Appendix B – Tree Inventory Report

Kielty Arborist Services LLC

Certified Arborist WE#10724A TRAQ Qualified
P.O. Box 6187
San Mateo, CA 94403
650-532-4418

January 20th, 2023,
Revised 5/8/23

Lisa Ring, AICP
LOR Planning & Environmental Consulting, INC

Site: Block 20, San Mateo CA

Dear Ms. Ring,

As requested on Wednesday, October 19th, 2022, Kielty Arborist Services LLC visited the above site for the purpose of providing a Tree Inventory Report for the proposed construction. A new multifamily development project is proposed for this site, and as needed an Arborist Report is required when submitting plans to the city of San Mateo. The entire 58 page submittal set dated 1/13/23 was reviewed for writing this report. This Tree Inventory Report is not a Tree Risk Assessment. As such, no trees were assessed for risk in accordance with industry standards, nor are there any tree risk ratings or risk mitigation recommendations provided within this preservation plan.

Method:
All inspections were made from the ground; the trees were not climbed for this inspection. No root crown exploration or plant tissue analysis was performed. The trees in question were located on a topography map provided by you. The trees were estimated for diameter at 54 inches above ground level (DBH). The trees were given a condition rating for form and vitality. The trees condition rating is based on 50 percent vitality and 50 percent form, using the following scale.

1	-	29	Very Poor
30	-	49	Poor
50	-	69	Fair
70	-	89	Good
90	-	100	Excellent

The height of the tree was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

Survey Key:
H-*Indicates "Heritage" tree by city ordinance. 10" for oaks and 15" for all other species*
DBH- Diameter at breast height (54 inches above grade)
CON- Condition rating
HT/SP- Tree height/ canopy spread

Block 20 (2)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1**H**	Carob *(Ceratonia siliqua)*	29.2	65	25/30	Good vigor, fair structure, codominant at 3', causing sidewalk damage.
2	Ginkgo *(Ginkgo biloba)*	10.4	65	25/12	Good vigor, fair structure, **street tree,** under utilities.
3	Mayten *(Mayten boaria)*	5.0	50	12/5	Fair vigor, fair structure, suppressed.
4	Hackberry *(Celtic occidentalis)*	6.6	45	20/12	Fair vigor, poor structure, topped limbs. **Street tree.**
5	Hackberry *(Celtic occidentalis)*	6.2	45	20/12	Fair vigor, poor structure, topped limbs. **Street tree.**
6	Hackberry *(Celtic occidentalis)*	8.8	45	20/12	Fair vigor, poor structure, topped limbs. **Street tree.**
7	Hackberry *(Celtic occidentalis)*	8.1	0	20/12	DEAD.
8	Olive *(Olea europaea)*	12.5	50	10/10	Good vigor, poor structure, topiary pruned, codominant at 3', pruned into ball.
9**H**	Red Iron Bark *(Eucalyptus sideroxylon)*	23.2	40	30/30	Fair vigor, poor structure, topped at 20' in past, damaging parking lot.
10	Red Iron Bark *(Eucalyptus sideroxylon)*	13.8	35	25/15	Fair vigor, poor structure, topped at 20' in past, suppressed, damaging parking lot.
11**H**	Red Iron Bark *(Eucalyptus sideroxylon)*	31.1	45	50/40	Fair vigor, fair structure, history of limb loss, damaging parking lot.
12	Italian Cypress *(Cupressus sempervirens)*	10.0	40	20/3	Poor vigor, fair structure, top dead, in decline.
13	Hackberry *(Celtis occidentalis)*	4.0	50	15/12	Fair vigor, fair structure, poor location against structure. **Street tree.**
14	Ginkgo *(Ginkgo biloba)*	10.8	70	30/15	Good vigor, good structure, **street tree.**

Block 20 (3)

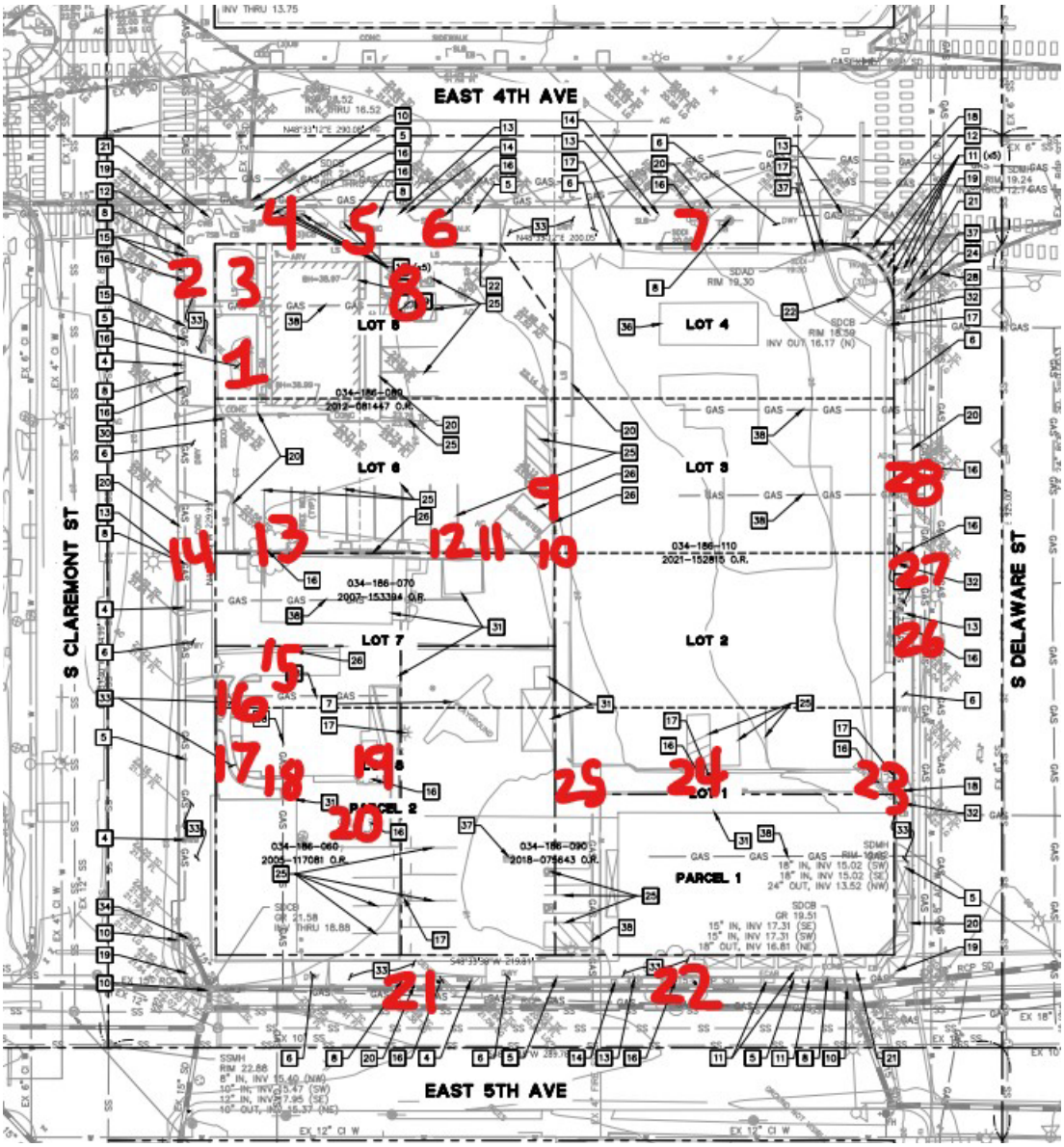
Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
15	Camellia *(Camellia japonica)*	6.0	30	10/6	Poor vigor, poor structure,
16	Irish Yew *(Taxus baccata)*	8.0	50	10/6	Fair vigor, fair structure, topiary pruned.
17	Irish Yew *(Taxus baccata)*	8.0	50	10/6	Fair vigor, fair structure, topiary pruned.
18	Camellia *(Camellia japonica)*	6.0	30	10/6	Poor vigor, poor structure, topiary pruned.
19	Lemon *(Citrus limon)*	4.0	50	8/8	Fair vigor, fair structure.
20	Cherry *(Prunus serrulata)*	7.0	50	8.8	Fair vigor, fair structure, surrounded by hardscape.
21**H**	London Plane *(Platanus x hispanica)*	21.3	70	35/25	Fair vigor, fair structure, codominant at 10', **street tree.**
22**H**	London Plane *(Platanus x hispanica)*	15.3	70	30/20	Fair vigor, fair structure, codominant at 10', **street tree.**
23	Photinia *(Photinia serrulata)*	10@base	30	12/15	Poor vigor, poor structure, codominant at grade.
24	Photinia *(Photinia serrulata)*	9@base	30	8/6	Poor vigor, poor structure, codominant at grade.
25**H**	Australian Willow *(Geijera parviflora)*	15.4	45	30/25	Fair vigor, poor structure, topped. **Street tree.**
26**H**	Australian Willow *(Geijera parviflora)*	20.1	45	30/25	Fair vigor, poor structure, codominant at 8' with included bark, decay on trunk. **Street tree.**
27	Australian Willow *(Geijera parviflora)*	13.7	40	30/25	Poor vigor, poor structure, large scar on trunk, codominant at 6'. **Street tree.**

Block 20 (4)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
28**H**	Australian Willow *(Geijera parviflora)*	21.3	40	30/25	Fair vigor, poor structure, scar on trunk, codominant at 10' with included bark. **Street tree.**



Showing location of trees

Tree Evaluation Schedule
Landscape Units

Ref.	Species Name	Botanical Name	Fate: Preserve/ Remove	Species Value %	Condition Value %	Location Value %	0.35	Caliper Inches	.70 if in allowable bldg. area	1.25 if Heritage Tree	LU Value
1	Carob	*Ceratonia siliqua*	R	50%	65%	50%	0.35	29.2	0.70	1.25	11.86
2	Ginkgo	*Ginkgo biloba*	R	90%	65%	50%	0.35	10.4	1.00	1.00	8.69
3	Mayten	*Mayten boaria*	R	50%	50%	50%	0.35	5	0.70	1.00	N/A
4	Hackberry	*Celtic occidentalis*	R	70%	45%	50%	0.35	6.6	1.00	1.00	2.97
5	Hackberry	*Celtic occidentalis*	R	70%	45%	50%	0.35	6.2	1.00	1.00	2.79
6	Hackberry	*Celtic occidentalis*	R	70%	45%	50%	0.35	8.8	1.00	1.00	3.96
7	Hackberry	*Celtic occidentalis*	R	70%	0%	50%	0.35	8.1	1.00	1.00	0.00
8	Olive	*Olea europaea*	R	70%	50%	50%	0.35	12.5	0.70	1.00	4.38
9	Red iron bark eucalyptus	*Eucalyptus sideroxylon*	R	10%	40%	50%	0.35	23.2	0.70	1.25	1.16
10	Red iron bark eucalyptus	*Eucalyptus sideroxylon*	R	10%	35%	50%	0.35	13.8	0.70	1.00	0.48
11	Red iron bark eucalyptus	*Eucalyptus sideroxylon*	R	10%	45%	50%	0.35	31.1	0.70	1.25	1.75
12	Italian cypress	*Cupressus sempervirens*	R	50%	40%	50%	0.35	10	0.70	1.00	2.00
13	Hackberry	*Celtic occidentalis*	R	70%	50%	50%	0.35	4	0.70	1.00	1.40
14	Ginkgo	*Ginkgo biloba*	R	90%	70%	50%	0.35	10.8	1.00	1.00	9.72
15	Camellia	*Camellia japonica*	R	70%	30%	50%	0.35	6	0.70	1.00	1.26
16	Irish yew	*Taxus baccata*	R	90%	50%	50%	0.35	8	0.70	1.00	3.60
17	Irish yew	*Taxus baccata*	R	90%	50%	50%	0.35	8	0.70	1.00	3.60
18	Camellia	*Camellia japonica*	R	70%	30%	50%	0.35	6	0.70	1.00	1.26
19	Lemon	*Citrus limon*	R	50%	50%	50%	0.35	4	0.70	1.00	N/A
20	Cherry	*Prunus serrulata*	R	50%	50%	50%	0.35	7	0.70	1.00	1.75
21	London plane	*Platanus x hispanica*	R	70%	70%	50%	0.35	21.3	1.00	1.25	18.64
22	London plane	*Platanus x hispanica*	R	70%	70%	50%	0.35	15.3	1.00	1.25	13.39
23	Photinia	*Photinia serrulata*	R	30%	30%	50%	0.35	10	0.70	1.00	0.90
24	Photinia	*Photinia serrulata*	R	30%	30%	50%	0.35	9	0.70	1.00	0.81
25	Australian willow	*Geijera parviflora*	R	50%	45%	50%	0.35	15.4	0.70	1.25	4.33
26	Australian willow	*Geijera parviflora*	R	50%	45%	50%	0.35	20.1	1.00	1.25	8.08
27	Australian willow	*Geijera parviflora*	R	50%	40%	50%	0.35	13.7	1.00	1.00	3.91
28	Australian willow	*Geijera parviflora*	R	50%	40%	50%	0.35	21.3	1.00	1.25	7.61
											120.29

Total value of LU to be removed =120.29

Summary of surveyed trees:
A mix of imported species were observed on site with no native tree species found. 1 Carob tree, 2 Ginkgo trees, 1 Mayten tree, 5 Hackberry trees, 1 Olive tree, 3 Red Iron Bark Eucalyptus trees, 1 Italian Cypress tree, 2 Camellia trees, 2 Irish Yew trees, 1 Lemon tree, 1 Cherry tree, 2 London Plane trees, 2 Photinia trees, and 4 Australian Willow trees were observed. Most of the trees have limited soil volume as the trees are surrounded by hardscapes. Trees #1, #9, #11, #21, #22, #25, #26, & #28 are "Heritage" trees observed on site. The only trees given a good condition rating are Ginkgo street tree #14 and London plane street trees #21 and #22. Trees #4-7, #9-12, #15, #18, and #23-28 were given poor condition ratings due to a decline in health, poor structure, or a combination of both.



Carob tree #1 is in fair condition. The tree has caused significant damage to the sidewalk as the concrete sidewalk has lifted due to root expansion. The tree is in a large landscape area.

Ginkgo tree #2 is in fair condition. The tree is a street tree located in a small planting pit within the sidewalk. The tree is young and growing underneath utility lines. Ginkgo street tree #14 is in good condition.

Showing trees #1 and #2



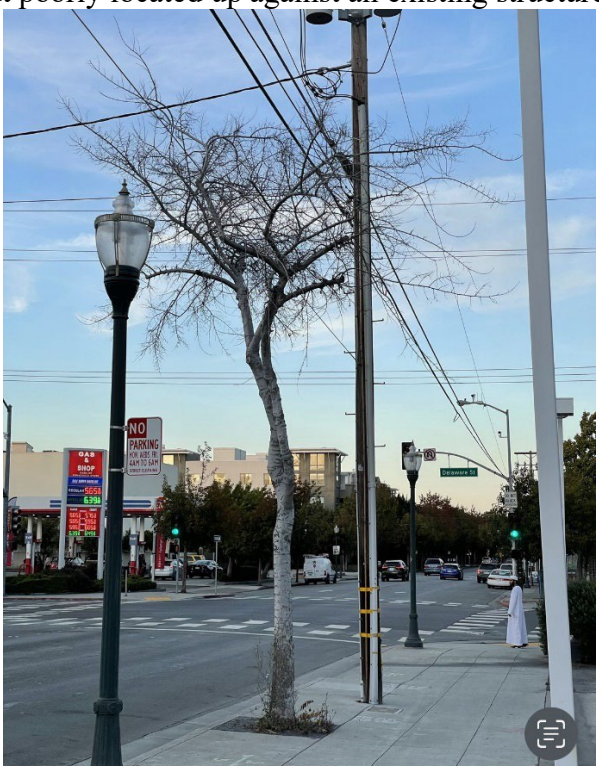
Mayten tree #3 is in fair condition. The tree is a young and growing in the suppressed conditions of larger tree canopies #1 and #2.

Showing Mayten tree #3

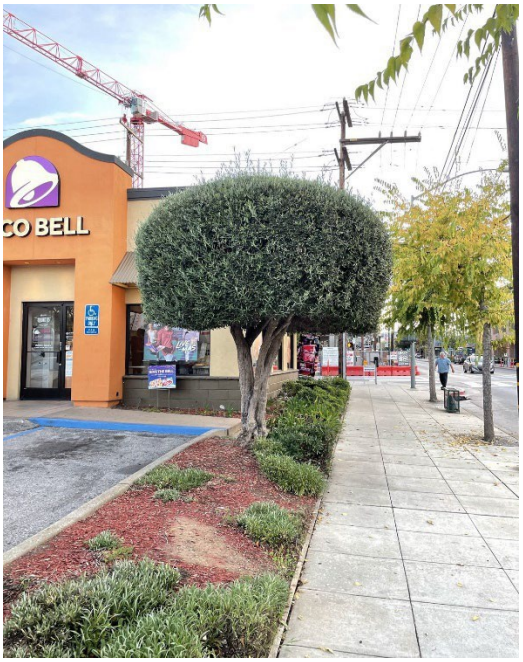
Hackberry street trees #4-7 are in poor condition. The trees have all been topped for utility line clearance. Hackberry tree #7 is dead and recommended to be removed as soon as possible. Hackberry street tree #13 is in fair condition but poorly located up against an existing structure.



Showing Hackberry street trees



Showing dead hackberry street tree #7



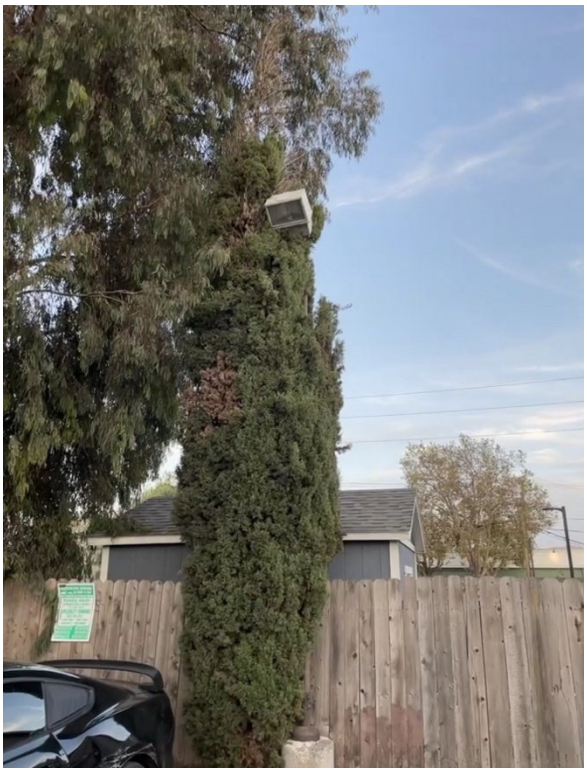
Olive tree #8 is in fair condition. The tree is surrounded by hardscapes and has been topiary pruned into a ball.

Showing Olive tree #8



Red Iron Bark Eucalyptus trees #9-11 are in poor condition. All 3 Eucalyptus trees are surrounded by hardscapes and are causing extensive damage to the parking lot. Eucalyptus trees #9 and #10 have both been topped in the past at 20' creating poor structure that will likely lead to branch failures. Eucalyptus #11 has a history of limb loss observed within the canopy.

Showing Eucalyptus trees #9-11



Italian Cypress tree #12 is in poor condition. The top of the tree has died and is at high risk of failure. This tree is up against the parking lot asphalt.

Camellia trees #15 and #18 are in poor condition. Both trees have poor vigor and poor structure due to being topiary pruned in the past. Irish Yew trees #16 and #17 are in fair condition. The trees are located up against a building and have been topiary pruned in the past.



Showing trees #15-18

Lemon tree #19 and Cherry tree #20 are in fair condition. Both trees are surrounded by hardscapes.



Showing Lemon tree #19



Showing Cherry tree #20

London Plane street trees #21 and #22 are in good condition. Both trees are located within a small street tree planting strip and have caused minimal damage to the sidewalk.



Showing London Plane street trees #21 and #22

Photinia trees #23 and #24 are in poor condition. Both trees have poor vigor and poor structure. Both Photinia trees are codominant at grade.



Showing Photinia trees #23 and #24

Australian Willow street trees #25-28 are in poor condition. The trees have many structure defects including included bark, history of limb failures with large scars on the trunks. These trees are a hazard to the property and should be removed as soon as possible.



Showing Australian Willow trees

Tree removal/recommendations:
All of the trees surveyed are proposed for removal. The proposed tree removal match the following tree removal criteria: **(B) Necessity to remove the tree or trees in order to allow reasonable economic enjoyment of the property.** The required tree planting form is to be filled out by the Landscape Architect.

The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely,

David Beckham Certified Arborist WE#10724A TRAQ Qualified

David Beckham

Kielty Arborist Services

P.O. Box 6187
San Mateo, CA 94403
650-532-4418

ASSUMPTIONS AND LIMITING CONDITIONS

1. Any legal description provided to the consultant/appraiser is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

2. It is assumed that any property is not in violation of any applicable codes, ordinances, statutes, or other government regulations.

3. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however the consultant/appraiser can neither guarantee nor be responsible for the accuracy of information provided by others.

4. The consultant/appraiser shall not be required to give testimony or to attend court by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.

5. Loss, alteration, or reproduction of any part of this report invalidates the entire report.

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8. This report and the values expressed herein represent the opinion of the consult/appraiser, and the consult/appraiser's fee is in no way contingent upon the reporting of a specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.

9. Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.

10. Unless expressed otherwise: 1) information in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the plants or property in question may not arise in future.

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 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 a 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, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.

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

Arborist: David Beckham
David Beckham
Date: May 8th, 2023