



# Arborist Report

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**Mills Park  
San Bruno CA**

*Prepared for:*  
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**Arborist Report  
Mills Park  
San Bruno, CA**

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***Tree Assessment Form***

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# Arborist Report

## Mills Park

### San Bruno, CA

#### ***Introduction and Overview***

Signature Development Group is proposing to redevelop the properties located at 643-799 El Camino Real, 701-751 Camino Plaza, and 711-777 Kains Ave., in San Bruno CA. The sites are currently occupied by a series of retail stores and surface parking lots. HortScience, Inc. was asked to prepare an **Arborist Report** for the site for submission to the City of San Bruno.

This report provides the following information:

1. An assessment of each trees health, structure and suitability for preservation.
2. An assessment of the impacts of constructing the proposed project on the trees.
3. Mitigation for trees identified for removal, per the City of San Bruno Heritage Tree Ordinance, Municipal Code Ch. 8.25.
4. Guidelines for tree preservation during the design, construction and maintenance phases of development.

#### ***Assessment Methods***

Trees were assessed on August 15, 2017. All trees 6" and greater in diameter were included in the survey, as required by the City of San Bruno. The survey procedure consisted of the following steps:

1. Identifying the tree as to species;
2. Tagging each tree with an identifying number and recording its location on a map;
3. Measuring the trunk diameter at a point 54" above grade;
4. Evaluating the health and structural condition using a scale of 1 – 5:
  - 5** - A healthy, vigorous tree, reasonably free of signs and symptoms of disease, with good structure and form typical of the species.
  - 4** - Tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.
  - 3** - Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.
  - 2** - Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
  - 1** - Tree in severe decline, dieback of scaffold branches and/or trunk; most of foliage from epicormics; extensive structural defects that cannot be abated.
5. Rating the suitability for preservation as "high", "moderate" or "low". Suitability for preservation considers the health, age and structural condition of the tree, and its potential to remain an asset to the site for years to come.

**High:** Trees with good health and structural stability that have the potential for longevity at the site.

**Moderate:** Trees with somewhat declining health and/or structural defects than can be abated with treatment. The tree will require more intense management and monitoring, and may have shorter life span than those in 'good' category.

**Low:** Trees in poor health or with significant structural defects that cannot be mitigated. Tree is expected to continue to decline, regardless of treatment. The species or individual may have characteristics that are undesirable for landscapes, and generally are unsuited for use areas.

### **Description of Trees**

Thirty-five (35) trees were assessed, representing 9 species (Table 1, following page). Two (2) off-site trees with portions of the canopies extending over White St, were included in the assessment (#31 and 40). Descriptions of each tree are found in the **Tree Assessment Forms** and approximate locations are shown on the **Tree Assessment Map** (see Exhibits).

The site represents approximately 3 and a half blocks between San Bruno Ave. to the north, El Camino Real to the east, Angus Way to the South and White Way and Linden Way to the west. These blocks contained a series of retail buildings, surface parking lots and perimeter landscaping.

Trees were concentrated in groupings around the individual retail buildings. The largest grouping and most frequently occurring species was a row of 13 Saratoga laurels planted in the landscape along the east side of Linden Avenue. They were young trees with trunk diameters between 6" and 10". Most were in good to excellent condition (10 trees), although a few had sunscald and were in fair or poor condition.

Six (6) crape myrtles were assessed, with 5 located in a row between White Wy. and Camino Plaza (#32-36). The sixth crape myrtle (#59) was located just east of White Way. All of the trees were young (6" to 8" in diameter). Half were in good condition, with good form and structure, and half were in fair condition, with trunk wounds.

Six (6) Indian laurel figs were growing in a row in the parking lot in the southern block between White Wy. and El Camino Real. They were young to semi-mature and planted in very small cut-outs (Photo 1). The trees had filled the available space but had full, dense canopies. Half were in good condition and half were in fair.

**Photo 1:** Looking east at Indian laurel fig #64 and 65 (L to R). The trees were growing in small cut-outs in a parking lot.

Inset shows the base of Indian laurel #65, which had grown over and broken the adjacent concrete.



**Table 1: Condition ratings and frequency of occurrence of trees.  
Mills Park, San Bruno**

Common Name	Scientific Name	Condition Rating			No. of Trees
		Poor (2)	Fair (3)	Good (4-5)	
Blackwood acacia	<i>Acacia melanoxylon</i>	-	2	-	2
Incense cedar	<i>Calocedrus decurrens</i>	-	1	-	1
Indian laurel fig	<i>Ficus nitida</i>	-	3	3	6
Hollywood juniper	<i>Juniperus chinensis 'Kaizuka'</i>	-	2	-	2
Crape myrtle	<i>Lagerstroemia indica</i>	-	3	3	6
Saratoga laurel	<i>Laurus nobilis 'Saratoga'</i>	1	2	10	13
Sweetgum	<i>Liquidambar styraciflua</i>	-	1	-	1
Cajeput	<i>Melaleuca leucadendra</i>	-	3	-	3
Coast live oak	<i>Quercus agrifolia</i>	-	1	-	1
<b>Total</b>		<b>1</b>	<b>18</b>	<b>16</b>	<b>35</b>
		3%	51%	46%	100%

Three (3) cajuput trees were growing on the corner of Angus Wy. and Linden Way. All three were in fair condition and growing is very small, circular cut-outs. The trees were young to semi-mature (9" to 15" in diameter) and had completely filled the cut-outs.

The remaining 7 trees included:

- Two (2) Hollywood junipers growing on the west side of Camino Plaza (#38 and 39). They had been planted in close proximity to the existing building and leaned and were one-sided east, away from the building.
- Two (2) blackwood acacias #41 and 58. Tree #41 was located on White Wy. and #58 was located in the parking lot just east of Saratoga laurels #54 and 55. Both trees were semi-mature, in fair condition and growing against/into the adjacent fence.
- Incense cedar #31 and coast live oak #40 were both off-site, located along the west side of White Way. They were mature, with trunk diameters estimated at 25" and 30", respectively. Both trees were in fair condition, although the canopy of the coast live oak was thin and construction activity was occurring adjacent to it. Their canopies extended ~25' and 15' east over White Wy., respectively.

Overall tree condition was fair, with 18 of the trees (51%) in that category. Sixteen (16) were in good condition (46%), and one (1) tree was in poor (3%). Tree size ranged from 5" to 30" in diameter for single-stemmed trees. Three (3) of the trees had multiple stems arising below the 54" measurement point.

The City of San Bruno Heritage Tree Ordinance (Municipal Code Ch. 8.25) defines all Calif. bay, Calif. buckeye, coast redwood, Monterey pine or oak species with a diameter of 6" and greater, or any other tree with a diameter of 10" or greater as *Heritage*. Based on this definition, 15 of the 35 trees qualified as *Heritage*. *Heritage* trees are identified in the **Tree Assessment Forms** (see attachments).

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

Before evaluating the impacts that will occur during development, it is important to consider the quality of the tree resource itself, and the potential for individual trees to function well over an extended length of time. Trees that are preserved on development sites must be carefully selected to make sure that they may survive development impacts, adapt to a new environment and perform well in the landscape.

Our goal is to identify trees that have the potential for long-term health, structural stability and longevity. For trees growing in open fields, away from areas where people and property are present, structural defects and/or poor health presents a low risk of damage or injury if they fail. However, we must be concerned about safety in use areas. Therefore, where development encroaches into existing plantings, we must consider their structural stability as well as their potential to grow and thrive in a new environment. Where development will not occur, the normal life cycles of decline, structural failure and death should be allowed to continue.

Evaluation of suitability for preservation considers several factors:

- **Tree health**  
Healthy, vigorous trees are better able to tolerate impacts such as root injury, demolition of existing structures, changes in soil grade and moisture, and soil compaction than are non-vigorous trees.
- **Structural integrity**  
Trees with significant amounts of wood decay and other structural defects that cannot be corrected are likely to fail. Such trees should not be preserved in areas where damage to people or property is likely.
- **Species response**  
There is a wide variation in the response of individual species to construction impacts and changes in the environment. In our experience, for example, Indian laurel fig is tolerant of root loss, while Incense cedar is less tolerant of site disturbance.
- **Tree age and longevity**  
Old trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young trees are better able to generate new tissue and respond to change.
- **Invasiveness**  
Species which spread across a site and displace desired vegetation are not always appropriate for retention. This is particularly true when indigenous species are displaced. The California Invasive Plant Inventory Database (<http://www.cal-ipc.org/paf/>) lists species identified as being invasive. San Bruno is part of the Central West Floristic Province. Blackwood acacia is the only species assessed at the Mills Park site identified as having 'Limited' invasiveness.

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

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

**Table 2: Tree suitability for preservation  
Mills Park, San Bruno**

<b>High</b>	These are trees with good health and structural stability that have the potential for longevity at the site. Eight (8) trees were highly suitable for preservation; including 3 crape myrtles and 5 Saratoga laurels.
<b>Moderate</b>	Trees in this category have fair health and/or structural defects that may be abated with treatment. Trees in this category require more intense management and monitoring, and may have shorter life-spans than those in the “good” category. Eighteen (18) trees were of moderate suitability for preservation, including 6 Saratoga laurels, 5 Indian laurel figs, 3 crape myrtles, 3 cajeputs and sweetgum #37.
<b>Low</b>	Trees in this category are in poor health or have significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas. Nine (9) trees were of low suitability for preservation, including 2 blackwood acacias, 2 Hollywood junipers, 2 Saratoga laurels, incense cedar #31, coast live oak #40 and Indian laurel fig #64.

### ***Evaluation of Impacts and Recommendations***

Appropriate tree retention develops a practical match between the location and intensity of construction activities and the quality and health of trees. The **Tree Assessment Form** was the reference point for tree health and condition. I referred to the Preliminary City Submittal, Building Plan (Sheet C3.0) prepared by KTG Y (dated June 27, 2017) to estimate the impacts to trees from the proposed changes.

The project proposes the following changes:

- Construct 329 residential units in 2 buildings with parking and retail located on the first floors.
- Building ‘A’ would occupy the parcels between White Way and El Camino Real, requiring the vacating of the Camino Plaza right-of-way.
- Building ‘B’ would occupy the parcels between Linden Ave. and El Camino Real, requiring the vacating of a portion of the White Wy. right-of-way.
- The eastern extent of Kains Ave. would be realigned where it connect to El Camino Real.

Using the proposed plan, potential impacts from construction were estimated for each tree. The high density nature of the project leaves little room for tree preservation. The most significant impacts to the trees would occur as a result of the demolition of the existing buildings and construction of the first floor garage and retail.

Based on my assessment of the plan, removal would be required for all 33 of the on-site trees, 13 of which qualified as *Heritage*. All of the on-site trees would be directly impacted by the proposed development, with 8 of the trees within the proposed Building A footprint and 25 within or impacted by Building B footprint.

Off-site trees #31 and 40 can be preserved under the current design. The canopies of both trees extend east over White Wy. 15' to 25' and some amount of pruning may be required for construction equipment clearance. Pruning of off-site trees must be performed with the property owner's permission. Preservation is predicated on following the **Tree Preservation Guidelines** provided at the end of this document.

**Mitigation**

The City of San Bruno Heritage Tree Ordinance (Municipal Code Ch. 8.25) states that "Trees removed with a valid tree removal permit shall be replaced in accordance with the recommendation of the Parks Services Manager. Replacement recommendations shall be formulated on the basis of location, condition, value, age, and reasons for tree removal. Tree replacement shall be a minimum of either two 24-inch box size trees, or one 36-inch box size tree, for each heritage tree removed."

Based on this definition, a minimum of twenty-six (26) 24" box trees or thirteen (13) 36" box trees would be required as mitigation for the approved removal of the 13 *Heritage* trees.

**Table 3. Recommendations for action  
Mills Park, San Bruno**

Tree No.	Common Name		Trunk Diameter	Recommendation
31	Incense cedar	25	Yes	<b>Preserve</b> , off-site
32	Crape myrtle	7	No	Remove, within building A
33	Crape myrtle	8	No	Remove, within building A
34	Crape myrtle	6	No	Remove, within building A
35	Crape myrtle	5	No	Remove, within building A
36	Crape myrtle	5	No	Remove, within building A
37	Sweetgum	17	Yes	Remove, within building A
38	Hollywood juniper	13,12	Yes	Remove, within building A
39	Hollywood juniper	8,6	Yes	Remove, within building A
40	Coast live oak	30	Yes	<b>Preserve</b> , off-site
41	Blackwood acacia	8,7,6	Yes	Remove, within building B
42	Cajeput tree	12	Yes	Remove, within building B
43	Cajeput tree	9	No	Remove, within building B
44	Cajeput tree	15	Yes	Remove, impacted by building B
45	Saratoga laurel	8	No	Remove, impacted by building B
46	Saratoga laurel	7	No	Remove, impacted by building B
47	Saratoga laurel	6	No	Remove, impacted by building B
48	Saratoga laurel	6	No	Remove, impacted by building B
49	Saratoga laurel	6	No	Remove, impacted by building B
50	Saratoga laurel	6	No	Remove, impacted by building B
51	Saratoga laurel	7	No	Remove, impacted by building B
52	Saratoga laurel	6	No	Remove, impacted by building B
53	Saratoga laurel	7	No	Remove, impacted by building B
54	Saratoga laurel	7	No	Remove, impacted by building B
55	Saratoga laurel	10	Yes	Remove, impacted by building B
56	Saratoga laurel	9	No	Remove, impacted by building B
57	Saratoga laurel	9	No	Remove, impacted by building B
58	Blackwood acacia	13	Yes	Remove, within building B
59	Crape myrtle	6	No	Remove, within building B
60	Indian laurel fig	15	Yes	Remove, within building B

(Continued, following page)

**Table 3. Recommendations for Action, continued  
Mills Park, San Bruno**

<b>Tree No.</b>	<b>Common Name</b>		<b>Trunk Diameter</b>	<b>Recommendation</b>
61	Indian laurel fig	14	Yes	Remove, within building B
62	Indian laurel fig	14	Yes	Remove, within building B
63	Indian laurel fig	12	Yes	Remove, within building B
64	Indian laurel fig	7	No	Remove, within building B
65	Indian laurel fig	17	Yes	Remove, within building B

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

The goal of tree preservation is not merely tree survival during development but maintenance of tree health and beauty for many years. Trees retained at the Parkside Park site that are either subject to extensive injury during construction or are inadequately maintained become a liability rather than an asset. The response of individual trees will depend on the amount of excavation and grading and the construction methods.

The following recommendations will help reduce impacts to trees from development and maintain and improve their health and vitality through the clearing, grading and construction phases.

### **Design recommendations**

1. Any changes to the plans affecting the trees shall be reviewed by the Consulting Arborist with regard to tree impacts. These include, but are not limited to, demolition plans, site plans, improvement plans, utility and drainage plans, grading plans, and landscape and irrigation plans.
2. A **TREE PROTECTION ZONE (TPZ)** shall be established around each tree to be preserved. No grading, excavation, construction or storage of materials shall occur within that zone. The **TPZ** shall be established at the dripline in all directions around off-site trees #31 and 40.
3. No underground services including utilities, sub-drains, water or sewer shall be placed in the **TREE PROTECTION ZONE**.
4. Irrigation systems must be designed so that no trenching will occur within the **TREE PROTECTION ZONE**.
5. Any herbicides placed under paving materials must be safe for use around trees and labeled for that use.

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

1. Where possible, cap and abandon all existing underground utilities within the **TPZ** in place. Removal of utility boxes by hand is acceptable but no trenching should be performed within the **TPZ** in an effort to remove utilities, irrigation lines, etc.

2. Off-site trees #31 and 40 may require pruning to provide clearance for construction equipment. Pruning of off-site trees must be performed with the property owner's permission. All pruning shall be done by a State of California Licensed Tree Contractor (C61/D49). All pruning shall be done by Certified Arborist or Certified Tree Worker in accordance with the Best Management Practices for Pruning (International Society of Arboriculture, 2002) and adhere to the most recent editions of the American National Standard for Tree Care Operations (Z133.1) and Pruning (A300).
3. All tree work shall comply with the Migratory Bird Treaty Act as well as California Fish and Wildlife code 3503-3513 to not disturb nesting birds. To the extent feasible tree pruning and removal should be scheduled outside of the breeding season. Breeding bird surveys should be conducted prior to tree work. Qualified biologists should be involved in establishing work buffers for active nests.

#### **Recommendations for tree protection during construction**

1. Prior to beginning work, the contractors working in the vicinity of trees to be preserved are required to meet with the Consulting Arborist at the site to review all work procedures, access routes, storage areas and tree protection measures.
2. Any grading, construction, demolition or other work that is expected to encounter tree roots should be monitored by the Consulting Arborist.
3. Any root pruning required for construction purposes shall receive the prior approval of and be supervised by the Consulting Arborist.
4. Prior to utility work within White Way, trees may require root pruning by cutting all roots cleanly to the depth of the excavation. Roots shall be cut by manually digging a trench and cutting exposed roots with a saw, a vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment. The Consulting Arborist will identify where root pruning is required.
5. If injury should occur to any tree during construction, it should be evaluated as soon as possible by the Consulting Arborist so that appropriate treatments can be applied.
6. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored within the **TREE PROTECTION ZONE**.
7. Any additional tree pruning needed for clearance during construction must be performed by a Certified Arborist and not by construction personnel.

**Maintenance of impacted trees**

Trees preserved at the 405 San Mateo Ave. site may experience a physical environment different from that pre-development. As a result, tree health and structural stability should be monitored. Occasional pruning, fertilization, mulch, pest management, replanting and irrigation may be required. As trees age, the likelihood of failure of branches or entire trees increases. Thus, it is recommended that the property owner have the trees inspected annually for hazard potential.

**HortScience, Inc.**



John Leffingwell  
Board Certified Master Arborist #WE-3966B  
Registered Consulting Arborist #442

**Exhibits:**      ***Tree Assessment Form***

***Tree Assessment Map***

# Tree Assessment

**Mills Park**  
San Bruno, California  
August 2017



TREE No.	SPECIES	SIZE DIAMETER (in inches)	HERITAGE	CONDITION 1=POOR 5=EXCELLENT	SUITABILITY FOR PRESERVATION	COMMENTS
31	Incense cedar	25	Yes	3	Low	No tag; off-site; crown extends 25' from fence; can't see trunk; topped for line clearance; engulfed ivy; good vigor; multiple attachments at 12'; twig dieback in lower crown.
32	Crape myrtle	7	No	5	High	Excellent form and structure; surface roots; in large island planter.
33	Crape myrtle	8	No	3	Moderate	In 4' planting space; large 3' tear out wound on south; otherwise good.
34	Crape myrtle	6	No	4	High	In 4' planting space; multiple attachments at 6'; good vigor.
35	Crape myrtle	5	No	3	Moderate	In 4' planting space; trunk wounds; slightly thin.
36	Crape myrtle	5	No	3	Moderate	In 4' planting space; multiple attachments at 6' with tear out wound below attachment; small asymmetric crown.
37	Sweetgum	17	Yes	3	Moderate	No central leader; codominant at 7' with small cavity below attachment on east; topped; dense crown; needs a good pruning.
38	Hollywood juniper	13,12	Yes	3	Low	Out growing 2.5' planter; suppressed and one-sided to east; grows away from building; codominant at 3'.
39	Hollywood juniper	8,6	Yes	3	Low	Growing in 2.5' planter; one-sided to east; growing away from building.
40	Coast live oak	30	Yes	3	Low	No tag; off-site; crown extends 15' from fence; can't see trunk; topped for line clearance; heavily pruned and roots exposed on north for construction; multiple attachments; thin crown with dieback.
41	Blackwood acacia	8,7,6	Yes	3	Low	Growing at fence line; fence embedded in base; multiple attachments at 3'; dense crown.
42	Cajeput tree	12	Yes	3	Moderate	Growing in 3' diameter circular planter with circling roots; slightly thin crown; good form.

# Tree Assessment

**Mills Park**  
San Bruno, California  
August 2017



TREE No.	SPECIES	SIZE DIAMETER (in inches)	HERITAGE	CONDITION 1=POOR 5=EXCELLENT	SUITABILITY FOR PRESERVATION	COMMENTS
43	Cajeput tree	9	No	3	Moderate	Growing in 3' diameter circular planter with circling roots; good form; trunk wound.
44	Cajeput tree	15	Yes	3	Moderate	Growing in 3' diameter circular planter with circling roots; base almost fills the space; displacing surrounding concrete; good form; trunk wound.
45	Saratoga laurel	8	No	5	High	Good young tree.
46	Saratoga laurel	7	No	4	High	Good young tree; slight lean to east.
47	Saratoga laurel	6	No	4	Moderate	Good form; sunburned wound on west.
48	Saratoga laurel	6	No	4	Moderate	Good form; wound on west.
49	Saratoga laurel	6	No	4	High	Good young tree; slight bow to east.
50	Saratoga laurel	6	No	5	High	Good young tree.
51	Saratoga laurel	7	No	4	Moderate	Good form; wound on west.
52	Saratoga laurel	6	No	2	Low	Extensive sunburned trunk wound on west; leans east.
53	Saratoga laurel	7	No	4	Moderate	Good form; sunburned wound on west.
54	Saratoga laurel	7	No	3	Low	Extensive sunburned trunk wound on west; leans east.
55	Saratoga laurel	10	Yes	3	Moderate	Full crown; sunburned wound on west; leans east with corrected form.
56	Saratoga laurel	9	No	4	Moderate	Good form; sunburned wound on west.
57	Saratoga laurel	9	No	5	High	Good young tree.
58	Blackwood acacia	13	Yes	3	Low	Trunk sweeps at base; growing into fence; otherwise good form and structure.
59	Crape myrtle	6	No	4	High	Good form and structure; planted in 2' cutout; close to building.
60	Indian laurel fig	15	Yes	4	Moderate	Planted in 3' x 2' planter on a slight slope; multiple attachments at 5'; full, dense crown; good vigor; crown lifted to 7'.

# Tree Assessment

**Mills Park**  
San Bruno, California  
August 2017



TREE No.	SPECIES	SIZE DIAMETER (in inches)	HERITAGE	CONDITION 1=POOR 5=EXCELLENT	SUITABILITY FOR PRESERVATION	COMMENTS
61	Indian laurel fig	14	Yes	4	Moderate	Planted in 3' x 2' planter on a slight slope; multiple attachments at 5'; full, dense crown; good vigor; crown lifted to 7'.
62	Indian laurel fig	14	Yes	4	Moderate	Planted in 3' x 2' planter on a slight slope; multiple attachments at 5'; full, dense crown; good vigor; crown lifted to 7'.
63	Indian laurel fig	12	Yes	3	Moderate	Planted in 3' x 2' planter on a slight slope; multiple attachments at 5'; full, dense crown; good vigor; crown lifted to 7'; crown crowded and one-sided to south.
64	Indian laurel fig	7	No	3	Low	Planted in 3' x 2' planter on a slight slope; multiple attachments at 4'; full, dense crown; good vigor; central leader bows to east.
65	Indian laurel fig	17	Yes	3	Moderate	Planted in 3' x 2' planter on a slight slope; multiple attachments at 6'; full, dense crown; good vigor; crown lifted to 8'; base growing over planting space.

# Tree Assessment Plan

Mills Park  
San Bruno, CA

Prepared for:  
Signature Development Group  
Oakland, CA

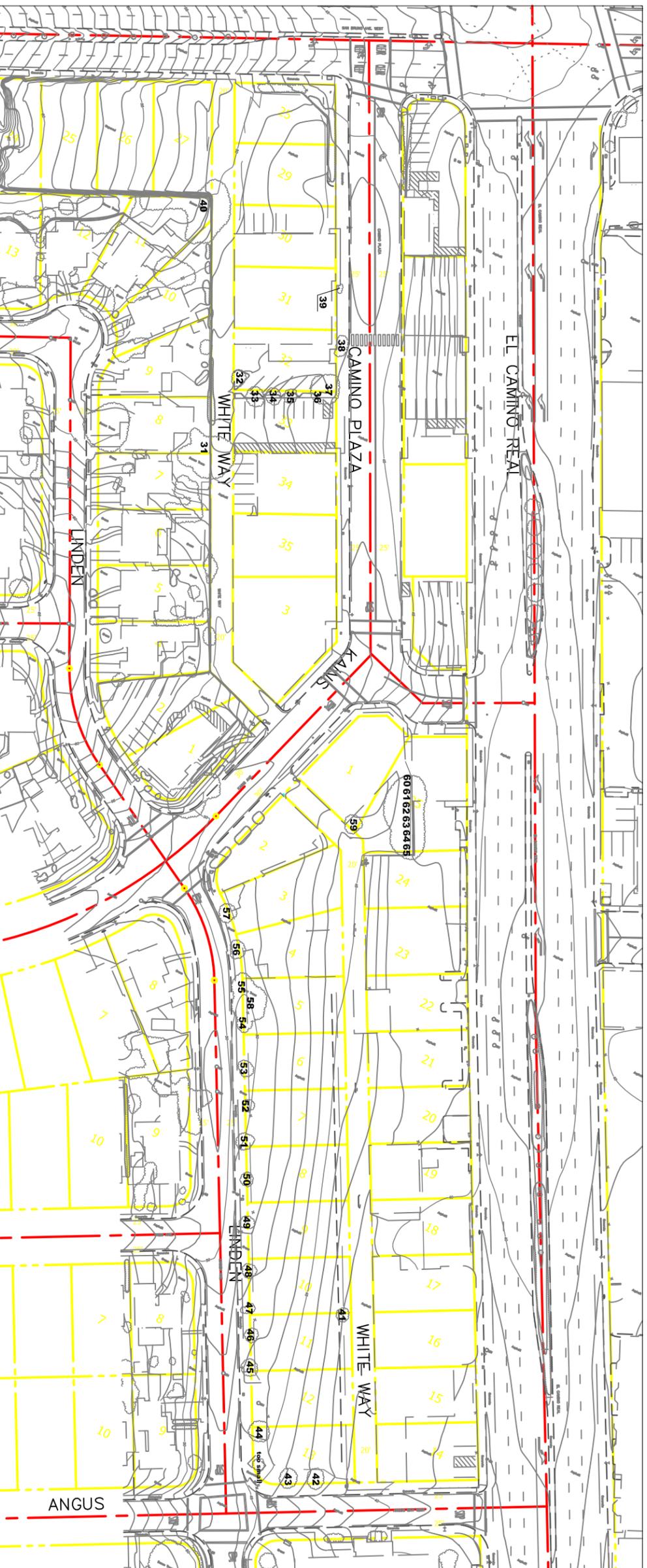
August 2017



No Scale

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

Driplines and numbered tree locations  
are approximate.



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