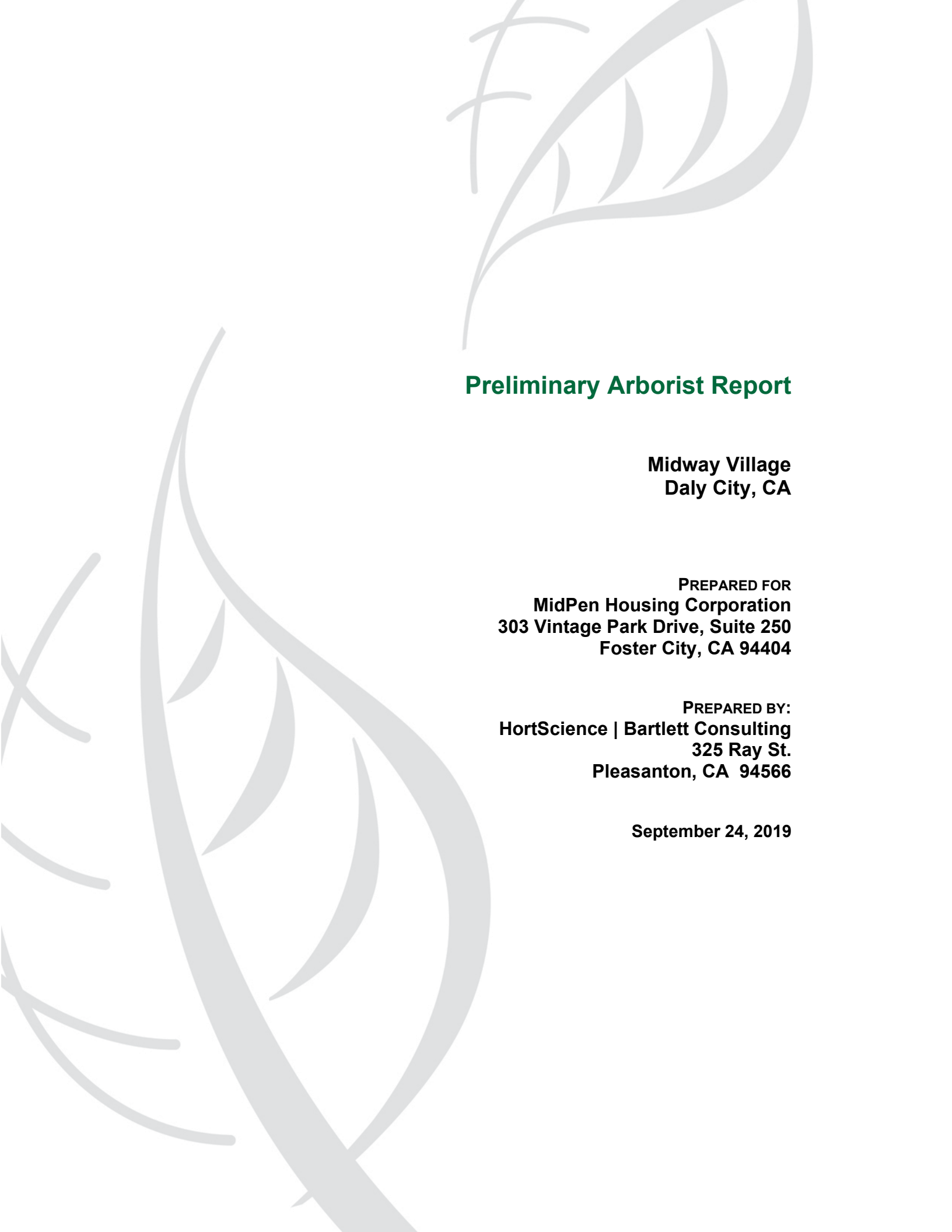


APPENDIX F

Preliminary Arborist Report





Preliminary Arborist Report

**Midway Village
Daly City, CA**

**PREPARED FOR
MidPen Housing Corporation
303 Vintage Park Drive, Suite 250
Foster City, CA 94404**

**PREPARED BY:
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325 Ray St.
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September 24, 2019

**Preliminary Arborist Report
Midway Village
Daly City, CA**

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Preliminary Arborist Report Midway Village Daly City, CA

Introduction and Overview

MidPen Housing Corporation is planning redevelopment of the sites at Midway Village in Daly City, CA. The sites currently consist of a public affordable housing development with parks, interior streets, and landscaping. HortScience | Bartlett Consulting was asked to prepare a **Preliminary Arborist Report** for the sites as part of the project submittal. This report is preliminary because plans are in the conceptual phase and surveyed tree locations were not on plans

This report provides the following information:

1. An evaluation of the health and structural condition of the trees within the proposed project area based on a visual inspection from the ground.
2. A preliminary assessment of trees that will be preserved and removed based on plans provided by the client.
3. Guidelines for tree preservation during the design, construction, and maintenance phases of development.

Tree Assessment Methods

Trees were assessed on September 3, 2019. The survey included all trees (as defined by the Daly City ordinance) located within the proposed project area. The assessment procedure consisted of the following steps:

1. Identifying the tree species;
2. Tagging each tree with an identifying number and recording its location on a map;
3. Measuring the trunk diameter at a point 4.5' above grade;
4. 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, 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 epicormics; extensive structural defects that cannot be abated.
5. 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: Tree with good health and structural stability that have the potential for longevity at the site.

Moderate: Tree with somewhat declining health and/or structural defects that 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: Tree 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

Two-hundred nineteen (219) trees were evaluated, including 38 different species (Table 1, next page). Overall, the trees at the site were in good condition (49%), with 34% in fair condition, and 17% in poor condition. Descriptions of each tree are found in the **Tree Assessment** and approximate locations are plotted on the **Tree Inventory Map** (see Exhibits).

The largest trees on the site were Italian stone pines and Monterey pines. Five Monterey pines were evaluated. Trunk diameters of the three largest trees ranged from 26-43 inches. Three trees were in fair (#107 & 209) and good (#148) condition. One Monterey pine in poor condition (#60) had codominant trunks of 22 and 15 inches, with the leader having been previously removed. The smallest Monterey pine #15 had a 2-inch diameter trunk.

Three Italian stone pines had trunks that ranged from 27 to 43 inches in diameter. Tree #114 had fair form and structure, while trees #115 and 116 were rated in good condition, both with dense spreading crowns (Photo 1).

The most common species evaluated was Chinese elm, with 39 trees (18% of the population). Most trees were located along Schwerin Street. Trees were young to semi-mature, with an average trunk diameter of 5 inches. More than half the trees (22 total) were in good condition with dense foliage and typical structure. Trees in fair condition had thinning crowns and/or some structural defects. Two trees (#68 & 70) were nearly dead.



Photo 1: Italian stone pines #115 and 116, both in good condition, were the largest trees evaluated.

Thirty-five (35) Australian willows were evaluated (16%). Trees were young, with an average trunk diameter of 2 inches. About half the trees (18 total) were in good condition with good structure and dense foliage. Ten (10) trees in fair condition had slightly thin crowns. Seven trees were in decline or nearly dead.

Thirteen (13) bottlebrush trees were scattered about the site (6%). They were semi-mature with trunk diameters from 5 to 12 inches and an average diameter of 9 inches. Trees had been pruned to form compact crowns. Most trees were in good condition with dense foliage. Only one tree (#203) had poor form and a thin crown.

Marina madrone was the next most common species with 12 trees (5%). Trees were young, with trunk diameters from 1 to 3 inches. Two trees were in poor condition, with thin crowns and dying leaves. Two trees in fair condition had minor twig dieback. The remaining trees were in fair and good condition.

**Table 1. Condition ratings and frequency of occurrence of trees
Midway Village, Daly City, CA**

Common Name	Scientific Name	Condition			Total
		Poor (1-2)	Fair (3)	Good (4-5)	
Sydney golden wattle	<i>Acacia longifolia</i>	1	1	-	2
Blackwood acacia	<i>Acacia melanoxylon</i>	-	-	5	5
Peppermint tree	<i>Agonis flexuosa</i>	-	3	8	11
Marina madrone	<i>Arbutus 'Marina'</i>	2	2	8	12
Strawberry tree	<i>Arbutus unedo</i>	-	1	-	1
Incense cedar	<i>Calocedrus decurrens</i>	-	-	1	1
European hornbeam	<i>Carpinus betulus 'Fastigata'</i>	3	1	-	4
Carob	<i>Ceratonia siliqua</i>	1	8	1	10
Lemon	<i>Citrus limon</i>	-	1	-	1
Red flowering gum	<i>Corymbia ficifolia</i>	-	-	1	1
Carrotwood	<i>Cupaniopsis anacardioides</i>	1	4	-	5
Bronze loquat	<i>Eriobotrya deflexa</i>	-	2	-	2
River red gum	<i>Eucalyptus camaldulensis</i>	-	1	-	1
Fig	<i>Ficus carica</i>	-	1	-	1
Australian willow	<i>Geijera parviflora</i>	7	10	18	35
Monterey cypress	<i>Hesperocyparis macrocarpa</i>	-	1	-	1
Crape myrtle	<i>Lagerstroemia indica</i>	-	2	-	2
Glossy privet	<i>Ligustrum lucidum</i>	-	1	-	1
Tulip tree	<i>Liriodendron tulipifera</i>	-	3	2	5
Brisbane box	<i>Lophostemon confertus</i>	-	-	11	11
Southern magnolia	<i>Magnolia grandiflora</i>	5	5	-	10
Bottlebrush	<i>Melaleuca citrina</i>	1	1	11	13
Pink melaleuca	<i>Melaleuca nesophylla</i>	1	-	-	1
New Zealand Christmas tree	<i>Metrosideros excelsa</i>	-	4	7	11
Italian stone pine	<i>Pinus pinea</i>	-	1	2	3
Monterey pine	<i>Pinus radiata</i>	1	2	2	5
Plum	<i>Prunus domestica</i>	-	1	-	1
Peach	<i>Prunus persica</i>	-	1	-	1
Callery pear	<i>Pyrus calleryana</i>	-	1	1	2
Evergreen pear	<i>Pyrus kawakamii</i>	1	2	-	3
Weeping willow	<i>Salix babylonica</i>	1	-	-	1
Brazilian pepper	<i>Schinus terebinthifolius</i>	-	1	-	1
Queen palm	<i>Syagrus romanzoffianum</i>	-	1	2	3
Water gum	<i>Tristaniaopsis laurina</i>	5	3	4	12
Chinese elm	<i>Ulmus parvifolia</i>	7	10	22	39
Mexican fan palm	<i>Washingtonia robusta</i>	-	-	1	1
Total		37	75	107	219

Eleven (11) Brisbane box trees were performing very well at the site. All 11 trees were in good condition with dense, healthy foliage. Ten (10) trees were young, ranging from 3-5 inches in trunk diameter. One mature tree (27" trunk) was in good condition with minor twig dieback in portions of the crown (Photo 2).

Ten southern magnolias evaluated were in fair to poor condition. Crowns were small and windblown.

The remaining species were represented by five or fewer trees and included the following.

- Five each of blackwood acacia, carrotwood, and tulip tree
- Four European hornbeam
- Three each of evergreen pear and queen palm
- Two each of bronze loquat, crape myrtle, Callery pear, and Sydney golden wattle
- And one each of strawberry tree, incense cedar, lemon, red flowering gum, river red gum, fig, glossy privet, pink melaleuca, plum, peach, weeping willow, Brazilian pepper, and Mexican fan palm.



Photo 2: Brisbane box #81, located on Martin Street., was in good condition.

Off-site trees

Numerous trees were located off site to the north and east of Midway Village. Trees to the north were primarily comprised of mature Italian stone pines growing on a paved berm. The base elevations of trees were higher than the existing landscape elevation on the project site. Portions of tree crowns extended over the site.

The SFPUC easement on the eastern edge of the site was inaccessible. It was densely planted with mostly blackwood acacias, as well as a few southern magnolias, willows, and toyon. There were approximately 60 trees within the easement. Trees were young to semi-mature: 47 trees had smaller than 8-inch trunk diameters; 14 trees had trunk diameters from 8 to 16 inches; only one tree had a trunk diameter of 18 inches. Some trees were growing against the fence with portions of the canopies extending over the fence (Photo 3). According to plans, the boundary of 20'-wide easement appeared to be located inside the fence line.



Photo 3: A dense stand of trees was growing within the SFPUC easement.

Suitability for Preservation

Before evaluating the impacts that will occur during development, it is important to consider the quality of the tree resource itself, and the potential for individual trees to function well over an extended length of time. Trees that are preserved on development sites must be carefully selected to make sure that they may survive development 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. For trees growing in open fields, away from areas where people and property are present, structural defects and/or poor health presents a low risk of damage or injury if they fail. However, we must be concerned about safety in use areas. Therefore, where development encroaches into existing plantings, we must consider their structural stability as well as their potential to grow and thrive in a new environment. Where development will not occur, the normal life cycles of decline, structural failure and death should be allowed to continue.

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. For example, the magnolias likely would not tolerate root loss from construction impacts as well as healthier trees would.
- **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.
- **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 Chinese elm are relatively tolerant of construction impacts compared to Monterey pine, which is sensitive to root damage.
- **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 that 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 (<http://www.cal-ipc.org/paf/>) lists species identified as being invasive. South San Francisco is part of the Central West Floristic Province. **River red gum**, **Brazilian pepper** are listed as “limited” invasive, and **Mexican fan palm** and **fig** are listed as moderately invasive.

**Table 2. Tree suitability for preservation
Midway Village, Daly City, CA**

High	Trees in this category are in good health and structural stability and have the potential for longevity at the site. Forty three (43) trees were in this category.
Moderate	Trees in this category have fair health and/or structural defects that may be abated with treatment. These trees require more intense management and monitoring, and may have shorter life-spans than those in the “high” category. One hundred twenty-five (125) trees had moderate suitability for preservation.
Low	Trees in this category are in poor health or have 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. Fifty-one (51) trees were in this category.

We consider trees with good suitability for preservation to be the best candidates for preservation. We do not recommend retention of trees with poor 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 points for tree condition and quality. Impacts from the proposed project were assessed using the Civil, Architectural, and Landscape plans (dated 6/21/19). Plans were in the conceptual phase and surveyed tree locations were not included.

The plans show reconfiguration of buildings and streets across the entire site. Apartment buildings will be located on the interior of the site with smaller townhomes along Martin and Schwerin Streets. Wider sidewalks will be constructed along Martin and Schwerin (15' wide) and new interior streets (12' wide). Community amenities such as childcare center, community center, and a large public park will be constructed.

Because of the intensity of demolition, grading, and construction activity across the sites, there is very little opportunity to preserve trees. Nearly all 219 trees will be directly impacted by the above developments.

There may be an opportunity to preserve the two largest trees – Italian stone pines #115 and 116 – which appear to be located within the proposed resident park near the future community services center.

Similarly, four mature blackwood acacias (#216-219) may be preserved if surrounding bioretention basins can be relocated and grading and other impacts around trees are minimized.

In order to provide detailed preservation guidelines for these trees, H|BC requires detailed civil plans with surveyed tree locations.

Off-site trees along the north (adjacent to proposed public park) will be minimally impacted. Plans show a jogging path and landscape adjacent to off-site trees. Minor pruning may be needed for clearance. Impacts to tree health and stability are expected to be minor.

Some trees within the SFPUC easement may need to be removed if chain link fencing is relocated to actual easement boundary (closer to property line), and if adjacent improvements (e.g. EVA construction) disrupt a significant number of roots. Further evaluation of plans is necessary to determine number of trees impacted and extent of impacts.

In summary, 213 trees will be directly impacted by redevelopment and require removal. Two Italian stone pines (#215 & 216) as well as four blackwood acacias (#216-219) could potentially be preserved, if minor plan adjustments are made. Additional trees within the easement may be located within the development area and may need to be removed.

Disposition of individual trees can be found in the Tree Disposition form (see Exhibits). Preservation of trees is predicated on following the **Tree Preservation Guidelines** below.

Preliminary Tree Preservation Guidelines

The key to tree preservation is to establish a **TREE PROTECTION ZONE** that excludes construction activity near the tree. The following are recommendations for design and construction phases that will assist in successful tree preservation. As project plans are refined, tree protection specifications will be modified and finalized, and a tree preservation and protection plan will be prepared.

Tree Protection Zone

1. A **TREE PROTECTION ZONE** shall be identified for each tree to be preserved on the Tree Protection Plan prepared by the Project Arborist. For the purposes of this report, the **TREE PROTECTION ZONE** shall be defined as the unpaved area beneath each tree's dripline.
 - a. Fence all trees to be retained to completely enclose the **TREE PROTECTION ZONE** prior to demolition, grubbing or grading. Fences shall be 6 ft. chain link with posts sunk into the ground or equivalent as approved by the City.
 - b. Fences must be installed prior to beginning demolition and must remain until construction is complete.
 - c. No grading, excavation, construction or storage or dumping of materials shall occur within the **TREE PROTECTION ZONE**.
 - d. No underground services including utilities, sub-drains, water or sewer shall be placed in the **TREE PROTECTION ZONE**.

Design recommendations

1. Plot accurate locations of all trees to be preserved on all project plans. Identify the **TREE PROTECTION ZONE** for each tree. Focus on preserving trees that have high suitability for preservation.
2. Any changes to the plans affecting the trees should be reviewed by the consulting arborist regarding tree impacts. These include, but are not limited to, site plans, improvement plans, utility and drainage plans, grading plans, landscape and irrigation plans, and demolition plans.
3. Plan for tree preservation by designing adequate space around trees to be preserved. This is the **TREE PROTECTION ZONE**: No grading, excavation, construction or storage of materials should occur within that zone. Route underground services including utilities, sub-drains, water or sewer around the **TREE PROTECTION ZONE**. For design purposes, the **TREE PROTECTION ZONE** trees shall be defined as the tree dripline.

5. Consider the vertical clearance requirements near trees during design. Avoid designs that would require pruning more than 20% of a tree's canopy.
6. Irrigation systems must be designed so that no trenching severs roots larger than 1" in diameter will occur within the **TREE PROTECTION ZONE**.
7. **Tree Preservation Guidelines** prepared by the Consulting Arborist, which include specifications for tree protection during demolition and construction, should be included on all plans.
8. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.
9. Do not lime the subsoil within 50' of any tree. Lime is toxic to tree roots.
10. As trees withdraw water from the soil, expansive soils may shrink within the root area. Therefore, foundations, footings and pavements on expansive soils near trees should be designed to withstand differential displacement.
11. Ensure adequate but not excessive water is supplied to trees; in most cases occasional irrigation will be required. Avoid directing runoff toward trees.

Pre-demolition and pre-construction treatments and recommendations

1. The demolition and construction contractors should meet with the Consulting Arborist before beginning work to discuss work procedures and tree protection.
2. Trees may require pruning to provide construction clearance. All pruning shall be completed by a Certified Arborist or Tree Worker and adhere 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.
3. Where demolition must occur close to trees, such as removing curb and pavement, install temporary trunk protection devices such as winding silt sock wattle or wood planks around trunks or stacking hay bales around tree trunks to a height of approximately 5'. Any low branches that are within the work zone should also be protected. Remove trunk protection after demolition is completed and install protective fence at the limits of the tree protection zone. Do not retain wattle around tree trunks for more than 2-3 weeks to avoid damaging trunks from excess moisture.
4. Apply and maintain 4-6" wood chip mulch within the **TREE PROTECTION ZONE**. Keep the mulch 2' from the base of tree trunks.
5. Trees to be removed shall be felled to fall away from **TREE PROTECTION ZONE** and avoid pulling and breaking of roots of trees to remain. If roots are entwined, the Project Arborist may require first severing the major woody root mass before extracting the trees or grinding the stump below ground.
6. All down brush and trees shall be removed from the **TREE PROTECTION ZONE** either by hand, or with equipment sitting outside the **TREE PROTECTION ZONE**. Extraction shall occur by lifting the material out, not by skidding across the ground. Brush shall be chipped and spread beneath the trees within the **TREE PROTECTION ZONE**.
7. Structures and underground features to be removed within the **TREE PROTECTION ZONE** shall use equipment that will minimize damage to trees above and below ground and operate from outside the **TREE PROTECTION ZONE**. Tie back branches and wrap trunks with protective materials to protect from injury as directed by the Project arborist. The Project arborist shall be on-site during all operations within the **TREE PROTECTION ZONE** to monitor demolition activity.

8. 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.
9. Any grading, construction, demolition or other work that is expected to encounter tree roots should be monitored by the Project Arborist.
10. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Project Arborist so that appropriate treatments can be applied.
11. No materials, equipment, spoil, waste or wash-out water may be deposited, stored, or parked within the **TPZ** (fenced area).
12. Any roots damaged during grading or construction shall be exposed to sound tissue and cut cleanly with a saw.

Recommendations for tree protection during construction

1. Any approved grading, construction, demolition or other work within the **TREE PROTECTION ZONE** should be monitored by the Consulting Arborist.
2. All contractors shall conduct operations in a manner that will prevent damage to trees to be preserved.
3. Tree protection devices are to remain until all site work has been completed within the work area. Fences or other protection devices may not be relocated or removed without permission of the Consulting Arborist.
4. Construction trailers, traffic and storage areas must always remain outside **TREE PROTECTION ZONE**.
5. Any root pruning required for construction purposes shall receive the prior approval of and 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" in diameter should be avoided.
6. If roots 2" 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.
7. Any brush clearing required within the **TREE PROTECTION ZONE** shall be accomplished with hand-operated equipment.
8. Prior to grading or trenching, trees may require root pruning outside the **TREE PROTECTION ZONE**. Any root pruning required for construction purposes shall receive the prior approval of, and be supervised by, the Consulting Arborist.
9. Spoil from trench, footing, utility or other excavation shall not be placed within the **TREE PROTECTION ZONE**, neither temporarily nor permanently.
10. All grading within the dripline of trees shall be done using the smallest equipment possible. The equipment shall operate perpendicular to the tree and operate from outside the **TREE PROTECTION ZONE**. Any modifications must be approved and monitored by the Consulting Arborist.
11. All trees shall be irrigated on a schedule to be determined by the Consulting Arborist (every 3 to 6 weeks is typical). Each irrigation shall wet the soil within the **TREE PROTECTION ZONE** to a depth of 30".
12. 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.

13. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the **TREE PROTECTION ZONE**.
14. Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.
15. Trees that accumulate a sufficient quantity of dust on their leaves, limbs and trunk as judged by the Consulting Arborist shall be spray-washed at the direction of the Project Arborist.

Maintenance of impacted trees

Preserved trees will experience a physical environment different from that pre-development. As a result, tree health and structural stability should be monitored. Occasional pruning, fertilization, mulch, pest management, replanting and irrigation may be required. In addition, provisions for monitoring both tree health and structural stability following construction must be made a priority. Inspect trees annually and following major storms to identify conditions requiring treatment to manage risk associated with tree failure.

Our procedures included assessing trees for observable defects in structure. This is not to say that trees without significant defects will not fail. Failure of apparently defect-free trees does occur, especially during storm events. Wind forces, for example, can exceed the strength of defect-free wood causing branches and trunks to break. Wind forces coupled with rain can saturate soils, reducing their ability to hold roots, and blow over defect-free trees. Although we cannot predict all failures, identifying those trees with observable defects is a critical component of enhancing public safety.

Furthermore, trees change over time. Our inspections represent the condition of the tree at the time of inspection. As trees age, the likelihood of failure of branches or entire trees increases. Annual tree inspections are recommended to identify changes to tree health and structure. In addition, trees should be inspected after storms of unusual severity to evaluate damage and structural changes. Initiating these inspections is the responsibility of the client and/or tree owner.

If you have any questions about my observations or recommendations, please contact me.

HortScience | Bartlett Consulting



Deanne Ecklund
Registered Consulting Arborist #647



Exhibits

Tree Inventory Map

Tree Assessment

Tree Disposition



HORT SCIENCE

BARTLETT CONSULTING

Divisions of The I.A. Bartlett Tree Expert Company

Tree Inventory Map

Midway Village
Northern Section
Daly City, CA

Prepared for:
MidPen Housing Corporation
Foster City, CA

September 2019

No Scale

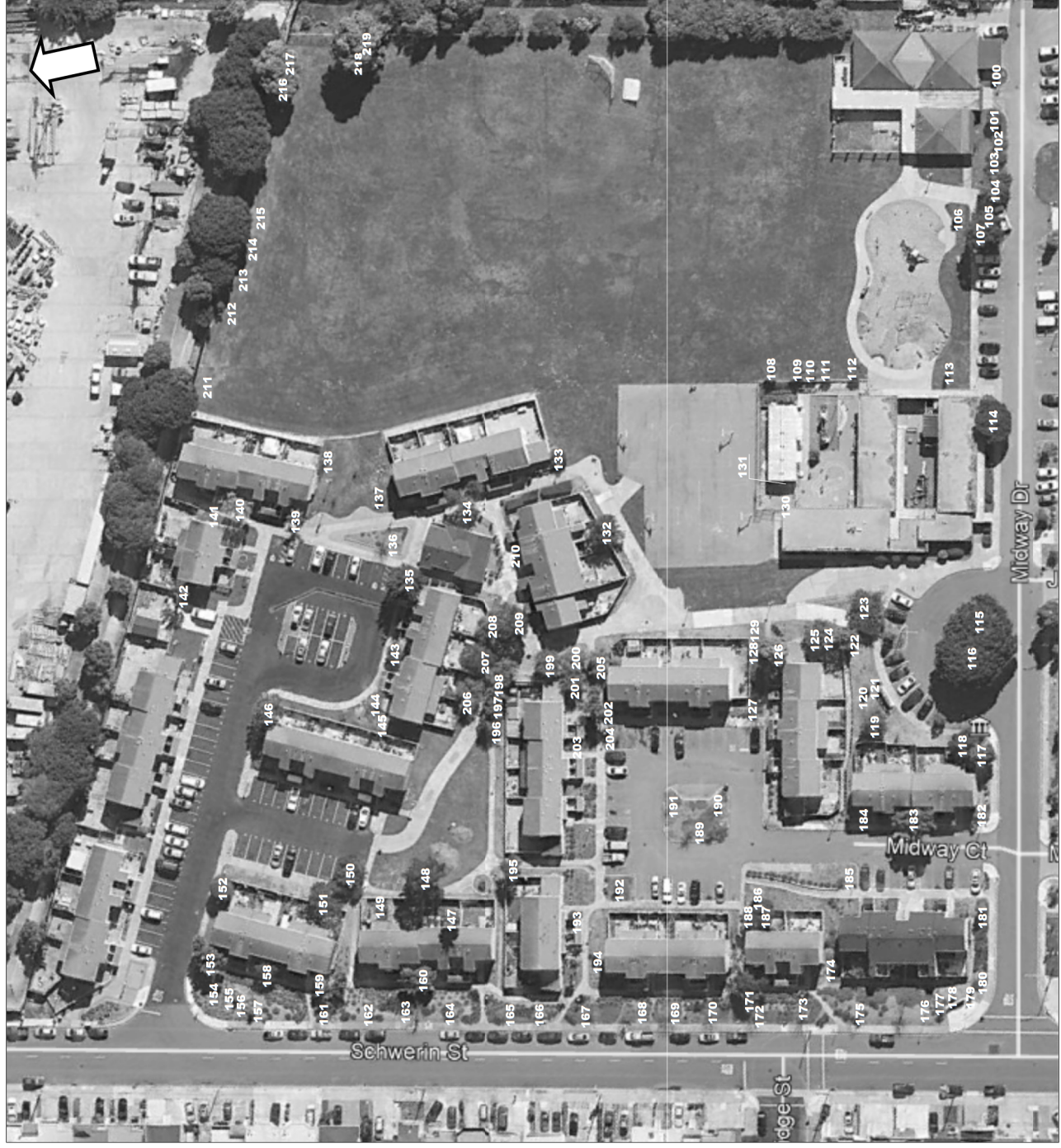
Notes:

Base map provided by:
Google Earth

Numbered tree locations are approximate



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Tree Inventory Map

Midway Village
Southern Section
Daly City, CA

Prepared for:
MidPen Housing Corporation
Foster City, CA

September 2019

No Scale

Notes:

Base map provided by:
Google Earth
Numbered tree locations are approximate



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Tree Assessment

Midway Village
Daly City, CA
September 2019



Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
1	Brisbane box	5	5	High	Good form and structure; dense crown.
2	Australian willow	3	4	High	Codominant trunks at 5'; compact crown.
3	Australian willow	2	4	Moderate	Good form and structure; slightly thin crown.
4	Australian willow	1	2	Low	Dead top; thin crown.
5	Australian willow	2	3	Moderate	Fair form and structure; slightly thin crown; twig dieback.
6	Australian willow	1	2	Low	Crown half dead.
7	Australian willow	3	4	High	Good form and structure; compact crown.
8	Australian willow	2	4	Moderate	Good form and structure; slightly thin crown.
9	Australian willow	2	4	Moderate	Good form and structure; slightly thin crown.
10	Australian willow	2	4	High	Good form and structure; compact crown.
11	Sydney golden wattle	6,5	2	Low	Codominant trunks at 3'; decay at attachment; asymmetrical form.
12	Sydney golden wattle	10	3	Low	Root failure with decay in roots; trunk leans 45 degrees; dense crown.
13	Australian willow	2	3	Moderate	Asymmetrical form; slightly thin crown.
14	Australian willow	2	4	High	Round, dense crown; slightly thin top.
15	Monterey pine	2	5	High	Good young tree; dense crown.
16	Australian willow	2	2	Low	Crown half dead.
17	Australian willow	1,1	3	Moderate	Codominant trunks at 4'; windblown, asymmetrical form.
18	Australian willow	3,2	4	Moderate	Codominant trunks at 3'; good form; slightly thin crown.
19	Australian willow	1	1	Low	Mostly dead.
20	Australian willow	1	1	Low	Mostly dead.
21	Australian willow	2	2	Low	Very thin crown.
22	Australian willow	3	4	High	Compact, dense crown.
23	Australian willow	2,2,1	4	High	Compact, dense crown.
24	Bottlebrush	5	4	Moderate	Compact crown; fair structure.
25	European hornbeam	1	2	Low	Compact form; basal wound; dead top; twig dieback.
26	European hornbeam	1	2	Low	Compact form; basal wound; dead top; twig dieback.
27	European hornbeam	1	2	Low	Compact form; basal wound; dead top; twig dieback.
28	Marina madrone	2	4	High	Good form, fair structure; dense crown.

Tree Assessment

Midway Village
Daly City, CA
September 2019

Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
29	Marina madrone	2	2	Low	Multiple attachments at 4'; girdled by nursery straps; dying, drooping leaves.
30	Brisbane box	4	4	Moderate	Multiple attachments at 6'; dense crown.
31	Brisbane box	4	5	High	Good form and structure; dense crown.
32	Fig	2,2,2	3	Low	In yard, tag on fence; multiple attachments at base; against fence and crowded by adjacent tree.
33	Plum	4,4,1,1,1	3	Moderate	In yard, tag on fence; multiple attachments at base; twig dieback in upper crown.
34	Brisbane box	5	5	High	Good form and structure; dense crown.
35	New Zealand Christmas Tree	18	4	High	Multiple attachments at 5'; raised crown; dense foliage.
36	Marina madrone	3	3	Moderate	Multiple attachments at 4'; girdled by nursery straps; minor twig dieback.
37	Bottlebrush	10	4	Moderate	Compact crown; fair structure.
38	Bottlebrush	10	4	Moderate	Compact crown; fair structure.
39	Brisbane box	5	5	High	Good form and structure; dense crown.
40	Brisbane box	3	4	Moderate	Good form; slightly thin crown.
41	Australian willow	1	3	Moderate	Good form and structure; thin crown.
42	Pear	1	4	Moderate	In yard; good young tree.
43	Lemon	2,1,1,1	3	Moderate	Multiple attachments at 1'; against building.
44	Australian willow	1	2	Low	Windblown, asymmetrical crown; thin crown.
45	Chinese elm	4	2	Low	Thin crown; chlorotic.
46	Chinese elm	5	4	Moderate	Good form, fair structure; dense crown.
47	Chinese elm	4	3	Moderate	Good form; slightly thin crown.
48	Chinese elm	3	2	Low	Trunk wound from stake; small, yellow leaves.
49	Marina madrone	2	4	Moderate	Multiple attachments at 4'; dense crown.
50	Marina madrone	3	2	Low	Multiple attachments at 4'; dry, dying foliage.
51	Bottlebrush	10	4	Moderate	Compact crown; fair structure.
52	Marina madrone	2	4	Moderate	Multiple attachments at 4'; dense crown.
53	Marina madrone	3	4	Moderate	Multiple attachments at 4'; dense crown.
54	Marina madrone	2	4	Moderate	Multiple attachments at 4'; dense crown.

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Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
55	Australian willow	3	4	Moderate	Good form and structure; slightly thin crown.
56	Australian willow	2,1,1	4	High	Multiple attachments at 4'; compact, dense crown.
57	Australian willow	2	3	Moderate	Compact, slightly thin crown..
58	Australian willow	2	3	Low	Thin crown; slightly chlorotic.
59	Marina madrone	3	5	High	Codominant trunks at 4'; dense crown.
60	Monterey pine	22,15	1	Low	Mostly dead; leader removed.
61	Chinese elm	5	4	High	Good form, fair structure; dense crown.
62	Bottlebrush	10	4	Moderate	Compact crown; fair structure.
63	New Zealand Christmas Tree	18,15	4	High	Codominant trunks at 4'; raised crown; dense foliage.
64	Bottlebrush	9	4	Moderate	Compact crown; fair structure.
65	New Zealand Christmas Tree	18	4	High	Multiple attachments at 5'; good form; dense crown.
66	Australian willow	2	3	Moderate	Slightly thin crown.
67	Bottlebrush	12	4	Moderate	Compact crown; fair structure.
68	Chinese elm	2	1	Low	Mostly dead
69	Chinese elm	2	2	Low	Twig dieback; chlorotic.
70	Chinese elm	2	1	Low	Mostly dead.
71	Marina madrone	2	4	Moderate	Multiple attachments at 4'; dense crown.
72	Loquat	3,1	3	Moderate	In yard; codominant trunks at 3'; dense crown.
73	Australian willow	3	4	Moderate	Good form and structure; slightly thin crown.
74	Bottlebrush	12	4	Moderate	Compact crown; fair structure.
75	New Zealand Christmas Tree	22	3	Moderate	Girdling root; codominant trunks at 8'; poor structure; previously topped at 12'.
76	Australian willow	2	4	Moderate	Good form and structure; slightly thin crown.
77	Bottlebrush	6	4	Moderate	Compact crown; fair structure.
78	Bottlebrush	6	3	Moderate	Compact crown; fair structure; trunk wound.
79	Carob	15,12	2	Low	Codominant trunks at 3'; asymmetrical crown; thin upper crown.
80	Chinese elm	6	4	High	Good form, typical structure; dense crown.
81	Brisbane box	27	4	Moderate	Good form, fair structure; thin parts in crown.

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Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
82	Water gum	2	5	High	Good form; dense crown.
83	Water gum	1	1	Low	Mostly dead.
84	Chinese elm	7	4	High	Good form, typical structure; dense crown.
85	Chinese elm	6	3	Moderate	Large limb failure; trunk wound; fair structure.
86	Chinese elm	4	2	Low	Very thin crown.
87	River red gum	2,2,1	3	Moderate	Multiple attachments at base; volunteer; dense foliage.
88	Chinese elm	5	4	High	Good form, typical structure; dense crown.
89	Chinese elm	4	3	Moderate	Fair form; slightly thin crown.
90	Chinese elm	4	3	Low	Topped at 5'; dense crown.
91	Chinese elm	5	4	High	Good form; typical structure.
92	New Zealand Christmas Tree	10	3	Moderate	Trunk bows slightly north; long trunk tear out wound; small, high crown.
93	Chinese elm	6	3	Moderate	Nursery stake embedded in trunk; thin upper crown; good form.
94	Chinese elm	6	3	Moderate	Fair form and structure; asymmetrical crown.
95	Chinese elm	5	4	Moderate	Fair form and structure; spreading crown.
96	Chinese elm	6	4	High	Good form, typical structure; dense crown.
97	Chinese elm	4	2	Low	Very thin crown.
98	Water gum	2	4	High	Multiple attachments at 5'; good form; dense crown.
99	Water gum	2	5	High	Good form and structure; dense crown.
100	New Zealand Christmas Tree	4,3,3	3	Moderate	Codominant trunks at base; hedged.
101	Carob	8,5	3	Moderate	Codominant trunks at 4'; compact crown.
102	Carob	8	3	Moderate	Codominant trunks at 5'; slightly thin crown.
103	Carob	9,5	3	Low	Codominant trunks at 2'; bleeding trunk wounds with decay; small thin crown.
104	Carob	6,5	3	Moderate	Codominant trunks at 3'; small crown.
105	Carob	11,9,8,4	4	Moderate	Multiple attachments at 4'; trunk wound; dense crown.
106	Water gum	4	3	Moderate	Trunk wounds; compact crown.
107	Monterey pine	28	3	Moderate	Codominant trunks at 6'; round, compact form; slightly thin crown on south.

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Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
108	Southern magnolia	5	3	Moderate	Crown raised to 9'; small crown.
109	Southern magnolia	6	3	Moderate	Crown raised to 8'; small crown.
110	Southern magnolia	4	3	Low	Crown raised to 8'; small, thinning crown.
111	Southern magnolia	4	3	Low	Crown raised to 8'; small, thinning crown.
112	Southern magnolia	5	3	Moderate	Crown raised to 8'; asymmetrical crown.
113	Incense cedar	7	5	High	Good form and structure; good young tree.
114	Italian stone pine	27	3	Moderate	Multiple attachments at 5'; dense crown; pruned on north for building.
115	Italian stone pine	43	4	Moderate	Codominant trunks at 6'; dense, spreading crown.
116	Italian stone pine	32	4	Moderate	Codominant trunks at 7' and 9'; dense, spreading crown.
117	New Zealand Christmas Tree	12	4	Moderate	Multiple attachments at 6'; fair form; slightly thin crown.
118	Red flowering gum	19	4	Moderate	Codominant trunks at 6'; asymmetrical crown.
119	Brisbane box	4	4	Moderate	Good form; slightly thin crown.
120	Australian willow	2	3	Moderate	Good form and structure; slightly thin crown.
121	Australian willow	4	4	High	Good form and structure; dense crown.
122	Brisbane box	4	5	High	Good form and structure; dense crown.
123	Brazilian pepper	11,9,8,7	3	Moderate	Multiple attachments at 1' with narrow attachment; twisted form; dense crown.
124	Peppermint tree	14	4	Moderate	Multiple attachments at 6'; thin interior crown.
125	Peppermint tree	21	4	Moderate	Multiple attachments at 6'; thin interior crown.
126	Blackwood acacia	15	4	Moderate	Codominant trunks at 14'; good form; dense crown.
127	Tulip tree	10	3	Moderate	Fair form and structure; twig dieback in upper crown.
128	Tulip tree	7	4	Moderate	Codominant trunks at 5'; good form.
129	Tulip tree	11	3	Moderate	Good form, fair structure; twig dieback in upper crown.
130	Grape myrtle	3	3	Moderate	In schoolyard, no tag; small, slightly thin crown.
131	Grape myrtle	3	3	Moderate	In schoolyard, no tag; small, slightly thin crown.
132	Carrotwood	14	3	Moderate	Good form, fair structure; tear out wound on trunk.
133	Pink melaleuca	8,6	2	Low	Partial failure at base; poor structure.
134	Carrotwood	15	3	Moderate	Multiple attachments at 6'; slightly thin crown.

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Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
135	Monterey cypress	21	3	Low	Asymmetrical crown; limb failure on south; dead limbs.
136	Chinese elm	6	3	Moderate	Fair form and structure; chlorotic.
137	Queen palm	4	3	Moderate	4' brown trunk height; chlorotic.
138	Tulip tree	10	3	Low	Asymmetrical crown; windblown; trunk wound.
139	Queen palm	16	4	Moderate	10' brown trunk height; dry frond tips.
140	Weeping willow	11	2	Low	Codominant trunks at 7'; very thin crown.
141	Gallery pear	6	3	Moderate	Narrow form; 4' from building; twig dieback.
142	Peppermint tree	15	3	Moderate	Codominant trunks at 6'; high, small crown.
143	Carrotwood	5	3	Moderate	Multiple attachments at 7'; small crown; trunk wound.
144	Evergreen pear	5	1	Low	Mostly dead.
145	Tulip tree	8	4	Moderate	Good form and structure; slightly thin on windward side.
146	Carrotwood	18	2	Low	Poor form and structure; thin crown; cable girdling trunk.
147	Mexican fan palm	18	4	High	In yard, no tag; 28' brown trunk height; dry frond tips.
148	Monterey pine	29	4	Moderate	Good form; dense crown; trunk wound near base.
149	Peach	3	3	Moderate	In yard; typical form and structure.
150	Carob	16	3	Low	Large trunk wound with decay; dense, spreading crown.
151	Carob	11,9	3	Low	Codominant trunks at 4'; tear out wound thinning crown.
152	Bottlebrush	12	4	Moderate	Dense, compact crown; fair structure.
153	New Zealand Christmas Tree	15	4	Moderate	Multiple attachments at 7'; dense crown; pruned for building clearance.
154	Water gum	1	2	Low	Dead top; thin crown.
155	Water gum	1	2	Low	Dead and dying foliage throughout crown.
156	Water gum	1	3	Moderate	Fair form and structure; thinning crown.
157	Water gum	1	4	Moderate	Good form, fair structure; dense crown.
158	Carrotwood	8	3	Moderate	Multiple attachments at 6'; slightly thin crown.
159	New Zealand Christmas Tree	12	3	Moderate	Multiple attachments at 6'; asymmetrical crown; pruned for building clearance.
160	New Zealand Christmas Tree	12	4	Moderate	Multiple attachments at 6'; dense crown; pruned for building clearance.

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Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
161	Chinese elm	5	4	High	Good form; typical structure.
162	Chinese elm	4	4	High	Good form; typical structure; slightly thin crown.
163	Chinese elm	5	4	High	Good form; typical structure.
164	Chinese elm	4	3	Moderate	Fair form and structure; chlorotic.
165	Chinese elm	4	3	Moderate	Fair form and structure; chlorotic.
166	Chinese elm	5	4	High	Good form; typical structure; dense crown.
167	Chinese elm	6	4	Moderate	Typical form and structure; slightly thin crown.
168	Chinese elm	5	3	Moderate	Fair form and structure; slightly thin crown.
169	Chinese elm	6	4	High	Good form; typical structure; dense crown.
170	Chinese elm	5	4	High	Good form; typical structure; dense crown.
171	Carob	18	3	Moderate	Codominant trunks at 6'; limb failure on north; poor structure; asymmetrical crown.
172	Chinese elm	5	4	High	Good form; typical structure; dense crown.
173	Chinese elm	6	4	High	Good form; typical structure; dense crown.
174	Australian willow	2	4	High	Dense crown; good form.
175	Chinese elm	5	4	Moderate	Typical form and structure; slightly thin crown.
176	Chinese elm	6	4	High	Good form; typical structure; dense crown.
177	Water gum	1	2	Low	Dead top; thin crown.
178	Water gum	1	2	Low	Dead top; thin crown.
179	Water gum	2	3	Moderate	Good form; twig dieback in upper crown.
180	European hornbeam	2	3	Low	Twig dieback; dead top; compact form.
181	Brisbane box	5	5	High	Good form and structure; dense crown.
182	Brisbane box	3	4	Moderate	Good form and structure; slightly thin crown.
183	New Zealand Christmas Tree	18	4	Moderate	Multiple attachments at 9'; pruned for building clearance.
184	Australian willow	2	3	Moderate	Good form and structure; thinning crown
185	Australian willow	2	3	Moderate	Good form and structure; thinning crown
186	Australian willow	3	4	Moderate	Good form and structure; slightly thin crown.
187	Glossy privet	12	3	Moderate	In yard; dense crown; fair structure.

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Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
188	Bronze loquat	7	3	Moderate	In yard; dense crown; fair structure.
189	Chinese elm	6	4	High	Good form; typical structure; dense crown.
190	Chinese elm	6	4	Moderate	Typical form and structure; slightly thin crown.
191	Chinese elm	4	4	Moderate	Typical form and structure; slightly thin crown.
192	Marina madrone	3	4	Moderate	Multiple attachments at 4'; dense crown.
193	Bottlebrush	8	4	Moderate	Dense, compact crown; fair structure.
194	Australian willow	2	4	High	Dense crown; good form; fair structure.
195	Carob	15	3	Low	Large trunk wound; asymmetrical crown.
196	Peppermint tree	13	3	Low	Codominant trunks at 6' with narrow attachments; thinning crown.
197	Peppermint tree	16	4	Moderate	Good form; fair structure; multiple attachments at 6'.
198	Peppermint tree	18	4	Moderate	Good form; fair structure; multiple attachments at 6'.
199	Peppermint tree	12	4	Moderate	Good form; fair structure; multiple attachments at 6'.
200	Peppermint tree	13	4	Moderate	Good form; fair structure; multiple attachments at 6'.
201	Peppermint tree	10	4	Moderate	Good form; fair structure; multiple attachments at 6'.
202	Peppermint tree	16	3	Moderate	Good form; fair structure; multiple attachments at 6'; asymmetrical crown.
203	Bottlebrush	7	2	Low	Poor form; thin crown.
204	Marina madrone	1	3	Moderate	Fair form and structure; twig dieback.
205	Peppermint tree	13	4	Moderate	Good form; fair structure; multiple attachments at 6'.
206	Evergreen pear	10	3	Moderate	Codominant trunks at 6'; spreading crown; typical structure.
207	Strawberry tree	15	3	Moderate	Large trunk wound; good form; thinning crown.
208	Evergreen pear	8	3	Moderate	Codominant trunks at 6'; crowded by #209; fair form and structure.
209	Monterey pine	26	3	Moderate	Typical form and structure; slightly thin crown; surface roots filling planter.
210	Queen palm	7	4	Moderate	6' brown trunk height; dry frond tips.
211	Southern magnolia	2	2	Low	Small, stunted crown.
212	Southern magnolia	2	2	Low	Small, stunted crown; major trunk sunburn.
213	Southern magnolia	2	1	Low	Small, asymmetrical crown; major trunk sunburn.
214	Southern magnolia	2	2	Low	Small, stunted crown; major trunk sunburn.
215	Southern magnolia	2	2	Low	Small, stunted crown; major trunk sunburn.

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Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
216	Blackwood acacia	14	4	Moderate	Codominant trunks at 10'; crowded form; dense crown.
217	Blackwood acacia	21	4	Moderate	Good form; fair structure; dense crown.
218	Blackwood acacia	20	4	Moderate	One of two trees comprising a single crown; typical form and structure.
219	Blackwood acacia	23	4	Moderate	One of two trees comprising a single crown; typical form and structure.

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Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Suitability for Preservation	Disposition	Reason for removal
1	Brisbane box	5	5	High	Remove	Sidewalk
2	Australian willow	3	4	High	Remove	Grading
3	Australian willow	2	4	Moderate	Remove	Grading
4	Australian willow	1	2	Low	Remove	Grading; low suit.
5	Australian willow	2	3	Moderate	Remove	Grading
6	Australian willow	1	2	Low	Remove	Grading; low suit.
7	Australian willow	3	4	High	Remove	Street B
8	Australian willow	2	4	Moderate	Remove	Street B
9	Australian willow	2	4	Moderate	Remove	Building D
10	Australian willow	2	4	High	Remove	Building D
11	Sydney golden wattle	6,5	2	Low	Remove	Building D; low suit.
12	Sydney golden wattle	10	3	Low	Remove	Building D; low suit.
13	Australian willow	2	3	Moderate	Remove	Building D
14	Australian willow	2	4	High	Remove	Building D
15	Monterey pine	2	5	High	Remove	Building D
16	Australian willow	2	2	Low	Remove	Building D; low suit.
17	Australian willow	1,1	3	Moderate	Remove	Building D
18	Australian willow	3,2	4	Moderate	Remove	Building D
19	Australian willow	1	1	Low	Remove	Building D; low suit.
20	Australian willow	1	1	Low	Remove	Building D; low suit.
21	Australian willow	2	2	Low	Remove	Parcel 5 townhomes; low suit.
22	Australian willow	3	4	High	Remove	Sidewalk/Street A
23	Australian willow	2,2,1	4	High	Remove	Parcel 5 townhomes
24	Bottlebrush	5	4	Moderate	Remove	Parcel 5 townhomes
25	European hornbeam	1	2	Low	Remove	EVA; low suit.
26	European hornbeam	1	2	Low	Remove	EVA; low suit.
27	European hornbeam	1	2	Low	Remove	EVA; low suit.
28	Marina madrone	2	4	High	Remove	EVA

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Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Suitability for Preservation	Disposition	Reason for removal
29	Marina madrone	2	2	Low	Remove	EVA; low suit.
30	Brisbane box	4	4	Moderate	Remove	EVA
31	Brisbane box	4	5	High	Remove	EVA
32	Fig	2,2,2	3	Low	Remove	EVA; low suit.
33	Plum	4,4,1,1,1	3	Moderate	Remove	EVA
34	Brisbane box	5	5	High	Remove	EVA
35	New Zealand Christmas Tree	18	4	High	Remove	EVA
36	Marina madrone	3	3	Moderate	Remove	EVA
37	Bottlebrush	10	4	Moderate	Remove	Sidewalk
38	Bottlebrush	10	4	Moderate	Remove	Sidewalk
39	Brisbane box	5	5	High	Remove	Sidewalk
40	Brisbane box	3	4	Moderate	Remove	Sidewalk
41	Australian willow	1	3	Moderate	Remove	Building C
42	Pear	1	4	Moderate	Remove	Building C
43	Lemon	2,1,1,1	3	Moderate	Remove	Building C
44	Australian willow	1	2	Low	Remove	Building F; low suit.
45	Chinese elm	4	2	Low	Remove	Building F; low suit.
46	Chinese elm	5	4	Moderate	Remove	Building F
47	Chinese elm	4	3	Moderate	Remove	Building F
48	Chinese elm	3	2	Low	Remove	Building F; low suit.
49	Marina madrone	2	4	Moderate	Remove	Building F
50	Marina madrone	3	2	Low	Remove	Building F; low suit.
51	Bottlebrush	10	4	Moderate	Remove	Parcel 21/22 townhomes
52	Marina madrone	2	4	Moderate	Remove	Parcel 21/22 townhomes
53	Marina madrone	3	4	Moderate	Remove	Street B
54	Marina madrone	2	4	Moderate	Remove	Sidewalk
55	Australian willow	3	4	Moderate	Remove	Parcel 16/17 townhomes
56	Australian willow	2,1,1	4	High	Remove	Parcel 16/17 townhomes

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Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Suitability for Preservation	Disposition	Reason for removal
57	Australian willow	2	3	Moderate	Remove	Building E
58	Australian willow	2	3	Low	Remove	Sidewalk/Street A; low suit.
59	Marina madrone	3	5	High	Remove	Sidewalk
60	Monterey pine	22,15	1	Low	Remove	Sidewalk; low suit.
61	Chinese elm	5	4	High	Remove	Sidewalk
62	Bottlebrush	10	4	Moderate	Remove	Building E
63	New Zealand Christmas Tree	18,15	4	High	Remove	Building E
64	Bottlebrush	9	4	Moderate	Remove	Building E
65	New Zealand Christmas Tree	18	4	High	Remove	Sidewalk/Street A
66	Australian willow	2	3	Moderate	Remove	Building E
67	Bottlebrush	12	4	Moderate	Remove	Building E
68	Chinese elm	2	1	Low	Remove	Building E; low suit.
69	Chinese elm	2	2	Low	Remove	Building E; low suit.
70	Chinese elm	2	1	Low	Remove	Building E; low suit.
71	Marina madrone	2	4	Moderate	Remove	Sidewalk/Street A
72	Loquat	3,1	3	Moderate	Remove	Sidewalk/Street A
73	Australian willow	3	4	Moderate	Remove	Building E
74	Bottlebrush	12	4	Moderate	Remove	Building E
75	New Zealand Christmas Tree	22	3	Moderate	Remove	Building E
76	Australian willow	2	4	Moderate	Remove	Parcel 8
77	Bottlebrush	6	4	Moderate	Remove	Parcel 8
78	Bottlebrush	6	3	Moderate	Remove	Parcel 9/10 townhomes
79	Carob	15,12	2	Low	Remove	Parcel 9/10 townhomes/ low suit.
80	Chinese elm	6	4	High	Remove	Sidewalk
81	Brisbane box	27	4	Moderate	Remove	Sidewalk
82	Water gum	2	5	High	Remove	Sidewalk
83	Water gum	1	1	Low	Remove	Sidewalk; low suit.
84	Chinese elm	7	4	High	Remove	Sidewalk

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Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Suitability for Preservation	Disposition	Reason for removal
85	Chinese elm	6	3	Moderate	Remove	Sidewalk
86	Chinese elm	4	2	Low	Remove	Sidewalk; low suit.
87	River red gum	2,2,1	3	Moderate	Remove	Sidewalk
88	Chinese elm	5	4	High	Remove	Sidewalk
89	Chinese elm	4	3	Moderate	Remove	Sidewalk
90	Chinese elm	4	3	Low	Remove	Sidewalk; low suit.
91	Chinese elm	5	4	High	Remove	Sidewalk
92	New Zealand Christmas Tree	10	3	Moderate	Remove	Sidewalk
93	Chinese elm	6	3	Moderate	Remove	Sidewalk
94	Chinese elm	6	3	Moderate	Remove	Sidewalk
95	Chinese elm	5	4	Moderate	Remove	Sidewalk
96	Chinese elm	6	4	High	Remove	Sidewalk
97	Chinese elm	4	2	Low	Remove	Sidewalk; low suit.
98	Water gum	2	4	High	Remove	Sidewalk
99	Water gum	2	5	High	Remove	Sidewalk
100	New Zealand Christmas Tree	4,3,3	3	Moderate	Remove	Building A
101	Carob	8,5	3	Moderate	Remove	Building A
102	Carob	8	3	Moderate	Remove	Building A
103	Carob	9,5	3	Low	Remove	Building A; low suit.
104	Carob	6,5	3	Moderate	Remove	Building A
105	Carob	11,9,8,4	4	Moderate	Remove	Building A
106	Water gum	4	3	Moderate	Remove	Building A
107	Monterey pine	28	3	Moderate	Remove	Building A
108	Southern magnolia	5	3	Moderate	Remove	EVA
109	Southern magnolia	6	3	Moderate	Remove	EVA
110	Southern magnolia	4	3	Low	Remove	EVA; low suit.
111	Southern magnolia	4	3	Low	Remove	EVA; low suit.
112	Southern magnolia	5	3	Moderate	Remove	EVA

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Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Suitability for Preservation	Disposition	Reason for removal
113	Incense cedar	7	5	High	Remove	EVA
114	Italian stone pine	27	3	Moderate	Remove	Sidewalk
115	Italian stone pine	43	4	Moderate	Preserve	Resident Park
116	Italian stone pine	32	4	Moderate	Preserve	Resident Park
117	New Zealand Christmas Tree	12	4	Moderate	Remove	Parcel 3 townhomes
118	Red flowering gum	19	4	Moderate	Remove	Parcel 3 townhomes
119	Brisbane box	4	4	Moderate	Remove	Community Center
120	Australian willow	2	3	Moderate	Remove	Community Center
121	Australian willow	4	4	High	Remove	Community Center
122	Brisbane box	4	5	High	Remove	Community Center
123	Brazilian pepper	11,9,8,7	3	Moderate	Remove	Community Center
124	Peppermint tree	14	4	Moderate	Remove	Partridge Street
125	Peppermint tree	21	4	Moderate	Remove	Partridge Street
126	Blackwood acacia	15	4	Moderate	Remove	Partridge Street
127	Tulip tree	10	3	Moderate	Remove	Partridge Street
128	Tulip tree	7	4	Moderate	Remove	Partridge Street
129	Tulip tree	11	3	Moderate	Remove	Partridge Street
130	Grape myrtle	3	3	Moderate	Remove	Partridge Street
131	Grape myrtle	3	3	Moderate	Remove	Partridge Street
132	Carrotwood	14	3	Moderate	Remove	Partridge Street
133	Pink melaleuca	8,6	2	Low	Remove	Building B
134	Carrotwood	15	3	Moderate	Remove	Poor cond./low suit.
135	Monterey cypress	21	3	Low	Remove	Bayshore Park/demo
136	Chinese elm	6	3	Moderate	Remove	Low suitability
137	Queen palm	4	3	Moderate	Remove	Bayshore Park/demo
138	Tulip tree	10	3	Low	Remove	Low suitability
139	Queen palm	16	4	Moderate	Remove	Bayshore Park/demo
140	Weeping willow	11	2	Low	Remove	Poor cond.; low suit.

Preliminary Tree Disposition

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Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Suitability for Preservation	Disposition	Reason for removal
141	Gallery pear	6	3	Moderate	Remove	Bayshore Park/demo
142	Peppermint tree	15	3	Moderate	Remove	Bayshore Park/demo
143	Carrotwood	5	3	Moderate	Remove	Bayshore Park/demo
144	Evergreen pear	5	1	Low	Remove	Poor cond.; low suit.
145	Tulip tree	8	4	Moderate	Remove	Bayshore Park/demo
146	Carrotwood	18	2	Low	Remove	Poor cond.; low suit.
147	Mexican fan palm	18	4	High	Remove	Bayshore Park/demo
148	Monterey pine	29	4	Moderate	Remove	Bayshore Park/demo
149	Peach	3	3	Moderate	Remove	Bayshore Park/demo
150	Carob	16	3	Low	Remove	Low suitability
151	Carob	11,9	3	Low	Remove	Low suitability
152	Bottlebrush	12	4	Moderate	Remove	Bayshore Park/demo
153	New Zealand Christmas Tree	15	4	Moderate	Remove	Bayshore Park/demo
154	Water gum	1	2	Low	Remove	Poor cond./low suit.
155	Water gum	1	2	Low	Remove	Poor cond./low suit.
156	Water gum	1	3	Moderate	Remove	Sidewalk
157	Water gum	1	4	Moderate	Remove	Sidewalk
158	Carrotwood	8	3	Moderate	Remove	Bayshore Park/demo
159	New Zealand Christmas Tree	12	3	Moderate	Remove	Bayshore Park/demo
160	New Zealand Christmas Tree	12	4	Moderate	Remove	Bayshore Park/demo
161	Chinese elm	5	4	High	Remove	Sidewalk
162	Chinese elm	4	4	High	Remove	Sidewalk
163	Chinese elm	5	4	High	Remove	Sidewalk
164	Chinese elm	4	3	Moderate	Remove	Sidewalk
165	Chinese elm	4	3	Moderate	Remove	Sidewalk
166	Chinese elm	5	4	High	Remove	Sidewalk
167	Chinese elm	6	4	Moderate	Remove	Sidewalk
168	Chinese elm	5	3	Moderate	Remove	Sidewalk

Preliminary Tree Disposition

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Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Suitability for Preservation	Disposition	Reason for removal
169	Chinese elm	6	4	High	Remove	Sidewalk
170	Chinese elm	5	4	High	Remove	Sidewalk
171	Carob	18	3	Moderate	Remove	Partridge Street
172	Chinese elm	5	4	High	Remove	Partridge Street
173	Chinese elm	6	4	High	Remove	Partridge Street
174	Australian willow	2	4	High	Remove	Partridge Street
175	Chinese elm	5	4	Moderate	Remove	Partridge Street
176	Chinese elm	6	4	High	Remove	Sidewalk
177	Water gum	1	2	Low	Remove	Parcel 3 townhomes; low suit.
178	Water gum	1	2	Low	Remove	Parcel 3 townhomes; low suit.
179	Water gum	2	3	Moderate	Remove	Parcel 3 townhomes
180	European hornbeam	2	3	Low	Remove	Parcel 3 townhomes; low suit.
181	Brisbane box	5	5	High	Remove	Parcel 3 townhomes
182	Brisbane box	3	4	Moderate	Remove	Parcel 3 townhomes
183	New Zealand Christmas Tree	18	4	Moderate	Remove	Parcel 3 townhomes
184	Australian willow	2	3	Moderate	Remove	Parcel 3 townhomes
185	Australian willow	2	3	Moderate	Remove	Parcel 3 townhomes
186	Australian willow	3	4	Moderate	Remove	Parcel 3 townhomes
187	Glossy privet	12	3	Moderate	Remove	Partridge Street
188	Bronze loquat	7	3	Moderate	Remove	Partridge Street
189	Chinese elm	6	4	High	Remove	Building B2 mixed use
190	Chinese elm	6	4	Moderate	Remove	Building B2 mixed use
191	Chinese elm	4	4	Moderate	Remove	Building B2 mixed use
192	Marina madrone	3	4	Moderate	Remove	Building B2 mixed use
193	Bottlebrush	8	4	Moderate	Remove	Building B2 mixed use
194	Australian willow	2	4	High	Remove	Building B2 mixed use
195	Carob	15	3	Low	Remove	Low suitability
196	Peppermint tree	13	3	Low	Remove	Low suitability

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Tree No.	Species	Trunk Diameter (in.)	Condition 1=poor 5=excellent	Suitability for Preservation	Disposition	Reason for removal
197	Peppermint tree	16	4	Moderate	Remove	Bayshore Park/demo
198	Peppermint tree	18	4	Moderate	Remove	Bayshore Park/demo
199	Peppermint tree	12	4	Moderate	Remove	Building B
200	Peppermint tree	13	4	Moderate	Remove	Building B
201	Peppermint tree	10	4	Moderate	Remove	Building B
202	Peppermint tree	16	3	Moderate	Remove	Bioretention basin
203	Bottlebrush	7	2	Low	Remove	Poor cond.; low suit.
204	Marina madrone	1	3	Moderate	Remove	Bioretention basin
205	Peppermint tree	13	4	Moderate	Remove	Building B
206	Evergreen pear	10	3	Moderate	Remove	Bayshore Park/demo
207	Strawberry tree	15	3	Moderate	Remove	Bayshore Park/demo
208	Evergreen pear	8	3	Moderate	Remove	Bayshore Park/demo
209	Monterey pine	26	3	Moderate	Remove	Bayshore Park/demo
210	Queen palm	7	4	Moderate	Remove	Bayshore Park/demo
211	Southern magnolia	2	2	Low	Remove	Building A2; low suit.
212	Southern magnolia	2	2	Low	Remove	Building A2; low suit.
213	Southern magnolia	2	1	Low	Remove	Building A2; low suit.
214	Southern magnolia	2	2	Low	Remove	Building A2; low suit.
215	Southern magnolia	2	2	Low	Remove	Building A2; low suit.
216	Blackwood acacia	14	4	Moderate	Poss. Preserve	Bioretention basin (relocate?)
217	Blackwood acacia	21	4	Moderate	Poss. Preserve	Bioretention basin (relocate?)
218	Blackwood acacia	20	4	Moderate	Poss. Preserve	Bioretention basin (relocate?)
219	Blackwood acacia	23	4	Moderate	Poss. Preserve	Bioretention basin (relocate?)