



Arborist Report

**500 Railroad Avenue
South San Francisco, CA**

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March 2024



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South San Francisco, CA

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500 Railroad Avenue
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Introduction and Overview

David J. Powers & Associates is preparing plans to re-develop the property located at the 500 Railroad Avenue in South San Francisco. HortScience | Bartlett Consulting, Divisions of The F. A. Bartlett Tree Expert Company, was asked to prepare an **Arborist Report** for the trees within the project area as part of the application to the City of South San Francisco. This report responds to that request and provides the following information:

1. An assessment of the health, structural condition, and suitability for preservation of the trees located on and adjacent to the proposed project area.
2. An assessment of the trees that would be preserved and removed based on preliminary development plans.
3. Preliminary guidelines for tree preservation during the design, construction, and maintenance phases of development.

Tree Assessment Methods

Trees were assessed on March 14, 2024. The assessment included all trees measuring 6 inches and larger in diameter located within and adjacent to the project area. The assessment procedure was a visual assessment from the ground, consisting of the following steps:

1. Identifying the tree species.
2. Attaching a numerically coded metal tag to the trunk of each tree.
3. Recording the tree's location on a map.
4. Measuring the trunk diameter at a point 54-inches (4.5 feet) above grade.
5. Evaluating the health and structural condition using a scale of 1 – 5:
 - 5 - A healthy, vigorous tree, reasonably free of signs and symptoms of disease, with good structure and form typical of the species.
 - 4 - Tree with slight decline in vigor, small amount of twig dieback, or minor structural defects that could be corrected.
 - 3 - Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.
 - 2 - Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
 - 1 - Tree in severe decline, dieback of scaffold branches and/or trunk; most of foliage from epicormic shoots (secondary shoots that arise along the trunk and branches); extensive structural defects that cannot be abated.
6. Rating the suitability for preservation as “high”, “moderate” or “low.” Suitability for preservation considers the health, age and structural condition of the tree, and its potential to remain an asset to the site for years to come.
 - High:** Trees with good health and structural stability that have the potential for longevity at the site.
 - Moderate:** Trees with somewhat declining health and/or structural defects than can be abated with treatment. The tree will require more intense management and monitoring and may have shorter life span than those in ‘high’ category.
 - Low:** Trees in poor health or with significant structural defects that cannot be mitigated. Tree is expected to continue to decline, regardless of treatment. The species or individual may have

characteristics that are undesirable for landscapes, and generally are unsuited for use areas.

Description of Trees

Ninety-eight (98) trees representing seven (7) species were assessed. Twenty-one (21) off-site trees were included. Overall, 51 trees were in poor condition, 43 were fair, and four were good: trees #54, 55, 56 and 66. In general species present were non-natives that are commonly observed in the region. Monterey pine was the only species native to California. Descriptions of each tree are provided in the **Tree Assessment Form** and locations are shown on the **Tree Assessment Map** (see Exhibits).

**Table 1. Tree condition and frequency of occurrence.
500 Railroad Avenue, So. San Francisco, CA.**

Common Name	Scientific Name	Condition			Total
		Poor (1-2)	Fair (3)	Good (4-5)	
Blackwood acacia	<i>Acacia melanoxylon</i>	30	1	-	31
River red gum	<i>Eucalyptus camaldulensis</i>	5	11	-	16
Blue gum	<i>Eucalyptus globulus</i>	7	3	-	10
Compact blue gum	<i>Eucalyptus globulus</i> 'Compacta'	4	17	-	21
Brisbane box	<i>Lophostemon confertus</i>	5	10	-	15
Canary Island pine	<i>Pinus canariensis</i>	-	-	3	3
Monterey pine	<i>Pinus radiata</i>	-	1	1	2
Total		51	43	4	98

The site consists of a long narrow vacant lot that grades up to Railroad Avenue at the north side, most steeply in the center. A thin strip of the property splits off to the southeast and continues south to North Canal Street. Trees were growing at the perimeter of the site.

Blackwood acacia was the most frequently occurring species, with 31 trees. Most were growing on the north slope near Railroad Avenue (Photo 1). Condition was almost uniformly poor (30 trees), due to over-crowding and extensive dieback.



Photo 1. Most acacia were growing on a slope below Railroad Avenue.

Acacia #73 was in fair condition with codominant stems with a narrow attachment. Like many of the trees assessed, it was engulfed in ivy. None of the acacias were in good condition. Stage of development ranged from young (6 inches) to mature (27 inches).

Twenty-one (21) compact blue gums were growing at the edge of the site (Photo 2). Nine were off-site behind a fence on the south side. Most gums (17 trees) were large mature trees in fair condition. Four compact gums were in poor condition due to crowded growing

conditions. Diameters ranged from 12 to 50 inches, with an average diameter of 28 inches.



Photo 2. Compact gums #97 and 98 (at right) were growing at the west end of the property. Gum #98 was off-site behind a fence.

Of sixteen (16) river red gums, 11 were fair and five were in poor condition. Single stem and trunk diameters ranged from one to 35 inches. Mature trees with room to grow were generally in better condition than trees suppressed or crowded closely together. Two gums were growing off-site to the south.

Fifteen (15) Brisbane boxes were in fair (10 trees) or poor condition (5 trees). Several were multi-stemmed at or near the base. Stem diameters ranged from 2 to 19 inches. Six trees were growing off-site (Photo 3).

Photo 3. Brisbane boxes #90, 91 and 92 (L to R) were growing off-site at the southwest edge.

Ten blue gums were growing interspersed with the compact blue gums. Most (7 trees) were growing crowded together and were in poor condition. Blue gums #44, 95 and 96 were in fair condition with more vigorous crowns. Stage of development ranged from young (13 inches) to mature (42 inches).



The remaining two species were represented by three and two trees, respectively:

- Off-site Canary Island pines #54, 55 and 56 were semi-mature trees in good condition. Diameters ranged from 13 to 18 inches. The pines were crowded closely together but appeared vigorous.
- Monterey pine #66 was 15 inches and in good condition with vigorous growth. Pine #71 was leaning south and growing in crowded conditions; diameter was 9 inches.

Protected Trees in South San Francisco

Per Municipal Code Section 13.30, South San Francisco protects:

- Certain *Heritage* species (such as oaks) 9 inches and greater in trunk diameter (30 inches in circumference)
- Most species 15 inches and greater in diameter (48 inches in circumference),
- Certain species (such as blackwood acacia) 24 inches and greater in trunk diameter (75 inches in circumference),
- A stand of trees whereby each tree is dependent upon the others for survival, and A tree or stand of trees so designated based on findings that it is unique and is of importance to the public due to its unusual appearance, location, or historical significance.

Based on these criteria, 28 trees are considered *Protected*. These trees cannot be removed without a permit. Individual trees' Protected status are described in the Tree Assessment Form (see Exhibits).

South San Francisco requires replacement of *Protected* trees with three 15-gallon-size or two 24-inch box minimum-size landscape trees for each tree removed, as determined by the City Planning director.

Suitability for Preservation

Trees that are preserved on sites where development or other improvements are planned, must be carefully selected to make sure that they may survive construction impacts, adapt to a new environment and perform well in the landscape. Our goal is to identify trees that have the potential for long-term health, structural stability and longevity. Evaluation of suitability for preservation considers several factors:

- **Tree health**
Healthy, vigorous trees are better able to tolerate impacts such as root injury, demolition of existing structures, changes in soil grade and moisture, and soil compaction than are non-vigorous trees.
- **Structural integrity**
Trees with significant amounts of wood decay and other structural defects that cannot be corrected are likely to fail. Such trees should not be preserved in areas where damage to people or property is likely. Defects such as codominant or multiple stems, lean and other deviations from the vertical, heavy branches and decay are problematic and may increase the potential for a tree to fail. For example, many of the blackwood acacia were leaning or failing downslope and had extensive branch dieback. I do not recommend preservation of these trees.

- **Species response**

There is a wide variation in the response of individual species to construction impacts and changes in the environment. For instance, Brisbane box and Canary Island pine are tolerant of root and general construction impacts. River red gum has moderate tolerance to construction impacts. Blackwood acacia, blue gum and Monterey pine are intolerant of site disturbance.

- **Tree age and longevity**

Old trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young trees are better able to generate new tissue and respond to change.

- **Species invasiveness**

Species which spread across a site and displace desired vegetation are not always appropriate for retention. This is particularly true when indigenous species are displaced. The California Invasive Plant Inventory Database (www.cal-ipc.org) lists species identified as being invasive. South San Francisco is part of the Central West Floristic Province. Blackwood acacia, blue gum and river red gum are considered invasive on a limited basis.

Each tree was rated for suitability for preservation based upon its age, health, structural condition and ability to safely coexist within a development environment (Table 2, below).

**Table 2. Tree suitability for preservation.
500 Railroad Avenue, So. San Francisco, CA.**

High	Trees with good health and structural stability that have the potential for longevity at the site. Monterey pine #66 had high suitability for preservation.
Moderate	Trees in fair health and/or possessing structural defects that may be abated with treatment. Trees in this category require more intense management and monitoring, and may have shorter life-spans than those in the high category. Thirty-one (31) trees had moderate suitability for preservation including 12 compact blue gums, 9 river red gums, 4 Brisbane boxes, all 3 Canary Island pines, blue gums 95 and 96, and Monterey pine #71.
Low	Trees in poor health or possessing significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas. Sixty-six (66) trees had low suitability for preservation, including all 31 blackwood acacias, 11 Brisbane boxes, 9 compact blue gums, 8 blue gums, and 7 river red gums.

We consider trees with high suitability for preservation to be the best candidates for preservation during development. We do not generally recommend retention of trees with low suitability for preservation in areas where people or property will be present. Retention of trees with moderate suitability for preservation depends upon the intensity of proposed site changes.

Evaluation of Impacts and Recommendations for Action

Appropriate tree retention develops a practical match between the location and intensity of construction activities and the quality and health of trees. The **Tree Assessment** was the reference point for tree condition and quality. Impacts from the proposed project were evaluated using the Railroad Avenue Townhouse Design Charrette set (BKF Engineers, 07/31/2023) and the Railroad Avenue Townhouse Planned Development Design Review drawings (SIM Architects, 7/31/2023).

The proposed project would construct 73 townhouses along Railroad Avenue. Based on my assessment of the proposed plan and evaluation of the trees, I recommend the removal of all 77 trees on the site and preservation of off-site trees #45, 47– 49, 51 – 57, 65, 68, 75, 88 – 93, and 101 (Table 3, below and following pages). Nineteen (19) of the trees proposed for removal are *Protected*.

Successful retention of the trees to be preserved will require adherence to the **Tree Preservation Guidelines** (page 10).

**Table 3. Tree disposition.
500 Railroad Avenue, So. San Francisco, CA.**

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Proposed Action	Notes
1	Blackwood acacia	6	No	Remove	Within grading
2	Blackwood acacia	7,5	No	Remove	Within grading
3	Blackwood acacia	7,6	No	Remove	Within grading
4	Blackwood acacia	7	No	Remove	Within grading
5	Blackwood acacia	6	No	Remove	Within grading
6	Blackwood acacia	9	No	Remove	Within grading
7	Blackwood acacia	8,6	No	Remove	Within grading
8	Blackwood acacia	6	No	Remove	Within grading
9	Blackwood acacia	7	No	Remove	Within grading
10	Blackwood acacia	9	No	Remove	Within grading
11	Blackwood acacia	7,7	No	Remove	Within grading
12	Blackwood acacia	6	No	Remove	Within grading
13	Blackwood acacia	7	No	Remove	Within grading
14	Blackwood acacia	6	No	Remove	Within grading
15	Blackwood acacia	6,6,5	No	Remove	Within grading

**Table 3, cont'd. Tree disposition.
500 Railroad Avenue, So. San Francisco, CA.**

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Proposed Action	Notes
16	Blackwood acacia	7,6	No	Remove	Within grading
17	Blackwood acacia	7,6,6,6	No	Remove	Within grading
18	Blackwood acacia	7	No	Remove	Within grading
19	Blackwood acacia	8	No	Remove	Within grading
20	Blackwood acacia	9	No	Remove	Within grading
21	Blackwood acacia	13	No	Remove	Within grading
22	Blackwood acacia	7	No	Remove	Within grading
23	Blackwood acacia	7,6,5,5,4,4,4	No	Remove	Within grading
24	Blackwood acacia	10	No	Remove	Within grading
25	River red gum	22	Yes	Remove	Within grading
26	River red gum	7	No	Remove	Within grading
27	River red gum	20	Yes	Remove	Within grading
28	River red gum	20	Yes	Remove	Within grading
29	River red gum	35	Yes	Remove	Within grading
30	River red gum	9	No	Remove	Within grading
31	Blue gum	15,11	No	Remove	Within grading
32	Compact blue gum	7,6,4,4	No	Remove	Within grading
33	Compact blue gum	30	Yes	Remove	Within grading
34	Blackwood acacia	13,8	No	Remove	Within grading
35	Blackwood acacia	7,6	No	Remove	Within grading
36	Compact blue gum	24,22,12	Yes	Remove	Within grading
37	Blue gum	12,7,5	No	Remove	Within grading
38	Blue gum	7,5,3	No	Remove	Within grading
39	Compact blue gum	20,16,16,12,12,9	No	Remove	Within grading
40	Compact blue gum	24,20,20,20,12	Yes	Remove	Within grading
41	Blue gum	13	No	Remove	Within grading
42	Blue gum	14	No	Remove	Within grading
43	Blue gum	12,4,4	No	Remove	Within grading
44	Blue gum	16	No	Remove	Within grading

**Table 3, cont'd. Tree disposition.
500 Railroad Avenue, So. San Francisco, CA.**

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Proposed Action	Notes
45	Compact blue gum	30	Yes	Preserve	Off-site
46	Compact blue gum	13	No	Remove	Within grading
47	Compact blue gum	45,20,15	Yes	Preserve	Off-site
48	Compact blue gum	17,16,15, 14,12,8	No	Preserve	Off-site
49	Compact blue gum	13,12,10, 10,10,7	No	Preserve	Off-site
50	Compact blue gum	12	No	Remove	Within grading
51	Compact blue gum	24,20,20, 19	Yes	Preserve	Off-site
52	Compact blue gum	32	Yes	Preserve	Off-site
53	Compact blue gum	20,17 16,14,10, 9	No	Preserve	Off-site
54	Canary Island pine	13	No	Preserve	Off-site
55	Canary Island pine	16	No	Preserve	Off-site
56	Canary Island pine	18	No	Preserve	Off-site
57	Compact blue gum	14,12,12, 12,10,10, 10,6,5	No	Preserve	Off-site
58	River red gum	10	No	Remove	Within grading
59	River red gum	29	Yes	Remove	Within grading
60	River red gum	14	No	Remove	Within grading
61	River red gum	24,18	Yes	Remove	Within grading
62	River red gum	12,9,8,8,7 ,4	No	Remove	Within grading
63	River red gum	14	No	Remove	Within grading
64	River red gum	1'-10" range	No	Remove	Within grading
65	River red gum	26	Yes	Preserve	Off-site
66	Monterey pine	15	Yes	Remove	Within grading
67	Blackwood acacia	16	No	Remove	Within grading

**Table 3, cont'd. Tree disposition.
500 Railroad Avenue, So. San Francisco, CA.**

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Proposed Action	Notes
68	River red gum	22	Yes	Preserve	Off-site
69	Blackwood acacia	9,5	No	Remove	Within grading
70	Compact blue gum	18,13,13, 7,3,3,3	No	Remove	Within grading
71	Monterey pine	9	No	Remove	Within grading
72	Compact blue gum	28	Yes	Remove	Within grading
73	Blackwood acacia	12	No	Remove	Within grading
74	Compact blue gum	16	No	Remove	Within grading
75	Compact blue gum	24,17,16, 13,12,10, 9,8	Yes	Preserve	Off-site
76	River red gum	27	Yes	Remove	Within grading
77	Blackwood acacia	11	No	Remove	Within grading
78	Brisbane box	7,6,6,6,4, 4	No	Remove	Within grading
79	Brisbane box	8,6,3	No	Remove	Within grading
80	Brisbane box	8,7,6,4,4, 3	No	Remove	Within grading
81	Blackwood acacia	27	Yes	Remove	Within grading
82	Brisbane box	15	Yes	Remove	Within grading
83	Brisbane box	16	Yes	Remove	Within grading
84	Brisbane box	14	No	Remove	Within grading
85	Brisbane box	13	No	Remove	Within grading
86	Brisbane box	16	Yes	Remove	Within grading
87	Brisbane box	8	No	Remove	Within grading
88	Brisbane box	19	Yes	Preserve	Off-site
89	Brisbane box	12,4,4,2,2	No	Preserve	Off-site
90	Brisbane box	10,6,3	No	Preserve	Off-site
91	Brisbane box	6,4,4	No	Preserve	Off-site
92	Brisbane box	8,8,7,6,2	No	Preserve	Off-site
93	Brisbane box	8,7,4,4,3	No	Preserve	Off-site
94	Blue gum	13,10	No	Remove	Within grading
95	Blue gum	37	Yes	Remove	Within grading
96	Blue gum	42	Yes	Remove	Within grading

**Table 3, cont'd. Tree disposition.
500 Railroad Avenue, So. San Francisco, CA.**

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Proposed Action	Notes
97	Compact blue gum	50	Yes	Remove	Within grading
98	Compact blue gum	40	Yes	Preserve	Off-site

Tree Preservation Guidelines

All on-site trees will be removed. Trees located off-site but close to the project boundary will be retained. The following recommendations will help reduce impacts to off-site trees from development and maintain their health and structural stability through the clearing, grading and construction phases.

Design recommendations

1. Where possible, include the location of all trees within 10 feet of the project limit. Include trunk locations on all project plans.
2. The project's perimeter security fence will also serve as the **TREE PROTECTION ZONE**. No grading, excavation, construction or storage of materials should occur outside the project limit.
3. All plans affecting trees shall be reviewed by the Consulting Arborist with regard to tree impacts. These include, but are not limited to, demolition plans, grading plans, drainage plans, utility plans, and landscape and irrigation plans.
4. Irrigation systems must be designed so that no trenching severs roots larger than 2 inches in diameter will occur within the **TREE PROTECTION ZONE**.
5. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.

Pre-demolition and pre-construction treatments and recommendations

1. The project's perimeter security fence will also serve as the **TREE PROTECTION ZONE**. No grading, excavation, construction or storage of materials should occur outside the project limit.
2. Off-site trees to be preserved may require pruning to provide clearance for demolition, grading and construction. Tree care firm providing the pruning shall be a State of California Licensed Tree Contractor (C61/D49). All pruning shall be done by Certified Arborist or Certified Tree Worker in accordance with the latest edition of the Best Management Practices for Pruning (International Society of Arboriculture) and the American National Standard for Tree Care Operations (Z133.1) and Pruning (A300).
3. Tree(s) to be removed that have branches extending into the canopy of tree(s) to remain shall be removed by a Certified Arborist or Certified Tree Worker and not by

the demolition contractor. The Certified Arborist or Certified Tree Worker shall remove the trees in a manner that causes no damage to the tree(s) and understory to remain.

4. Trees to be removed shall be felled so as to fall away from **TREE PROTECTION ZONE** and avoid pulling and breaking of roots of off-site trees to remain. If roots are entwined, the Consulting Arborist may require first severing the major woody root mass before extracting the trees.
5. All tree work shall comply with the Migratory Bird Treaty Act as well as California Fish and Wildlife code 3503-3513 to not disturb nesting birds. To the extent feasible tree pruning and removal should be scheduled outside of the breeding season. Breeding bird surveys should be conducted prior to tree work. Qualified biologists should be involved in establishing work buffers for active nests.

Recommendations for tree protection during construction

1. Any approved grading, construction, demolition or other work within 5 feet of the **Tree Protection Zone** should be monitored by the Consulting Arborist.
2. Any root pruning that will occur within 5 feet of the **Tree Protection Zone** shall receive the prior approval of and may be supervised by the Consulting Arborist. Roots should be cut with a saw to provide a flat and smooth cut. Removal of roots larger than 2 inches in diameter should be avoided.
3. If roots 2 inches and greater in diameter are encountered during site work and must be cut to complete the construction, the Consulting Arborist must be consulted to evaluate effects on the health and stability of the tree and recommend treatment.
4. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.

If you have any questions regarding my observations or recommendations, please feel free to contact me.

HortScience | Bartlett Consulting



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Exhibits

Tree Assessment Form

Tree Assessment Map



Tree Assessment

500 Railroad Avenue
South San Francisco, CA
March 2024



Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
1	Blackwood acacia	6	No	1	Low	Leans E.; suppressed; all but dead.
2	Blackwood acacia	7,5	No	2	Low	Codominant stems arise from base; trunk decay W. stem; suppressed.
3	Blackwood acacia	7,6	No	2	Low	Codominant stems at 1' with narrow attachments; leans E.; extensive dieback.
4	Blackwood acacia	7	No	2	Low	Failed downhill at base + correcting; branch dieback; suppressed.
5	Blackwood acacia	6	No	2	Low	Bowed E.; dead top; suppressed.
6	Blackwood acacia	9	No	2	Low	Leans E.; branch dieback; suppressed.
7	Blackwood acacia	8,6	No	1	Low	Codominant stems arise from base; S. stem dead; all but dead.
8	Blackwood acacia	6	No	1	Low	Seam E. side; all but dead.
9	Blackwood acacia	7	No	2	Low	High crown; branch dieback.
10	Blackwood acacia	9	No	2	Low	Leans S.; branch dieback.
11	Blackwood acacia	7,7	No	2	Low	S. stem dead.
12	Blackwood acacia	6	No	2	Low	High crown; crowded.
13	Blackwood acacia	7	No	2	Low	Decay column from base to top S.; branch dieback.
14	Blackwood acacia	6	No	2	Low	Leans S.; sparse top.
15	Blackwood acacia	6,6,5	No	2	Low	Multiple attachments at base; stump sprout.
16	Blackwood acacia	7,6	No	2	Low	Codominant stems arise from base; branch dieback.
17	Blackwood acacia	7,6,6,6	No	2	Low	Group of stems; 1 dead; extensive branch dieback.
18	Blackwood acacia	7	No	2	Low	Sinuous trunk; vigorous.
19	Blackwood acacia	8	No	2	Low	Decay at base; high crown.
20	Blackwood acacia	9	No	2	Low	Leans E.; crowded; branch dieback.
21	Blackwood acacia	13	No	2	Low	Raised crown; branch dieback.
22	Blackwood acacia	7	No	2	Low	Leans N.W.; branch dieback.

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
23	Blackwood acacia	7,6,5,5,4,4,4	No	2	Low	Multiple attachments arise from base; stump sprout; branch dieback.
24	Blackwood acacia	10	No	2	Low	Leans S.E.; some branch dieback; vigorous.
25	River red gum	22	Yes	3	Moderate	Multiple attachments at ~12'; history of limb failure; slightly sparse.
26	River red gum	7	No	2	Low	Leans S.E.; suppressed.
27	River red gum	20	Yes	2	Low	Leans E.; extremely crowded.
28	River red gum	20	Yes	3	Moderate	Codominant stems at 7'; V-shaped crown.
29	River red gum	35	Yes	3	Moderate	Codominant stems at 6'; history of limb failure; wide spreading crown.
30	River red gum	9	No	3	Moderate	Tall narrow form; codominant stems at ~10' with narrow attachment.
31	Blue gum	15,11	No	2	Low	Codominant stems at 2'; extremely crowded by #32.
32	Compact blue gum	7,6,4,4	No	2	Low	Multiple narrow attachments at 3'; extremely crowded by #31.
33	Compact blue gum	30	Yes	2	Low	At base of retaining wall at road; measured below attachment at 2'; fused stems; some branch dieback.
34	Blackwood acacia	13,8	No	2	Low	Codominant stems arise from base with narrow attachments; extensive branch dieback.
35	Blackwood acacia	7,6	No	1	Low	Codominant stems at 1'; E. 7" stem dead; extensive decay.
36	Compact blue gum	24,22,12	Yes	3	Low	Multiple narrow attachments at 2'; history of limb removal; tall narrow crown.
37	Blue gum	12,7,5	No	2	Low	Multiple attachments arise from base; narrow form.
38	Blue gum	7,5,3	No	2	Low	At fence; multiple narrow attachments at 3'; extremely crowded.
39	Compact blue gum	20,16,16,12,12,9	No	3	Low	Multiple narrow attachments at 3'; history of limb removal.
40	Compact blue gum	24,20,20,20,12	Yes	3	Low	Multiple narrow attachments at 4'; engulfed in ivy.

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41	Blue gum	13	No	2	Low	At fence; codominant stems at ~12' with narrow attachments; high narrow crown; extremely crowded.
42	Blue gum	14	No	2	Low	At fence; history of limb removal; tall narrow crown; extremely crowded.
43	Blue gum	12,4,4	No	2	Low	Multiple attachments arise from base; high crown.
44	Blue gum	16	No	3	Low	1-sided to N.; crowded.
45	Compact blue gum	30	Yes	3	Low	Off-site; tag on fence; at fence; 10' overhang on property. Measured below attachment at 2'; multiple attachments at 5'.
46	Compact blue gum	13	No	2	Low	At fence; history of limb removal; multiple attachments at 8'; crowded.
47	Compact blue gum	45,20,15	Yes	3	Moderate	Off-site. 10' overhang on property; multiple narrow attachments at ~4'; trunk not accessible; vigorous.
48	Compact blue gum	17,16,15,1 4,12,8	No	3	Moderate	Off-site; tag on fence. 10' overhang on property; multiple narrow attachments at 2'; vigorous.
49	Compact blue gum	13,12,10,1 0,10,7	No	3	Moderate	Off-site; tag on fence. ~6' overhang on property; multiple narrow attachments at ~4'; tall narrow crown.
50	Compact blue gum	12	No	2	Low	Engulfed in ivy; leans N.; extremely crowded.
51	Compact blue gum	24,20,20,1 9	Yes	3	Moderate	Off-site. At fence; 10' overhang on property; multiple narrow attachments at 4'; history of limb removal w/ reaction growth.
52	Compact blue gum	32	Yes	3	Moderate	Off-site. 10' overhang on property; multiple attachments at 4 + 9'.
53	Compact blue gum	20,17 16,14,10,9	No	3	Moderate	Off-site. At fence; 10' overhang on property; multiple attachments at ~4'; tall narrow crown.
54	Canary Island pine	13	No	4	Moderate	Off-site; tag on fence. 3' overhang on property; tall narrow crown; 1-sided to N.W.; crowded.
55	Canary Island pine	16	No	4	Moderate	Off-site; tag on fence. 10' overhang on property; high crown; crowded.

Tree Assessment

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
56	Canary Island pine	18	No	4	Moderate	Off-site ; tag on fence. 5' overhang on property; 1-sided to N.E.; crowded.
57	Compact blue gum	14,12,12,1 2,10,10,10 ,6,5	No	3	Moderate	Off-site ; tag on fence. 10' overhang on property; multiple narrow attachments at ~3'; history of limb removal.
58	River red gum	10	No	2	Low	Leans W.; topped; sparse.
59	River red gum	29	Yes	3	Low	Leans S.E.; multiple attachments at ~12'; history of limb failure.
60	River red gum	14	No	2	Low	Leans N.E.; basal wound W.; branch dieback.
61	River red gum	24,18	Yes	3	Moderate	At fence; codominant stems at 3'; engulfed in ivy; wide vigorous crown.
62	River red gum	12,9,8,8,7, 4	No	3	Moderate	Multiple attachments arise from base; some branch dieback; open crown.
63	River red gum	14	No	3	Moderate	Suppressed by #29; some branch dieback.
64	River red gum	1'-10" range	No	2	Low	Group of 20 stems; 10" or less.
65	River red gum	26	Yes	3	Moderate	Off-site ; at fence. Leans E + corrects; multiple narrow attachments at ~15'.
66	Monterey pine	15	Yes	4	High	At fence; slight correcting bow in trunk; vigorous.
67	Blackwood acacia	16	No	2	Low	Leans E.; codominant stems at 5'; vigorous; crowded by next #68.
68	River red gum	22	Yes	3	Moderate	Off-site . Codominant stems at ~15'.
69	Blackwood acacia	9,5	No	2	Low	Failing to S. at base; codominant stems arise from base; extremely crowded.
70	Compact blue gum	18,13,13,7 ,3,3,3	No	3	Low	At fence; engulfed in ivy; group of stems; vigorous.
71	Monterey pine	9	No	3	Moderate	Leans S.; vigorous; crowded.
72	Compact blue gum	28	Yes	3	Moderate	At fence; measured below attachment at 1'; multiple narrow attachments at 3'; vigorous.

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73	Blackwood acacia	12	No	3	Low	Codominant stems at 3' with narrow attachment + included bark; engulfed in ivy; vigorous.
74	Compact blue gum	16	No	3	Moderate	Measured below attachment at 2'; multiple narrow attachments at 3'; slightly suppressed by #75.
75	Compact blue gum	24,17,16,13,12,10,9,8	Yes	3	Moderate	Off-site. At fence; 20' overhang on property; multiple narrow attachments at ~3'; leaning N. onto fence; vigorous.
76	River red gum	27	Yes	3	Low	At fence; leans E. + corrects; trunk/branch decay; sparse.
77	Blackwood acacia	11	No	2	Low	Growing in base of #78; leans N.E.; extremely crowded.
78	Brisbane box	7,6,6,6,4,4	No	3	Low	Growing around #77; multiple narrow attachments arise from base; branch dieback.
79	Brisbane box	8,6,3	No	2	Low	Enlarged base; multiple attachments arise from base; extensive dieback.
80	Brisbane box	8,7,6,4,4,3	No	3	Low	Multiple attachments arise from base; some branch dieback; thin crown.
81	Blackwood acacia	27	Yes	2	Low	Strong lean S.W.; multiple attachments at 7'; branches resting on fence; vigorous full crown.
82	Brisbane box	15	Yes	3	Moderate	2' from curb; leans N.E.; multiple attachments at 6 + 9'; round crown.
83	Brisbane box	16	Yes	3	Moderate	3' from curb; multiple attachments at 7,8 + 9'; slightly sparse.
84	Brisbane box	14	No	2	Low	2' from curb; topped at 9' w/ reaction growth; leans E.; sparse.
85	Brisbane box	13	No	2	Low	Enlarged base; lapsed pollard; extremely sparse.
86	Brisbane box	16	Yes	3	Low	Girdling root N.; leans E.; lapsed pollard.
87	Brisbane box	8	No	2	Low	Enlarged base; leans E.; lapsed pollard; extremely sparse.
88	Brisbane box	19	Yes	3	Low	Off-site. 5' overhang on property; multiple attachments at 10 + 12'; sparse crown.

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
89	Brisbane box	12,4,4,2,2	No	2	Low	Off-site. 3' overhang on property; enlarged base; multiple attachments at 1'; rangy form.
90	Brisbane box	10,6,3	No	3	Low	Off-site. ~5' overhang on property; multiple attachments at enlarged base.
91	Brisbane box	6,4,4	No	3	Low	Off-site. ~5' overhang on property; base in shrub; codominant stems at 2'; suppressed by #90; sparse.
92	Brisbane box	8,8,7,6,2	No	3	Moderate	Off-site. ~8' overhang on property; leans N.; multiple narrow attachments at 2'; vigorous.
93	Brisbane box	8,7,4,4,3	No	3	Moderate	Off-site. ~3' overhang on property; base in shrub; multiple narrow attachments at ~3'; slightly sparse.
94	Blue gum	13,10	No	2	Low	At fence; codominant stems at 4' w/seam + narrow attachment; topped at 8'.
95	Blue gum	37	Yes	3	Moderate	At fence; engulfed in ivy; multiple attachments at ~15'; vigorous.
96	Blue gum	42	Yes	3	Moderate	At fence; multiple attachments at 7 + 10'; wide spreading crown.
97	Compact blue gum	50	Yes	3	Moderate	At fence; measured below attachment at 2'; multiple narrow attachments at 7'; history of limb removal; vigorous.
98	Compact blue gum	40	Yes	3	Moderate	Off-site; tag on fence ~12' overhang on property; Multiple narrow attachments at ~5'; tall narrow crown.

Tree Assessment Map

500 Railroad Avenue
South San Francisco, CA

Prepared for:
David J. Powers & Associates
San Jose, Ca

March 2024



No Scale

Notes:

Base map provided by:
Google Earth

Numbered tree locations are approximate.



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