Menlo Park resident may appeal a heritage tree permit decision to the EQC. Heritage tree removal decisions made by staff, the EQC, or City Council, must be related to the decision-making criteria outlined in section 13.24.050 of the Municipal Code.

Background

The City adopted its heritage tree ordinance in 1979 to ensure the large population of healthy trees are protected for the long term. The purpose of the ordinance is to:

- Protect and preserve the scenic beauty and natural environment;
- Prevent erosion of topsoil and sedimentation in waterways;
- Encourage quality development;
- Provide shade and wildlife habitat;
- · Reduce air pollutants; and
- Decrease wind velocities and noise.

The ordinance was created to protect and preserve heritage trees on private property by requiring a permit for removal and only allowing removals if there is a good cause. Heritage trees are defined by the size of the trunk as outlined in Table 1 or groups of trees, specifically designated by the City Council.

Table 1: Definition of a heritage tree				
Tree species	Trunk circumference (inches)	Trunk diameter (inches)		
Any tree other than oaks	47.1 or more	15 or more		
Any oak tree native to California	31.4 or more	10 or more		

On Aug. 8, 2024, the applicant submitted a request for a use permit and architectural control permit to demolish an existing commercial building and construct a new townhouse development consisting of 50 new residential units in the C-1 (Administrative and Professional District, Restrictive) zoning district, eight of the units would be below market rate (BMR) units (Attachment A).

On Nov. 14, 2024, the applicant submitted a heritage tree removal permit application (Attachment B) for the removal of 23 heritage trees of various species. The property has a total of 29 heritage trees – six will be preserved, and 23 are proposed for removal. All six heritage trees to be preserved are Coast live oaks (Trees #A1-A5), five of which are located along the San Francisquito Creek.

Table 2 details the tree inventory for the project site, which includes the trunk diameter and tree species.

Table 2: Tree inventory				
Tree number	Tree species	Trunk diameter	Recommendation	
A1	Coast live oak	24 inches		
A2	Coast live oak	25 inches		
A3	Coast live oak	29 inches	Preserve	
A4	Coast live oak	27 inches		
A5	Coast live oak	21 inches		
1	Deodar Cedar	39 inches		
7	Coast live oak	35 inches		
12	Carob	16 inches		
16	Liquidambar	16 inches		
17	Carob	33 inches		
18	Liquidambar	23 inches		
19	Liquidambar	21 inches		
25	Flowering cherry	15 inches		
28	Valley oak	15 inches		
29	Birch	17 inches		
33	Coast live oak	24 inches		
34	Coast live oak	30 inches	Remove	
35	Coast live oak	39 inches		
37	Coast live oak	15 inches		
38	Coast redwood	48 inches		
39	Coast redwood	47.9 inches		
41	Incense cedar	28 inches		
42	Coast live oak	12 inches		
43	Coast live oak	19 inches		
45	Coast redwood			
A6	Coast live oak			
A7	Coast live oak	14 inches		
A8	Coast live oak	28 inches		

The city arborist reviewed the resubmitted application and determined that it met all the city's requirements for development-based tree removal. The arborist approved the application Oct. 6 and initiated the public appeal process Nov. 3.

On Nov. 17, a Menlo Park resident submitted an appeal form (Attachment C) to city staff to preserve 14 native heritage trees approved for removal. The appellant offered general suggestions, such as relocating buildings and onsite improvements and utilities, but did not submit concrete alternative designs that would preserve the trees.

On Dec. 3, city staff, the applicant team, and the appellant met to discuss the project and potential options to preserve the 14 native heritage trees.

Analysis

Menlo Park Municipal Code section 13.24.050 (Attachment D) outlines a decision-making removal criterion for city staff to determine if there is good cause for removal, and the administrative guidelines (Attachment E) detail how the Heritage Tree Ordinance is implemented. Table 3 summarizes the criteria.

Table 3: Heritage tree removal criteria			
Removal criteria	Description		
Criterion 1: Death	The heritage tree is dead		
Criterion 2: Tree risk rating	The condition of the heritage tree poses a high or extreme risk rating.		
Criterion 3: Tree health rating	The heritage tree is (a) dying or has a severe disease, pest infestation, intolerance to adverse site conditions, or (b) likely to die within a year.		
Criterion 4: Species	The heritage tree has been designated as invasive or low species desirability.		
Criterion 5: Development	The heritage tree interferes with (a) proposed development, repair, alteration, or improvement of a site or (b) the heritage tree is causing/contributing to structural damage to a habitable building. There is no financially feasible and reasonable design alternative that would permit preservation of the heritage tree.		
Criterion 6: Utility interference	The removal is requested by a utility, public transportation agency, or other governmental agency due to a health or safety risk resulting from the heritage tree's interference with existing or planned public infrastructure. There is no financially feasible and reasonable design alternative that would permit preservation of the heritage tree.		

The applicant submitted a heritage tree removal permit application under Criterion 5: Development because the trees interfere with the proposed new construction. Many of the trees are located within the footprint of the proposed buildings and onsite improvements (e.g., interior roadways and site utilities). Others are not directly in the footprint of improvements but would be severely impacted and would likely not survive the construction. The permit application consists of the following City required documents along with a geotechnical report:

- Complete a heritage tree acknowledgement form;
- Complete an arborist report from a city-approved consulting arborist that is written in the last 12 months;
- A landscape plan proposing mitigation equivalent to the tree appraisal value;
- Proposed construction site plans;
- Alternative designs to preserve the trees;

- Cost analysis of an alternative design that preserves the trees in relation to the appraised value of tree(s); and
- Heritage tree and city tree protection specifications for construction for trees being retained on or immediately adjacent to active construction sites.

The project arborist appraised the total value of the trees proposed for removal to be \$472,990. The applicant proposed the following tree replacement plan, which has a mitigation value of \$50,800:

- Nine 36-inch box Coast live oak;
- Three 48-inch box Coast live oak; and
- Five 48-inch box Ceanothus 'Ray Hartman'

Since there would be limited space to plant additional replacement trees, the applicant would offset the remaining unmitigated value with an in-lieu fee payment of \$422,190. In-lieu fees are used by the City to fund the planting of public trees around the community.

The trees are proposed for removal primarily due to conflicts with the proposed project. Most of the trees proposed for removal are within the footprint of the proposed buildings or other on-site improvements, such as drive aisles. Other trees that are not directly in the footprint of buildings or roadways are close enough that their root systems would be severely impacted by site grading, soil compaction, underground utility installation, and construction of building foundations, leading to significant root impacts.

The applicant submitted a cost analysis as part of their application. Generally, the applicant demonstrates that retention of the trees would result in the loss of units that are valued at more than 140% of the value of the trees. Included in the permit application, the landscape architect and applicant provided a written narrative that explains the financial infeasibility of preserving the 23 heritage trees. Additionally, Tree #28 is a high-value native oak street tree. The applicant mentioned its preservation is not possible because:

- Tree #28 is located only eight feet from the porch of Building 8, and its existing canopy spans
 approximately 40 feet in diameter. Construction would require removing roughly 25% of the canopy, and
 the tree would require ongoing pruning to prevent conflicts with the building, which is not ideal for longterm health or safety.
- Furthermore, a new drainage line must be installed along this side of the building to convey bioretention flows to the City stormwater system. The site constraints and required bio-retention features leave no alternate routing. Additionally, constructing a pedestrian walkway around the tree would significantly damage the root zone due to the limited space and the height of the root crown. If this walkway were omitted, there would be no viable walking path on the building side.

An appeal was submitted for the following reasons:

- The Heritage Tree Ordinance was adopted to help preserve the urban tree canopy, and the applicant would remove 14 native heritage trees, along with other non-native heritage trees, which defeats the purpose of the ordinance.
- The applicant could provide a modest redesign of the building footprints, internal circulation, utilities, and hardscape that would eliminate the need to remove some or all of the trees.

The appellant provided two alternatives for the applicant to explore: re-routing utilities and modifying the building footprints. Based on the appellant's concerns, the applicant revised their plans:

• The project arborist provided additional analysis on Trees #42-45, which suggests that only Tree #44 could be retained by re-routing a proposed storm drain and using standard tree protection techniques to

reduce root loss (Attachment F). However, the remaining 22 heritage trees would still need to be removed

• The applicant team revised the species in the landscape plan, changing Saratoga sweet bay to native California wild lilac trees and adding more native shrubs and ground cover.

As a result, the applicant provided an updated tree disposition plan to preserve Tree #44 (Attachment G) and a revised landscape plan to include more native plant species (Attachment H).

Housing Crisis Act

The project was submitted under the Housing Crisis Act of 2019, otherwise known as Senate Bill 330 (SB 330). SB 330 requires the City to review housing projects against existing objective development and design standards and requires the City to approve housing projects that demonstrate compliance. Additionally, the project is subject to State Density Bonus Law (SDBL), which allows applicants waive out of development standards that would preclude the production of below market rate housing units. Together these laws limit the City's ability to deny housing projects based on subjective criteria. The project complies with objective development standards of the C-1 zoning district except for several waived standards including, but not limited to, setbacks, floor area ratio, and height. Therefore, the City would be required to approve the project, as proposed, unless it finds that the project would have a specific, adverse impact upon the public health or safety.

Next steps

Since this permit application is related to a project that requires Planning Commission (PC) review, the EQC shall hear the appeal. According to the Menlo Park Municipal Code section 13.24.060(c)(3), the role of the EQC is to "only consider removal alternatives/concepts and third-party expert evidence submitted to the city during the review period." Staff recommends the EQC to deny the appeal and uphold staff's decision to approve the heritage tree removal permit application based on the city arborist findings.

If the EQC approves the heritage tree removal, the approval shall be conditioned upon final approval of the project by the PC or City Council, as applicable. After PC makes a final decision on the overall development project that includes the heritage tree removal, any party involved with the EQC appeal may appeal the heritage tree decision to the City Council within 15 days of PC's decision. If the EQC denies the heritage tree removal, the appellant may appeal the project to the PC, and the appeal would be heard along with the other project entitlements.

Impact on City Resources

There are no additional City resources required for this item.

Environmental Review

The City's preliminary evaluation indicates that the project would be exempt from CEQA pursuant to the Class 32 infill exemption under CEQA Guidelines Section 15332, but the final CEQA evaluation and determination of the project is contingent on the Planning Commission review and approval. As discussed above, the Planning Commission will make a final decision on the overall development project, including the CEQA determination, and the City's heritage tree removal permit approval itself is conditioned upon the CEQA evaluation and final approval for the project by the Planning Commission. (See Menlo Park Municipal Code section 13.24.060(c)(4)(A).) The Planning Commission would act as the recommending body for the proposed subdivision map which would be acted on by the City Council following Planning Commission's action on the project.

Public Notice

To meet the heritage tree removal notice requirements, the applicant posted on-site notices and city staff mailed notices to neighbors who live within 300 feet of the site address on Nov. 3.

Public notification for this meeting was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting.

Attachments

- A. Hyperlink 68 Willow Rd. project page: www.menlopark.gov/Government/Departments/Community-Development/Projects/Under-review/68-Willow-Rd
- B. Heritage tree permit application
- C. Heritage tree appeal form
- D. Hyperlink Municipal Code Chapter 13.24 Heritage Trees: codepublishing.com/CA/MenloPark/#!/MenloPark13/MenloPark1324.html#13.24
- E. Hyperlink Heritage tree ordinance administrative guidelines: www.menlopark.gov/files/sharedassets/public/v/1/public-works/documents/heritage-trees/heritage-tree-ordinance-administrative-guidelines-final_202009211246068035.pdf
- F. Updated arborist analysis
- G. Updated tree disposition plan
- H. Updated planting plan

Report prepared by: Joanna Chen, Management Analyst II Jillian Keller, City Arborist Chris Turner, Senior Planner

Reviewed by:

Azalea Mitch, Public Works Director

HERITAGE TREE REMOVAL PERMIT APPLICATION

Public Works 701 Laurel St., Menlo Park, CA 94025 tel 650-330-6760



Please have the follo	Please have the following documents before submitting an application online through the City's online permit portal:				
□ Completed and signed version of this form; □ Obtain an arborist report from a City-approved consulting arborist; and □ Attach a landscape plan or complete the replacement tree section below. Please refer to heritage tree replacement requirements for a list of appropriate replacement trees and guidelines to estimate the monetary values of replacement trees. □ Additional documents are required for development-related heritage trees.					
The online submittal process requires additional contact information and detailed information on each tree proposed for removal. Incomplete applications will not be processed. The form may be signed digitally, or the form may be printed, signed and scanned. If you are signing digitally, please note that the signature should be added last, after all the proposal information has been entered.					
Proposal informatio	n				
Applicant:					
Property owner:					
Address:					
Description of proposed removal(s):					
Replacement tree p	lan				
Replacement tree pl Planting location:	lan				
	lan				
Planting location: Tree species: Container size:	lan				
Planting location: Tree species:	lan				
Planting location: Tree species: Container size: In-lieu fee, if					
Planting location: Tree species: Container size: In-lieu fee, if applicable: Acknowledgements Tree(s) may not low which must be one of the container size: I (we) hereby agree to City, including but no Federal Court challer I (we) authorize acce					
Planting location: Tree species: Container size: In-lieu fee, if applicable: Acknowledgements Tree(s) may not l which must be on Tree replacement I (we) hereby agree the City, including but no Federal Court challer I (we) authorize access By signing this form,	and authorizations be removed (or pruned over 25%) until the applicant has received a permit approval form, in site for inspection while tree work is performed. It(s) must be planted within 90 days of permit issuance. To hold the City harmless from all costs and expenses, including attorney's fees, incurred by the tilmited to, all cost in the City's defense of its actions in any proceeding brought in any State or inging the City's actions with respect to the proposed tree removal. The second of the second of the energy of th				



November 4th, 2024

RE: 68 Willow Road Entitlement

A cost comparison relative to a tree preservation design change on this project would be of little value. This is a high-density housing project with no space available for such modifications. Any attempt to modify the design of the project relative to existing trees would likely lead to a reduction in livable units and/or reduction in required parking spaces.

Signed,

Chasen Rapp

Managing Partner – 68 Willow Owner, LLC



December 16, 2024 Job No. 24006.01

Ms. Jillian Keller
City Arborist
City of Menlo Park
333 Burgess Dr.
Menlo Park, CA 94025
T (650) 330-6793
E JMKeller@menlopark.gov

Regarding: 68 Willow Road Townhomes, Menlo Park, California

Heritage Tree Ordinance Administrative Guidelines

Dear Ms. Keller,

Please see the following narratives and attachments regarding the Heritage Tree Ordinance Administrative Guidelines:

- -Narrative describing the tree mitigation planting efforts
- -Narrative table describing the financial feasibility of alternative designs that may preserve the existing heritage trees (also see attached building key map)
- -Narrative describing public benefit of the proposed townhome project

Tree replacement planting narrative:

The Preliminary Landscape Plan shows a total of sixteen replacement trees specified from the City's recommended heritage tree replacement list. Eleven of the specified trees are coast live oaks and five are Saratoga sweet bays. The design team has made a strong effort in fitting as many replacement trees within the project as possible but a further seventy-nine replacement trees would be necessary to balance the tree removals per City guidelines. In-lieu fees will be paid to cover the balance of the tree mitigation. The elements listed below create constraints making it very difficult to provide additional space to plant more mitigation trees:

- Allowed building footprint, necessary vehicular drives and pedestrian walkways
- Required bioretention basins
- Proposed utility layout with tree planting setbacks
- Flexible open space amenities for residents
- Dense existing trees to remain on east edge of property

Sincerely,

ENVIRONMENTAL FORESIGHT, INC.

Kevin Proctor, Principal

Kenn Prests

CA Landscape Architect #5011

FINANCIAL FEASIBILITY OF DESIGN ALTERNATIVES

HERITAGE TREE # PER ARBORIST REPORT (REMOVALS ONLY)	<u>SPECIES</u>	DIAMETER OF HERITAGE TREE	VALUE OF HERITAGE TREE TO BE REMOVED x 140% *	REASON FOR REMOVAL	EXPLANATION OF FINANCIAL INFEASIBILITY OF DESIGN ALTERNATIVE *
#	DEODOR CEDAR	39"	\$35,IOI x 40% =49,I4	IN PROPOSED BUILDING ENVELOPE	UNIT I-A WOULD NEED TO BE OMITTED TO SAVE TREE #1. THE EXPECTED APPROXIMATE SALE PRICE OF UNIT I-A IS +/- \$1,882,800 WHICH IS FAR GREATER THAN THE \$49,141 VALUE OF TREE #1. THIS DESIGN ALTERNATIVE IS NOT FEASIBLE.
#7	COAST LIVE OAK	35"	\$35,336 x 40% = \$49,470	IN PROPOSED BUILDING ENVELOPE	UNITS 6-E & 6-F WOULD NEED TO BE OMITTED TO SAVE TREE #7. THE TOTAL EXPECTED APPROX. SALE PRICE OF UNITS 6-E & 6-F IS \$4,971,600 WHICH IS FAR GREATER THAN THE \$49,470 VALUE OF TREE #7. THIS DESIGN ALTERNATIVE IS NOT FEASIBLE.
#12	CAROB	16"	\$4,916	EXTENSIVE DECAY, TO BE REMOVED FOR SAFETY (STREET TREE)	NA
# 6	AMERICAN SMEET GUM	۱۳"	\$14,335 x 140% = \$20,069	PROPOSED SIDEMALK CONFLICT (STREET TREE)	BUILDING 6 WOULD NEED TO BE OMITTED TO SAVE TREE #16. THE NEW CITY REQUIRED 10' MONOLITHIC SIDEWALK WOULD NEED TO BE JOGGED AROUND THE TREE CONFLICTING WITH THE BUILDING 6 LOCATION. THE EXPECTED APPROX. SALE PRICE OF THE BUILDING 6 UNITS IS \$14,002,800 WHICH IS FAR GREATER THAN THE \$20,069 VALUE OF TREE #16. THIS DESIGN ALTERNATIVE IS NOT FEASIBLE.
#17	CAROB	33"	\$9,677	EXTENSIVE DECAY, TO BE REMOVED FOR SAFETY (STREET TREE)	NA
# 8	AMERICAN SMEET GUM	23"	\$25,952 × 40% = \$36,332	PROPOSED UTILITY LINE & BIORETENTION CONFLICT, SAFETY ISSUE	NA - TREE #18 IS LOCATED IN AN AREA WHERE EXCAVATION FOR BIORETENTION & MANY UTILITY LINES WILL OCCUR. GIVEN THE BRITTLE NATURE OF AM. SWEETGUM TREES, TREE #16 WILL BE REMOVED FOR SAFETY REASONS
# 9	AMERICAN SWEET GUM	21"	\$21,692 x 140% = \$30,368	IN PROPOSED BUILDING ENVELOPE	UNIT 8-A WOULD NEED TO BE OMITTED TO SAVE TREE #19. THE EXPECTED APPROXIMATE SALE PRICE OF UNIT 8-A IS \$2,670,000 WHICH IS FAR GREATER THAN THE \$30,368 VALUE OF TREE #19. THIS DESIGN ALTERNATIVE IS NOT FEASIBLE.
#25	CHERRY	15"	\$7,969 × 40% = \$, 56	IN PROPOSED BUILDING ENVELOPE	UNITS 8-D & 8-E WOULD NEED TO BE OMITTED TO SAVE TREE #25. THE TOTAL EXPECTED APPROX. SALE PRICE OF UNITS 8-D & 8-E IS \$4,696,800 WHICH IS FAR GREATER THAN THE \$11,156 VALUE OF TREE #25. THIS DESIGN ALTERNATIVE IS NOT FEASIBLE.
#28	VALLEY OAK	15"	\$13,960 x 140% = \$19,544	PROPOSED UTILITY LINE & SIDEWALK CONFLICT (STREET TREE)	UNITS 8-D, 8-E, 8-F & 8-G WOULD NEED TO BE OMITTED TO SAVE TREE #28. THE NEW CITY REQUIRED IO' MONOLITHIC SIDEWALK WOULD NEED TO BE JOGGED AROUND THE TREE CONFLICTING W/ THE ABOVE NOTED UNITS. THE TOTAL EXPECTED APPROX. SALE PRICE OF UNITS 8-D & 8-E IS \$9,668,400 WHICH IS FAR GREATER THAN THE \$19,544 VALUE OF TREE #28. THIS DESIGN ALTERNATIVE IS NOT FEASIBLE.
#29	WHITE BIRCH	17"	\$6,949 × 40% = \$9,728	IN PROPOSED BUILDING ENVELOPE	UNIT 7-A WOULD NEED TO BE OMITTED TO SAVE TREE #29. THE EXPECTED APPROXIMATE SALE PRICE OF UNIT 7-A IS \$2,670,000 WHICH IS FAR GREATER THAN THE \$9,728 VALUE OF TREE #29. THIS DESIGN ALTERNATIVE IS NOT FEASIBLE.
#33	COAST LIVE OAK	24"	\$14,741 × 140% = \$20,637	IN PROPOSED PRIVATE DRIVE	UNITS 2-D, 2-E & 2-F MOULD NEED TO BE OMITTED TO SAVE TREE #33. STREET 'A' MOULD NEED TO BE TRUNCATED TO SAVE TREE #33 REMOVING ACCESS TO THE ABOVE NOTED UNITS. THE TOTAL EXPECTED APPROX. SALE PRICE OF UNITS 2-D, 2-E & 2-F IS \$7,366,800 MHICH IS FAR GREATER THAN THE \$20,637 VALUE OF TREE #33. THIS DESIGN ALTERNATIVE IS NOT FEASIBLE.
#34	COAST LIVE OAK	30"	\$22,839 × 40% = \$31,974	IN PROPOSED BUILDING ENVELOPE	UNITS 4-C, 4-D, 4-E & 4-F WOULD NEED TO BE OMITTED TO SAVE TREE #34. THE TOTAL EXPECTED APPROX. SALE PRICE OF UNITS 4-C, 4-D, 4-E & 4-F IS \$8,937,600 WHICH IS FAR GREATER THAN THE \$31,974 PANTOF TYPE #34. THIS DESIGN ALTERNATIVE IS NOT FEASIBLE.

HERITAGE TREE # PER ARBORIST REPORT (REMOVALS ONLY)	<u>SPECIES</u>	DIAMETER OF HERITAGE TREE	VALUE OF HERITAGE TREE TO BE REMOVED x 140% *	REASON FOR REMOVAL	EXPLANATION OF FINANCIAL INFEASIBILITY DESIGN ALTERNATIVE *
#35	COAST LIVE OAK	39"	\$43,790 × 40% = \$61,306	IN PROPOSED BUILDING ENVELOPE	UNITS 4-F & BUILDING 3 WOULD NEED TO BE OMITTED TO SAVE TREE #35. STREET C WOULD NEED TO BE SHIFTED EAST AWAY FROM TREE #35 REMOVING SPACE FOR BUILDING 3. THE TOTAL EXPECTED APPROX. SALE PRICE OF UNITS 4-F & BUILDING 3 IS \$18,974,400 WHICH IS FAR GREATER THAN THE \$61,306 VALUE OF TREE #35. THIS DESIGN ALTERNATIVE IS NOT FEASIBLE.
#37	COAST LIVE OAK	15"	\$6,722 × 40% = \$9,4 0	AT PROPOSED CURB LINE	UNITS 3-F, 3-G & BUILDING 4 WOULD NEED TO BE OMITTED TO SAVE TREE #37. STREET C WOULD NEED TO BE SHIFTED WEST AWAY FROM TREE #37 REMOVING SPACE FOR BUILDING 4. THE TOTAL EXPECTED APPROX. SALE PRICE OF UNITS 3-F, 3-G & BUILDING 4 IS \$19,068,000 WHICH IS FAR GREATER THAN THE \$9,410 VALUE OF TREE #37. THIS DESIGN ALTERNATIVE IS NOT FEASIBLE.
#38	COAST REDWOOD	48"	\$66, 4 × 40% = \$92,597	IN PROPOSED BUILDING ENVELOPE	UNITS 3-C, 3-D, 3-E & BUILDING 4 MOULD NEED TO BE OMITTED TO SAVE TREE #38. STREET C WOULD NEED TO BE SHIFTED WEST AWAY FROM TREE #38 REMOVING SPACE FOR BUILDING 4. THE TOTAL EXPECTED APPROX. SALE PRICE OF UNITS 3-F, 3-G & BUILDING 4 IS \$20,270,400 WHICH IS FAR GREATER THAN THE \$92,597 VALUE OF TREE #38. THIS DESIGN ALTERNATIVE IS NOT FEASIBLE.
#39	COAST REDWOOD	48"	\$66, 4 × 40% = \$92,597	IN PROPOSED BUILDING ENVELOPE	UNITS 3-C, 3-D, 3-E & BUILDING 4 MOULD NEED TO BE OMITTED TO SAVE TREE #39. STREET C MOULD NEED TO BE SHIFTED MEST AWAY FROM TREE #39 REMOVING SPACE FOR BUILDING 4. THE TOTAL EXPECTED APPROX. SALE PRICE OF UNITS 3-F, 3-G & BUILDING 4 IS \$20,270,400 WHICH IS FAR GREATER THAN THE \$92,597 VALUE OF TREE #39. THIS DESIGN ALTERNATIVE IS NOT FEASIBLE.
#41	COAST LIVE OAK	MULTI 14"/14"	\$ 8,256 x 40% = \$25,558	IN PROPOSED BUILDING ENVELOPE	UNIT 8-G WOULD NEED TO BE OMITTED TO SAVE TREE #41. THE EXPECTED APPROXIMATE SALE PRICE OF UNIT 8-G IS +/- \$2,670,000 WHICH IS FAR GREATER THAN THE \$25,558 VALUE OF TREE #41. THIS DESIGN ALTERNATIVE IS NOT FEASIBLE.
#42	COAST LIVE OAK	12"	\$3,636 x 40% = \$5,090	AT PROPOSED FENCE LINE/HARDSCAPE	UNIT 8-G WOULD NEED TO BE OMITTED TO SAVE TREE #42. THE EXPECTED APPROXIMATE SALE PRICE OF UNIT 8-G IS +/- \$2,670,000 WHICH IS FAR GREATER THAN THE \$5,090 VALUE OF TREE #42. THIS DESIGN ALTERNATIVE IS NOT FEASIBLE.
#43	COAST LIVE OAK	IA	\$8,595 × 40% = \$ 2,033	AT PROPOSED FENCE LINE/HARDSCAPE	UNIT 8-G WOULD NEED TO BE OMITTED TO SAVE TREE #43. THE EXPECTED APPROXIMATE SALE PRICE OF UNIT 8-G IS +/- \$2,670,000 WHICH IS FAR GREATER THAN THE \$12,033 VALUE OF TREE #43. THIS DESIGN ALTERNATIVE IS NOT FEASIBLE.
#45	COAST REDWOOD	24"	\$16,794 × 140% = \$23,511	AT PROPOSED FENCE LINE/HARDSCAPE	UNIT 7-F WOULD NEED TO BE OMITTED TO SAVE TREE #45. THE EXPECTED APPROXIMATE SALE PRICE OF UNIT 7-F IS +/- \$2,670,000 WHICH IS FAR GREATER THAN THE \$23,511 VALUE OF TREE #45. THIS DESIGN ALTERNATIVE IS NOT FEASIBLE.
#A6	COAST LIVE OAK	21"	\$9,163 × 140% = \$12,828	AT PROPOSED WALKWAY/UTILITIES	UNITS 2-D, 2-E & 2-F WOULD NEED TO BE OMITTED TO SAVE TREE #A6. THE TOTAL EXPECTED APPROX. SALE PRICE OF UNITS 2-D, 2-E & 2-F IS \$7,366,800 WHICH IS FAR GREATER THAN THE \$12,828 VALUE OF TREE #A6. THIS DESIGN ALTERNATIVE IS NOT FEASIBLE.
#A7	COAST LIVE OAK	14"	\$4,264 × 40% = \$5,969	AT PROPOSED WALKWAY/UTILITIES	UNITS 2-A & 2-B WOULD NEED TO BE OMITTED TO SAVE TREE #A7. THE TOTAL EXPECTED APPROX. SALE PRICE OF UNITS 2-A & 2-B IS \$5,065,200 WHICH IS FAR GREATER THAN THE \$5,969 VALUE OF TREE #A7. THIS DESIGN ALTERNATIVE IS NOT FEASIBLE.
#A8	COAST LIVE OAK	MULTI 4"/ 4"	\$16,021 × 140% = \$22,429	AT PROPOSED WALKWAY/UTILITIES	UNITS I-E & I-F WOULD NEED TO BE OMITTED TO SAVE TREE #A8. THE TOTAL EXPECTED APPROX. SALE PRICE OF UNITS 2-A & 2-B IS \$5,065,200 WHICH IS FAR GREATER THAN THE \$22,429 VALUE OF TREE #A8. THIS DESIGN ALTERNATIVE IS NOT FEASIBLE.

^{*} SEE CRITERIA #5 OF THE CITY OF MENLO PARK 'HERITAGE TREE ORDINANCE ADMINISTRATIVE GUIDELINES' REGARDING DEVELOPMENTS. CRITERIA #5 GIVES GUIDANCE FOR DESIGN ALTERNATIVE COST FEASIBILITY.

Page D-2.11





December 11, 2024

City of Menlo Park 701 Laurel Street Menlo Park, CA 94025

Re: 68 Willow Rd. – Housing Community Benefit Narrative

We'd like to express our strong commitment to addressing Menlo Park's critical housing needs through our proposed 50-unit townhome development at 68 Willow Rd. This thoughtfully designed project will contribute to alleviating the severe housing shortage in our community while fostering inclusivity and diversity.

Recognizing the housing challenges posed by the high cost of living, we are proud to include eight Below Market Rate (BMR) units in the development. These homes will provide vital opportunities for families and individuals who might otherwise be displaced due to the region's escalating housing prices. By adding a mix of housing options to a supply-constrained area, this project directly supports the City's goals of creating sustainable growth and ensuring housing equity. It also aligns with broader efforts to balance Menlo Park's dynamic economic opportunities with the need to provide accessible housing for residents across income levels.

We look forward to working collaboratively with the city to bring this project to fruition and enhance the vitality and inclusivity of our community.

Sincerely,

Chase Rapp



Tree Removal Report

10/18/24 Project Arborist: Kevin J. Carlson

Mr. Jimmy Keane 68 Willow Owner, LLC RE: 68 Willow Road, Menlo Park, CA

Kevin J. Carlson

ISA Board Certified Master Arborist #WE-7475B ASCA Registered Consulting Arborist #629 ISA Tree Risk Assessment Qualified



ASSIGNMENT

Physically inspect all trees on the property that are proposed for development-related removal based on the plans provided by Prince Street Partners. Map, tag, compile data, and provide valuations for each tree, and write an inventory/survey report documenting the observations. Provide an objective, unbiased opinion as to tree health, structure, and appraised value.

SUMMARY

This survey provides a numbered map, detailed information, and valuations for each tree surveyed. The complete list of trees and all relevant information, including their health and structure ratings, their *Heritage Tree* status, and the attending arborist's comments can be found in the *Tree Survey Data Table*.

There are a total of 23 trees included in this report, all of which are protected under the provisions of the *City of Menlo Park Heritage Tree Ordinance*. Trees that are not protected by ordinance are excluded.

The total appraised value of the trees included in this report is \$503,447, consistent with the trunk formula method contained in the 10th Edition of *The Guide for Plant Appraisal* (International Society of Arboriculture 2019). See worksheet on page 29.

SURVEY METHODS

The trunks of the trees were measured using an arborist's diameter tape at 54" above mean natural grade. The canopy height and spread were estimated using visual references acquired by the use of a clinometer at various locations.

Onsite trees or trees on the property line were tagged with 1.5-inch diameter brass tags, each stamped with their corresponding tree numbers. Trees outside the perimeter fence on the east and south of the property were tagged with aluminum impression tags that have been zip tied to the fence directly in front of the tree.

The condition of each tree was assessed by visual observation only from a standing position. This assessment did not include drilling or using sonar equipment to detect internal decay, or include climbing and/or the use of aerial equipment to assess higher portions of the tree. Consequently, it is possible that individual trees may have internal or belowground health problems or structural defects which were not identified.



All the trees surveyed were examined and then rated based on their individual health and structure according to the following *Tree Ratings Table*. Accordingly, a tree may be rated "good" under the health column for excellent/vigorous appearance and growth, and rated "fair/poor" in the structure column if structural mitigation is needed.

The health of an individual tree is rated based on leaf color and size, canopy density, new shoot growth, dead wood accumulation, and the absence or presence of pests or disease. Also considered is the arborist's own interpretation of what is "normal" for the species.

Individual tree structure is rated based on the growth pattern of the tree, including the degree of lean, the presence or absence of poor limb attachments, the length and weight of limbs, bowing or sweeping, and the extent/location of apparent decay. For each tree, a structural rating of "fair" or above indicates that the structure can be maintained with routine pruning such as removing dead branches and reducing branch end weight as the tree grows. A "fair/poor" rating indicates that the tree has significant structural weaknesses and corrective action is warranted. The notes section for that tree will then recommend a strategy/technique to improve the structure or mitigate structural issues. A "poor" structural rating indicates that the tree or portions of the tree may fail and that there are few mitigation options other than removal of the tree or large portions of the tree. Very large trees that are rated "fair/poor" for structure and that are near structures or in an area frequently traveled by cars or people, receive an additional consider removal due to hazard notation under the recommendations. This is included because structural mitigation techniques do not guarantee against structural failure, especially in very large trees. Property owners may or may not choose to remove this type of tree but should be aware that if a very large tree experiences a major structural failure, the impact may be significant.

TREE RATINGS TABLE

Rating	<u>Health</u>	<u>Structure</u>
Good	excellent/vigorous	exceptional
Fair/good	no significant health concerns	very stable
Fair	showing initial or temporary disease, pests, or lack of vitality. measures should be taken to improve health and appearance.	routine maintenance needed such as pruning or end weight reduction as tree grows
Fair/poor	in decline, significant health issues	significant structural weakness(es), mitigation needed, mitigation may or may not preserve the tree
Poor	dead or near dead	hazard



LOCAL REGULATIONS GOVERNING TREES

The City of Menlo Park Municipal Code Chapter 13.24 describes protected heritage trees as:

- 1. Any tree other than oaks with a trunk diameter of 15 inches or more, measured at 54 inches above natural grade.
- 2. Any oak tree native to California with a trunk diameter of 10 inches or more, measured at 54 inches above natural grade.
- 3. A tree or group of trees specifically designated by the City Council for protection because of historical significance, special character, or community benefit.

SURVEY AREA OBSERVATIONS AND DISCUSSION

The surveyed property is a 2.5-acre commercial lot at the corner of Willow Rd. and Willow Place in Menlo Park, CA. The dominant tree species on this site is coast live oak, along with a pair of massive coast redwood trees, a pristine deodar cedar, a specimen Japanese maple, and a variety of other introduced landscape trees.

TREE HEALTH ON THIS PROPERTY

Tree health on this property is good overall with some notable exceptions as indicated in the *Tree Survey Data Table*.

TREE STRUCTURE ON THIS PROPERTY

Tree structure on this property essentially follows along with the tree health issues in the previous section. Good overall with some notable exceptions.



THE FOLLOWING PAGES CONTAIN:

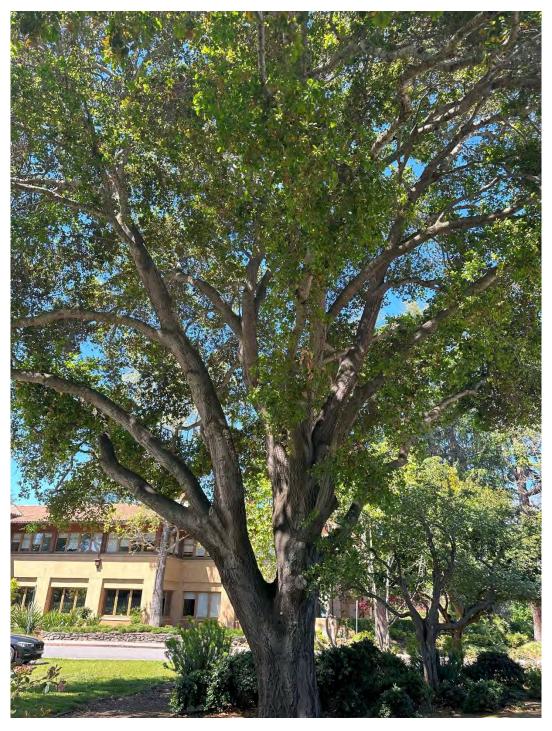
PHOTOS OF ALL 23 TREES PROPOSED FOR REMOVAL, THE TREE SURVEY DATA TABLE, THE TREE VALUATIONS, A SITE E PLAN SHOWING THE LOCATIONS OF THE SUBJECT TREES, AND A BUILDING FOOTPRINT/TREE PLANTING PLAN





Deodar Cedar #1





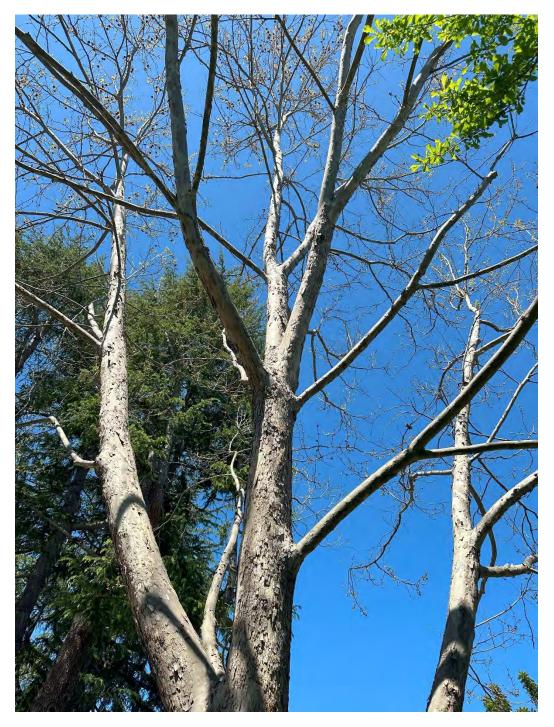
Coast Live Oak #7





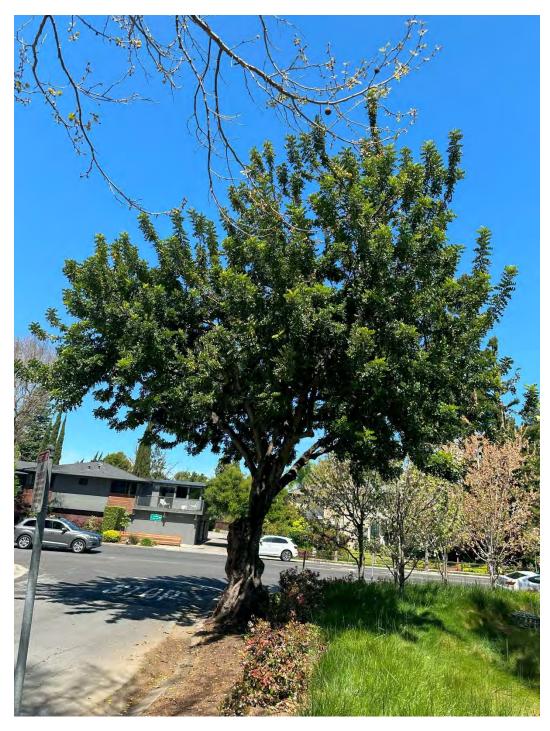
Carob #12





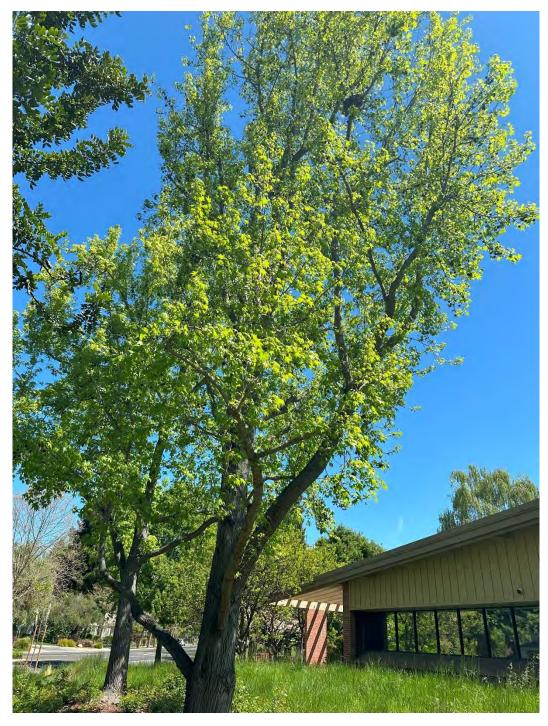
American Sweet Gum #16





Carob #17





American Sweet Gum #18





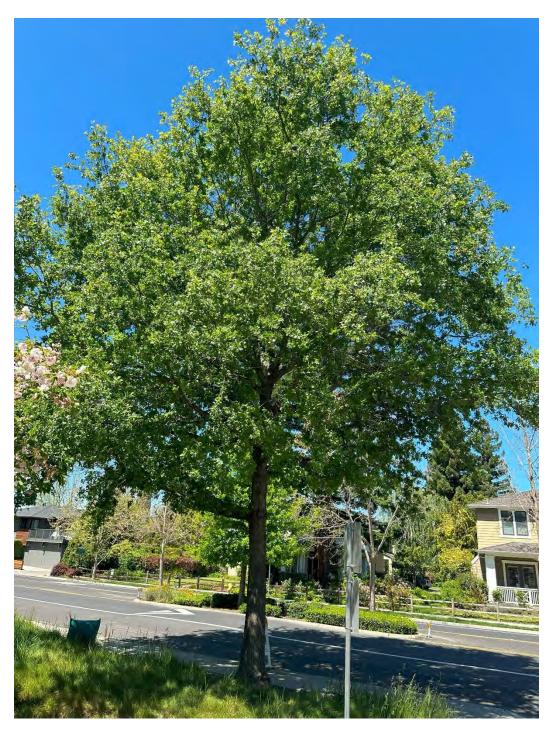
American Sweet Gum #19





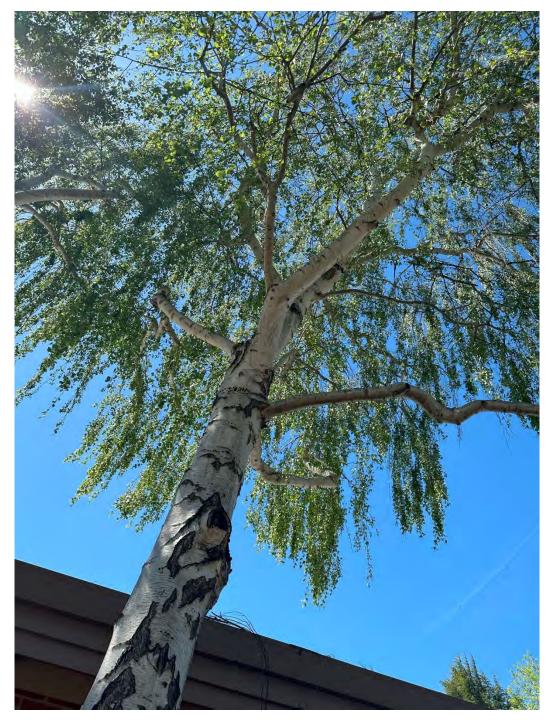
Cherry #25





Valley Oak #28





White Birch #29





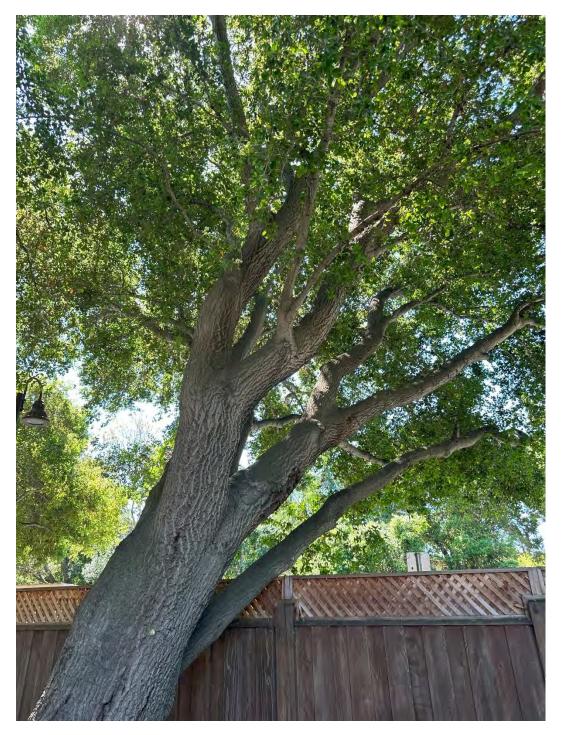
Coast Live Oak #33





Coast Live Oak #34





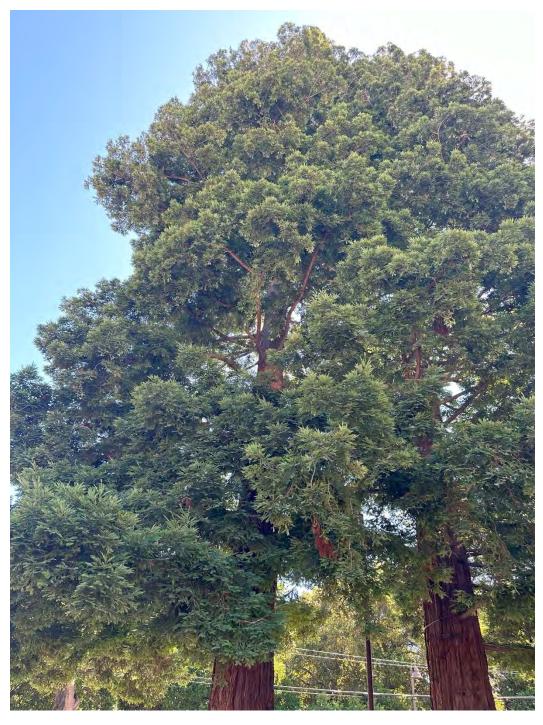
Coast Live Oak #35





Coast Live Oak #37





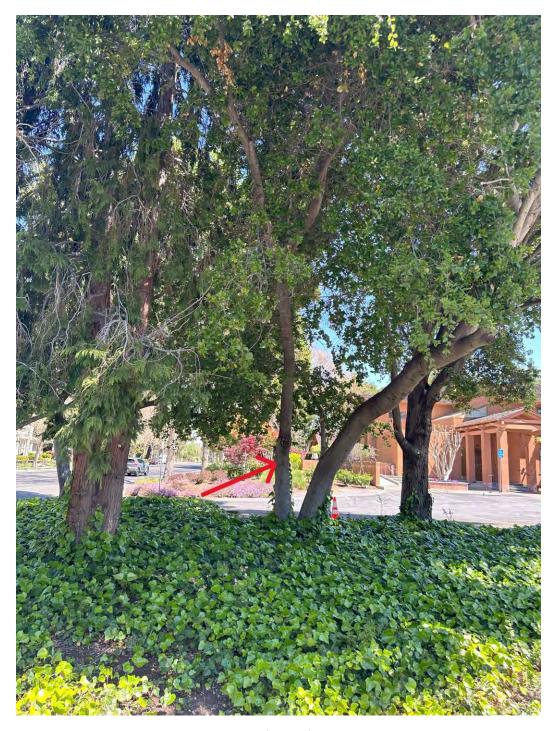
Coast Redwoods #38 (right) and #39 (left)





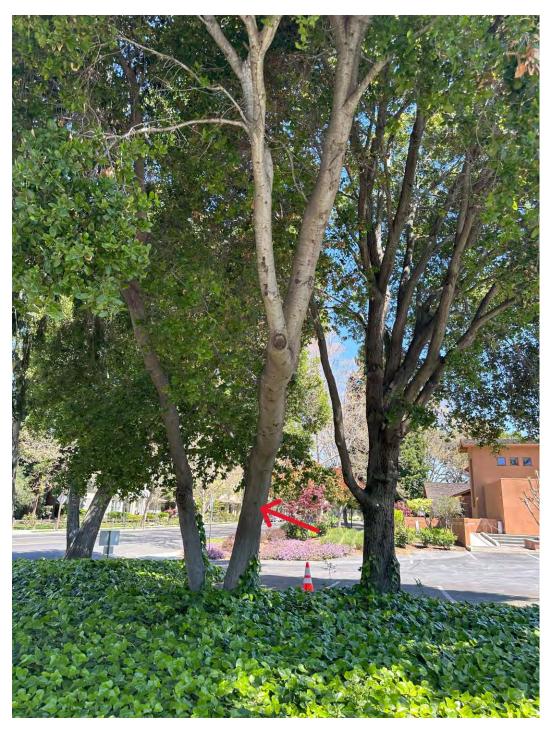
Incense Cedar #41





Coast Live Oak #42





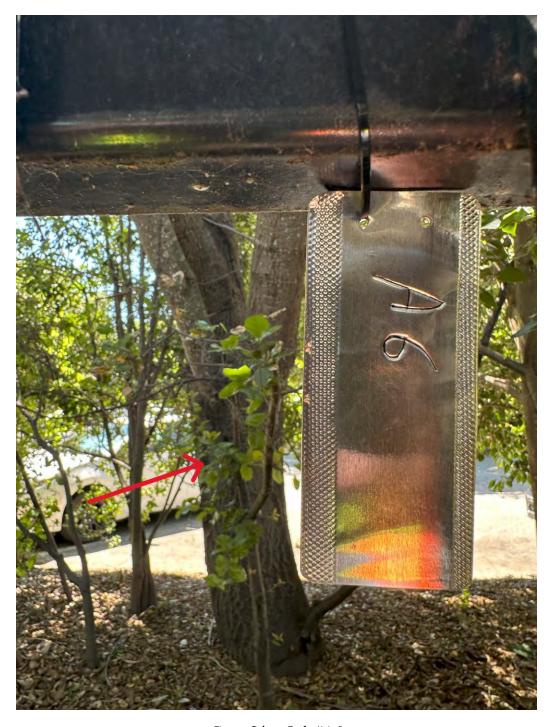
Coast Live Oak #43





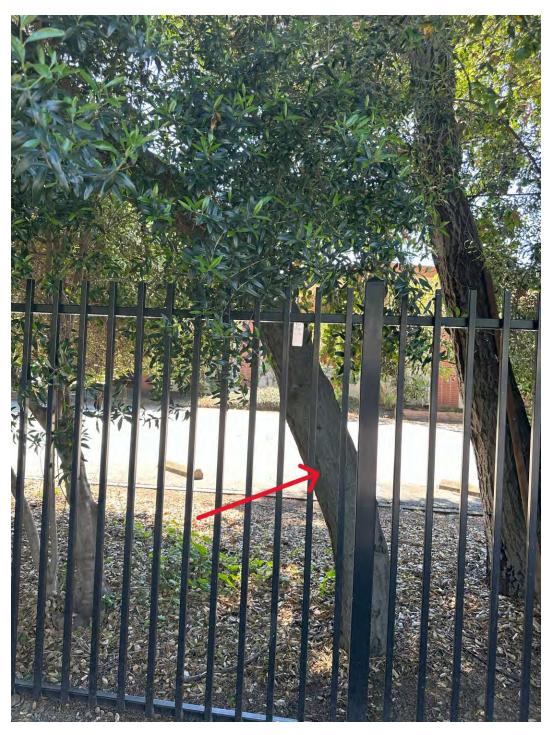
Coast Redwood #45





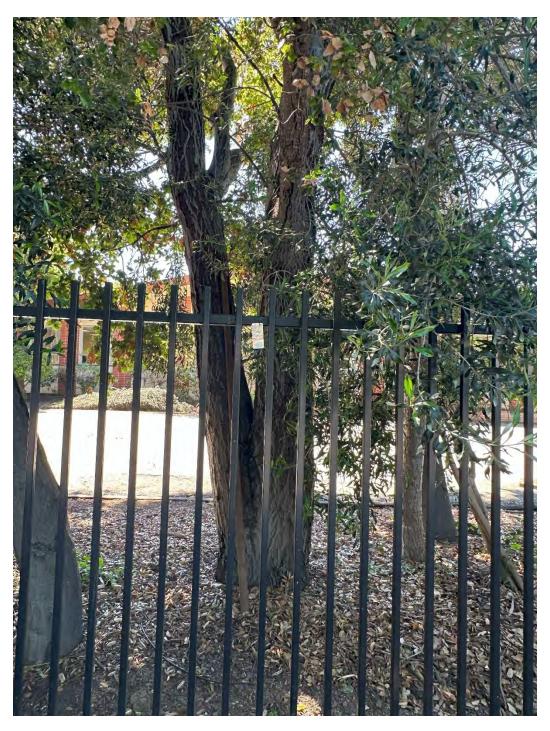
Coast Live Oak #A6





Coast Live Oak #A7





Coast Live Oak #A8 (center)



TREE SURVEY DATA

Ratings for health and structure are given separately for each tree according to the table below. IE, a tree may be rated "Good" under the health column For excellent, vigorous appearance and growth, while the same tree may be rated "Fair, Poor" in the structure column if structural mitigation is needed.

KEY	Health	Structure
Good	excellent, vigorous	exceptional
Fair - Good	no significant health concerns	very stable
Fair	declining; measures should be taken to improve health and appearance	routine maintenance needed
Fair - Poor	in decline: significant health issues	mitigation needed, it may or may not preserve this tree
Poor	dead or near dead	hazard

Address: 68 Willow Road, Menlo Park, CA

Updated: 10/18/24

TAG NO.	COMMON NAME	DIAMETER AT STD. HEIGHT	H'/W'	HEALTH	STRUCTURE	PROTECTED (X)	TREE DISPOSITION	NOTES
1	DEODAR CEDAR	39	70/40	G	G	х	D	MASSIVE, GOOD CONDITION
7	COAST LIVE OAK	35	50/50	G	G	х	D	MASSIVE, GOOD CONDITION
12	CAROB	16	20/25	F	Р	х	D	POSSIBLE STREET TREE, EXTENSIVE DECAY
16	AMERICAN SWEET GUM	17	50/35	F	G	х	D	POSSIBLE STREET TREE, FAIR SPECIMEN
17	CAROB	33	45/35	Р	Р	х	D	POSSIBLE STREET TREE, EXTENSIVE DECAY
18	AMERICAN SWEET GUM	23	50/30	G	G	х	D	GOOD SPECIMEN
19	AMERICAN SWEET GUM	21	50/30	F	G	х	D	GIRDLING ROOTS EVIDENT
25	CHERRY	15	20/20	F	G	х	D	LARGE TRUNK, DECENT CONDITION
28	VALLEY OAK	15	55/40	G	G	х	D	POSSIBLE STREET TREE, GOOD SPECIMEN
29	WHITE BIRCH	17	50/25	G	G	х	D	VERY LARGE, GOOD SPECIMEN
33	COAST LIVE OAK	24	50/50	F	G	х	D	IN PARKING LOT PLANTER. GOOD CONDITION
34	COAST LIVE OAK	30	60/55	F	G	х	D	TRUNK BLEEDING. POSSIBLE SOD INFECTION
35	COAST LIVE OAK	39	65/50	G	F	х	D	INSIDE COURTYARD. LEANS TOWARD FENCE AND PARKING AREA
37	COAST LIVE OAK	15	40/35	G	F	х	D	INSIDE COURTYARD, LEANS TOWARS FENCE AND PARKING AREA
38	COAST REDWOOD	48	110/40	G	G	х	D	INSIDE COURTYARD, MASSIVE, GOOD CONDITION
39	COAST REDWOOD	48	110/45	G	G	х	D	INSIDE COURTYARD, MASSIVE, GOOD CONDITION
41	INCENSE CEDAR	MULTI 14/14	70/30	G	G	х	D	ON PROPERTY LINE: GOOD CONDITION
42	COAST LIVE OAK	12	40/20	G	F	х	D	ON PROPERTY LINE: LEANS TOWARD DRIVEWAY
43	COAST LIVE OAK	19	40/20	G	F	х	D	ON PROPERTY LINE: LEANS TOWARD DRIVEWAY
45	COAST REDWOOD	24	60/20	G	G	х	D	ON PROPERTY LINE: GOOD CONDITION
A6	COAST LIVE OAK	21	50/40	F	G	х	D	PARKING LOT TREE TO THE SOUTH, CROWDED WITH COMPETING SPECIES
A7	COAST LIVE OAK	14	30/20	F	F	х	D	PARKING LOT TREE TO THE SOUTH, CROWDED WITH COMPETING SPECIES
A8	COAST LIVE OAK	MULTI 14/14	50/50	F	G	х	D	PARKING LOT TREE TO THE SOUTH, CROWDED WITH COMPETING SPECIES
	•	A = Retain, condition warrants long-term preservation					0	
		B = Preservable, tree is a benefit and may be worthy of extensive effort or design accommodation.				odation.	0	
		C = May be preservable, but is not worthy of extensive effort or design accommodation.		0				
		D= REMOVE FOR DEVELOPMENT					23	NOTE: REMOVAL FOR DEVELOPMENT PURPOSES ONLY
		TOTAL TREES			T		23	
		TOTAL PROTECTED TREES TO BE F	REMOVED				23	

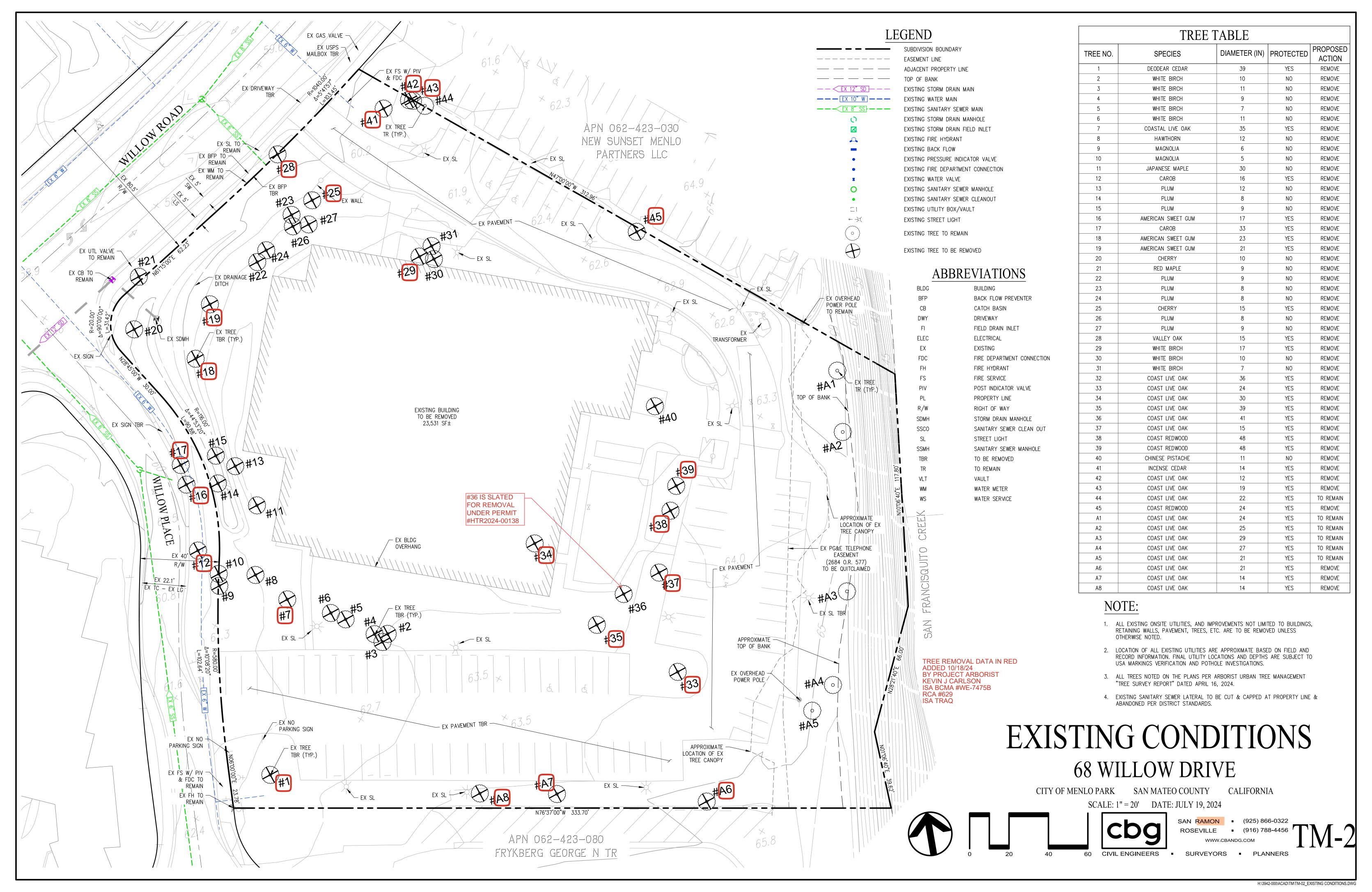
URBAN TREE MANAGEMENT: TREE VALUATIONS GUIDE FOR TREE APPRAISALS-10th EDITION 2019 (TFM)

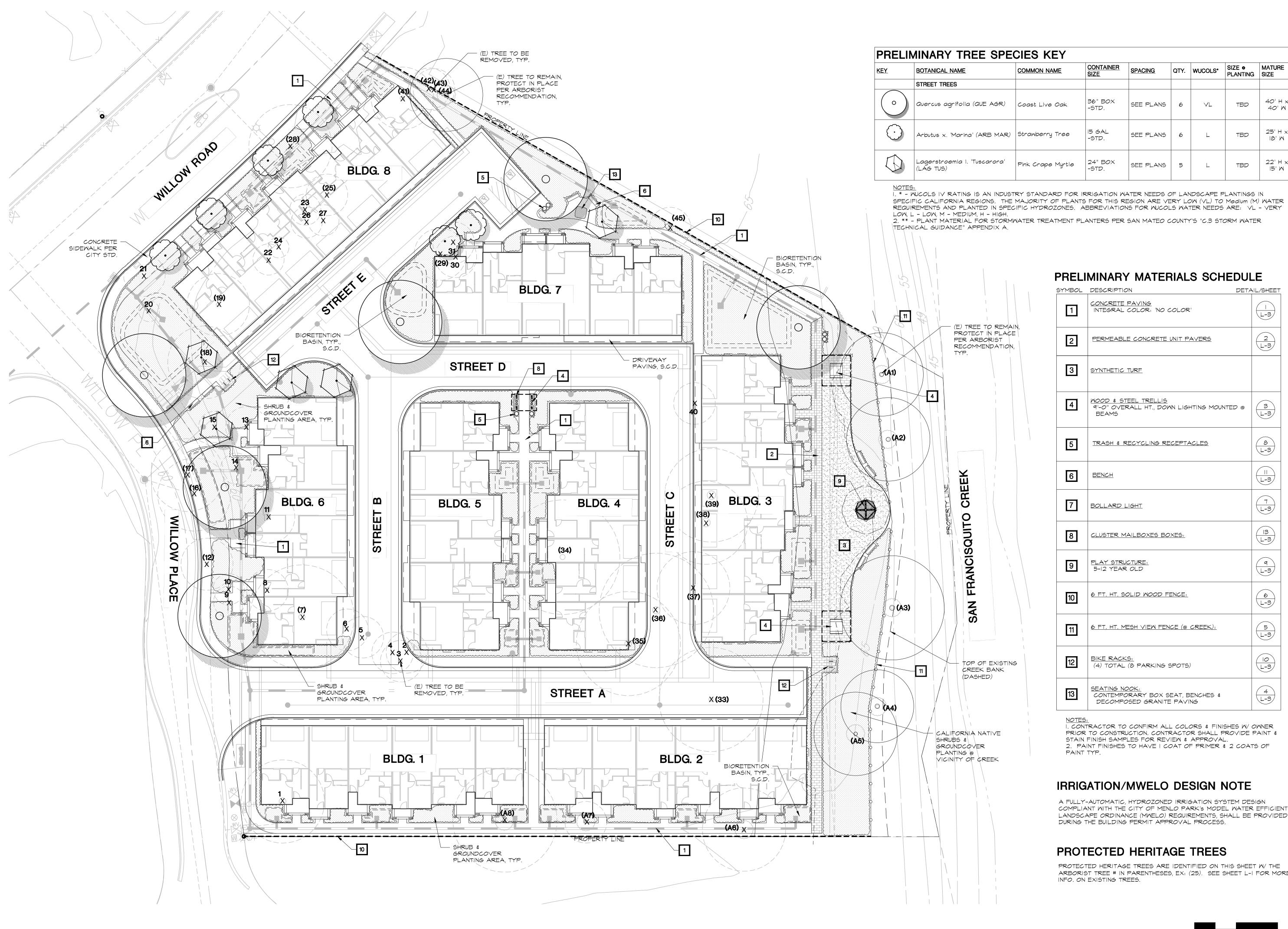
ADDRESS: 68 WILLOW ROAD, MENLO PARK

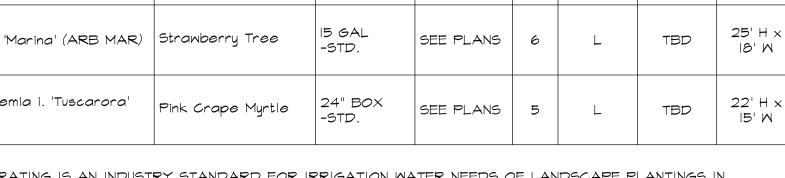
UPDATED: 10/18/2024

Tree No.	Species (example)	Condition 0 to 1.0	Trunk Diameter	Func. Limitation 0 to 1.0	Ext. limitation 0 to 1.0	Replacer Size	nent tree Cost	Installation Cost	Total Cost	Unit Tree cost	Appraised Trunk area	Basic tree cost	Depreciated cost	Reproduction cost (rounded)
		0.0					4=0=0	1=0=0	0.15.46	45.46	4404.6			
1	DEODAR CEDAR	0.8	39	1	1		172.73	172.73	345.46	45.46	1194.6	54,306	43,790	
7	COAST LIVE OAK	0.8	35	1	1		172.73	172.73	345.46	45.46	962.1	43,738	35,336	
12	CAROB	0.5	16	1	1		172.73	172.73	345.46	45.46	201.1	9,140	4,916	
16	AMERICAN SWEET GUM	0.8	17	1	1		172.73	172.73	345.46	77.04	227.0	17,487	14,335	
17	CAROB	0.3	33	1	1		172.73	172.73	345.46	45.46	855.3	38,882	12,010	
18	AMERICAN SWEET GUM	0.8	23	1	1		172.73	172.73	345.46	77.04	415.5	32,008	25,952	
19	AMERICAN SWEET GUM	0.8	21	1	1		172.73	172.73	345.46	77.04	346.4	26,684	21,692	
25	CHERRY	0.8	15	1	1		172.73	172.73	345.46	77.04	176.7	13,614	11,237	
28	VALLEY OAK	1	15	1	1		172.73	172.73	345.46	77.04	176.7	13,614	13,960	
29	WHITE BIRCH	0.8	17	1	1		172.73	172.73	345.46	45.46	227.0	10,319	8,600	
33	COAST LIVE OAK	0.7	24	1	1		172.73	172.73	345.46	45.46	452.4	20,566	14,741	
34	COAST LIVE OAK	0.7	30	1	1		172.73	172.73	345.46	45.46	706.9	32,134	22,839	
35	COAST LIVE OAK	0.8	39	1	1		172.73	172.73	345.46	45.46	1194.6	54,306	43,790	
37	COAST LIVE OAK	0.8	15	1	1		172.73	172.73	345.46	45.46	176.7	8,033	6,772	
38	REDWOOD	1	48	1	1		172.73	172.73	345.46	36.36	1809.6	65,795	66,141	
39	REDWOOD	1	48	1	1		172.73	172.73	345.46	36.36	1809.6	65,795	66,141	
41	INCENSE CEDAR	1	28	1	1		172.73	172.73	345.46	36.36	615.8	22,389	22,734	
42	COAST LIVE OAK	0.8	12	1	1		172.73	172.73	345.46	45.46	113.1	5,141	4,459	
43	COAST LIVE OAK	0.8	19	1	1		172.73	172.73	345.46	45.46	283.5	12,889	10,657	
45	REDWOOD	1	24	1	1		172.73	172.73	345.46	36.36	452.4	16,449	16,794	
A6	COAST LIVE OAK	0.7	21	1	1		172.73	172.73	345.46	45.46	346.4	15,746	11,367	
A7	COAST LIVE OAK	0.7	14	1	1		172.73	172.73	345.46	45.46	153.9	6,998	5,244	
A8	COAST LIVE OAK	0.7	28	1	1		172.73	172.73	345.46	45.46	615.8	27,992	19,940	

TOTAL APPRAISED VALUE 503,447







2. ** - PLANT MATERIAL FOR STORMWATER TREATMENT PLANTERS PER SAN MATEO COUNTY'S "C.3 STORM WATER

PRELIMINARY MATERIALS SCHEDULE

SEE PLANS

QTY. WUCOLS* SIZE • MATURE

 \vee L

PLANTING SIZE

40' W

TBD

SYMBOL DESCRIPTION

SYMB <i>O</i> L	DESCRIPTION DET,	AIL/SHEET
1	CONCRETE PAVING INTEGRAL COLOR: 'NO COLOR'	L-3
2	PERMEABLE CONCRETE UNIT PAVERS	2 L-3
3	SYNTHETIC TURF	
4	MOOD & STEEL TRELLIS 9'-O" OVERALL HT., DOWN LIGHTING MOUNTED @ BEAMS	3 L-3
5	TRASH & RECYCLING RECEPTACLES	8 L-3
6	BENCH	(I) L-3
7	BOLLARD LIGHT	7 L-3
8	CLUSTER MAILBOXES BOXES:	13 L-3
9	PLAY STRUCTURE: 5-12 YEAR OLD	q L-3
10	6 FT. HT. SOLID WOOD FENCE:	6 L-3
11	6 FT. HT. MESH VIEW FENCE (@ CREEK):	5 L-3
12	BIKE RACKS: (4) TOTAL (8 PARKING SPOTS)	1 <u>O</u> L-3
13	SEATING NOOK: CONTEMPORARY BOX SEAT, BENCHES & DECOMPOSED GRANITE PAVING	4 L-3

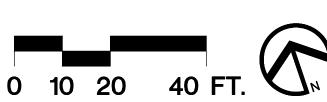
I. CONTRACTOR TO CONFIRM ALL COLORS & FINISHES W/ OWNER PRIOR TO CONSTRUCTION. CONTRACTOR SHALL PROVIDE PAINT & STAIN FINISH SAMPLES FOR REVIEW & APPROVAL. 2. PAINT FINISHES TO HAVE I COAT OF PRIMER \$ 2 COATS OF

IRRIGATION/MWELO DESIGN NOTE

A FULLY-AUTOMATIC, HYDROZONED IRRIGATION SYSTEM DESIGN COMPLIANT WITH THE CITY OF MENLO PARK'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) REQUIREMENTS, SHALL BE PROVIDED DURING THE BUILDING PERMIT APPROVAL PROCESS.

PROTECTED HERITAGE TREES

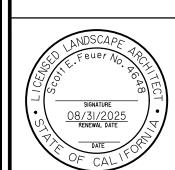
PROTECTED HERITAGE TREES ARE IDENTIFIED ON THIS SHEET W/ THE ARBORIST TREE # IN PARENTHESES, EX: (25). SEE SHEET L-I FOR MORE INFO. ON EXISTING TREES.



AS SHOWN cale: Drawn by:

ENVIRONMENTAL FORESIGHT, INC Landscape Architecture 2065 N. Broadway, Suite 203 Walnut Creek, CA 94596 T (925) 945-0300 www.environmentalforesight.con

OPYRIGHT® NVIRONMENTAL FORESIGHT, ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN ONSTITUTE THE ORIGINAL AN INPUBLISHED WORK OF THE LANDSCAPE ARCHITECT AND MAY NOT BE COPIED OR USED ITHOUT THE WRITTEN CONS F THE LANDSCAPE ARCHITEC





ASSUMPTIONS AND LIMITING CONDITIONS

- 1. Any legal description provided to this arborist is assumed to be correct. No responsibility is assumed for matters legal in character nor is any opinion rendered as to the quality of any title.
- 2. This arborist can neither guarantee nor be responsible for accuracy of information provided by others.
- 3. This arborist shall not be required to give testimony or to attend court by reason of the information provided by this arborist unless subsequent written arrangements are made, including payment of an additional fee for services.
- 4. Loss or removal of any part of this report invalidates the entire report.
- 5. 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(s) to whom it is addressed without written consent of this arborist.
- 6. This report and the values expressed herein represent the opinion of this arborist, and this arborist's fee is in no way contingent upon the reporting of a specified value nor upon any finding to be reported.
- 7. Sketches, diagrams, graphs, photos, etc., in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys.
- 8. This report has been made in conformity with acceptable appraisal/evaluation/diagnostic reporting techniques and procedures, as recommended by the International Society of Arboriculture.
- 9. When applying any pesticide, fungicide, or herbicide, always follow label instructions.
- 10. No tree described in this report was climbed, unless otherwise stated. This arborist cannot take responsibility for any defects which could only have been discovered by climbing. A full root collar inspection, consisting of excavating the soil around the tree to uncover the root collar and major buttress roots, was not performed, unless otherwise stated. This arborist cannot take responsibility for any root defects which could only have been discovered by such an inspection.

ARBORIST DISCLOSURE STATEMENT

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. Clients may choose to accept or disregard the recommendations of the arborist, or to seek additional advice.

Arborists cannot detect every condition that could possibly 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 specified period of time. Likewise, remedial treatments, like any medicine, cannot be guaranteed.

Treatment, pruning and 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 other issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist should then be expected to reasonably rely upon the completeness and accuracy of the information provided.

Trees can be managed, but they cannot be controlled. To live near trees is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

HERITAGE TREE REMOVAL & MITIGATION REPLACEMENT TABLE

HERITAGE TREE # PER ARBORIST REPORT (REMOVALS ONLY)	DIAMETER OF HERITAGE TREE	VALUE OF HERITAGE TREE TO BE REMOVED	REASON FOR REMOVAL
#	39"	\$35,IOI	IN PROPOSED BUILDING ENVELOPE
#7	35"	\$35,336	IN PROPOSED BUILDING ENVELOPE
#12	16"	\$4,916	IN PROPOSED SIDEWALK, EXTENSIVE DECAY (STREET TREE)
# 6	ידו"	\$14,335	PROPOSED SIDEWALK CONFLICT (STREET TREE)
#17	33"	\$9,677	PROPOSED SIDEWALK CONFLICT (STREET TREE)
#18	23"	\$25,952	PROPOSED UTILITY LINE CONFLICT
# 9	2۱"	\$21,692	IN PROPOSED BUILDING ENVELOPE
#25	15"	\$T,969	IN PROPOSED BUILDING ENVELOPE
#28	15"	\$13,960	PROPOSED UTILITY LINE \$ SIDEMALK CONFLICT (STREET TREE)
#29	ודו"	\$6,949	IN PROPOSED BUILDING ENVELOPE
#33	24"	\$14,741	IN PROPOSED PRIVATE DRIVE
#34	30"	\$22,839	IN PROPOSED BUILDING ENVELOPE
#35	39"	\$43,790	IN PROPOSED BUILDING ENVELOPE
#37	15"	\$6,722	AT PROPOSED CURB LINE
#38	48"	\$66,141	IN PROPOSED BUILDING ENVELOPE
#39	48"	\$66,141	IN PROPOSED BUILDING ENVELOPE
#41	MULTI 14"/14"	\$18,256	IN PROPOSED BUILDING ENVELOPE
#42	12"	\$3,636	AT PROPOSED FENCE LINE
#43	19"	\$8,595	AT PROPOSED FENCE LINE
#45	24"	\$16,794	AT PROPOSED WALKWAY
#A6	21"	\$9,I63	AT PROPOSED WALKWAY/UTILITIES
#A7	14"	\$4,264	AT PROPOSED WALKWAY/UTILITIES
#A8	MULTI 14"/14"	\$16,021	AT PROPOSED WALKWAY/UTILITIES

TOTAL REMOVED HERITAGE TREE VALUE: \$472,990

TOTAL REPLACEMENT TREE VALUE FOR (16) QTY. \$80,000

48" BOX TREES (\$5,000 EA.) PROPOSED:

TOTAL IN-LIEU TREE MITIGATION \$392,990

FEES DUE:

NOTES:

I. SEE CITY OF MENLO PARK MUNICIPAL CODE SECTION

I3.24.90 REGARDING HERITAGE TREE REPLACEMENT

REQUIREMENTS FOR DEVELOPMENT RELATED TREE

REMOVALS.

2. TREE NUMBERS & SIZES CORRESPOND TO THE APPLICANT ARBORIST REPORT PREPARED BY URBAN TREE MANAGEMENT DATED APRIL 2024. REFER TO THE ARBORIST REPORT FOR TREE PROTECTION MEASURES.

3. SEE SHEET L-2 FOR PRELIMINARY TREE SPECIES KEY &

LOCATION OF PROPOSED TREES.

4. ON SHEET L-2 PROTECTED HERITAGE TREES ARE IDENTIFIED W/ THE ARBORIST TREE # IN PARENTHESES, EX: (25).

EXISTING TREE INVENTORY



rated "Fair, Poor" in the structure column if structural mitigation is needed.

TREE SURVEY DATA

Address: 68 Willow Road, Menlo Park, CA Inspection Date: 9/22/24

Y	Health	Structure
ood	excellent, vigorous	exceptional
ir - Good	no significant health concerns	very stable
ir	declining; measures should be taken to improve health and appearance	routine maintenance need
ir - Poor	in decline: significant health issues	mitigation needed, it may not preserve this tree
or	dead or near dead	hazard

Ratings for health and structure are given separately for each tree according to the table below. IF, a tree may be

rated "Good" under the health column For excellent, vigorous appearance and growth, while the same tree may be

NOTE: SEE SHEET L-2 FOR EXISTING
TREE REMOVALS PER IMPROVEMENTS

Fair - Poor in decline: significant he		ealth issues mitigation needed, it may or may								
Poor dead or near dead		not preserve this tree			15		(PER ARBORIST			
or	dead or near dead		hazard		1		SUITABILITY EVALUATION)			
TAG NO.	COMMON NAME	DIAMETER AT STD. HEIGHT	H'/W'	HEALTH	STRUCTURE	PROTECTED (X)	TREE DISPOSITION	NOTES		
1	DEODAR CEDAR	39	70/40	G	G	X	A	MASSIVE, GOOD CONDITION		
2	WHITE BIRCH	10	45/20	G	G		A	ONE OF 5 IN A CLUSTER, GOOD CONDITION		
3	WHITE BIRCH	11	45/20	G	G		Α	ONE OF 5 IN A CLUSTER, GOOD CONDITION		
4	WHITE BIRCH	9	45/20	G	G		Α	ONE OF 5 IN A CLUSTER, GOOD CONDITION		
5	WHITE BIRCH	MULTI 7/6/4	50/20	P	P		Ď	ONE OF 5 IN A CLUSTER, DECAY IN LOWER TRUNK		
6	WHITE BIRCH	11	50/20	P	P		D	ONE OF 5 IN A CLUSTER, DECAY IN LOWER TRUNK		
7	COAST LIVE OAK	35	50/50	G	G	x	Α	MASSIVE, GOOD CONDITION		
8	HAWTHORN	12	16/20	F	G		В	SHADED BY ADJACENT OAK #35, DEAD WOOD		
9	MAGNOLIA	MULTI 6/6/3	30/15	F	G		В	PHOTOTROPIC, POOR TAPER		
10	MAGNOLIA	MULTI 5/4/3	30/15	E	G		В	PHOTOTROPIC, POOR TAPER		
11	JAPANESE MAPLE	MULTI 6/7/7	25/25	G	G		Ā	EXCELLENT SPECIMEN, NO OBSERVED FLAWS		
12	CAROB	16	20/25	F	P	x	c	POSSIBLE STREET TREE, EXTENSIVE DECAY		
13	PLUM	12	20/20	G	G	1.9	В	CLUSTERED WITH SMALLER UNSURVEYED SPECIMENS		
14	PLUM	8	20/15	Ğ	G		В	CLUSTERED WITH SMALLER UNSURVEYED SPECIMENS		
15								CLUSTERED WITH SMALLER UNSURVEYED SPECIMENS		
	PLUM	9	20/15	G	G		В			
16	AMERICAN SWEET GUM	17	50/35	F	G	X	A	POSSIBLE STREET TREE, FAIR SPECIMEN		
17	CAROB	33	45/35	P	Р	х	D	POSSIBLE STREET TREE, EXTENSIVE DECAY		
18	AMERICAN SWEET GUM	23	50/30	G	G	х	A	GOOD SPECIMEN		
19	AMERICAN SWEET GUM	21	50/30	F	G	×	A	GIRDLING ROOTS EVIDENT		
20	CHERRY	10	15/10	F	G		Α	CLUSTERED WITH SMALLER UNSURVEYED SPECIMENS		
21	RED MAPLE	9	30/20	G	G		A	POSSIBLE STREET TREE, GOOD SPECIMEN		
22	PLUM	9	20/15	P	G		D	CLUSTERED WITH SMALLER UNSURVEYED SPECIMENS, FIREBLIGHT EVIDENT		
23	PLUM	8	20/15	P	G		D	CLUSTERED WITH SMALLER UNSURVEYED SPECIMENS, FIREBLIGHT EVIDENT		
24	PLUM	8	20/10	P	G		D	CLUSTERED WITH SMALLER UNSURVEYED SPECIMENS, FIREBLIGHT EVIDENT		
25	CHERRY	15	20/20	E	G	x	В	LARGE TRUNK, DECENT CONDITION		
26	PLUM	8	25/15	F	G		В	CLUSTERED WITH SMALLER UNSURVEYED SPECIMENS		
27	PLUM	9	25/15	F	G		В	CLUSTERED WITH SMALLER UNSURVEYED SPECIMENS		
28	VALLEY OAK	15	55/40	G	G	x	A	POSSIBLE STREET TREE, GOOD SPECIMEN		
29	WHITE BIRCH	17	50/25	G	G	x	A	VERY LARGE, GOOD SPECIMEN		
30	WHITE BIRCH	10	45/20	G	G		A	GOOD SPECIMEN		
31	WHITE BIRCH	7	45/20	G	G		A	GOOD SPECIMEN		
32	COAST LIVE OAK	36	35/35	P	P	×	D	EXTENSIVE DECAY, TERMITES, MULTIPLE BRACES. REMOVED UNDER SEPARATE PERMIT		
33	COAST LIVE OAK	24		F	G	x	Α	IN PARKING LOT PLANTER, GOOD CONDITION		
	4.400.0014.8		50/50							
34	COAST LIVE OAK	30	60/55	P	G	x	A	TRUNK BLEEDING. POSSIBLE SOD INFECTION		
35	COAST LIVE OAK	39	65/50	G	F	X	A	INSIDE COURTYARD, LEANS TOWARD FENCE AND PARKING AREA		
36	COAST LIVE OAK	41	60/55	G	Р	Х	A	INSIDE COURTYARD, LEANS TOWARD FENCE AND PARKING AREA. DECAY POCKETS EVIDENT REMOVED UN		
37	COAST LIVE OAK	15	40/35	G	F	х	A	INSIDE COURTYARD, LEANS TOWARS FENCE AND PARKING AREA		
38	COAST REDWOOD	48	110/40	G	G	X	A	INSIDE COURTYARD, MASSIVE, GOOD CONDITION		
39	COAST REDWOOD	48	110/45	G	G	х	A	INSIDE COURTYARD, MASSIVE, GOOD CONDITION		
40	CHINESE PISTACHE	11	30/20	G	G		A	PATIO TREE INSIDE COURTYARD, GOOD CONDITION		
41	INCENSE CEDAR	MULTI 14/14	70/30	G	G	x	Α	ON PROPERTY LINE: GOOD CONDITION		
42	COAST LIVE OAK	12	40/20	G	ř	x	A	ON PROPERTY LINE: LEANS TOWARD DRIVEWAY		
43	COAST LIVE OAK	19	40/20	G	F	x	A	ON PROPERTY LINE: LEANS TOWARD DRIVEWAY		
44	COAST LIVE OAK	22	50/35	G	G	x	Α	ON PROPERTY LINE: GOOD CONDITION		
45	COAST REDWOOD	24	60/20	G	G	x	A	ON PROPERTY LINE: GOOD CONDITION		
A1	COAST LIVE OAK	24	50/40	F	F	×	A	NEIGHBORING TREE: RIPARIAN AREA TO THE EAST ALONG SAN FRACISQUITO CREEK, IVY, CROWDED		
A2	COAST LIVE OAK	25	50/40	F	F	x	A	NEIGHBORING TREE: RIPARIAN AREA TO THE EAST ALONG SAN FRACISQUITO CREEK, IVY, CROWDED		
A3	COAST LIVE OAK	29	60/50	F	G	x	A	NEIGHBORING TREE: RIPARIAN AREA TO THE EAST ALONG SAN FRACISQUITO CREEK, IVY, CROWDED		
A4	COAST LIVE OAK	27	50/35	F	G	x	A	NEIGHBORING TREE: RIPARIAN AREA TO THE EAST ALONG SAN FRACISQUITO CREEK, IVY, CROWDED		
A5	COAST LIVE OAK	21	50/40	F	G	×	Α	NEIGHBORING TREE: RIPARIAN AREA TO THE EAST ALONG SAN FRACISQUITO CREEK, IVY, CROWDED		
A6	COAST LIVE OAK		50/40	F	G	x	Α Α			
70		21						NEIGHBORING TREE: PARKING LOT TREE TO THE SOUTH, CROWDED WITH COMPETING SPECIES		
A7	COAST LIVE OAK	14	30/20	F	F	X	A	NEIGHBORING TREE: PARKING LOT TREE TO THE SOUTH, CROWDED WITH COMPETING SPECIES		
A8	COAST LIVE OAK	MULTI 14/14	50/50	F	G	X	Α	NEIGHBORING TREE: PARKING LOT TREE TO THE SOUTH, CROWDED WITH COMPETING SPECIES		

C = May be preservable, but is not worthy of extensive effort or design accommodatio

Recommend removal due to existing condition and/or structure

Total Protected Tree

	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS'
	TREES - SEE TREE SPECIES ON SHEET L-2				
	SHRUBS, GROUNDCOVERS & GRASSES PALETTE				
ANI BUS	Anigozanthos x. 'Bush Gold'	Yellow Kangaroo Paw	I GAL	30" O.C.	L
ARB OKT	Arbutus u. 'Oktoberfest'	Stramberry Tree (Shrub)	5 GAL	60" O.C.	L
BOU BLO	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	I GAL	30" 0.0.	L
CAL LIT	Callistemon v. 'Little John'	Dwarf Bottle Brush	5 GAL	42" O.C.	L
CAR ELI	Carpenteria californica 'Elizabeth'	Compact Bush Anemone	5 GAL	48" O.C.	L
CAR TUM	Carex tumulicola	Foothill Sedge	I GAL	24" O.C.	L
CEA YAN	Ceanothus g. h. 'Yankee Point'	Mild Lilac	5 GAL	60" O.C.	L
CIS LAD	Cistus ladanifer	Crimson Spot Rockrose	5 GAL	48" O.C.	L
DIE BIC	Dietes bicolor	Fortnight Lily	I GAL	36" O.C.	L
FES ELI	Festuca glauca 'Elijah Blue'	Common Blue Fescue	6" POTS	18" O.C.	L
LAN MON	Lantana montevidensis	Trailing Lantana	I GAL	42" O.C.	L
LAV MAR	Lavatera maritima	Tree Mallow	5 GAL	72" O.C.	L
LAV MUN	Lavandula a. 'Munstead'	Munstead Lavender	I GAL	18" O.C.	L
LOR BUR	Loropetalum chinense	White Fringe Flower	5 GAL	72" O.C.	L
MYO PAR	Myoporum parvifolium	Myoporum	I GAL	60" O.C.	L
NAN GUL	Nandina d. 'Gulf Stream'	Dwarf Heavenly Bamboo	I GAL	18" O.C.	L
NAN MOO	Nandina d. 'Moon Bay'	Dwarf Heavenly Bamboo	I GAL	30" O.C.	L
PHO PLA	Phormium x. 'Platt's Black'	New Zealand Flax	I GAL	36" O.C.	L
PHO TON	Phormium x. 'Tony Tiger' Shade Alt: Liriope m. 'Silvery Sunproof'	Dwarf New Zealand Flax Shade Alt.: Variegated Lily Turf'	I GAL	24" O.C.	L
PIT VAR	Pittosporum tobira 'Variegata'	Variegated Tobira	5 GAL	60" O.C.	L
PRU COL	Prunus c. 'Compacta' Column	Columnar Cherry Laurel	5 GAL	48" O.C.	L
ROS HUN	Rosmarinus o. 'Huntington Carpet'	Trailing Rosemary	I GAL	48" O.C.	L
ROS TUS	Rosmarinus o. 'Tuscan Blue' Shade Alt.: Nandina domestica	Uprigth Rosemary Shade Alt.: Heavenly Bamboo	5 GAL	36" O.C.	L
SAL GLO	Salvia g 'Heatwave Glow'	Heatmave Glow Sage	I GAL	36" O.C.	L
SAL WIN	Salvia clevelandii 'Winnifred Gilman'	Cleveland Sage	5 GAL	42" 0.0.	L
	VINES / ESPALIERS	<u>'</u>		ı	
GEL SEM	Gelsemium sempervirens	Carolina Jessamine	5 GAL	SEE PLANS	L
	STORM WATER TREATMENT PLANTS				
CHO TEC	Chondropetalum tectorum**	Cape Rush	I GAL	42" 0.6.	L
MUH RIG	Muhlenbergia rigens**	Deer Grass	I GAL	48" O.C.	1

NOTES

I. * - THE "WULCOLS IV" RATING SYSTEM IS INDUSTRY STANDARD FOR IRRIGATION WATER NEEDS OF LANDSCAPE PLANTING IN CALIFORNIA. THE MAJORITY PLANTS SELECTED ARE RATED VERY LOW TO MEDIUM WATER REQUIREMENTS FOR THE REGION AND SHALL BE PLANTED IN SPECIFIC HYDROZONES. PLANT WATER USE RATINGS ARE: VL - VERY LOW, L - LOW, M - MEDIUM, H - HIGH

2. PLANT MATERIAL FOR STORMWATER TREATMENT PLANTERS PER SAN MATEO COUNTY'S "C.3 STORM WATER TECHNICAL GUIDANCE" APPENDIX A.

PLANTING NOTES

I. <u>SOIL AMENDMENTS:</u> THE CONTRACTOR SHALL ASSUME SURFACE AMENDMENTS FOR TURF, GROUNDCOVER AND SHRUB AREAS AS PER THE PRELIMINARY SOILS REPORT INCLUDED IN THESE PLANS FOR BIDDING. ACTUAL SOIL AMENDMENTS SHALL BE DETERMINED BY THE ON-SITE SOIL TEST RECOMMENDATIONS.

A. SOIL TESTS: PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONDUCT HORTICULTURAL SOIL TESTS AFTER ROUGH GRADING HAS BEEN COMPLETED. TAKE AT LEAST 5 TO 10 SUB-SAMPLES OF EQUAL SIZE AT RANDOM LOCATIONS FROM THE SITE AT 6" TO 18" DEPTHS. THOROUGHLY MIX THESE SUB-SAMPLES AND SUBMIT TO A REPUTABLE SOILS LABORATORY FOR HORTICULTURAL TESTING. IN ADDITION, A <u>GUARANTEED</u> ANALYSIS OF A NUTRIENT RICH COMPOST AMENDMENT (SPECIFIED BELOW) MUST BE SUBMITTED WITH THE SOIL SAMPLE TO PROVIDE A COMPLETE ANALYSIS FOR THE RECOMMENDED SOIL AMENDMENT MIX.

B. A NUTRIENT RICH COMPOST AMENDMENT SHALL BE USED AS THE NITROGEN STABILIZED ORGANIC AMENDMENT. INCORPORATE 2" OF COMPOST INTO THE TOP 6" TO 12" OF SOIL @ A MINIMUM RATE OF (4) CUBIC YARDS PER 1,000 SF. THIS PRODUCT SHALL BE CERTIFIED THROUGH THE US COMPOSTING COUNCIL'S SEAL OF TESTING ASSURANCE PROGRAM (www.compostingcouncil.org). A GUARANTEED ANALYSIS ORGANIC COMPOST SUCH AS 'WONDERGROW PREMIUM COMPOST' AVAILABLE AT GROVER LANDSCAPING (209) 545-4401 OR 'FOUR COURSE COMPOST' AVAILABLE AT JEPSON PRAIRIE ORGANICS (800) 208-2370 OR APPROVED EQUAL SHALL BE USED.

C. THE APPROVED FINAL SOIL AMENDMENT RECOMMENDATION SHALL BE EVENLY SPREAD AND THOROUGHLY BLENDED BY CROSS-RIPPING OR EQUALLY CULTIVATED BY MEANS OF ROTOTILLING TO A UNIFORM DEPTH OF 6"-12". IN AREAS WITH A SLOPE OF 3:1 OR GREATER OR WHERE PLANT MATERIAL IS SPACED 60" O.C. OR GREATER THE RECOMMENDED HORTICULTURAL BACKFILL MIX SHALL BE PER PLANT PIT ONLY-SEE PLANTING DETAILS. DO NOT AMEND SOIL WITHIN BIORETENTION AREAS. REFER TO CIVIL DRAWINGS FOR SOIL PREPARATION IN THESE AREAS.

2. MULCH: ALL PLANTING AREAS, UNLESS OTHERWISE NOTED, SHALL RECEIVE A 3" LAYER OF MULCH AS FOLLOWS:

A. PROJECTS W/ NO SLOPES OR LESS THAN 3:1 SLOPES: RECOLOGY RECYCLED DECORATIVE' MULCH IN 'LIGHT BROWN' COLOR.

B. PROJECTS W SLOPES STEEPER THAN 3:1: MULCH SLOPES WITH RECOLOGY 'SHREDDED CEDAR' IN 'LIGHT BROWN' COLOR.

C. MULCH AFTER ALL TREES, SHRUBS AND GROUNDCOVERS HAVE BEEN PLANTED AND AFTER PRE EMERGENT HAS BEEN APPLIED. EXCLUDE MULCH IN TURF & HYDROSEED AREAS. NO MULCH SHALL BE PLACED WITHIN A 3" CLEAR BAND AROUND

APPLIED. EXCLUDE MULCH IN TURF & HYDROSEED AREAS. NO MULCH SHALL BE PLACED WITHIN A 3" CLEAR BAND AROUND TRUNK OF ALL TREES. NO MULCH SHALL BE USED IN BIO-RETENTION BASINS-REFER TO CIVIL DWGS. FOR SOIL TYPE.

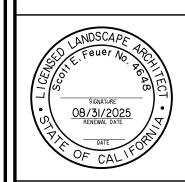
IRRIGATION/MWELO DESIGN NOTE

A FULLY-AUTOMATIC, HYDROZONED IRRIGATION SYSTEM DESIGN COMPLIANT WITH THE CITY OF MENLO PARK'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) REQUIREMENTS, SHALL BE PROVIDED DURING THE BUILDING PERMIT APPROVAL PROCESS. ENVIRONMENTAL
FORESIGHT, INC.
Landscape Architecture
2065 N. Broadway, Suite 203
Walnut Creek, CA 94596
T (925) 945-0300

www.environmentalforesight.com

LEGENDS & SCHEDULES
/illow Road Townhomes
68 Willow Road

COPYRIGHT©
ENVIRONMENTAL FORESIGHT, INC
ALL DRAWINGS AND WRITTEN
MATERIALS APPEARING HEREIN
CONSTITUTE THE ORIGINAL AND
UNPUBLISHED WORK OF THE
LANDSCAPE ARCHITECT AND
MAY NOT BE COPIED OR USED
WITHOUT THE WRITTEN CONSEN
OF THE LANDSCAPE ARCHITECT.



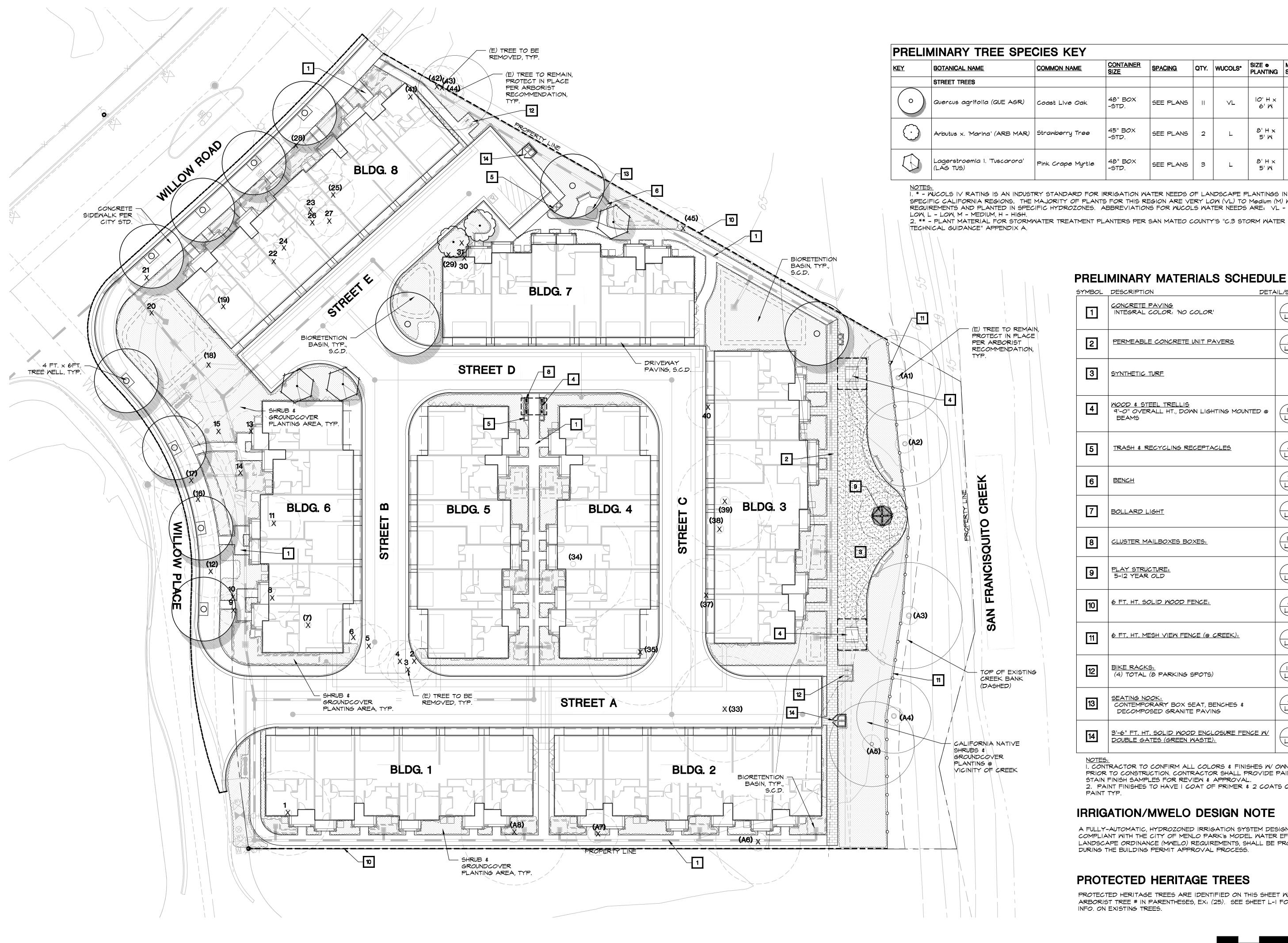
Scale: AS SHOWN
Drawn by: KP

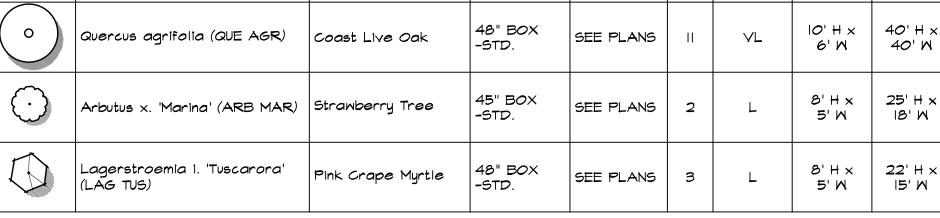
Date: 10/18/24

Job: 24006.01

heet

00 Sheets





NOTES:

1. * - WUCOLS IV RATING IS AN INDUSTRY STANDARD FOR IRRIGATION WATER NEEDS OF LANDSCAPE PLANTINGS IN

1. * - WUCOLS IV RATING IS AN INDUSTRY STANDARD FOR IRRIGATION WATER NEEDS OF LANDSCAPE PLANTINGS IN

1. * - WUCOLS IV RATING IS AN INDUSTRY STANDARD FOR IRRIGATION WATER NEEDS OF LANDSCAPE PLANTINGS IN

1. * - WUCOLS IV RATING IS AN INDUSTRY STANDARD FOR THIS REGION ARE VERY LOW (VL) TO Medium (M) W. SPECIFIC CALIFORNIA REGIONS. THE MAJORITY OF PLANTS FOR THIS REGION ARE VERY LOW (VL) TO Medium (M) WATER REQUIREMENTS AND PLANTED IN SPECIFIC HYDROZONES. ABBREVIATIONS FOR WUCOLS WATER NEEDS ARE: VL - VERY

	MINARY MATERIALS SCHEDUL	_E NL/SHEET
1	CONCRETE PAVING INTEGRAL COLOR: 'NO COLOR'	
2	PERMEABLE CONCRETE UNIT PAVERS	2 L-3
3	SYNTHETIC TURF	
4	MOOD & STEEL TRELLIS 9'-0" OVERALL HT., DOWN LIGHTING MOUNTED @ BEAMS	(14 L-3)
5	TRASH # RECYCLING RECEPTACLES	8 L-3
6	BENCH	3 L-3
7	BOLLARD LIGHT	7 L-3
8	CLUSTER MAILBOXES BOXES:	[3] L-3
9	PLAY STRUCTURE: 5-12 YEAR OLD	4 L-3
10	6 FT. HT. SOLID WOOD FENCE:	6 L-3
11	6 FT. HT. MESH VIEW FENCE (@ CREEK):	5 L-3
12	BIKE RACKS: (4) TOTAL (8 PARKING SPOTS)	10 L-3
13	SEATING NOOK: CONTEMPORARY BOX SEAT, BENCHES & DECOMPOSED GRANITE PAVING	4 L-3
14	3'-6" FT. HT. SOLID WOOD ENCLOSURE FENCE W/ DOUBLE GATES (GREEN WASTE):	(I) L-3

QTY. WUCOLS* SIZE • MATURE SIZE

I. CONTRACTOR TO CONFIRM ALL COLORS & FINISHES W/ OWNER PRIOR TO CONSTRUCTION. CONTRACTOR SHALL PROVIDE PAINT & STAIN FINISH SAMPLES FOR REVIEW & APPROVAL. 2. PAINT FINISHES TO HAVE I COAT OF PRIMER \$ 2 COATS OF

IRRIGATION/MWELO DESIGN NOTE

A FULLY-AUTOMATIC, HYDROZONED IRRIGATION SYSTEM DESIGN COMPLIANT WITH THE CITY OF MENLO PARK'S MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) REQUIREMENTS, SHALL BE PROVIDED DURING THE BUILDING PERMIT APPROVAL PROCESS.

PROTECTED HERITAGE TREES

PROTECTED HERITAGE TREES ARE IDENTIFIED ON THIS SHEET W/ THE ARBORIST TREE # IN PARENTHESES, EX: (25). SEE SHEET L-I FOR MORE INFO. ON EXISTING TREES.



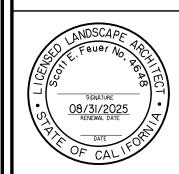


ENVIRONMENTAL FORESIGHT, INC Landscape Architecture 2065 N. Broadway, Suite 203 Walnut Creek, CA 94596

T (925) 945-0300

www.environmentalforesight.com

COPYRIGHT® ENVIRONMENTAL FORESIGHT, I ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE LANDSCAPE ARCHITECT AND MAY NOT BE COPIED OR USED WITHOUT THE WRITTEN CONSEN OF THE LANDSCAPE ARCHITECT



AS SHOWN Drawn by:

5 TENANT DOORS \$ 2 PARCEL <u>LOCKERS ('M' ON PLANS)</u> MODEL: '16 DOOR FLORENCE CLUSTER MAILBOX CBU' COLOR: 'BRONZE' DIMENSIONS: 62"H X 30-1/2"W X 17-7/8" DEEP USPS APPROVED



4 DOOR PARCEL LOCKER (P' ON PLANS) MODEL: '8 DOOR UNIT CBU MAILBOX' COLOR: 'BRONZE'

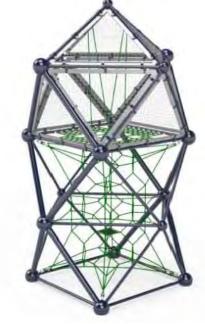
DIMENSIONS: 62"H X 30-1/2"W X 17-7/8" DEEP USPS APPROVED MOUNTING EXPANSION ANCHOR BOLTS

PER MANU .: MANU .: HILTI (AVAIL. www.hilti.com) TYPE: KWIK BOLT II (GALV.) SIZE: 1/2" DIA. x 5-1/2" LONG EMBED.: MIN. 3-1/2" INSTALL. W/ RUBBER PAD BELOW PLATE PER MANU. MOUNT TO 5" THICK CONCRETE PAD

I. MOUNT/INSTALL TO CONCRETE PAD PER MANUFACTURER'S SPECIFICATIONS 2. REFER TO LAYOUT PLANS FOR QUANTITY AND LOCATIONS. 3. CLUSTER MAILBOX UNITS AND PARCEL LOCKER UNITS AVAILABLE AT CUSTOM HOME ACCESSORIES (800) 265-0041 OR www.store.mailboxes.info

CLUSTER MAILBOXES

SCALE: NTS DTi-Mailbox-02.dwg



MANU .: PLAY AND PARK STRUCTURES. SEE MATERIAL SCHED. FOR INFO.

PLAY STRUCTURE SCALE: NTS



MOOD & STEEL TRELLIS: SEE MATERIAL SCHED. FOR INFO.

WOOD & STEEL

SCALE: NTS DTi-Trellis.dwg

1)24" CORDED RUBBER

LODGE POLE PINE

2 REQUIRED.

PLACEMENT

9) SUBGRADE

10 TREE PLANTING

BACKFILL MIX.

GALVANIZED SCREMS (2) 2" DIA. PRESSURE TREATED

TIE-ATTACH TO STAKE W/2

STAKE-INSTALL NO CLOSER THAN 3" MIN. FROM ROOT BALL,

(3) TREE- SEE PLAN FOR SIZE AND

ROOT BALL 2" ABOVE FINISHED

(4) ROOT BALL- SET CROWN OF

(5) MULCH LAYER - SEE PLANTING

(6) WATERING BASIN (4" MIN.) W/ 3"

)SIDEWALK, CURB OR WALL

(8) BACKFILL MIX- 1/3 NITRIFIED

SOIL CONDITIONER, 2/3 SITE

PIT-PERCOLATE TEST ALL PITS

SCARIFY SIDES AND BOTTOM

MYCO PAKS (MYCORRHIZAL

(12) ROOT BARRIER-LOCATE AT

PLANTED WITHIN 5' FROM

FUNGI) - SEE PLANTING NOTES FOR INSTALLATION, QUALITY AND HANDLING SPECIFICATIONS.

ALL LOCATIONS WHERE TREE IS

CURBS, SIDEMALKS OR WALLS.

LINEAR; MIN. 6' LONG FROM

CENTER (12' TOTAL). MANUF .: DEEP ROOT BARRIER I (800)

458-7668 MODEL: UB 24-2

(I3) TREE TRUNK GUARDS AT ALL

FREES IN LAWN AREAS.

MODEL: TP-128, GREY

AVAILABLE: www.ndspro.com

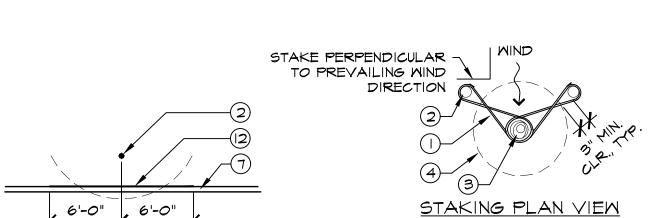
MANUF .: NDS

PRIOR TO INSTALLING

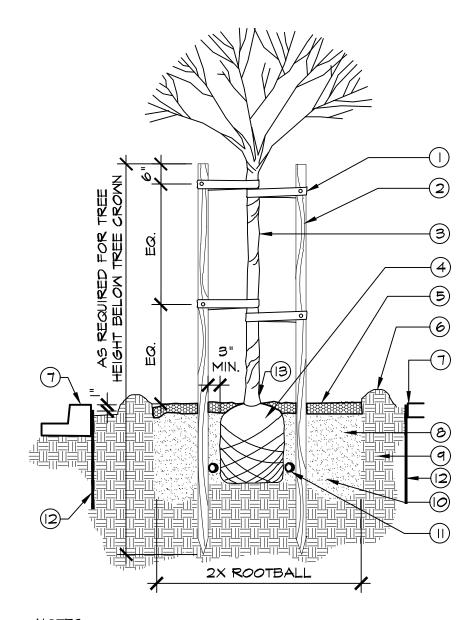
SOIL PER PLANTING NOTES

MULCH PER PLANTING NOTES

NOTES FOR DEPTH AND



ROOT BARRIER PLAN VIEW



NOTES:

I. SEE PLANTING NOTES AND/OR SPECIFICATIONS FOR ADDITIONAL INFORMATION.

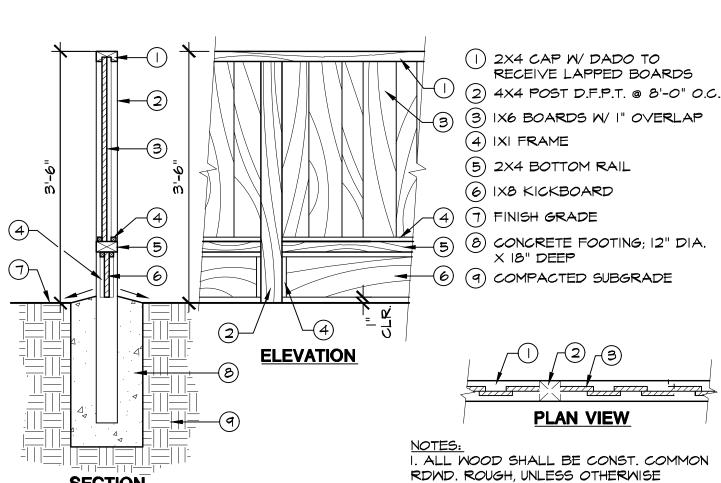
TREE PLANTING WITH ROOT BARRIER

SCALE: N.T.S. 1/1 DT-Tree-Green01.dwg



MANU .: DERO SEE MATERIAL SCHED. FOR INFO.

BIKE RACK DTi-WoodRoofPaver.dwg

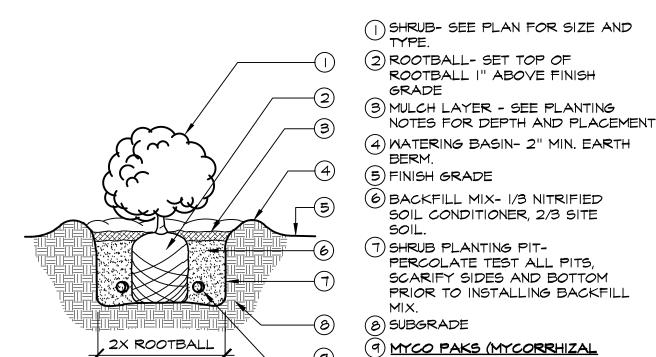


42" HT. WOOD ENCLOSURE 1x6 BOARD ON BOARD

SCALE: 3/4" = 1'-0" 1/16 DT-FenWood22.dwg

4

SCALE: NTS



FUNGI) - SEE PLANTING NOTES FOR INSTALLATION, QUALITY AND HANDLING SPECIFICATIONS.



SEE MATERIAL SCHED. FOR INFO. **BOLLARD LIGHT**



ELEVATION

() 2×6 WOOD CAP. TOP OF

STEP W/ GRADE, TYP.

(2) 2×4 WOOD BOTTOM RAIL,

FOLLOW GRADE, TYP.

(3) 2"x2" GALV. WW. MESH

(10 GAUGE)

OTHERWISE NOTED.

HT. VEIW FENCE

(3)

FENCE TO REMAIN LEVEL &

(4) 4×4 P.T.D.F. (BROWN) MOOD

(5) CONCRETE FOOTING;

12"DIA.x 24" DEEP

(6) 2×2 MOOD NAILER, BOTH

(7) COMPACTED SUBGRADE

(8) FINISH GRADE

ALL WOOD SHALL BE WESTERN RED CEDAR, UNLESS

SHALL STEP FENCE ONLY AS NECESSARY

4. ALL POSTS TO BE STRAIGHT & PLUMB.

3. SEE MATERIAL SCHED. FOR FINISH

ELEVATION

1x6 BOARD ON BOARD

6'-0" HT. SOLID WOOD FENCE SCALE: 3/4" = 1'-0"

2. CONTRACTOR TO CONFIRM (E) GRADES PRIOR TO CONST. \$

´ POSTS AT 6'-0" O.C., TYP.

SIDES, TOP, BOTTOM & ENDS

SCALE: 3/4" = 1'-0"

1/16 DT-FenWireO1.dwg

1) 2X4 CAP W/ DADO TO

(4) IXI FRAME

(5) 2X4 BOTTOM RAIL

DIA. X 36" DEEP.

(6) IX8 KICKBOARD

(7) FINISH GRADE

RECEIVE LAPPED BOARDS

(2) 4X4 POST D.F.P.T. @ 8'-0" O.C.

(3) IX6 BOARDS W/ I" OVERLAP

(8) CONCRETE FOOTING; 12" DIA.

FOOTINGS SHALL BE 12"

(9) COMPACTED SUBGRADE

X 24" DEEP. CORNER POST

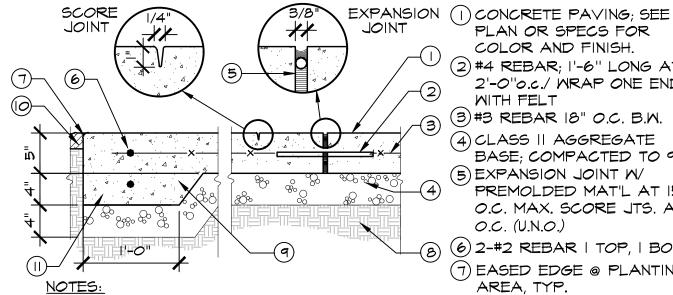
1/16 DT-FenWood01.dwg

PLAN VIEW

I. ALL WOOD SHALL BE CONST. COMMON RDWD. ROUGH, UNLESS OTHERWISE

TRASH & RECYCLING RECEPTACLES:
MANU.: FORMS+SURFACES
SEE MATERIAL SCHED. FOR INFO.

TRASH/RECYCLING



I. EXP. JNTS. TO OCCUR WITHIN PAVING FIELDS & WHERE PAVING MEETS ANY VERTICAL SURFACE OR STRUCTURE 2. PAVEMENT SECTION DESIGN & REINFORCING

SHOWN FOR BID PURPOSES ONLY. REFER TO STRUCTURAL SOILS REPORT FOR ACTUAL.

MITH FELT (3)#3 REBAR 18" O.C. B.W. (4) CLASS II AGGREGATE BASE; COMPACTED TO 95%. (5) EXPANSION JOINT M/ PREMOLDED MAT'L AT 15'-0" O.C. MAX. SCORE JTS. AT 5'-O" O.C. (U.N.O.)

PLAN OR SPECS FOR COLOR AND FINISH. (2)#4 REBAR; I'-6" LONG AT 2'-0"0.c./ WRAP ONE END REVISIONS

ENVIRONMENTAL

Landscape Architecture

2065 N. Broadway, Suite 203

Walnut Creek, CA 94596

T (925) 945-0300

www.environmentalforesight.co

p

0

₩ W

60-

FORESIGHT, INC

(6) 2-#2 REBAR | TOP, | BOTTOM (7) EASED EDGE @ PLANTING

AREA, TYP.

(8) COMPACT SUBGRADE TO 90% 9) THICKENED EDGE, TYP.) FINISH GRADE ADJACENT TO PAVEMENT/CURB - REFER TO GENERAL NOTES

II) PAVING TO EXTEND UNDERNEATH DECK STRINGER MIN. 12", SEE LAYOUT PLAN

CONCRETE PAVING (PEDESTRIAN)

1/12 DT-PavConc02.dwg

SCALE: |" = |'-0"

1) PERMEABLE PRECAST CONCRETE PAVERS: MANUFACTURER, TYPE, COLOR, SEE MATERIAL SCHED. (2) TYPE #8 BEDDING COURSE (3/8"

CRUSHED) (3) TYPE #57 STONE OPEN GRADED BASE (3/4" CRUSHED)

(4) TYPE #2 STONE SUBBASE (2-1/2" CRUSHED)

(5) BUTT JNTS., TYP.

(6) SUBGRADE COMPACTED TO 90%

7) FINISH GRADE/PLANTING AREA

(II) #4 BAR @ 18" O.C. VERT.

(12) #4 BAR @ BOT. CONTIN.

(9)(2) #4 BAR @ TOP CONTIN.

(10) #4 BAR @ 18" O.C. MHR HT. >

(8) CONCRETE PAVER EDGE

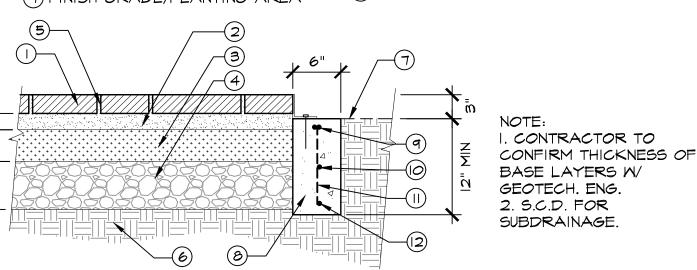
RESTRAINT @ PLANTING AREAS

CONTINUOUS, CENTERED IN BASE

SEE LAYOUT PLAN FOR LOCATIONS

ONLY: 1/4"x3"x3" STEEL L BAR ATTACHED TO CONCRETE BASE

PAINT BLACK. (I) #4 REBAR,



PERMEABLE CONC. PAVERS PEDESTRIAN

1/12 DT-PavPrecast-conc. edge.dwg



MANU.: FORMS+SURFACES SEE MATERIAL SCHED. FOR INFO.



SCALE: NTS DTi-Bench.dwg



BOX SEAT

SCALE: NTS

AS SHOWN Scale: Drawn by: Date: 24006.0

COPYRIGHT®

ENVIRONMENTAL FORESIGHT,

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN

CONSTITUTE THE ORIGINAL AN

WITHOUT THE WRITTEN CONSE

OF THE LANDSCAPE ARCHITEC

08/31/2025 RENEWAL DATE

UNPUBLISHED WORK OF THE

LANDSCAPE ARCHITECT AND MAY NOT BE COPIED OR USED

_=3 **00** Sheets

SCALE: NTS DTi-Bollard.dwg

RECEPTACLE 1/1 DTi-Trash.dv SCALE: NTS

BOX SEAT: MANU.: LANDSCAPE FORMS SEE MATERIAL SCHED. FOR INFO.

SHRUB PLANTING SCALE: N.T.S. 1/1 DT-Shrub-Green01.dwg

1/1 DTi-Bench.dwg



HERITAGE TREE PERMIT APPEAL FORM

Public Works 701 Laurel St., Menlo Park, CA 94025 tel 650-330-6720

NOV 1 7 2025



City of Menlo Park MENLO PARK
City Clerk's Office

_									
ı	-	-	٠.	-	C	43	-	-	-
ı	ш	25	LI	ш	•	и	u	п	-8

fee of \$200. The postmark date must be within the appeal period of 15 days after staff's decision. Please make the check payable to "City of Menlo Park." Incomplete forms will not be accepted.
Only the permit applicant can appeal staff's decision based on either Criteria 1, 2, 3, or 4 and any Menlo Park resident or property owner may appeal staff's decision based on either Criteria 5 or 6.
Appellant's information
Name: Richard Crumb
Address: 471 Sherwood Way, Menlo Park, CA 94025
Phone: 802-989-8314
Email address: richardcrumb@gmail.com
Heritage tree information
Property address: 68 Willow Road, Menlo Park, CA 94025
Tree species (if there is more than one tree, please attached a tree inventory list)
Common name: See attached. 14 total trees. Botanical name:
Please select which decision making criterion was used to make staff's decision:
□ Criterion 1: Death □ Criterion 2: Tree risk rating □ Criterion 3: Tree health rating □ Criterion 4: Species ■ Criterion 5: Development □ Criterion 6: Utility inference Please note for Criteria 5 and 6, you have additional fifteen (15) days to review project documents and to submit one (1) to five (5) feasible and reasonable alternatives for the permit applicant to consider. Refer to the administrative guidelines on the City's website for more details.
Reason to appeal (attach additional paper if needed):
The City's Heritage Tree Ordinance was adopted to preserve a healthy, diverse tree canopy that is "highly valued by the community," protects neighborhood character, and helps preserve scenic beauty, prevent erosion and sedimentation in waterways, and protect against flood hazards and landslides, while "retain[ing] as many trees as possible" consistent with reasonable use of property. At 68 Willow Road, the 14 native heritage trees proposed for removal (including coast live oaks, coast redwoods, and a valley oak) form part of the mature canopy that defines the character of the Linfied Oaks area and contributes to the health and visual quality of the adjacent San Francisquito Creek corridor, which City policy calls out for protection of its "wildlife habitat, scenic value and natural character." Menlo Park Staff's notice indicates that removal is proposed under Criterion 5 (Development), which is allowed only when the trees interfere with development and "there is no financially feasible and reasonable design alternative that would permit preservation of the heritage tree." Based on the project plans, it appears that modest redesign of building footprints, circulation, utilities and hardscape, together with use of recognized tree-sensitive construction techniques, could reasonably allow the project to proceed while preserving a substantial number of these native trees. Because the ordinance's stated intent is to preserve heritage trees and maintain canopy wherever feasible, the permit should be denied or conditioned until such alternatives are thoroughly evaluated and reasonably implemented.

Signature: _	Brink	Lul	11/16/2025 Date:	
-				_

Attachment to 68 Willow Road Appeal

Appeal Tree List					
Common Name	Botanical Name	Number			
Coast Live Oak	Quercus agrifolia	10			
Coast Redwood	Sequoia sempervirens	3			
Valley Oak	Quercus lobata	1			



Mr. Kevin Proctor Environmental Foresight, Inc. December 5, 2025

Re: 68 Willow Rd., Menlo Park, CA

Mr. Proctor,

Below is my review of protected trees #42, 43, 44, and 45, and their suitability for preservation based on Sheet L-2, *Preliminary Landscape Plan*, dated 8/26/25.

Coast Live Oaks #42 and 43

An attempt to preserve these trees could be made, were it not for the fact that they lean significantly into the proposed "Building 8" envelope. Both trees exhibit uncorrected, phototropic leans, and any pruning performed to correct these conditions and alleviate conflict with the building would be overly detrimental. Heavy pruning of large coast live oaks, especially those already subjected to the stress caused by root damage, soil compaction, and altered soil hydrology associated with construction processes, is ill-advised and not likely to produce a successful outcome. See the attached *Oaks in the Built Environment*.

Coast Live Oak #44

Coast Live Oak #44 sits on the neighboring property at 70 Willow Rd. and is a decent candidate for preservation. Although it is located close to Coast Live Oaks #42 and #43, it does not lean toward 68 Willow Rd. and would not require pruning. Even so, the proposed storm drain and the Building 8 envelope will intersect the *Critical Root Zone* (CRZ) of this tree (see attached explanation of the CRZ). Aside from the standard tree protection measures indicated in the original tree survey report dated 4/16/24, extreme caution should be exercised when excavating within the CRZ of this tree, including the following:

- A preconstruction site meeting with the Project Arborist to define excavation means and methods for the storm drain installation, specifically, the use of an air spade to locate roots, and tunneling under the roots to install the storm drain pipe, as opposed to cutting them.
- Monitoring of the storm drain excavation process by the Project Arborist.
- Monitoring of the Building 8 footing excavation and companion flatwork installation to ensure that any roots encountered are cut cleanly and not torn or pulled.



The goal for Coast Live Oak #44 would be to allow some root loss (10% or less) due to the footing and flatwork installation, while keeping the root loss associated with the storm drain installation as close to 0% as possible.

Coast Redwood #45

The proximity of Building 7 and the proposed new storm drain location are elements that could be accommodated to retain this tree, but the proposed sidewalk location is concerning. The proposed sidewalk appears to intersect the basal flare and buttress roots on the south side of the tree. Assuming a standard excavation depth of 10 inches for the base rock and concrete, this close contact with the basal flare would be overly detrimental, and in addition to the apparent root damage, would leave this tree in a very constricted planter area. If this sidewalk cannot be eliminated or rerouted to allow at least 6 feet of clearance on the south side of the trunk, then this tree would be considered a relatively poor candidate for retention.

Kevin J. Carlson

Kevin J Carlson

ISA Board Certified Master Arborist WE-7475B ASCA Registered Consulting Arborist #629 ISA Tree Risk Assessment Qualified ISA Prescription Pruning Qualified

ASCA Tree and Plant Appraisal Qualified



Acceptable Root Loss in the CRZ

The Critical Root Zone (CRZ) is the area around the tree often defined as 1 foot radius per inch of trunk diameter (DBH)—that contains the majority of structural and absorbing roots. Protecting this zone is essential for tree health and stability.

Root Loss Thresholds

% Root Loss in the	Risk Level	Likely Effects	Recommended	
CRZ			Action	
0-10%	Low	Tree typically	Monitor, irrigate as	
		tolerates this with	needed, apply mulch	
		minimal stress		
10-20%	Moderate	May cause decline	Mitigate with	
		symptoms, increased	irrigation,	
		stress.	fertilization,	
			mulching, root	
			pruning	
20-25%	High	Significant decline or	Consult an arborist	
		loss of stability	immediately.	
		possible	Consider design	
			alternatives	
Over 25%	Unacceptable	High risk of tree	Avoid disturbance;	
		failure or death	redesign project to	
			protect the tree	

Key Factors Affecting Tolerance

- Species: Redwoods and sycamores are more resilient; oaks, pines, beeches less so.
- Age: Young trees adapt better; mature/senescent trees are far less tolerant.
- **Health:** Robust, healthy trees are more tolerant of root loss
- **Timing**: Avoid disturbance during drought, heat stress, or disease outbreaks. If possible, limit root disturbance to the dormant months (December-February).

Best Practices During Construction

- Avoid trenching/excavation in CRZ—reroute utilities.
- Use air spade/tunneling if excavation is unavoidable.
- Prune roots cleanly, do not rip or tear.
- Mulch 2–4 inches, water deeply during dry periods.
- Fence off CRZ to prevent compaction by equipment.

^{*} Reference ANSI A300 Part 5 (2023), and the Guide for Tree and Plant Appraisal, 10th Edition, 2019.



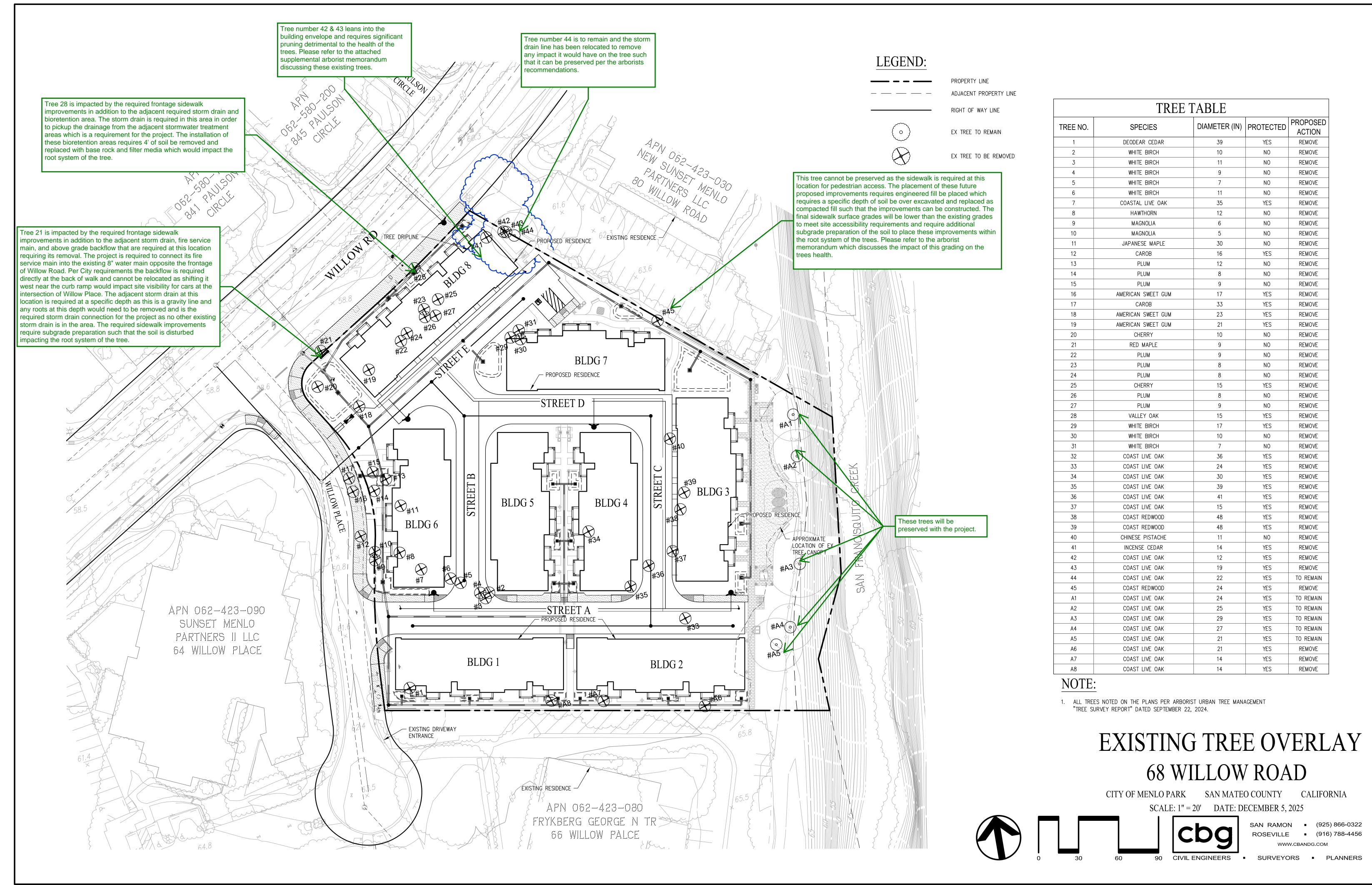
Oaks in the Built Environment

Oak trees in the built environment will often decline due to a number of adverse cultural conditions, including changes to the grade around them, poor watering practices (overwatering), compaction in the root zone, girdling roots, root damage, poor pruning practices, incompatible landscape improvements, and drought. These adverse cultural conditions in oak trees frequently lead to **secondary pathogens** in the form of insects, fungi, and bacteria. It is these secondary pathogens that can lead to eventual death and/or failure. In oak trees, fungi of various species represent by far the greatest number of secondary pathogens.

Whole tree failure in oak trees is frequently associated with changes in the grade, resulting in excess soil covering the root flare and the fine-absorbing roots in the top 12 inches of soil. This excess soil covering the roots inhibits gas exchange and deprives the roots of much-needed oxygen. In oak trees especially, this "low oxygen" environment can invite one of several fungal pathogens that contribute to butt and root rot. Chief among these pathogens are members of the genera *Ganoderma*, *Armillaria*, and *Biscogniauxia*.

Coast live oaks, in particular, have a well-deserved reputation for low tolerance to construction-related disruptions, including root damage, grade changes, and changes in soil hydrology. Oftentimes, they will appear to weather the construction process very well but begin to decline slowly over time long after construction has been completed. Trees that may have been well protected from root or canopy damage during construction can become exposed to more insidious damage later on in the landscaping process following the removal of the tree protection fencing.

Senescence also plays a strong role in oak tree decline, and, not unlike humans or other animals, oaks will become more susceptible to disease as they age.



	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	WUCOLS*	NATIVE		
	TREES - SEE TREE SPECIES ON SHEET L-2							
	SHRUBS, GROUNDCOVERS & GRASSES PALETTE							
ANI BUS	Anigozanthos x. 'Bush Gold'	Yellom Kangaroo Pam	I GAL	30" O.C.	L			
ARC CAR	Arctostaphylos edmundsii 'Carmel Sur'	Little Sur Manzanita	5 GAL	60" O.C.	VL	×		
ARC JOH	Arctostaphylos 'John Dourley'	Manzanita	5 GAL	60" O.C.	L	×		
BAC PIL	Baccharis pilularis	Coyote Bush	5 GAL	48" O.C.	L	×		
BOU GRA	Bouteloua gracilis	Blue Grama Grass	I GAL	30" 0.0.	L	×		
SAL LIT	Callistemon v. 'Little John'	Dwarf Bottle Brush 5 GAL		42" O.C.	L			
CAR ELI Carpenteria californica 'Elizabeth'		Compact Bush Anemone	5 GAL	48" O.C.	L	×		
CAR TUM	Carex tumulicala	Foothill Sedge	I GAL	24" O.C.	L	×		
SEA YAN	Ceanothus g. h. 'Yankee Point'	Wild Lilac	5 GAL	60" O.C.	L	×		
CIS LAD Cistus ladanifer		Crimson Spot Rockrose	5 GAL	48" O.C.	L			
EPI CAN Epilobium canum		California Fuchsia	I GAL	3'-0" O.C.	L	×		
ES CAL	Festuca californica	California Fescue	I GAL	30" O.C.	L	×		
ET ARB	Heteromeles arbutifolia	Toyon	15 GAL	SEE PLANS	L	×		
JUN PAT	Juncus patens	California Gray Rush	I GAL	24" O.C.	L	×		
AN MON	Lantana montevidensis	Trailing Lantana	I GAL	42" 0.0.	L			
EO MEN	Leonotis menthifolia	Lion's Ear	I GAL	36" O.C.	L	×		
OR BUR	Loropetalum chinense	White Fringe Flower	5 GAL	72" O.C.	L			
1IM AUR	Mimulus aurantiacus	Sticky Monkey Flower	5 GAL	48" O.C.	VL	×		
1YO PAR	Myoporum parvifolium	Myoporum	I GAL	60" O.C.	L			
1UH RIG	Muhlenbergia rigens	Deer Grass	I GAL	48" O.C.	L	×		
NAN MOO	Nandina d. 'Moon Bay'	Dwarf Heavenly Bamboo	I GAL	30" 0.0.	L			
PHO PLA	Phormium x. 'Platt's Black'	New Zealand Flax	I GAL	36" O.C.	L			
PIT VAR	Pittosporum tobira 'Variegata'	Variegated Tobira	5 GAL	60" O.C.	L			
PRU COL	Prunus c. 'Compacta' Column	Columnar Cherry Laurel	5 GAL	48" O.C.	L			
RIB SPE	Ribes speciosum	Fuschia - Flowering Gooseberry	5 GAL	72" O.C.	L	×		
RHA MOU	Rhamnus c. 'Mound San Bruno'	Coffeeberry	5 GAL	60" O.C.	L	×		
ROS HUN	Rosmarinus o. 'Huntington Carpet'	Trailing Rosemary	I GAL	48" O.C.	L			
SAL SON	Salvia sonomensis	Sonoma Sage	I GAL	48" O.C.	L	×		
SAL MIN	Salvia clevelandii 'Winnifred Gilman'	Cleveland Sage	5 GAL	42" O.C.	L	×		
SAM CAE	Sambucus n. caerulea	Blue Elderberry	15 GAL	12' O.C.	L	L X		
RI LAN	Trichostema lanatum	Moolly Bluecuris	5 GAL	48" O.C.	L	×		
	VINES / ESPALIERS							
SEL SEM	Gelsemium sempervirens	Carolina Jessamine	5 GAL	SEE PLANS	L			
	STORM WATER TREATMENT PLANTS							
SHO TEC	Chondropetalum tectorum**	Cape Rush	I GAL	42" O.C.	L			
MUH RIG	Muhlenbergia rigens**	Deer Grass	I GAL	48" O.C.	L	×		

LANDSCAPE PLANTING IN CALIFORNIA. THE MAJORITY PLANTS SELECTED ARE RATED VERY LOW TO MEDIUM WATER REQUIREMENTS FOR THE REGION AND SHALL BE PLANTED IN SPECIFIC HYDROZONES. PLANT WATER USE RATINGS ARE: VL - VERY LOW, L - LOW, M - MEDIUM, H - HIGH

2. PLANT MATERIAL FOR STORMMATER TREATMENT PLANTERS PER SAN MATEO COUNTY'S "C.3 STORM MATER TECHNICAL GUIDANCE" APPENDIX A.

NOTES:

-THIS PLANT LEGEND IS SHOWN ON SHEET L-1 OF LANDSCAPE DWGS.

-COLUMN ADDED INDICATING WHICH PLANTS ARE CA NATIVE (14 QTY. NATIVES HAVE BEEN ADDED)

68 WILLOW ROAD TOWNHOMES MENLO PARK, CA 12/05/25

UPDATED PRELIM. PLANT LIST PER COORDINATION RELATING TO THE HERITAGE TREE PERMIT APPEAL

<u>KEY</u>	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	SPACING	QTY.	WUCOLS*	SIZE © PLANTING	MATURE SIZE
	TREES							
0	Quercus agrifolia (QUE AGR) (Street Tree)	Coast Live Oak	36" BOX -STD.	SEE PLANS	9	VL	10' H ×	40' H × 40' W
+	Quercus agrifolia (QUE AGR)	Coast Live Oak	48" BOX -STD.	SEE PLANS	3	VL	10, H ×	40' H × 40' M
\odot	Ceanothus 'Ray Hartman' (CEA RAY)	Wild Lilac Tree	48" BOX -STD.	SEE PLANS	5	L	10' H ×	18' H × 18

NOTES:

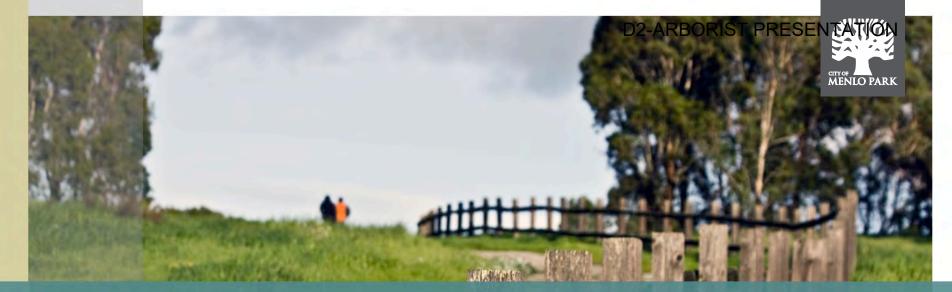
2. ** - PLANT MATERIAL FOR STORMWATER TREATMENT PLANTERS PER SAN MATEO COUNTY'S "C.3 STORM WATER TECHNICAL GUIDANCE" APPENDIX A.

NOTES:

-THIS PLANT LEGEND IS SHOWN ON SHEET L-2 OF LANDSCAPE DWGS. -PROPOSED TREES ARE NOW ALL CA NATIVES 68 WILLOW ROAD TOWNHOMES MENLO PARK, CA 12/05/25

UPDATED PRELIM. TREE LIST PER COORDINATION RELATING TO THE HERITAGE TREE PERMIT APPEAL

I. * - MUCOLS IV RATING IS AN INDUSTRY STANDARD FOR IRRIGATION WATER NEEDS OF LANDSCAPE PLANTINGS IN SPECIFIC CALIFORNIA REGIONS. THE MAJORITY OF PLANTS FOR THIS REGION ARE VERY LOW (VL) TO Medium (M) WATER REQUIREMENTS AND PLANTED IN SPECIFIC HYDROZONES. ABBREVIATIONS FOR WUCOLS WATER NEEDS ARE: VL - VERY LOW, L - LOW, M - MEDIUM, H - HIGH.



HERITAGE TREE REMOVAL APPEAL 68 WILLOW RD.

December 17, 2025





DETERMINATION

- ✓ Completed application form
- ✓ Arborist report
- ✓ Proposed construction site plans
- ✓ Mitigation plan
- ✓ Alternative design and cost analysis study

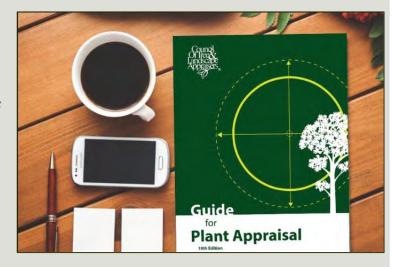






MITIGATION PLAN

- \$472,990 total mitigation required
- \$50,800 in tree replacement mitigation proposed
- Remaining unmitigated value of \$422,190 due as in-lieu fee
 - Goes back into the city's tree planting budget





ALTERNATIVE DESIGN AND COST ANALYSIS



- Diagrams and/or written descriptions of alternative designs that enable tree preservation
 - while following zoning rules that allow for adjustments
- Breakdown of the extra construction costs of the design that saves the tree compared to the tree's appraised value

The following guidance will be used to determine feasibility:

- If the incremental cost of the tree preservation alternative is more than 140% of the appraised value of the tree, the cost will be presumed to be financially infeasible.
- If the incremental cost of the tree preservation alternative is less than 110% of the appraised value of the tree, the cost will be presumed to be financially feasible.
- If the incremental cost of the tree preservation alternative is between 110% and 140% of the appraised
 value of the tree, public works director or their designee will consider a range of factors, including the value
 of the improvements, the value of the tree, the location of the tree, the viability of replacement mitigation and
 other site conditions.
- In calculating the incremental cost of the tree preservation alternative, only construction costs will be Page D-2.61 evaluated. No design fees or other soft costs will be considered.







Valley Oak #28



- Heritage valley oak #28, a California native species
- 55' tall, 40' wide
- City-owned and maintained street tree
- Excellent health and structure
- "Good specimen."





EXAMPLE ALTERNATIVE DESIGN

FINANCIAL FEASIBILITY OF DESIGN ALTERNATIVES					
HERITAGE TREE # PEF ARBORIST REPORT (REMOVALS ONLY)	SPECIES	DIAMETER OF HERITAGE TREE	VALUE OF HERITAGE TREE TO BE REMOVED x 140% *	REASON FOR REMOVAL	EXPLANATION OF FINANCIAL INFEASIBILITY OF DESIGN ALTERNATIVE *
	1	'			
#28	VALLEY OAK	15"	\$13,960 x 140% = \$19,544	PROPOSED UTILITY LINE & SIDEWALK CONFLICT (STREET TREE)	UNITS 8-D, 8-E, 8-F & 8-G WOULD NEED TO BE OMITTED TO SAVE TREE #28. THE NEW CITY REQUIRED IO' MONOLITHIC SIDEWALK WOULD NEED TO BE JOGGED AROUND THE TREE CONFLICTING W/ THE ABOVE NOTED UNITS. THE TOTAL EXPECTED APPROX. SALE PRICE OF UNITS 8-D & 8-E IS \$9,668,400 WHICH IS FAR GREATER THAN THE \$19,544 VALUE OF TREE #28. THIS DESIGN ALTERNATIVE IS NOT FEASIBLE.



THANK YOU



Appeal for Heritage Tree Preservation

68 Willow Road Project A request to prioritize neighborhood character, environmental health, and ordinance compliance.



The Core of the Appeal



The Scope

The development proposes
removing 23 heritage trees. This
appeal specifically challenges the
removal of **14 native trees,** primarily
along the property perimeter.



The Criterion

This appeal is filed under Criterion 5:

Development. The goal is to ensure development proceeds without the unnecessary loss of vital canopy.



The Goal

We seek to protect the creek corridor and neighborhood character within the context of a Density Bonus Law (DBL) housing project, consistent with the Heritage Tree Ordinance.

Understanding the Ordinance

The Heritage Tree Ordinance is not a formality; it is a mandate to protect the city's environmental assets.



Vital to the City

Heritage canopy is defined as "vital to the character and health of the city," providing essential scenic value, property-value benefits, and critical erosion/flood protection.



The Standard for Removal

Removal under Criterion 5 is permissible only when trees interfere with development AND there is no financially feasible and reasonable design alternative allowing preservation. (Menlo Park Municipal Code § 13.24.050)

The EQC's task is to determine if this high standard has been met for the 14 appealed trees, not merely if the applicant prefers the current layout.

Project Impact by the Numbers

The Proposal

- **50 Townhomes**: For-sale units including 8 Below Market Rate (BMR) units.
- Concessions: Utilizes DBL concessions and a minimal 5-foot setback.
- 23 Removals: 23 heritage trees on site are slated for removal.

79

Replacement Trees Required

The arborist's mitigation calculation requires the equivalent of 79 new trees to offset the canopy loss.

The Ecological Cost

- Native Loss: The 14 appealed trees are key natives providing shade, screening, and soil stabilization next to San Francisquito Creek.
- Runoff Risk: Removal increases risks associated with soil stability and stormwater management in a sensitive creek corridor.
- Biodiversity Loss: The 14 appealed trees provide critical habitat for native birds, insects, and wildlife. Their removal fragments the creek corridor ecosystem and disrupts migration and breeding patterns essential to local biodiversity.

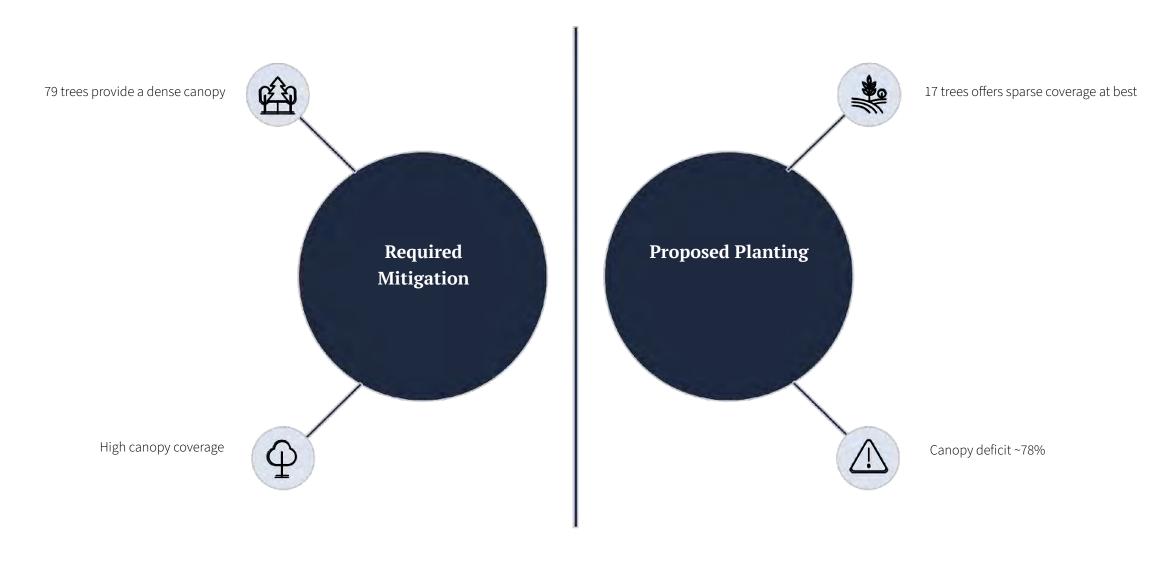
17

Trees Proposed

Only 17 new trees are proposed on-site. The massive deficit is covered by fees, not flora.

The Mitigation Gap

The disparity between required mitigation and proposed planting reveals a critical flaw in the site design.



Density Bonus Law & "Physically Preclude"

There is a misconception that Density Bonus Law (DBL) acts as a blanket waiver for local ordinances. This is incorrect.

→ The Legal Standard

DBL waivers apply only when standards would **physically preclude** the construction of a qualifying project. They do not grant immunity to maximize profit or specific preferred layouts. (California Government Code § 65915(e))

→ The Burden of Proof

The developer claims the current 50-unit scheme necessitates removing 23 trees. However, the applicant has not proven that a DBL-compliant project is physically impossible if trees were retained.

\rightarrow Our Position

We are not asking to deny the project or the below market units. We are asking: Is the removal of these specific 14 trees truly *necessary* to build housing here? We have not seen evidence that the developer has met this burden of proof.

Missing: A Good-Faith Alternatives Analysis

The applicant claims tight setbacks and site constraints make tree preservation impossible. Yet when we met with them last week, they developed a workaround for one heritage tree—and possibly a second—in just two days. This demonstrates that preservation is feasible if with thoughtful consideration and evaluation.

Community Outreach

The applicant has done little to no community outreach on the project. When asked why not, the response was: "we'll do it once it's approved." The lack of outreach and this response signals an attempt to fly under the radar.

Infrastructure Rerouting

We met with the developer on December 3.

The meeting yielded solutions for 1-2 trees in 2 days. What could a full alternatives analysis reveal? The record shows no evidence of systematic exploration of modest footprint reductions and underground utility routes at critical tree locations.

Commitment to Preservation

The city tree ordinance requires "reasonable efforts to preserve" and evaluate "reasonable design alternatives." Under DBL, waivers require proof that standards would "physically preclude" the project. The applicant must demonstrate they exhausted all reasonable alternatives—not merely that their preferred layout requires tree removal.

The question is not whether preservation is possible, but whether the applicant has made a genuine, documented effort to achieve it.

Protecting Neighborhood Character

San Francisquito Creek and Willow Road are defined by their mature canopy. These trees are infrastructure.

Screening

Mature trees screen building mass from the street and neighbors, preserving the visual rhythm of the block.

Habitat

They provide essential habitat and connectivity for wildlife along the creek corridor.

Resilience

Large root systems reduce runoff and erosion risks—critical factors for a creekside property.

Nearby projects (e.g., Paulson Cir. across the street, pictured here) prove Menlo Park can build housing while designing around major trees. We can do it here too.



A Timeline and Expert Input

We have provided suggested changes, some of which have been explored, however a full arborist review was not possible in the time allowed. The lack of clear communication of deadlines from City staff, Thanksgiving, and the American Society of Consulting Arborist Conference hampered our efforts in retaining an arborist that could meet the arbitrary deadline the city provided, despite interest from several

November 17: dropped off appeal form, tried to pay, but City didn't know how to process it

November 19: dropped off check and City confirmed they will "start the appeal process"

November 24: first communication from the City providing me background

December 3: met with developer and City

December 5: developer came up with a way to save 1 tree and possibly a second

December 5: 4:30pm (a Friday) was told I have until 5pm on Monday to submit any expert input

December 8: 3:45pm, City set an "end of day" December 9 deadline for any presentation materials

Quotes responding from multiple contacted consulting arborists:

"It appears they plan to remove almost all the trees on site, which seems contrary to the intent of the tree protection requirements of Menlo Park. Missing is any suggestion from the arborist as to how trees might be retained... I saw no suggestions that there were alternative designs that might preserve trees which should also need to be approved by the City... I am sure my fees would be at least several thousand dollars... At a minimum, I suggest encouraging the City to require documentation of possible design changes and tree preservation methods required to entertain saving trees. At this juncture, it appears City requirements for construction are being leveraged by the developers to support tree removal, as is typical." - Consulting Arborist 1

"I see there is a meeting on the 17th, and unfortunately we will not be able to provide any work product or opinion turned around by then. With our current workload, we are booking new clients in February. If you need a reputable, defensible third party opinion by the December date, you may be out of luck, as many of our colleagues are also closing down for the holidays." - Consulting Arborist 2

"This sounds like an interesting project, and within my wheelhouse. Unfortunately, I won't be available to begin a new project with such as tight deadline of Dec 17. In order to honor all my current commitments with the holiday schedule, I will be taking on new projects in the new year." - Consulting Arborist 3

Page D-2.73

Requested Action: Scrutiny & Deferral

We ask the Commission to hold the applicant to the ordinance's standard of "reasonable effort."

1 Prove Alternatives

Ask applicant to demonstrate, with drawings and analysis, that tree preserving alternatives would physically preclude the scope of the project - a quick third-party arborist review does not suggest this has been met

2 Exhaust Preservation

Require the developer to look at each tree again as they did with tree 44 and consider alternative preservation approaches - what worked for one tree may work for others

3 Maximize Mitigation

If approved, expand scope of replacement trees to exceed the proposed 17. Plant 100% native species. Plant all 48" box trees.



Update on installation of solar at City facilities

Presented by
Ori Paz, Management Analyst II





- Background
- Peninsula Clean Energy (PCE) program overview
- City facilities
- Estimated generation & savings
- Process and current status
- A look ahead city hall systems





Background

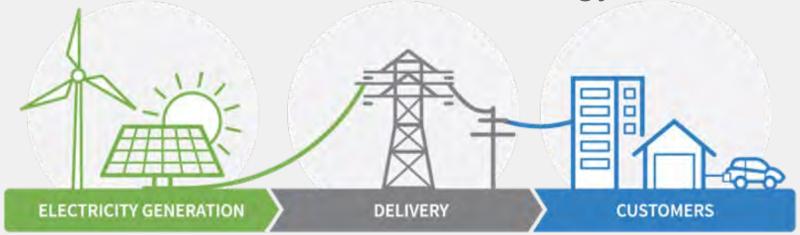
- Electrification benefits
 - Air quality improvements
 - GHG reductions
 - Resilience
- Policy framework
 - Climate Action Plan
 - Strategy No. 5
 - Eliminate fossil fuels from municipal operations
 - City Council goal setting priority





PCE overview

- PCE is San Mateo County's not for profit locally led electricity provider
- Mission: To reduce greenhouse gas emissions by expanding access to sustainable and affordable energy solutions



Peninsula Clean Energy provides electricity from clean energy sources at lower rates than PG&E. **PG&E** owns the power lines and delivers the power we generate. They send a consolidated bill.

As a **customer** of Peninsula Clean Energy, you are helping the environment and saving money.





Goal:

 Accelerate renewable energy at local government facilities to reduce energy costs and meet sustainability goals

Benefits:

- No upfront cost
- PCE manages contracts for design, installation, and maintenance
- Solar PV systems for city buildings through a power purchase agreement (PPA)
- The PPA term will run for 20 years, the City will have the option to extend, purchase the system, or have the panels removed
- Aggregation of projects brings costs down and bigger vendors to the table
- Visible symbol of climate action



How it works

- City staff identified sites, secured approvals, informed the design, and coordinated construction communications
- PCE installs and owns solar PV systems on city buildings/carports
- The City uses the electricity generated and buys any excess needed from PCE
- PCE discounts the electricity price for the amount produced by the systems on City property

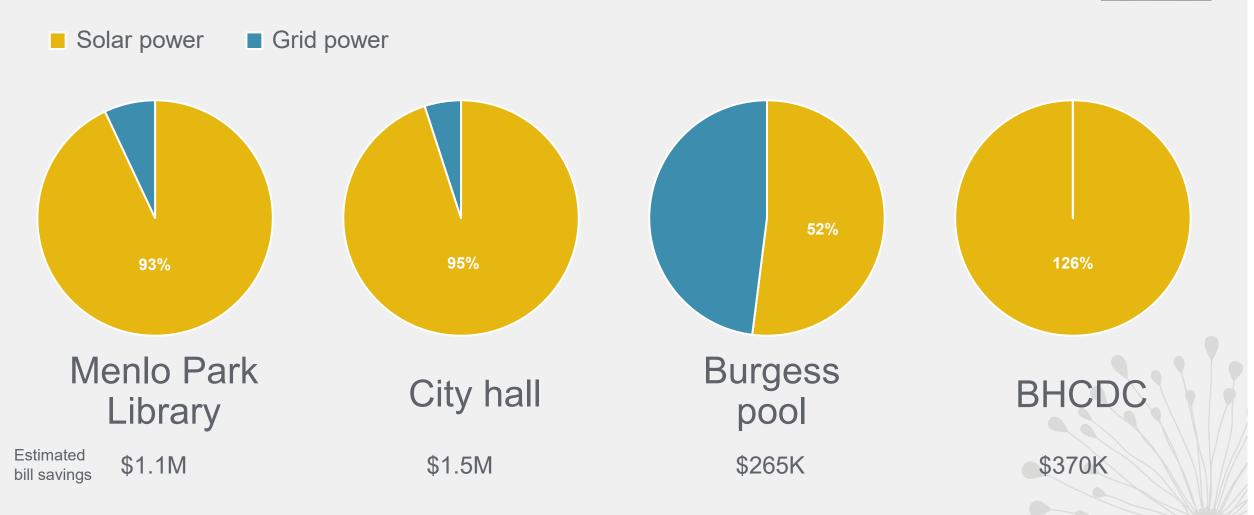


City facilities

Facility	Estimated system size
Menlo Park library	229.1 kW
City hall	379.0 kW
Burgess pool (on Arrillaga Family Gymnastics center)	54.3 kW
Belle Haven child development center (BHCDC)	33.1 kW

Estimated generation and savings





Total estimated utility bill savings: \$3.2M over the 20-year term Page D-3.8



Process and timeline



Current construction status



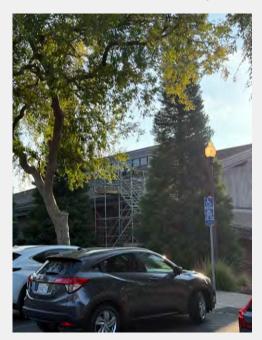
Menlo Park Library: nearly complete





City Hall: Starting construction soon

Burgess Pool/Gymnastics Center: over halfway



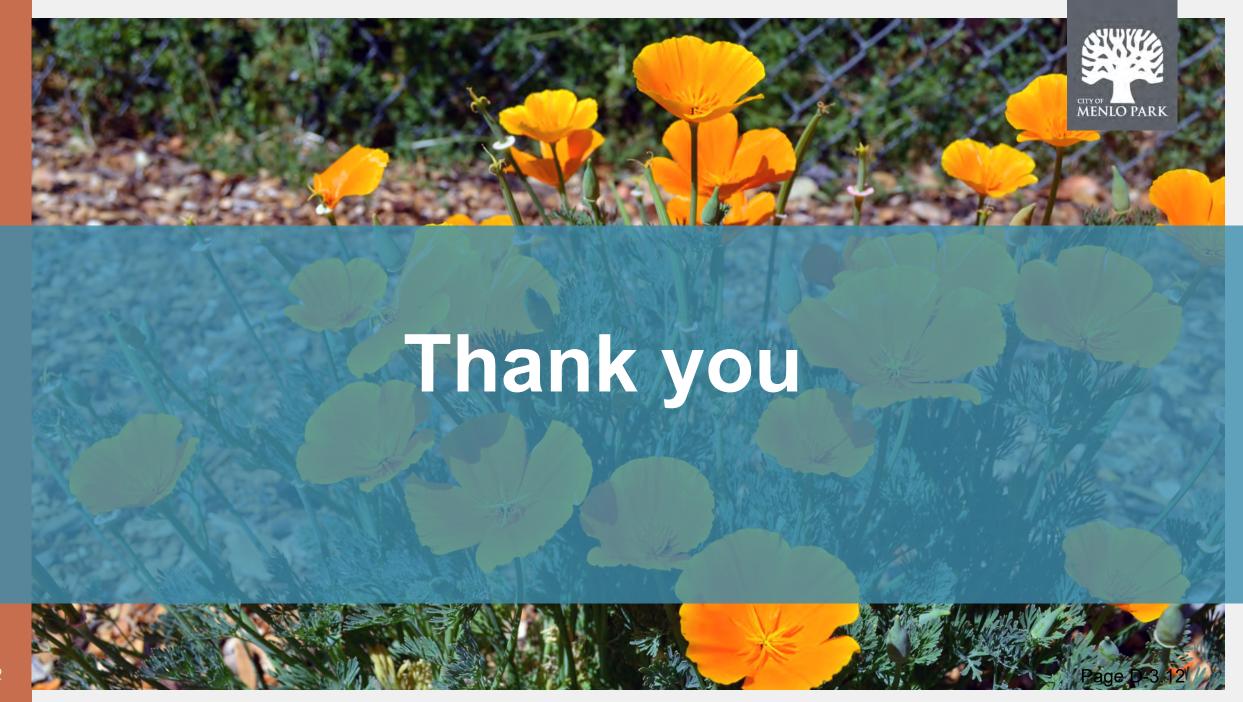


Belle Haven Child Development Center: nearly complete

A look ahead – city hall parking lot impacts



- Rooftop system construction: mid December
 - Limited parking disruptions
- Carport system construction: late January
 - Temporary parking lot closure (Jan Mar)
- Outreach planned to share more information about temporary parking disruptions in January 2026
 - See weekly digest and solar project webpage



Update: Emissions Reductions Impact Study ad hoc subcommittee

To: Menlo Park Environmental Quality Commission

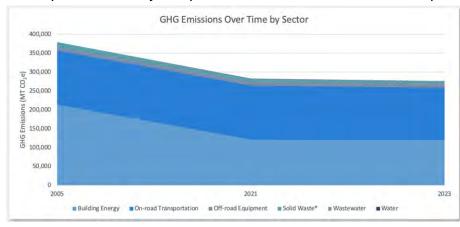
Date: December 17, 2025

1. Subcommittee Task:

Review bi-annual greenhouse gas emissions inventory and identify opportunities for sharing data with a community facing dashboard

2. Subcommittee Findings:

The city is not on a trajectory for 90% GHG emissions reduction by 2030 per these results of its latest GHG inventory:



- City not on track to achieve zero carbon by 2030.
- Largest reduction was the 2021 switch to Peninsula Clean Energy.
- Building Energy (dark blue) and On-Road Transportation (light blue) are the biggest drivers of GHG emissions in the city.
- We believe these are the best areas for focus. But what and how?

3. Subcommittee Update:

The subcommittee decided that we would not spend further time on a gap analysis between the city's progress and its goal. The gap is large and the goal will not be met.

Instead, we believe the best action for the subcommittee's remaining time is to take action with staff on identifying the best initiatives for the city's limited time and budget. That is, where to focus to achieve the highest GHG emissions reductions.

4. Subcommittee Request:

We request the full EQC's agreement for the subcommittee to pivot to a new work product: recommendations for the highest impact use of the city's time and budget.

5. Other Update Items:

The subcommittee has pushed forward under the assumption of being approved to pivot. Our intention is to find resources at no or low cost that can perform specialist analysis for recommendations.

Staff and subcommittee have identified several possible partners and are extending request for proposals and/or assistance (as appropriate) from:

- Stanford University Impact Lab
- County of San Mateo
- Consultants recommended by city of San Mateo and/or the County
- Advice of City of San Mateo (see below)

We observed that the City of San Mateo has an excellent analysis of the kind we have in mind. Some excerpts from the San Mateo CAP appear in the appendix below. We believe that if we are unable to obtain consultant support we may gain a "good enough" direction for our prioritization by studying what the City of San Mateo learned.

APPENDIX: Excerpts of analysis of GHG reduction initiatives from the City of San Mateo CAP

Table 9: Reductions from CAP Measures (2030 - 2045)

Measure	2030	2040	2045
BE 1: All-electric new construction	-19,400	-35,240	-43,140
BE 2: All-electric existing buildings	-102,200	-184,600	-221,250
RE 1: Peninsula Clean Energy	-160	-180	0
RE 2: Renewable energy systems for new and existing residences	-70	-160	0
RE 3: Renewable energy systems for new and existing nonresidential buildings	-60	-90	0
EE 1: Residential energy efficiency retrofits	-6,160	-7,020	-6,790
EE 2: Nonresidential energy efficiency retrofits	-3,790	-8,860	-13,380
EE 3: Residential tree planting	Less than -10	Less than -10	Less than-10
ME 1: Energy efficiency for new municipal buildings	Supportiv	e (no measurable (GHG reductions)
ME 2: Energy efficiency at existing municipal buildings	-10	-30	-40
ME 3: All-electric municipal buildings	-130	-200	-270
CF 1: Electric vehicle charging infrastructure	-24,040	-47,900	-67,360
CF 2: Electric vehicle education and outreach	-4,910	-8,030	-12,030
CF 3: Clean city fleet	-130	-200	-270
CF 4: Clean fuel and vehicle emissions	-4,210	-16,910	-26,340
ST 1: Bicycle mode share	-80	-170	-180
ST 2: Pedestrian mode share	-110	-120	-130
ST 3: Micromobility and shared mobility	Supportive (no measurable GHG reduction		GHG reductions)
ST 4: Public transit service	-3,610	-5,660	-6,900
ST 5: Commuter programs	Less than -10	-70	-160
ST 6: Transportation Demand Management	-2,010	-7,420	-12,830
ST 7: Transit-oriented development	-9,520	-17,750	-22,680
SW 1: Composting program	-1,020	-1,680	-1,810

Measure	2020	2030	2050
BE 1: All-electric new construction	-880	-4,640	-7,420
BE 2: All-electric existing buildings	-620	-13,950	-85,960
RE 1: Peninsula Clean Energy	-380	-1,060	-(
RE 2: Renewable energy systems for new and existing residences	-60	-170	-(
RE 3: Renewable energy systems for new and existing nonresidential buildings	-10	-70	-0
EE 1: Residential energy efficiency retrofits	-410	-6,030	-17,860
EE 2: Nonresidential energy efficiency retrofits	-840	-9,930	-17,040
EE 3: Residential tree planting	-<10	-<10	-<10
ME 1: Energy efficiency for new municipal buildings	Supportive (no	measurable GH	G reductions
ME 2: Energy efficiency at existing municipal buildings	-0	-20	-70
ME 3: All-electric municipal buildings	-0	-110	-210
CF 1: Electric vehicle charging infrastructure	-2,650	-29,630	-71,150
CF 2: Electric vehicle education and outreach	-980	-17,050	-17,120
CF 3: Clean city fleet	-30	-170	-420
CF 4: Clean fuel and vehicle emissions	-20	-3,130	-7,000
ST 1: Bicycle mode share	-40	-240	-670
ST 2: Pedestrian mode share	-390	-760	-1,110
ST 3: Micromobility and shared mobility	Supportive (no	measurable GH	G reductions
ST 4: Public transit service	-830	-9,130	-25,110
ST 5: Commuter programs	0	-130	-3,420
ST 6: Transportation Demand Management	-60	-2,330	-8,460
ST 7: Transit-oriented development	-160	-990	-2,370
SW 1: Composting program	-950	-12,650	-14,850

Measure	2020	2030	2050
SW 2: Expanded recycling service	-810	-5,360	-8,530
SW 3: Waste awareness and source reduction	-420	-1,910	-5,510
WW 1: Water efficiency retrofits for existing buildings	-20	-100	-230
WW 2: Water-efficient landscaping	-<10	-<10	0
WW 3: Water efficiency in new construction	0	-<10	-10
OR 1: Alternative fuel lawn and garden equipment	0	-200	-1,140
Total	-10,560	-119,760	-295,660

CF 1: Electric vehicle charging infrastructure

Widespread availability of electric vehicle (EV) charging stations is critical to ensuring that EV drivers can quickly and easily charge up their vehicles. This helps reduce both real and perceived barriers to EV adoption, increasing the rate of EV ownership in the community. A large number of EV charging stations can also encourage EV drivers from other communities to stop in San Mateo, which can provide economic opportunities. The City can ensure that EV drivers are not challenged to find a charging station at both public and private facilities.

	2020	2030	2050
GHG reduction (MTCO ₂ e)	2,650	29,630	71,150

Recommended actions:

- For each three-year code cycle, update reach codes to exceed the state-mandated minimum percentage of EV parking spaces designed to accommodate the future installation of electric vehicle supply equipment in new residential and commercial development.
- Promote incentives to encourage the expansion of EV charging infrastructure in existing public and private properties, including parking structures, hotels and motels, multi-unit dwellings, and workplaces.
- · Partner with other agencies to incentivize property owners to install EV charging stations.
- Install additional public EV charging stations in desirable, high-volume, and prominent City-owned locations.
- Encourage the expansion of EV charging infrastructure in existing buildings.
- Encourage pairing EV charging infrastructure with battery storage systems.
- Explore options to reduce or eliminate permit fees for the installation of EV charging infrastructure.

Environmental Quality Commission work plan

City Manager's Office 701 Laurel St., Menlo Park CA 94025 Approved



Work plan goals

- 1. Provide feedback to staff and advise the City Council on 2025-2030 scope of work implementation for Climate Action Plan (CAP) strategies No. 1 through No. 6
- 2. Ensure that our most vulnerable communities have a voice in policies and programs to protect their communities from environmental impacts.
- 3. Leverage best practices to advise/recommend on the preservation of heritage trees, city trees and expansion of the urban canopy; and make determinations on appeals of heritage tree removal permits.
- 4. Support sustainability initiatives, as needs arise, which may include city-led events, habitat protection, healthy ecology, environmental health protection, healthy air, surface water runoff quality, water conservation and waste reduction.
- 5. Maintain an annual commission calendar to provide transparency and allow adequate time to prepare agenda items related to the commission's work plan; update and post for public review monthly.
- 6. Encourage and facilitate robust public comment and participation at Commission meetings.
- 7. Foster a public meeting environment that is inclusive of all members of the diverse Menlo Park community.
- 8. Support the filling of openings on the Commission and the effective onboarding of new Commissioners.
- 9. Participate an ad hoc subcommittee of the Complete Streets Commission comprised of both Complete Streets and Environmental Quality Commissioners to evaluate metrics to measure progress on and set specific long term and annual goals. The subcommittee shall consist of no more than three EQC commissioners and no more than three CSC commissioners so as not to violate the Brown Act.

Work plan history			
Action	Date	Notes	
Work plan recommended to EQC	August 20, 2025	Commission approved	
Work plan recommended to City Council	September 30, 2025	City Council approved	

Environmental Quality Commission (EQC) agenda topics fiscal year 2025-26

Agenda schedule may change based on City Council, Chair and Vice Chair and staff requests/direction

Month	Topics	Author/Presenter	EQC role
July 2025	Presentation from annual work plan ad hoc subcommittee	Annual work plan ad hoc subcommittee	Action by Commission
	Review and discuss recommendations to reduce vehicle miles traveled	Transportation ad hoc subcommittee	Provide feedback to staff/possible action by Commission
August 2025	Approve EQC 2025-2026 work plan	Annual work plan ad hoc subcommittee	Action by Commission
August 2025	Annual Climate Action Plan progress report	Sustainability staff	Provide feedback to staff/possible action by Commission
September 2025	Existing building electrification outreach and update on Home Upgrade Services Program	Sustainability staff	Provide feedback to staff/possible action by Commission
Coptombol 2020	Presentation from Matching Rebates ad hoc subcommittee	Ad Hoc Subcommittee	Action by Commission
	Discuss permit fee waiver program	Sustainability staff	Action by Commission
October 2025	Review and discuss approach for the Love Our Earth festival	Sustainability staff	Action by Commission
	Receive and file work plan and form ad hoc subcommittees	Sustainability staff	Action by Commission
November 2025	Cancelled		
December 2025	Update on installation of solar at city facilities	Sustainability staff	Informational/no action
	Emissions Reductions Impact Study ad hoc subcommittee report out	Ad Hoc Subcommittee	Action by Commission
January 2026	Community Engagement ad hoc subcommittee report out	Ad Hoc Subcommittee	Action by Commission
February 2026	Discuss City efforts related to Senate Bill 1383 to reduce organic waste	Administrative services staff	Informational/no action
March 2026	Overview of Peninsula Clean Energy programs	Peninsula Clean Energy staff	Informational/no action

	Food Systems ad hoc subcommittee report out	Ad Hoc Subcommittee	Action by Commission
April 2026	Discuss Urban Forest Management Plan and early tree planting action progress	Sustainability staff	Provide feedback to staff
	Discuss updated CAP dashboard	Sustainability staff	Provide feedback to staff/possible action by Commission
	Discuss progress on CAP No. 6 and potential to form a resiliency and adaptation ad hoc subcommittee	Sustainability staff	Provide feedback to staff/possible action by Commission
May 2026	BESO & BPS ad hoc subcommittee report out	Ad Hoc Subcommittee	Action by Commission
	Zero Emissions Landscaping Equipment (ZELE) Policy progress	Sustainability staff	Provide feedback to staff/possible action by Commission
	Select Chair and Vice Chair	Chair	Action by Commission
June 2026	Annual City Arborist Report	City arborist and public works staff	Provide feedback to staff/possible action by Commission
	Set fiscal year commission agenda calendar (June- August)	Sustainability staff/Chair and Vice Chair	Action by Commission
July 2026	Update on Home Upgrade Services program	Sustainability staff	Provide feedback to staff/possible action by Commission

Regular items

- Climate Action Plan progress report
- Annual selection of Chair and Vice Chair (May)
- Annual City Arborist Report (June)
- Set fiscal year commission agenda calendar (June-August)
- Chair report to the City Council (July/August)
- Annual update of existing building electrification outreach and education
- Zero Emissions Landscaping Equipment (ZELE) Policy progress (requires two years of reporting to the commission directed by the city council starting in 2025)
- Annual update on the permit fee waiver program

Potential topics to add to calendar

- Priorities included in the City Council work plan for fiscal year 2025-26 (Attachment A)
- Heat resiliency
- Community solar and microgrid
- Online electrification education hub

Ad hoc subcommittees (in alphabetical order)

Community Engagement ad hoc subcommittee

- Scope: Research potential engagement with a comprehensive set of stakeholders and explore potential of a community taskforce with purpose of aligning City/communitywide efforts to achieve CAP goals
- Duration: 3 months (tentative report out in January 2026)
- Commissioners: Commissioner Kissel, Chair McKenna, Vice Chair Meyer

BESO and BPS ad hoc subcommittee

- Scope: Research adoption of Building Emissions Savings Ordinance (similar to Berkeley) and how the City can collaborate with state and regional partners to study, adopt, implement, and enforce a Building Performance Standard
- Duration: 3 months (tentative report out in May 2026)
- Commissioners: Chair McKenna, Commissioner Hill, Commissioner Angiel

Emissions Reductions Impact Study ad hoc subcommittee

- Scope: Review bi-annual greenhouse gas emissions inventory and identify opportunities for sharing data with a community facing dashboard
- Duration: 3 months (tentative report out in February 2026)
- Commissioners: Commissioner Kissel, Commissioner Hill

Food Systems ad hoc subcommittee

- Scope: Research ways to engage community and provide more services to community members with goal of promoting more plant-based eating, greater access to high quality and affordable foods, and reduction of food waste
- Duration: 3 months (tentative report out in March 2026)
- Commissioners: Commissioner Hernandez, Commissioner Angiel, Commissioner Hedley

Matching Rebates ad hoc subcommittee

- Scope: Research viability and impact of City matching electrification rebates currently offered by Peninsula Clean Energy in order to assist with transition to electric devices, particularly water heater rebates in light of pending Air District rules scheduled to go into effect in 2027
- Duration: 1 month (tentative report out in September 2025)
- Commissioners: Chair McKenna, Commissioner Hernandez

Vehicle Miles Traveled Metric ad hoc subcommittee (joint with Complete Streets Commission)

- Scope: Form an ad hoc subcommittee of the Complete Streets Commission comprised of both Complete Streets and Environmental Quality Commissioners to evaluate metrics to measure Climate Action Plan progress on Strategy No. 4 to reduce vehicle miles traveled (VMT) by 25% or an amount recommended by the Complete Streets Commission and set specific long term and annual goals. The subcommittee shall consist of no more than three EQC commissioners and no more than three CSC commissioners so as not to violate the Brown Act. The subcommittee is tasked to work for a period of up to one year and dissolve upon submitting a report to the CSC.
- Duration: 1 year (tentative report out TBD)
- Commissioners: Vice Chair Meyer, Chair McKenna, Commissioner Hedley

Attachments

A. Hyperlink – City Council fiscal year 2025-26 work plan, July 8, 2025, Staff Report #25-108-CC: menlopark.gov/files/sharedassets/public/v/1/agendas-and-minutes/city-council/2025-meetings/20250708/i2-20250708-cc-cc-fy2025-26-work-plan.pdf