

November 18, 2021  
Revised February 14, 2023  
Revised June 16, 2023

Harvest Properties  
C/O Claire Wang  
180 Grand Avenue, Suite 1400  
Oakland, CA 94612



## Monarch Consulting Arborists

Richard Gessner  
P.O. Box 1010 – Felton, CA 95018  
1 831 331 8982  
[www.monarcharborists.com](http://www.monarcharborists.com)

## Summary

There are no “Heritage Trees” as defined by the ordinance and all three trees are black locust (*Robinia pseudoacacia*) “Street Trees” with five inch trunk diameters. The trees are young and in good condition with fair suitability for preservation. All three trees are to be retained. The average L/U Value is 1.1025 or 1.575 depending on whether or not street trees are considered in the “allowable building area”. The totals are either 3.3075 or 4.725 dependent on the building area status.

## Introduction

## Background

Harvest Properties asked me to assess the site, trees, and proposed footprint plan, and to provide a report with my findings and recommendations to help satisfy planning requirements.

## Assignment

- Provide an arborist's report that includes an assessment of the trees within the project area and on the adjacent sites. The assessment is to include the species, size (trunk diameter), condition (health, structure, and form), and suitability for preservation ratings.
- Provide LU values according to the City of San Mateo ordinance 27.71.150.



## Limits of the assignment

- The information in this report is limited to the condition of the trees and site during my inspection on November 17, 2020 and February 7, 2023. No tree risk assessments were performed.
- Only conceptual designs were provided for this assignment.

Table 1: Plans Reviewed Checklist

Plan	Date	Sheet	Reviewed	Source	Notes
Existing Site Topographic Map or A.L.T.A with tree locations			No		
Proposed Sit Plan			Yes		
Demolition Plan			No		
Construction Staging			No		
Grading and Drainage			No		
Utility Plan and Hook-up locations			No		
Exterior Elevations			No		
Landscape Plan			No		
Irrigation Plan			No		
T-1 Tree Protection Plan			No		

## Purpose and use of the report

The report is intended to identify all the trees within the plan area that could be affected by a project. The report is to be used by the property owners, owner's agents, and the City of San Mateo as a reference for existing tree and site conditions to help satisfy planning requirements.



## Tree Inventory

The inventory contains all the trees six inches in diameter and greater measured at forty-eight inches above grade. The City of San Mateo ordinance 13.40 defines “Heritage Trees” as the following:

### 13.40.030 Definition

K. Heritage Tree means any of the following:

1. Any oak (*Quercus spp.*) tree with a trunk that has a diameter of ten inches or more (31.4 inches in circumference) measured at 54 inches above natural grade;
2. Any other tree with a trunk diameter of fifteen inches (47.1 inches in circumference) or more, measured at 54 inches above natural grade.
3. Multi-stem trees. Trees with more than one stem (arising at or below 54 inches) shall be measured at the smallest diameter point below the main union of all stems unless the union occurs below grade, in which case each stem shall be measured as a stand-alone tree. For oak trees, if one stem is ten inches or more in diameter, the tree will constitute one Heritage Tree. For all other species, if one stem is fifteen inches or more in diameter, the tree will constitute one Heritage Tree.
4. Any tree or stand of trees designated by resolution of the City Council to be of special historical value or of significant community benefit; or
5. A stand of trees, the nature of which makes each dependent on the others for survival.

There are no “Heritage Trees” as defined by the ordinance and all three trees are “Street Trees”. The three trees are all black locust (*Robinia pseudoacacia*) with 5 inch trunk diameters and approximately 25 feet tall with crown diameters of about 15-20 feet.



**IMAGE 1: BLACK LOCUST STREET TREES ALONG FIRST STREET**



# Analysis

## 27.71.150 PRESERVATION OF EXISTING TREES.

### Landscape Unit Value (LU)

1. The tree species, condition, and location values of the trees shall be based on an evaluation by an experienced landscape appraiser recognized by the American Society of Consulting Arborists utilizing the most recent Guide for Plant Appraisal, published by the Council of Tree and Landscape Appraisers; and approved by the Zoning Administrator.
2. Trees not within the allowable building area shall receive a location factor of 1.0 (100%). Trees located within the allowable building area shall receive a location factor of .70 (70%).
3. Trees designated as heritage trees shall receive a bonus percentage value of 1.25 (125%). Trees located within the allowable building area shall receive a location factor of .70 (70%).
4. Trees designated as heritage trees shall receive a bonus percentage value of 1.25 (125%).

All existing trees to be removed shall be given a LU value based upon the following calculation:

$$(\text{species value\%} \times \text{condition value\%} \times \text{location value\%}) / .35 \times (\text{caliper inches} \times \text{bldg./setback\%} \times \text{heritage tree\%}) = \text{LU}$$

Tree condition ratings and percentages are defined in the "Condition Rating" section of this report. The location rating were established at 63 percent (the average of site (90%), placement (50%), and contribution (50%)).

The average L/U Value is 1.1025 or 1.575 depending on whether or not street trees are considered in the "allowable building area". The totals are either 3.3075 or 4.725 dependent on the building area status.



## Discussion

### Condition Rating

A tree's condition is a determination of its overall health, structure, and form (ISA 2018). The assessment considered all three characteristics for a combined condition rating.

- 100% - Exceptional = Good health and structure with significant size, location or quality.
- 61-80% - Good = Normal vigor, well-developed structure, function and aesthetics not compromised with good longevity for the site.
- 41-60 % - Fair = Reduced vigor, damage, dieback, or pest problems, at least one significant structural problem or multiple moderate defects requiring treatment. Major asymmetry or deviation from the species normal habit, function and aesthetics compromised.
- 21-40% - Poor = Unhealthy and declining appearance with poor vigor, abnormal foliar color, size or density with potential irreversible decline. One serious structural defect or multiple significant defects that cannot be corrected and failure may occur at any time. Significant asymmetry and compromised aesthetics and intended use.
- 6-20% - Very Poor = Poor vigor and dying with little foliage in irreversible decline. Severe defects with the likelihood of failure being probable or imminent. Aesthetically poor with little or no function in the landscape.
- 0-5% - Dead/Unstable = Dead or imminently ready to fail.

All three trees are young and in good condition.

### Suitability for Preservation

A tree's suitability for preservation is determined based on its condition (health, structure, form), age, species, tolerance to disturbance, external and functional limitations, and potential longevity for the site using a scale of good, fair, or poor. The following list defines the rating scale (Fite, K, and Smiley, E. T., 2016):

- Good = Trees with good health, structural stability and longevity after construction.
- Fair = Trees with fair health and/or structural defects that may be mitigated through treatment. These trees require more intense management and monitoring, before, during, and after construction, and may have shorter life expectancy after development.
- Poor = Trees are expected to decline during or after construction regardless of management. The species or individual may possess characteristics that are incompatible or undesirable in landscape settings or unsuited for the intended use of the site.

The trees have fair suitability for preservation.



## Expected Impact Level

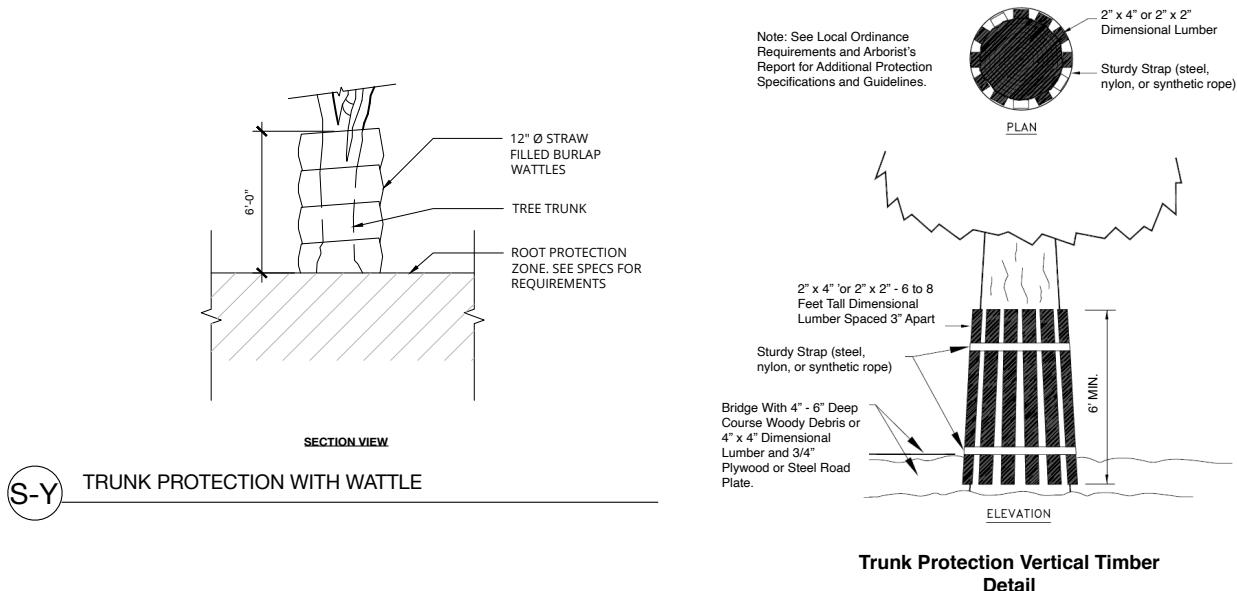
Impact level defines how a tree may be affected by construction activity and proximity to the tree, and is described as low, moderate, or high. The following scale defines the impact rating:

- Low = The construction activity will have little influence on the tree.
  - Moderate = The construction may cause future health or structural problems, and steps must be taken to protect the tree to reduce future problems.
  - High = Tree structure and health will be compromised and removal is recommended, or other actions must be taken for the tree to remain. The tree is located in the building envelope.

All three street trees will be retained on this site with limited to no impact.

# Tree Protection

Tree protection focuses on avoiding damage to the roots, trunk, or scaffold branches from heavy equipment. Either method indicated below will accomplish the required protection by bracing with vertical timbers or wrapping with wattle.



## Conclusion

There are no "Heritage Trees" as defined by the ordinance and all three trees are black locust "Street Trees". The trees are young and in good condition with fair suitability for preservation. The average L/U Value is 1.1025 or 1.575 depending on whether or not street trees are considered in the "allowable building area". The totals are either 3.3075 or 4.725 dependent on the building area status.

## Recommendations

1. Protect the trunks of the trees from mechanical damage by wrapping with wattle or bracing with timbers.
2. All tree maintenance, care, and removals shall be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree maintenance and care shall be specified in writing according to American National Standard for Tree Care Operations: *Tree, Shrub and Other Woody Plant Management: Standard Practices* parts 1 through 10 and adhere to ANSI Z133.1 safety standards and local regulations. All maintenance is to be performed according to ISA Best Management Practices.

## Bibliography

American National Standard for Tree Care Operations: Tree, Shrub and Other Woody Plant Management : Standard Practices (Management of Trees and Shrubs During Site Planning, Site Development, and Construction)(Part 5). Londonderry, NH: Secretariat, Tree Care Industry Association, 2019. Print.

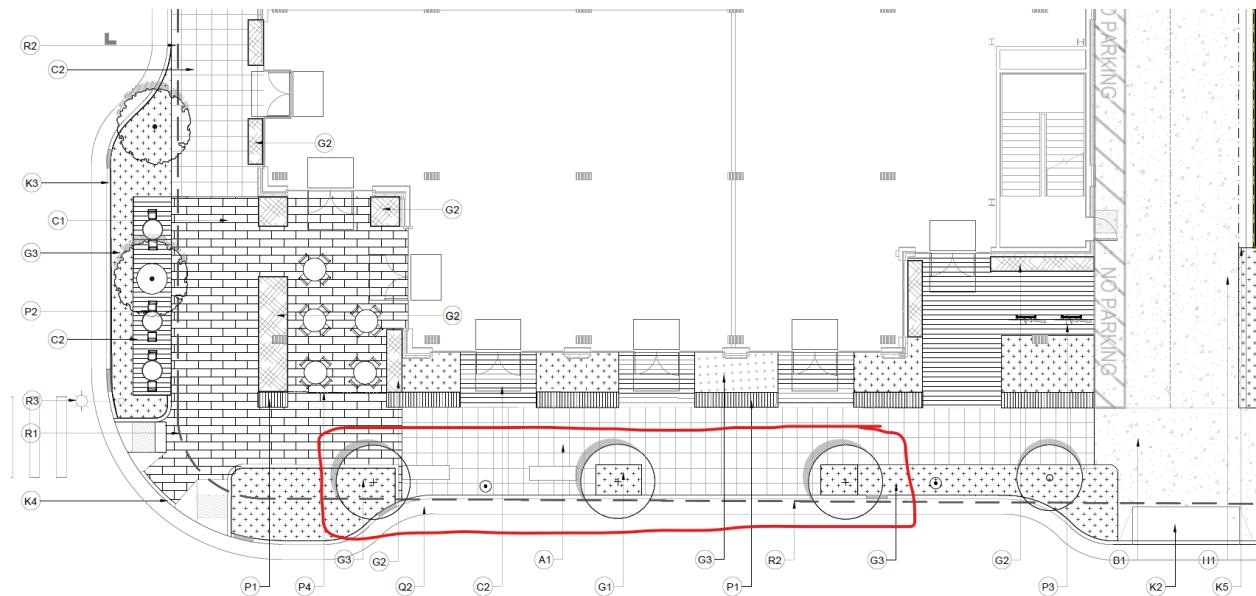
Fite, Kelby, and Edgar Thomas. Smiley. *Managing trees during construction*, second edition. Champaign, IL: International Society of Arboriculture, 2016.

ISA. *Guide For Plant Appraisal*. Savoy, IL: International Society Of Arboriculture, 2000. Print.

ISA. Species Classification and Group Assignment, 2004 Western Chapter Regional Supplement. Western Chapter ISA



## Appendix A: Proposed Streetscape



## Appendix B: Tree Summary Table

Table 2: Inventory Summary-1

Tree Species	#	Trunk Diameter (in.)	Condition	Expected Impact	Disposition	L/U Value
black locust ( <i>Robinia pseudoacacia</i> )	1	5	Good	Low/ Retain	Street Tree	1.1025 or 1.575
black locust ( <i>Robinia pseudoacacia</i> )	2	5	Good	Low/ Retain	Street Tree	1.1025 or 1.575
black locust ( <i>Robinia pseudoacacia</i> )	3	5	Good	Low/ Retain	Street Tree	1.1025 or 1.575



## Appendix C: Tree Protection Guidelines

### Pre-Construction Meeting with the Project Arborist

Tree protection locations should be marked before any fencing contractor arrives.

Prior to beginning work, all contractors involved with the project should attend a pre construction meeting with the project arborist to review the tree protection guidelines. Access routes, storage areas, and work procedures will be discussed.

### Tree Protection Zones and Fencing

Tree protection fencing should be established prior to the arrival of construction equipment or materials on site. Fencing should be comprised of six-foot high chain link fencing mounted on eight-foot tall, 1 7/8-inch diameter galvanized posts, driven 24 inches into the ground and spaced no more than 10 feet apart. Once established, the fencing must remain undisturbed and be maintained throughout the construction process until final inspection.

The fencing should be maintained throughout the site during the construction period and should be inspected periodically for damage and proper functions.

Fencing should be repaired, as necessary, to provide a physical barrier from construction activities.

A final inspection by the city arborist at the end of the project will be required prior to removing any tree protection fence and replacement tree shall be planted at this time.

### Tree Protection Signs

All sections of fencing should be clearly marked with signs stating that all areas within the fencing are Tree Protection Zones and that disturbance is prohibited. Text on the signs should be in both English and Spanish (Appendix D).



## Monitoring

Any trenching, construction or demolition that is expected to damage or encounter tree roots should be monitored by the project arborist or a qualified ISA Certified Arborist and should be documented.

The site should be evaluated by the project arborist or a qualified ISA Certified Arborist after construction is complete, and any necessary remedial work that needs to be performed should be noted.

## Restrictions Within the Tree Protection Zone

No storage of construction materials, debris, or excess soil will be allowed within the Tree Protection Zone. Spoils from the trenching shall not be placed within the tree protection zone either temporarily or permanently. Construction personnel and equipment shall be routed outside the tree protection zones.

## Root Pruning

Root pruning shall be supervised by the project arborist. When roots over two inches in diameter are encountered they should be pruned by hand with loppers, handsaw, reciprocating saw, or chain saw rather than left crushed or torn. Roots should be cut beyond sinker roots or outside root branch junctions and be supervised by the project arborist. When completed, exposed roots should be kept moist with burlap or backfilled within one hour.

## Boring or Tunneling

Boring machines should be set up outside the drip line or established Tree Protection Zone. Boring may also be performed by digging a trench on both sides of the tree until roots one inch in diameter are encountered and then hand dug or excavated with an Air Spade® or similar air or water excavation tool. Bore holes should be adjacent to the trunk and never go directly under the main stem to avoid oblique (heart) roots. Bore holes should be a minimum of three feet deep.

## Timing

If the construction is to occur during the summer months supplemental watering and treatments should be applied to help ensure survival during and after construction.



## Appendix D: Tree Protection Signs

### D1: English

# WARNING Tree Protection Zone

This Fence Shall not be moved without  
approval. Only authorized personnel  
may enter this area!

Project Arborist



**D2: Spanish**

**CUIDADO**  
**Zona De Arbol Pretejido**

**Esta cerca no sera removida sin  
aprobacion. Solo personal autorizado  
entrara en esta area!**

Project Arborist



## Qualifications, Assumptions, and Limiting Conditions

Any legal description provided to the consultant is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or attend meetings, hearings, conferences, mediations, arbitration, or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only examined items and their condition at the time of inspection; and b) 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 structural problems or deficiencies of plants or property may not arise in the future.



# Certification of Performance

I Richard Gessner, Certify:

That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and/or appraisal is stated in the attached report and Terms of Assignment;

That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

That the analysis, opinions and conclusions stated herein are my own;

That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;

That no one provided significant professional assistance to the consultant, except as indicated within the report.

That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any other subsequent events;

I further certify that I am a Registered Consulting Arborist® with the American Society of Consulting Arborists, and that I acknowledge, accept and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Board Certified Master Arborist® and Tree Risk Assessor Qualified. I have been involved with the practice of Arboriculture and the care and study of trees since 1998.

Richard J. Gessner



ASCA Registered Consulting Arborist® #496  
ISA Board Certified Master Arborist® WE-4341B



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