

August 16, 2023

DGA
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Summary

The plans are to renovate the area and improve the landscape and adjacent structure. The inventory contains four trees comprised of the same species (London plane (*Platanus x hispanica*)). None of the trees are considered “Heritage Species”. All four trees are in fair condition with poor suitability for preservation and will be required to be removed. Thirteen are proposed as mitigation replacements. There is no tree protection for this project since everything will be removed and replaced

Assignment, Limits, Purpose and Use

- Provide an arborist’s report including an assessment of the trees within the project area and those on adjacent sites that could be affected by the proposed project. The assessment is to include the species, size (trunk diameter/circumference), condition (health, structure and form), and suitability for preservation.
- The information in this report is limited to the condition of the trees during my inspection on July 26, 2023. No tree risk assessments were performed.
- Plans reviewed were the Landscape Plan set provided by Studio Five and DGA dated August 11, 2023.

Provide a pre-development assessment of the trees on-site to help satisfy the City of South San Francisco planning requirements.



Observations

Plans

The plans are to renovate the area and improve the landscape and adjacent structure.

Tree Inventory

City of South San Francisco ordinance 13.30.020 Definitions. “Protected tree” means:

1. Any upright, single-trunked tree of a species not considered to be a heritage tree as defined in subsection (3) below or a tree listed in subsection (2) below, with a circumference of forty-eight inches or more when measured fifty-four inches above natural grade; or
2. Any upright, single-trunked tree of the following species: Blue Gum (*Eucalyptus globulus*), Black Acacia (*Acacia melanoxylon*), Myoporum (*Myoporum laetum*), Sweetgum (*Liquidambar styraciflua*), Glossy Privet (*Ligustrum lucidum*), or Lombardy Poplar (*Populus nigra*) with a circumference of seventy-five inches or more when measured fifty-four inches above natural grade; or
3. Any upright, single-trunked tree considered to be a heritage tree species, with a circumference of thirty inches or more when measured at fifty-four inches above natural grade. A heritage tree means any of the following: California Bay (*Umbellularia californica*), Oak (*Quercus* spp.), Cedar (*Cedrus* spp.), California Buckeye (*Aesculus californica*), Catalina Ironwood (*Lyonothamnus asplenifolium*), Strawberry Tree (*Arbutus* spp.), Mayten (*Maytenus boaria*), or Little Gem Dwarf Southern Magnolia (*Magnolia grandiflora* “Little Gem”).
4. A tree or stand of trees so designated by the director based upon findings that it is unique and of importance to the public due to its unusual appearance, location, historical significance or other factor; or
5. A stand of trees in which the director has determined each tree is dependent upon the others for survival.

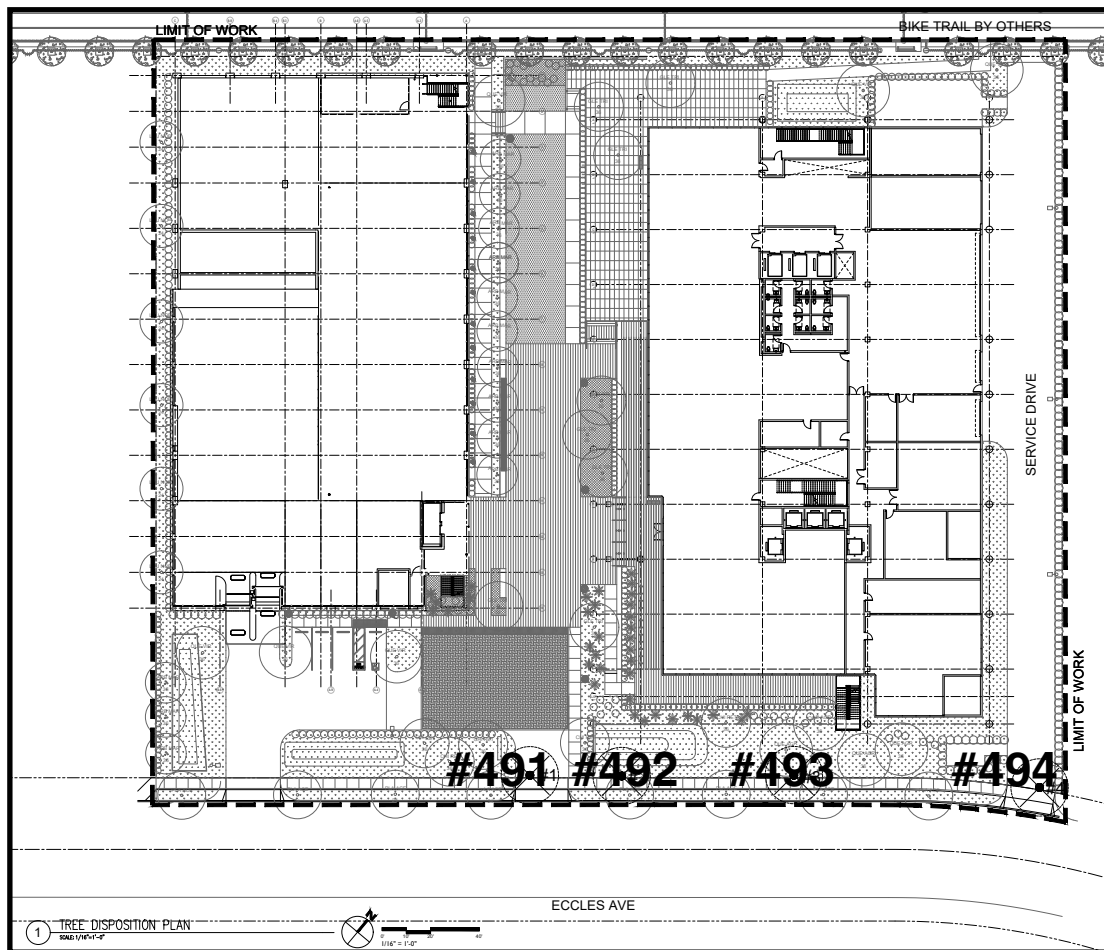
The inventory contains four London plane (*Platanus x hispanica*) and are not considered “Heritage Species”.



The image below indicates the locations of the trees included in the inventory from L.005 (Image 1) and the data summary.

Table 1: Tree Inventory

Tree Species	I.D. #	Trunk Diameter (in.)	~ Height (ft.)	~ Canopy Diameter (ft.)	Condition	Expected Impact	Status
London plane (Platanus x Hispanica)	491	31	35	30	Fair	High/Remove	Non-Heritage Species
London plane (Platanus x Hispanica)	492	22	35	30	Fair	High/Remove	Non-Heritage Species
London plane (Platanus x Hispanica)	493	22	35	30	Fair	High/Remove	Non-Heritage Species
London plane (Platanus x Hispanica)	494	19	35	30	Fair	High/Remove	Non-Heritage Species



Discussion

Condition Rating

A tree's condition is a determination of its overall health, structure, and form (ISA 2018). The assessment considered all three characteristics for a combined condition rating.

- 100% - Exceptional = Good health and structure with significant size, location or quality.
- 61-80% - Good = Normal vigor, well-developed structure, function and aesthetics not compromised with good longevity for the site.
- 41-60 % - Fair = Reduced vigor, damage, dieback, or pest problems, at least one significant structural problem or multiple moderate defects requiring treatment. Major asymmetry or deviation from the species normal habit, function and aesthetics compromised.
- 21-40% - Poor = Unhealthy and declining appearance with poor vigor, abnormal foliar color, size or density with potential irreversible decline. One serious structural defect or multiple significant defects that cannot be corrected and failure may occur at any time. Significant asymmetry and compromised aesthetics and intended use.
- 6-20% - Very Poor = Poor vigor and dying with little foliage in irreversible decline. Severe defects with the likelihood of failure being probable or imminent. Aesthetically poor with little or no function in the landscape.
- 0-5% - Dead/Unstable = Dead or imminently ready to fail.

All the trees are in fair condition and have suffered from various common leaf diseases such as Anthracnose (*Apiognomonina veneta*). and sycamore scale (*Stomacoccus platani*). All four trees have been and would require arbitrary crown height reduction to accommodate the overhead high voltage lines.



Suitability for Preservation

Suitability for preservation is based on a tree's potential to be a future asset once a project is complete. Ratings are based on species, size, condition and tolerance to construction, and contribution to the site and community (Gilpin, R, Hauer, R, Matheny, N, and Smiley, E.T. 2023). Ratings are as follows and some trees may have certain good and bad characteristics and not fit neatly into the categories.

- High: Good condition, desirable species, tolerant to construction impacts, longer lifespans, good aesthetics.
- Medium: Trees between high and low potentially with issues that can be mitigated through cultural practices such as pruning or plant health care programs.
- Low: Poor condition, undesirable species (invasive or low species ratings), intolerant of construction impacts, short life spans, poor aesthetics.

Although the trees are in fair condition all four are a burden to the community because they require constant reduction by the electric utility to keep them away from the high voltage lines. Removing and replacing the trees with more power line friendly species would be appropriate in this instance when the property is to be renovated. In this circumstance the trees have poor suitability for preservation.

Expected Impact Level

Impact level defines how a tree may be affected by construction activity and proximity to the tree, and is described as low, moderate, or high. The following scale defines the impact rating:

- Low = The construction activity will have little influence on the tree.
- Moderate = The construction may cause future health or structural problems, and steps must be taken to protect the tree to reduce future problems.
- High = Tree structure and health will be compromised and removal is recommended, or other actions must be taken for the tree to remain. The tree is located in the building envelope.

All four trees are to be removed and replaced with thirteen additional specimens throughout the site.



Conclusion

The plans are to renovate the area and improve the landscape and adjacent structure. The inventory contains four London plane (*Platanus x hispanica*) and are not considered “Heritage Species”. All the trees are in fair condition and have suffered from various common leaf diseases. Although the trees are in fair condition all four are a burden to the community because they require constant reduction by the electric utility to keep them away from the high voltage lines. In this circumstance the trees have poor suitability for preservation. All four trees are to be removed and replaced with thirteen additional specimens throughout the site.

Recommendations

Obtain all necessary permits and remove the trees and replace them according to the ordinance or planning requirements.

Bibliography

- American National Standard for Tree Care Operations: Tree, Shrub and Other Woody Plant Management : Standard Practices (Management of Trees and Shrubs During Site Planning, Site Development, and Construction)(Part 5). Londonderry, NH: Secretariat, Tree Care Industry Association, 2019. Print.
- Gilpin, R, Hauer, R, Matheny, N, and Smiley, E.T. *Managing trees during construction*, Third edition. Champaign, IL: International Society of Arboriculture, 2023.



Appendix A: Photographs

A1: #491 through #494



Qualifications, Assumptions, and Limiting Conditions

Any legal description provided to the consultant is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or attend meetings, hearings, conferences, mediations, arbitration, or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only examined items and their condition at the time of inspection; and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.



Certification of Performance

I Richard Gessner, Certify:

That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and/or appraisal is stated in the attached report and Terms of Assignment;

That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

That the analysis, opinions and conclusions stated herein are my own;

That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;

That no one provided significant professional assistance to the consultant, except as indicated within the report.

That 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 other subsequent events;

I further certify that I am a Registered Consulting Arborist® with the American Society of Consulting Arborists, and that I acknowledge, accept and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Board Certified Master Arborist® and Tree Risk Assessor Qualified. I have been involved with the practice of Arboriculture and the care and study of trees since 1998.

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