

Kielty Arborist Services LLC

Certified Arborist WE#0476A

P.O. Box 6187

San Mateo, CA 94403

650-515-9783

October 8th, 2021

Lisa Ring, AICP

LOR Planning & Environmental Consulting, INC

Site: Block 21 Project, San Mateo CA

Dear Ms. Ring,

As requested on Wednesday, February 6th 2021, and again on Wednesday, September 22nd, 2021, I visited the above site to inspect and comment on the trees. A large development project is proposed on this block and will require the removal of all of the surveyed trees. A LU evaluation sheet and tree replanting form can be found within this report. The most current site plans have been reviewed for writing this report. No neighboring heritage trees will have construction performed within a radius equal to ten times the diameter of the tree trunk.

Method:

All inspections were made from the ground; the trees were not climbed for this inspection. The trees in question were located on site plan A1 dated February 2019. The trees were then measured for diameter at 48 inches above ground level (DBH or diameter at breast height). 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 trees was measured using a Nikon Forestry 550 Hypsometer. The spread was paced off. Comments and recommendations for future maintenance are provided.

Block 21 Project

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Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1P/R	Australian willow (<i>Geijera parviflora</i>)	18.3	20	30/20	Poor vigor, poor form, struck by vehicle in past, decay on trunk, more than 50% of cambium gone, included bark at 5', Street tree.
2P/R	Australian willow (<i>Geijera parviflora</i>)	15.9	50	35/25	Fair vigor, poor form, codominant at 10 feet with included bark, street tree.
3P/R	Australian willow (<i>Geijera parviflora</i>)	19.4	50	30/25	Fair to poor vigor, fair form, codominant at 8 feet with fair union, street tree.
4P/R	Australian willow (<i>Geijera parviflora</i>)	27.2	40	35/30	Poor vigor, poor form, die back, multi leader at 6 feet with included bark, street tree.
5P/R	Australian willow (<i>Geijera parviflora</i>)	18.5	45	30/25	Fair vigor, fair form, areas of decay on trunk, street tree.
6P/R	Australian willow (<i>Geijera parviflora</i>)	21.3	30	35/30	Poor vigor, poor form, codominant at 5 feet with included bark, decay on trunk and codominant leaders.
7P/R	Australian willow (<i>Geijera parviflora</i>)	15.0	30	20/15	Poor vigor, poor form, topped in past, in decline, street tree.
8P/R	Hackberry (<i>Celtis occidentalis</i>)	10.7	45	30/20	Fair vigor, poor form, decay at root crown, girdled by tree grate, near overhead utilities, topped in past, street tree
9P/R	Hackberry (<i>Celtis occidentalis</i>)	8.0	50	30/15	Fair vigor, fair form, topped in past, street tree.
10P/R	Hackberry (<i>Celtis occidentalis</i>)	9.2	40	25/20	Fair vigor, poor form, decay at root crown, girdled by tree grate, topped in past, street tree.
11P/R	Hackberry (<i>Celtis occidentalis</i>)	10.8	45	30/20	Fair vigor, poor form, girdled by tree grate, topped, street tree.
12R	Water gum (<i>Tristanopsis laurina</i>)	6.1	70	12/10	Good vigor, good form.
13P/R	Hackberry (<i>Celtis occidentalis</i>)	6.4	45	20/15	Good vigor, poor form, street tree , topped in past.

Block 21 Project

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Survey:

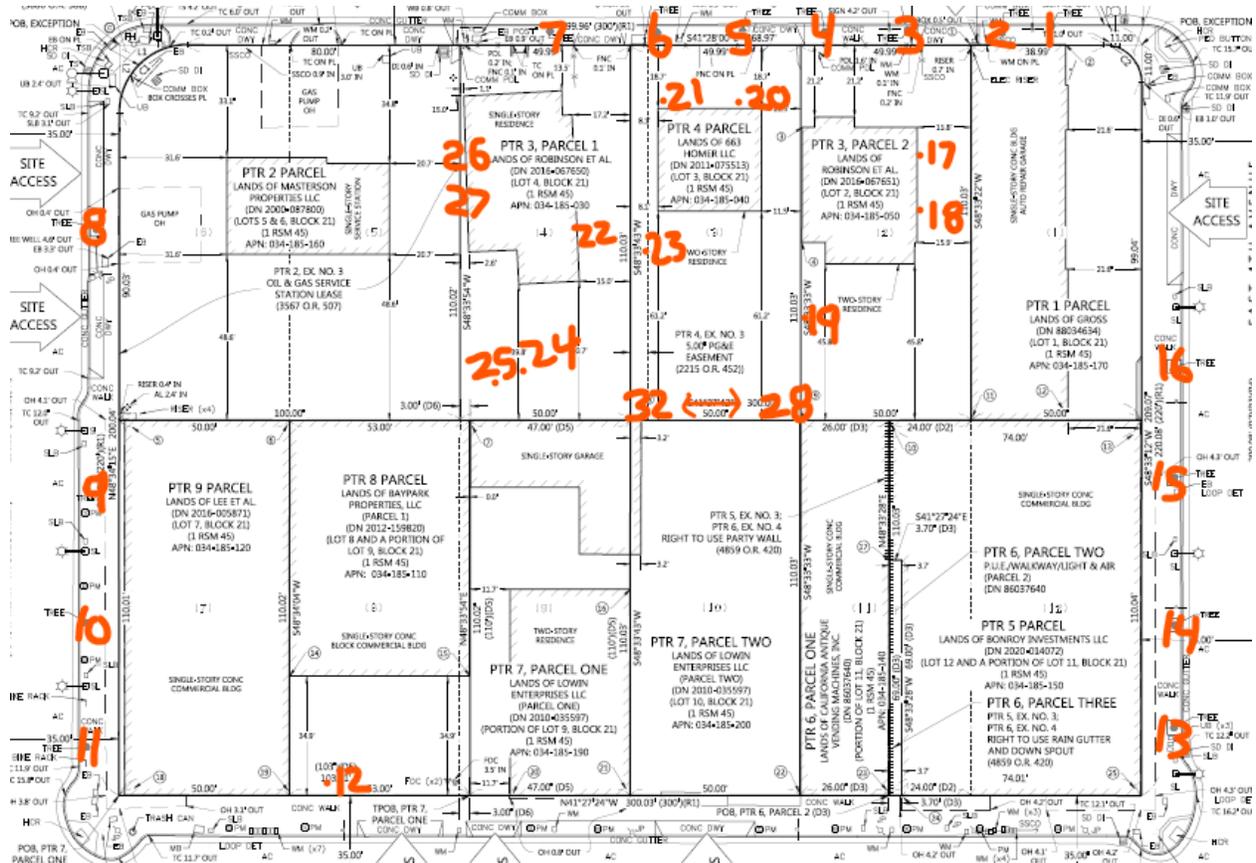
Tree#	Species	DBH	CON	HT/SP	Comments
14P/R	Hackberry (<i>Celtis occidentalis</i>)	7.0	45	25/15	Fair to poor vigor, fair form, die back, street tree.
15P/R	Hackberry (<i>Celtis occidentalis</i>)	9.6	40	25/15	Fair vigor, poor form, girdled root crown, decay at root crown, street tree.
16P/R	Hackberry (<i>Celtis occidentalis</i>)	9.4	40	25/15	Fair vigor, poor form, girdled root crown, decay at root crown, street tree.
17R	Hollywood juniper (<i>Juniperus chinensis</i>)	7.3	50	15/10	Fair vigor, fair form, against building.
18R	Hollywood juniper (<i>Juniperus chinensis</i>)	8.5	50	15/10	Fair vigor, fair form, against building.
19P/R	American elm (<i>Ulmus americana</i>)	12-12-15-10 30@base	50	50/35	Fair vigor, poor form, multi leader at 2 feet with included bark.
20R	Australian cherry (<i>Syzygium australe</i>)	4.0	30	8/3	Poor vigor, poor form, in decline.
21R	Australian cherry (<i>Syzygium australe</i>)	6.0	30	8/4	Poor vigor, poor form, in decline.
22R	Lemon (<i>Citrus sp.</i>)	6.0	40	12/10	Poor vigor, poor form, in decline.
23R	Avocado (<i>Persea americana</i>)	6.0	50	12/10	Fair vigor, fair form.
24P/R	English walnut (<i>Juglans regia</i>)	16.5	30	30/20	Poor vigor, poor form, in decline.
25P/R	Plum (<i>Prunus sp.</i>)	8-9-8-7-10 18@base	30	30/20	Poor vigor, poor form, in decline.
26P/R	Australian cherry (<i>Syzygium australe</i>)	12-15-8-8 28@base	50	35/30	Good vigor, poor form, multi leader at grade, against small retaining wall.
27R	Big leaf maple (<i>Acer macrophyllum</i>)	7.8	30	15/15	Fair vigor, poor form, leans heavy, suppressed, against retaining wall.

Block 21 Project (4)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
28P/R	American elm (<i>Ulmus americana</i>)	18est	60	45/25	Fair vigor, fair form, codominant at 12 feet.
29P/R	American elm (<i>Ulmus americana</i>)	15-15est	60	45/25	Fair vigor, fair form, codominant at 5 feet. 20@base
30P/R	American elm (<i>Ulmus americana</i>)	18est	60	45/25	Fair vigor, fair form, codominant at base.
31P/R	California pepper (<i>Schinus molle</i>)	18est	45	20/15	Fair vigor, poor form, heavily decayed trunk, suppressed.
32R	American elm (<i>Ulmus americana</i>)	6est	45	25/15	Fair vigor, poor form, heavily suppressed.

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Showing tree locations

Ref.	Species Name	Fate: Preserved / Removed	Species Value %	Condition Value %	Location Value %	0.35	Caliper Size (inches)	0.70 if in allowable bldg. area	1.25 if Heritage Tree	LU Value
#1	Australian Willow	Removed	50%	20%	50%	0.35	18.3	1.00	1.25	3.2
#2	Australian Willow	Removed	50%	50%	50%	0.35	15.9	1.00	1.25	7.0
#3	Australian Willow	Removed	50%	50%	50%	0.35	19.4	1.00	1.25	8.6
#4	Australian Willow	Removed	50%	40%	50%	0.35	27.2	1.00	1.25	9.7
#5	Australian Willow	Removed	50%	45%	50%	0.35	18.5	1.00	1.25	7.4
#6	Australian Willow	Removed	50%	30%	50%	0.35	21.3	1.00	1.25	5.7
#7	Australian Willow	Removed	50%	30%	50%	0.35	15.0	1.00	1.25	4.0
#8	Hackberry	Removed	70%	45%	50%	0.35	10.7	1.00	1.25	6.0
#9	Hackberry	Removed	70%	50%	50%	0.35	8.0	1.00	1.25	5.0
#10	Hackberry	Removed	70%	40%	50%	0.35	9.2	1.00	1.25	4.6
#11	Hackberry	Removed	70%	45%	50%	0.35	10.8	1.00	1.25	6.0
#12	Water gum	Removed	90%	70%	50%	0.35	6.1	1.00	1.00	5.4
#13	Hackberry	Removed	70%	45%	50%	0.35	6.4	1.00	1.25	3.6
#14	Hackberry	Removed	70%	45%	50%	0.35	7.0	1.00	1.25	3.9
#15	Hackberry	Removed	70%	40%	50%	0.35	9.6	1.00	1.25	4.8
#16	Hackberry	Removed	70%	40%	50%	0.35	9.4	1.00	1.25	4.7
#17	Hollywood juniper	Removed	50%	50%	50%	0.35	7.3	.70	1.00	1.8
#18	Hollywood juniper	Removed	50%	50%	50%	0.35	8.5	.70	1.00	2.1
#19	American elm	Removed	50%	50%	60%	0.35	30.0	.70	1.25	11.2
#20	Australian cherry (under 6')					0.35				
#21	Australian cherry	Removed	30%	30%	50%	0.35	6.0	.70	1.00	0.5
#22	Lemon	Removed	50%	40%	50%	0.35	6.0	.70	1.00	1.2
#23	Avocado	Removed	50%	50%	50%	0.35	6.0	.70	1.00	1.5
#24	English Walnut	Removed	30%	30%	50%	0.35	16.5	1.00	1.25	2.6
#25	Plum	Removed	50%	30%	50%	0.35	18.0	1.00	1.25	4.8
#26	Australian Cherry	Removed	30%	50%	50%	0.35	28.0	1.00	1.25	7.5
#27	Bigleaf maple	Removed	30%	30%	50%	0.35	7.8	1.00	1.00	1.0
#28	American elm	Removed	50%	60%	60%	0.35	18.0	1.00	1.25	11.5
#29	American elm	Removed	50%	60%	60%	0.35	20.0	1.00	1.25	12.8
#30	American elm	Removed	50%	60%	60%	0.35	18.0	1.00	1.25	11.5
#31	California pepper	Removed	50%	45%	60%	0.35	18.0	1.00	1.25	8.6
#32	American elm	Removed	50%	45%	60%	0.35	6.0	1.00	1.00	2.3

Showing LU values, street trees (#1-11, &13-16) not to be included in replanting

Total value of LU not including street trees=86.3

Block 21 Project

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Required Tree Planting

Zoning Code, Section 27.71 – Landscape, requires all projects to have a minimum ratio of 1 tree per 400 square feet of landscaped area. Existing trees that are a minimum of 6 inch diameter may count toward this total.

Landscape Area: 1,859 sq. ft. ÷ 400 = 4.65 (a)

Number of existing trees from Tree Evaluation Schedule with a 6 inch or greater diameter to be preserved: 0 (b)

Landscape Unit (LU) value of trees to be removed from the Tree Evaluation Schedule: 86.3 (not including street trees) (c)

Minimum LU value to be replaced and/or met through payment of in-lieu fees: [a – b + c = d] 90.95 (d)

0 street trees are proposed to be removed as part of a separate Tree Work Application Permit being coordinated with the City Arborist. These trees are not included in this LU Calculation.

New Trees:

A "landscape unit" (LU) value equivalent to (d) above, must either be planted on site, or an "in-lieu" fee paid to the city's street tree planting fund. If the LU value shown at (e) is not equal or greater than (d), then an in-lieu fee must be paid to the City's street tree planting fund at the rate defined annually in the City's Comprehensive Fee Schedule for each deficient LU.

New Trees Being Planted*

Quantity	Size	LU Value	Total LU Value
17 (roof deck containers)	15 gallon	1	17
5	24 inch box	2	10
0	36 inch box	3	0
0	48 inch box	4	0

There are twenty-six 36" box trees proposed but all are street trees, which we understand are not to be included in the calculating the LU value of proposed trees

Total LU Value of new trees being proposed: 27 (e)

*New replacement trees shall be in addition to and not substitute requirements for new street trees, parking lot trees or other required trees.

Fees Owed to the City Street Tree Planting Fund:

If (d) is greater than (e), there will be an LU value deficit calculated as follows:

$$[d - e] = \frac{63.95}{(\$321)} \times (\text{the annually defined } \$ \text{ per LU value as per Current Comprehensive Fee Schedule}) = \$ 20,527.95$$

Summary of street trees:

Trees #1-11, and #13-16 are street trees consisting of Australian willow trees and hackberry trees. The Australian willows (#1-7) are all mature and in fair to poor condition. Codominant unions with included bark (common for species) were observed on many of the Australian willow trees. Some of the Australian willows have been hit by vehicles in the past or have been topped. This species is a poor selection for a street tree. Australian willow tree #1 is a hazard to vehicles and pedestrians as the tree has lost more than 50% of its cambium on the lower trunk. The excessive decay makes the tree a hazard. This tree should be removed as soon as possible.



Showing tree #1 with extensive decay



Showing row of Australian Willow trees



Hackberry street trees #8-11 & 13-16 are in fair to poor condition. Many of the trees have been topped in the past due to being located underneath high voltage utility lines. The trees are located within tree grates. The grates have not been expanded and are girdling the trees. Decay at the tree root crowns was also observed. The Hackberry trees all have aphids and are causing damage to the sidewalks as they drop “honeydew” all of the sidewalk making the sidewalk sticky and dirty. For this reason this species is a poor species selection for a sidewalk tree. Annual insecticide treatments are needed to control the insect problem.

Showing sticky honeydew on ground from aphids



Showing Hackberry trees



Showing tree grate girdling tree with decay observed



Summary of Heritage size trees:

American elm tree #19 is in fair condition (lower end). The tree is codominant at 2 feet with 4 leaders creating included bark. The tree is on a property line and is surrounded by hardscapes and compacted soil. Included bark significantly raises risk of limb failure.

Showing elm tree #19

English walnut tree #24 is in poor condition. Large sections of the tree are dead. This tree is expected to decline regardless of management. English walnut tree #24 is adjacent to plum tree #25. The two trees share a root zone. Plum tree #25 is in decline.



Showing both trees



Showing both trees sharing root zone

Australian cherry #26 is in fair condition. The tree is poorly located up against a small retaining wall. Removing the retaining wall may have high impacts on the tree's stability within the landscape. Tree removal before demolition is recommended. The tree's form is poor as the tree is codominant at grade.



Elm trees #28-30 are in fair condition. The area near the trees looks like a junkyard, as multiple cars and car parts are located in the small lot. The existing soil appeared to be heavily compacted as cars have driven over the soil. California pepper tree #31 is in poor condition as the trunk of the tree is decayed and the tree grows at a lean due to growing in suppressed conditions.

Showing trees #28-30 (photo taken in winter)

The remaining trees are not of a protected size in the city of San Mateo.

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

Sincerely,
Kevin Kielty Certified Arborist WE#0476A *Kevin Kielty*

Kielty Arborist Services

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San Mateo, CA 94403
650-515-9783

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: Kevin R. Kielty
Kevin R. Kielty

Date: October 8th, 2021