Kielty Arborist Services LLC

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

June 21st, 2022

Lisa Ring, AICP
LOR Planning & Environmental Consulting, INC

Site: Block 21 Project, San Mateo CA

Dear Ms. Ring,

As requested on Wednesday, March 30th, 2022, Kielty Arborist Services LLC visited the above site for the purpose of providing a Tree Inventory Report/Tree Protection Plan for the proposed construction. A new 5 story office and residential building is proposed for this site, and as needed an Arborist Report is required when submitting plans to the city of San Mateo. The entire 18 page planning application dated 3/18/21 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

435 East 3rd (2)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
1**H/R**	Hackberry *(Celtis occidentalis)*	12.2	65	30/30	Good vigor, fair form, codominant at 7'. decay on codominant leader, in small planting pit, **STREET TREE.**
2**H/R**	Hackberry *(Celtis occidentalis)*	12.1	60	30/30	Fair vigor, fair form, codominant at 7', small planting pit, **STREET TREE.**
3**R**	Chinese Pistache *(Pistacia chinensis)*	9.9	45	30/20	Fair vigor, poor form, topped.
4**R**	Chinese Pistache *(Pistacia chinensis)*	9.9	45	30/20	Fair vigor, poor form, topped.
5**R**	Chinese Pistache *(Pistacia chinensis)*	9.9	45	30/20	Fair vigor, poor form, topped.
6**R**	Chinese Pistache *(Pistacia chinensis)*	9.9	45	30/20	Fair vigor, poor form, topped.
7**R**	Chinese Pistache *(Pistacia chinensis)*	9.9	45	30/20	Fair vigor, poor form, topped.
8**R**	Chinese Pistache *(Pistacia chinensis)*	9.9	45	30/20	Fair vigor, poor form, topped.
9**R**	Chinese Pistache *(Pistacia chinensis)*	9.9	45	30/20	Fair vigor, poor form, topped.
10**R**	Photinia *(Photinia x fraseri)*	8.2	40	12/12	Fair to poor vigor, poor form, multi leader at grade.
11**R**	Photinia *(Photinia x fraseri)*	6.4	40	12/12	Fair to poor vigor, poor form, multi leader at grade.
12**R**	Photinia *(Photinia x fraseri)*	5.8	40	12/12	Fair to poor vigor, poor form, multi leader at grade.
13**R**	Photinia *(Photinia x fraseri)*	6.2	40	12/12	Fair to poor vigor, poor form, multi leader at grade.
14**R**	Photinia *(Photinia x fraseri)*	7.3	40	12/12	Fair to poor vigor, poor form, multi leader at grade.

435 East 3rd (3)

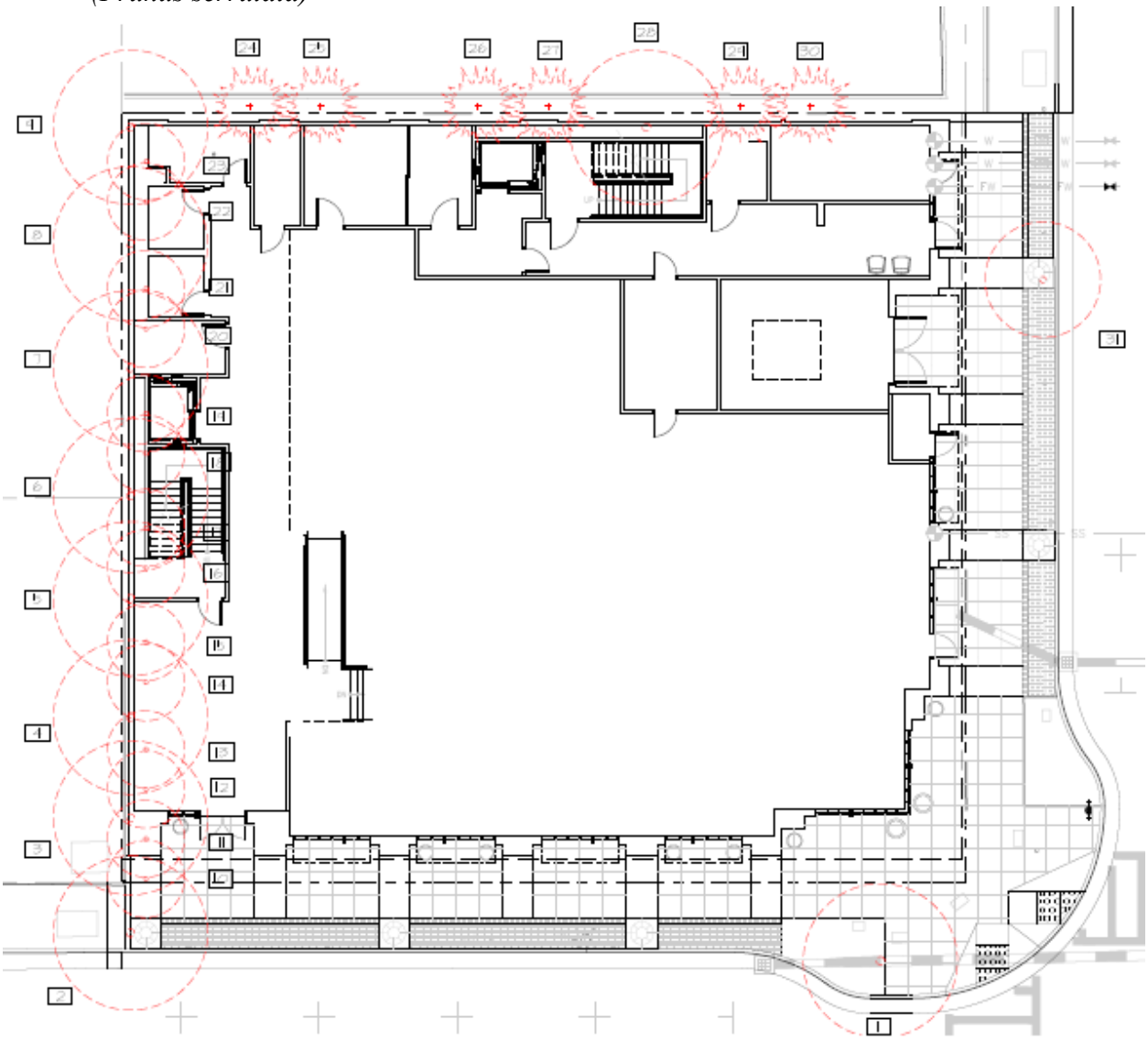
Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
15**R**	Photinia *(Photinia x fraseri)*	6.1	40	12/12	Fair to poor vigor, poor form, multi leader at grade.
16**R**	Photinia *(Photinia x fraseri)*	6.0	40	12/12	Fair to poor vigor, poor form, multi leader at grade.
17**R**	Photinia *(Photinia x fraseri)*	6.4	40	12/12	Fair to poor vigor, poor form, multi leader at grade.
18**R**	Photinia *(Photinia x fraseri)*	5.2	40	12/12	Fair to poor vigor, poor form, multi leader at grade.
19**R**	Photinia *(Photinia x fraseri)*	5.4	40	12/12	Fair to poor vigor, poor form, multi leader at grade.
20**R**	Photinia *(Photinia x fraseri)*	6.5	40	12/12	Fair to poor vigor, poor form, multi leader at grade.
21**R**	Photinia *(Photinia x fraseri)*	8.2	40	12/12	Fair to poor vigor, poor form, multi leader at grade.
22**R**	Photinia *(Photinia x fraseri)*	8.7	40	12/12	Fair to poor vigor, poor form, multi leader at grade.
23**R**	Photinia *(Photinia x fraseri)*	6.0	40	12/12	Fair to poor vigor, poor form, multi leader at grade.
24*R	Italian Cypress *(Cupressus sempervirens)*	10est	45	30/5	Fair to poor vigor, fair form, canker caused die back.
25***R**	Italian Cypress *(Cupressus sempervirens)*	10est	45	30/5	Fair to poor vigor, fair form, canker caused die back.
26***R**	Italian Cypress *(Cupressus sempervirens)*	10est	45	30/5	Fair to poor vigor, fair form, canker caused die back.
27***R**	Italian Cypress *(Cupressus sempervirens)*	10est	10	25/5	Poor vigor, poor form, ½ of tree is dead.
28**H/R**	Coast Live Oak *(Quercus agrifolia)*	13.5	50	25/20	Fair vigor, poor form, codominant at 7’ with included bark, bleeding canker at codominant union.

435 East 3rd (4)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
29*R	Italian Cypress *(Cupressus sempervirens)*	10est	0	30/5	DEAD.
30*R	Italian Cypress *(Cupressus sempervirens)*	10est	0	30/5	DEAD.
31H/R	Cherry *(Prunus serrulata)*	5.5	60	10/8	Fair vigor, fair form, **STREET TREE.**



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	Hackberry	R	70%	65%	60%	0.35	12.2	1.00	1.25	11.8
#2	Hackberry	R	70%	60%	60%	0.35	12.1	1.00	1.25	10.8
#3	Chinese Pistache	R	70%	45%	50%	0.35	9.9	.70	1.00	3.1
#4	Chinese Pistache	R	70%	45%	50%	0.35	7.6	.70	1.00	2.3
#5	Chinese Pistache	R	70%	45%	50%	0.35	8.1	.70	1.00	2.5
#6	Chinese Pistache	R	70%	45%	50%	0.35	8.0	.70	1.00	2.5
#7	Chinese Pistache	R	70%	45%	50%	0.35	9.8	.70	1.00	3.0
#8	Chinese Pistache	R	70%	45%	50%	0.35	9.2	.70	1.00	2.8
#9	Chinese Pistache	R	70%	45%	50%	0.35	8.2	.70	1.00	2.3
#10	Photinia	R	30%	40%	50%	0.35	8.2	.70	1.00	2.5
#11	Photinia	R	30%	40%	50%	0.35	6.4	.70	1.00	0.7
#12	Photinia	R	30%	40%	50%	0.35	5.8	.70	1.00	0.6
#13	Photinia	R	30%	40%	50%	0.35	6.2	.70	1.00	0.7
#14	Photinia	R	30%	40%	50%	0.35	7.3	.70	1.00	0.8
#15	Photinia	R	30%	40%	50%	0.35	6.1	.70	1.00	0.7
#16	Photinia	R	30%	40%	50%	0.35	6.0	.70	1.00	0.7
#17	Photinia	R	30%	40%	50%	0.35	6.4	.70	1.00	0.7
#20	Photinia	R	30%	40%	50%	0.35	6.5	.70	1.00	0.7
#21	Photinia	R	30%	40%	50%	0.35	8.2	.70	1.00	0.9
#22	Photinia	R	30%	40%	50%	0.35	8.7	.70	1.00	1.0
#23	Photinia	R	30%	40%	50%	0.35	6	0.70	1.00	0.70
#24	Italian Cypress	R	50%	45%	50%	0.35	10	1.00	1.00	N/A
#25	Italian Cypress	R	50%	45%	50%	0.35	10	1.00	1.00	N/A
#26	Italian Cypress	R	50%	45%	50%	0.35	10	1.00	1.00	N/A
#27	Italian Cypress	R	50%	10%	50%	0.35	10	1.00	1.00	N/A
#28	Coast Live Oak	R	90%	50%	50%	0.35	13.5	0.70	1.25	7.3
#29	Italian Cypress	R	50%	0%	50%	0.35	10	1.00	1.00	N/A
#30	Italian Cypress	R	50%	0%	50%	0.35	10	1.00	1.00	N/A
#31	Cherry	R	50%	60%	60%	0.35	5.5	1.00	1.25	3.5

Showing LU values

Total value of LU not including street trees=36.5

Summary of surveyed trees:
Trees #1 and #2 are Hackberry street trees. Both trees are in fair condition. The trees are located within the sidewalk in a small street tree planting pit surrounded by a metal grate. This species is known for aphids that produce copious honeydew excretions upon which blackish sooty mold grows creating a sticky mess on leaves and surfaces beneath infested trees. Systemic insecticides are generally used to control the problem.

Showing Hackberry street tree #1

Trees #3-9 consist of Chinese Pistache trees that are in poor condition. The trees were given a poor condition rating as they have been topped in the past. The trees are located in a small planting strip between the adjacent neighboring building and the asphalt parking lot. Topping trees is not an approved practice due to risk of future limb failure, decay at the cut, weakening of roots, and constant pruning that is needed after such cut.

Trees #10-23 consist of Photinia trees/shrubs that are in poor condition. The photinias were planted in between the Chinese Pistache trees. All of the Photinias are codominant at grade with multiple trunks. They are growing in suppressed conditions caused by the Chinese Pistache trees.

Showing trees #3-23

Italian Cypress trees #24-27, 29, and 30 are in poor condition. Cypress trees #29 and #30 are dead with Cypress tree #27 nearly dead due to Seiridium Canker disease. The remaining cypress trees are infected with Seiridium Canker disease with large areas of canker disease caused die back observed. The cypress trees are all located on the adjacent neighboring property at the property line and are likely considered to be a shared tree.

Showing large areas of canker caused die back

Coast Live Oak tree #28 was given a fair condition rating. The tree has poor form as the tree is codominant at 7' with included bark observed. A bleeding canker was also observed at the codominant union. The tree is poorly located with hardscapes surrounding the tree on all sides.

Showing Oak tree #28

Cherry tree #31 is in fair condition. The tree is a street tree located along Claremont.

Showing Cherry street tree #31

Tree removal/recommendations:
All of the trees are proposed for removal to facilitate the proposed construction. The required tree planting form is to be filled out by the Landscape Architect. Any protected trees included in this report or any protected trees on associated construction staging parcels (402 Delaware) shall be monitored throughout the construction process.

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#10724 TRAQ Qualifed

David Beckham

Kielty Arborist Services

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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: June 21st, 2022