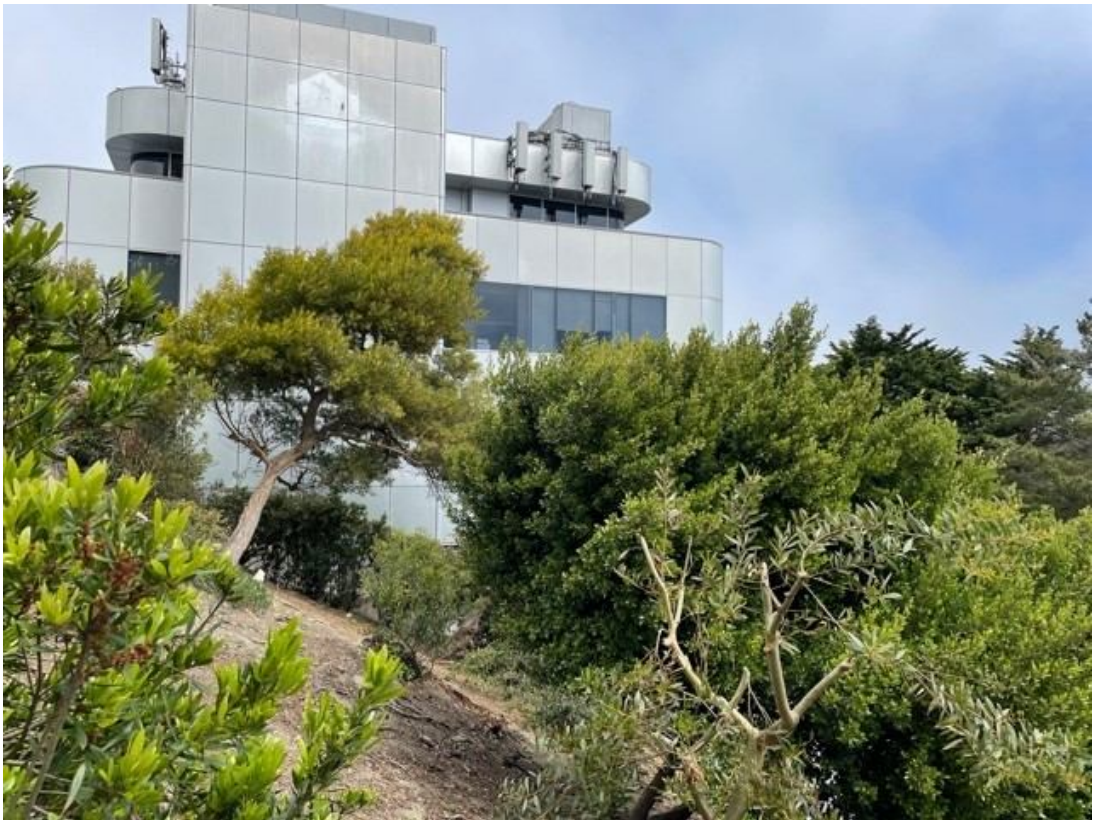
urbantreemanagement inc.

Arborist Report

455 Hickey Blvd
Daly City, CA 94015



Inspection Date:
May 13, 2021

Prepared by: Chris Stewart
Project Arborist: Michael Young
contractors license # 755989
certified arborist WC ISA #623
certified tree risk assessor

TABLE OF CONTENTS

Assignment

It was our assignment to physically inspect trees in the survey area based on a topographic map provided by the design team. We were to map, tag and compile data for each tree and write an inventory/survey report documenting our observations.

Summary

This survey provides a numbered map and complete and detailed information for each tree surveyed. There are forty-eight trees included in this report. Five trees are recommended for removal at the time of this tree survey.

Discussion

All the trees surveyed were examined and then rated based on their individual health and structure according to the table following. For example, a tree may be rated "good" under the health column for excellent/vigorous appearance and growth, while the same tree may be rated "fair/poor" in the structure column if structural mitigation is needed. More complete descriptions of how health and structure are rated can be found under the "Methods" section of this report. The complete list of trees and all relevant information, including their health and structure ratings, their "protected/significant" status, a map and recommendations for their care can be found in the data sheet that accompanies this report.

Rating	**Health**	**Structure**
Good	excellent/vigorous	flawless
Fair/good	no significant health concerns	very stable
Fair	showing initial or temporary disease, pests, or lack of vitality. measures should be taken to improve health and appearance.	routine maintenance needed such as pruning or end weight reduction as tree grows
Fair/poor	in decline, significant health issues	significant structural weakness(es), mitigation needed, mitigation may or may not preserve the tree
Poor	dead or near dead	hazard

Survey Methods

The trunks of the trees are measured using an arborist's diameter tape at 48" above soil grade. In cases where the main trunk divides below 48", the tree is measured at the point where the trunks divide. In these cases, the height of that measurement is given in the note's column on the attached data sheet. The canopy height and spread are estimated using visual references only.

The condition of each tree is assessed by visual observation only from a standing position without climbing or using aerial equipment. No invasive equipment is used. Consequently, it is possible that individual tree(s) may have internal (or underground) health problems or structural defects, which are not detectable by visual inspection. In cases where it is thought further investigation is warranted, a "full tree risk assessment" is recommended. This assessment may be inclusive of drilling or using sonar equipment to detect internal decay and include climbing or the use of aerial equipment to assess higher portions of the tree.

The health of an individual tree is rated based on leaf color and size, canopy density, new shoot growth and the absence or presence of pests or disease.

Individual tree structure is rated based on the growth pattern of the tree (including whether it is leaning); the presence or absence of poor limb attachments (such as co-dominant leaders); the length and weight of limbs and the extent and location of apparent decay. For each tree, a structural rating of fair or above indicates that the structure can be maintained with routine pruning such as removing dead branches and reducing end weight as the tree grows. A fair/poor rating indicates that the tree has significant structural weaknesses and corrective action is warranted. The notes section for that tree will then recommend a strategy/technique to improve the structure or mitigate structural stresses. A poor structural rating indicates that the tree or portions of the tree are likely to fail and that there is little that can constructively be done about the problem other than removal of the tree or large portions of the tree. Very large trees that are rated Fair/Poor for structure AND that are near structures or in an area frequently traveled by cars or people, receive an additional **CONSIDER REMOVAL" notation under recommendations. This is included because structural mitigation techniques do not guarantee against structural failure, especially in very large trees. Property owners may or may not choose to remove this type of tree but should be aware that if a very large tree experiences a major structural failure, the danger to nearby people or property is significant.

Survey Area Observations

The property is a mix of industrial and residential areas in the City of Daly City. The surveyed area is an elongated rectangle that curves next to freeway 280 south. This property has native Monterey pines (*Pinus radiata*) and many Black acacias (*Acacia melanoxylon*). Five trees are recommended for removal due to health and structural concerns.

Tree Health on this Property

Generally, the health of the trees in the survey area ranges from good to poor. This property would benefit from a routine maintenance schedule. Individual issues and recommendations for each tree are listed under the "Notes" column on the accompanying data sheet.

Tree Structure on this Property

Ideally, trees are pruned for structure when young and are properly mainained to reduce end-weight as they grow. This practice prevents excessively long, lateral branches that are prone to breaking off due to weight or wind. As mentioned above, this property would benefit from a regular maintenance schedule. The structure rating on all trees in the surveyed area have received ratings of fair to poor.

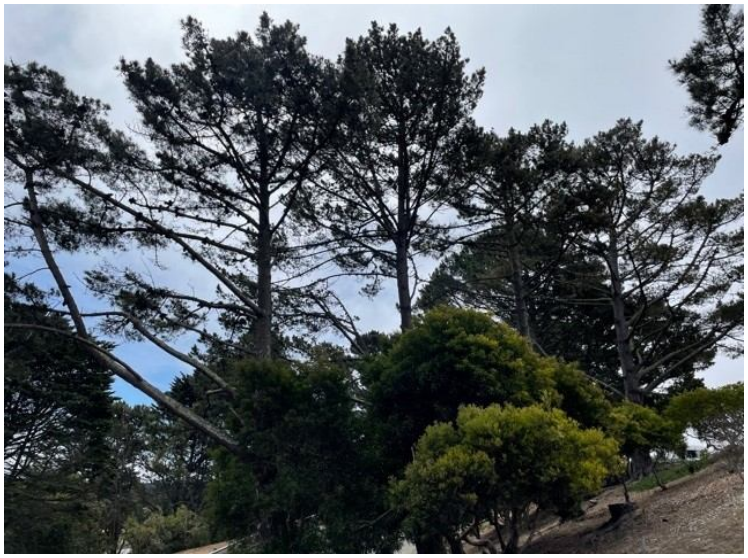
Recommended Removals Based on Health/ Structure/Species

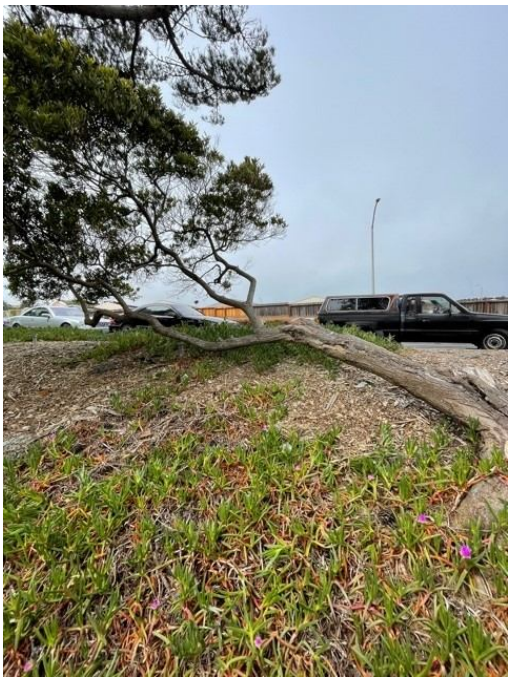
Details of each individual tree are located on the attached Survey Data table.

Recommended Removals

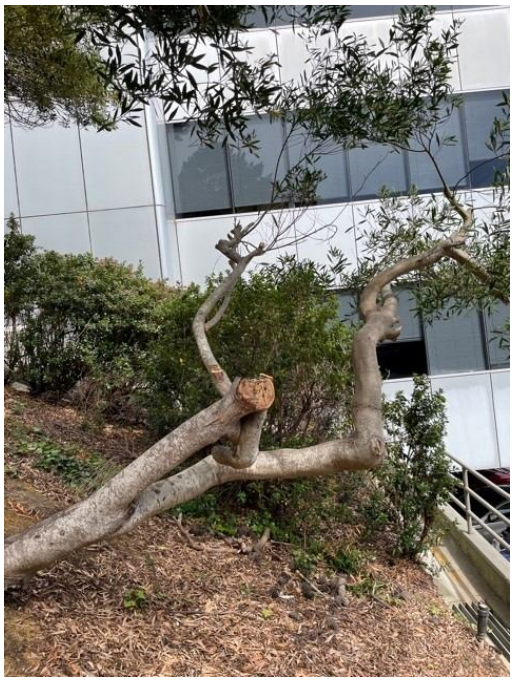
Tree #339 is a Monterey pine (*Pinus radiata*)
Tree #340 is a Monterey pine (*Pinus radiata*)
Tree #312 is a Black acacia (*Acacia melanoxylon*)
Tree #323 is a Black acacia (*Acacia melanoxylon*)
Tree #330 is a Black acacia (*Acacia melanoxylon*)

Site Images

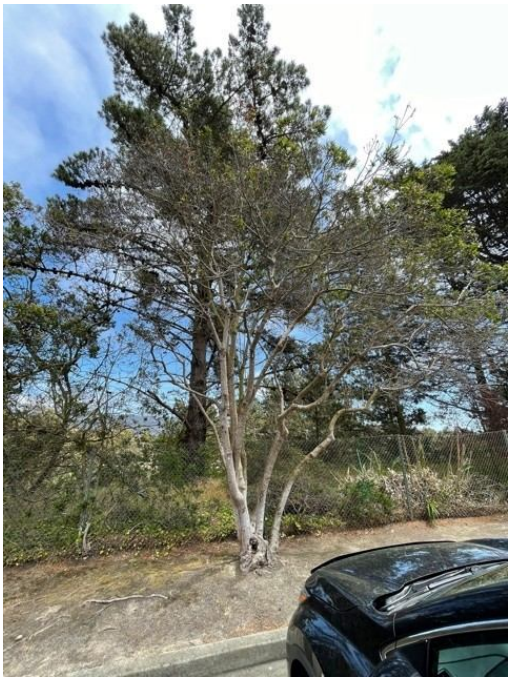




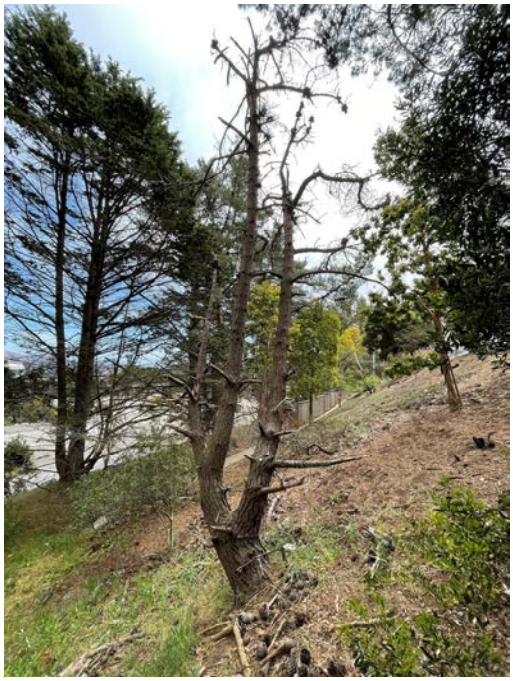
Tree #312



Tree #323



Tree #330



Tree #339

Tree #340

Local Regulations Governing Trees

Protected Trees

The City of Daly City does not have any tree protection ordinances in place as of the date of this tree survey.

Risks to Trees by Construction

Besides the above-mentioned health and structure-related issues, the trees at this site could be at risk of damage by construction or construction procedures that are common to most construction sites. These procedures may include the dumping or the stockpiling of materials over root systems; the trenching across the root zones for utilities or for landscape irrigation; or the routing of construction traffic across the root system resulting in soil compaction and root dieback. It is therefore essential that Tree Protection Fencing be used as per the Architect's drawings. In constructing underground utilities, it is essential that the location of trenches be done outside the drip lines of trees except where approved by the Arborist.

General Tree Protection Plan

Protective fencing is required to be provided during the construction period to protect trees to be preserved. This fencing must protect a sufficient portion of the root zone to be effective. Fencing is recommended to be located 8 to 10 X the diameter at breast height (DBH) in all directions from the tree. DBH for each tree is shown in the attached data table. The minimum recommendation for tree protection fencing location is 6 X the DBH, where a larger distance is

not possible. There are areas where we will amend this distance based upon tree condition and proposed construction. In my experience, the protective fencing must:

a. Consist of chain link fencing and having a minimum height of 6 feet.
b. Be mounted on steel posts driven approximately 2 feet into the soil.
c. Fencing posts must be located a maximum of 10 feet on center.
d. Protective fencing must be installed prior to the arrival of materials, vehicles, or equipment.
e. Protective fencing must not be moved, even temporarily, and must remain in place until all construction is completed, unless approved be a certified arborist.
f. Tree Protection Signage shall be mounted to all individual tree protection fences.

Based on the existing development and the condition and location of trees present on site, the following is recommended:

1. The Project Arborists is Michael Young (650) 321-0202. A Project Arborist should supervise any excavation activities within the tree protection zone of these trees.
2. Any roots exposed during construction activities that are larger than 2 inches in diameter should not be cut or damaged until the project Arborist has an opportunity to assess the impact that removing these roots could have on the trees.
3. The area under the drip line of trees should be thoroughly irrigated to a soil depth of 18" every 3-4 weeks during the dry months.
4. Mulch should cover all bare soils within the tree protection fencing. This material must be 6-8 inches in depth after spreading, which must be done by hand. Course wood chips are preferred because they are organic and degrade naturally over time.
5. Loose soil and mulch must not be allowed to slide down slope to cover the root zones or the root collars of protected trees.
6. There must be no grading, trenching, or surface scraping inside the driplines of protected trees, unless specifically approved by a Certified Arborist. For trenching, this means:
    a. Trenches for any underground utilities (gas, electricity, water, phone, TV cable, etc.) must be located outside the driplines of protected trees, unless approved by a Certified Arborist. Alternative methods of installation may be suggested.
    b. Landscape irrigation trenches must be located a minimum distance of 10 times the trunk diameter from the trunks of protected trees unless otherwise noted and approved by the Arborist.
7. Materials must not be stored, stockpiled, dumped, or buried inside the driplines of protected trees.
8. Excavated soil must not be piled or dumped, even temporarily, inside the driplines of protected trees.
9. Landscape materials (cobbles, decorative bark, stones, fencing, etc.) must not be installed directly in contact with the bark of trees because of the risk of serious disease infection.

10. Landscape irrigation systems must be designed to avoid water striking the trunks of trees, especially oak trees.
11. Any pruning must be done by a Company with an Arborist Certified by the ISA (International Society of Arboriculture) and according to ISA, Western Chapter Standards, 1998.
12. Any plants that are planted inside the driplines of oak trees must be of species that are compatible with the environmental and cultural requirements of oaks trees. A publication detailing plants compatible with California native oaks can be obtained from The California Oak Foundation's 1991 publication "Compatible Plants Under & Around Oaks" details plants compatible with California native oaks and is currently available online at:
http://californiaoaks.org/wpcontent/uploads/2016/04/CompatiblePlantsUnderAroundOaks.pdf

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I certify that the information contained in this report is correct to the best of my knowledge and that this report was prepared in good faith. Please call me if you have questions or if I can be of further assistance.

Respectfully,

Michael P. Young

urbantreemanagement inc.

TREE SURVEY DATA

Address: 455 Hickey BLVD Daly City, CA 94015
Inspection Date: 5/13/2021

Ratings for health and structure are given separately for each tree according to the table below. IE, a tree may be rated "Good" under the health column For excellent, vigorous appearance and growth, while the same tree may be rated "Fair, Poor" in the structure column if structural mitigation is needed.

KEY	Health	Structure
Good	excellent, vigorous	flawless
Fair - Good	no significant health concerns	very stable
Fair	declining; measures should be taken to improve health and appearance	routine maintenance needed
Fair - Poor	in decline: significant health issues	mitigation needed, it may or may not preserve this tree
Poor	dead or near dead	hazard

Tag no	Common Name	Diameter at Breast Height"	H'/W'	HEALTH	STRUCTURE	PROTECTED (X)	RECOMMENDED REMOVAL (X)	RECOMMENDED PROTECTED REMOVAL (XX)	NOTES, RECOMMENDATIONS
302	Mangrove	10/8/6.5	18'/30'	f	fp				Recommend EWR, DWR, SP, multiple leaders at base
303	Monterey pine	34	65'/40'	f	f	x			Recommend EWR, DWR, thin canopy
304	Black acacia	7.5	15'/12'	fp	p				Recommend EWR, DWR, leaning
305	Black acacia	4.5/573.5	12'/12'	f	fp				Recommend EWR, DWR, SP, multiple leaders at base
306	Monterey pine	38.5	50'/55'	f	f	x			Recommend EWR, DWR, thin canopy
307	Black acacia	4/3.5/2/2/2	12'/10'	f	fp				Recommend EWR, DWR, SP, multiple leaders at base
308	Black acacia	9	12'/10'	f	f				Recommend EWR, DWR, SP
309	Monterey pine	39	70'/50'	f	f				Recommend EWR, DWR, thin canopy
310	Monterey pine	7	20'/15'	f	fp				Recommend EWR, DWR, thin canopy
311	Monterey pine	34	50'/40'	f	f				Recommend EWR, DWR, thin canopy
312	Black acacia	8	8'/12'	f	p		x		Recommend removal, heavy lean, no hope for recovery
313	Monterey pine	24	48'/35'	f	f				Recommend EWR, DWR, thin canopy
314	Monterey pine	31	55'/40'	f	fp				Recommend EWR, DWR, codominant leaders at 12'
315	Black acacia	7.5/5/4/4	14'/15'	f	fp				Recommend EWR, DWR, SP, multiple leaders at base
316	Black acacia	10	15'/18'	f	f				Recommend EWR, DWR, SP
317	Black acacia	6	12'/15'	fg	fp				Recommend EWR, DWR, SP, leaning into tree 318
318	Monterey pine	27	45'/30'	f	f				Recommend EWR, DWR, thin canopy
319	Monterey pine	39	55'/35'	f	fp				Recommend EWR, DWR, codominant leaders at 7'
320	Laurel	5/4/4/3.5	15'/18'	fg	fp				Recommend EWR, DWR, SP, multiple leaders at base
321	Black acacia	10.5	20'/20'	f	fp				Recommend EWR, DWR, SP, leaning
322	Black acacia	9	16'/15'	f	fp				Recommend EWR, DWR, SP, leaning
323	Black acacia	8.5 @ 2.5'	10'/6'	fp	p		x		Recommend removal, heavy lean, thin canopy, no hope for recovery
324	Paperbark tree	4.5	12'/7'	f	fp				Recommend EWR, DWR, SP, leaning
325	Purple leaf plum	7.5 @ 2.5'	15'/20'	fg	f				Recommend EWR, DWR, SP, multiple leaders at 2.5'
326	Paperbark tree	8	20'/18'	fg	f				Recommend EWR, DWR, SP
327	Pohutukawa	7/7/6.5/6/6/5/5/4.5	25'/25'	fg	fp				Recommend EWR, DWR, SP, multiple leaders at base
328	Pohutukawa	7/7/6.5/6/5/5/4	25'/20'	fg	fp				Recommend EWR, DWR, SP, multiple leaders at base
329	Pohutukawa	7/6/6/5/4/4/3.5/3.5	25'/20'	fg	fp				Recommend EWR, DWR, SP, multiple leaders at base
330	Black acacia	6/5/5/5/4/4/4	20'/18'	fp	fp		x		Recommend removal, multiple leaders from base, thin canopy, no new foliage
331	Monterey pine	27.5_	55'/35'	fg	f				Recommend EWR, DWR, SP
332	Black acacia	6	9'/6'	f	fp				Recommend EWR, DWR, SP, stub cuts
333	Monterey pine	26 @ 3.5'	50'/25'	f	fp				Recommend EWR, DWR, thin canopy, codominant leaders at 3.5'
334	Black acacia	7	16'/6'	f	fp				Recommend EWR, DWR, SP, stub cuts
335	Black acacia	7.5	18'/12'	f	fp				Recommend EWR, DWR, SP, leaning
336	Black acacia	6	12'/8'	f	f				Recommend EWR, DWR, SP
337	Monterey pine	39.5	65'/50'	f	f				Recommend EWR, DWR, thin canopy
338	Monterey pine	31	50'/35	f	fp				Recommend EWR, DWR, thin canopy, codominant leaders at 8'
339	Monterey pine	24 @ 2'	38'/15'	p	p	x		xx	Recommend removal, tree is dead
340	Monterey pine	33	45'/30'	p	p	x		xx	Recommend removal, tree is dead
341	Monterey pine	31	48'/30'	f	f				Recommend EWR, DWR, thin canopy
342	Pohutukawa	4	12'/7'	fg	f				Recommend EWR, DWR, SP
343	Pohutukawa	5	14'/10'	fg	f				Recommend EWR, DWR, SP
344	Vinegar tree	5.5	22'/8'	fg	f				Recommend EWR, DWR, SP
345	Pohutukawa	6.5	13'/10'	fg	f				Recommend EWR, DWR, SP
346	Pohutukawa	7	14'/16'	g	f				Recommend EWR, DWR, SP
347	Vinegar tree	3.5	16'/6'	fg	f				Recommend EWR, DWR, SP
348	Vinegar tree	5.5	20'/8'	fg	f				Recommend EWR, DWR, SP
349	Vinegar tree	4	18'/6'	fg	f				Recommend EWR, DWR, SP

urbantreemanagement inc.

TREE SURVEY DATA

Tag no	Common Name	Diameter at Breast Height"	H'/W'	HEALTH	STRUCTURE	PROTECTED (X)	RECOMMENDED REMOVAL (X)	RECOMMENDED PROTECTED REMOVAL (XX)	NOTES, RECOMMENDATIONS

TOTAL TREES	48
PROTECTED TOTAL	
RECOMMENDED REMOVAL TOTAL	5
RECOMMENDED PROTECTED REMOVALS TOTAL	0

KEY TO ACRONYMS

DWR - Dead Wood Removal pruning recommended

EWR - End Weight Reduction: pruning to remove weight from limb ends, thus reducing the potential for limb failure(s).

RCE - Root Collar Excavation: excavating a small area around a tree that is currently buried by soil or refuse above buttress roots, usually done with a hand shovel.

SP - Structural pruning - removal of selected non-dominant leaders in order to balance the tree.

CD - Codominant Leader, two leaders with a narrow angle of attachement and prone to failure.

LCR-Live Crown Ratio

RR - Recommend Tree Removal based upon Health or Structure of tree.

Prop - Steel prop in concrete footing recommended to help support a tree/limb.

Cable - Recommend a steel cable(s) be installed to help support a weakly attached limb(s).

TREE ORDINANCE

The City of Daly city does not have any tree protection ordinances as of the date of this tree survey.

Common Name	***Latin Name***
Mangrove	*Rhizophora sp.*
Monterey pine	*Pinus radiata*
Black acacia	*Acacia melanoxylon*
Laurel	*Laurus nobilis*
Paper bark	*Melaleuca quinquenervia*
Purple leaf plum	*Prunus cerasifera*
Pohutukawa	*Metrosideros excelsa*
Vinegar tree	*Rhus glabra*

LEGEND

(heavy dash line)	SUBJECT PROPERTY LINES PER [1]
(dash line)	OTHER PROPERTY LINES PER [1]
(dash line)	MONUMENT LINE PER [1]
—O—	CHAINLINE FENCE
(hatched line)	BUILDING LINE
⊙	FOUND MONUMENT PER [1]
△	SURVEY CONTROL
AD	AREA DRAIN
B	BOLLARD
BC	BUILDING CORNER
BFV	BACKFLOW VALVE
C	CONC. COLUMN
CONC	CONCRETE
BS	BUILDING SIGN
BSW	BACK OF SIDEWALK
DI	DRAIN INLET
DR	DOOR
EASE	EASEMENT
EC	EDGE OF CONCRETE
EL	ELEVATION
EM	ELECTRIC METER
EP	EDGE OF PAVEMENT
FL	FLOW LINE
FH	FIRE HYDRANT
FP	FLAG POLE
GB	GRADE BREAK
GV	GAS VALVE
GM	GAS METER
GND	GROUND WIRE
HCS	HANDICAP SIGN
HV	HIGH VOLTAGE
IV	IRRIGATION VALVE
INV	INVERT
LG	LIP OF GUTTER
LP	LAMP POST
PS	PARKING SIGN
SC	SEWER CLEANOUT
SP	SIGN POST
S	SEWER MANHOLE
TEL	TELECOM/CABLE
TBC	TOP BACK OF CURB
TBW	TOP BACK OF WALL
TEW	TOE OF WALL
TEB	TOE OF BANK
TES	TOE OF SLOPE
TPS	TOP OF SLOPE
WM	WATER METER
WV	WATER VALVE
+ 9.16	+ ELEVATION
+ 9.16 FL	+ ELEVATION DESCRIPTION

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS N21°27'16"W BETWEEN FOUND STANDARD WELL MONUMENTS PER [1], FILED IN THE OFFICE OF THE SAN MATEO COUNTY RECORDER.

GENERAL NOTES:

1) REFERENCED MAPS PER SAN MATEO COUNTY RECORDER.
2) ALL ANGLES ARE 90°00' UNLESS SHOWN OTHERWISE.
3) DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.
4) ELEVATIONS FROM CITY BEMCHMARK ID# AG34, EL: 466.089'.
5) SUBJECT PROPERTY IS IN ZONE X PER FIRM MAP 06081C0037E.

REFERENCES

[1] "MONTEVISTA", FILED 3/27/1979, BOOK 99, OF MAPS PAGES 32-34. (99 MAPS 32)
[2] "PARCEL MAP, BEING A DIVISION OF LOT 1, BLOCK 26, SERRAMONTE UNIT NO. 10-A" FILED 5/3/1973 IN BOOK 20 OF PARCEL MAPS, PAGE 36. (20 PM 36)

NOTE:

THIS PLAT HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PROPERTY OWNER(S) SHOWN HEREON AND SHALL BE CONSIDERED PRELIMINARY UNLESS SIGNED IN BLUE INK, WHERE ANY PREVIOUS VERSIONS ARE VOID. USE OR RELIANCE OF THIS PLAT BY ANY PARTY OTHER THAN THE OWNER(S) OR OWNERS' AGENT IS FORBIDDEN WITHOUT WRITTEN CONSENT FROM AMERICAN LAND SURVEYING, INC.

UTILITY NOTE:

UNDERGROUND UTILITIES SHOWN WERE PLOTTED FROM A COMBINATION OF OBSERVED SURFACE EVIDENCE (CONDITIONS PERMITTING) AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES, AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. THUS, ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZES, HORIZONTAL AND VERTICAL LOCATIONS BY THE OWNER AND/OR CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. NO RESPONSIBILITY IS ASSUMED BY THE SURVEYOR FOR THE LOCATION AN CAPACITY OF SAID UTILITIES.

10

DUSTIN B. WILTON, PLS 8080, LIC. EXP. 12/31/2021

DATE: 4/12/2021
SURVEYED: 4/8/2021
SURVEYED BY: JE/DW
DRAFTED BY: JE
FILE#: ALS19033

NO.	BY	DATE	REVISION

ORIGINAL SCALE: 1"=20'
20 10 0 10 20

AMERICAN LAND SURVEYING, INC.
2030 Union Street, Suite 206B, San Francisco, CA 94123
Phone: (415) 999-9434 Email: office@alspls.com

TOPOGRAPHIC MAP
455 HICKEY BOULEVARD
DALY CITY, CA - APN:091-341-140

SHEET NO. 1 OF 1