



APPENDIX I

ARBORIST'S REPORT

ARBORIST REPORT

for

GRANADA COMMUNITY PARK & RECREATION CENTER PROJECT
EL GRANADA, CA

APN 047-251-100

APN 047-251-110

APN 047-262-010

January 21, 2026

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SUMMARY

The Granada Community Services District is proposing a Community Park and Recreation Center on a ± 7.7 acre parcel at the intersection of Obispo Road and Portola Avenue (the "site") in the unincorporated community of El Granada, in San Mateo County, CA. Proposed improvement include remodel of an existing preschool into a community recreation center, a new community room building, and a new community park with pervious paths, fitness stations, picnic areas, active and passive recreation areas, new irrigation and planting, and new parking areas.

This report identifies ten (10) trees, representing 2 species, of which nine (9) are to remain and one will be removed per the architectural plans reviewed. The tree proposed for removal is not "Protected" by County codes.

SUMMARY OF TREE INVENTORY	
Total # of Trees Surveyed	10
Total # of Genus	2
Total # of Protected Trees Surveyed	9
Total # of Trees to Remain	9
Total # of Unprotected Trees to be Removed	1
Total # of Protected Trees to be Removed	0

Tree protection measures and maintenance requirements for trees to remain can be found in the **Recommendations** section of this report.

A complete list of all trees surveyed can be found on the **Tree Inventory Table** in Appendix A.

A **Tree Map** identifying locations of each tree surveyed can be found in Appendix B.

INTRODUCTION

Terms of the Assignment

- Provide an arborist report including inventory and assessment for trees within and adjacent to the site. Include identification, size, health, and suitability for preservation ratings. Photograph the trees.
- Provide tree protection and maintenance recommendations for trees to remain.

Limits of the Assignment

1. The information in this report is limited to the condition of the trees during my inspection on January 19, 2026.

2. This report is based on a limited visual, ground-based assessment only. I, nor Kankel Conroy Rose & Hill (KCRH), accepts responsibility for any unknown, unseen, or undocumented tree defects that may exist.
3. No risk assessments or valuations were performed.
4. Not all site trees were surveyed. Only the largest trees deemed to be affected by or potentially in proximity to the proposed development were surveyed and assessed.

Purpose and Use of the Report

This tree survey and report is required by the County of San Mateo to satisfy planning and building approval requirements for the project. The purpose of the report is to:

1. Review the following architectural plans:
 - Granada Community Park & Recreation Center Plan, dated November 2025, by Kankel Conroy Rose & Hill Landscape Architects (KCRH).
2. Identify, measure and assess the existing trees on, or adjacent to, the project site and are within or close proximity to the proposed construction.
3. Provide recommendations to protect and maintain the existing trees to remain on, or adjacent to, the project site that are in acceptable health and are appropriate species for the area and project use.

Those with potential interest in the contents of the report are the property owner, developer, project architects, consultants, contractors, County of San Mateo staff, as well as others concerned with tree preservation and tree removal for the project.

OBSERVATIONS

Existing Site Conditions

The site slopes gently northwest to southeast, bounded to the west by State Highway 1 and to the east by a San Mateo County Fire Station and residential properties. A preschool building and parking lot is situated at the northern end of the property. There are two drainage ditches - potentially including sensitive habitat area - bisecting the site east-west, in the central portion of the site. No trees within these ditches were surveyed as part of this report. The project site is otherwise treeless. Nine of the ten trees surveyed were found within or near a potentially sensitive habitat area surrounding Burnham Creek, located in the southeastern portion of the site. The closest tree located in this area to the site is estimated to be more than 100 feet from the site boundary.

Proposed Site Improvements

Proposed site improvements include a remodeled community recreation center and new community room, a new community park with pervious paths, fitness stations, picnic areas, active and passive recreation areas, new irrigation and planting as well as a new parking lot along Obispo Rd. The project scope of work is generally confined to the northern 75% of the site. No work is planned in the southern quarter of the site - a potentially sensitive habitat area surrounding the Burnham Creek watercourse. This area contains the all but one of the of the trees identified in this report.

Assessment Methods

On January 19, 2026 I conducted a limited visual inspection from the ground of nine (9) trees located on the property and one (1) off-property tree, estimated to be approximately 100' south of the property boundary.

The assessment procedure included the following steps:

1. Identify each tree genus and species with a trunk diameter of 12" or greater.
2. Measure each trunk diameter breast height (dbh) at 54" above high-side grade, rounded to the nearest 1/2."
3. Note tree location on a map. Photographs of the trees.
4. Evaluate the health of each tree using metrics defined in Appendix A - Tree Summary Table.
5. Evaluate the structure of each tree using metrics defined in Appendix A -Tree Summary Table.
6. Determine suitability for preservation for each tree based on metrics defined in Appendix A - Tree Summary Table.

Tree Inventory

On January 19, 2026, I observed and assessed ten (10) trees consisting of two genus, Eucalyptus and Pittosporum. Nine trees were found on site, and one Eucalyptus (#1) found off site. The Pittosporum tree is located on site, in poor health and is not protected by San Mateo County Ordinance. Nine (9) of the trees surveyed - all Eucalyptus - are protected by the County of San Mateo. The Eucalyptus trees were all found to be mature and in fair health, some covered in ivy, often crowded by neighboring trees, and some with large branches removed and evidence of tortoise beetle infestation. Overall, the Eucalyptus have lacked any consistent professional care.

See **Appendix A - Tree Inventory Table and Appendix B - Tree Location Map** for additional data and notes.

DISCUSSION

Of the nine protected Eucalyptus trees surveyed, none will be removed; only the unprotected Pittosporum tree (#10) will be removed to allow development of the site.

The proposed construction of a new parking lot at the remodeled recreation center will require the removal of tree #10. This tree is currently in poor health and its entire root system will be affected by construction.

Trees #1-#9 (Eucalyptus) are located within a potentially sensitive habitat area. None are planned for removal. These trees are all located more than 100 feet from the project work zone, and will be unaffected by proposed construction activities. Tree protection measures are not required due to distance from project, nor advised along Obispo Road and within a potentially sensitive habitat area.

SAN MATEO COUNTY PROTECTED TREE ORDINANCE

8.400.060 - Protected Trees. The trees protected by this ordinance are:

1. Any tree 12.1 inches in diameter (38 inches circumference) or larger when measured 4.5 feet (54 inches) above natural grade. See Section 8.400.070 for Protected Trees in Specified Bayside Design Review Districts.

2. The following indigenous species shall be considered protected when they meet or exceed the minimum size as specified in Table 1:

Acer macrophyllum Bigleaf Maple 10 inches; *Acer negundo* California Box Elder 10 inches; *Alnus rhombifolia* White Alder Six inches or larger within riparian corridors; *Alnus rubra* Red Alder Six inches or larger within riparian corridors; *Arbutus menziesii* Pacific madrone 10 inches; *Aesculus californica* California Buckeye 10 inches; *Chrysolepis chrysophylla* Golden Chinquapin 10 inches; *Fraxinus latifolia* Oregon Ash 10 inches; *Hesperocyparis abramsiana* Santa Cruz Cypress 10 inches; *Platanus racemosa* California Sycamore 10 inches; *Populus fremontii* Fremont Cottonwood Six inches or larger within riparian corridors; *Pseudotsuga menziesii* Douglas fir 18 inches; *Quercus agrifolia* Coast live oak 10 inches; *Quercus chrysolepis* Canyon live oak 10 inches; *Quercus douglasii* Blue oak 10 inches; *Quercus parvula* var. *shrevei* Shreve Oak 10 inches; *Quercus garryana* Oregon white oak Any Size; *Quercus kelloggii* Black oak 10 inches; *Quercus lobata* Valley oak 10 inches; *Quercus wislizenii* Interior live oak 10 inches; *Salix lasiolepis*, *Salix laevigata*; *Salix lasiandra*, *Salix sitchensis* Willow Any size in riparian corridors; six inch or larger "trunks" outside riparian corridors; *Sequoia sempervirens* Redwood 18 inches; *Torreya californica* California nutmeg 10 inches

3. Heritage Trees designated by the Board of Supervisors.

4. Any tree that was required by the County to be planted as a replacement tree, or protected trees retained by the terms and conditions of a development application, building permit, subdivision approval, tree removal, or code enforcement action.

5. A community of trees.

6. Any tree designated for carbon sequestration and storage and/or environmental mitigation purposes as identified in a permit or agreement between the property owner and a responsible government agency, where the County is a party or a third party beneficiary, or recorded as a deed restriction.

RECOMMENDATIONS

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. Plan Revisions: **The project arborist shall review any and all changes to plans that affect trees.** These include, but are not limited to, demolition plans, site and/or construction plans, improvement plans, grading plans, utility and drainage plans, as well as planting and irrigation plans.
2. Utility Routing: **Every effort shall be made to route all underground services including utilities, drainage, irrigation, or sewer systems around the Tree Protection Zone.**

3. Tree Protection Plan: **A plan for preserving and protecting the existing trees to remain shall be included within the construction drawing set.** The **Tree Protection Zone (TPZ)** shall be clearly indicated. Recommendations for tree protection during construction should be included on all plans. No grading, excavation, construction, or storage of materials should occur within that zone.

Tree Protection Recommendations During Construction (where applicable)

1. Tree Protection Measures: A Tree Protection Zone is a designated area to be established around protected trees and is intended to safeguard the tree, soil and roots from the effects of disturbance during construction activities.
2. Tree Protection Zone: The TPZ is defined by San Mateo County Ordinance as the greater of an area with a radius of 10x the trunk diameter, or the limit of the tree's drip line (§8.400.030). The following outlines recommendations to reduce the impacts of construction on the protected trees.
 - Tree Protection Fencing for Protected Trees to Remain: **Whenever possible, fenced enclosures shall be erected at the limit of the TPZ.** Fences shall be five or six (5' or 6') foot high chain link with 2"Ø galvanized iron posts embedded to a depth of at least 2 feet at no more than 10' spacing. This detail shall be shown on the building permit plans. Fencing shall be erected prior to demolition, grading or construction begins and remain in place until final inspection or until the County Arborist approves its removal. **There are three types of tree protection fencing:**
 - **Type I** - Fencing that encloses the entire TPZ to the greatest extent possible.
 - **Type II** - Fencing to enclose two or more street trees within a public planting strip to maintain public access to the sidewalk.
 - **Type III** - Trunk protection for trees within in a sidewalk tree well or for a single tree within a public planting strip. Tree trunks shall be wrapped with 2" of orange plastic fencing as padding from the ground to the first branch with 2" thick wood slats securely bound on the outside.
 - Warning Signs: **Warning signs shall be fastened securely to the tree protection fencing and prominently displayed to identify the TPZ,** where no soil disturbance is permitted and activities are restricted.
 - Mulch/ Root Buffer: **When areas under the tree canopy cannot reasonably fenced, 2"Ø unpainted and untreated wood chips shall be spread over the TPZ to a depth of 4"-6."** Trunks shall be kept 12" clear of mulch. Mulch may be removed to conduct localized improvements as required. Mulch shall remain throughout the duration of construction in areas undisturbed by site improvement activities. The Project Arborist shall review and approve mulch depth and limits prior to commencement of construction activities.
 - Verification of Tree Protection: **The project arborist shall verify that all pre-construction conditions have been met and are in place.**
 - **Activities Prohibited in the TPZ:**
 - Storage or parking vehicles, staging equipment and refuse, storing or dumping poisonous materials not limited to paint petroleum products, concrete or stucco mix, dirty water or any other materials toxic to plants.

- Using trunks as winch support, anchorage, as a temporary power pole, sign posts or similar function.
 - Cutting of tree roots by utility trenching, foundation digging, placement of curbs and trenches and other miscellaneous excavation.
 - Soil disturbance, grade or drainage changes.
3. Grading/excavating: **All grading activities within drip lines of existing trees to remain shall be conducted with hand tools to the greatest extent possible.** If trenching is necessary within the area as described above, said trenching shall be undertaken by hand labor. All roots 1 inch or larger shall be tunneled under and other roots shall be cut smoothly to the trunk side of the trench. The trunk side should be draped immediately with two layers of untreated burlap to a depth of 3 feet from the surface. The burlap shall be soaked nightly and left in place until the trench is back filled to the original level. The arborist shall examine the trench prior to back filling to ascertain the number and size of roots cut, so as to suggest the necessary remedial repairs.
4. Remedial repairs: **Do not prune, fertilize or do other remedial maintenance tree work without consulting with the Project Arborist.** The project arborist shall have the responsibility of observing all ongoing activities that may affect the trees, and prescribing necessary remedial work to ensure the health and stability of the trees. This includes, but is not limited, to all arborist activities mentioned in the previous sections. In addition, pruning, may be prescribed as necessary and completed by an ISA-certified tree service company. Fertilizing, aeration, irrigation, pest control and other activities may be prescribed according to the tree needs, local site requirements, and state agricultural pest control laws. All specifications shall be in writing. For pest control operations, consult the local county agricultural commissioners office for individuals licensed as pest control advisors or pest control operators.

Maintenance Recommendations for Trees to Remain (where applicable)

1. Tree Inspection: **Perform annual inspections of mature trees to prevent or reduce the severity of future disease, insect, and environmental problems.** During tree inspection, four characteristics of tree vigor should be examined: new leaves or buds, leaf size, twig growth, and absence of crown dieback (gradual death of the upper part of the tree). A reduction in the extension of shoots (new growing parts), such as buds or new leaves, is a fairly reliable cue that the tree's health has recently changed. To evaluate this factor, growth of the shoots over the past three years may be compared. Determine whether there is a reduction in the tree's typical growth pattern. Further signs of poor tree health are trunk decay, crown dieback, or both. These symptoms often indicate problems that began several years before. Loose bark or deformed growths, such as trunk conks (mushrooms), are common signs of stem decay. Any abnormalities found during these inspections, including insect activity and spotted, deformed, discolored, or dead leaves and twigs, should be noted and observed closely.
2. Irrigation: **Where feasible, provide regular, automated and dedicated irrigation to all trees to remain.** Irrigation circuits shall be grouped by trees with similar water needs. Install a permanent irrigation system on a schedule to be determined by the Project Arborist.

3. **Mulching: Install mulch, or decomposed organic materials, over the root zone of the trees to reduce environmental stress.** Mulch is cooler and contains more moisture than the surrounding soil. It can also prevent mechanical damage by keeping machines such as lawn mowers and string trimmers away from the tree's base. Further, mulch reduces competition from surrounding weeds and turf. To be most effective in all of these functions, mulch should be placed 2 to 4 inches deep and cover the entire root system, which may be as far as 2 or 3 times the diameter of the branch spread of the tree. If the area and activities happening around the tree do not permit the entire area to be mulched, it is recommended that as much of the area under the drip line of the tree is mulched as possible. When placing mulch, care should be taken not to cover the actual trunk of the tree. This mulch-free area, 1 to 2 inches wide at the base, is sufficient to avoid moist bark conditions and prevent trunk decay. An organic mulch layer 2 to 4 inches deep of loosely packed shredded leaves, pine straw, peat moss, or composted wood chips is adequate. Plastic should not be used as it interferes with the exchange of gases between soil and air, which inhibits root growth. Thicker mulch layers, 5 to 6 inches deep or greater, may also inhibit gas exchange.

ASSUMPTIONS & LIMITING CONDITIONS

The following assumptions and limiting conditions apply to all oral and written reports and correspondence pertaining to consultations, inspections and activities of KCRH.

1. The scope of any report or other correspondence is limited to the trees and conditions specifically mentioned in those reports and correspondence. KCRH assumes no liability for the failure of trees or parts of trees, either inspected or otherwise. KCRH assumes no responsibility to report on the condition of any tree or landscape feature not specifically requested by the named client.
2. The inspection is limited to a visual inspection of accessible items without dissection, excavation, probing, coring or climbing. KCRH does not take responsibility for any defects, which could have only been discovered through, dissection, excavation, probing, coring or climbing. A full root collar inspection, consisting of excavating the soil around the tree to uncover the root collar and major buttress roots was not performed unless otherwise stated. KCRH does not take responsibility for any root defects, which could only have been discovered by such an inspection.
3. KCRH shall not be required to provide further documentation, give testimony, be deposed, or attend court by reason of this appraisal or report unless subsequent contractual arrangements are made, including payment of additional fees for such services as described by KCRH or in the schedule of fees or contract.
4. KCRH guarantees no warrantee, either expressed or implied, as to the suitability of the information contained in the reports for any reason. It is the responsibility of the client to determine applicability to his/her case.

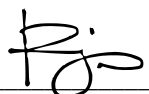
5. Any report and the values, observations and recommendations expressed therein represent the professional opinion of KCRH, and the fee for services is in no manner contingent upon the reporting of a specified value nor upon any particular finding to be reported.
6. Any photographs, diagrams, graphs, sketches or other graphic material included in any report, being intended solely as visual aids, are not necessarily to scale and should not be construed as engineering reports or surveys, unless otherwise noted in the report. Any reproductions of graphic material or the work produced by other persons, is intended solely for the purpose of clarification and ease of reference. Inclusion of said information does not constitute a representation by KCRH as to the sufficiency or accuracy of that information.

CERTIFICATION OF PERFORMANCE

I, Robert J. Dietz, certify that:

- I have personally inspected the trees and the property referred to in this report and have stated my findings accurately. The extent of the evaluation or appraisal is stated in the attached report and the Terms of the Assignment.
- I have no current or prospective interest in the vegetation or the property that is the subject of this report and I have no personal interest or bias with respect to the parties involved.
- The analysis, opinions and conclusions were developed stated herein are my own and are based on current scientific procedures and facts.
- My analysis, opinions and conclusions were developed and this report has been prepared according to commonly accepted arboricultural practices.
- No one provided significant professional assistance to me, except as indicated within the report.
- My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party not upon the results of the assessment, the attainment of stipulated results, or the occurrence of any subsequent events.

I further certify that I am a member in good standing of the International Society of Arboriculture since 2009.

Signed: 

Robert J. Dietz,
Certified Arborist
RM-7281A



APPENDIX A - Tree Inventory Table

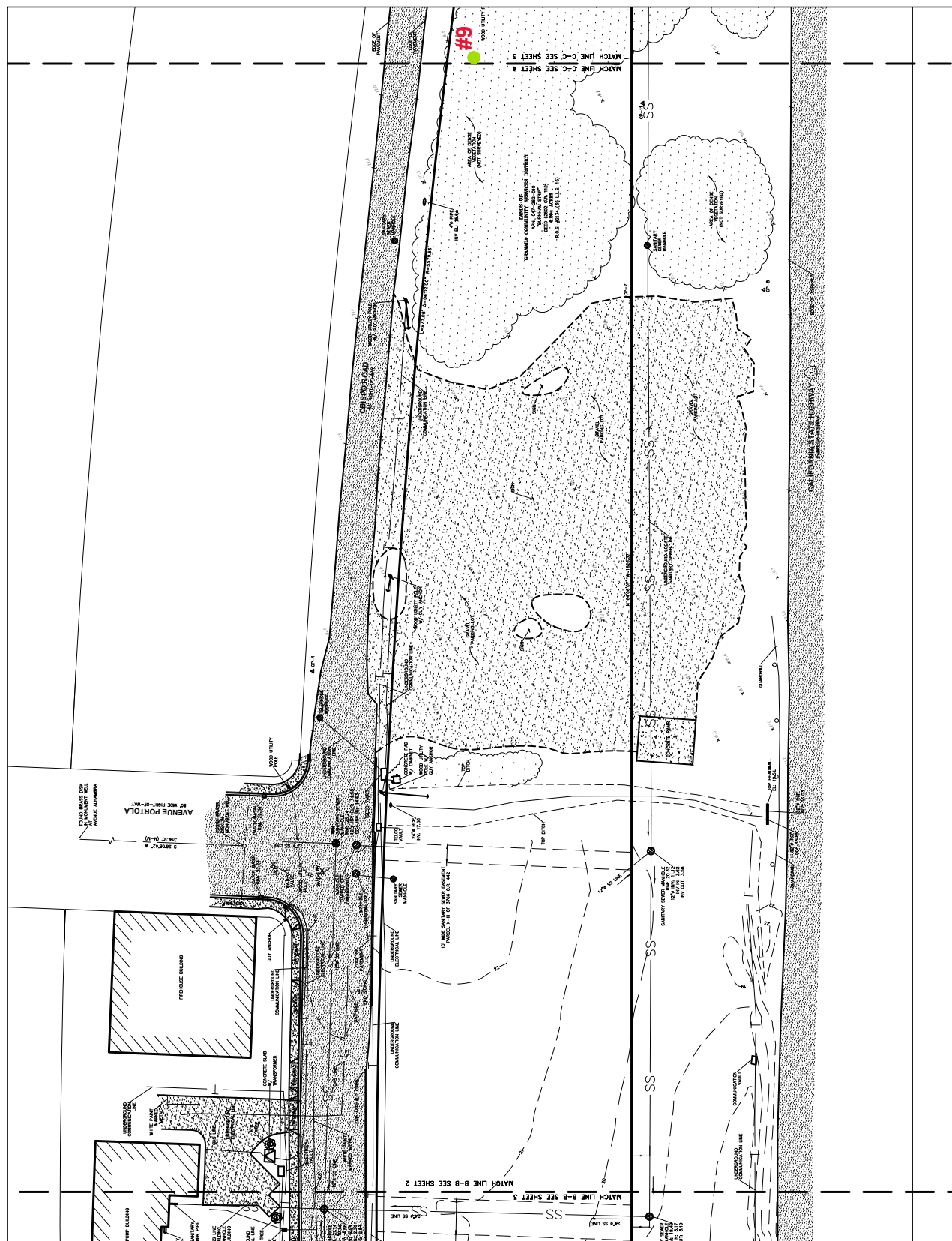
TREE #	BOTANICAL NAME	COMMON NAME	DBH* (in.)	HEIGHT (est., ft.)	TPZ (ft.)	HEALTH **	STRUCTURE* **	SUITABILITY FOR PRESERVATION** **	NOTES
1	Eucalyptus globulus	Blue Gum	72	200	60	F	F	G	Off property, thin canopy, moderate dieback, epicormic shoots, tortoise beetle leaf damage
2	Eucalyptus globulus	Blue Gum	42 (est.)	180	35	G	G	G	Inaccessible, good form, mild dieback
3	Eucalyptus globulus	Blue Gum	24 (est.)	90	20	P	P	P	Inaccessible, crowded, ivy-covered trunk, severe dieback
4	Eucalyptus globulus	Blue Gum	22	90	18	F	P	F	Crowded, ivy-covered trunk
5	Eucalyptus globulus	Blue Gum	14	55	12	F	P	F	Crowded
6	Eucalyptus globulus	Blue Gum	16 (est.)	65	13	F	P	F	Crowded, ivy-covered trunk
7	Eucalyptus globulus	Blue Gum	42 (est.)	180	35	F	F	G	Inaccessible, crowded, ivy-covered trunk
8	Eucalyptus globulus	Blue Gum	60 (est.)	200	50	F	F	F	Inaccessible, ivy-covered trunk, overhangs road
9	Eucalyptus globulus	Blue Gum	78 (est.)	225	68	F	G	G	Inaccessible, ivy-covered trunk, overhangs road
10	Platanus undulatum	Victorian Box	9.5 (multi)	20	-	P	F	P (REMOVE)	Dying, w/in project limits
	*	Diameter Breast Height is measured at 54" above natural grade.							
	**	Tree Health is determined using the following criteria:							
		Good (G) - Vigorous growth with foliage of normal size, shape and color. Canopy density 90-100%, little to no dead wood, minor or no pest infestation, little to no decay. Tree is expected to live its natural lifespan.							
		Fair (F) - All or some of the new growth shoots are shorter than expected for the species. Canopy density 60-90%. Some small branch dieback. Noticeable pest infestation and/or decay. Tree is not in decline right now, but further stress such as construction impacts, increased pest pressure, drought etc., may cause a decline in health.							
		Poor (P) - Little to no new growth and significant dieback. Foliage may be undersized, distorted, yellowed or another color abnormal for the species. Canopy density 20-60% or less. Significant dead wood, pest infestation or decay. Tree is not expected to live its natural lifespan.							

	***	<i>Tree Structure is determined using the following criteria:</i>
		<i>Good (G) - Minor structural flaws may be corrected through pruning. Tree has an upright trunk and a single trunk tapering to a single leader at the top, or a single leader may be easily trained. Most scaffold branches are smaller than the leader, attached to the trunk at angles approaching 45 degrees and are spaced apart on the trunk both vertically and radially. Structure does not contain included bark (bark inside the juncture of multiple trunks). No sign of previous branch failures. Foliage is evenly distributed on the limbs. Symmetrical or mostly symmetrical canopy.</i>
		<i>Fair (F) - Some structural flaws not correctable through pruning. Tree may have more than one trunk or leader, trunk may have a slight lean. Scaffold branches may be attached at angles less than 30-9 degrees and/or may be crowded on the trunk. Structure may have included bark, previous branch failures or end-heavy limbs. Some asymmetry in the canopy.</i>
		<i>Poor (P) - Significant structural flaws not correctable through pruning. Significant dead wood or decay. More than one trunk or leader and/or branches crowded together on the trunk. Significantly end-heavy limbs may be present. Structure may contain significant included bark, previous branch failures and/or asymmetry. Precipitous lean may be present. Tree is likely to be hazardous.</i>
	****	<i>Suitability for Preservation is determined using the following criteria:</i>
		<i>Good (G) - Tree is currently an asset to the landscape and may be expected to survive minor to moderate construction impacts if adequately protected.</i>
		<i>Fair (F) - Tree contribute something to the landscape and may be improved by pruning or other maintenance activities. May be expected to survive minor construction impacts if adequately protected. Protection measures are probably worth taking except where construction impacts are extensive.</i>
		<i>Poor (P) - Tree does not contribute to the landscape. It is in poor health and may be hazardous. It is not expected to survive any construction impacts. Some trees with poor viability may be retained if they will not be impacted by construction.</i>

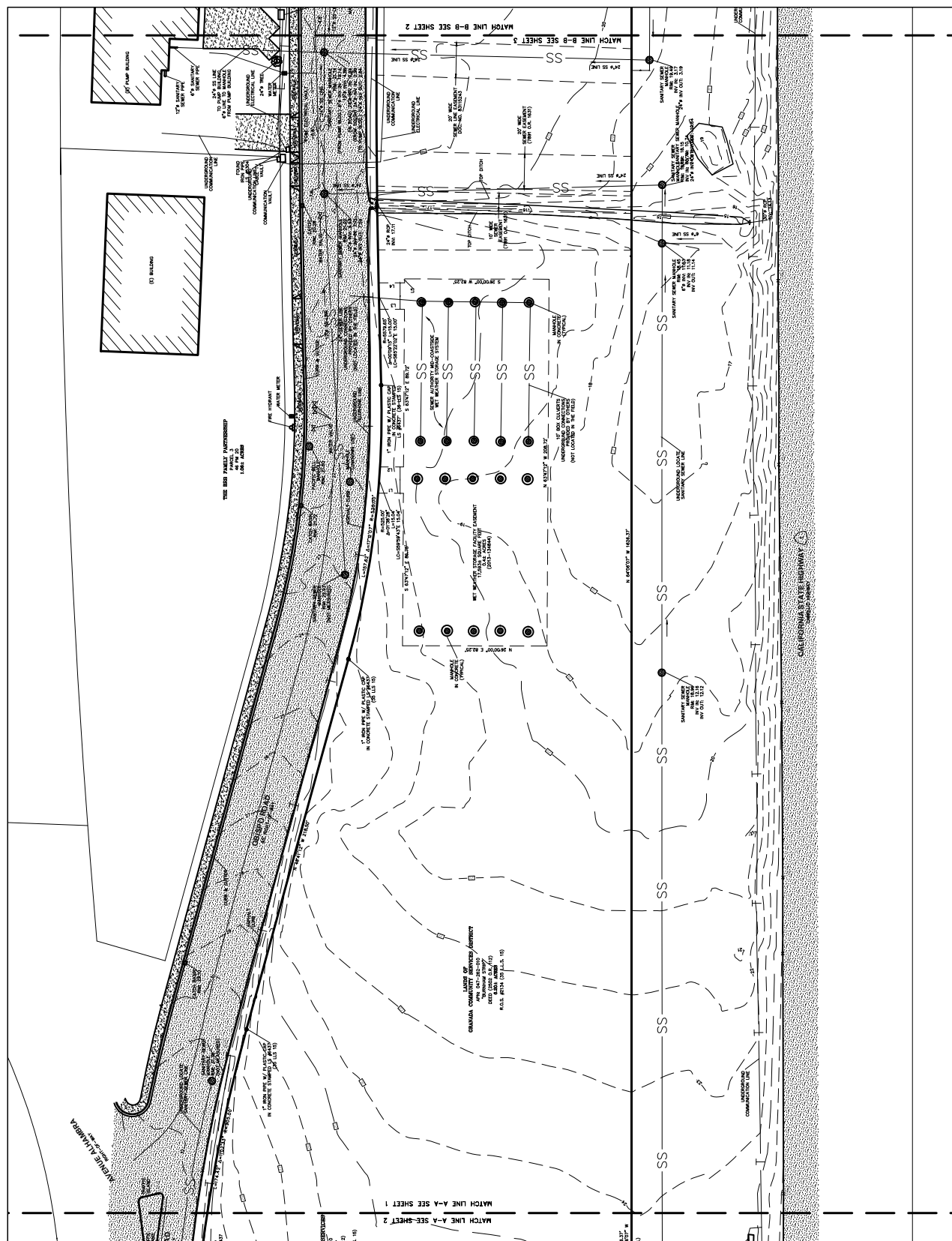
APPENDIX B - Tree Location Map (not to scale)



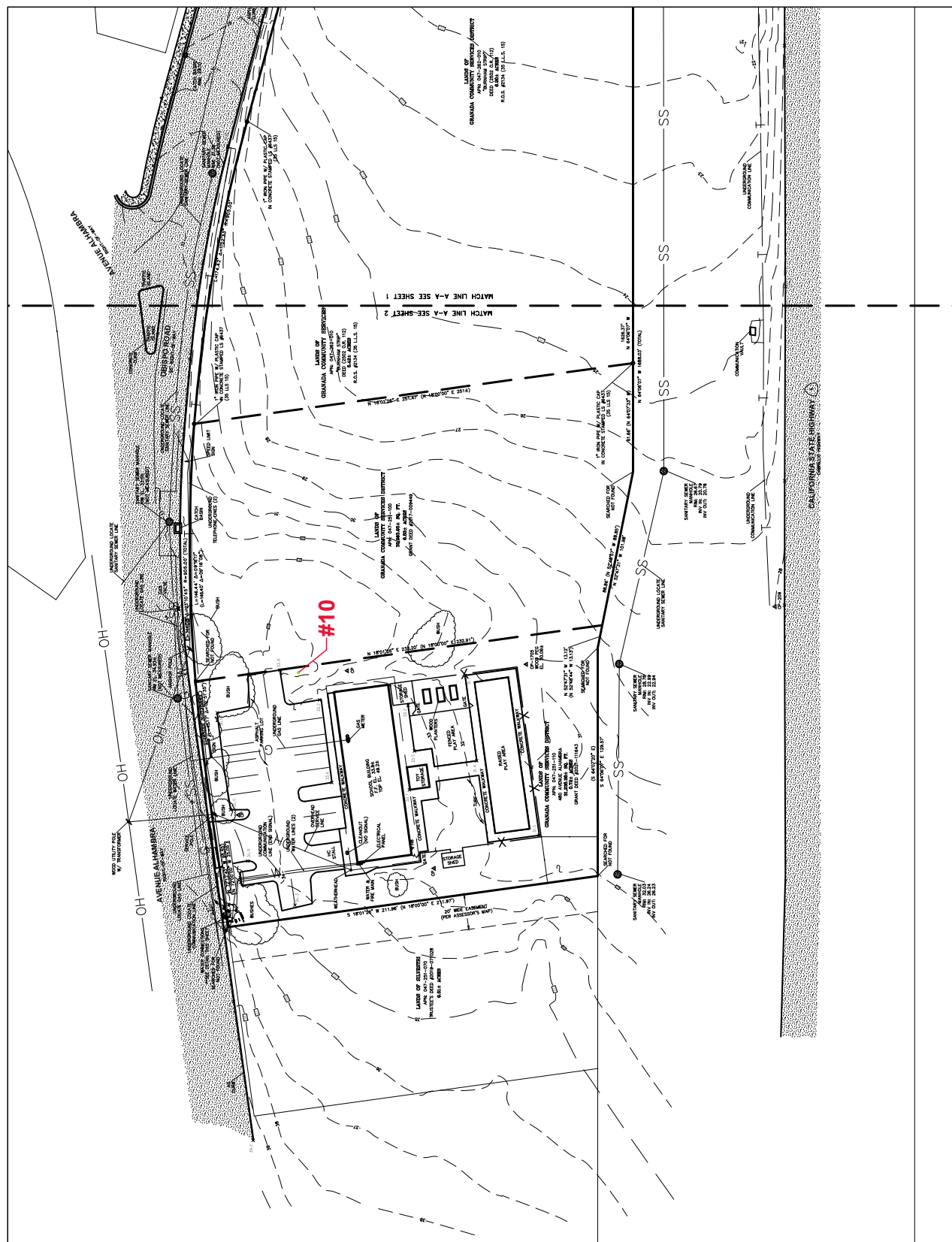
APPENDIX B - Tree Location Map (not to scale) (cont.)



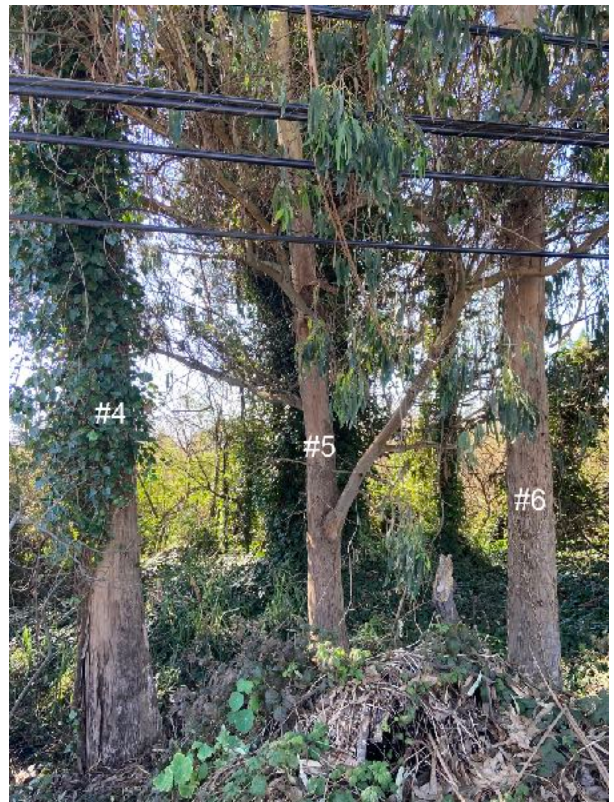
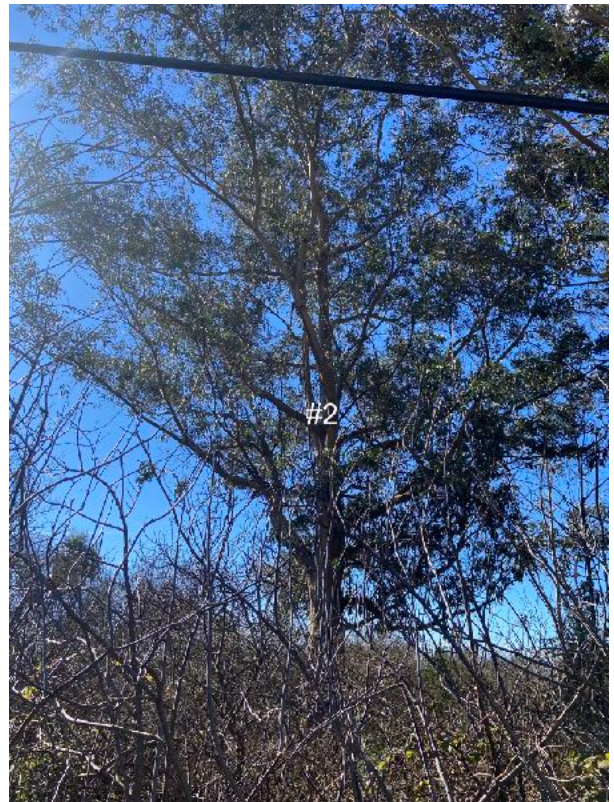
APPENDIX B - Tree Location Map (not to scale) (cont.)



APPENDIX B - Tree Location Map (not to scale) (cont.)



Appendix C - Photos of Trees



Appendix C - Photos of Trees (cont.)

