

Tree Inventory and Assessment

**415 - 445 South B Street (Tablots)
San Mateo, CA**

**November 19, 2021
Revised February 14, 2023**

Prepared for:

Harvest Properties

Prepared By:

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Summary

There are seven “Heritage Trees” as defined by the ordinance and eighteen “Street Trees” (two are Heritage Trees). The inventory arbitrarily numbers (no affixed number tags were used for this assignment) the trees around the site clockwise starting at the Canary Island pines along 4th Street. Five trees are in good condition, fifteen fair, and three poor. All the trees will be highly impacted and are proposed for removal. The average L/U Value is 11.14 with a total of 256.263. Street Trees were not considered to be in the “Buildable Area” for this assignment.

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) and condition (health, structure, and form) ratings.
- Provide expected impact ratings for trees that may be affected by the project.
- 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, 2021. No tree risk assessments were performed.
- Only the landscape plans 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		A00, A001, A002	Yes	RAAW	
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.



Observations

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 13.52.020 defines “Heritage Trees” as the following:

13.52.020 Definition

- A. Heritage tree is any of the following:
1. Any bay (*Umbellularia californica*), buckeye (*Aesculus spp.*), oak (*Quercus spp.*), cedar (*Cedrus spp.*) or redwood (*Sequoia sp.*) tree that has a diameter of ten (10) inches or more measured at forty-eight (48) inches above natural grade.
 2. Any tree or stand of trees designated by resolution of the City Council to be of special historical value or of significant community benefit.
 3. A stand of trees, the nature of which makes each dependent on the others for survival.
 4. Any other tree with a trunk diameter of sixteen (16) inches or more, measured at forty-eight (48) inches above natural grade.

There are seven “Heritage Trees” as defined by the ordinance and twelve “Street Trees”.

The trees are arbitrarily numbered (no affixed number tags were used for this assignment) around the site clockwise starting at the Canary Island pines along 4th Street (Appendix A). There are twenty-three trees comprised of four different species as follows: Canary island pine (*Pinus canariensis*), hackberry (*Celtis occidentalis*), Chinese pistache (*Pistacia chinensis*), and one carrot wood (*Cupaniopsis anacardioides*). Eighteen trees are “Street Trees”.



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 11.14 with a total of 256.263 (Appendix B). Street Trees were not considered to be in the “Buildable Area” for this assignment.



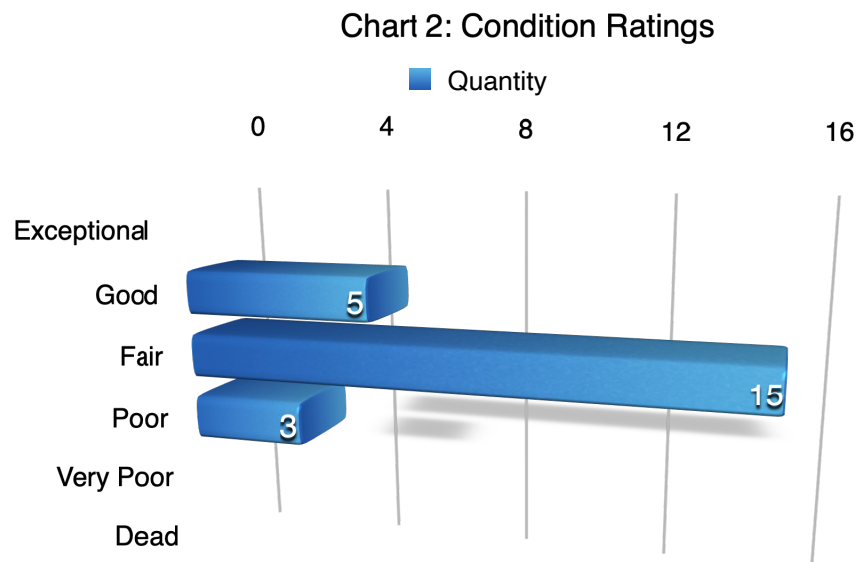
Discussion

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.

Five trees are in good condition, fifteen fair, and three poor (Chart 1).



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 the trees will be highly impacted and are proposed for removal.

Conclusion

There are seven “Heritage Trees” as defined by the ordinance and twelve “Street Trees” (two are Heritage Trees). The inventory arbitrarily numbers (no affixed number tags were used for this assignment) the trees around the site clockwise starting at the Canary Island pines along 4th Street, 5th Street, and then B. Five trees are in good condition, fifteen fair, and three poor. All the trees will be highly impacted and are proposed for removal. The average L/U Value is 11.14 with a total of 256.263. Street Trees were not considered to be in the “Buildable Area” for this assignment.

Recommendations

1. Obtain all necessary permits prior to removing or significantly altering any trees on the property
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.

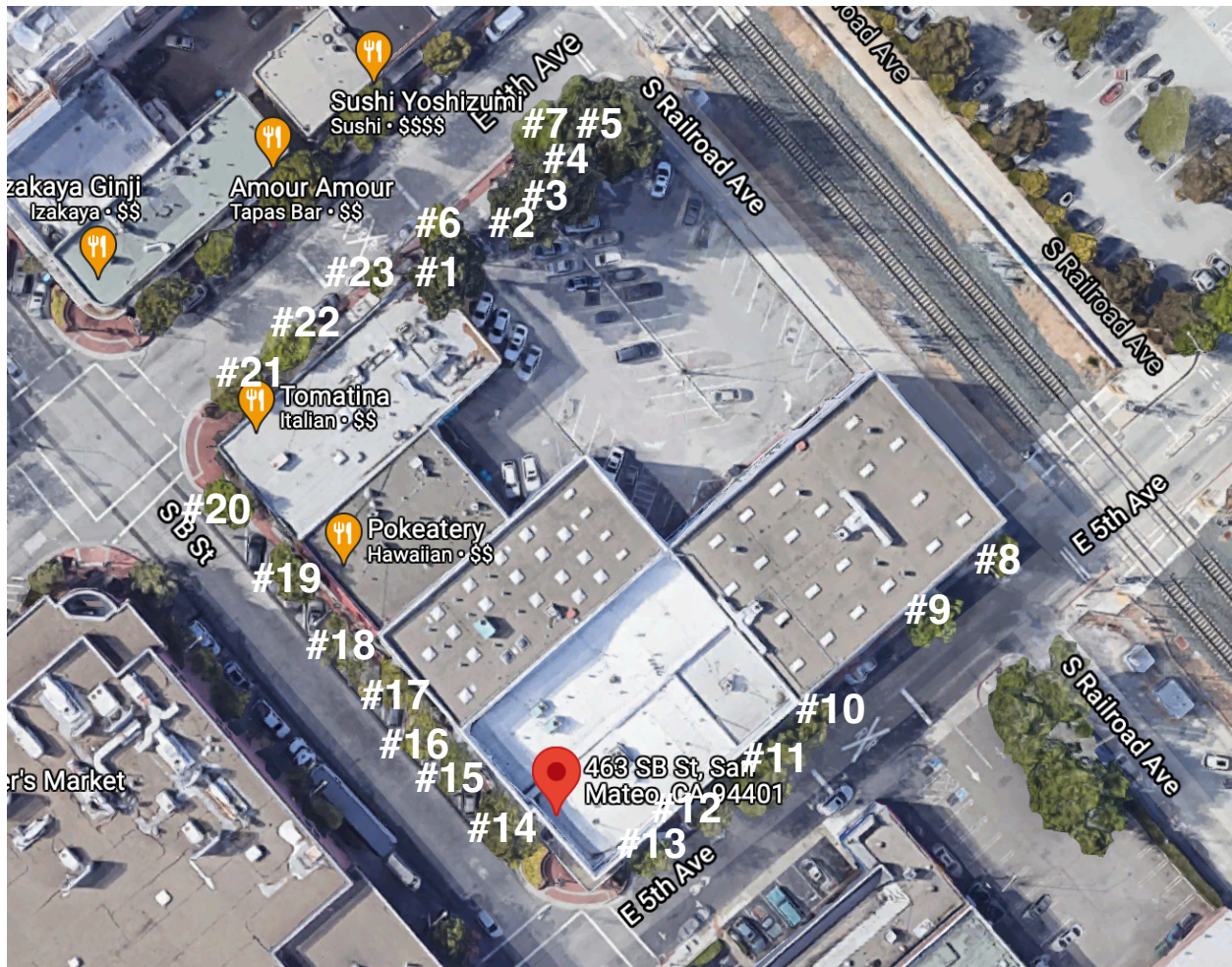


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- American National Standard for Tree Care Operations: Tree, Shrub and Other Woody Plant Management : Standard Practices (Management of Trees and Shrubs During Site Planning, Site Development, and Construction)(Part 5). Londonderry, NH: Secretariat,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



Appendix B: Tree Inventory Table

Table 2: Inventory Summary

Tree Species	#	Trunk Diameter (in.)	Condition	Expected Impact	Disposition	LU Value
Canary island pine (<i>Pinus canariensis</i>)	1	26	Fair	High/ Remove	Heritage Tree	18.4275
Canary island pine (<i>Pinus canariensis</i>)	2	24	Good	High/ Remove	Heritage Tree	23.814
Canary island pine (<i>Pinus canariensis</i>)	3	24	Good	High/ Remove	Heritage Tree	23.814
Canary island pine (<i>Pinus canariensis</i>)	4	24	Good	High/ Remove	Heritage Tree	23.814
Canary island pine (<i>Pinus canariensis</i>)	5	33	Good	High/ Remove	Heritage Tree	32.74425
hackberry (<i>Celtis occidentalis</i>)	6	10	Poor	High/ Remove	Street Tree	3.78
Chinese pistache (<i>Pistacia chinensis</i>)	7	12	Good	High/ Remove	Street Tree	13.608
Chinese pistache (<i>Pistacia chinensis</i>)	8	11	Fair	High/ Remove	Street Tree	8.91
Chinese pistache (<i>Pistacia chinensis</i>)	9	13	Fair	High/ Remove	Street Tree	10.53
hackberry (<i>Celtis occidentalis</i>)	10	11	Fair	High/ Remove	Street Tree	6.93
hackberry (<i>Celtis occidentalis</i>)	11	15	Fair	High/ Remove	Street Tree/ Heritage Tree	11.8125
Chinese pistache (<i>Pistacia chinensis</i>)	12	10	Poor	High/ Remove	Street Tree	4.86
Chinese pistache (<i>Pistacia chinensis</i>)	13	10	Fair	High/ Remove	Street Tree	8.1
carrot wood (<i>Cupaniopsis anacardioides</i>)	14	20	Fair	High/ Remove	Street Tree/ Heritage Tree	2.25
Chinese pistache (<i>Pistacia chinensis</i>)	15	11	Fair	High/ Remove	Street Tree	8.91
hackberry (<i>Celtis occidentalis</i>)	16	11	Fair	High/ Remove	Street Tree	6.93



Tree Species	#	Trunk Diameter (in.)	Condition	Expected Impact	Disposition	LU Value
hackberry (<i>Celtis occidentalis</i>)	17	12	Fair	High/ Remove	Street Tree	7.56
hackberry (<i>Celtis occidentalis</i>)	18	14	Fair	High/ Remove	Street Tree	7.56
hackberry (<i>Celtis occidentalis</i>)	19	12	Fair	High/ Remove	Street Tree	7.7175
hackberry (<i>Celtis occidentalis</i>)	20	12	Fair	High/ Remove	Street Tree	6.615
hackberry (<i>Celtis occidentalis</i>)	21	16	Fair	High/ Remove	Street Tree	6.615
hackberry (<i>Celtis occidentalis</i>)	22	11	Fair	High/ Remove	Street Tree	8.82
hackberry (<i>Celtis occidentalis</i>)	23	11	Poor	High/ Remove	Street Tree	6.06375



Appendix C: Photographs

C1: Canary Island Pines #1-#5



C2: Tree #6



C3: #7



C4: Trees #8 and #9



C5: Trees #10 through #13



C6: Trees #14 though #17



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.

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