ATTACHMENT C

urbantreemanagement inc.

Arborist Report

240 Alta Vista Ave
Los Altos, CA 94022

Inspection Date: March 24, 2021
Revision Date: April 21, 2022

Prepared by: Chris Stewart
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contractors license # 755989
certified arborist WC ISA #623

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Assignment

It was our assignment to physically inspect trees in the survey area based on a topographic map provided by the design team. We were to map, tag and compile data for each tree and write an inventory/survey report documenting our observations.

Summary

This survey provides a numbered map and complete and detailed information for each tree surveyed. There are sixty-six (66) trees included in this report with seventeen of the trees protected under the City of Los Altos' tree protection ordinance. Twenty-three unprotected and seven protected trees are recommended for removal at the time of this tree survey. There are thirty-six trees to remain on site with ten of these trees being protected.

Discussion

All the trees surveyed were examined and then rated based on their individual health and structure according to the table following. For example, 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. More complete descriptions of how health and structure are rated can be found under the "Methods" section of this report. The complete list of trees and all relevant information, including their health and structure ratings, their "protected/significant" status, a map and recommendations for their care can be found in the data sheet that accompanies this report.

Rating	**Health**	**Structure**
Good	excellent/vigorous	flawless
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

Tree Disposition Categories

Each tree onsite has been categorized for its suitability for preservation relative to its existing condition. Factors such as tree health, condition, age, planting location, species, and structure are all considered to determine if each tree is suitable for preservation. Each tree in the survey (Tree Data Table) has been assigned one of the following categories:

A - Retain, condition warrants long-term preservation.
B - Preservable, tree is a benefit and may be worthy of extensive effort or design accommodation.
C- May be preservable, but is not worthy of extensive effort or design accommodation.
D – Recommend removal due to existing condition and/or structure.

If trees with poor structure or less than ideal conditions are retained, they may require further assessments, monitoring, access restrictions, maintenance, or eventual removal. More thorough conversations about impacts and specific preservation plans can be reported as the project evolves.

Survey Methods

The trunks of the trees are measured using an arborist's diameter tape at 48" above soil grade. In cases where the main trunk divides below 48", the tree is measured (per the City of Los Altos' protected tree ordinance) at the point where the trunks divide. In these cases, the height of that measurement is given in the note's column on the attached data sheet. The canopy height and spread are estimated using visual references only.

The condition of each tree is assessed by visual observation only from a standing position without climbing or using aerial equipment. No invasive equipment is used. Consequently, it is possible that individual tree(s) may have internal (or underground) health problems or structural defects, which are not detectable by visual inspection. In cases where it is thought further investigation is warranted, a "full tree risk assessment" is recommended. This assessment may be inclusive of drilling or using sonar equipment to detect internal decay and include climbing or the use of aerial equipment to assess higher portions of the tree.

The health of an individual tree is rated based on leaf color and size, canopy density, new shoot growth and the absence or presence of pests or disease.

Individual tree structure is rated based on the growth pattern of the tree (including whether it is leaning); the presence or absence of poor limb attachments (such as co-dominant leaders); the length and weight of limbs and the extent and 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 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 stresses. A poor structural rating indicates that the tree or portions of the tree are likely to fail and that there is little that can constructively be done about the problem 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" notation under 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 danger to nearby people or property is significant.

Survey Area Observations

The property is in the residential area in the City of Los Altos. The surveyed area is an odd shaped rectangle that slopes down to the rear right of the property. This property has many unprotected trees that are recommended for removal based on poor structure.

Tree Health on this Property

Generally, the health of the trees in the survey area ranges from fair/good to poor. This property would benefit from regular maintenance and irrigation. Individual issues and recommendations for each tree are listed under the "Notes" column on the accompanying data sheet.

Tree Structure on this Property

Ideally, trees are pruned for structure when young and are properly mainained to reduce end-weight as they grow. This practice prevents excessively long, lateral branches that are prone to breaking off due to weight or wind. As mentioned above, the property would benefit from regular maintenance and irrigation. The structure rating on all trees in the surveyed area have received ratings of fair to poor.

Recommended Removals Based on Health/ Structure/Species

Details of each individual tree are located on the attached Survey Data table.

Recommended Protected Removals (Permit required for removal)

Tree #117 is a Coasl live oak (*Quercus agrifolia*), Recommend removal, trunk rot, insects, limb failures, unsafe structure, no hope for recovery, hazard
Tree #121 is a Euclyptus (*Euclyptus sp*.), Recommend removal, codominant leaders at 5' prone to failure, thin canopy, declining health, hazard

Tree #123 is a Euclyptus (*Euclyptus sp*.), Recommend removal, codominant leaders at 25' prone to failure, thin canopy, hazard
Tree #126 is a Chinese elm (*Ulmus parvifolia*), Recommend removal, codominant leaders at base prone to failure, thin canopy, declining health
Tree #136 is a Siberian elm (*Ulmus pulmila*), Recommend removal, codominant leaders at 5.5' that are prone to failure, declining health, hazard
Tree #138 is a Chinese elm (*Ulmus parvifolia*), Recommend removal, codominant leaders at 6' that are prone to failure, declining health, hazard
Tree #149 ia an Elm (*Ulmus sp.*), Recommend removal, codominant leaders at base that are prone to failure, hazard

Recommended Unprotected Removals (No permit required)

Tree #102 is a Birch (*Betula sp*.), Recommend removal, tree was topped, no hope for recovery
Tree #106 is a Pepper (*Schinus mole*), Recommend removal, hole in trunk, codominant leaders, thin canopy
Tree #108 is a Coast redwood (*Sequoia sempervirens*), Recommend removal, species out of place
Tree #109 is a Coast live oak (*Quercus agrifolia*), Recommend removal, thin canopy, leaning
Tree #111 is a Buckeye (*Aesculus*), Recommend removal, codominant leaders at base, broken leader at 9', ivy growing up entire tree
Tree #112 is a Bay (*Umbellularia californica*), Recommend removal, severe lean, no hope for recovery
Tree #118 is a Chinese pistache (*Pistacia chinensis*), Recommend removal, thin canopy, no hope for recovery
Tree #119 is a Coast live oak (*Quercus agrifolia*), Recommend removal, codominant leaders at base, thin canopy
Tree #120 is a Coast live oak (*Quercus agrifolia*), Recommend removal, codominant leaders at base, thin canopy
Tree #125 is a Plum (*Prunus domestica*), recommend removal, tree is dead
Tree #127 is a Cherry (*Prunus avium*), Recommend removal, codominant leaders at base, thin canopy
Tree #128 is a Coast live oak (*Quercus agrifolia*), Recommend removal, good forestry practice
Tree #129 is a Coast live oak (*Quercus agrifolia*), Recommend removal, poor structure
Tree #130 is a Coast live oak (*Quercus agrifolia*), Recommend removal, thin canopy
Tree #131 is a Coast live oak (*Quercus agrifolia*), Recommend removal, poor structure
Tree #132 is an Olive (*Olea europaea*), Recommend removal, codominant leaders at base, thin canopy
Tree #137 is a Birch (*Betula sp*.), Recommend removal, thin canopy

Site Images

Main house

Tree #106

Tree #119

Tree #120

Tree #136

Tree #138

Tree #125

Local Regulations Governing Trees

Protected Trees

1. Any tree that is 48-inches (four feet) or greater in circumference when measured at 48-inches above the ground.
2. Any tree designated by the Historical Commission as a Heritage Tree or any tree under official consideration for a Heritage Tree designation. (All Canary Island Palm trees on Rinconada Court are designated as Heritage Trees.)
3. Any tree which was required to be either saved or planted in conjunction with a development review approval (i.e. new two-story house).
4. Any tree located within a public right-of-way.
5. Any tree, regardless of size, located on property zoned other than single-family (R1).

Risks to Trees by Construction

Besides the above-mentioned health and structure-related issues, the trees at this site could be at risk of damage by construction or construction procedures that are common to most construction sites. These procedures may include the dumping or the stockpiling of materials over root systems; the trenching across the root zones for utilities or for landscape irrigation; or the routing of construction traffic across the root system resulting in soil compaction and root dieback. It is therefore essential that Tree Protection Fencing be used as per the Architect's drawings. In constructing underground utilities, it is essential that the location of trenches be done outside the drip lines of trees except where approved by the Arborist.

Tree Protection Plan

Protective fencing is required to be provided during the construction period to protect trees to be preserved. This fencing must protect a sufficient portion of the root zone to be effective. Fencing is recommended to be located 8 to 10 X the diameter at breast height (DBH) in all directions from the tree. DBH for each tree is shown in the attached data table. The minimum recommendation for tree protection fencing location is 6 X the DBH, where a larger distance is not possible. There are areas where we will amend this distance based upon tree condition and proposed construction. In my experience, the protective fencing must:

a. Consist of chain link fencing and having a minimum height of 6 feet.
b. Be mounted on steel posts driven approximately 2 feet into the soil.
c. Fencing posts must be located a maximum of 10 feet on center.
d. Protective fencing must be installed prior to the arrival of materials, vehicles, or equipment.
e. Protective fencing must not be moved, even temporarily, and must remain in place until all construction is completed, unless approved be a certified arborist.
f. Tree Protection Signage shall be mounted to all individual tree protection fences.

Based on the existing development and the condition and location of trees present on site, the following is recommended:

1. The Project Arborists is Michael Young (650) 321-0202. A Project Arborist should supervise any excavation activities within the tree protection zone of these trees.
2. Any roots exposed during construction activities that are larger than 2 inches in diameter should not be cut or damaged until the project Arborist has an opportunity to assess the impact that removing these roots could have on the trees.
3. The area under the drip line of trees should be thoroughly irrigated to a soil depth of 18" every 3-4 weeks during the dry months.
4. Mulch should cover all bare soils within the tree protection fencing. This material must be 6-8 inches in depth after spreading, which must be done by hand. Course wood chips are preferred because they are organic and degrade naturally over time.
5. Loose soil and mulch must not be allowed to slide down slope to cover the root zones or the root collars of protected trees.
6. There must be no grading, trenching, or surface scraping inside the driplines of protected trees, unless specifically approved by a Certified Arborist. For trenching, this means:
    a. Trenches for any underground utilities (gas, electricity, water, phone, TV cable, etc.) must be located outside the driplines of protected trees, unless approved by a Certified Arborist. Alternative methods of installation may be suggested.
    b. Landscape irrigation trenches must be located a minimum distance of 10 times the trunk diameter from the trunks of protected trees unless otherwise noted and approved by the Arborist.

7. Materials must not be stored, stockpiled, dumped, or buried inside the driplines of protected trees.
8. Excavated soil must not be piled or dumped, even temporarily, inside the driplines of protected trees.
9. Landscape materials (cobbles, decorative bark, stones, fencing, etc.) must not be installed directly in contact with the bark of trees because of the risk of serious disease infection.
10. Landscape irrigation systems must be designed to avoid water striking the trunks of trees, especially oak trees.
11. Any pruning must be done by a Company with an Arborist Certified by the ISA (International Society of Arboriculture) and according to ISA, Western Chapter Standards, 1998.
12. Any plants that are planted inside the driplines of oak trees must be of species that are compatible with the environmental and cultural requirements of oaks trees. A publication detailing plants compatible with California native oaks can be obtained from The California Oak Foundation's 1991 publication "Compatible Plants Under & Around Oaks" details plants compatible with California native oaks and is currently available online at:
    http://californiaoaks.org/wpcontent/uploads/2016/04/CompatiblePlantsUnderAroundOaks.pdf

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I certify that the information contained in this report is correct to the best of my knowledge and that this report was prepared in good faith. Please call me if you have questions or if I can be of further assistance.

Respectfully,

Michael P. Young

urbantreemanagement inc.

TREE SURVEY DATA

Address: 240 Alta Vista Ave Los Altos, CA 94022
Inspection Date: 3/23/21

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	flawless
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

Tag no	Common Name	Diameter at Breast Height"	H'/W'	HEALTH	STRUCTURE	PROTECTED (X)	RECOMMENDED REMOVAL (X)	RECOMMENDED PROTECTED REMOVAL (XX)		NOTES, RECOMMENDATIONS
101	Coast live oak	34.5	50'/50'	fg	fp	x			B	Recommend EWR, DWR, SP, RCE, codominant leaders at 7', cabling
102	Birch	4	21'/8'	f	fp		x		D	Recommend removal, tree was topped, no hope for recovery
103	Birch	4	16'/7'	f	f				B	Recommend EWR, DWR, SP, RCE
104	Plum	5	16'/18'	fg	fp				B	Recommend EWR, DWR, SP, RCE, multiple leaders at 4.5'
105	Olive	7.2	18'/15'	f	fp				C	Recommend EWR, DWR, SP, RCE, leaning, large nest
106	Pepper	9/6.5	20'/22'	fp	p		x		D	Recommend removal, hole in trunk, codominant leaders, thin canopy
107	Coast live oak	16	48'/25'	f	fp	x			C	Recommend EWR, DWR, SP, RCE, ivy growing up trunk, thin canopy
108	Coast redwood	3.5	25'/8'	g	g		x		D	Recommend removal, species out of place
109	Coast live oak	8.3	20'/15'	f	fp		x		D	Recommend removal, thin canopy, leaning
110	Coast live oak	56	60'/75'	f	fp	x			B	Recommend EWR, DWR, SP, RCE, codominant leaders at 5', rotten limb failures, ivy growin up trunk, cabling
111	Buckeye	7.5/6	25'/10'	fp	fp		x		D	Recommend removal, codominant leaders at base, broken leader at 9', ivy growing up entire tree
112	Bay	8.5	30'/15'	f	fp		x		D	Recommend removal, severe lean, no hope for recovery
113	Bay	8	28'/10	fp	fp				C	Recommend EWR, DWR, SP, RCE, leaning, ivy growing up tree
114	Bay	14	30'/15'	fp	fp				C	Recommend EWR, DWR, SP, RCE, leaning, ivy growing up tree
115	Bay	20	40'/20'	f	fp	x			C	Recommend EWR, DWR, SP, RCE, leaning, ivy growing up tree
116	Monterey pine	36	70'/25'	fp	fp	x			C	Recommend EWR, DWR, SP, RCE, ivy growing up tree, thin canopy
117	Coast live oak	38	50'/40'	p	p	x	x	xx	D	Recommend removal, trunk rot, insects, limb failures, unsafe structure, no hope for recovery
118	Chinese pistache	3.75	18'/18'	fp	f		x		D	Recommend removal, thin canopy, no hope for recovery
119	Coast live oak	10.5/9	25'/15'	f	fp		x		D	Recommend removal, codominant leaders at base, thin canopy
120	Coast live oak	7/4.5	20'/12'	f	fp		x		D	Recommend removal, codominant leaders at base, thin canopy
121	Eucalyptus	42.5	65'/60'	f	fp	x	x	xx	D	Recommend removal, codominant leaders at 5' prone to failure, thin canopy, declining health
122	Eucalyptus	13	50'/20'	f	f				C	Recommend EWR, DWR, SP, RCE, thin canopy
123	Eucalyptus	26.5	65'/35'	fp	fp	x	x	xx	D	Recomnend removal, codominant leaders at 25' prone to failure, thin canopy
124	Coast live oak	19.5/11.25	55'/40'	f	fp	x			C	Recommend EWR, DWR, SP, RCE, codominant leaders at 3.5'
125	Plum	5	16'/7'	p	p		x		D	recommend removal, tree is dead
126	Chinese elm	10.25/7.25	25'/25'	f	fp	x	x	xx	D	Recommend removal, codominant leaders at base prone to failure, thin canopy, declining health
127	Cherry	8.5/8/8/4.5	16'/18'	fp	fp		x		D	Recommend removal, codominant leaders at base, thin canopy
128	Coast live oak	7	25'/12'	f	f		x		D	Recommend removal, good forestry practice
129	Coast live oak	10	25'/16'	fg	fp		x		D	Recommend removal, poor structure
130	Coast live oak	7.25	22'/10'	f	f		x		D	Recommend removal, thin canopy
131	Coast live oak	9.25	22'/12'	f	fp		x		D	Recommend removal, poor structure
132	Olive	12.5/10/10/7	30'/25'	fp	fp		x		D	Recommend removal, codominant leaders at base, thin canopy
132A	Coast live oak	6.5	20'/10'	fg	f				B	Recommend EWR, DWR, SP, RCE
133	Olive	14.5/8.5	25'/18'	f	fp		x		D	Recommend removal, codominant leaders at base, thin canopy
134	Coast live oak	5.75	18'/10'	fg	f				C	Recommend EWR, DWR, SP, RCE
135	Coast live oak	36	45'/50'	f	f	x			C	Recommend EWR, DWR, SP, RCE, insects, excise trunk bark
136	Siberian elm	40	50'/55'	fp	fp	x	x	xx	D	Recommend removal, codominant leaders at 5.5' that are prone to failure, hazard, declining health
137	Birch	6	40'/15'	f	f		x		D	Recommend removal, thin canopy
138	Chinese elm	21.5	40'/28'	f	fp	x	x	xx	D	Recommend removal, codominant leaders at 6' that are prone to failure, hazard, declining health
139	Japanese maple	3.5/3/2/2/2	14'/16'	f	fp				C	Recommend EWR, DWR, SP, RCE, multiple leaders at 6'
140	Black walnut	8.5/7/6	20'/20'	f	fp				C	Recommend EWR, DWR, SP, RCE, codominant leaders at base, leaning
141	Coast live oak	11.75/8.75	28'/25'	fg	fp	x			B	Recommend EWR, DWR, SP, RCE, codominant leaders at base
142	Coast live oak	9	22'/15'	fg	fp		x		D	Recommend removal, codominant leaders at 6.5, leaning
143	Plum	5 @ 2'	10'/5'	f	f				C	Recommend EWR, DWR, SP, RCE, multiple leaders at base
144	Birch	4	20'/8'	f	f		x		D	Recommend removal, thin canopy no hope for recovery
145	Birch	6.75	30'/8'	f	fp		x		D	Recommend removal, tree was topped, no hope for recovery
146	Chinese pistache	5	20'/7'	fg	fp				B	Recommend EWR, DWR, SP, RCE
147	Chinese elm	5	20'/15'	f	fp				C	Recommend EWR, DWR, SP, RCE, codominant leaders at 6'

urbantreemanagement inc.

TREE SURVEY DATA

Tag no	Common Name	Diameter at Breast Height"	H'/W'	HEALTH	STRUCTURE	PROTECTED (X)	RECOMMENDED REMOVAL (X)	RECOMMENDED PROTECTED REMOVAL (XX)		NOTES, RECOMMENDATIONS
148	Coast live oak	14.5	30'/18'	f	fp		x		D	Recommend removal leaning, thin canopy
149	Elm	13.5/13/9	38'/40'	f	fp	x	x	xx	D	Recommend removal, codominant leaders at base that are prone to failure, hazard
150	Birch	4	20'/8'	f	f		x		D	Recommend removal
151	Birch	3.5	18'/8'	f	f				B	Recommend EWR, DWR, SP, RCE
152	Birch	3.5	18'/8'	f	f				B	Recommend EWR, DWR, SP, RCE
153	Birch	4	20'/8'	fg	f				B	Recommend EWR, DWR, SP, RCE
154	Chinese pistache	3.5	18'/15'	f	f				B	Recommend EWR, DWR, SP, RCE
155	Coast live oak	6.5/3	23'/12'	fg	fp				B	Recommend EWR, DWR, SP, RCE
156	Pepper	11.5/7	30'/18'	fp	fp				D	Recommend removal, hollow leader, thin canopy, no hope for recovery
157	Coast live oak	5.5/4/2	22'/20'	fg	fp				C	Recommend EWR, DWR, SP, RCE, codominant leaders at base
158	Coast live oak	9	25'/12'	fg	f				B	Recommend EWR, DWR, SP, RCE, slight lean
159	Pepper	15.5	26'/20'	f	f	x			C	Recommend EWR, DWR, SP, RCE, thinning canopy
160	Olive	6/4.5/4/2	20'/16'	fg	f				C	Recommend EWR, DWR, SP, RCE, slight lean
161	Coast live oak	13.5 @ 3'	25'/18'	fg	fp				C	Recommend EWR, DWR, SP, RCE, codominant leaders at 3'
162	Coast live oak	8.75	25'/15'	fg	f				B	Recommend EWR, DWR, SP, RCE
163	Coast live oak	12.5	28'/20'	fg	f				B	Recommend EWR, DWR, SP, RCE
164	Coast live oak	9.5	22'/12'	fg	f				B	Recommend EWR, DWR, SP, RCE, slight lean
165	Coast live oak	38.25	55'/60'	fg	f	x			B	Recommend EWR, DWR, SP, RCE

A = Retain, condition warrants long-term preservation	**0**
B = Preservable, tree is a benefit and may be worthy of extensive effort or design accommodation.	**13**
C = May be preservable, but is not worthy of extensive effort or design accommodation.	**17**
D= Recommend removal due to existing condition and/or structure	**31**
TOTAL TREES	**61**
TOTAL PROTECTED TREES	**17**

KEY TO ACRONYMS

DWR - Dead Wood Removal pruning recommended

EWR - End Weight Reduction: pruning to remove weight from limb ends, thus reducing the potential for limb failure(s).

RCE - Root Collar Excavation: excavating a small area around a tree that is currently buried by soil or refuse above buttress roots, usually done with a hand shovel.

SP - Structural pruning - removal of selected non-dominant leaders in order to balance the tree.

CD - Codominant Leader, two leaders with a narrow angle of attachement and prone to failure.

RR - Recommend Tree Removal based upon Health or Structure of tree.

Prop - Steel prop in concrete footing recommended to help support a tree/limb.

Cable - Recommend a steel cable(s) be installed to help support a weakly attached limb(s).

TREE ORDINANCE

1. Any tree that is 48-inches (four feet) or greater in circumference when measured at 48-inches above the ground.

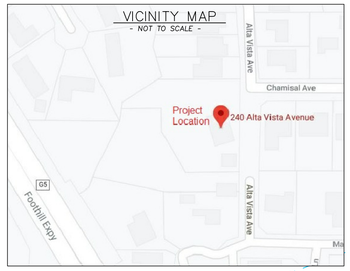
2. Any tree designated by the Historical Commission as a Heritage Tree or any tree under official consideration for a Heritage Tree designation. (All Canary Island Palm trees on Rinconada Court are designated as Heritage Trees.)

3. Any tree which was required to be either saved or planted in conjunction with a development review approval (i.e. new two-story house).

4. Any tree located within a public right-of-way.

5. Any tree, regardless of size, located on property zoned other than single-family (R1).

Common Name	***Latin Name***
Coast live oak	*Quercus agrifolia*
Birch	*Betula sp.*
Pepper	*Schinus molle*
Plum	*Prunus domestica*
Olive	*Olea europaea*
Coast redwood	*Sequoia sempervirens*
Buckeye	*Aesculus*
Bay	*Umbellularia californica*
Monterey pine	*Pinus radiata*
Chinese pistache	*Pistacia chinensis*
Euclyptus	*Eucalyptus sp.*
Cherry	*Prunus avium*
Siberian elm	*Ulmus pumila*
Japenese maple	*Acer palmatum*
Chinese elm	*Ulmus parvifolia*



0' 10' 20' 30'

1 INCH = 10 FEET

BASIS OF BEARINGS

BEARINGS SHOWN HEREON TAKEN FROM SUBJECT LEGAL DESCRIPTION (DOC. 15377302) BASED UPON MONUMENTS FOUND ON CHAMISAL AS SHOWN, WHICH ARE SHOWN ON BOOK 50 MAPS 35, SANTA CLARA COUNTY RECORDS. THE BEARING OF CHAMISAL IS TAKEN TO BE NORTH 89°56'00" EAST, IN ORDER TO MATCH DEED BEARINGS.

BENCHMARK

ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD 88 DATUM. BENCHMARK USED WAS THE SANTA CLARA VALLEY WATER DISTRICT BENCHMARK NO. 287, A BRASS DISK ON TOP OF CURB AT THE SOUTHWESTERLY CORNER OF LOS ALTOS AVENUE AND PINE LANE WITH A PUBLISHED ELEVATION OF 123.04 FEET.

NOTES:

BGT RELIED UPON A FIRST AMERICAN TITLE COMPANY POLICY OF TITLE, ORDER NO. 5026100-5995466, AS TITLE REFERENCE FOR ALL EASEMENTS OF RECORD PLOTTED HEREON.

UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.

TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT, AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELDCREW, EXCEPT FOR 4" DIAMETER TREES AS SHOWN HEREON..

SURVEY PERFORMED BY: BGT LAND SURVEYING
www.bgtsurveying.com

DATE OF FIELD SURVEY: SEPTEMBER 8, 2020
JOB NUMBER: 20-119

LEGEND

AC	ASPHALT CONCRETE	IP	IRON PIPE
BW	BACK OF WALK	JP	JOINT POLE
CB	CATCH BASIN	LAT.	LATERAL
C/L	CENTERLINE	LG	LIP OF GUTTER
CMP	CORRUGATED METAL PIPE	MH	MH (TYPE UNKNOWN)
CI	CAST IRON PIPE	MON-MON	MONUMENT TO MONUMENT DISTANCE
CO	CLEAN OUT BOX	PBV	PACBELL/SBC VAULT
CP	SURVEY CONTROL POINT	PGE	PG&E VAULT
CPP	CORRUGATED PLASTIC PIPE	PIV	POST INDICATOR VALVE
CTV	CABLE TELEVISION VAULT	PP	POWER POLE
DI	DROP INLET	SDMH	STORM DRAIN MANHOLE
EM	ELECTRIC METER	SSMH	SANITARY SEWER MANHOLE
EV	ELECTRIC VAULT	SSV	SANITARY SEWER VAULT
FF	FINISHED FLOOR	TBC	TOP BACK OF CURB
FL	FLOWLINE	TBM	TEMPORARY BENCHMARK
FH	FIRE HYDRANT	UNK	UNKNOWN TYPE
GM	GAS METER	VCP	VITRIFIED CLAY PIPE
GRD	GROUND	WBF	WATER BACK FLOW VALVE
GUY	GUY ANCHOR	WM	WATER METER BOX
GV	GAS VALVE	WV	WATER VALVE
HCR	HANDICAP RAMP	-OH-	OVERHEAD LINE
HVE	HIGH-VOLT ELECTRIC	-SD-	STORM DRAIN LINE
INV.	INVERT	-SS-	SANITARY SEWER LINE
		-W-	WATER LINE

APN 167-35-075
43,146 SQ. FT.± (GROSS)

BGT LAND SURVEYING
871 Woodside Way - San Mateo, CA 94401
Main (650) 212-1030 bginfo@bgtsurveying.com

BRYAN G. TAYLOR
LICENSED LAND SURVEYOR
NO. 7551
STATE OF CALIFORNIA

BOUNDARY AND TOPOGRAPHIC SURVEY

PARCEL A (FORMER LANDS OF ORENSTEIN) PER LOT LINE ADJUSTMENT (15377301), AND PER GRANT DEED 15377302

240 ALTA VISTA AVENUE

LOS ALTOS, SANTA CLARA COUNTY, CALIFORNIA

Assessor Parcel Number:
167-35-075

Prepared For:
ALISSA FARIS
840 LOS ALTOS AVENUE
LOS ALTOS, CA 94022

Date: SEPT. 2020
Scale: 1" = 10'
Contour Interval: 2'
Drawn by: LHL
Revisions:

SU-1

Job No. 20-119