

880 Stone Pine Road HMB Lot Arborist Report

SUBMITTED TO:

County of San Mateo
Steven McGuckin

PREPARED BY:

Leonardo Tuchman
Plant Health Care Arborist



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ASCA Registered Consulting Arborist #771
ISA Tree Risk Assessment Qualified
California DPR QAL #146294

AUGUST 21, 2023



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Summary

The County of San Mateo requested an arborist report to conduct an assessment of all the trees growing within the project area at the HMB Lot at the end of 880 Stone Pine Road, as well as assess impacts from proposed construction activity and provide mitigation measures to help preserve trees to remain on site. I accepted this assessment and then performed a site visit on July 26th, 2023.

Terms in bold font are defined in the Glossary.

Introduction

Background and History

The request made by Steven McGuckin via email was used to create West Coast Arborist Inc. (WCA) Proforma #83802 to give the City the cost for this assignment.

Assignment

The assignment per the Scope of Work on Proforma #83802 was to provide the County of San Mateo with a development related arborist report for the subject property. This arborist report is to include the following:

- Location, type, species (shown in a tabular format and on the site plan) of all trees proposed for removal and trees with canopies within the development area.
- Health, of the tree(s) impacted by the development.
- Potential impacts of development, and
- Recommended actions and mitigation measures regarding the trees impacted by the development.

Impacts were assessed using the Grading Plan provided by BKF dated August 10th, 2023. Final development plan sets have not been provided and as such this report should be considered preliminary. The deliverable is this report which is a summary of the inspection with impact assessment and tree protection measures.

Limits of the Assignment

The assignment, being a visual inspection of the subject trees, was limited to that which could be observed from the ground. Only exposed or easily exposed parts above ground level were inspected.



Subsurface soil conditions and tree parts below ground were not disturbed or observed. No testing of soil or plant tissue for fertility or nutrient deficiency was requested. No valuation appraisal was requested to be part of this report. The report is not intended to be legal advice and does not represent legal advice as such.

An additional limit to this assignment is that only the trees and their immediate surroundings within and around the dripline of the trees were visually observed as part of the observations in that section of this report.

Purpose and Use of the Report

The purpose of this report is to provide County of San Mateo staff with my professional assessment of the subject trees condition and determine impacts from proposed construction activities, as well as provide tree protection measures. This report will then be submitted as part of a development package for the subject site to the County of San Mateo.

Observations

To provide the County of San Mateo with information about the condition of trees I offer these observations.

Site Description

The site consisted of a vacant lot surrounding on the south by wooded areas, on the west by condominiums, on the north by San Mateo Road, and on the east by City of Half Moon Bay facilities. The open areas of the property where no trees are present primarily consists of grasses and other ground cover plants. Some shrubbery was observed on the southeast side of the property.

Tree Condition

During the inventory, a total of 152 trees representing 9 species were quantified within the scope of work. Stumps were not quantified. The 9 species are included in the following table including counts and condition.

Table 1: Summary of Count and Condition

Common Name	Botanical Name	Dead	Poor	Fair	Good	Grand Total
BLACK ACACIA	<i>Acacia melanoxylon</i>	-	-	-	3	3
BLUE GUM	<i>Eucalyptus globulus</i>	-	-	4	12	16
CIDER GUM	<i>Eucalyptus gunnii</i>	-	-	-	1	1
COAST LIVE OAK	<i>Quercus agrifolia</i>	-	-	-	3	3
MEXICAN FAN PALM	<i>Washingtonia robusta</i>	-	-	-	1	1

MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	-	2	15	58	75
MONTEREY PINE	<i>Pinus radiata</i>	-	-	2	45	47
SHINNING WILLOW	<i>Salix lucida</i>	-	-	-	1	1
WHITE ALDER	<i>Alnus rhombifolia</i>	-	1	2	2	5
Grand Total		0	3	23	126	152

The most common species on site is Monterey cypress with 75 trees growing throughout the property, 58 are in good condition, 15 are in fair condition, and two are in poor condition. Trunk diameters range between 2 and 41 inches. Forty (40) of the subject Monterey cypress are growing in a dense row on the west perimeter of the property, while others are growing in the southwest cluster of trees (Photo 1). Trees growing closely together have narrow upright canopies.

Forty-seven (47) Monterey pine are primarily located in the southwest cluster of trees (Photo 2). Forty-five (45) are in good condition while two are in fair condition, trunk diameters range between 5 and 15 inches. Many of the subject trees are growing in dense clusters with narrow upright canopies. Those growing with more space have wider canopies.



7/26/2023-Ituchman

Photo 1: Monterey cypress #1 growing on the west perimeter of the property. It is growing in a dense row with other cypress.



8/9/2023-Ituchman@wcainc.com

Photo 2: Monterey pine #50 growing on the south perimeter of the property on the edge of a cluster of trees. Trees of similar size are growing in this area.

Sixteen (16) blue gum eucalyptus are growing primarily in the southwest cluster of trees. Twelve are in good condition and four are in fair condition. Trunk diameters range between 6 and 26 inches. Trees generally have good form and structure with healthy foliage.

Five white alder are present on site, four are located on the east side of the southwest cluster of trees in a row, while one is in the middle of the subject property. Two are in good condition, two are in fair condition, and one is in poor condition. Trunk diameters range between 3 and 5 inches. While trees generally have healthy foliage, tree #158 had upper canopy dieback.

Photo 3: Blue gum eucalyptus #53 growing in the south side cluster of trees. It has a narrow upright form with good structure.



The following species have three or fewer specimens growing on site:

- Black acacia #71, 75, and 85 are growing in the southwest cluster of trees, all are in good condition. Trees #71 and 75 have 6-inch trunk diameters while #85 has a 4-inch trunk diameter. Black acacia growing on site are crowded by other nearby trees, resulting in narrow and one-sided canopies.
- Coast live oak #86, 125, and 126 are growing in the southwest cluster of trees, all are in good condition. Trees #125 and 126 have 3-inch trunk diameters while #86 has a 4-inch trunk diameter. All are young trees with healthy foliage and good form.
- Cider gum #48 is in the central area of the property, it is in good condition with a 4-inch trunk diameter. It is a young tree with healthy foliage and good form.



Photo 4: White alder #155 growing in a small row with white alders #156-158. It has codominant leaders with healthy foliage.

- Mexican fan palm #46 is growing on the north perimeter of the property, it is in good condition with an 18-inch trunk diameter. It has healthy fronds and typical form and structure for the species.
- Shinning willow #47 is growing in the central area of the property. It is in good condition with numerous leaders growing from the base ranging in size from approximately 2 to 7 inches. With all the numerous leaders present, the subject tree has more of a large shrub form.

Site Condition

The site primarily consists of open grass areas with other shrubbery sporadically growing throughout the property. Trees primarily line the west perimeter of the property bordering the condominium community as well as growing in dense clusters on the south side of the property. Fencing lines the north and south perimeters of the property.

Impacts

Impacts were assessed using the Grading Plan provided by BKF dated August 10th, 2023. Final development plan sets have not been provided and as such this report should be considered preliminary. The project intends to build 47 farmworker housing units on the subject lot with associated roads and facilities.

Given the nature of this project taking up a large portion of the subject lot with housing and roads, numerous trees will need to be removed for the housing development to be completed. Trees that are expected to be required to be removed based on the provided plans include tree #47-158.

Trees that will not require removal for the project to proceed include trees #1-46. Trees #1-40 are growing on the west perimeter of the property in a row. A walking path is to be installed approximately 4-10-feet from trees #1-17 on their east side. Depending on the type of walking path installed, excavation may be required for hardscape to be installed. Should extensive excavation be required for this path to be installed, impacts to tree roots may be beyond the tolerance of some trees. Beyond the walking path, the development project will encroach towards these trees at varying distances. On the south side of the property, bio retention areas are to be installed approximately 15-20 feet from the trees at varying distance. Excavation may be required for the bioretention area to be installed that could impact tree roots. Should proper tree protection measures be in place, this work should be within the tolerance of these trees.

On the north side of the property, a bio retention area is to be installed approximately 10-15 feet from trees #18-23. Excavation may be required for the bioretention area to be installed; this



excavation could impact tree roots. Should proper tree protection measures be in place, this work should be within the tolerance of these trees. Housing on the west side of the project is to be built in a northeast direction running parallel to trees #24-40 at varying distance. All of this work is at a distance that should proper tree protection measures be installed, I believe this work will be within the tolerance of these trees.

Trees #41-46 are growing on the north perimeter of the project, with the closest tree being approximately 25-30-feet from construction activity. Considering this distance, should proper tree protection measures be installed I believe this work will be within the tolerance of trees #41-46.

Tree Protection Measures

The following tree protection measures should be applied to all trees that are to be retained:

1. Pre-construction:
 - a. A pre-construction meeting should be held to discuss tree protection measures and ensure all tree protection measures have been properly installed.
 - b. Any clearance pruning that is deemed necessary for construction shall be completed using the minimal dose necessary and shall be approved by the project arborist prior to pruning.
 - c. **Tree protection zones (TPZ)** shall be established and enforced to prevent soil compaction, grade change, and root damage. Tree protection areas shall be established with five-foot-high chain link fencing mounted on 2-inch diameter galvanized iron posts, driven into the ground to a depth of at least 2-feet, at no more than 10-foot spacing.
 - i. The diameter of the TPZ shall be determined by the trunk diameter of trees to be protected. For every 1 inch of trunk diameter, the TPZ shall extend 1 foot. For example, a 10-inch diameter tree shall have a TPZ with a radius of 10-feet around the tree.
 1. In areas where this TPZ size is greater than what construction can allow, the canopy dripline shall be the minimum radius for the TPZ.
 - ii. For trees growing along the east perimeter of the property, TPZs can be combined to form one large TPZ for trees in this area. Additionally, fencing is not required on the west side of the trees as the property line fencing is already in place.
 - d. A “Warning: Do Not Enter” sign shall be prominently displayed on each tree protective fence.
 - e. A 4-inch layer of chip bark mulch shall be placed on top of the TPZ and enclosed within the tree protective fencing. This mulch shall only be moved for landscape

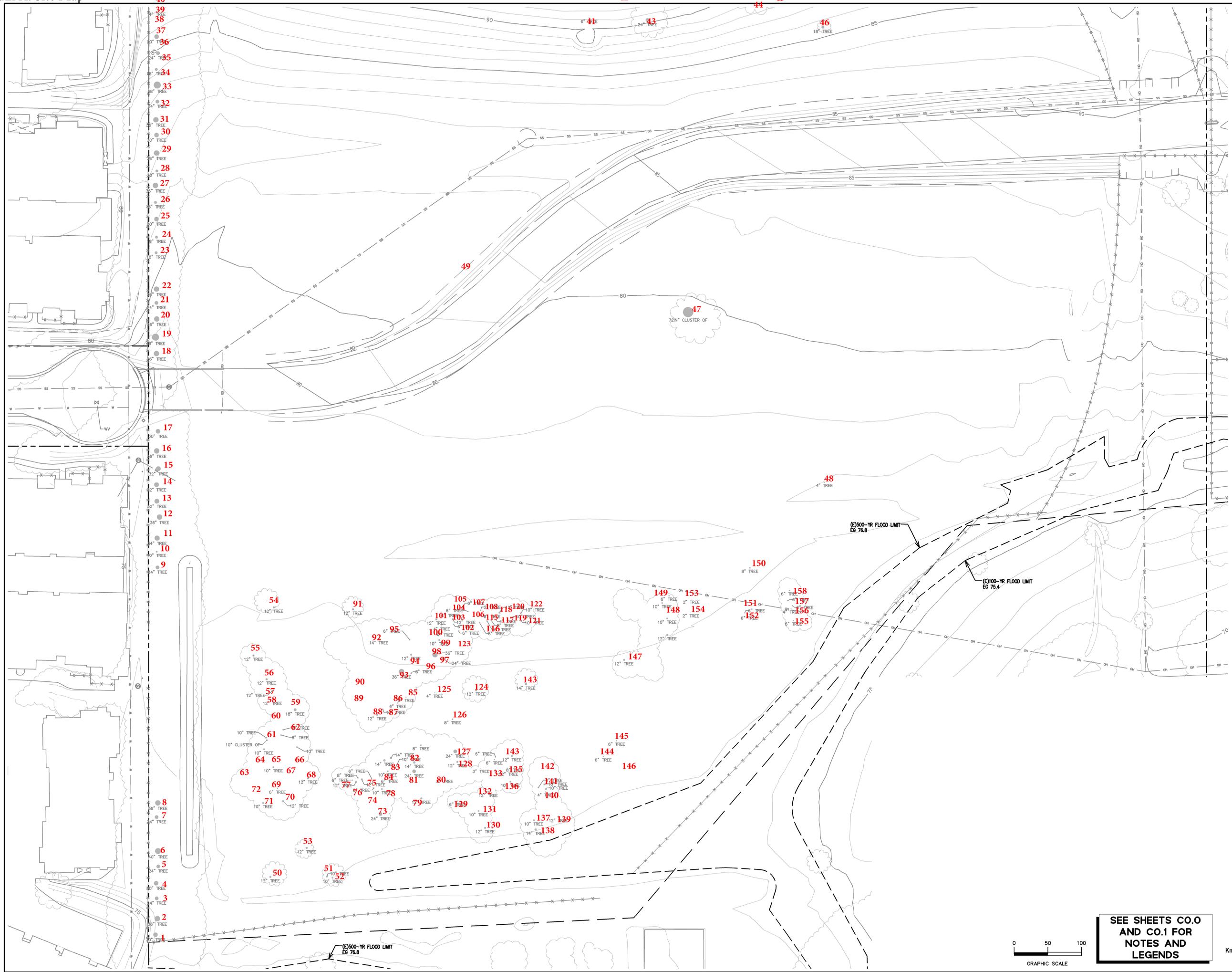
- plants to be installed after all excavation and soil compaction work has been completed.
- f. Establish an area outside of the TPZs or on preexisting hardscape to store sediment and backfill. Ensure no flow paths lead to TPZs from sediment or backfill piles if present.
 - g. No material or equipment shall be stored or placed within the TPZ of preserved trees.
2. Construction:
- a. In areas where construction activity is to take place beneath the canopy of existing trees, such as the walking path, the TPZ shall be moved to the greatest distance possible from the subject tree while also allowing for construction to proceed. Once construction in the subject area has occurred, the TPZ shall be moved back to the preestablished boundary.
 - i. Project arborist shall conduct site observations during any construction activity that is to take place beneath the canopy dripline of trees.
 - ii. Any excavation activity that is to take place in these areas is prohibited from using backhoes, tread tractors, or any other heavy vehicles.
 1. Methods permitted include hand digging, hydraulic or pneumatic air excavation.
 - b. During excavation activity, should any roots be encountered, root pruning shall be done with hand tools in order to make clean cuts that face the excavated area.
 1. Roots larger than 2.5 inches shall not be cut without project arborist prior approval.
 2. Roots larger than 2.5 inches that are cut shall immediately shaded and kept moist with wet burlap or similar material until they can be recovered.
 - c. No pruning should be performed on trees that have roots impacted by construction activity for at least one year following the completion of this project other than necessary maintenance such as building clearance.
3. Post construction:
- a. Project arborist should conducting monitoring twice a year from the date of project completion for no less than two years to ensure trees are in good condition.

Should these tree protection measures be implemented and followed throughout construction, the likelihood of the trees surviving construction activity will increase.



Glossary

Tree Protection Zone – A defined area surrounding a tree trunk intended to protect the roots and soil from construction activity to ensure the future health and stability of the tree.



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 PLOT DATE: 08-15-23 PLOTTED BY: gold



CALIFORNIA
EXISTING CONDITIONS
STONE PINE COVE
880 STONE PINE ROAD
 SAN MATEO COUNTY

HALF MOON BAY

Date	No.	Revisions
08/10/2023		
Scale 1" = 50'		
Design: DFP		
Drawn: DLG		
Approved: DL		
Job No: 20211367-15		

SEE SHEETS CO.0
AND CO.1 FOR
NOTES AND
LEGENDS





Appendix B Data Table

Tree	Common Name	Botanical Name	DBH	Tree Condition	Status
1	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	36	Fair	Retain
2	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	29	Good	Retain
3	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	27	Good	Retain
4	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	20	Good	Retain
5	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	39	Good	Retain
6	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	34	Good	Retain
7	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	19	Good	Retain
8	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	29	Good	Retain
9	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	29	Fair	Retain
10	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	8	Poor	Retain
11	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	34	Fair	Retain
12	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	42	Good	Retain
13	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	31	Good	Retain
14	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	34	Good	Retain
15	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	32	Good	Retain
16	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	38	Good	Retain
17	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	17	Good	Retain
18	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	41	Good	Retain
19	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	34	Good	Retain
20	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	36	Good	Retain
21	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	25	Good	Retain
22	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	42	Good	Retain
23	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	22	Good	Retain
24	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	17	Good	Retain
25	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	29	Good	Retain
26	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	24	Good	Retain
27	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	40	Good	Retain
28	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	21	Good	Retain
29	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	42	Good	Retain
30	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	33	Good	Retain
31	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	30	Good	Retain
32	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	23	Good	Retain
33	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	39	Good	Retain
34	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	15	Good	Retain
35	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	27	Fair	Retain
36	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	29	Good	Retain
37	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	2	Good	Retain



38	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	26	Fair	Retain
39	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	41	Poor	Retain
40	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	26	Fair	Retain
41	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	6	Good	Retain
42	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	5	Good	Retain
43	MONTEREY PINE	<i>Pinus radiata</i>	12	Good	Retain
44	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	22	Good	Retain
45	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	15	Fair	Retain
46	MEXICAN FAN PALM	<i>Washingtonia robusta</i>	18	Good	Retain
47	SHINNING WILLOW	<i>Salix lucida</i>	7	Good	Remove
48	CIDER GUM	<i>Eucalyptus gunnii</i>	4	Good	Remove
49	WHITE ALDER	<i>Alnus rhombifolia</i>	5	Good	Remove
50	MONTEREY PINE	<i>Pinus radiata</i>	10	Good	Remove
51	MONTEREY PINE	<i>Pinus radiata</i>	10	Good	Remove
52	MONTEREY PINE	<i>Pinus radiata</i>	10	Good	Remove
53	BLUE GUM	<i>Eucalyptus globulus</i>	13	Good	Remove
54	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	15	Good	Remove
55	MONTEREY PINE	<i>Pinus radiata</i>	13	Good	Remove
56	MONTEREY PINE	<i>Pinus radiata</i>	15	Good	Remove
57	MONTEREY PINE	<i>Pinus radiata</i>	11	Good	Remove
58	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	9	Good	Remove
59	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	10	Good	Remove
60	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	7	Fair	Remove
61	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	9	Fair	Remove
62	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	8	Fair	Remove
63	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	9	Good	Remove
64	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	8	Fair	Remove
65	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	7	Good	Remove
66	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	7	Good	Remove
67	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	6	Fair	Remove
68	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	11	Good	Remove
69	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	6	Good	Remove
70	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	12	Good	Remove
71	BLACK ACACIA	<i>Acacia melanoxylon</i>	6	Good	Remove
72	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	5	Fair	Remove
73	BLUE GUM	<i>Eucalyptus globulus</i>	26	Good	Remove
74	MONTEREY PINE	<i>Pinus radiata</i>	8	Good	Remove
75	BLACK ACACIA	<i>Acacia melanoxylon</i>	6	Good	Remove
76	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	13	Good	Remove
77	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	8	Good	Remove
78	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	5	Good	Remove



79	MONTEREY PINE	<i>Pinus radiata</i>	12	Good	Remove
80	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	5	Good	Remove
81	BLUE GUM	<i>Eucalyptus globulus</i>	13	Good	Remove
82	BLUE GUM	<i>Eucalyptus globulus</i>	16	Good	Remove
83	BLUE GUM	<i>Eucalyptus globulus</i>	15	Good	Remove
84	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	10	Good	Remove
85	BLACK ACACIA	<i>Acacia melanoxylon</i>	4	Good	Remove
86	COAST LIVE OAK	<i>Quercus agrifolia</i>	4	Good	Remove
87	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	8	Good	Remove
88	MONTEREY PINE	<i>Pinus radiata</i>	12	Good	Remove
89	BLUE GUM	<i>Eucalyptus globulus</i>	6	Good	Remove
90	MONTEREY PINE	<i>Pinus radiata</i>	11	Good	Remove
91	MONTEREY PINE	<i>Pinus radiata</i>	14	Good	Remove
92	MONTEREY PINE	<i>Pinus radiata</i>	15	Good	Remove
93	BLUE GUM	<i>Eucalyptus globulus</i>	17	Fair	Remove
94	MONTEREY PINE	<i>Pinus radiata</i>	9	Good	Remove
95	MONTEREY PINE	<i>Pinus radiata</i>	7	Good	Remove
96	BLUE GUM	<i>Eucalyptus globulus</i>	26	Fair	Remove
97	BLUE GUM	<i>Eucalyptus globulus</i>	16	Fair	Remove
98	MONTEREY PINE	<i>Pinus radiata</i>	8	Good	Remove
99	MONTEREY PINE	<i>Pinus radiata</i>	5	Good	Remove
100	MONTEREY PINE	<i>Pinus radiata</i>	5	Good	Remove
101	MONTEREY PINE	<i>Pinus radiata</i>	10	Good	Remove
102	MONTEREY PINE	<i>Pinus radiata</i>	8	Good	Remove
103	MONTEREY PINE	<i>Pinus radiata</i>	7	Good	Remove
104	MONTEREY PINE	<i>Pinus radiata</i>	11	Good	Remove
105	MONTEREY PINE	<i>Pinus radiata</i>	7	Good	Remove
106	MONTEREY PINE	<i>Pinus radiata</i>	8	Good	Remove
107	MONTEREY PINE	<i>Pinus radiata</i>	8	Good	Remove
108	MONTEREY PINE	<i>Pinus radiata</i>	8	Good	Remove
115	MONTEREY PINE	<i>Pinus radiata</i>	8	Fair	Remove
116	MONTEREY PINE	<i>Pinus radiata</i>	8	Good	Remove
117	MONTEREY PINE	<i>Pinus radiata</i>	7	Good	Remove
118	MONTEREY PINE	<i>Pinus radiata</i>	4	Good	Remove
119	MONTEREY PINE	<i>Pinus radiata</i>	10	Good	Remove
120	MONTEREY PINE	<i>Pinus radiata</i>	8	Good	Remove
121	MONTEREY PINE	<i>Pinus radiata</i>	10	Good	Remove
122	MONTEREY PINE	<i>Pinus radiata</i>	10	Good	Remove
123	MONTEREY PINE	<i>Pinus radiata</i>	8	Good	Remove
124	MONTEREY PINE	<i>Pinus radiata</i>	10	Good	Remove
125	COAST LIVE OAK	<i>Quercus agrifolia</i>	3	Good	Remove



126	COAST LIVE OAK	<i>Quercus agrifolia</i>	3	Good	Remove
127	BLUE GUM	<i>Eucalyptus globulus</i>	11	Good	Remove
128	BLUE GUM	<i>Eucalyptus globulus</i>	12	Good	Remove
129	MONTEREY PINE	<i>Pinus radiata</i>	7	Good	Remove
130	BLUE GUM	<i>Eucalyptus globulus</i>	14	Good	Remove
131	MONTEREY PINE	<i>Pinus radiata</i>	8	Good	Remove
132	BLUE GUM	<i>Eucalyptus globulus</i>	13	Fair	Remove
133	MONTEREY PINE	<i>Pinus radiata</i>	11	Good	Remove
134	MONTEREY PINE	<i>Pinus radiata</i>	11	Good	Remove
135	MONTEREY PINE	<i>Pinus radiata</i>	7	Good	Remove
136	MONTEREY PINE	<i>Pinus radiata</i>	7	Good	Remove
137	BLUE GUM	<i>Eucalyptus globulus</i>	10	Good	Remove
138	BLUE GUM	<i>Eucalyptus globulus</i>	14	Good	Remove
139	BLUE GUM	<i>Eucalyptus globulus</i>	12	Good	Remove
140	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	8	Good	Remove
141	MONTEREY PINE	<i>Pinus radiata</i>	11	Good	Remove
142	MONTEREY PINE	<i>Pinus radiata</i>	11	Good	Remove
143	MONTEREY PINE	<i>Pinus radiata</i>	12	Good	Remove
144	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	5	Good	Remove
145	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	6	Good	Remove
146	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	5	Good	Remove
147	MONTEREY PINE	<i>Pinus radiata</i>	14	Good	Remove
148	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	11	Fair	Remove
149	MONTEREY PINE	<i>Pinus radiata</i>	9	Fair	Remove
150	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	5	Good	Remove
151	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	5	Good	Remove
152	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	6	Good	Remove
153	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	2	Fair	Remove
154	MONTEREY CYPRESS	<i>Hesperocyparis macrocarpa</i>	2	Good	Remove
155	WHITE ALDER	<i>Alnus rhombifolia</i>	3	Fair	Remove
156	WHITE ALDER	<i>Alnus rhombifolia</i>	3	Good	Remove
157	WHITE ALDER	<i>Alnus rhombifolia</i>	4	Fair	Remove
158	WHITE ALDER	<i>Alnus rhombifolia</i>	4	Poor	Remove



Appendix C Assumptions and Limiting Conditions

1. Care has been taken to obtain all information from reliable sources. All data has been verified insofar as possible; however, the Consultant can neither guarantee nor be responsible for the accuracy of information provided by others. Standard of Care has been met with regards to this project within reasonable and normal conditions.
2. The Consultant will not be required to give testimony or to attend court due to this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services as described in the fee schedule and contract of engagement.
3. Loss or alteration of any part of this report invalidates the entire report.
4. Possession of this report or a copy thereof does not imply right of publication or use for any purpose by any other than the person to whom it is addressed, without the prior written consent of the Consultant.
5. This report and any values expressed herein represent the opinion of the Consultant, and the Consultant's fee is in no way contingent upon the reporting of a stipulated result, a specified value, the occurrence of a subsequent event, nor upon any finding to be reported.
6. Unless expressed otherwise: 1) information contained in this report covers only those items that were examined and reflects the condition of those items at the time of inspection; and 2) the inspection is limited to visual examination of accessible items without dissection, excavation, or coring, unless otherwise stated. There is no warranty or guarantee, expressed or implied, that problems or deficiencies of the tree(s) or property in question may not arise in the future.
7. 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. It is highly recommended that you follow the arborist recommendations; however, you may choose to accept or disregard the recommendations and/or seek additional advice.
8. 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 specific period.
9. Any recommendations and/or performed treatments (including, but not limited to, pruning or 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, and any other related issues. Arborists cannot take such considerations into account unless complete and accurate information is disclosed to the arborist. An arborist can then be expected to consider and reasonably rely on the completeness and accuracy of the information provided.
10. The author has no personal interest or bias with respect to the subject matter of this report or the parties involved. He/she has inspected the subject tree(s) and to the best of their knowledge and belief, all statements and information presented in the report are true and correct.



Appendix D Certificate of Performance

I, Leonardo Tuchman certify that:

- I have personally inspected the trees referred to in this report and have stated my findings accurately. The extent of the assessment is stated in the attached report and the Limits of the Assignment.
- I have no current or prospective interest in the tree or the property that are the subject of this report and have no personal interest or bias with respect to the parties involved.
- The analysis, opinions, and conclusions stated herein are my own and are based on current scientific procedures and facts.
- My analysis opinions, and conclusions were developed, and this report has been prepared according to commonly accepted arboricultural practices.
- No one provided significant professional assistance to me, except as indicated within the report.
- 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 subsequent events.

I further certify that I am a member of good standing of the International Society of Arboriculture. I have been involved in the field of municipal arboriculture in a full-time capacity for a period of more than four years.

Respectfully,

Leonardo Tuchman

Leonardo Tuchman
ISA Certified Arborist WE-12453A
ASCA Registered Consulting Arborist #771
ISA Tree Risk Assessment Qualified
California DPR QAL #146294
Plant Health Care Arborist
West Coast Arborists Inc.