

LANDWATCH, INCORPORATED

Natural Resources Management

December 4, 2008

John M. Ward, Project Manager
Laurel Way Joint Venture
792 Willborough Place
Burlingame, CA 94010

RE: Laurel Way Joint Venture Project Tree Update

On December 3, 2008 LandWatch, Inc. inspected the remaining area of land that had not been surveyed outside of the development envelopes at the Laurel Way Joint Venture Project. A tally of species present and trees with a diameter equaling twelve inches (12") or greater was kept.

The areas inspected include the northerly portion of lot numbers 1, 2, 3, 4, 5, 9 and 10; the north-east portion of lot numbers 11 and 12; and the southerly portion of lot numbers 14, 15, 16, 17, 18 and 19. Thirteen (13) trees equal to or greater than twelve inches (12") in diameter were identified in areas outside of lot development envelopes. All of these trees will be saved. The species of trees identified include coast live oak (*Quercus agrifolia*), valley oak (*Quercus lobata*) and California bay laurel (*Umbellularia californica*).

Additionally, an approximate twenty-four (24) trees were identified within the riparian corridor. The species found here included coast live oak (*Quercus agrifolia*) and California bay laurel (*Umbellularia californica*). All of these trees will be saved.

Including the above trees, a total of 89 trees equal to or greater than twelve inches (12") in diameter will be saved.

Should questions arise, please call at your convenience.

Respectfully,



Ralph S. Osterling
President, RPF # 38



LANDWATCH, INCORPORATED

Natural Resources Management

December 2, 2008

John M. Ward, Project Manager
Laurel Way Joint Venture
792 Willborough Place
Burlingame, CA 94010

RE: Laurel Way Joint Venture Project Lot Improvements

This summary augments the previous tree report dated 4/6/2007 which addressed tree resources to be affected by the proposed development, including infrastructure and other improvements that would occur outside of the individual lot areas. Our firm conducted a subsequent survey of tree resources that would be potentially affected by construction within the individual lot areas.

A total of 52 trees equal to or greater than twelve inches (12") in diameter will be saved while 45 trees will be removed for the lot development only. Trees outside of this area including those within the riparian corridor will be saved and are not included in this tally.

Six species were identified for removal (Table 1) with coast live oak (*Quercus agrifolia*) being the dominant species at forty-nine percent (49%) followed by California bay (*Umbellularia californica*) at thirty-three percent (33%). Other species are valley oak (*Quercus lobata*), Monterey pine (*Pinus radiata*), willow (*Salix* spp.) and elm (*Ulmus* spp.). Most of the trees are relatively small in overall stature (Table 2) and trunk rot is common on trees throughout the project area. Forty-four percent (44%) of the trees rated fair while forty-seven percent (47%) rated poor or very poor. Overall, the trees proposed for removal are in a declining condition as summarized in Tables 3 and 4 below.

The following tables provide a tabular summary of the tree inventory information for the lots.

Table 1. Trees Removed by Species		
Species	Total # of Trees Removed	Percentage
Pinus radiata	1	2%
Quercus agrifolia	22	49%
Quercus lobata	5	11%
Salix spp.	1	2%
Ulmus spp.	1	2%
Umbellularia californica	15	33%
Total	45	100%

Table 2. Diameter Distribution by Species							
Species	Diameter Classes (in)						Total
	12" - 18"	19" - 24"	25" - 30"	31" - 35"	36"+	Unknown	
Pinus radiata	0	1	0	0	0	0	1
Quercus agrifolia	9	7	4	2	0	0	22
Quercus lobata	4	1	0	0	0	0	5
Salix spp.	1	0	0	0	0	0	1
Ulmus spp.	1	0	0	0	0	0	1
Umbellularia californica	7	2	4	1	1	0	15
Total	22	11	8	3	1	0	45

Table 3. Condition Rating by Species						
Species	Condition Rating Classification					Total
	Very Poor	Poor	Average	Fair		
Pinus radiata	0	0	0	1		1
Quercus agrifolia	10	4	0	8		22
Quercus lobata	1	0	0	4		5
Salix spp.	0	1	0	0		1
Ulmus spp.	0	0	0	1		1
Umbellularia californica	5	0	4	6		15
Total	16	5	4	20		45

Table 4. Tree Removal Condition Summary		
Condition	Number of Trees	Percentage
Fair	20	44%
Average	4	9%
Poor	5	11%
Very Poor	16	36%
Total	45	100%

Tree protection measures including fencing and equipment exclusion at the dripline of the preserved tree areas are recommended to avoid damage to residual trees. All protection measures should be installed prior to any grading operation, inspected and approved by a Certified Arborist, and will be maintained for the duration of the construction of the improvements. Mitigation planting with native oak trees is recommended and will enhance the overall oak resources and provide for long term regeneration of the declining oak resource (Table 5 (enclosed) includes a listing of all trees scheduled for removal as a result of the required lot improvements).

Should questions arise, please call at your convenience.

Respectfully,



Ralph S. Osterling
President, RPF #38



Enc.