



# Arborist Report

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## Glenview Terrace San Bruno CA

***Prepared for:***  
City Ventures  
444 Spear Street Suite 200  
San Francisco, CA 94105

***Prepared by:***  
HortScience | Bartlett Consulting  
2550 Ninth Street, Suite 112  
Berkeley, CA 94710

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**Arborist Report**  
Glenview Terrace  
San Bruno CA

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***Tree Assessment Form***

***Tree Assessment Map***

# Arborist Report

Glenview Terrace  
San Bruno CA

## ***Introduction and Overview***

City Ventures is preparing plans to re-develop a property located on Glenview Drive in San Bruno CA. Existing site use consists of an abandoned religious facility and residence with associated parking and landscape. In 2019, HortScience | Bartlett Consulting, divisions of the F.A. Bartlett Tree Expert Company, assessed trees within, and immediately adjacent to, the proposed project area, evaluated project plans, and recommend action consistent with City of San Bruno requirements. In 2023, City Ventures requested that HortScience | Bartlett Consulting, update the report to reflect a revised site plan using the original tree data. This report presents the following information:

1. Evaluation of tree health and structural condition.
2. Evaluation of project plans.
3. Recommendations for action.

## ***Tree Assessment Methods***

Trees were assessed in June 2019. The survey was limited to trees greater than 5-inches diameter. The assessment procedure was a visual assessment from the ground, consisting of the following steps:

1. Identifying the tree as to species.
2. Attaching a numerically coded metal tag to the trunk of each tree.
3. Recording the tree's location on a map.
4. Measuring the trunk diameter at a point 54-inches above grade.
5. Evaluating the health and structural condition using a scale of 0 – 5:
  - 5** - A healthy, vigorous tree, reasonably free of signs and symptoms of disease, with good structure and form typical of the species.
  - 4** - Tree with slight decline in vigor, small amount of twig dieback, or minor structural defects that could be corrected.
  - 3** - Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.
  - 2** - Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
  - 1** - Tree in severe decline, dieback of scaffold branches and/or trunk; most of foliage from epicormic shoots (secondary shoots that arise along the trunk and branches); extensive structural defects that cannot be abated.
  - 0** – Tree is dead.
6. Commenting on the presence of defects in structure, insects or diseases and other aspects of development.
7. Evaluating suitability for preservation as low, moderate and high.

Some trees were located on adjacent parcels with limited access. Such trees were included in the assessment and given a tree tag number. Assessment of trunk diameter, tree health and structural condition was limited to what could be observed from the subject property.

**Description of Trees**

Sixty-one (61) trees of 10 species were evaluated (Table 1). Trees were both planted and naturally occurring. Coast live oak and toyon are native to the San Bruno area. Trees of these two species (29 total) appeared to be indigenous to the site. They were concentrated on the east side of the property. Trees of the remaining eight species had been planted as part of landscape development and were concentrated on the west side of the property. Species present were typical of those found in San Bruno landscapes.

**Table 1. Species present and tree condition. Glenview Terrace. San Bruno CA.**

Common name	Scientific name	Condition					No. of Trees	
		Dead (0)	Poor (1,2)	Fair (3)	Good (4)	Excell. (5)	Heritage	Total
Japanese maple	<i>Acer palmatum</i>	--	--	--	--	--	--	1
Deodar cedar	<i>Cedrus deodara</i>	--	1	2	--	--	2	3
Blue gum	<i>Eucalyptus globulus</i>	--	--	1	--	--	1	1
Monterey cypress	<i>Hesperocyparis macrocarpa</i>	--	1	5	3	1	5	10
Toyon	<i>Heteromeles arbutifolia</i>	--	2	5	--	--	5	7
Italian stone pine	<i>Pinus pinea</i>	--	1	3	--	--	4	4
Monterey pine	<i>Pinus radiata</i>	1	5	3	1	1	7	11
Scots pine	<i>Pinus sylvestris</i>	--	1	--	--	--	--	1
Coast live oak	<i>Quercus agrifolia</i>	--	5	14	3	--	22	22
Coast redwood	<i>Sequoia sempervirens</i>	--	--	1	--	--	1	1
<b>Total, all trees assessed</b>		<b>1</b>	<b>16</b>	<b>34</b>	<b>8</b>	<b>2</b>	<b>47</b>	<b>61</b>

Coast live oak was the most frequently occurring species with 22 trees (Photo 1). Trees ranged from young to mature in development. Trunk diameters varied from 6- to 27-inches in diameter. Most stems were 12-inches or smaller in diameter. Approximately 50% of oaks had more than one stem that arose close to the ground.

**Photo 1.** Looking east towards dense area of coast live oaks (red circle) and toyon trees.



Tree condition was generally fair (14 trees). Five oaks were in poor condition while tree #105, 107, and 140 were good. The primary factor influencing tree condition was growing space and competition for it. Oaks were often crowded, leading to asymmetric form and structure, and high crowns. Trees in poor condition were suppressed in development.

Eleven Monterey pines were present. Trees ranged from young to mature in development with trunk diameters between 6- and 22-inches. Pine #156 (19-inches) was dead. Five pines were in poor condition while three were fair. Monterey pine #125 was in good condition while pine #151 was excellent. Most trees lacked vigor and had thin canopies of foliage, likely due to a long history of water stress and lack of irrigation.

Ten Monterey cypresses were present (Photo 2). Trees ranged from young to mature in development with trunk diameters between 6- and 25-inches. Five trees were in fair condition and cypress #115 was poor. In contrast, trees #117, 120, and 121 were in good condition and cypress #122 was excellent. Most trees lacked vigor and had thin canopies of foliage, likely due to a long history of water stress and lack of irrigation.



**Photo 2.** Several Monterey cypresses were clustered together near Glenview Drive.

Seven toyons were present. These were large shrubs with multiple stems and high crowns. Tree condition was either poor (2 trees) or fair (5). The largest individual stem was 9-inches. The primary determinant of tree condition was crowding.

No other species was represented by more than three trees. Included in this group were:

- Blue gum #109 had trunks of 39- and 17-inches. This mature tree was in fair condition with a one-sided crown and multiple stems that arose at 7-feet.
- Coast redwood #102 was 17-inches and in fair condition. The crown was one-sided to the west, the central leader had been lost, and the tree lacked vigor.
- Deodar cedars #136, 148 and 150 were semi-mature in development. Tree #136 was in poor condition while #148 and 150 were fair. All three trees lacked vigor.
- Italian stone pines #111, 112, 124 and 128 were mature in development. The largest single stem was 19-inches. Tree #112 was in poor condition with a strong lean. Pines #111, 124 and 128 were fair condition with codominant trunks near the ground.
- Japanese maple #106 was a typical small tree in good condition. The trunk was 1-foot from the foundation.
- Scots pine #152 was 6-inches and in very poor condition.

Description of individual trees is found on the enclosed **Tree Assessment Form**. Tree locations are found on the **Tree Assessment Map**. Both are included as **Attachments**.

The City of San Bruno has several criteria to determine if a tree has Heritage status:

- Any native bay (*Umbellularia californica*), buckeye (*Aesculus* species), oak (*Quercus* species), redwood (*Sequoia sempervirens*), or pine (*Pinus radiata*) tree that has a diameter of six (6) inches or more measured at fifty-four (54) inches above natural grade;
- Any tree or stand of trees designated by resolution of the city council to be of special historical value or of significant community benefit;
- A stand of trees, the nature of which makes each dependent on the others for survival; or
- Any other tree with a trunk diameter of ten (10) inches or more, measured at fifty-four (54) inches above natural grade.

The City's Heritage Tree Ordinance declares such trees, whether located on City or private property, to be an asset to the community at large and provides penalties for removing or improperly pruning these trees.

Based on HortScience | Bartlett Consulting's observations, 47 of the 61 trees assessed met these criteria.

### ***Suitability for Preservation***

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

- **Tree health**  
Healthy, vigorous trees are better able to tolerate impacts such as root injury, demolition of existing structures, changes in soil grade and moisture, and soil compaction than are non-vigorous trees. Trees in good condition are in better health than those in poor condition.
- **Structural integrity**  
Trees with significant amounts of wood decay and other structural defects that cannot be corrected are likely to fail. Such trees should not be preserved in areas where damage to people or property is likely. Defects such as codominant or multiple stems, lean and other deviations from the vertical, heavy branches, and decay are problematic and may increase the potential for a tree to fail.
- **Species response**  
There is a wide variation in the response of individual species to construction impacts and changes in the environment. In our experience, Mexican fan palm, California fan palm, olive, coast redwood, and coast live oak have good tolerance to construction impacts while Monterey pine, Monterey cypress, and acacias are sensitive.
- **Tree age and longevity**  
Old trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young trees are better able to generate new tissue and respond to change.

▪ **Species invasiveness**

Species which spread across a site and displace desired vegetation are not always appropriate for retention. This is particularly true when indigenous species are displaced. The California Invasive Plant Inventory Database ([www.cal-ipc.org](http://www.cal-ipc.org)) lists species identified as being invasive. San Bruno is part of the Central West Floristic Province. Blue gum has limited invasive potential.

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

**Table 2. Tree suitability for preservation. Glenview Terrace. San Bruno CA.**

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<b>High</b>	Trees with good health and structural stability that have the potential for longevity at the site. Monterey cypress #122 and Monterey pine #151 were rated as having high suitability for preservation.
<b>Moderate</b>	Trees in fair health and/or possessing structural defects that may be abated with treatment. Trees in this category require more intense management and monitoring, and may have shorter life-spans than those in the "high" category. Eighteen (18) trees were rated as having moderate suitability for preservation: coast live oak #101, 105, 107, 131, 134, 137, 138, 140, 142, 144, 161; Monterey cypress #117, 120, 121, 125; deodar cedar #148; Italian stone pine #128; and Japanese maple #106.
<b>Low</b>	Trees in poor health or possessing significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas. Forty (40) trees were rated as having low suitability for preservation: coast live oak #103, 133, 135, 145, 146, 147, 149, 153, 155, 157; Monterey pine #104, 108, 110, 1113, 114, 127, 129, 130; toyon #132, 139, 141, 143, 158, 159, 160; Monterey cypress #115, 116, 118, 119, 123, 126; Italian stone pine #111, 112, 124; deodar cedar #136, 150; Scots pine #152 and blue gum #109.

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**Note:** table does not included Monterey pine #156 which was dead.

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

### ***Evaluation of Impacts and Recommendations for Action***

Appropriate tree retention develops a practical match between the location and intensity of construction activities and the quality and health of trees. The tree assessment was the reference point for tree condition and quality. Impacts from the proposed project were assessed using the site plan prepared by the client (*Glenview Highlands, City Ventures, dated 9/29/2023*).

The site plan illustrated nine large buildings containing 31 units of housing and a new road/driveway system. The site will be redeveloped nearly from property line to property line. Impacts to trees will be severe. The existing structures, driveways and utilities would be demolished and replaced. Activities such as grading, installation of utilities and construction of new homes may damage tree crowns and roots.

Based on HortScience | Bartlett Consulting's assessment of the trees and evaluation of proposed project plans, HortScience recommends preservation of five trees. Coast live oak #161 and toyon #141 appear to be approximately 15 feet from the development area. Coast live oaks #101 and 131, and toyon #132, are located on adjacent properties (Table 3, page 8). Each of these trees has Heritage status except for toyon #141.

HortScience | Bartlett Consulting recommends removal of 56 trees of which 44 are Heritage. Forty-three (43) recommended for removal were located within the proposed development area. Tree #160 is at the edge of the development area and has low suitability for preservation. Because the entire site will be demolished and regraded, there is little opportunity for preservation of on-site trees. Among the 44 Heritage trees proposed for removal, 31 had low suitability for preservation while 12 had moderate suitability (Table 3, page 8). Tre #156 was dead and excluded for suitability for preservation considerations.

### ***Tree Preservation Guidelines***

The following are recommendations for design and construction phases that will assist in successful tree preservation.

#### **Design recommendations**

1. Verify the location and tag numbers of all trees to be preserved. Include trunk locations and tag numbers on all plans.
2. Allow the Consulting Arborist the opportunity to review project plans, including but not limited to, site, grading, drainage and landscape plans.
3. Use only herbicides safe for use around trees and labeled for that use, even below pavement.

#### **Pre-construction and demolition treatments and recommendations**

1. Establish a **Tree Protection Zone** around each tree to be preserved. For the three trees recommended for preservation located on adjacent properties, the **Tree Protection Zone** shall be the property line. **Tree Protection Zone** for tree #161 shall be ~15 feet to the west and north to the project boundary, and 25 feet in all other directions. **Tree Protection Zone** for toyon #141 shall be 6 feet in all directions. No grading, excavation, construction or storage of materials shall within the **Tree Protection Zone**.

2. Fence all trees to be retained to completely enclose the **Tree Protection Zone** prior to demolition, grubbing or grading. Fences shall be 6-foot chain link or equivalent as approved by the Consulting Arborist. Fences are to remain until all grading and construction is completed. The project's security fence will serve as tree protection fencing for the off-site trees.
3. Trees to be retained may require pruning to provide clearance and/or correct defects in structure. All pruning is to be performed by an ISA Certified Arborist or Certified Tree Worker and shall adhere to the latest editions of the ANSI Z133 and A300 standards as well as the ISA Best Management Practices for Tree Pruning. Pruning contractor shall have the C25/D61 license specification.
4. 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. Tree pruning and removal should be scheduled outside of the breeding season to avoid scheduling delays. Breeding bird surveys should be conducted prior to tree work. Qualified biologists should be involved in establishing work buffers for active nests.

#### **Tree protection during construction**

1. Any grading, construction, demolition or other work that is expected to encounter tree roots should be monitored by the Consulting Arborist.
2. Tree protection fences are to remain until all site work has been completed. Fences may not be relocated or removed without permission of the Consulting Arborist.
3. Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
4. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.
5. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the Tree Protection Zone.
6. Any additional tree pruning needed for clearance during construction must be performed by a qualified arborist and not by construction personnel.

### **Maintenance of impacted trees**

Preserved trees will experience a physical environment different from that of 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.

### **HortScience | Bartlett Consulting**



Ryan Suttle, Consulting Arborist & Urban Forester  
ISA Board Certified Master Arborist, Utility Specialist No. WE-12647BU  
ISA Tree Risk Assessment Qualified  
ASCA Registered Consulting Arborist #813

**Table 3. Proposed action. Glenview Terrace. San Bruno CA.**

<b>Tree No.</b>	<b>Common name</b>	<b>Trunk Diameter (in.)</b>	<b>Heritage Tree ?</b>	<b>Condition 1=poor 5=excell.</b>	<b>Proposed Action</b>	<b>Notes</b>
101	Coast live oak	26	Yes	3	Preserve	Off-site; prune for clearance
102	Coast redwood	17	Yes	3	Remove	Within development area; low suitability for preservation
103	Coast live oak	16	Yes	3	Remove	Within development area; low suitability for preservation
104	Monterey pine	12	Yes	1	Remove	Within development area; low suitability for preservation
105	Coast live oak	8	Yes	4	Remove	Within development area
106	Japanese maple	6	No	4	Remove	Within development area
107	Coast live oak	5,4,3,3	Yes	4	Remove	Within development area
108	Monterey pine	22,16	Yes	3	Remove	Within development area; low suitability for preservation
109	Blue gum	39,17	Yes	3	Remove	Within development area; low suitability for preservation
110	Monterey pine	14,12	Yes	3	Remove	Within development area; low suitability for preservation
111	Italian stone pine	19,10	Yes	3	Remove	Within development area; low suitability for preservation

**Table 3, continued. Proposed action. Glenview Terrace. San Bruno CA.**

<b>Tree No.</b>	<b>Common name</b>	<b>Trunk Diameter (in.)</b>	<b>Heritage Tree ?</b>	<b>Condition 1=poor 5=excell.</b>	<b>Proposed Action</b>	<b>Notes</b>
112	Italian stone pine	13	Yes	2	Remove	Within development area; low suitability for preservation
113	Monterey pine	16,9	Yes	3	Remove	Within development area; low suitability for preservation
114	Monterey pine	17	Yes	2	Remove	Within development area; low suitability for preservation
115	Monterey cypress	10,6	Yes	2	Remove	Within development area; low suitability for preservation
116	Monterey cypress	9,7,6,4	Yes	3	Remove	Within development area; low suitability for preservation
117	Monterey cypress	7	No	4	Remove	Within development area
118	Monterey cypress	6,4,3	No	3	Remove	Within development area; low suitability for preservation
119	Monterey cypress	6	No	3	Remove	Within development area; low suitability for preservation
120	Monterey cypress	6	No	4	Remove	Within development area
121	Monterey cypress	25	Yes	4	Remove	Within development area
122	Monterey cypress	9	No	5	Remove	Within development area

**Table 3, continued. Proposed action. Glenview Terrace. San Bruno CA.**

<b>Tree No.</b>	<b>Common name</b>	<b>Trunk Diameter (in.)</b>	<b>Heritage Tree ?</b>	<b>Condition 1=poor 5=excell.</b>	<b>Proposed Action</b>	<b>Notes</b>
123	Monterey cypress	10,5	Yes	3	Remove	Within development area; low suitability for preservation
124	Italian stone pine	11,10	Yes	3	Remove	Within development area; low suitability for preservation
125	Monterey pine	14	Yes	4	Remove	Within development area
126	Monterey cypress	13	Yes	3	Remove	Within development area; low suitability for preservation
127	Monterey pine	6	No	2	Remove	Within development area; low suitability for preservation
128	Italian stone pine	14,12	Yes	3	Remove	Within development area
129	Monterey pine	19	Yes	2	Remove	Within development area; low suitability for preservation
130	Monterey pine	6	No	1	Remove	Within development area; low suitability for preservation
131	Coast live oak	18,16,9,8,7,6,6	Yes	3	Preserve	Outside development area
132	Toyon	9,4	Yes	2	Preserve	Outside development area
133	Coast live oak	7,5	Yes	2	Remove	Within development area; low suitability for preservation
134	Coast live oak	11	Yes	3	Remove	Within development area

**Table 3, continued. Proposed action. Glenview Terrace. San Bruno CA.**

<b>Tree No.</b>	<b>Common name</b>	<b>Trunk Diameter (in.)</b>	<b>Heritage Tree ?</b>	<b>Condition 1=poor 5=excell.</b>	<b>Proposed Action</b>	<b>Notes</b>
135	Coast live oak	10,5,3	Yes	3	Remove	Within development area; low suitability for preservation
136	Deodar cedar	8	No	2	Remove	Within development area; low suitability for preservation
137	Coast live oak	10,8	Yes	3	Remove	Within development area
138	Coast live oak	11	Yes	3	Remove	Within development area
139	Toyon	7,6	Yes	3	Remove	Within development area; low suitability for preservation
140	Coast live oak	12,9	Yes	4	Remove	Within development area
141	Toyon	6	No	2	Preserve	~15 feet from development area
142	Coast live oak	9	Yes	3	Remove	Within development area
143	Toyon	6,4,4	No	3	Remove	Within development area; low suitability for preservation
144	Coast live oak	6	Yes	3	Remove	Within development area
145	Coast live oak	10,6	Yes	2	Remove	Within development area; low suitability for preservation
146	Coast live oak	9,6	Yes	3	Remove	Within development area; low suitability for preservation

**Table 3, continued. Proposed action. Glenview Terrace. San Bruno CA.**

<b>Tree No.</b>	<b>Common name</b>	<b>Trunk Diameter (in.)</b>	<b>Heritage Tree ?</b>	<b>Condition 1=poor 5=excell.</b>	<b>Proposed Action</b>	<b>Notes</b>
147	Coast live oak	6,5	Yes	3	Remove	Within development area; low suitability for preservation
148	Deodar cedar	11,10,6	Yes	3	Remove	Within development area
149	Coast live oak	8,7	Yes	3	Remove	Within development area; low suitability for preservation
150	Deodar cedar	10,8,6	Yes	3	Remove	Within development area; low suitability for preservation
151	Monterey pine	7	No	5	Remove	Within development area
152	Scots pine	6	No	1	Remove	Within development area; low suitability for preservation
153	Coast live oak	8	Yes	2	Remove	Within development area; low suitability for preservation
154	Coast live oak	9	Yes	2	Remove	Within development area; low suitability for preservation
155	Coast live oak	7	Yes	2	Remove	Within development area; low suitability for preservation
156	Monterey pine	19	No	0	Remove	Dead
157	Coast live oak	27	Yes	3	Remove	Within development area; low suitability for preservation

**Table 3, continued. Proposed action. Glenview Terrace. San Bruno CA.**

<b>Tree No.</b>	<b>Common name</b>	<b>Trunk Diameter (in.)</b>	<b>Heritage Tree ?</b>	<b>Condition 1=poor 5=excell.</b>	<b>Proposed Action</b>	<b>Notes</b>
158	Toyon	11,9,5,5	Yes	3	Remove	Within development area; low suitability for preservation
159	Toyon	6,5,4,4,4	Yes	3	Remove	Within development area; low suitability for preservation
160	Toyon	9,8,8,6,6,5,5	Yes	3	Remove	~4 feet from development area; low suitability for preservation
161	Coast live oak	24,17	Yes	3	Preserve	~15 feet from development area

## **ATTACHMENTS**

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***Tree Assessment Form***

***Tree Assessment Map***

# Tree Assessment

Glenview Terrace  
San Bruno CA  
June 2019



TREE No.	SPECIES	TRUNK DIAMETER (in.)	HERITAGE TREE?	CONDITION (0=dead) (5=excell.)	SUITABILITY for PRESERVATION	COMMENTS
101	Coast live oak	26	Yes	3	Moderate	<b>Off-site</b> ; multiple attachments @ 5'; leaning & one-sided to E.; crown extends over driveway.
102	Coast redwood	17	Yes	3	Low	One-sided to S.; lost central leader; lacks vigor.
103	Coast live oak	16	Yes	3	Low	Multiple attachments @ 5'; 3 stems; all separating.
104	Monterey pine	12	Yes	1	Low	Just poor; codominant trunks @ 4' x'd; very thin canopy.
105	Coast live oak	8	Yes	4	Moderate	Crowded but okay.
106	Japanese maple	6	No	4	Moderate	1' from foundation; one-sided to N.
107	Coast live oak	5,4,3,3	Yes	4	Moderate	Multiple attachments @ base; big shrub.
108	Monterey pine	22,16	Yes	3	Low	Codominant trunks @ 4'; lean apart; lacks vigor.
109	Blue gum	39,17	Yes	3	Low	Codominant trunks @ 2'; one-sided to SE.; multiple attachments @ 7'.
110	Monterey pine	14,12	Yes	3	Low	Codominant trunks @ 1'; leans S.
111	Italian stone pine	19,10	Yes	3	Low	Codominant trunks @ 1'; lost central leader; big shrub.
112	Italian stone pine	13	Yes	2	Low	Leaning & one-sided to S.; base outside of dripline.
113	Monterey pine	16,9	Yes	3	Low	Codominant trunks @ 2'; lost central leader; big shrub.
114	Monterey pine	17	Yes	2	Low	Poor form & structure; lacks vigor.
115	Monterey cypress	10,6	Yes	2	Low	Codominant trunks @ base; low laterals sweep upright; no vigor; thin canopy; very chlorotic.
116	Monterey cypress	9,7,6,4	Yes	3	Low	Multiple attachments @ base.
117	Monterey cypress	7	No	4	Moderate	Very narrow crown; crowded.
118	Monterey cypress	6,4,3	No	3	Low	Multiple attachments @ base.
119	Monterey cypress	6	No	3	Low	Very narrow crown; crowded.

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Glenview Terrace  
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June 2019



TREE No.	SPECIES	TRUNK DIAMETER (in.)	HERITAGE TREE?	CONDITION (0=dead) (5=excell.)	SUITABILITY for PRESERVATION	COMMENTS
120	Monterey cypress	6	No	4	Moderate	Crowded; otherwise good.
121	Monterey cypress	25	Yes	4	Moderate	Typical form & structure; lacks vigor; lost central leader @ top.
122	Monterey cypress	9	No	5	High	Good young tree.
123	Monterey cypress	10,5	Yes	3	Low	Leans E.; small crown with few laterals.
124	Italian stone pine	11,10	Yes	3	Low	Codominant trunks @ 4'; rounded form.
125	Monterey pine	14	Yes	4	Moderate	Typical form & structure; lost central leader; good vigor.
126	Monterey cypress	13	Yes	3	Low	Leans SE. with open & rangy crown; branch failures.
127	Monterey pine	6	No	2	Low	Okay form; very thin canopy.
128	Italian stone pine	14,12	Yes	3	Moderate	Codominant trunks @ base & 6'; rounded form.
129	Monterey pine	19	Yes	2	Low	Okay form; very thin canopy.
130	Monterey pine	6	No	1	Low	Poor.
131	Coast live oak	18,16,9,8,7,6,6	Yes	3	Moderate	Multiple attachments @ base; one-sided to S.; low rounded shrub.
132	Toyon	9,4	Yes	2	Low	Codominant trunks @ base; 9" stem largely dead.
133	Coast live oak	7,5	Yes	2	Low	Sharp lean S.; base outside of dripline.
134	Coast live oak	11	Yes	3	Moderate	Codominant trunks @ 5'; high crown.
135	Coast live oak	10,5,3	Yes	3	Low	Multiple attachments @ 2'; one-sided to W.
136	Deodar cedar	8	No	2	Low	Poor; one-sided to S.; no vigor.
137	Coast live oak	10,8	Yes	3	Moderate	Codominant trunks @ 3' & 5'; high crown.
138	Coast live oak	11	Yes	3	Moderate	Multiple attachments @ 6'; high crown.
139	Toyon	7,6	Yes	3	Low	Codominant trunks @ 1'; high crown; crowded.
140	Coast live oak	12,9	Yes	4	Moderate	Codominant trunks @ 2'; multiple attachments @ 5'; high crown.

# Tree Assessment

Glenview Terrace  
San Bruno CA  
June 2019



TREE No.	SPECIES	TRUNK DIAMETER (in.)	HERITAGE TREE?	CONDITION (0=dead) (5=excell.)	SUITABILITY for PRESERVATION	COMMENTS
141	Toyon	6	No	2	Low	Crowded; high crown.
142	Coast live oak	9	Yes	3	Moderate	Partly corrected lean E.; emerges thru #143.
143	Toyon	6,4,4	No	3	Low	Typical form & structure; high crown.
144	Coast live oak	6	Yes	3	Moderate	Partly corrected lean E.; crowded by #145.
145	Coast live oak	10,6	Yes	2	Low	Codominant trunks @ base; multiple attachments @ 5'; poor form & structure.
146	Coast live oak	9,6	Yes	3	Low	Codominant trunks @ 2'; twist around one another; high crown.
147	Coast live oak	6,5	Yes	3	Low	Crowded by #146; codominant trunks @ 3'; high crown.
148	Deodar cedar	11,10,6	Yes	3	Moderate	Multiple attachments @ base; upright.
149	Coast live oak	8,7	Yes	3	Low	Sweeps upright from partial failure; codominant trunks @ 4'; high crown.
150	Deodar cedar	10,8,6	Yes	3	Low	Codominant trunks @ base & 3'; vertical; lacks vigor.
151	Monterey pine	7	No	5	High	Good young tree.
152	Scots pine	6	No	1	Low	Just poor; all but dead.
153	Coast live oak	8	Yes	2	Low	Suppressed.
154	Coast live oak	9	Yes	2	Low	Suppressed; crook @ 6'.
155	Coast live oak	7	Yes	2	Low	Suppressed; leans SE.
156	Monterey pine	19	No	0	--	Dead.
157	Coast live oak	27	Yes	3	Low	Leans S.; multiple attachments @ 8' with poor attachments.
158	Toyon	11,9,5,5	Yes	3	Low	Multiple attachments @ base; sprawling shrub.
159	Toyon	6,5,4,4,4	Yes	3	Low	Multiple attachments @ base; high crown.
160	Toyon	9,8,8,6,6,5,5	Yes	3	Low	Multiple attachments @ base; high crown.

# Tree Assessment

Glenview Terrace  
San Bruno CA  
June 2019



TREE No.	SPECIES	TRUNK DIAMETER (in.)	HERITAGE TREE?	CONDITION (0=dead) (5=excell.)	SUITABILITY for PRESERVATION	COMMENTS
161	Coast live oak	24,17	Yes	3	Moderate	Codominant trunks @ 4' with included bark; one-sided to E.

# Tree Assessment Plan

Glenview Terrace  
San Bruno, CA

Prepared for:  
City Ventures

San Francisco, CA

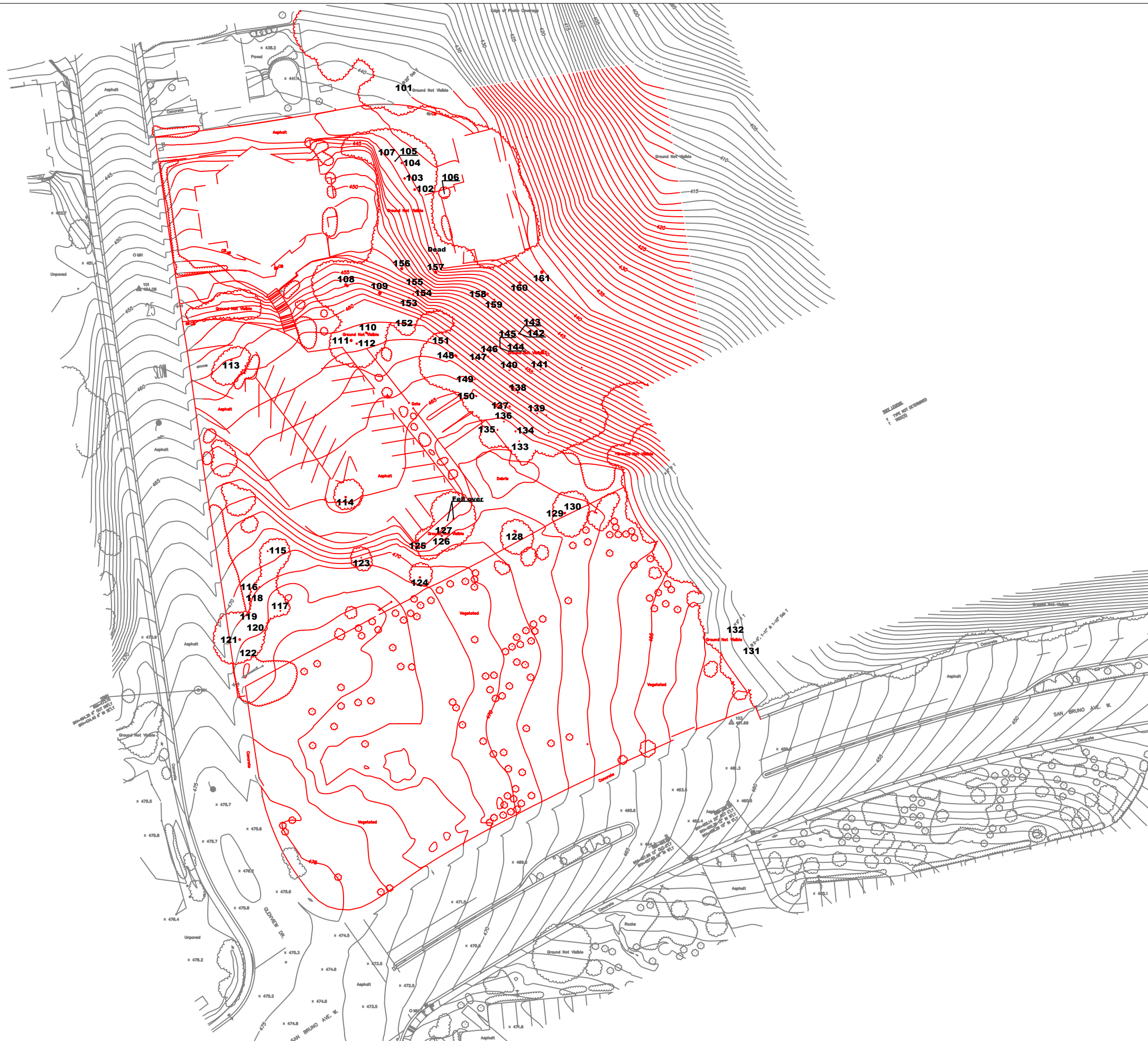
Trees Assessed June 2019



No Scale

Notes:  
Base map provided by:  
BKF  
Redwood City, CA

Numbered tree locations with no survey point were  
approximately located in the field.



2550 Ninth St, Suite 112  
Berkeley, CA 94710  
Phone 925.484.0211 Fax  
925.484.0596  
www.hortscience.com