

**COUNTY OF SAN MATEO  
PLANNING AND BUILDING DEPARTMENT**

**DATE:** September 14, 2022

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** Consideration of an appeal of the Community Development Director's decision to approve a Class-2 Heritage Tree Removal Permit to remove a 52-inch diameter-at-breast height (DBH) Valley oak tree due to its poor structure and proximity to a public sidewalk and overhead powerlines, on the property located at 895 15th Avenue in the unincorporated North Fair Oaks area of San Mateo County.

County File Number: PLN 2021-00331 (Khoury/Corado)

**PROPOSAL**

On January 18, 2022, the County approved a Class-2 Heritage Tree Removal Permit for the removal of one (1) 52-inch diameter-at-breast height (DBH) Valley oak tree (scientific name: *quercus lobata*), located in the front yard of the subject property at 895 15th Avenue, North Fair Oaks. The 52-inch DBH Valley oak tree is considered a Class-2 heritage tree pursuant to the County's Regulations for The Preservation, Protection, Removal, and Trimming of Heritage Trees on Public and Private Property (Heritage Tree Regulations). The County is requiring tree replacement with one (1) Oak tree using at least 24-inch size stock, to be planted within one (1) year.

According to the Tree Removal application (Attachment C) and the property owners' arborist report (Attachment E), the subject tree has a poor structure due to the large cavity in the tree base and past canopy trimming performed by PG&E resulting in an asymmetrical form. Additionally, the subject tree leans towards a public sidewalk, which is located approximately 15 feet away along 15th Avenue.

The appeal asserts that the subject tree is in fair condition, the tree is vital to the integrity of the North Fair Oaks neighborhood, and that the tree can be saved by pruning or trimming.

## **RECOMMENDATION**

That the Planning Commission deny the appeal and uphold the decision of the Community Development Director to issue the Tree Removal Permit, County File Number PLN 2021-00331, by making the findings and adopting the conditions of approval included in Attachment A of this staff report.

## **BACKGROUND**

Report Prepared By: Glen Jia, Project Planner; 650/363-1803

Appellant: Chris Boeddiker

Applicant: Jonathan Corado

Property Owner: Issa Khoury

Public Notification: Ten (10) day advanced notification for the hearing was mailed to property owners within 100 feet of the project parcel and a notice for the hearing posted in a newspaper San Mateo Times of general public circulation.

Location: 895 15th Avenue, North Fair Oaks

APN: 055-206-070

Parcel Size: Approximately 6,200 sq. ft.

Existing Zoning: R-1/S-73 (One-family Residential/Residential Density District 73)

General Plan Designation: Medium Density Residential (6.1-8.7 du./ac.)

Sphere-of-Influence: Redwood City

Existing Land Use: Single-family Residential

Environmental Evaluation: The project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15301, Class 1(h), related to the maintenance of existing landscaping. The proposed tree removal and required replacement are considered maintenance of existing landscaping. For this reason, staff concludes that the project is exempt from California Environmental Quality Act.

Setting: The subject property is flat and is located north of the intersection of 15th Avenue and Marsh Road in the North Fair Oaks community. Existing development on the property includes an existing one-story residence with an attached garage. The subject property is accessed from 15th Avenue through an existing driveway near the

Valley oak tree approved for removal. Within this area of the subject residential neighborhood, there are a many mature trees.

Chronology:

<u>Date</u>	<u>Action</u>
August 25, 2021	- Initial application submitted
	- Staff received 35 comment letters, including from the appellant, during the 10-day public comment period
November 29, 2021	- The applicant provided an arborist report, prepared by Leo Tuchman
January 18, 2022	- Application deemed complete; decision letter issued
January 27, 2022	- Appeal filed
March 8, 2022	- Additional information submitted by Appellant. An arborist report, prepared by Roy Leggitt, was received
March 31, 2022	- Additional information submitted by property owner
June 27, 2022	- Staff consulted with County Arborist. The County arborist reviewed the application materials and recommends approval of the tree removal permit
September 14, 2022	- Planning Commission public hearing

**DISCUSSION**

A. **KEY ISSUES OF THE APPEAL**

The application for appeal (Attachment H), submitted on February 9, 2022, opposes the Community Development Director's decision to approve a Class-2 Heritage Tree Removal Permit for the removal of the valley oak based on the following concerns (in **bold type**):

1. **The Appellant asserts that the Valley oak tree is in fair condition.**

Staff response: The Valley oak tree has a poor structure due to the large cavity in the tree base and past trimming performed by PG&E, as discussed in the tree removal application (Attachment C) and a report prepared by Leo Tuchman (Project Arborist) (Attachment E). Additionally, according to a report prepared by Roy Leggitt (Appellant's Arborist), the subject tree is in

poor condition. In granting the tree removal permit, the Community Development Director found that the tree could adversely affect the general health and safety of the public due to its proximity to the public sidewalk and could cause substantial damage to public or private property. The Community Development Director also found that the subject tree is located in close proximity to the PG&E powerlines.

**2. The Appellant asserts that the tree can be saved by pruning or trimming.**

Staff response: The option to trim or prune the subject tree was evaluated by the Project Arborist, who concluded that pruning or trimming was not a viable option due to the extensive basal and trunk decay (Attachment E). In the report by the Appellant's arborist (Attachment F), Mr. Leggitt questions the adequacy of the Project Arborist's evaluation of the option of trimming or pruning as an alternative to tree removal. However, Mr. Leggitt does not provide a detailed trimming or pruning analysis/plan to prove the feasibility of mitigating the identified risks by pruning or trimming.

Staff is aware that Mr. Leggitt may not have been able to conduct a detailed analysis due to the lack of access to the tree. On March 31, 2022, the property owner stated that he would not grant access to his property for the purpose of an additional tree assessment as he believed that an adequate tree evaluation had been performed, and because the property was occupied by tenant(s).

Based on the information submitted, and in consultation with the County Arborist, staff concludes that trimming or pruning may not significantly reduce the risk of falling due to the extensive trunk decay.

**3. The Appellant asserts that the tree is vital to the integrity of the North Fair Oaks neighborhood.**

Staff response: Pursuant to the Heritage Tree Regulations, Class-2 heritage trees shall include any Valley oak trees of more than 48 inches in diameter at breast height (DBH). Class-1 heritage trees are those trees specifically designated as heritage trees by the Board of Supervisors. As stated in the Heritage Tree Regulations, the County recognizes that trees are an invaluable asset in contributing to the economic, environmental, and aesthetic stability of the County and the welfare of its people and of future generations. Therefore, the Heritage Tree Regulations was adopted to control and supervise in a reasonable manner the cutting of heritage trees within the County while respecting and recognizing individual rights to develop, maintain, and enjoy private property to the fullest possible extent, consistent with the public interest, convenience, and necessity. To this end, the Heritage Tree Regulations allow tree removal in a certain number of

situations when a finding can be made as provided in Section 11,052 of the Regulations, including (but not limited to) that the tree is in poor health condition, whether the tree is a public nuisance, and the tree's proximity to existing utility services lines.

Although the subject Valley oak tree contributes to the overall tree canopy of the neighborhood, its poor structural condition, and close proximity to PG&E powerlines, as discussed in Section A.1 above, pose a substantial danger to life and property, including, but not limited to, vehicles, adjacent residences, and PG&E powerlines. Based on these findings, as allowed by the Regulations, the Community Development Director approved the subject tree removal.

In the January 18, 2022 Letter of Decision (Attachment D), the County requires that the tree be replaced with one (1) Oak tree using at least 24-inch size stock, to be planted within one (1) year (see Condition 4 in Attachment A). Staff has added a requirement that the property owner work with Planning staff and the County Arborist to find an appropriate on-site location for the tree.

4. **The Appellant asserts that the tree should be evaluated by another arborist and the Project Arborist should not reference the adjacent tree that failed recently to influence the County's decision on the subject tree removal application.**

Staff response: The Appellant's Arborist primarily questions the adequacy of the Project Arborist's conclusion regarding the feasibility of trimming or pruning as an alternative to tree removal and states that this option should be further evaluated. The Project Arborist references an adjacent tree of the same species and similar size that had a recent 28-inch limb failure where the limb fell into the street (Attachment E). Staff and the County Arborist conclude that the failure of the adjacent tree is anecdotal where the County's decision regarding the subject tree did not rely on the failure of the adjacent tree.

## B. CONFORMANCE WITH THE GENERAL PLAN

General Plan Policy 1.25 (*Protect Vegetative Resources*) seeks to ensure that development will minimize the removal of vegetative resources and/or protect vegetation which enhances microclimate, stabilizes slopes or reduces surface water runoff, erosion or siltation, and/or protects historic and scenic trees.

The County's decision to grant the subject tree removal permit is based on considerations of the tree's general health condition, danger of falling, poor structure, and proximity to PG&E powerlines. The Project Arborist has evaluated

the option to save the tree by trimming or pruning but has determined that the option may not guarantee an effective mitigation of the identified risks.

C. CONFORMANCE WITH THE REGULATIONS FOR THE PRESERVATION, PROTECTION, REMOVAL, AND TRIMMING OF HERITAGE TREES ON PUBLIC AND PRIVATE PROPERTY (HERITAGE TREE REGULATIONS)

Section 11,052 of the Heritage Tree Regulations state that the determination of the Community Development Director in granting or denying a tree removal permit or in affixing conditions shall be based upon the following criteria:

1. The general health of the tree;
2. The anticipated longevity of the tree;
3. Whether the tree is a public nuisance;
4. Proximity to existing or proposed structures and interference with utility services;
5. The necessity of the required action to construct improvements or otherwise allow economic or other enjoyment of the property;
6. The number, species, size and location of existing trees in the area;
7. The effect of the requested action in terms of historic values;
8. The topography of the land and effect of the requested action on erosion, soil retention, water retention, and diversion or increased flow of surface waters.

As described in Attachment D, the Community Development Director, in granting the tree removal permit, found that the tree could adversely affect the general health and safety of the public due to its proximity to the public sidewalk and could cause substantial damage to public or private property. The Community Development Director also found that the subject tree is located in close proximity to the PG&E powerlines.

See staff's responses in Section A.1, A.2, A.3, and A 4 for further discussion.

D. PUBLIC COMMENTS

Staff received 35 public comments during the public commenting period. The commenters are mainly concerned with the tree's impacts on the integrity of the neighborhood and necessity of the tree removal.

E. ENVIRONMENTAL REVIEW

The project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15301, Class 1(h), related to the maintenance of existing landscaping. The proposed tree removal and required replacement are considered maintenance of existing landscaping. For this reason, staff concludes that the project is exempt from California Environmental Quality Act.

F. REVIEW AGENCIES

County Arborist  
North Fair Oaks Community Council

**ATTACHMENTS**

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map
- C. Heritage Tree Removal Application and Arborist Report by Jonathan Corado
- D. Heritage Tree Removal Permit Letter of Decision, dated January 18, 2022
- E. Arborist Report by Arborwell (Project Arborist), dated November 22, 2021
- F. Arborist Report by Tree Management Experts (Appellant's Arborist), dated March 8, 2022
- G. Photos
- H. Appeal Application

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County of San Mateo  
Planning and Building Department

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN 2021-00331      Hearing Date: September 14, 2022

Prepared By: Glen Jia, Project Planner      For Adoption By: Planning Commission

**RECOMMENDED FINDINGS**

Regarding the Environmental Review, Find:

1. The project is categorically exempt from the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15301, Class 1(h), related to the maintenance of existing landscaping.

Regarding the Heritage Tree Removal Permit, Find:

2. That denying the appeal and upholding the Community Development Director's decision to approve the removal of one (1) 52-inch DBH Valley oak tree meets the criteria for tree removal established in Section 11,052 (*Criteria for Permit Approval*) of the Significant Tree Ordinance:
  - a. The 52-inch DBH Valley oak tree will be replaced by plantings approved by the Community Development Director; and
  - b. The 52-inch DBH Valley oak tree removal is necessary due to: (1) the poor condition, (2) danger of falling, (3) threat to private and public property, and (4) proximity to PG&E powerline.

**RECOMMENDED CONDITIONS OF APPROVAL**

Current Planning Section

1. The tree indicated on the application form dated October 6, 2021, may only be removed after the end of the appeal period, assuming no appeal is filed as stipulated in this letter. A separate Tree Removal Permit or Tree Trimming Permit shall be required for the removal of any additional trees.
2. This Heritage Tree Removal Permit shall be on the site and available at all times during the tree removal operation and shall be available to any person for



inspection. The issued permit shall be posted in a conspicuous place at eye level at a point nearest the street.

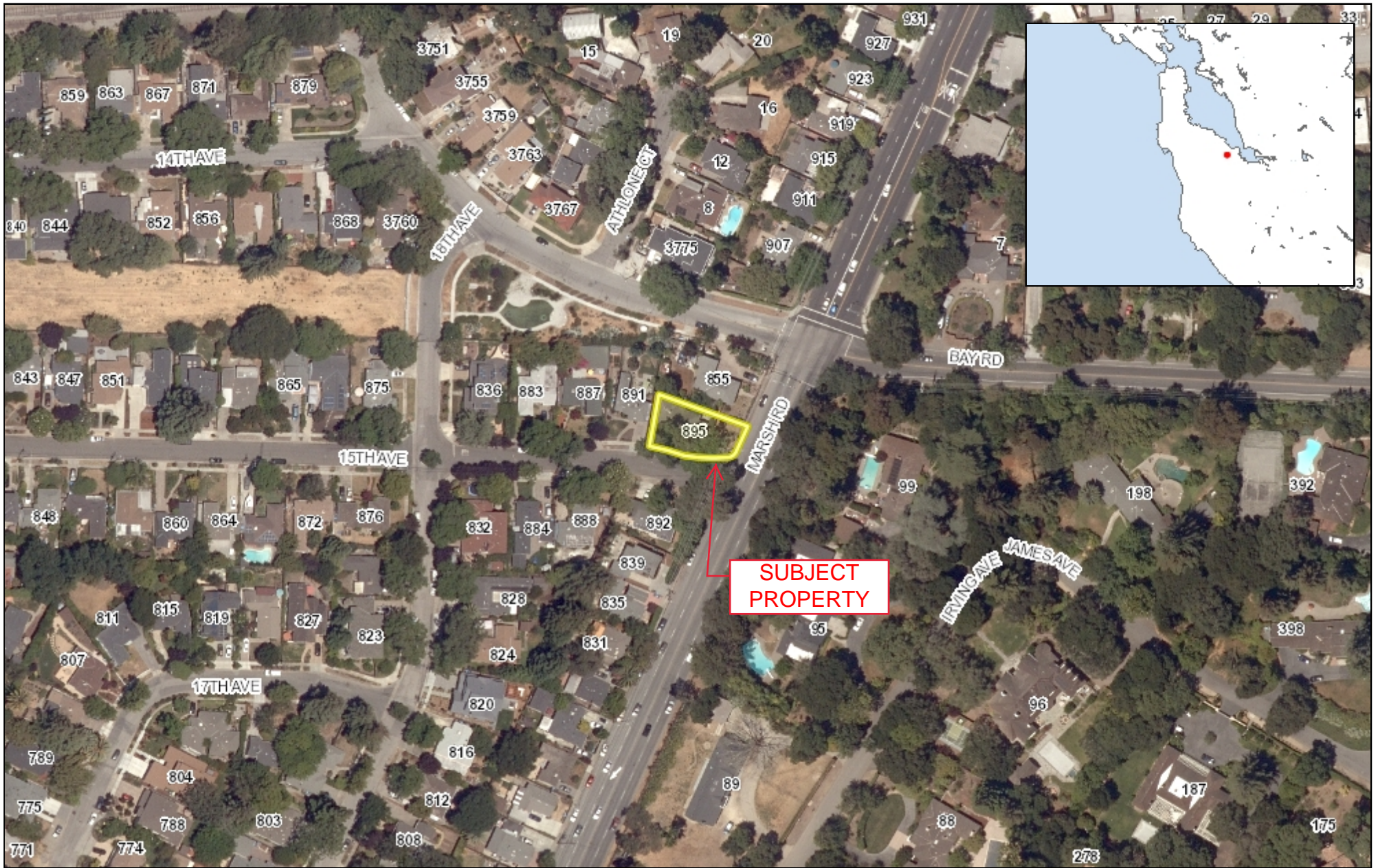
3. If the work authorized by this permit is not commenced within the period of one (1) year from the date of approval, the permit shall be considered void.
4. The applicant shall plant on-site a total of one (1) Oak tree using at least 24-inch size stock, for the tree removed. Replacement planting shall occur within one (1) year of the Heritage Tree Removal Permit approval date (Section 12,024 of the San Mateo County Ordinance Code). The property owner shall work with Planning staff and the County Arborist to find an appropriate on-site location for the tree.
5. The applicant shall submit photo verification to the Planning Department of the planted replacement trees required in Condition of Approval No. 4. Photos shall either be submitted in person, or via email to Glen Jia, project planner, [bjia@smcgov.org](mailto:bjia@smcgov.org) with reference to the Planning Application PLN Number, as identified in the subject line of this letter.
6. During the tree removal phase, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site by:
  - a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
  - b. Removing spoils promptly and avoiding stockpiling of fill materials when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
  - c. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
  - d. Using filtration or other measures to remove sediment from dewatering effluent.
  - e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
  - f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff
7. The applicant shall clear all debris from the public right-of-way.

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**County of San Mateo - Planning and Building Department**

# **ATTACHMENT B**



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© Latitude Geographics Group Ltd.

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This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

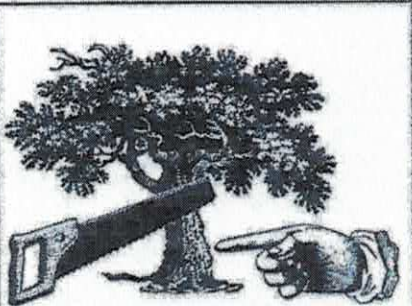
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**County of San Mateo - Planning and Building Department**

# **ATTACHMENT C**

# Application for Permit to Remove Tree(s)



Sections 11.000 et seq and 12.000 et seq of the San Mateo County Ordinance Code.

HERITAGE TREE(S)     SIGNIFICANT TREE(S)

Property Owner: ISSA Khoury  
 Address: 895 15<sup>TH</sup> Avenue, Menlo Park  
CA 94025 Telephone: 650-464-1884

Date of Application: \_\_\_\_\_  
 10 Day Period of Posted Notice  
 From: \_\_\_\_\_  
 To: \_\_\_\_\_

Applicant (if different): \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Telephone: \_\_\_\_\_

Address and parcel number where tree(s) located: 895 15<sup>TH</sup> Avenue, Menlo Park  
CA 94025

Tree(s) Diameter or Circumference (at 4 1/2 ft. height)	Kind of tree(s)	Heritage Tree? (Yes / No)	Health of tree(s)	Reason for Removal/Trimming
52"	Valley oak tree	Yes	This tree has rotten all the root crown and	P68E cut half of this tree Make a hazard for neighbor and homeowner

**REMOVAL PLAN:**

- Method of removal:  By Owner  
 By Tree Removal Service.  
 Name: JC Tree Care & Landscape Phone: 650-995-7254
- Disposal of tree debris:  All debris to be removed from site by Tree Removal Service.  
 All/some debris to remain on site; Purpose: \_\_\_\_\_

The information contained in the application is accurate and true to the best of my knowledge. I understand that an approved permit is conditional. Further, the decision on this application may be appealed to the San Mateo County Planning Commission. Authority to remove or trim a tree is effective only after the approval appeal period has expired.

[Signature]  
 Applicant's Signature

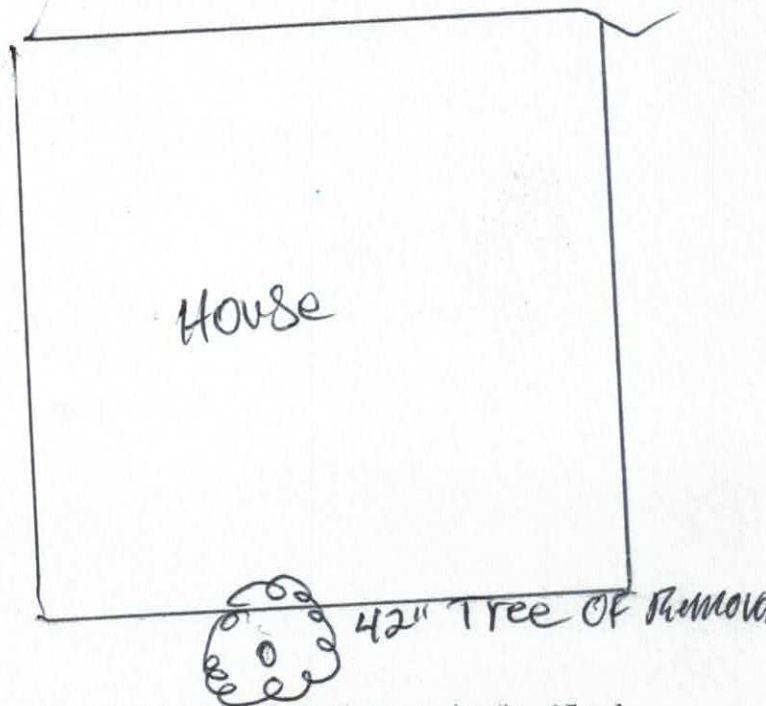
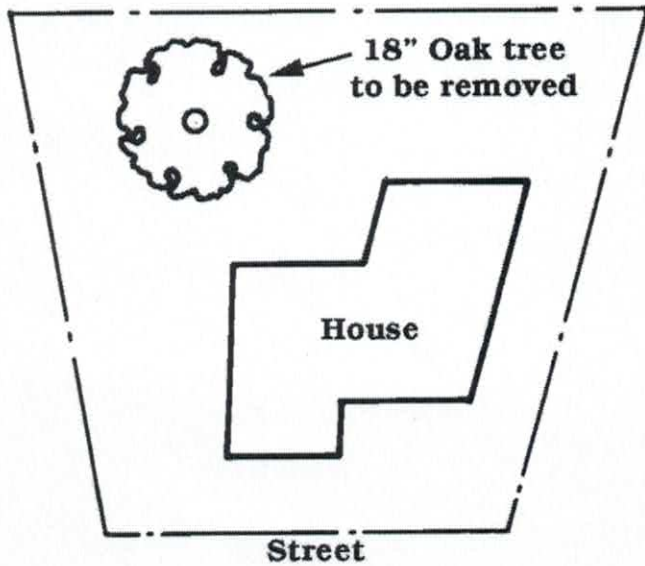
Public Notification of this application request will be sent to all property owners within 100 feet of the project site and in addition, to the Mid-Coast Community Council if your project site is located in the Mid-Coast.

**NOTE: All Tree Removal Applications must be submitted in person.**

**REMOVAL PLAN:**

Sketch site plan (aerial view) of location of tree(s) and their drip-line(s) showing approximate property lines, nearby building locations, roads, other trees, and any proposed improvements or additions which necessitate tree removal/trimming. Please CIRCLE or LABEL tree(s) to be removed. (Attach extra Site Plan if necessary).

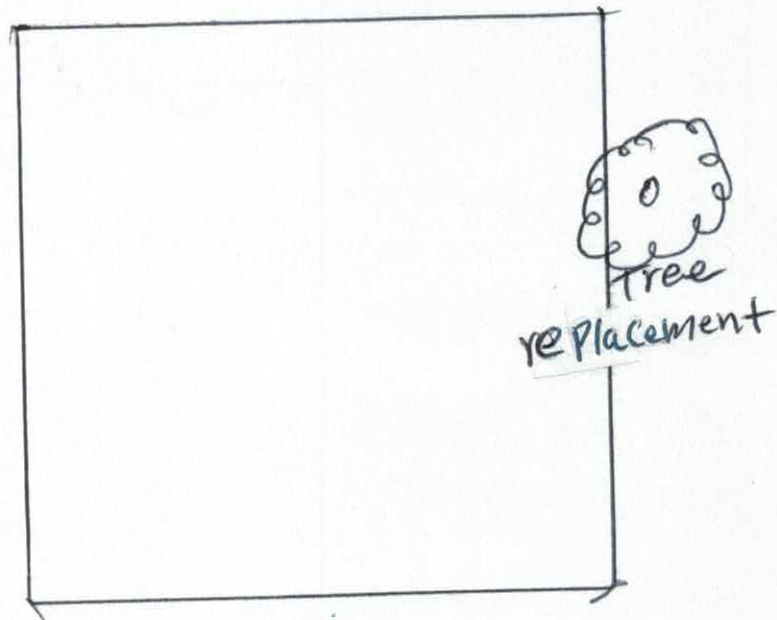
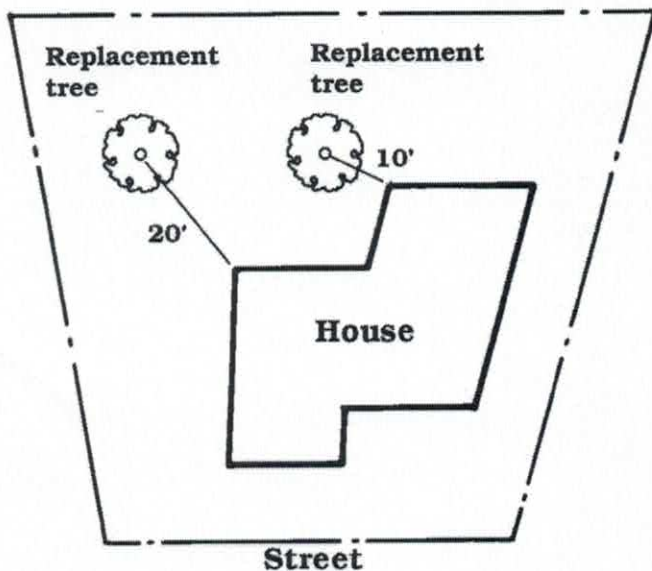
EXAMPLE:



**REPLANTING PLAN:**

The replanting plan shall show the location (including approximate distance to house), type, size (i.e. 15 gal., 10 gal., etc.) of proposed trees. In Bayside Design Review (DR) Zoning Districts, a 2:1 15 gallon replacement or 1:1 24 inch box ratio is required. Please sketch the site plan indicating location, size and species of new tree(s) to replace tree(s) removed. Tree replacement must be completed within one (1) year of the permit's final approval.

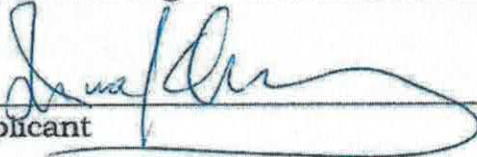
EXAMPLE:



**Note: Acceptance of this application by Planning Staff...**

- **Does not guarantee the approval of the proposed tree removal(s).** Planning staff will grant a tree removal permit only if staff is able to make one or more of the findings listed in Section 12,023 of the "Regulation of Removal of Significant Trees". A copy of this ordinance can be obtained at the Planning counter or at [www.co.sanmateo.ca.us](http://www.co.sanmateo.ca.us). The decision to make these findings takes into consideration public comment, recommendation(s) of reviewing agencies, the reason for removal and documentation of the tree's health or hazard as indicated by an arborist (if required, see below).
- **Does not imply that the application is "complete".** Other items, such as a report from a certified arborist, may be requested in order to complete your application (Section 12,021) For example, an arborist report may be required in order to confirm or refute a property owner's claim that a tree is diseased or a hazard to safety or property.

Applicant to sign below, in acknowledgment of the above information.

  
Applicant

**See last page for Tree Replacement Requirements**

**AUTHORIZATION LETTER**

August 23<sup>rd</sup>, 2021

To whom it may concern,

ISSA Khoury : owner of 895 15th Ave Menlo Park, CA 94025, give my authorization to JC Tree Care & Landscape to apply on my behalf to remove one tree at my property.

If you have any questions, feel free to contact me at any time.

Thank you!



Home Owner: (650) 464-1884





Aug 24, 2021

### Arborist Report

Issa Khoury  
895 15<sup>th</sup> Ave  
Menlo Park CA 94025  
650-464-1884

Dear Mr. Khoury

As requested on Aug 19, 2021 I visited the above site to inspect and comment on the Valley Oak Tree (*Quercus lobata*) at front of house and your concern for the future health and safety of this tree has prompted this visit.

**Overview:** The Valley Oak Tree is a mature tree 110' feet tall 60' feet canopy spread with 52" inches on diameter measure at 54" above ground level DBH or diameter breast height. This tree is in very poor condition, showing decay of open cavity wounds; this tree already have the rotten root crown and also PG&E cut half in this tree making this tree severely unbalanced and leaning into neighbor and sidewalk representing a very dangerous hazard for any pedestrian's or neighbor's walking under this tree. This tree it represents an immediate hazard to home owner and neighbors.



**Site Observations:** The Valley Oak Tree is growing in clay soil condition irrigation system is nearby and working normal. This tree is unbalanced and leaning into neighbor and sidewalk because PG&E he has cut it in half on one side and also this tree is hollow and roots are rotten making this tree and hazard for anybody walking under because the tree it can fall on the ground



**Tree Removal plan:** Description of the Valley Oak tree should be removed for hazardous issues

- Poor structure condition
- this tree already has the rotten root crown and also PG&E cut half in this tree making this tree severely unbalanced
- potential hazard for the home owner and neighbor or anybody walking under
- This tree due of the condition and location represent a potential hazard to home owner and \*
- neighbor's properties

**Recommendations:** The information included in this report is believed to be true and based on sound Arboricultural principles and Practices.

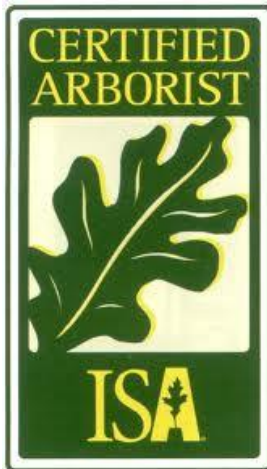
- Remove the tree and stump to prevent future damages
- After the tree removal; plant a new 15 gallons or 24" box tree to comply with the county conditions and regulation
- Replacement tree should be choose from master tree list
- Hire a professional tree trimming company that employs a certified arborist and contractor licensed

Aug 24, 2021



### Summary

Thank you for calling on my services with your questions regarding your Valley Oak Tree at your property. If you have any questions concerning this report or if I can be further service to you, please call me at any time.



Jhonatan Corado  
Certified Arborist WE-9900A

**Disclaimer** all the recommendations in this report are based on sound and accepted Horticultural practices, the author cannot be held responsible for the final project or Approval for removal.

Extra Picture





**County of San Mateo - Planning and Building Department**

# **ATTACHMENT D**

January 18, 2022

Issa Khoury  
895 15th Avenue  
Menlo Park, CA 94025

Dear Issa Khoury:

SUBJECT: Bayside Heritage Tree Removal Permit  
895 15th Avenue, North Fair Oaks  
APN: 055-206-070; County File No. PLN 2021-00331

Your application for a Heritage Tree Removal Permit, to remove one (1) valley oak tree (52-inch diameter at breast height), located in the front yard of the subject property, is hereby **approved**, pursuant to Section 12,000 of the San Mateo County Ordinance Code. Public notification was sent out on October 7, 2021. The posting period began on October 7, 2021 and ended on October 20, 2021.

35 interested parties commented on this tree removal application, questioning the necessity of the proposed tree removal and stating the importance of the subject tree to the community.

According to the application and arborist report (a level-3 tree risk assessment using a resistance drill), there are signs of extensive decay in the tree base. Additionally, according to the arborist report, the subject tree has an unbalanced structure and is leaning toward the sidewalk due to the large cavity in the tree base and past trimming performed by PG&E.

The County arborist has reviewed the application materials and concurs with the request for the proposed tree removal.

Based on the foregoing, your application is hereby approved subject to the following findings and conditions of approval:

### **FINDINGS**

Staff found that:

1. The tree is considered in poor health and condition.
2. The tree is in danger of falling.
3. The tree is in close proximity to PG&E powerline.



4. The tree could adversely affect the general health and safety of the public.
5. The tree could cause substantial damage to public or private property.
6. The tree will be replaced by plantings approved by the Community Development Director, unless special conditions indicate otherwise.

### **CONDITIONS OF APPROVAL**

1. The tree indicated on the application form dated October 6, 2021, may be removed after the end of the appeal period, assuming no appeal is filed as stipulated in this letter. A separate Tree Removal Permit shall be required for the removal of any additional trees.
2. This Heritage Tree Removal Permit approval shall be posted on the site and available at all times during the tree removal operation and shall be available to any person for inspection. The issued permit shall be posted in a conspicuous place at eye level at a point nearest the street.
3. If work authorized by an approved permit is not commenced within the period of one (1) year from the date of approval, the permit shall be considered void.
4. The applicant shall plant on-site a total of one (1) oak tree using at least 24-inch size stock, for the tree removed. Replacement planting shall occur within one (1) year of the Heritage Tree Removal Permit approval date (Section 12,024 of the San Mateo County Ordinance Code).
5. During the tree removal phase, the applicant shall, pursuant to Chapter 4.100 of the San Mateo County Ordinance Code, minimize the transport and discharge of stormwater runoff from the construction site by:
  - a. Stabilizing all denuded areas and maintaining erosion control measures continuously between October 1 and April 30.
  - b. Removing spoils promptly and avoiding stockpiling of fill materials when rain is forecast. If rain threatens, stockpiled soils and other materials shall be covered with a tarp or other waterproof material.
  - c. Storing, handling, and disposing of construction materials and wastes so as to avoid their entry to the storm drain system or water body.
  - d. Using filtration or other measures to remove sediment from dewatering effluent.
  - e. Avoiding cleaning, fueling or maintaining vehicles on-site, except in an area designated to contain and treat runoff.
  - f. Limiting and timing application of pesticides and fertilizers to avoid polluting runoff.



8. Prior to the removal of any tree located within the public right-of-way, the applicant shall obtain an encroachment permit from the Department of Public Works. Additionally, prior to planting any trees within the public right-of-way, the applicant shall obtain a landscaping/encroachment permit from the Department of Public Works.
9. The applicant shall clear all debris from the public right-of-way.

The approval of this Heritage Tree Removal Permit and any conditions of the approval may be appealed within ten (10) working days of the date of this letter. An appeal form accompanied by the applicable filing fee of \$616.35 must be submitted by **5:00 p.m., February 1, 2022**. If at the end of that period no appeal has been filed, the subject trees may be removed (Section 12,028 of the San Mateo County Ordinance Code).

You will be notified if an appeal is made.

If you have any questions, please call the project planner, Glen Jia, at 650/363-1803 or by email at [bjia@smcgov.org](mailto:bjia@smcgov.org).

To provide feedback, please visit the Department's Customer Survey at the following link: <http://planning.smcgov.org/survey>.

FOR STEVE MONOWITZ  
COMMUNITY DEVELOPMENT DIRECTOR, By:

*Michael Schaller*

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Michael Schaller, Senior Planner

MJS:GJI:agv – GJIFF0916\_WAN.DOCX

cc: Interested Parties



**County of San Mateo - Planning and Building Department**

# **ATTACHMENT E**

November 22<sup>nd</sup>, 2021

Issa Khoury  
Menlo Park, California 94025

Re: Level 3 Tree Risk Assessment on Mature Valley Oak

To Whom It May Concern,

**Why Did Arborwell/SavATree Perform the Advanced Level 3 Tree Risk Assessment?**

Arborwell was asked to provide arborist consultation services to conduct a Level 3 Advanced Tree Risk Assessment using a resistance drill and report findings on the subject tree in front of 895 15<sup>th</sup> Avenue. We visited the site on November 18<sup>th</sup>, 2021, to conduct testing and assess the tree. The following report details those findings.

**How did Arborwell/SavATree Conduct the Advanced Tree Risk Assessment?**

We followed the national tree care industry consensus standard for tree risk assessment and performed an ANSI A300 Advanced (Level 3) risk assessment of the tree. This included a 360-degree, ground-based visual observation of the tree and above ground tree parts, and the use of a resistance drill to quantify the amount of sound wood in the stem. The Resistance Drill is a tool that bores into the trunk of the tree and measures the relative resistance of the wood as it moves toward the center of the trunk. Compromised wood or a cavity in the trunk will show up as a sudden dip in resistance.

We performed the tree risk assessment based on field observations of the tree and the target zones for the tree. I applied the industry best practices qualitative risk assessment matrix, shown below as Table 1, to my observations. This is based on the formula: Probability x Consequences = Risk. We look at potential targets (things the tree is likely to fall on if it fails) to determine consequences. Consequences to life and health are the most serious, followed by property damage of various types

	<b>Consequences</b>			
<b>Probability</b>	<i>Negligible</i>	<i>Minor</i>	<i>Significant</i>	<i>Severe</i>
<i>Very likely</i>	Low	Moderate	High	Extreme
<i>Likely</i>	Low	Moderate	High	High
<i>Somewhat likely</i>	Low	Low	Moderate	Moderate
<i>Unlikely</i>	Low	Low	Low	Low

**Table 1:** Tree Risk Assessment Matrix

### What did Arborwell/SavATree Find?

The subject tree is a 54" Valley Oak (*Quercus lobata*) shown in Photo 1 below. It is located in front of 895 15<sup>th</sup> Avenue on the west side. It has been repeatedly pruned for powerline clearance resulting in an asymmetrical form.



**Photo 1:** Subject valley oak growing in front of 895 15<sup>th</sup> Avenue.

A visual assessment of the base of the tree and tree trunk was conducted in order to get an idea of where decay was most present. Immediately a large cavity was visible at the base of the tree shown in Photo 2 that when inspected, opened to reveal the entire base of the tree is hollow. Inspection of the cavity found rotting wood on the interior walls of the tree, as well as Ganoderma fruiting bodies present on the interior of the tree (Photo 2).

**Photo 2 (Right):** Large cavity was present at the base of the tree on the southwest side.



**Photo 3 (Left):** View from interior of the cavity, the majority of the tree's base has rotted away. Ganoderma fruiting bodies are seen in the red circle. Bricks were put in the cavity in an attempt to keep wildlife out.

Seven resistograph drills were made at two heights; four were drilled at 10 inches from the ground, and three were made at five feet (Appendix A). This allowed us to get an idea of decay not just at the tree base but also in the trunk.

All seven of the drills, particularly base drill #2 on the east side and trunk drills #2 and #3 on the northeast and north side of the tree respectively, resulted in detection of potential hollow sections in the tree or sap rot (Appendix A). Base drill #2 had little to no resistance from the wood for the first 6" of tree trunk, indicating a hollow section just under the bark. While resistance did increase for the next 2.5", after 8.5" resistance to the drill almost completely dropped off indicating the drill was in a hollow section for the last 12" of drilling. Chest drills #2 and #3 revealed similar results. Chest drill #2 had little to no resistance to the drill, completely dropping off at 5". This would suggest the wood just under the bark is rotting and after 5" there is no wood supporting the tree. Chest drill #3 was slightly better with more resistance in the 2-5.5" range of tree trunk. That being said, just like chest drill #2 after approximately 5" the resistance drops off indicating there is no wood present. All of this would suggest that while there is likely decay, rot, and hollow space in the base and trunk of the tree, the most severely impacted area of the tree is the east/northeast side of the tree. This is the side of the tree facing the home.

While resistograph tests revealed the poor state of the tree's interior, exterior signs also indicated the tree was in poor condition. Around the base and tree trunk, sections of bark were peeling off at the touch of the hand to reveal decay underneath. Additionally, along the north and east side of the tree base, the bark had lost its texture and was discolored (Photo 4).

**Photo 4:** North and east sides of the tree's base had discolored bark with an unusual flat texture.



In addition to the condition of the tree, it is worth noting some site related factors that can provide additional information when making a decision regarding this tree. Recently, another valley oak of similar size had a large limb failure on the same street (Photo 5). This tree dropped an approximately 28" limb into the middle of the street creating a hazardous situation. The limb was removed from the street and the tree pruned to create a good cut. Both the tree that failed and the valley oak in question are similar in stature, diameter, and approximate age.



Considering a time frame of one year, I opine that the probability of the failure and impact of this tree or a tree part is Likely. The potential targets in the event of failure are persons walking by, parked cars, or the house it is in front of/nearby houses. The consequences of failure would be Severe.

**Photo 5:** Large nearby valley oak that had a recent limb failure.

### Summary of Tree Risk Assessment

Tree #	Species	Probability	Consequences	Risk
N/A	Valley oak	Likely	Severe	High

Table 2: Summary of Tree Risk Assessment

### What does Arborwell/SavATree Recommend Based on our Findings?

In any situation where a tree poses a risk to potential targets, there are six options for further action.

- Monitor the condition of the tree over time;
- Perform an Advanced (Level 3) tree risk assessment to obtain additional information;
- Mitigate risk by treating the targets;
- Remove risk by removing the targets;
- Mitigate risk by treating the tree; or
- Remove risk by removing the tree

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You have chosen to perform an Advanced (Level 3) Tree Risk Assessment to obtain additional information.

Though restriction may be possible for pedestrian and parked car targets by blocking the area around the tree off, it is impossible to restrict access in this area for the residence where the tree is growing.

While pruning was considered as a mitigation option to reduce the risk of this tree, the extent of decay leads me to believe that while reducing the size of the canopy may take the strain of some additional weight off the trunk and base, no amount of canopy reduction can really mitigate a trunk or basal failure.

We recommend the following actions to mitigate the risk:

Tree #	Species	Risk Mitigation	Prioritization	Post-Mitigation Risk
N/A	Valley oak	Mitigate risk - remove tree	High	None

**Table 3:** Recommended Risk Mitigation Actions, Priorities, and Anticipated Risk

Residual tree risk is anticipated to be eliminated if the tree is removed.

A tree risk assessment is not a guarantee that a tree will or will not fail under certain circumstances. Living in and around living entities carries an inherent risk. Tree failures may be capricious occurring with or without prior symptoms. This assessment attempts to categorize risk given known site conditions, vulnerable targets and an interpretation of tree features and defects.

This assessment should be considered valid for one year under normal weather conditions.

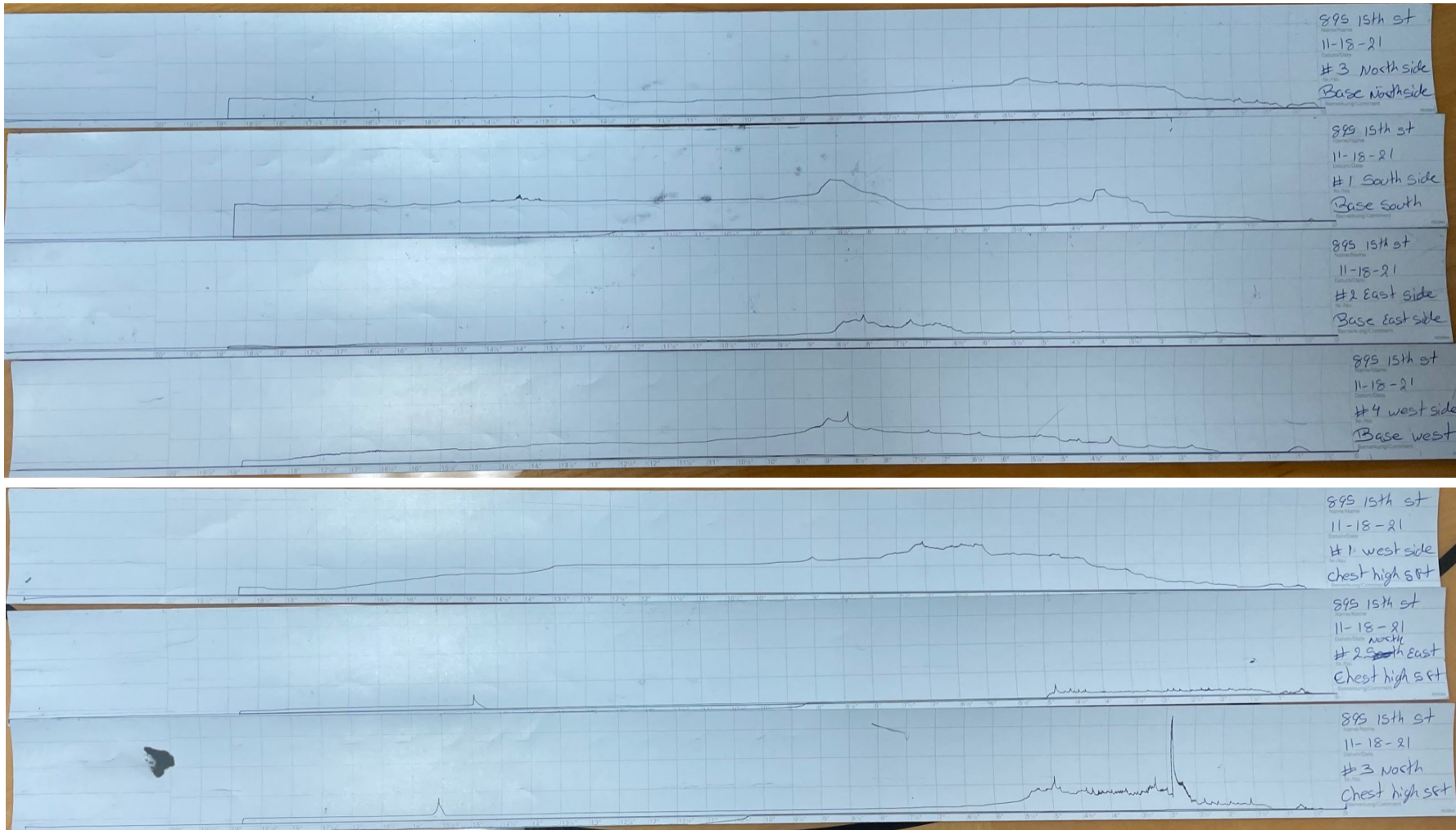
Sincerely,

*Leo Tuchman*

Leo Tuchman  
 ISA Certified Arborist, WE-12453A  
 ISA Tree Risk Assessor Qualified



Appendix A:



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WWW.ARBORWELL.COM

## Assumptions and Limiting Conditions

The following are limitations to this report:

- All information presented herein covers only the trees examined at the area of inspection, and reflects the condition observed of said trees at the time of inspection.
- Observations were performed visually without probing, dissecting, coring, or excavation, unless noted above, and in no way shall the observer be held responsible for any defects that could have only been discovered by performing said services in specific area(s) were a defect was located.
- No guarantee or warranty is made, expressed, or implied, that defects of the trees inspected may not arise in the future.
- No assurance can be offered that if the recommendation and precautionary measures are accepted and followed, that the desired results may be attained.
- No responsibility is assumed for the methods used by any person or company executing the recommendations provided in this report.
- The information provided herein represents an opinion, and in no way is the reporting of a specified finding, conclusion, or value based on the retainer.
- This report is proprietary to Arborwell Inc. and may not be reproduced in whole or part without written consent. This report has been prepared exclusively for use of the parties to which it has been submitted.
- Should any part of this report be altered, damaged, corrupted, or lost, the entire evaluation shall be invalid.



**County of San Mateo - Planning and Building Department**

# **ATTACHMENT F**

Sent from my iPhone

On Feb 28, 2022, at 11:11 AM, Roy Leggitt <[roy@treemanagementexperts.com](mailto:roy@treemanagementexperts.com)> wrote:

Hi Chris,

I have read the Arborwell/SavATree report signed by Mr. Tuchman and have these comments and concerns:

- 1) The outer bark / pattern in photo 4 is commonly seen on mature Valley Oaks.
- 2) It is unlikely that breaking off bark by hand revealed decayed bark since it is 1.5 to 2.0 inches thick, per the resistance drilling traces, and there is no photograph showing decayed, dead or missing bark in this report. Breaking off outer bark is not a standard or accepted diagnostic method for detecting the presence of decay.
- 3) The resistance drill readings at the base of the tree appear normal for Valley Oak with an approximately 8 inch thick wall of solid wood. Based on the diameter of the tree, the probability of failure being "Likely" is not supported by these readings, particularly if the tree were pruned to reduce loads significantly.
- 4) The report does not show the Likelihood Matrix (per the attached Level 2 Basic Tree Risk Assessment Form). This matrix is what Mr. Tuchman refers to by the word "probability", where he substitutes the word "probability" for "Likelihood of failure and impact". Consideration of the elements going into the Likelihood matrix is important, looking at the likelihood of failure and the likelihood of impacting the target separately. Even though the house is a fixed target, the house is only on one side of the tree and the likelihood of impacting that target should be considered medium, not high. Even with no other considerations, tree risk would be moderate, not high.
- 5) The Likelihood Matrix requires that the Likelihood of Failure be probable within the specified timeframe. Since the tree has been standing for perhaps 200 years or more and has had the hollow depicted for many decades, predicting failure as probable within one year is not justified or supported. For instance, should the failure of the trunk within one year instead be unlikely, the risk for trunk failure would be low.
- 6) Although Mr. Tuchman states that pruning was considered as a mitigation option, he does not indicate what pruning techniques or if there was a long-term pruning plan considered. Valley Oak is capable of being pruned with larger reduction cuts than would be possible with many other trees, mimicking natural branch shedding patterns and allowing the tree to be reduced in overall size over multiple pruning events. Retrenchment pruning techniques are frequently used for mature Valley Oaks to reduce the overall canopy size and minimize loads on the lower trunk of the tree.

7) Loads have been significantly reduced by PG&E, and growth has been redirected by their pruning. As a result, the redirected growth has been faster than normally would occur. The upper crown seen in photo 1 could easily be reduced by 15 to 20 feet, and possibly more, and significantly further reduce loads.

8) The tree depicted in photo 5 is compared to the subject tree based on stature, diameter and approximate age. The branch that shed is characteristic of all Valley Oaks, not the photo 5 tree specifically. If this discussion were relevant to the subject tree, then we would need to remove all mature, large and old Valley Oaks.

9) Tree failure profiles are useful and to be considered in tree risk assessment, but only apply if the part being assessed for risk is consistent with the failure profile. The photo 5 tree shed a branch and branch failures are common for the species, but the risk assessor did not assess for branch failure. There is no similar failure profile for this species to indicate that basal decay leads to failures more than with any other tree. Most if not all Valley Oaks of this stature, diameter and approximate age have basal decay, and it is not common practice to cut down all trees of this species once they are at this maturity point.

10) Air-spade excavation work done by Davey Tree found roots to be undamaged by decay and bark to be present, alive and healthy. Their findings also indicate that the root collar or root crown was not decayed.

11) Mitigation options are supposed to be considered (bottom of page 2 of the Basic TRAQ form) showing residual risk with different scenarios. Tree removal is supposed to be the last resort when other mitigation options can no longer manage risk.

The Tuchman report would have benefitted all of us if it simply included the TRAQ form. This form contains all the data needed, and some of that is missing in the arborist report. Completion of this form should be a requirement for any tree removal permit.

Mr. Tuchman, not his company, is providing the qualifications to offer these opinions. There is no such thing as a certified or qualified company, only individuals. The report is misleading by referring to the company name as to “Why”, “How” and “What” was done. The experience level of Mr. Tuchman is all that matters, and it seems that he has not provided any sort of curriculum vitae, resume or work history. Such background information is critical in evaluating opinions stated by individuals and should be a requirement of any report supporting a tree removal permit.

In conclusion, I do not find the report signed by Mr. Tuchman to be a compelling evaluation or analysis of tree retention options. There may be alternatives to removal that allow the tree to be retained and managed, but those alternatives were not the subject of the investigation. Since the only objective of the report seems to be to support tree removal, I recommend that the tree be reevaluated to consider different pruning methods, and only after that analysis that a decision on tree removal be made.

Although the tree would be properly considered as having “poor condition” with a major defect (hollowness), removal based on risk assessment is not supported by this evaluation. Many trees are appropriate to retain despite a major defect provided that risk is able to be managed. It is worth pursuing a further evaluation of the tree for branch failure scenarios as well as pruning for mitigation of risks.

Regards, Roy

Roy Leggitt  
Cell 415.606.3610  
[roy@treemanagementexperts.com](mailto:roy@treemanagementexperts.com)

### **Tree Management Experts**

3109 Sacramento Street, San Francisco, CA 94115  
Consulting Arborists, Certified Arborists, Qualified Tree Risk Assessors  
Contractor's License #885953 C61/D49 Tree Service  
[www.treemanagementexperts.blogspot.com](http://www.treemanagementexperts.blogspot.com)

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## Curriculum Vitae

Roy C. Leggitt, III

*Consulting Arborist and Plant Scientist*

### Education:

Bachelor of Science, California State University – Fresno.  
Plant Sciences, Ornamental Horticulture

### Professional Qualifications

Member, American Society of Consulting Arborists  
Graduate, ASCA 2003 Consulting Academy  
Certified Arborist WE-0564A, International Society of Arboriculture  
Tree Risk Assessor Qualified (TRAQ), International Society of Arboriculture  
California State Contractor License for Tree Service C61/D49 #885953

### Continuing Education / Topic or Seminar Titles

Selection of methodology in tree appraisal  
Tree Appraisal Workshop  
Tree Appraisal Theory and Practice: An Advanced Seminar  
Testifying Skills for Consulting Arborists  
Trees and the Law  
Understanding Soils  
Soil Compaction  
Roots and Soils  
Reforestation in the Forest, Suburbia and the City  
Palm Cultivation  
Sudden Oak Death  
Tree Preservation During Construction  
Hazard tree risk assessment and management  
National / Western Tree Failure Database program  
Body Language of Trees  
Tree Physiology  
Davey Operational Safety program  
Fire Risk Management  
Riparian zone conservation  
Resistograph® Certification Seminar

### Areas of Specialized Study

Plant physiology and biology  
Plant taxonomy  
Arboriculture  
Irrigation technology  
Soil science  
Landscape design  
Plant pathology and mycology  
Risk assessment  
Arboricultural biomechanics

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### Related Fields of Study

Agronomy and viticulture  
Geological science  
Computer sciences and programming  
Mathematics  
Physics

### **Employment:**

1987-Present Self-employed Consulting Arborist and Horticultural Consultant.  
2011-2019 Member of the Opine Experts group.  
1992-2002 The Davey Tree Expert Co., Inc.: project management, representative, consultant.  
1989-1992 Golden Coast Environmental Services, Inc.: project management and northern California representative.  
1988-1989 City of Fresno: supervised team of 4 data collectors to develop citywide inventory. Developed and adapted software throughout project.  
1987-1988 Center for Irrigation Technology: research on sprinkler distribution patterns using laser scanning to measure droplet size.

### **Agency Certifications:**

Small Business Administration: Certified Small Business DUNS# 12-783-9798

State of California, Department of Industrial Relations: DIR Registration Number: 1000011035

San Francisco Human Rights Commission: Certified Local Business Enterprise (LBE) and Certified Disadvantaged Business Enterprise (DBE). Certification number: CMD122114873

San Francisco Redevelopment Agency: Certified Small Business Enterprise (SBE). Certification number: 113-10706-013

### **Consultant:**

#### Municipal and Agencies

1988-1989: City of Fresno: managed an in-house street tree inventory project, including staff training and management, data quality control, software modifications and implementation of database.

1989: City of Palo Alto: managed data collection and software implementation for a City-wide street and right-of-way tree inventory.

1989-1990: City of Visalia: managed data collection and software implementation for a street tree inventory and a valley oak conservation study of all areas within City limits.

1990: City of Manteca: City-wide street tree inventory and management plan.

1990: City of Lancaster: City-wide street sign inventory.

1990: City of Pasadena: City-wide inventory of street trees, street lighting, sidewalk damage survey; site-specific sidewalk redesign specifications to accommodate tree needs.

1990-1992: City of Los Angeles: managed 6 staff data collectors. Oversaw data quality and localized data base installations in field offices.



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1994-1997: City and County of San Francisco, Housing Authority: tree surveys, tree management planning and contract administration for Sunnydale (phase I), Hunter's View, Potrero Terrace and Potrero Annex.

1999-2000: City of Pacifica: risk assessment tree survey for 639 trees including a recommendation for removal of 119 trees. Represented the City on a panel to answer over 200 citizen inquiries. Represented the City to administer the tree service contract.

1999-2000: National Park Service, Fort Mason: inspections and reports to facilitate tree management decisions. Evaluation based on safety and neighbor concerns. Conducted 3-hour training session for staff on proper pruning techniques.

2002: National Park Service, Muir Woods National Monument: deconstruction planning, hazard evaluation and construction planning in tree-sensitive areas.

2002-Present: City of Pacifica: site-specific inspections and recommendations for management decisions, risk assessment and dispute resolution.

2003: City of Pacifica: tree risk assessment and tree management study. Field report and geographic information system developed to implement tree removal, reforestation and replacement tree conservation in a residential neighborhood and riparian zone parks.

2003-2006: USDA Research Station, Albany: soil nutrition and hydrology survey; plant location, size and health survey; comprehensive interpretive report with map inserts.

2004: City of San Pablo: site assessment, tree health assessment and recommended remediation for 44 palm tree planting sites in a commercial district.

2004-2005: City of Oakland: Leona Quarry Redevelopment Master Plan; plan review, project compliance with conditions of approval.

2005-2006: City of Oakland: City-wide tree inventory; estimated 300,000 tree sites. Vector-mapping by block side, PDA data collection, database development, GIS implementation.

2006-2007: City of Pacifica: tree risk assessment and tree management study for all large trees managed by the City that are located in streets and parks.

2006-2007: San Francisco Public Utilities Commission with Ecology & Environment, Inc: Crystal Springs Pipeline No. 2 project. Provided the tree survey and arborist memorandum for an environmental impact report. Tree protection and mitigation measures were evaluated at the Municipal, County and State levels, including considerations under the California Environmental Quality Act (CEQA) and SB-1334.

2006-2011: Federal Building, Golden Gate Plaza: with PGA Design, provided design review, species selection and site management and monitoring specifications. Provided ongoing monitoring and evaluations, and design and installation of new landscape areas.

2007: City of Pacifica: Author of DPW publication *Trees for Pacifica: Tree Selection and Planting Guide* to provide appropriate species selection based on site assessment, wind, coastal influence, tree size and growth rate with ornamental and native species.

2008: State Compensation Insurance Fund: tree health and site assessment with recommendations for tree care. Review of new plaza design to preserve existing trees during construction.

2008: National Park Service, San Francisco Maritime National Historic Park: tree health and risk assessment with recommendations.

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2008-2009: San Francisco Public Utilities Commission with ESA/Orion Joint Venture: Crystal Springs Pipeline No. 2 project. Provided project refinement and enhancement of options through inclusion of tree impacts caused by use of helicopters, temporary bridge construction and installation of cathodic protection.

2008-2009: City of Oakland, with PGA Design: City sidewalk repair specifications, monitoring and stress tests.

2008-2011: General Services Administration, National Archives, San Bruno: provided a tree survey and management plan, ongoing contract management and re-evaluation for health and hazard trees.

2009-2010: San Francisco Public Utilities Commission, Bay Division Pipeline 5. Completed the initial tree study with Merrill Morris Partners. Completed training, job hazard analysis and safety work plans for Hernandez Engineering. Completed pre-construction tree survey with an inventory and mapping of the western reaches for Mountain Cascade.

2010-2012: City of Emeryville: Provided City Arborist services for the installation of 12 new date palms at the west end of Park Avenue, and follow-up monitoring and recommendations.

2011: BART through Flatiron Construction. Completed a landscaping and tree survey for vegetation losses caused by construction of the Oakland Airport Connector.

2009-2011: City of Alameda Housing Authority: provided tree surveys in 2009 and 2011 with scale drawings and a management plan for all properties containing trees. Provided tree hazard evaluation for all removals, and ongoing inspections and reports.

2010-Present: San Francisco Public Utilities Commission. As-needed projects as a sub-consultant for MWH and HDR contracts. Most recent project is a tree risk assessment study for the trees at Lake Merced.

2013-Present: San Francisco Department of Public Works, with Empire Construction: provided inspections, root pruning and low limb pruning for street trees during sidewalk repairs.

2013-2017: Santa Clara County with Hexagon Transportation and URS: species lists for various tree planting typologies for over 600 miles of roads throughout Santa Clara County.

2015: City of Pacifica: tree risk assessment and tree management study for all large trees managed by the City that are located in streets and parks.

2015-2016: San Mateo County Events Center: tree evaluations and maintenance specifications with tree service oversight.

2016: San Mateo County Parks Department, Memorial Park: risk assessment and tree removal list for trees within the east part of the use areas.

2017: City of Pacifica: tree risk assessment and tree management study for all large trees managed by the City that are located in streets and parks, updated with the TRAQ system.

2017-Present: City of Pacifica: provided a tree risk reduction study to eliminate trees with elevated risk ratings that cannot be managed to lower risk. Ongoing interface with Staff and public information on tree risk issues.

2017: City of Burlingame: provided TRAQ assessments for several mature street trees.

2017-Present: San Bernardino County: Expert Witness for the defense.

2017 City of San Bruno: provided assessment of park trees during redevelopment.

2017 City of Albany: provided TRAQ assessments for park trees.

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### Association Management Planning

1998-1999: Laguna Heights Co-op Corp.: tree inventory and mapping for 450-tree association property. Tree management plan and 10-year maintenance cost projections.

2003-Present: Treasure Isle HOA: database tree inventory, tree maintenance and management plan, creation of a fully cross-indexed management manual and project management. Ongoing assistance with vendor oversight, conflict resolution and interfacing with City staff. 16-acre site.

2003-Present: Bohemian Club, San Francisco: management for intensely used urban planting sites for Boston ivy, trees and shrubs.

2004: La Salle Heights HOA, San Francisco: tree and vegetation study for a 16-acre site with 800 trees, native plants, invasive exotic plants and landscaping. Data and analyses included pest and disease management, species selection, fire risk assessment, irrigation assessment, erosion, soil properties and preparation of a site map.

2004-Present: Longwater HOA, Foster City: tree inventory, site mapping and management plan for 207 trees in common areas. Many young trees were inspected with nursery, planting and cultivation problems. Management planning included species suitability, planting density, remediation strategies and maintenance recommendations. Large trees primarily required health and risk assessment with maintenance recommendations. Ongoing inspections.

2004-Present: Barron Square HOA, Palo Alto: tree inventory, site mapping and management plan for 259 trees of 37 species in common areas. Primary areas for recommendations were risk assessment, planting density, irrigation, drainage, infrastructure conflicts and maintenance. Ongoing inspections.

2004-2011: Edgewater Isle South HOA, San Mateo: tree inventory, site map and management plan for 135 trees in common areas. Site assessment and tree planting plan in 2006. Ongoing inspections.

2005-2012: Edgewater Isle Master Association, San Mateo: tree inventory, digital site mapping, comprehensive management plan and field manual. Tree health, risk assessment and infrastructure conflicts evaluated. Site assessment and tree planting plan in 2006. Ongoing inspections.

2005: Serravista HOA, South San Francisco: site assessment, tree health assessment, species recommendations and Planning Department documents

2006-2016: Alverno Hill HOA, Redwood City: construction impacts and landscape plan review from neighboring property development and a fire risk assessment report. Tree inventory and management plan for all common areas. Ongoing inspections.

2006-Present: Whaler's Island HOA, Foster City: tree inventory, digital site mapping, comprehensive management plan and field manual. Tree health, risk assessment and infrastructure conflicts evaluated. Ongoing inspections.

2007-2009: Glenridge Apartments Co-operative: tree risk assessments and recommendations.

2007-2009: Oak Commons HOA, Gilroy: tree health and risk assessment of 3 large oaks with recommendations. Evaluation of new tree health, crowded plantings and installation and nursery defects for over 900 new trees within new development landscaping with recommendations.

2007-Present: Pitcairn HOA, Foster City: tree health and risk assessment with cultivation recommendations with updates. Ongoing inspections.

2017: Sugarloaf HOA, San Mateo: tree assessments for maintenance recommendations.

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2020: Terrabay HOA, South San Francisco: tree assessments and management planning for maintenance and stand management.

2021: Sharon Hills HOA, Menlo Park: tree risk assessments and reports for City permits.

### Construction Mitigation

1995-2001: Proulx properties: 7-year project to combine 4 large estates including management of natural areas, private golf course design/build impacts, new infrastructure, private vineyard and orchard.

1998-2002: Presidio Hill School: building and utility service design modifications necessary to preserve 3 large trees during historic building preservation and new construction over 4 1/2 years.

1998-2004: Bay Area Discovery Museum: preservation of historic eucalyptus trees from design stages through construction during a 15,000 square foot expansion over 5 years.

2001: #1 Front Street: comprehensive report to assess problems and recommend remedial steps for cultivation of 41 trees in containers on high-rise roof terraces.

2002-2003: Marina Chateau: 8<sup>th</sup> floor deck-installed design including a decorative screen and selection of containers and plants.

2002-2007: Laguna Honda Hospital: tree preservation and conservation of a historic arboretum, and tree preservation at various new building construction sites within a 63-acre site to be executed over 10 years.

2002 and 2017: International House, UC-Berkeley: evaluation of health, structure and unique cultivation needs for four olive trees in a courtyard.

2004-2006: GK Builders: tree protection and preservation planning for residential development.

2004-2006: Sal Caruso Design Corporation: tree protection and preservation planning for various condominium conversion projects and for the Fremont Child Care Center.

2004-2007: Simpson Design Group: tree protection and preservation planning for residential development.

2004-Present: Worldco Company, Ltd: tree protection, planning, tree and landscape design issues.

2004-2008: Equity Community Builders, Cavallo Point and Healing Arts Center (The Retreat at Fort Baker), Sausalito. Site assessment, health assessment, construction modification, tree protection and preservation recommendations, co-author and lead consultant for a 10-year tree management plan.

2004-2010: The Altenheim, Oakland: tree survey and report to conserve a rare plant and historic landscape of 6.2 acres during an adaptive reuse construction project. Ongoing work during redevelopment with Eden Housing.

2005: EDAW, Inc.: project planning, including tree protection, preservation and species selection.

2005-2007: Devcon Construction: tree protection and preservation planning, on-site inspections during construction, mitigation recommendations, maintenance recommendations.

2005-2008: Safeway, Inc: tree assessment, site assessment, design review, tree protection measures and new planting recommendations.

2006-2012: DES Architects & Engineers: tree assessment, site assessment, appraised values and tree protection during construction.

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2007-2008: Royston Hanamoto Alley and Abey (RHAA): City College of San Francisco. Provided design review, analysis of site conditions, species recommendations and spacing requirements for the re-design of the core areas of the campus and expanded areas adjacent to the reservoir.

2008: Hanover Company: tree health and risk assessment for the Candlestick Cove project in San Francisco.

2008-2009: LaLanne Group, University Village: provided a tree survey and tree protection plan for redevelopment of a historic arboretum site that was formerly part of UC Berkeley.

2009-2010: Webcor Construction, Inc: San Francisco General Hospital. Provided pre-construction evaluation of trees and soil conditions, recommending removal, transplanting, pruning and tree protection measures. Project Arborist for new construction and utilities.

2009-2010: San Francisco Botanical Garden, pathway improvement project. Provided ongoing inspections and reports for many rare tree species. Worked on behalf of the paving contractors, AAA Construction and Trinet Construction, in cooperation with Botanical Garden and City staff.

2010-2013: California Pacific Medical Center, St. Luke's Hospital replacement, through HerreroBoldt. Provided a tree survey and management plan, tree removal recommendations, reports and a hearing for City permitting, design modifications for accommodation and protection of a San Francisco Landmark Tree.

2010-Present: Cypress Lawn Memorial Park. Provided tree surveys and management plan updates, Project Manager for Water Efficient Landscape Regulations ordinance revisions, management of construction impacts, historic arboretum conservation and interpretation, in-house training programs and public outreach programs. Created a new Arboretum through the ArbNet program, and facilitated staffing for an Arboretum Director.

2012: Office of Cheryl Barton: Huntington Botanical Gardens, San Marino: Provided design review services and specifications for soil harvesting, storage and replacement, drainage issues, planting specifications and species selected for new entry gardens.

2012: Office of Cheryl Barton: Santa Clara Valley Medical Center, San Jose: Provided a tree survey, soil testing and analysis for horticultural properties, and Master Plan team participation.

2013-2014: Town School for Boys: various tree and landscape issues for tree protection planning and ongoing care issues during demolition and excavation.

2015-2016: Hunter's Point East West project with John Stewart Company and PGA Design: Provided risk and health assessment plus tree protection planning for all trees on 4 low income housing projects in San Francisco.

2015-2016: Edgewater Senior Housing, San Mateo: tree survey for construction, species replacement needs, planting plan review, negotiations for key tree removal permit for social center construction.

2016-2017: Westbrook Apartments with PGA Design: Provided risk and health assessment plus tree protection planning for all trees in a low-income housing redevelopment project.

2017: Federal Realty: installation oversight for a large specimen coast live oak at a Santana Row development site.

2017: Tishman-Speyer: Provided tree evaluations and assistance with permitting for various sites.

2017-Present: TMG Partners for California Pacific Medical Center redevelopment project: Provided assessments, permit assistance, long-term tree management planning and identified tree issues affecting the redevelopment process.

# Tree Management Experts

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2019: HKS for Quadrus business park: Provided tree assessments and recommendations for removal or protection during construction.

2019-Present: Freebird Development: Provide tree evaluations and tree protection planning for housing developments.

### Maintenance Management

2003-Present: Bohemian Club, San Francisco, providing conservation and management of extensive Boston ivy, trees, shrubs and irrigation at their downtown site.

2004-2014: Bay Area Discovery Museum: maintenance planning and maintenance policy development for outdoor educational exhibit areas.

2004-2011: Kaiser Permanente hospitals, 2 sites in San Francisco, provided management of all tree-related decisions and maintenance.

2010-Present: Cypress Lawn Memorial Park: maintenance planning and oversight during implementation.

2013-2015: Parkmerced: tree risk assessment study and management plan, digital mapping. Maintenance scheduling for bi-monthly tree service.

2013: Bentley School in Oakland: coast redwood tree risk assessment, preservation specifications and oversight for implementation.

2014-Present: Camp Tawonga: tree risk assessment for all trees near use areas. Ongoing inspections and assessments. Interface with tree service contractor.

2015-2016: San Mateo County Events Center: tree risk assessment and tree service specifications and oversight with contractor.

2015: Western Railway Museum: the first ever evaluation of trees throughout the museum and working railway system grounds with maintenance recommendations and priorities.

2015-Present: Bay Area Longshoremen's Memorial Association (BALMA): provided expertise for tree-related aspects of design, permitting and construction for new landscape features and a park re-design. Ongoing inspections and assessments.

2017-Present: Phase 3 Communications: pruning management of trees affecting communication systems.

2017-Present: Pacific-Union Club: ongoing management of tree and landscape issues.

2020-Present: DivcoWest office parks: Tree inventory management planning with GIS and maintenance specifications and scheduling.

### Customized Services

2009-2011: Hartmann Studios: Developed Standard Operating Procedures (SOP) for ongoing care, maintenance and handling of nursery stock used for special event plant rentals. All illustrations, photographs and text were original work that was translated into Spanish.

2010: Quality of Life Foundation: Designed and implemented a program for volunteer-based tree plantings at schools and parks.

2017: Pine United Methodist Church: Provided hands-on training for pruning of garden Bonsai with the Japanese community.

2017-2019: San Mateo County Mental Health, Cordilleras: plant survey with cross-reference to published toxic plant data. Ongoing quarterly inspections and reports until new project implementation.

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2019-Present: Cypress Lawn Arboretum and Botanical Garden: produced the accepted application for accreditation through the Morton Arboretum ArbNet process; identified the Arboretum Director; collaborative work on curation standards, standard operating procedures, education programs, ArcGIS customization, website development, cultural collections, nursery development, rare plant identification, and new tree accessions.

### Natural Areas

2001-2003: Presidio Trust: volunteer participation including site restoration, maintenance and monitoring for quail habitat sites.

2001-2004: Kirsch property: riparian zone site evaluation, recommendations, re-vegetation planning and monitoring requirements, vineyard impacts and management issues.

2004-2005: City of Oakland, with PGA Design: Leona Quarry Redevelopment Master Plan; plan review, project compliance with conditions of approval integrating with natural areas.

2016: Spenker Ranch: conservation strategies for preservation of a 34-acre private stand of native valley oaks in Lodi.

2017: Higuera property: post-fire evaluation of native oaks for conservation and reforestation.

2019-2021: Tubbs fire properties: post-fire damage evaluation of parcels containing native forest stands.

2020-2021: Kincaide fire properties: post-fire damage evaluation of about 5,000 acres of native forest.

### Small Projects

1987-Present: Consultation and Arborist Reports: routinely created as guidance to project sponsors, contractors, Architects, landscape maintenance companies, commercial property managers, residential owners, concerned neighbors, Municipalities and insurance companies. Projects are throughout the San Francisco bay area with a concentration on the Peninsula, in San Francisco and in Marin County. Projects are too numerous to list separately.

### Public Hearings

Representation at local government public hearings is a routine assignment. A list of Expert Public Testimony is available upon request.

### Appraisals and Claims Settlement

1987-Present: Trespass and Negligence: routinely provide inspections, reports and appraisals for small trespass and negligence cases, generally negotiated, mediated, arbitrated, settled out of court or settled in small claims court.

1992-2002: The Davey Tree Expert Co., Inc.: provided all tree appraisals for the district office serving San Mateo and San Francisco counties.

1992-Present: California State Automobile Association: routinely provide inspection and appraisal information for claims settlement on both homeowner policies and automobile policies.

1994-Present: Farmer's Insurance: routinely provide inspection and appraisal information for claims settlement.

1999-Present: City of Pacifica: forensic investigations and technical report writing as an expert for tree dispute resolution.

2004-Present: State Farm Insurance: provide inspection and appraisal information for claims settlement.

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2008: Shelter Ridge HOA, San Rafael: tree health and appraisal for damaged trees.

2008-2011: Allied Insurance: provide inspections, forensic investigations and appraisals for claims settlement.

### Expert Witness

Routinely provide expert opinion and testimony on tree and horticulture issues to areas of legal practice that include Land Use, Real Estate, Trespass, Negligence and Personal Injury.

Trained and certified within the field of Arboriculture in technical report writing, forensic sciences, expert case preparation, deposition procedure and trial procedure.

Partial list of attorney-clients:

Eric Abramson, esq. of Abramson, Smith, Waldsmith for plaintiffs  
David Balch, esq. of Kennedy, Archer & Harray for defendants  
Avery Behrle, esq., of Girardi Keese for plaintiff  
Steven A. Booska, esq., for plaintiffs and defendants  
Lance Burrow, esq., of Stratman, Pedersen & Lauderdale for defendant  
Kevin Bush, esq., of Cozen O'Connor for plaintiffs  
Adam Carlson, esq., of Casper, Meadows, Schwartz & Cook for plaintiff  
James P. Carr, esq., of Yuhl Carr LLP for plaintiff  
Arthur J. Casey, esq., of Casey Law Group for defendant  
Gregory C. Cattermole, esq., for plaintiffs  
Michael J. Chaloupka, esq., of Harris Personal Injury Lawyers for plaintiff  
Jeremy Cloyd, esq., of Altair Law for plaintiffs  
Nick Colla, esq., of Colla & Ray for plaintiff  
Larry E. Cook, esq., of Casper, Meadows, Schwartz & Cook for plaintiff  
Matthew Davis, esq. of Walkup, Melodia, Kelly & Schoenberger for plaintiffs  
Paul DeAngelis, esq., for plaintiffs  
Stuart D. Diamond, esq., for plaintiff  
Reuben Donig, esq. for plaintiffs  
Jennifer A. Emmaneel, esq. of McDowall Cotter, APC for defendant  
Dennis Faoro, esq., of Last & Faoro for plaintiff  
Robert A. Ford, esq., Rene I. Gamboa, esq., and Katherine A. Higgins, esq.  
of Lewis Brisbois Bisgaard & Smith for defendants  
Mark Freeman, esq., of Venardi Zurada LLP for plaintiff  
Brian Gearing, esq., of Gearing Law Group for plaintiff  
Steve Gimblin, esq., for plaintiff  
Michael D. Green, esq. of Abbey, Weitzenberg, Warren & Emery for plaintiff  
Joe Guilardi, esq., of Casey Law Group for defendant  
Patrick P. Gunn, esq., of Cooley LLP for defendant  
Katie Harris, esq. of Charles E. Boyk Law Offices, LLC (Ohio) for plaintiff  
Robert Harrison, esq. of Wright, Robinson, Ostheimer and Tatum for defendant  
James C. Hazen, esq. of Gray & Prouty for defendant  
Richard Herzog, esq., for defendant  
Jason Honey, esq., of Ericksen Arbuthnot for defendant  
Alan Jang, esq., of Jang & Associates for plaintiffs  
Robert S. Jaret, esq. and Phillip A. Jaret, esq. of Jaret & Jaret for plaintiffs  
Jordan Johnson, esq., of Harris Personal Injury Lawyers, Inc. for plaintiffs  
Scott L. Johnson, esq., of Matiasic & Johnson LLP for plaintiff  
Ryan Kahl, esq. of R. Rex Parris Law Firm for plaintiff



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Shireen Self Kennedy, esq., of O'Brien Law for plaintiff  
David A. Kleczek, esq., for plaintiff  
Andrew Klimenko, esq., of Clark Hill LLP for defendants  
Thomas C. Knowles, esq., of Van Blois & Associates for plaintiff  
Brendan Kunkle, esq. of Abbey, Weitzenberg, Warren & Emery for plaintiff  
Michael D. Liberty, esq. for plaintiffs  
Stephen K. Lightfoot, esq. for defendants  
Edgardo M. Lopez, esq., for plaintiff  
William Loscotoff, esq., of Shroeder Loscotoff LLP for plaintiffs  
Brock R. Lyle, esq., of Ropers Majeski Kohn & Bentley for defendants  
Peter Lynch, esq. of Cozen O'Connor for plaintiff  
Michael J. Macko, esq. of Fores Macko for plaintiff  
Dierdre O'Reilly Marblestone, esq., for plaintiff  
Todd Master, esq. of Howard, Rome, Martin & Ridley for defendant  
James McCormick, esq. of Goodman Neuman Hamilton LLP for defendant  
Thomas J. McDermott, esq. of Bragg & Kuluva for plaintiff  
Cynthia McGuinn, esq. of Rouda Feder Tietjen McGuinn for plaintiff  
Andje Medina, esq. of Altair Law, for plaintiffs  
Lauren Meisel, esq., of Meisel & Krentsa for plaintiff  
Asheesh Mohindru, esq., of Clapp Moroney Law for defendants  
Mark Mosley, esq. of Seiler Epstein Ziegler & Applegate for plaintiff  
James R. Murphy, esq., for plaintiff  
Geoffrey Murry, esq., of Ad Astra Law Group, LLP for defendant  
Brian W. Newcomb, esq., for plaintiffs  
Mitchell L. Norton, esq., of San Bernardino County for defendant  
Sarah Ornelas, esq. of Borton Petrini Law Office for defendant  
Juli Ortner, esq. of Jang & Associates, LLP for plaintiff  
Jay Patterson, esq., of Koeller Nebeker Carlson Haluck for defendant  
Michael P. Reid, esq. for defendant  
Dan Reilly, esq. for defendant  
Kerry Renn, esq, for plaintiff and defendant  
Michael R. Reynolds, esq, of Rankin, Sproat, Mires, Beaty & Reynolds for defendant  
Robert Ring, esq., of Ring & Green for plaintiff  
David Rosenthal, esq., of Rosenthal Kreeger Law Offices for plaintiff  
Alexander Schack, esq., for plaintiffs  
Brett Schrieber, esq., of Singleton Schrieber McKenzie & Scott for plaintiff  
Andy Sclar, esq. of Ericksen Arbuthnot for defendant  
Jacob Shapiro, esq., of Shapiro Legal Group for plaintiff  
Tad Shapiro, esq., of Shapiro, Galvin, Shapiro & Moran for plaintiff  
Stanley Shen, esq., of Shen Law Firm for plaintiff  
Candace H. Shirley, esq., of Gurnee Mason & Forestiere LLP for plaintiff  
Richard Shoenberger, esq. of Walkup, Melodia, Kelly & Schoenberger for plaintiffs  
Marc D. Stolman, esq. for defendant  
Megan Symonds, esq. of Santana & Hart for defendant  
Kirill Tarasenko, esq. for plaintiffs  
Timothy Tietjen, esq. of Rouda Feder Tietjen McGuinn for plaintiff  
Judy Tsai, esq., for plaintiffs  
Kenneth Tze, esq., of Duane Morris LLP for defendant  
Peter Van Zandt, esq. of Bledsoe Law Firm for defendant  
Jonathan Varnica, esq. of Vogl Meredith Burke LLP for defendant

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Jeanette Viduya, esq., of Law Offices of Edward A. Smith for plaintiff  
R. J. Waldsmith, esq., Eric Abramson, esq. and William B. Smith of  
Abramson Smith Waldsmith for plaintiffs  
William Weisberg, esq. for plaintiffs  
Kelly Winter, esq., of Girardi Keese for plaintiff  
Joseph L. Wright, esq. for plaintiffs  
Annie Wu, esq., of The Veen Firm for plaintiff  
Jim W. Yu, esq., for plaintiff

Confirmed Expert Witness in Superior Courts: San Francisco, San Mateo, Santa Clara, Monterey, Tuolumne, Riverside, Marin, and Mendocino Counties.

Cited Expert in the published appellate decision from the first appellate district, division two, in A146077 (San Mateo County Super. Ct. No. CIV 515962). County of San Mateo, Petitioner, v. The Superior Court of San Mateo County, Respondent; Zachary Rowe et al., Real Parties in Interest.

### Lectures and Presentations:

1995: Three one-hour lecture sessions to College of San Mateo General Ornamental Horticulture class titled: "From Planting to Pruning of Woody Ornamentals in the Landscape."

1998: Three one-hour lecture sessions to College of San Mateo General Ornamental Horticulture class titled: "From Planting to Pruning of Woody Ornamentals in the Landscape."

1999: One-hour slide lecture at the Presidio to National Park Service Landscape Architects from across the country. Lecture topic: *History in Pruning: historic plantings and historic pruning.*

April 2002: Urban forestry presentation to San Francisco Department on the Environment

May 2002: Presentation to Tree Advisory Board on Landmark Tree Nominations in San Francisco

October 2004: Two-hour presentation for a Certified Arborist examination preparation class titled: "Assessment and Risk Management"

October 2004: Presentation of industry-specific use of scientific tools at Tool Day

November 2004: Presentation titled: "Tree Health During Construction"

January 2005: Presentation with handouts titled: "Air-spade: Uses, Limitations and Specifications"

March and April 2006: Leader of two tree walks in Palo Alto for Canopy

August 2006: PowerPoint presentation to the Association of Bay Area Governments (ABAG) with handouts titled: "Integration of Risk Reduction Pruning to Municipal Management Systems"

May 2007: PowerPoint presentation to Bay Area staff from The Care of Trees®, Inc. with handouts titled: "Risk Reduction Pruning"

September 2007: PowerPoint presentation to the Western Chapter International Society of Arboriculture (WCISA) with handouts titled: "Integration of Risk Reduction Pruning Into Municipal Management Systems"

November 2008: One-hour presentation with 8-page handout titled "Tree Assessment and Risk Management", for a Certified Arborist examination preparation class

June 2009: One-hour presentation at Merritt College with 8-page handout titled "Tree Assessment and Risk Management", for a Certified Arborist examination preparation class

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August 2009: Landmark Tree Tour leader volunteer for City of San Francisco, Department of the Environment

May 2010: Two-hour PowerPoint presentation titled: "Pruning Standards for San Francisco" for City of San Francisco staff, as a volunteer for the Department of the Environment

March 2011: Two one-hour kid-friendly tree tours for the City of Palo Alto Arbor Day celebration

April 2011: One-hour PowerPoint presentation and lecture: *Celebrating Historic Trees and Landscape at Cypress Lawn*.

June 2011: Presentation to Colma Town Council on revisions to the Water Efficient Landscape Regulations ordinance.

July 2012: Opine Experts Panelist at the Bay Area Chapter of the Forensic Expert Witness Association.

February 2013: Two-hour lecture and field demonstrations on fruit tree pruning to members of the Fort Mason Community Garden, San Francisco.

June 2013: One and a half-hour presentation at the San Francisco Botanical Garden titled "Tree Assessment and Risk Management" for a Certified Arborist examination preparation class

August 2013: One-hour presentation to the Society of Forensic Engineers and Scientists titled "Trees in Urban Areas: Why Risk Assessment Matters"

October 2013: One half hour presentation to the Western Chapter – International Society of Arboriculture (WC-ISA) titled "Pruning with Care: When and How to Prune to Avoid Harming Birds"

September 2015: One-hour presentation to the Society of Forensic Engineers and Scientists titled "Getting to the Root of Sidewalk Damage"

May 2017: As the Chair of the Consulting Arborist Committee, provided an annual report at the WC-ISA Annual Meeting.

February 2018: One-hour presentation to the Society of Forensic Engineers and Scientists titled "Defining Unnatural Conditions"

April 2018: As the Chair of the Consulting Arborist Committee, provided an annual report at the WC-ISA Annual Meeting.

September 2020: One-hour presentation to Bay Area Consulting Arborists titled "Creating Cypress Lawn Arboretum"

### Media and Publications:

Featured in Printed or On-line Media

American Way: September 15, 1989, [Mini-Splendored Things](#)

The Fresno Bee: May 14, 1990, Editorials, [Tree Spirits in Visalia](#)

Visalia Times-Delta: 1991, [Arborist takes Visalia's trees to heart](#)

The Fresno Bee: 1991, [Taking stock of Visalia's roots](#)

Stockton Record: 1991, [Sizing Up Manteca's Trees](#)

Bay Guardian: April 16, 1997, [Endangered species](#)

San Francisco Chronicle: May 14, 2008, [City takes the case of mystery manzanita](#)

Friends of the Music Concourse: March 19, 2009, [Landmarking](#)

San Francisco Examiner: April 27, 2009, [Art project may be putting trees at risk](#)

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Ross Valley Reporter: June 22, 2011, [Bigger loss in Ross: 200-year-old oak tree cut down last month](#)

The New Fillmore: June 9, 2020, ["My tree" on California Street](#)

Cision PR Newswire: July 28, 2020, ["Certified Arborist Raises Concerns About 'Vegetable Tanning' – Could Destroy Millions of Trees if the Industry Switched"](#)

### Speaker via Media

Storm Report of December 1994

ABC Television: 20-minute storm report interview

ABC Radio: 10-minute interview

### Publications

SF Apartment Magazine, October 2003, [Tree Dispute Resolution](#)

Canopy: Trees for Palo Alto newsletter, Fall 2005, [Ask the Arborist](#) column

Opine Experts, web article, [The Credible Expert Witness: Callous Hands that Touch Trees](#)

Opine Experts, web article, [The Importance of Narrative in Technical Report Writing](#)

Opine Experts, web article, [A Reality Check for Would-be Forensic Experts](#)

City of Pacifica: Author of DPW publication [Trees for Pacifica: Tree Selection and Planting Guide](#)

Golden Gate Audubon Society, Co-author of a brochure [Healthy Trees, Healthy Birds; Bird-Friendly Tree Care for the San Francisco Bay Area](#)

Western Arborist, Fall 2016, co-author, [Consultants and Contractor's Licensing in California](#)

California Native Plant Society, 2018, contributing author and reviewer, [California Native Plant Society Fire Recovery Guide](#)

Pacific Crest Trail Association Communicator, 2018, author of [Estate Planning and Still Young](#)

Cision PR Newswire: July 28, 2020, [Certified Arborist Raises Concerns About 'Vegetable Tanning' – Could Destroy Millions of Trees if the Industry Switched](#)

### Public Policy:

Tree Advisory Board (volunteer): regular attendance and participation from June 1995.

Appointed as voting Member by the Director of the Department of Public Works in June 1998.

Appointed by the Board as Chair of the Landmark Tree Committee.

City of San Francisco: developed a partnership between corporate tree care and the Clean City Coalition to benefit DPW. Provided pro bono recommendations to DPW staff.

City of San Francisco: developed a maintenance agreement strategy to allow proper maintenance by an outdoor advertising company of previously city-maintained trees.

Tree Summit, Friends of the Urban Forest (volunteer): panel member for discussion of Urban Forestry among public and private sector stakeholders to develop the [State of the Urban Forest Report](#), 2000.

City of San Francisco: assisted in modifications to Department of Public Works code Article 16. Ordinance changes include integration of various departments, the creation of the Bureau of Urban Forestry, and creation of the Urban Forest Council.

2008: EDAW, Inc.: San Francisco Urban Forestry Master Plan for the San Francisco Planning Department. The Consulting Arborist for a team to develop a Master Plan to integrate Arboriculture, Urban Design, infrastructure conflicts, sustainable ecology, funding strategies and maintenance alternatives.

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Conservatory Foundation (non-profit): served 6 years on the Board of Directors to preserve the rare plant collection and the building, Golden Gate Park Conservatory of Flowers, San Francisco.

City of East Palo Alto: pro bono assistance to City staff in developing a heritage tree protection ordinance.

Canopy (non-profit): pro bono assistance in formulating a public-private partnership with the City of East Palo Alto and their citizens for the first volunteer-oriented public tree planting project. Assistance to Canopy with a grant funds application to the California Department of Forestry.

Friends of the Music Concourse: provided expert assistance over more than 1 year and public testimony on several occasions to achieve landmark status for historic trees in the Music Concourse of Golden Gate Park in San Francisco. The Music Concourse and the historic grid of trees were declared a City Landmark in December 2005.

Canopy (non-profit): Board member from February 2007 to 2012. Board Secretary from 2008 to 2012.

Cypress Lawn Memorial Park: Project development, Town negotiations, management of the consulting team and author of the draft ordinance for water efficient landscape regulations ordinance revisions under AB 1881, designed to accommodate cemetery landscapes in the Town of Colma.

### Professional Affiliations and Memberships:

American Society of Consulting Arborists (ASCA), Member  
Society of Forensic Engineers and Scientists (SFES), Member  
International Society of Arboriculture (ISA), Life Member  
Western Chapter, International Society of Arboriculture (WC-ISA), Member

### Related Affiliations and Memberships:

California Invasive Plant Council  
California Native Plant Society  
Canopy, Trees for Palo Alto  
Conservatory of Flowers  
Earthjustice  
Friends of the Urban Forest  
Golden Gate Audubon Society  
National Audubon Society  
Natural Resources Defense Council  
Nature Conservancy  
Pacific Crest Trail Association  
San Francisco Botanical Garden Society  
Sempervirens Fund  
Sierra Club

### Travel to Notable Trees and Forests

Coast Range, California: coast redwood stands  
Sierra Nevada, California: giant sequoia stands  
White Mountains, California: ancient bristlecone pine forest  
Fairchild Tropical Botanic Garden, Coral Gables, Florida: arboretum

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Milford Trek, Fjordland, New Zealand: southern beech pygmy forest and tree ferns

Northland, New Zealand: Waipoua Forest, kauri and associated species

Amazon, Peru: tropical South American species

Botswana: Southern Africa species, baobab and ebony

Kruger National Park, South Africa: native plant nursery

St Petersburg, Russia: pruning, cabling, bracing and guying techniques

Ta Prohm, Angkor Wat, Siem Reap, Cambodia: tropical trees and figs on the ancient temple with underpinning, and strategic removals

Saigon, Ho Chi Minh City, Vietnam: ancient and modern propping techniques; arboretum

Papua New Guinea: Eucalyptus-cycad forest; highland cloud forests; lowland swamp forests

Australia: Cairns Botanical Garden



**County of San Mateo - Planning and Building Department**

# **ATTACHMENT G**













**County of San Mateo - Planning and Building Department**

# **ATTACHMENT H**

# Application for Appeal

County Government Center • 455 County Center, 2nd Floor  
 Redwood City • CA • 94063 • Mail Drop PLN 122  
 Phone: 650 • 363 • 4161 Fax: 650 • 363 • 4849

To the Planning Commission

To the Board of Supervisors

Name: Chris Boeddiker

Address: 895 Fifteenth Ave.

Menlo Park,

Zip: 94025

Phone, W: 650-269-2046H:

Permit Numbers involved:

PLN 2021 - 00331

I have read and understood the attached information regarding appeal process and alternatives.

yes

no

I hereby appeal the decision of the:

- Staff or Planning Director
- Zoning Hearing Officer
- Design Review Committee
- Planning Commission

Appellant's Signature:

Chris Boeddiker

Date:

made on \_\_\_\_\_ 20\_\_\_\_, to approve/deny the above-listed permit applications.

Planning staff will prepare a report based on your appeal. In order to facilitate this, your precise objections are needed. For example: Do you wish the decision reversed? If so, why? Do you object to certain conditions of approval? If so, then which conditions and why?

- Tree is healthy
- Tree is vital to North Fair Oaks integrity
- Tree needs to be properly trimmed
- Need 2nd opinion -
- No branches are dried around the canopy
- A good retrenchment & pruning will help.
- In reference to the Arborist report submitted by owner of 895 15th, he compared this tree to one nearby. There is no comparison.
- The community of North Fair is concerned about the removal of this heritage tree.