



H. T. HARVEY & ASSOCIATES

Ecological Consultants

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**Bay Rise Park
Arborist Report**

Project #4113-02



Prepared for:

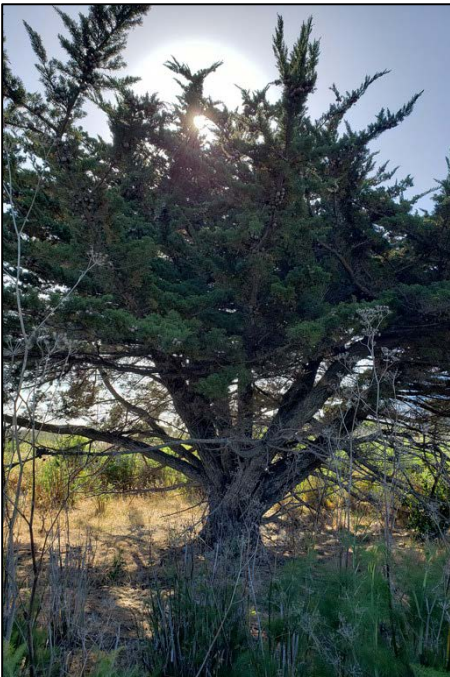
The SPHERE Institute

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MAY 02 2024

CITY OF BURLINGAME
CDD-PLANNING DIVISION

May 1, 2024

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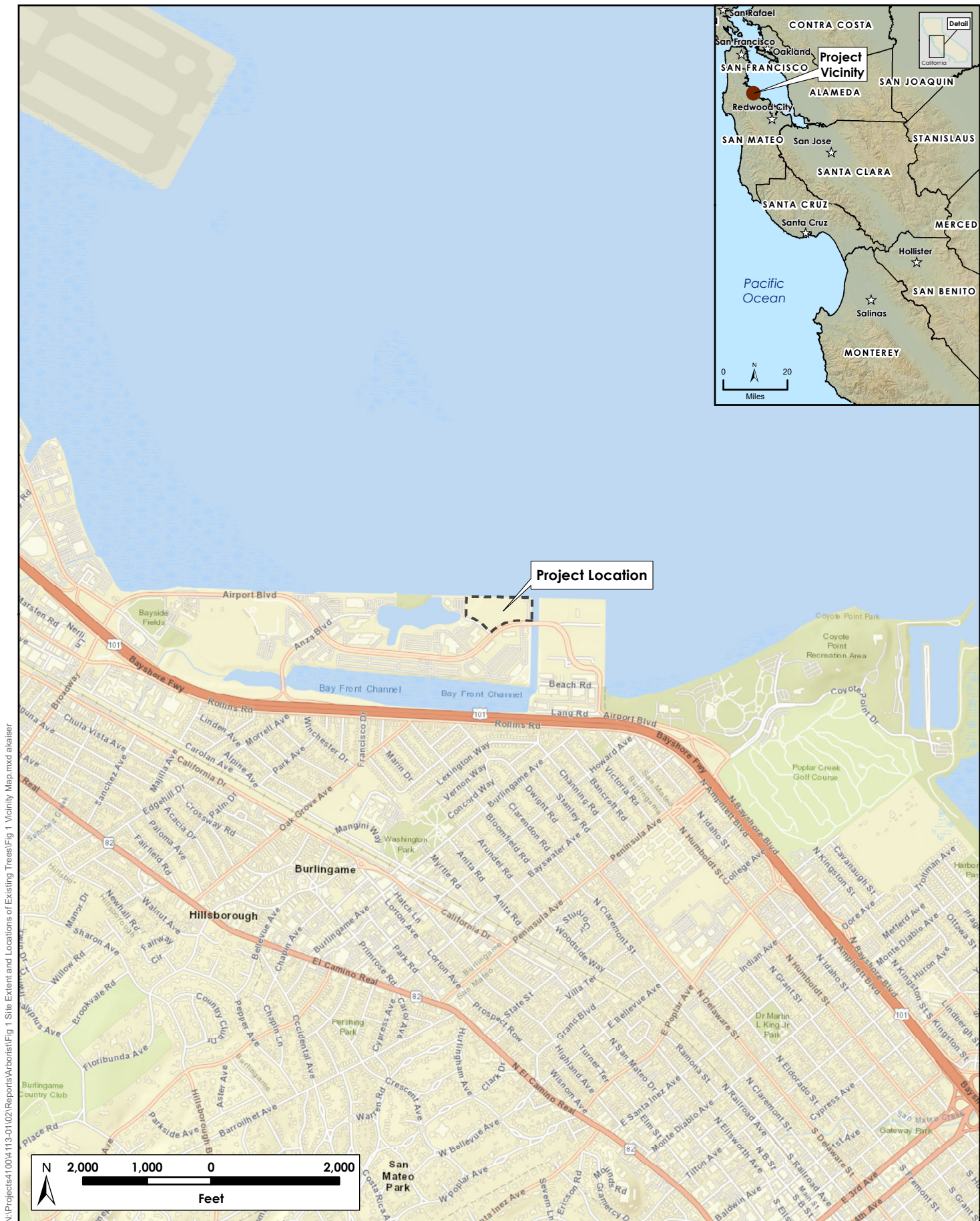
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Section 1.0 Introduction

H. T. Harvey & Associates has prepared this Arborist Report, which describes the current tree conditions within the project area of The SPHERE Institute’s proposed project, Bay Rise Park (referred to as the site), located in Burlingame, California (Table 1) (Figure 1). This report provides the applicable city codes and ordinances, an inventory of all trees on the site (with a diameter at breast height [DBH] greater than 4 inches), a figure showing the location of each tree in the inventory, a tree protection plan, and a table showing each tree’s species, native status, DBH, health and structural scores, condition rating, and protected status per the City of Burlingame (City) Municipal Code (code).

Table 1. Properties Included in this Report

Street Address	Assessor's Parcel Number
410 Airport Boulevard	026-36-060, 026-36-061



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Figure 1. Vicinity Map

Bay Rise Park Arborist Report (4113-02) May
2024

Section 2.0 Applicable Codes and Ordinances

2.1 Protected Tree Status

A tree with protected status is defined under item “F” in the City of Burlingame Municipal Code, Section 11.06.020 as:

- (1) Any tree with a circumference of forty-eight (48) inches or more when measured fifty-four (54) inches above natural grade; or*
- (2) A tree or stand of trees so designated by the city council 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*
- (3) A stand of trees in which the director has determined each tree is dependent upon the others for survival.*

Additionally planted trees within the public Right of Way (ROW) (i.e. Street Trees) are under control and are maintained by the City of Burlingame as defined in the City of Burlingame Municipal Code, Section 11.04.035:

It is unlawful for any person to cut down, trim, prune, plant, remove or injure or destroy any tree, shrub or plant in or upon any street or public place in the City without a permit therefore from the [Parks & Recreation] Director.” Violators of this section are subject to fine and fines can be substantial.

Do not trim, prune, cut or damage a City tree. If you notice a problem with a problem City tree, call the Parks Division at 558-7330 and report the problem. In emergency situations, City crews will respond 24 hours a day. In non-emergency situations, a City staff member will inspect the tree as soon as possible, usually within 3 days.

Do not remove a City tree. If you are interested in having your City Street Tree considered for removal, call the Parks Division at 558-7330 and ask for an appointment to meet with the City Arborist. The City Arborist will review your situation and discuss your options with you.

Do not prune any root over 2” in diameter on a City Street Tree. Severe root pruning can be detrimental to the health of the tree. Call 558-7330 to set up an appointment with the City Arborist.

Do not plant any tree in the City’s right-of-way. Every single family parcel is entitled to one street tree, provided by the City at no charge. If you wish to have another City Street Tree planted, call 558-7330. An appointment will be made for you with the City Arborist to discuss tree options and locations. If it is agreed that another street tree is appropriate at your location, you will be required to purchase the tree and the City tree crew will plant it and maintain it at no cost to you in the future.

Do water your Street Tree. The City does not have the staff or equipment to water 11,000+ street trees and so residents or their gardeners are asked to water City trees on a regular basis during the dry season of the year. Please use care not to over-water or “drown” the tree.

Do call the Parks Division if you observe a City Street Tree with a problem. The Parks Division telephone number is 650-558-7330.

2.2 Requirements Regarding Protected Trees

Requirements regarding removal of or work significantly affecting protected trees are described in the City of Burlingame Municipal Code, Section 11.06.060:

11.06.060. Notices and permits required for removal or work significantly affecting protected trees.

(a) Removal or Pruning. Owners, or their authorized representative, of protected trees on public or private property shall obtain a permit to remove or prune a protected tree. The application shall be on a form furnished by the department and shall state, among other things, the number and location of the tree(s) to be removed or pruned by type(s) and the reason for removal or pruning of each. The application shall also include a photograph with correct botanical identification of the subject tree or tree(s). An authorized representative of the department shall make an inspection of the tree(s) and shall file a written report and his or her recommendations to the director.

(b) Educational Conference before Work Commences. After receipt of an application, the director may require an educational conference to inform the owner of potential alternatives to the proposed removal or pruning.

(c) Removal or Pruning of Protected Trees on Undeveloped or Redeveloped Property. When an application for development or redevelopment of a property containing one or more protected trees is filed in any office or department of the city, the person making such an application shall file a site plan showing the location of buildings or structures or of proposed site disturbances, and the location of all trees. The director shall determine if all protected trees are shown. An authorized representative of the department shall make an inspection and shall file a report of his or her findings and recommendations to the director.

Subject to the replacement provisions of Section 11.06.090, the director shall approve the removal of protected trees within the footprint of approved construction in the R-1 zone, which construction does not require a variance, conditional use permit, or special permit under Title 25 of this code. The notice and appeal provisions of Sections 11.06.070 and 11.06.080 shall not apply to such approvals.

(d) Review. In reviewing applications, the director shall give priority to those based on hazard or danger of disease. The director may refer any application to another department, committee, board or commission of the city for a report and recommendation, and may require the applicant to provide an arborist's report. In reviewing each application, the director shall determine:

- (1) The condition of the tree(s) with respect to disease; danger of falling; proximity to existing or proposed structures, yards, driveways and other trees; and interference with public utility services;*
- (2) The necessity to remove the tree(s) in order to construct any proposed improvements to allow economic enjoyment of the property;*
- (3) The topography of the land and the effect of the removal of the tree(s) on erosion; soil retention; and diversion or increased flow of surface waters;*

- (4) The number of trees existing in the neighborhood on improved property and the effect the removal would have on the established standard of the area and property value. Neighborhood is defined as the area within a 300-foot radius of the property containing the tree(s) in question;*
- (5) The number of trees the particular parcel can adequately support according to good arboricultural practices;*
- (6) The effect tree removal would have on wind protection, noise and privacy; and*
- (7) The economic consequences and obligations of requiring a tree to remain. (Ord. 1057 § 1, (1975); Ord. 1470 § 1, 1992); Ord. 1492 § 2, (1993); Ord. 1598 § 1, (1998); Ord. 1603 § 9, (1998))*

Section 3.0 Methods

This report is based on a tree inventory and assessment that was completed on May 21, 2020 by H. T. Harvey & Associates' arborist Ryan Hegstad and restoration ecologist Vicki Chang. Ryan is an ISA-certified arborist (WE-12542A). On January 26, 2024, Ryan expanded the area of the tree inventory and assessment to include 4 trees in the median of Airport Boulevard and updated information on the trees originally assessed in 2020. All trees with a circumference of 13 inches (DBH of 4 inches) or greater were included in the inventory and assessment. Tasks conducted during the tree inventory and assessment consisted of the following:

- assessing the historical use, time of development, and approximate time of tree installation at the site;
- identifying each tree to species (scientific name and common name);
- assessing the native status of each tree;
- tagging each tree with an identifying number;
- recording the approximate location of each tree;
- measuring tree trunk diameter (DBH);
- determining the protected status of each tree;
- evaluating tree health and structural conditions; and
- taking two photos of each surveyed, protected tree.

Historical use of the site was assessed using Google Earth historical imagery (Google Earth 2021). Each tree species was assessed for native status (native or non-native) to Northern California. Any tree species not native to Northern California were compared to the California Invasive Plant Council (Cal-IPC) invasive plant inventory to assess their invasiveness and risk to the surrounding environment (Table 2) (Cal-IPC 2024).

DBH was measured using a diameter tape at 4.5 feet above finish grade. The protected status of each tree was evaluated based on the City's definition provided in Section 2.1 (above). This comparison was completed by calculating the corresponding DBH of the circumferences presented in the City's definition and comparing this to the measured trees. The location of each tree was recorded using a Trimble Geo 7X GPS. Tree assessments were made using ground-level visual observations and physical measurements. Each tree's health and structural conditions were given a score from 0–5 based on the criteria shown in Table 3.

Tree condition ratings were based on the combined health and structural ratings as follows:

- **Poor** if the summed scores were equal to or between 1 and 4
- **Fair** if the summed scores were equal to or between 5 and 7

- **Good** if the summed scores were equal to or between 8 and 10

An advanced assessment to quantify interior wood structure, root condition, and upper canopy condition was not performed as part of this assessment. Therefore, tasks performed did not include an excavation of the root zones of the trees, drilling for decay detection, collecting soil samples for laboratory testing, sending animal or vegetative material for laboratory testing, climbing the trees for an aerial inspection, a tree risk assessment, or a valuation (see Appendix A: Assumptions and Limiting Conditions and Appendix B: Certification of Performance). These tasks are not typically included in a standard arborist report.

Table 2. Cal-IPC Invasive Plant Ratings and Descriptions (Cal-IPC 2024)

Cal-IPC Rating	Cal-IPC Rating Description
High	These species have severe ecological impacts on physical processes, plant and animal communities, and vegetation structure. Their reproductive biology and other attributes are conducive to moderate to high rates of dispersal and establishment.
Moderate	These species have substantial and apparent-but generally not severe-ecological impacts on physical processes, plant and animal communities, and vegetation structure. Their reproductive biology and other attributes are conducive to moderate to high rates of dispersal, though establishment is generally dependent upon ecological disturbance.
Limited	These species are invasive but their ecological impacts are minor on a statewide level or there was not enough information to justify a higher score. Their reproductive biology and other attributes result in low to moderate rates of invasiveness.
Watch	These species have been assessed as posing a high risk of becoming invasive in the future in California.

Table 3. Tree Health and Structural Condition Evaluation Criteria

Condition Score	Tree Health	Tree Structure
5	A healthy, vigorous tree with a well-balanced crown. Normal to exceeding shoot length on new growth. Leaf size and color normal. No apparent pest problems or symptoms of disease. Exceptional life expectancy for the species.	Root plate undisturbed and clear of any obstructions. Root flare has normal shape. Trunk is sound and solid. No visible trunk defects or cavities. Balanced and even branch spacing, structure, and attachments.
4	Tree with slight decline in health. May have twig dieback in few parts of the tree. May have less than normal growth rate and minor deficiency in leaf development. Few pest problems or symptoms of disease. Typical life expectancy for the species.	Root plate appears normal with only superficial damage, if any. Possible signs of root dysfunction in and around trunk flare. May have minor trunk defects from previous injury with good closure. Less than 10% of bark missing. Good branch spacing, structure, and attachments.

Condition Score	Tree Health	Tree Structure
3	Tree with moderate health. Crown decline and dieback up to 25% of the canopy. Stunted shoot length on new growth. Leaves may be small and somewhat chlorotic. May have signs of pest problems and/or disease. Some decay may be present in main stem and branches. Below average life expectancy.	Root plate may have previous damage or disturbance and dysfunctional roots may be visible around main stem. Evidence of trunk damage or cavities with decay or defects may be present. Less than 25% of bark sections may be missing on trunk. Co-dominant stems may be present. Moderate branch spacing, structure, and attachments that may indicate poor pruning or damage.
2	Tree in decline. May have epicormic growth. Crown may have up to 50% dieback that may affect larger branches. May have little or no new growth on young stems. Leaf size may be small and color may indicate stress. Pest and/or disease problems may be severe. Decay may be present in main stem and branches. May be overmature. Life expectancy is low.	Root plate disturbance and defects may indicate major damage and/or girdling roots around the trunk flare. More than 25% of bark section missing. May have multiple dominant stems and/or included bark. May have poor branch spacing, structure, and attachments, and dead or broken branches. Canopy may have signs of severe damage or topping. May have extensive decay or be hollow.
1	Tree in severe decline. May have epicormic growth. Crown may have severe dieback affecting the majority of the tree. May have little or no new growth on young stems. Leaf size may be small and color may indicate severe stress. Pest and/or disease problems may be severe. Decay may be present in main stem and branches. May be overmature. Life expectancy is extremely low.	Root plate may have major structural problems that present an unacceptable risk. Tree structure may be irregular, unbalanced, and/or have multiple dominant stems. May have irregular and poor branch spacing, structure, and attachments. Dead or broken main branches may be present.
0	Dead	Dead

Section 4.0 Results

4.1 Site History and General Condition

The site and surrounding land were created by the Anza Corporation in the mid- to late 1960's by placement of fill without authorization across approximately 150 acres of former San Francisco Bay habitats. Following a lawsuit, this land was divided between the Anza Corporation and the California State Lands Commission (SLC). The 9.4-acre upland portion of the parcel is owned by SLC and was never developed. A small, paved parking lot along the eastern side of the parcel was constructed prior to 1993 (Google Earth 2021). Vegetation at the project site consists of ruderal forbs, scattered shrubs, and trees along portions the perimeter of the site as well as sparsely scattered within the site. Many of the existing trees likely existed before 1993 and may therefore be 30-55 years old.

4.2 Summary of Findings

The site includes 41 trees of nine (9) species (Figure 2, Table 4). Four (4) trees (Trees 7106, 7173, 7181, and 7184) that were included in the original survey have since died and are no longer included in this arborist report. Additionally, we have added Ngaio (*Myoporum laetum*) that are growing in tree form to this arborist report. However, most Ngaio were growing as shrubs and are not included. Eleven (11) of the 41 total trees are classified as protected and 4 of the 41 trees are considered street trees by the City of Burlingame Municipal Code (Table 5) (Appendix C). The most common species was Ngaio with 18 trees. Fifteen percent (15%) of trees were in good condition, 51% were in fair condition, and 34% were in poor condition (Table 4). Four (4) tree species (26 trees) are rated for invasiveness by Cal-IPC (Table 6) (Appendix C) (Cal-IPC 2024). A description of each tree, including scientific name, common name, native status, DBH, protected status, health score, structure score, and condition rating is presented in Appendix C.

4.3 Tree Condition

The majority of trees (51%) were in fair condition, some trees (34%) were in poor condition, and few trees (15%) were in good condition (Table 4). Many trees in fair and poor conditions had canopy dieback, or structural issues such as crossing branches or leaning or fallen over trunks. Table 4 summarizes tree condition by species.

4.4 Protected Trees

Eleven (11) protected trees (27%) were identified on site (Table 5). The majority of the protected trees are Monterey cypress and spider gum (Table 5). Additionally, 4 street trees are located in the median of Airport Boulevard. All of the street trees are London planetrees (*Platanus × hispanica*).

Table 4. Tree Quantity and Condition Summary

Scientific Name	Common Name	Total Trees	Tree Condition		
			Poor	Fair	Good
<i>Acacia cyclops</i>	Western coastal wattle	1	1	0	0
<i>Acacia melanoxylon</i>	Blackwood acacia	6	0	2	4
<i>Eucalyptus conferruminata</i>	Spider gum	5	1	4	0
<i>Hesperocyparis macrocarpa</i>	Monterey cypress	4	0	2	2
<i>Heteromeles arbutifolia</i>	Toyon	1	1	0	0
<i>Metrosideros excelsa</i>	New Zealand pōhutukawa	1	0	1	0
<i>Myoporum laetum</i>	Ngaio	18	11	7	0
<i>Olea europaea</i>	Olive	1	0	1	0
<i>Platanus × hispanica</i>	London planetree	4	0	4	0
Total		41	14	21	6

Table 5. Protected and Street Trees

Scientific Name	Common Name	Protected Trees	Street Trees
<i>Eucalyptus conferruminata</i>	Spider gum	4	0
<i>Hesperocyparis macrocarpa</i>	Monterey cypress	4	0
<i>Metrosideros excelsa</i>	New Zealand pōhutukawa	1	0
<i>Myoporum laetum</i>	Ngaio	2	0
<i>Platanus × hispanica</i>	London planetree	0	4
Total		11	4

4.5 Invasive Trees

Of the nine species (26 trees) observed on site, one species (18 trees) is listed by Cal-IPC as “Moderate”, two species (7 trees) are rated as having “Limited” invasiveness, and one species (1 tree) is listed as a species to “Watch” for posing a high risk of becoming invasive in the future (Table 6) (Cal-IPC 2024). A list of each species, count, and Cal-IPC rating is presented in Table 6.

Table 6. Invasive Species

Scientific Name	Common Name	Count	Cal-IPC Rating
<i>Acacia cyclops</i>	Western coastal wattle	1	Watch
<i>Acacia melanoxylon</i>	Blackwood acacia	6	Limited
<i>Myoporum laetum</i>	Ngaio	18	Moderate
<i>Olea europaea</i>	Olive	1	Limited
Total		26	

4.6 Photo Documentation

One to two photos of each protected tree are provided in Appendix D.



Figure 2. Site Extent and Locations of Existing Trees
The Park at 410 Airport Boulevard Arborist Report (4113-02)
May 2024

Section 5.0 Tree Removal and Replacement

5.1 Tree Removal

According to the Tree Disposition Plan (Sheets L1.0-L1.2) submission dated May 1, 2024, 10 of the 11 (91%) surveyed protected trees and all 4 of the street trees are scheduled to be removed (Table 7). Tree removals are required for the majority of trees onsite because of the extensive grading and elevation changes required to construct the tidal marsh and build the coastal flood protection berm (see sheets L2.1-2.2).

Table 7. Protected Tree Removal

Scientific Name	Common Name	Protected Trees	Street Trees	Protected Trees to be Removed	Street Trees to be Removed
<i>Eucalyptus conferruminata</i>	Spider gum	4	0	3	NA
<i>Hesperocyparis macrocarpa</i>	Monterey cypress	4	0	4	NA
<i>Metrosideros excelsa</i>	New Zealand pōhutukawa	1	0	1	NA
<i>Myoporum laetum</i>	Ngaio	2	0	2	NA
<i>Platanus × hispanica</i>	London planetree	0	4	NA	4
Total		11	4	10	4

NA = Not Applicable

5.2 Replanting Requirements

Burlingame's Municipal Code Section 11.06.090 (Tree requirements and reforestation) regulates the planting of trees during the development or redevelopment of habitable space and the replacement of protected trees removed under a tree removal permit and states:

11.06.090 Tree requirements and reforestation.

(b) Permits for removal of protected tree(s) shall include replanting conditions with the following guidelines:

(1) Replacement shall be three (3) fifteen (15)-gallon size, one twenty-four (24)-inch box size, or one thirty-six (36)-inch box size landscape tree(s) for each tree removed as determined below.

(2) Any tree removed without a valid permit shall be replaced by two (2) 24-inch box size, or two (2) 36-inch box size landscape trees for each tree so removed as determined below.

(3) Replacement of a tree be waived by the director if a sufficient number of trees exists on the property to meet all other requirements of the Urban Reforestation and Tree Protection ordinance.

(4) Size and number of the replacement tree(s) shall be determined by the director and shall be based on the species, location and value of the tree(s) removed.

(5) If replacement trees, as designated in subsection (b)(1) or (2) above, as applicable, cannot be planted on the property, payment of equal value shall be made to the city. Such payments shall be deposited in the tree planting fund to be drawn upon for public tree planting. (Ord. 1470 § 1, (1992); Ord. 1492 § 3, (1993); Ord. 1598 § 1, (1998))

5.3 Tree Replacement

Based on the replacement criteria, 42 15-inch box trees, 14 24-inch box trees or larger, or a combination of the two are required to compensate for the protected and street trees to be removed. The project plans greatly exceed this requirement, as shown on sheets L4.1-L4.2 in the project's Planning Department application.

Section 6.0 Tree Protection Plan Requirements and Recommendations

The following section provides requirements and recommendations for tree protection for consideration by the design team during preparation of redevelopment plans.

6.1 Tree Protection Requirements

Tree protection requirements of protected trees to remain during construction are described in the City of Burlingame Municipal Code, Section 11.06.050:

11.06.050. Prohibitions and protections.

(b) The following conditions shall be observed during construction or development of property:

- (1) Protected trees are to be protected by a fence which is to be maintained at all times;*
- (2) Protected trees that have been damaged or destroyed by construction shall be replaced or the city shall be reimbursed, as provided in Section 11.06.090;*
- (3) Chemicals or other construction materials shall not be stored within the drip line of protected trees;*
- (4) Drains shall be provided as required by the director whenever soil fill is placed around protected trees; and*
- (5) Signs, wires or similar devices shall not be attached to protected trees. (Ord. 1057 § 1, (1975); Ord. 1470 § 1, (1992); Ord. 1598 § 1, (1998))*

6.2 Recommendations for Tree Protection during Construction

The following recommendations are intended to supplement City's requirements.

- Protective fencing should completely enclose the Tree Protection Zone, which extends past the tree's entire dripline, and should be installed prior to demolition, grubbing, or grading. Protective fencing should be maintained in good condition and free of trash, debris, excess soil, chemicals, or equipment.
- Pruning prior to construction with the intent of improving tree health is not recommended. Where temporary clearance is needed for access, tree branches should be tied back to provide clearance. If any tree to be preserved requires pruning to provide construction clearance, the work must be approved in advance by the City and performed by a Certified Arborist or Tree Worker according to the latest edition of the ANSI Z133 and A300 standards as well as the Best Management Practices—Tree Pruning published by the International Society of Arboriculture. Pruning should not occur during periods of flight of adult boring insects.

- Any work that is expected to encounter tree roots should be monitored by the City and/or an ISA-Certified Arborist.
- Excavation at the edge of Tree Protection Zones should include the following tree protection measures:
 - Hand excavate under or around tree roots to depth of three (3) feet.
 - Do not cut main lateral tree roots or taproots. When main lateral tree roots or taproots are exposed, excavation should be discontinued until instructions to resolve the conditions are received from the City and/or Consulting Arborist.
 - Redirect roots in backfill areas where possible.
 - Expose main lateral roots beyond excavation limits as required to bend and redirect them without breaking.
 - If redirection is not practical, cut roots approximately three (3) inches back from new construction.
 - Protect exposed roots from drying out before placing permanent backfill.
- Prune roots that are affected by temporary and permanent construction only with the prior approval of the City and/or Consulting Arborist. Prune roots as follows:
 - Cut roots manually.
 - Cleanly cut exposed roots one (1) inch diameter and greater with sharp pruning instrument.
 - Do not use a backhoe or other equipment that rips, tears, or pulls roots.
 - Do not paint the ends of cut roots.

6.3 Recommendations for Long-Term Maintenance

During the first three (3) years following construction and plant installation, trees require additional care and maintenance to promote healthy growth and development. The following are recommended during this period:

- Monitor and evaluate the health and structure of preserved and newly installed trees on an annual basis (or more frequently as needed);
- Prune dead and/or hanging branches to improve safety;
- Evaluate and monitor the effectiveness of the irrigation system to ensure that it meets best management practices for water-efficient irrigation;
- Develop and implement an Integrated Pest Management (IPM) program, which (1) focuses on long-term prevention of pests or their damage by managing tree health and (2) combines management

approaches to pest control such as biologic, cultural, physical, mechanical, and chemical treatments for greater effectiveness;

- Remove and replace trees in decline. Inspect trees annually for hazard potential. As trees age, the likelihood of branch or entire tree failure increases.

Section 7.0 References

City of Burlingame. Municipal Code. 2021. Section 11.06 Urban Reforestation and Tree Protection. <<http://qcode.us/codes/burlingame/>>. Accessed July 15, 2021, and April 9, 2024.

[Cal-IPC] California Invasive Plant Council. 2024. California Invasive Plant Inventory Database. <<http://cal-ipc.org/plants/inventory/>>. Accessed January.

Google Earth. 2021. Aerial imagery of APNs 110-35-005 and 110-35-006 in Sunnyvale, California. <<https://www.google.com/earth/>>. Accessed July 16.

Appendix A. Assumptions and Limiting Conditions

1. Any legal description provided to the consultant is assumed to be correct. Any titles and ownerships to any property are assumed to be good and marketable. No responsibility is assumed for matters legal in character. Any and all property is appraised or evaluated as though free and clear, under responsible ownership and competent management.
2. Property lines were not clearly surveyed or marked in the field by the owner, consultant attempted to provide as accurate of boundary for the inventory as possible using the limited data available.
3. Care has been taken to obtain all information from reliable sources. All data have been verified insofar as possible; however, the consultant can neither guarantee nor be responsible for the accuracy of information provided by others.
4. The consultant shall not be required to give testimony or attend court by reason of 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.
5. Loss or alteration of any part of this report invalidates the entire report.
6. 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 expressed written or verbal consent of the consultant.
7. Neither all nor any part of the contents of this report, nor copy thereof, shall be conveyed by anyone, including the client, to the public through advertising, public relations, news, sales, or other media, without the prior expressed written or verbal consent of the consultant particularly as to value conclusions, identity of the consultant, or any reference to any professional society or institute or to any initialed designation conferred upon the consultant as stated in her qualifications.
8. This report and values expressed herein represent the opinion of the consultant, and the consultant's fee is in no way contingent upon the reporting of specified value, a stipulated result, the occurrence of a subsequent event, nor upon any finding to be reported.
9. Sketches, diagrams, graphs, and photographs in this report, being intended as visual aids, are not necessarily to scale and should not be construed as engineering or architectural reports or surveys.
10. Unless expressed otherwise: a) 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 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 problems or deficiencies of the plants or property in question may not arise in the future.

Appendix B. Certification of Performance

I, Ryan Hegstad, certify that:

The trees were personally inspected and the property referred to in this report and have stated my findings accurately. The extent of the evaluation is stated in the attached report and the terms of the assignment.

I have no current or prospective interest in the vegetation or the property that is 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.

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.



Ryan Hegstad

ISA-Certified Arborist WE-12542A

Appendix C. Tree Assessment

Tree Tag	Scientific Name	Common Name	Native Status	DBH	Protected Status	Health Score	Structure Score	Condition Rating	Notes
2901	<i>Platanus × hispanica</i>	London planetree	Nonnative	8	Not Protected	4	3	Fair	Dormant, pruned for power lines above
2902	<i>Platanus × hispanica</i>	London planetree	Nonnative	10	Not Protected	4	3	Fair	Dormant, pruned for power lines above
2903	<i>Platanus × hispanica</i>	London planetree	Nonnative	9	Not Protected	4	3	Fair	Dormant, pruned for power lines above
2904	<i>Platanus × hispanica</i>	London planetree	Nonnative	11	Not Protected	4	3	Fair	Dormant, pruned for power lines above
7101	<i>Olea europaea</i>	Olive	Invasive—Limited	2, 2, 2	Not Protected	4	3	Fair	growing in dead Monterey Cypress, in flower, healthy leaves, multiple codominant stems
7102	<i>Hesperocyparis macrocarpa</i>	Monterey cypress	Native	34	Protected	4	4	Good	some canopy dieback, cones present, many codominant stems, measured below major branching
7103	<i>Hesperocyparis macrocarpa</i>	Monterey cypress	Native	28	Protected	3	4	Fair	Lots of canopy dieback, codominant stems, cones present
7104	<i>Hesperocyparis macrocarpa</i>	Monterey cypress	Native	26	Protected	4	4	Good	some browning on top, cones present, codominant stems
7105	<i>Hesperocyparis macrocarpa</i>	Monterey cypress	Native	25	Protected	3	3	Fair	surrounded by blackberry, damage to main leader, lot of canopy dieback
7107	<i>Heteromeles arbutifolia</i>	Toyon	Native	2, 2, 2, 1	Not Protected	1	2	Poor	Many dead branches, some regrowth
7108	<i>Acacia cyclops</i>	Western coastal wattle	Invasive—Watch	5, 4	Not Protected	2	2	Poor	Only upper quarter of tree with leaves
7109	<i>Myoporum laetum</i>	Ngaio	Invasive—Moderate	11	Not Protected	2	3	Fair	memorial carved on tree, crossing branches, epicormic branching, canopy dieback
7110	<i>Myoporum laetum</i>	Ngaio	Invasive—Moderate	12	Not Protected	3	2	Fair	leaning curved trunk, canopy dieback, flowering
7118	<i>Myoporum laetum</i>	Ngaio	Invasive—Moderate	16	Protected	1	2	Poor	epicormic branching , canopy dieback
7121	<i>Myoporum laetum</i>	Ngaio	Invasive—Moderate	7	Not Protected	1	3	Poor	very little canopy , epicormic branching
7124	<i>Myoporum laetum</i>	Ngaio	Invasive—Moderate	5, 5	Not Protected	2	2	Poor	codominant stems , leaning , canopy dieback
7126	<i>Myoporum laetum</i>	Ngaio	Invasive—Moderate	6, 6	Not Protected	2	2	Poor	codominant stems ,canopy dieback
7128	<i>Myoporum laetum</i>	Ngaio	Invasive—Moderate	7	Not Protected	1	3	Poor	extruded bark, canopy dieback
7130	<i>Myoporum laetum</i>	Ngaio	Invasive—Moderate	6	Not Protected	3	2	Fair	leaning , canopy dieback
7131	<i>Myoporum laetum</i>	Ngaio	Invasive—Moderate	7	Not Protected	2	2	Poor	epicormic branching
7134	<i>Myoporum laetum</i>	Ngaio	Invasive—Moderate	6	Not Protected	3	3	Fair	some canopy dieback
7146	<i>Myoporum laetum</i>	Ngaio	Invasive—Moderate	5	Not Protected	1	2	Poor	shaded out, little canopy
7152	<i>Myoporum laetum</i>	Ngaio	Invasive—Moderate	4	Not Protected	3	2	Fair	leaning , canopy dieback
7154	<i>Myoporum laetum</i>	Ngaio	Invasive—Moderate	12	Not Protected	2	2	Poor	broken trunk , canopy dieback
7158	<i>Myoporum laetum</i>	Ngaio	Invasive—Moderate	6	Not Protected	1	2	Poor	very little canopy , leaning , codominant stems
7161	<i>Myoporum laetum</i>	Ngaio	Invasive—Moderate	9	Not Protected	2	1	Poor	leaning, dead branches , canopy dieback
7165	<i>Myoporum laetum</i>	Ngaio	Invasive—Moderate	10, 10	Protected	1	2	Poor	codominant stems , little canopy
7166	<i>Myoporum laetum</i>	Ngaio	Invasive—Moderate	13	Not Protected	3	2	Fair	dead branches , canopy dieback , codominant stems
7169	<i>Acacia melanoxylon</i>	Blackwood acacia	Invasive—Limited	13	Not Protected	4	4	Good	some canopy dieback
7170	<i>Acacia melanoxylon</i>	Blackwood acacia	Invasive—Limited	8	Not Protected	4	5	Good	
7171	<i>Acacia melanoxylon</i>	Blackwood acacia	Invasive—Limited	11	Not Protected	3	3	Fair	leaning, some low branching

Tree Tag	Scientific Name	Common Name	Native Status	DBH	Protected Status	Health Score	Structure Score	Condition Rating	Notes
7174	<i>Metrosideros excelsa</i>	New Zealand pōhutukawa	Nonnative	14, 5	Protected	4	3	Fair	many codominant stems, lots of new growth, exposed root crown, epicormic branching
7175	<i>Acacia melanoxylon</i>	Blackwood acacia	Invasive—Limited	13	Not Protected	4	4	Good	
7176	<i>Acacia melanoxylon</i>	Blackwood acacia	Invasive—Limited	5	Not Protected	4	3	Fair	codominant stems, leaning slightly
7177	<i>Eucalyptus conferruminata</i>	Spider gum	Nonnative	11	Not Protected	3	1	Poor	laying on ground, rooted and living
7178	<i>Acacia melanoxylon</i>	Blackwood acacia	Invasive—Limited	8	Not Protected	4	4	Good	growing within spider eucalyptus
7179	<i>Eucalyptus conferruminata</i>	Spider gum	Nonnative	12, 9, 8	Protected	4	2	Fair	Laying over, weak connections , regrowing from ground upwards, crossing branches
7180	<i>Eucalyptus conferruminata</i>	Spider gum	Nonnative	15, 11	Protected	4	2	Fair	Codominant trunks near base
7182	<i>Eucalyptus conferruminata</i>	Spider gum	Nonnative	16, 11	Protected	4	2	Fair	Codominant trunks from near base
7183	<i>Eucalyptus conferruminata</i>	Spider gum	Nonnative	15, 10, 9	Protected	4	3	Fair	codominant stems, epicormic branching
NA	<i>Myoporum laetum</i>	Ngaio	Invasive—Moderate	12	Not Protected	3	3	Fair	no tag, codominant stems , crossing branches

Appendix D. Photo Documentation



Photo 1a. Tree #7102, Monterey Cypress (*Hesperocyparis macrocarpa*)

This is a protected tree and was in good condition (May 21, 2020).

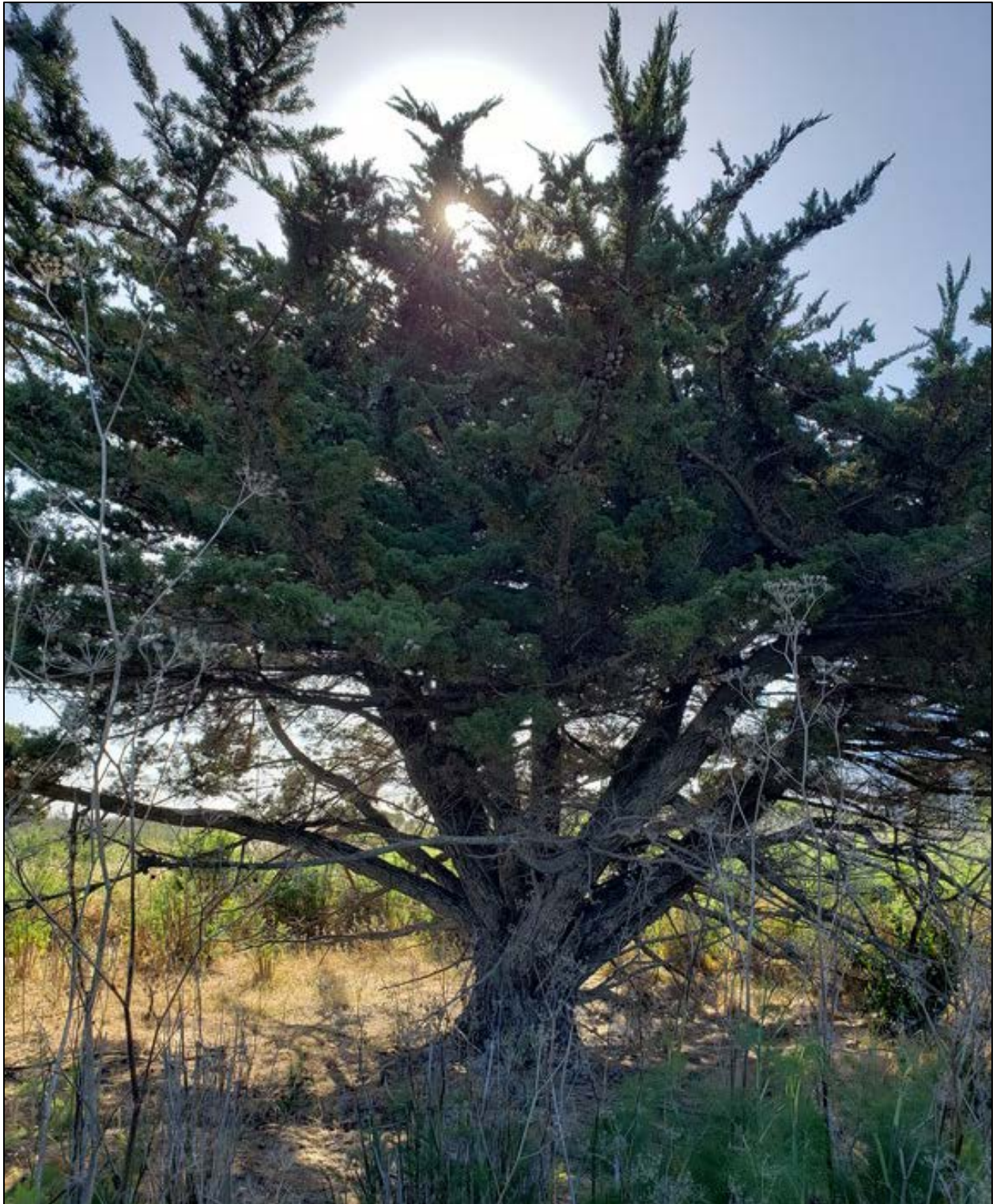


Photo 1b. Tree #7102, Monterey Cypress (*Hesperocyparis macrocarpa*)

This is a protected tree and was in good condition (May 21, 2020).



Photo 2a. Tree #7103, Monterey Cypress (*Hesperocyparis macrocarpa*)

This is a protected tree and was in fair condition (May 21, 2020).



Photo 2b. Tree #7103, Monterey Cypress (*Hesperocyparis macrocarpa*)

This is a protected tree and was in fair condition (May 21, 2020).



Photo 3a. Tree #7104, Monterey Cypress (*Hesperocyparis macrocarpa*)
 This is a protected tree and was in good condition (May 21, 2020).



Photo 3b. Tree #7104, Monterey Cypress (*Hesperocyparis macrocarpa*)
 This is a protected tree and was in good condition (May 21, 2020).



Photo 4a. Tree #7105, Monterey Cypress (*Hesperocyparis macrocarpa*)

This is a protected tree and was in fair condition (May 21, 2020).



Photo 4b. Tree #7105, Monterey Cypress (*Hesperocyparis macrocarpa*)

This is a protected tree and was in fair condition (May 21, 2020).



Photo 5a. Tree #7118, Ngaio (*Myoporum luteum*)

This is a protected tree and was in poor condition (February 6, 2024).



Photo 5b. Tree #7118, Ngaio (*Myoporum luteum*)

This is a protected tree and was in poor condition (February 6, 2024).



Photo 6a. Tree #7165, Ngaio (*Myoporum luteum*)

This is a protected tree and was in poor condition (February 6, 2024).



Photo 6b. Tree #7165, Ngaio (*Myoporum luteum*)

This is a protected tree and was in poor condition (February 6, 2024).



Photo 7a. Tree #7174, New Zealand Pōhutukawa (*Metrosideros excelsa*)

This is a protected tree and was in fair condition (May 21, 2020).



Photo 7b. Tree #7174, New Zealand Pōhutukawa (*Metrosideros excelsa*)

This is a protected tree and was in fair condition (May 21, 2020).



Photo 8a. Tree #7179, Spider Gum (*Eucalyptus conferruminata*)

This is a protected tree and was in fair condition (January 24, 2024).



Photo 8b. Tree #7179, Spider Gum (*Eucalyptus conferruminata*)

This is a protected tree and was in fair condition (January 24, 2024).



Photo 9. Tree #7180, Spider Gum (*Eucalyptus conferruminata*)
This is a protected tree and was in fair condition (January 24, 2024).



Photo 10a. Tree # 7182, Spider Gum (*Eucalyptus conferruminata*)

This is a protected tree and was in fair condition (May 21, 2020).



Photo 10b. Tree #7182, Spider Gum (*Eucalyptus conferruminata*)

This is a protected tree and was in fair condition (May 21, 2020).



Photo 11a. Tree #7183, Spider Gum (*Eucalyptus conferruminata*)

This is a protected tree and was in fair condition (May 21, 2020).



Photo 11b. Tree #7183, Spider Gum (*Eucalyptus conferruminata*)

This is a protected tree and was in fair condition (May 21, 2020).