

## Preliminary Arborist Report

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131 Westmoor Avenue  
Daly City, CA

PREPARED FOR:  
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**Preliminary Arborist Report  
131 Westmoor Avenue  
Daly City, CA**

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***Tree Assessment Plan  
Tree Assessment***

# **Preliminary Arborist Report**

## **131 Westmoor Avenue**

### **Daly City, CA**

#### ***Introduction and Overview***

Jefferson Union High School District (JUHSD) is planning to develop the subject property located at 131 Westmoor Avenue in Daly City. David J Powers & Associates, Inc. asked HortScience | Bartlett Consulting, Divisions of The F. A. Bartlett Tree Expert Company, to prepare a **Preliminary Arborist Report** for the trees within the project area as required by City of Daly City Municipal Code Chapter 12.40.

This report provides the following information:

1. Assessment of the health and structural condition of the trees within the proposed project area based on a visual inspection from the ground.
2. Evaluation of the impacts to trees based on preliminary development plans.
3. Guidelines for tree preservation during the design, construction and maintenance phases of development.

#### ***Tree Assessment Methods***

Trees were assessed on November 30th, 2020. The assessment included all trees 5" and greater, within and adjacent to the project area. No off-site trees with canopies extending over the property line were observed in the assessment. The assessment procedure consisted of the following steps:

1. Identifying the tree species.
2. Tagging each tree with an identifying number and recording its location on a map; off-site trees were not tagged.
3. Measuring the trunk diameter at a point 54" above grade; for off-site trees diameters were estimated.
4. Evaluating the health and structural condition using a scale of 0 – 5 based on a visual inspection from the ground:
  - 5** - A healthy, vigorous tree, reasonably free of signs and symptom of disease, with good structure and form typical of the species.
  - 4** - Tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.
  - 3** - Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.
  - 2** - Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
  - 1** - Tree in severe decline, dieback of scaffold branches and/or trunk; most of foliage from epicormics; extensive structural defects that cannot be abated.
  - 0** - Tree is dead.
5. Rating the suitability for preservation as "high", "moderate" or "low". Suitability for preservation considers the health, age and structural condition of the tree, and its potential to remain an asset to the site for years to come:

- High:** Trees with good health and structural stability that have the potential for longevity at the site.
- Moderate:** Trees with somewhat declining health and/or structural defects that can be abated with treatment. The tree will require more intense management and monitoring, and may have a shorter life span than those in the “high” category.
- Low:** Tree in poor health or with significant structural defects that cannot be mitigated. Tree is expected to continue to decline, regardless of treatment. The species or individual may have characteristics that are undesirable for landscapes and generally are unsuited for use areas.

**Description of Trees**

Sixty-three (63) trees representing four species were evaluated (Table 1). For all species combined, 53 trees were in poor condition (about 84% of the population), six trees were in fair condition (about 10% of the population), and four trees were dead. None of the trees were in good condition. Descriptions of each tree are found in the **Tree Assessment**, and approximate locations are plotted on the **Tree Assessment Map** (see Exhibits).

**Table 1. Condition ratings and frequency of occurrence of trees  
 131 Westmoor Avenue, Daly City**

Common Name	Scientific Name	Condition				Total
		Dead (0)	Poor (1-2)	Fair (3)	Good (4-5)	
Griselinia	<i>Griselinia littoralis</i>	-	2	-	-	<b>2</b>
Monterey cypress	<i>Hesperocyparis macrocarpa</i>	-	28	5	-	<b>33</b>
Monterey pine	<i>Pinus radiata</i>	4	22	1	-	<b>27</b>
Mexican fan palm	<i>Washingtonia robusta</i>	-	1	-	-	<b>1</b>
<b>Total</b>		<b>4</b>	<b>53</b>	<b>6</b>	<b>-</b>	<b>63</b>

The site is an open park area bounded by Mariposa and Lincoln Avenues to the south, and Edgemont Drive to the West. Recreational fields of Westmont High School are located to the north and east. All four species commonly occur in the San Francisco Bay Area, and Monterey cypress and pine are native to California.

Monterey cypress was the most common species, with 33 trees, or about 52% of the population (Photo 1). The majority of the cypresses was in poor condition (28 trees), with five other trees in fair condition. None of the trees were in good condition. The cypresses ranged in size from 8 inches to 50 inches in diameter, and were growing in long rows along the western side of the parking lot near Edgemont Drive and the southern edge of the ball field. There were also a few trees interspersed with the pines growing on the hillside to the north.

Most of the cypresses were mature with high, sparse crowns, planted closely together and competing for space with other nearby trees. Many had codominant stems and were leaning or one-sided, and had evidence of previous branch failures.

The second most frequently occurring species was Monterey pine, with 27 trees, approximately 43% of the population (Photo 2). Again, most of the pines were in poor condition (22 trees), with one tree in fair condition. None of the pines were in good condition; four of the trees were standing dead.

A few young pines were present (the smallest being 8 inches in diameter), the dominance of the Monterey pines were mature to over-mature in development, ranging up to 42-inch diameter, with an average diameter of 26 inches. Many trees showed evidence of bark beetle activity and pine pitch canker. Bark beetles such as red turpentine beetles typically attack stressed or dying trees and can further weaken them. Pitch canker causes dieback of individual branches, leading to a decline in overall tree health and, in some cases, premature death.

The remaining two species were represented by three trees:

- Two small griselinia were growing on the northern hillside by the tennis courts. Trees #13 and 14 were small (between 5 and 6 inches in diameter) and both were in poor condition.
- Mexican fan palm #28 was growing in a small planting area west of the clubhouse, surrounded by paving (Photo 3). It was 16 inches in diameter, had some damage on its lower trunk, and was also in poor condition.



**Photo 1.** Monterey cypresses #55-44 (left to right) were at the edge, growing along the southern side of the site.

**Photo 2.** Monterey pines #62 and 61 (left to right in foreground); trees #2-12 and 63 were growing along the hillside (in the background) along the tennis court; most are in poor condition.





**Photo 3.** Mexican fan palm #28 was growing near the clubhouse building. Dead Monterey pine #27 visible at left (yellow arrow), viewed from west.

Daly City Municipal Code (12.40.120) defines *protected* trees as any tree growing in a parkway, easement, right-of-way, or other publicly owned area. Permits and either replacement tree plantings or in-lieu fees are required for the removal and pruning of *protected trees*. Based on these definitions, none of the trees assessed appeared to be designated *protected* by Daly City.

### ***Suitability for Preservation***

Before evaluating the impacts that will occur during development, it is important to consider the quality of the tree resource itself, and the potential for individual trees to function well over an extended length of time. Trees that are preserved on development sites must be carefully selected to make sure that they may survive development impacts, adapt to a new environment and perform well in the landscape.

Our goal is to identify trees that have the potential for long-term health, structural stability and longevity. For trees growing in open fields, away from areas where people and property are present, structural defects and/or poor health present a low risk of damage or injury if they fail. However, we must be concerned about safety in use areas. Therefore, where development encroaches into existing plantings, we must consider their structural stability as well as their potential to grow and thrive in a new environment. Where development will not occur, the normal life cycles of decline, structural failure and death should be allowed to continue.

Evaluation of suitability for preservation considers several factors:

- **Tree health**  
Healthy, vigorous trees are better able to tolerate impacts such as root injury, demolition of existing structures, changes in soil grade and moisture, and soil compaction than are non-vigorous trees. For example, Monterey pine #1 was in very poor condition with little live foliage and would not respond to construction impacts as well as a younger, healthier tree.
- **Structural integrity**  
Trees with significant amounts of wood decay and other structural defects that cannot be corrected are likely to fail. Such trees should not be preserved in areas where damage to



people or property is likely. Monterey cypress #19 is an example of a one-sided tree with structural defects that may become destabilized on the hillside.

- **Species response**

There is a wide variation in the response of individual species to construction impacts and changes in the environment. For instance, Monterey pines are somewhat more tolerant of root pruning than are Monterey cypress.

- **Tree age and longevity**

Mature trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young trees are better able to generate new tissue and respond to change.

- **Species invasiveness**

Species that spread across a site and displace desired vegetation are not always appropriate for retention. This is particularly true when indigenous species are displaced. The California Invasive Plant Inventory Database <http://www.cal-ipc.org/plants/inventory/> lists species identified as being invasive. Daly City is part of the Central West Floristic Province. Mexican fan palm is listed as being moderately invasive.

Each tree was rated for suitability for preservation based upon its age, health, structural condition and ability to safely coexist within a development environment (see **Tree Assessment** in Exhibits, and Table 2). We consider trees with “high” suitability for preservation to be the best candidates for preservation. We do not recommend retention of trees with “low” suitability for preservation in areas where people or property will be present. Retention of trees with “moderate” suitability for preservation depends upon the intensity of proposed site changes.

**Table 2. Tree suitability for preservation  
131 Westmoor Avenue, Daly City**

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<b>High</b>	These are trees with good health and structural stability that have the potential for longevity at the site. None of the trees had “high” suitability for preservation.
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<b>Moderate</b>	Trees in this category have fair health and/or structural defects that may be abated with treatment. These trees require more intense management and monitoring, and may have shorter life-spans than those in the “high” category. One tree had “moderate” suitability for preservation: Monterey cypress #21.
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<b>Low</b>	Trees in this category are in poor health or have significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas. All but one of the trees assessed (58 trees) had “low” suitability for preservation.
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Note: Table does not include Monterey pines #5,10,27 and 63. These trees were dead.

### **Preliminary Evaluation of Impacts and Recommendations**

Appropriate tree retention requires a practical match between the location and intensity of construction activities and the quality and health of trees. The **Tree Assessment** was the reference point for tree health, condition, and suitability for preservation. Potential impacts from the proposed project were assessed using the New Impervious Area – CEQA 02 plan prepared by HKIT Architects (9/16/2020). This report is preliminary because no site demolition, layout, grading, utility, landscape or other plans were reviewed.

The plans call for the demolition of existing tennis courts, recreational fields and a clubhouse and constructing a new JUHSD district office and adult education building with a parking lot and walkways serving both buildings, and associated landscaping.

All trees growing within the project area and around its edges were assessed, as well as trees on the hillside to the north that could possibly fail and reach the project area. Trees within the footprint of the proposed Adult Education building and new parking lot will be removed (#1, 28, and 57-63).

The final number of trees to be removed/retained is pending completion of the plans. Dead trees #5,10, and 27 should be removed. It is possible that trees in the groups of #29-43 on the west side and #44-56 on the south side can be retained with by protecting their root zones and pruning branches as needed for clearance and safety.

Regarding trees #2-27 on the northern slope above the project area, all but two are in poor or very poor condition, or are dead (three trees). All had low suitability for preservation except for Monterey cypress #21, a vigorous younger tree. There are other trees not surveyed along the top of the slope that appear to be in similarly poor condition. Although it is not within the scope of the current project, I recommend a further evaluation of all the trees in this area in order to develop a management plan including phased removal and replanting as well as stabilization of the hillside above the project area.

Based on the condition of the trees and my evaluation of the plans:

- Nine (9) trees will be removed for demolition and construction; one of these trees is dead.
- Three (3) dead trees are recommended to be removed.
- Twenty-eight (28) trees can potentially be preserved. These trees will potentially experience minimal to moderate impacts from construction.
- Twenty-two (22) trees can potentially be preserved, but most are in poor condition and should be holistically evaluated as part of a management plan for all of the trees on the northern hillside.

At this point, the site plan is conceptual and recommendations for preservation and removal are preliminary. I recommend accurately locating trees to be preserved and plotting them on site plans. Forward these plans to the Project Arborist so we may re-assess construction impacts and finalize tree preservation guidelines. Following review of the finalized site plan, a comprehensive arborist report will then be provided.

Preservation of any trees to remain is predicated on adherence to the **Preliminary Tree Preservation Guidelines** below.



### **Preliminary Tree Preservation Guidelines**

The goal of tree preservation is not merely tree survival during development but maintenance of tree health and beauty for many years. Trees retained on sites that are either subject to extensive injury during construction or are inadequately maintained become a liability rather than an asset. The response of individual trees will depend on the amount of excavation and grading, the care with which demolition is undertaken, and the construction methods. Coordinating any construction activity inside the **TREE PROTECTION ZONE** can minimize these impacts.

The following recommendations will help reduce impacts to trees from development and maintain and improve their health and vitality through the clearing, grading and construction phases.

#### **Tree Protection Zone**

1. **A TREE PROTECTION ZONE** shall be identified for each tree to be preserved.
2. Fence all trees to be retained to completely enclose the **TREE PROTECTION ZONE** prior to demolition, grubbing, or grading.
3. Tree protection fences shall be 6-foot high chain link fencing mounted on 8 foot tall, 2-inch diameter galvanized posts, driven 24 inches into the ground, or equivalent as required by the City.
4. No grading, excavation, construction or storage or dumping of materials shall occur within the **TREE PROTECTION ZONE**.
5. No underground services including utilities, sub-drains, water or sewer shall be placed in the **TREE PROTECTION ZONE**.

#### **Design recommendations**

1. Accurately locate all trees, on-site and off-site, and include tree locations and **TREE PROTECTION ZONES** on all plans.
2. Any changes to the plans affecting the trees should be reviewed by the Consulting Arborist with regard to tree impacts. These include, but are not limited to, site plans, improvement plans, utility and drainage plans, grading plans, landscape and irrigation plans, and demolition plans.
3. Plot accurate locations of all trees to be preserved on all project plans. Identify the **TREE PROTECTION ZONE** for each tree. A collective TPZ could be established around Trees #29-43, and along the project side of Trees #44-56.
4. Plan for tree preservation by designing adequate space around trees to be preserved. This is the **TREE PROTECTION ZONE**. No grading, excavation, construction or storage of materials should occur within that zone. Route underground services including utilities, sub-drains, water or sewer around the **TREE PROTECTION ZONE**. For design purposes, the **TREE PROTECTION ZONE** is the trees' dripline.
5. Consider the vertical clearance requirements near trees during design. Avoid designs that would require pruning more than 20% of a tree's canopy.
6. Irrigation systems must be designed so that no trenching severs roots larger than 1 inch in diameter will occur within the **TREE PROTECTION ZONE**.
7. **Tree Preservation Guidelines** prepared by the Consulting Arborist, which include specifications for tree protection during demolition and construction, should be included on all plans.

8. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.
9. Do not lime the subsoil within 50 feet of any tree. Lime is toxic to tree roots.
10. Ensure adequate but not excessive water is supplied to trees; in most cases occasional irrigation will be required. Avoid directing runoff toward trees.

#### **Pre-demolition and pre-construction treatments and recommendations**

1. The demolition and construction superintendents shall meet with the Project Arborist before beginning work to review all work procedures, access routes, storage areas, and tree protection measures.
2. Raise tree canopies as needed for construction activities.
  - a. All pruning shall be done by a State of CA Licensed Tree Contractor (C61/D49). All pruning shall be done by Certified Arborist or Certified Tree Worker in accordance with the Best Management Practices for Pruning (International Society of Arboriculture, 2002) and adhere to the most recent editions of the American National Standard for Tree Care Operations (Z133.1) and Pruning (A300).
  - b. While in the tree the arborist shall perform an aerial inspection to identify any defects, weak branch and trunk attachments, and decay not visible from the ground. Any additional work needed to mitigate defects shall be reported to the property owner.
3. Tree(s) to be removed that have branches extending into the canopy of tree(s) or located within the **TREE PROTECTION ZONE** of tree(s) to remain shall be removed by a Certified Arborist or Certified Tree Worker and not by the demolition contractor. The Certified Arborist or Certified Tree Worker shall remove the trees in a manner that causes no damage to the tree(s) and understory to remain.
4. Trees to be removed shall be felled so as to fall away from **TREE PROTECTION ZONE** and avoid pulling and breaking of roots of trees to remain. If roots are entwined, the Consulting Arborist may require first severing the major woody root mass before extracting the trees, or grinding the stump below ground.
5. All down brush and trees shall be removed from the **TREE PROTECTION ZONE** either by hand, or with equipment sitting outside the **TREE PROTECTION ZONE**. Extraction shall occur by lifting the material out, not by skidding across the ground.
6. All tree work shall comply with the Migratory Bird Treaty Act as well as CA Fish and Wildlife code 3503-3513 to not disturb nesting birds. To the extent feasible tree pruning and removal should be scheduled outside of the breeding season. Breeding bird surveys should be conducted prior to tree work. Qualified biologists should be involved in establishing work buffers for active nests.

### **Recommendations for tree protection during construction**

1. Any approved grading, construction, demolition or other work within the **TREE PROTECTION ZONE** should be monitored by the Consulting Arborist.
2. All contractors shall conduct operations in a manner that will prevent damage to trees to be preserved.
3. Tree protection devices are to remain until all site work has been completed within the work area. Fences or other protection devices may not be relocated or removed without permission of the Consulting Arborist.
4. Construction trailers, traffic and storage areas must remain outside **TREE PROTECTION ZONE** at all times.
5. Any root pruning required for construction purposes shall receive the prior approval of and be supervised by the Project Arborist. Roots should be cut with a saw to provide a flat and smooth cut. Removal of roots larger than 2 inches in diameter should be avoided.
6. If roots 2 inches and greater in diameter are encountered during site work and must be cut to complete the construction, the Project Arborist must be consulted to evaluate effects on the health and stability of the tree and recommend treatment.
7. Prior to grading or trenching, trees may require root pruning outside the **TREE PROTECTION ZONE**. Any root pruning required for construction purposes shall receive the prior approval of, and be supervised by, the Project Arborist.
8. Spoil from trench, footing, utility or other excavation shall not be placed within the **TREE PROTECTION ZONE**, neither temporarily nor permanently.
9. All grading within the dripline of trees shall be done using the smallest equipment possible. The equipment shall operate perpendicular to the tree and operate from outside the **TREE PROTECTION ZONE**. Any modifications must be approved and monitored by the Consulting Arborist.
10. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.
11. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the **TREE PROTECTION ZONE**.
12. Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.

### **Maintenance of impacted trees**

Our procedures included assessing trees for observable defects in structure. This is not to say that trees without significant defects will not fail. Failure of apparently defect-free trees does occur, especially during storm events. Wind forces, for example, can exceed the strength of defect-free wood causing branches and trunks to break. Wind forces coupled with rain can saturate soils, reducing their ability to hold roots, and blow over defect-free trees. Although we cannot predict all failures, identifying those trees with observable defects is a critical component of enhancing public safety.

Furthermore, trees change over time. Our inspections represent the condition of the tree at the time of inspection. As trees age, the likelihood of failure of branches or entire trees increases. Annual tree inspections are recommended to identify changes to tree health and structure. In addition, trees should be inspected after storms of unusual severity to evaluate damage and structural changes. Initiating these inspections is the responsibility of the client and/or tree owner.

Preserved trees will experience a physical environment different from that pre-development. As a result, tree health and structural stability should be monitored. Occasional pruning, fertilization, mulch, pest management, replanting and irrigation may be required. In addition, provisions for monitoring both tree health and structural stability following construction must be made a priority.

If you have any questions about my observations or recommendations, please contact me.

### **HortScience | Bartlett Consulting**



Pam Nagle  
Consulting Arborist and Urban Forester  
Certified Arborist #WE-9617A  
ISA Tree Risk Assessment Qualified



**Exhibits**

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**Tree Assessment Plan**

**Tree Assessment**



# Tree Assessment Plan

Jefferson Union High School District  
131 Westmoor Drive  
Daly City, CA

Prepared for:  
David J. Powers & Associates  
Oakland, CA

December 2020



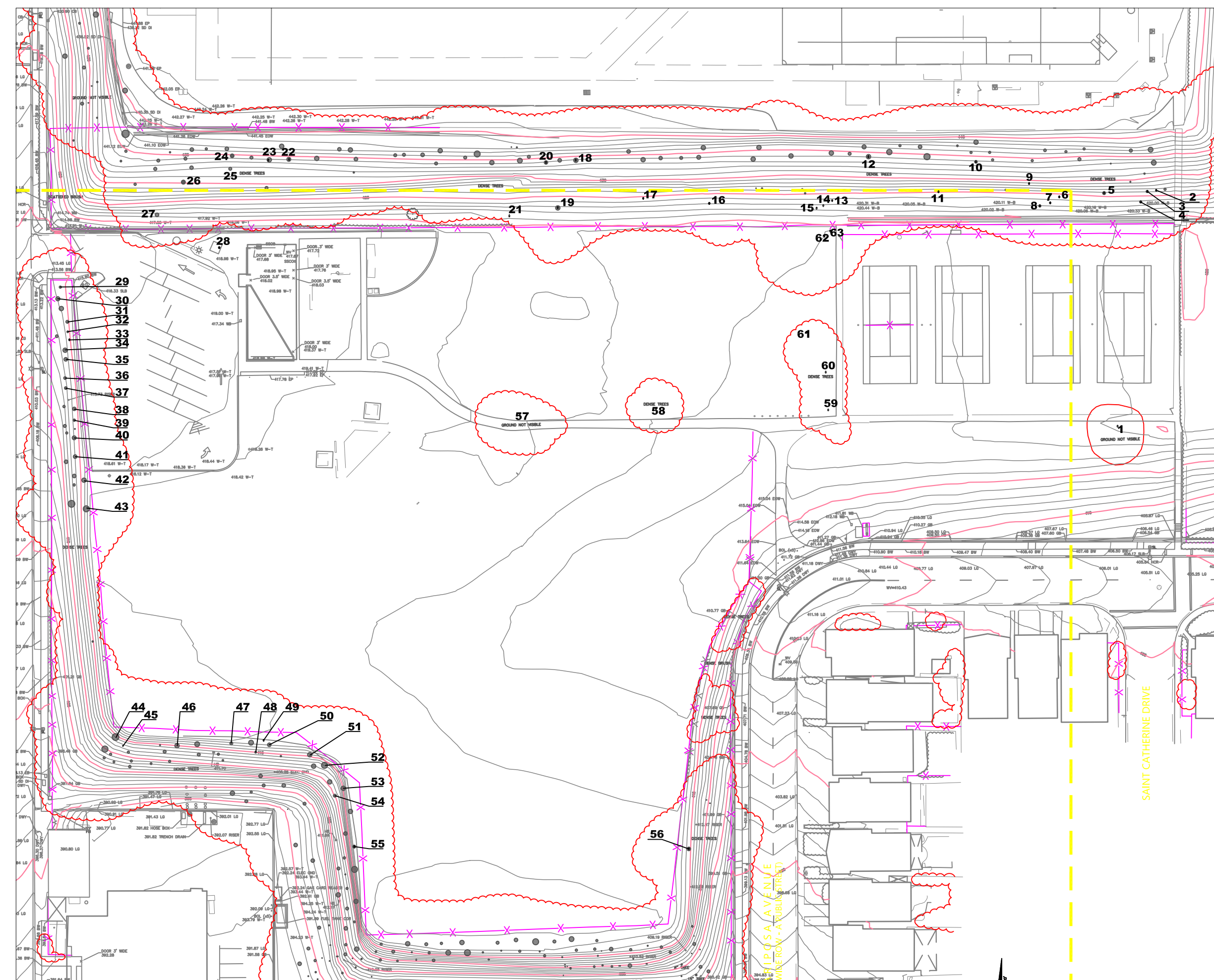
No Scale

Notes:  
Base map provided by:  
BKF  
Redwood City, CA

Numbered tree locations are approximate.



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# Tree Assessment

131 Westmoor Avenue  
Daly City, CA  
November 2020



Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
1	Monterey pine	30	No	1	Low	All but dead; codominant at 7'; multiple attachments above; slight lean N; wide, vase-shaped crown.
2	Monterey pine	8	No	1	Low	Leans SE; severely suppressed; lower lateral limb failures.
3	Monterey cypress	22	No	2	Low	Crowded; heavy laterals SE with weight of crown to SE.
4	Monterey pine	19	No	2	Low	Bow at base, leans S; crowded, one-sided to S.
5	Monterey pine	24	No	0	---	Standing dead; one-sided to S.
6	Monterey cypress	14	No	2	Low	one-sided to S; crowded at N side; bearded lichen (usnea) in crown.
7	Monterey pine	12	No	1	Low	All but dead; trunk bows S; one-sided to S.
8	Monterey cypress	19,9	No	3	Low	Codominant at 3'; heavy laterals to S; one-sided to S; vigorous tree.
9	Monterey pine	13	No	1	Low	All but dead; one-sided to S.
10	Monterey pine	28	No	0	---	Standing dead; leans S, one-sided to S.
11	Monterey pine	11	No	1	Low	Strong lean S/SW; sparse foliage.
12	Monterey pine	34	No	1	Low	One-sided to S; sparse foliage.
13	Griselinia	6	No	1	Low	Twisting narrow trunk, bowed SE; sparse crown w/ twig dieback.
14	Griselinia	5	No	2	Low	Codominant at 6'; many sprouting branches w/ poor structure; vigorous.
15	Monterey pine	7,6	No	2	Low	Codominant at base; heavy lean S; areas of sap bleed on trunk.
16	Monterey pine	17	No	2	Low	Strong lean S; bearded lichen in crown; fairly vigorous.
17	Monterey pine	11	No	2	Low	one-sided to S; vigorous tree.
18	Monterey pine	35	No	1	Low	Multiple attachments at 10 + 15'; 3 heavy upright stems; laterals to S.
19	Monterey cypress	33	No	2	Low	Multiple attachments at 6,7 + 8'; crowded; one-sided to S.
20	Monterey pine	27	No	1	Low	Trunk bowed SE w/ slight lean SE; high crown w/ little live foliage.



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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
21	Monterey cypress	12	No	3	Moderate	Suppressed by uphill trees; long laterals to S; vigorous young tree.
22	Monterey pine	34	No	1	Low	one-sided to S; heavy laterals reach S downhill; very little live foliage.
23	Monterey pine	35	No	2	Low	Leans SE; one-sided to S; laterals reach S downhill; fairly vigorous.
24	Monterey pine	34	No	2	Low	Crowded; leans S; sinuous main stem; sparse crown.
25	Monterey cypress	23	No	2	Low	One-sided to S; history of branch failures.
26	Monterey pine	34	No	2	Low	High crown; one-sided to S; low dead laterals to SE; history of branch failures.
27	Monterey pine	29	No	0	---	Standing dead.
28	Mexican fan palm	16	No	2	Low	Approx. 35' brown trunk height; trunk damage SW side near base; corrected lean NE.
29	Monterey cypress	18,14	No	2	Low	No tag, behind fence. Codominant at base; one-sided to NE; corrected lean NE.
30	Monterey cypress	33	No	3	Low	No tag, behind fence. Multiple attachments at 6,7 + 8'; crowded; crown weight to NW with laterals to W.
31	Monterey cypress	21,12	No	2	Low	No tag, behind fence. Codominant at 3'; SW 12" stem dead; crowded w/ high crown to E + W.
32	Monterey cypress	12,10,9	No	1	Low	No tag, behind fence. Codominant at 2'; 9" stem dead; high sparse crown.
33	Monterey cypress	14	No	1	Low	No tag, behind fence. Crowded w/ high sparse crown that bows E at top.
34	Monterey cypress	18,17	No	2	Low	No tag, behind fence. Codominant at 3' w/ seam to base; high crown to E + W.
35	Monterey cypress	18,12	No	2	Low	No tag, behind fence. Codominant at 1'; history of limb removals; low laterals to W; high sparse crown to E.
36	Monterey cypress	13,13	No	2	Low	No tag, behind fence. Codominant at 3'; crowded w/ high crown to E + W.

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
37	Monterey cypress	23	No	1	Low	No tag, behind fence. Multiple attachments at 6'; history of branch failures; sparse narrow E-W crown.
38	Monterey cypress	16,12	No	1	Low	No tag, behind fence. Codominant at 4' with upright stems; sparse E-W crown.
39	Monterey cypress	17	No	1	Low	No tag, behind fence. High sparse crown; leans E.
40	Monterey cypress	23,6	No	1	Low	No tag, behind fence. High sparse crown; leans E; 6" stem dead.
41	Monterey cypress	16,7	No	1	Low	No tag, behind fence. Codominant at base w/ 4' seam; 7" stem cut; sparse high crown.
42	Monterey cypress	39	No	3	Low	No tag, behind fence. Codominant at 8' w/ seam down to 4'; large tree w/ vigorous crown; crowded + leans NE.
43	Monterey cypress	49	No	3	Low	No tag, behind fence. Multiple attachments at 6'; crowded at N, one-sided to SW; history of limb removals S side; vigorous tree.
44	Monterey cypress	40,24	No	2	Low	No tag, behind fence. Codominant at 2'; crowded w/ weight of crown to N; sparse foliage.
45	Monterey cypress	8	No	2	Low	No tag, behind fence. Crowded, one-sided to N; slight lean N; young tree.
46	Monterey cypress	40	No	2	Low	No tag, behind fence. Codominant at 4' w/ seam up to 12'; leans N; sparse high crown; crowded at S side.
47	Monterey cypress	22	No	1	Low	No tag, behind fence. Leans N; multiple attachments at 15' w/ history of branch failures.
48	Monterey cypress	15,13	No	1	Low	No tag, behind fence. Codominant at 1' w/ seam to base; suppressed with severe lean N.
49	Monterey cypress	14,12	No	1	Low	No tag, behind fence. Codominant at 1'; strong lean N; sparse high crown.
50	Monterey cypress	21,19,8	No	1	Low	No tag, behind fence. Codominant at 3'; history of large branch failures; very little live foliage.
51	Monterey cypress	24	No	2	Low	No tag, behind fence. High raised crown; correcting lean S w/ crown to NE; history of lower branch failures, vigorous.

# Tree Assessment

131 Westmoor Avenue  
Daly City, CA  
November 2020



Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
52	Monterey cypress	50	No	2	Low	No tag, behind fence. Multiple attachments at 6'; crowded with twisting trunk and 3 large stems; lean NE.
53	Monterey cypress	28	No	2	Low	No tag, behind fence. Crowded by adjacent trees; one-sided to NE.
54	Monterey cypress	21	No	1	Low	No tag, behind fence. Crowded by adjacent trees; one-sided to E w/ slight lean E.
55	Monterey cypress	18,12	No	1	Low	No tag, behind fence. Codominant at 3'; one-sided to E.
56	Monterey pine	42	No	1	Low	No tag, behind fence. Slight lean E; open, wide form with heavy lateral on all sides; sparse crown.
57	Monterey pine	30	No	2	Low	4' from concrete sidewalk to S; slight lean E; multiple attachments at 12'; open rangy form.
58	Monterey pine	27	No	3	Low	4' from concrete sidewalk to S w/ cut roots at sidewalk; large surface roots; multiple attachments at 6,7, + 8'; open, wide form; vigorous with some dieback.
59	Monterey pine	27	No	2	Low	6' from concrete walk to E at tennis courts; multiple attachments at 6 + 7'; twisting form; crowded w/ slightly sparse crown.
60	Monterey pine	24	No	2	Low	Multiple attachments at 7' w/ 2 stems removed; twisted form; crowded w/ sparse crown.
61	Monterey pine	20	No	2	Low	Correcting lean E; multiple attachments at 8,10, + 14'; open, rangy form; bearded lichen in crown.
62	Monterey pine	28	No	2	Low	Leans SW, crowded by #63; multiple attachments at 7' with limbs removed.
63	Monterey pine	31	No	0	---	Standing dead; codominant at 12' w/ rangy form.