APPENDIX C4

Arborist Report

ARBOR RESOURCES
professional consulting arborists and tree care

TREE SURVEY REPORT

TOPGOLF BURLINGAME
250 ANZA BOULEVARD
BURLINGAME, CALIFORNIA

Prepared for:

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September 6, 2019

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EXHIBITS

1.0 INTRODUCTION

ARCO MURRAY | DESIGN BUILD has retained me to prepare this *Tree Survey Report* in connection with developing a Topgolf facility at the existing Burlingame Golf Center, 250 Anza Boulevard, Burlingame. Specific tasks assigned to execute are as follows:

- Visit the site to identify 103 trees within the limit of work area; site visits were performed on 6/19/18, 7/9/18, 8/13/18 and 8/26/19.
- Determine each tree's trunk diameter at 54 inches above grade, rounded to the nearest inch. Trees with more than one diameter listed are formed by multiple trunks or leaders at 54 inches high.
- Identify which are defined by Burlingame City Code as protected trees.[1]
- Ascertain each tree's health and structural integrity, and assign an overall condition rating (e.g. good, fair, poor or dead).
- Rate each tree's suitability for preservation (e.g. high, moderate or low).
- Document pertinent and observed health, structural and adjacent hardscape issues.
- Obtain photographs; see Exhibit C.
- Assign numbers to the trees, and show each individual or group location on the aerial map in Exhibit B (copy of the *Existing Conditions Plan*, Sheet C1.0, dated 7/31/18).
- Nail round metal tags with corresponding engraved numbers onto the trees' trunks and/or limbs (the one exception is #81 due to being inaccessible).
- Provide general design guidelines and protection measures to help avoid or mitigate impacts to retained trees.
- Prepare a written report that presents the aforementioned information, and submit via email as a PDF document.

[1] Section 11.06.020(f)(1) of the Burlingame City Code defines a protected tree, as it relates to this site, as any species which has a trunk diameter of ≥15.28 inches measured 54 inches above natural grade.

2.0 TREE COUNT AND COMPOSITION

One-hundred three (103) trees of 13 various species were inventoried for this report. They are sequentially numbered 1 thru 103, and the table below identifies their names, assigned numbers, counts and overall percentages.

NAME	TREE NUMBER(S)	COUNT	% OF TOTAL
Arroyo willow	50, 51, 62	3	3%
Blackwood acacia	41-43, 45, 52, 53, 56-61, 63-66, 74, 95	18	17%
Brazilian pepper tree	70, 71, 78-83	8	8%
Brisbane box	67-69, 73	4	4%
Coast live oak	72, 77	2	2%
Fremont cottonwood	84-88	5	5%
Lemon-scented gum	75, 76	2	2%
Nichol's willowleafed peppermint	26, 27, 32-38	9	9%
Purple hopbush	54, 55, 89, 91, 94, 97-103	12	12%
River red gum	1-25, 28-31, 39, 40	31	30%
Spider gum	44, 46-49	5	5%
Western redbud	90, 96	2	2%
Wild plum	92, 93	2	2%
	Total	**103**	**100%**

Specific information regarding each tree is presented within the table in Exhibit A. The trees' numbers and approximate locations can be viewed on the aerial map in Exhibit B, and photographs are presented in Exhibit C.

As illustrated in the table, the project area is populated predominantly by eucalyptus trees, accounting for the following four species (46% of the total inventoried trees): lemon-scented gum, Nichol's willowleafed peppermint, spider gum, and river red gum (the most encountered). Blackwood acacias were the second most encountered species (at 17%).

Ten (10) of the following trees are defined by City Code as protected: #1, 22, 27, 29, 35, 37, 42, 49, 50 and 52. Of these, all are either eucalyptus or blackwood acacia formed by multiple trunks, the exception being for eucalyptus #35 and 37; #35 has a single trunk diameter of 16 inches (and is dead), and #37 has a single trunk diameter of 20 inches.

The trees' general locations are as follows:

- #1 thru 24 align the south side of the golf range.
- #25 thru 39 align the south side of the pathway (between the fencing and path).
- #40 is immediately east of the fenced area (parking lot side of fencing).
- #41 is within the putting area.
- #42-51 and 58-66 align the north side of the pathway, along the south and east sides of the putting area.
- #52, 56 and 57 are along the east side of the path adjacent to the parking lot, between the chain link fence and path.
- #53 and 54 are immediately adjacent at the north corner of the putting area.
- #55 is at the northwest side of the shed used for private golf lessons.
- #67 thru 103 align the south side of the drive aisle and parking lot for the dog park adjoining Airport Boulevard.

As represented on the aerial map in Exhibit B, locations of the following 46 trees, whether by individual or group, were added by me and are only roughly approximate (and should not be construed as being surveyed points): #40, 41 and 60-103.

3.0 SUITABILITY FOR TREE PRESERVATION

Each tree has been assigned either a "high," "moderate" or "low" suitability for preservation rating as a means to cumulatively measure its existing health (e.g. live crown ratio, vigor, shoot growth, foliage density and color, etc.); structural integrity (e.g. limb and trunk strength, taper, defects, root crown, etc.); anticipated life span; remaining life expectancy; prognosis; location; size; particular species; tolerance to construction impacts; growing space; and safety to property and persons within striking distance. Descriptions of these ratings are presented below; the high category is comprised of 1 tree (or 1%), the moderate category 36 (or 35%), and the low category 66 (or 64%).

High: Applies to #77.

This oak appears relatively healthy and structurally stable; has no apparent, significant health issues or structural defects; presents a high potential for contributing long-term to the site; and seemingly requires only periodic or regular care and monitoring to maintain its longevity and structural integrity.

Moderate: Applies to #3, 5, 9, 12, 13, 16, 17, 20, 21, 25, 31, 37-39, 42, 55, 59, 67-73, 78-80, 82, 84, 86-88, 91, 95, 100 and 101.

These trees contribute to the site, but at levels less than those assigned a high suitability; might have health and/or structural issues which may or may not be reasonably addressed and properly mitigated; and frequent care is typically required for their remaining lifespan.

Low: Applies to #1, 2, 4, 6-8, 10, 11, 14, 15, 18 19, 22-24, 26-30, 32-36, 40, 41, 43-54, 56-58, 60-66, 74-76, 81, 83, 85, 89, 90, 92-94, 96-99, 102 and 103.

These trees have significant health and/or structural issues expected to worsen regardless of tree care measures employed (i.e. beyond likely recovery). As a general guideline, these trees are not suitable for incorporating into the future landscape, and any which are retained require highly frequent monitoring and care throughout their remaining lifespans to minimize risk to any persons or property within striking distance (current and/or future). Note that #10, 34, 35, 81, 98, 99 and 103 are dead or mostly dead; #74 and 94 have partially uprooted; and #75 has an unstable rootball.

4.0 TREE PROTECTION MEASURES

Recommendations presented within this section serve as measures to help mitigate or avoid impacts to trees being retained, and should be carefully followed throughout the entire demolition and construction process. They are subject to change upon reviewing future project plans, and I (hereinafter, "project arborist") should be consulted in the event any cannot be feasibly implemented.

4.1 Design Guidelines

1. A Tree Protection Zone (TPZ) is necessary to restrict or confine the following activities to help achieve a reasonable assurance of a tree's vigor, longevity and anchoring capacity: trenching, soil scraping, compaction, mass and finish-grading, overexcavation, subexcavation, tilling, ripping, swales, bioswales, storm drains, dissipaters, equipment cleaning, removal of underground utilities and vaults, altering existing water/drainage flows, stockpiling and dumping of materials, and equipment and vehicle operation. For this project, an ideal TPZ should have a linear distance from a trunk of 10 times its diameter (e.g. an 18-inch diameter tree would have a setback of 15 feet in all directions); for multi-trunk measurements, use the combined diameter. In the event an impact encroaches slightly within a setback, it can be reviewed on a case-by-case basis by the project arborist to determine whether measures can sufficiently mitigate the impacts to less-than-significant levels.

2. All site-related plans should contain notes referencing this report for tree protection measures.

3. Abandon all existing, unused lines or pipes within a TPZ, and any above-ground section should be cut off at existing soil grade (rather than being dug up and causing subsequent root damage); this provision should be specified on the demolition plan.

4. Design and route future utilities, irrigation, storm drains, dissipaters, bioswales (or other bioretention device/structure) and swales beyond TPZs. Dictated by the proximity to tree trunks, an alternative installation method may be warranted, such as hand-digging, a pneumatic air device (such as an Air-Spade®), or directional boring.

For directional-boring, the ground above any tunnel must remain undisturbed, and access pits and any infrastructure (e.g. splice boxes, meters and vaults) established beyond TPZs.

5. Where within 10 feet from TPZ, confine grading (cut and fill), overexcavation, subexcavation, trenching, compaction, and other ground disturbance to within 12 to 24 from any foundation, footing, curb, gutter, pavement, driveway or retaining wall.

6. Any retaining wall constructed beneath a canopy for the purposes of retaining fill away from a TPZ should be, preferably, established on top of existing soil grade with no footing (e.g. drystack), or alternatively, using a pier and above-grade beam foundation, where the piers are minimized in diameter, spaced as far apart as possible, and the beams or spans between the piers established on top or above existing soil grade (i.e. a no-dig design except vertically for the piers). The ground beneath the beams or wall must not be compacted or dug.

7. Structures should consider avoiding the need to remove large limbs (e.g. >3" in diameter) or sections of canopies contributing to a tree's overall form, including for erecting construction scaffolding or the need for manlifts.

8. The permanent and temporary drainage design, including downspouts, should not require water being discharged towards an oak's trunk.

9. The future staging area and route(s) of access should be routed beyond canopies and unpaved areas of TPZs.

10. Avoid specifying the use of herbicides use within a TPZ; where used on site, they should be labeled for safe use near trees. Also avoid prescribing liming within 50 feet of a tree.

11. Erosion control should consider that any straw wattle or fiber rolls require no more than a 2-inch deep, vertical soil cut for their embedment, and are established as close to canopy edges as possible (and not against a tree trunk).

12. The landscape design should conform to the following additional recommendations:
    a. Large growing trees, such as those that can exceed the height of retained trees, should be installed beyond TPZs, and be at least 10 to 15 feet from a future foundation, wall and hardscape.
    b. Plant material installed within an oak's TPZ must be drought-tolerant, limited in amount, and planted at least 3 feet from its trunk. Plant material installed beneath canopies of other trees should be at least 24 to 36 inches from their trunks.
    c. Irrigation and lighting features (e.g. main line, lateral lines, valve boxes, wiring and controllers) should be established so that no trenching occurs within a TPZ. In the event this is not feasible, they may require being installed in a radial direction to a tree's trunk, and terminate a specific distance from a trunk (versus crossing past it).
    d. Ground cover beneath canopies should be comprised of a 3-inch layer of coarse wood chips or other high-quality mulch (gorilla hair, rock, stone, gravel, black plastic or other synthetic ground cover should be avoided). Mulch should kept off the trees' trunks.
    e. New fence posts (posts) should be placed at least 5 feet from a tree's trunk (depends on trunk size and growth pattern); the post layout should be guided by where large roots are likely located, which can be predetermined using a bully probe (or similar), and collaborating with the project arborist.
    f. Tilling, ripping and compaction within TPZs should be avoided.
    g. Bender board or other edging material proposed beneath the canopies should be established on top of existing soil grade (such as by using vertical stakes).

4.2 Before Demolition, Grading and Construction

13. Any necessary pruning should only be performed in accordance with the most recent ANSI A300 standards, and by a California licensed and bonded tree-service contractor (D-49) which has an ISA certified arborist in a supervisory role, and carries General Liability and Worker's Compensation insurance.

14. Clear soil and rock to expose any buried root collars[2] of retained trees. This work must be manually and carefully performed to avoid damaging the trunk and roots during the process, and preferably by a tree-service company using an Air-Spade® to avoid unnecessary root and/or trunk damage.

[2] A "root collar" is the distinct swollen area near the ground where buttress roots and the main trunk merge.

15. Where feasible, manually spread a 4- to 5-inch layer of coarse wood chips, ¼- to ¾-inch in size, over exposed ground beneath canopies; the type and source of these wood chips should be from a professional and licensed tree service, and absent of Sudden Oak Death infection (or the possibility thereof). The chips should not be piled against the trunks, and any existing leaf litter should remain in place and the chips spread on top.

16. Where within a TPZ, the removal of plant material and groundcover must be manually performed versus using heavy equipment operating and traveling on unpaved ground. Additionally, the removal of stumps shall only be performed using a stump grinder (versus excavating into the ground and inadvertently damaging roots).

17. Begin applying supplemental irrigation during the dry months of the year (e.g. May thru October), at a rate of approximately 10 gallons per inch of trunk diameter every two to three weeks via flooding the inside of a 12-inch tall berm established around the canopy perimeters (or as close to the perimeters as possible). Alternatives include using soaker hoses or through deep-root injection. Note, ultimately, the methodology, amount and frequency of irrigation can be best outlined closer to construction commencing, and any applicable dewatering may require a more intensive supplemental watering program than otherwise needed.

18. Install tree protection fencing prior to demolition or other site work for the purpose of restricting access into unpaved sections of ground within a TPZ. Fencing does not need to enclose any pavement remaining within a TPZ (in effect, the pavement allows access within a TPZ, while serving as a superior root zone buffer). Fencing should consist of 5- to 6-foot tall chain link mounted on 2-inch diameter steel posts, which are driven into the ground for vertical alignment. Fencing shall remain in place throughout site development, and will need to be installed, as needed, in various phases (e.g. demolition is phase 1, grading and construction phase 2). Also, note that removing hardscape within a TPZ may trigger fencing being modified to capture the newly exposed area.

4.3 During Demolition, Grading and Construction

19. Take great care during demolition of existing pavement and other features to avoid damaging a tree's trunk, crown and roots within a TPZ.

20. Great care must also be taken by equipment operators to position their equipment to avoid trunks and branches, including the scorching of foliage. Any tree damage or injury should be reported to the project arborist for review of treatment.

21. Removing existing hardscape (including curbs and gutters) within a TPZ should be carefully performed to avoid excavating roots and soil during the process, and removal of base material shall be performed under direction of the project arborist (and where necessary, shall remain in place and utilized as future base course).

22. Avoid using the trees' trunks as winch supports for moving or lifting heavy loads.

23. Any authorized access, digging or trenching within designated-fenced areas shall be foot-traffic only and manually performed without using heavy equipment or tractors.

24. Avoid damaging or cutting roots with diameters ≥2 inches without prior assessment by the project arborist. Should roots of this size become encountered, within one hour of exposure, either bury them with soil or wrap in moistened burlap, to remain continually moist until ultimately covered by soil. If approved for cutting, cleanly severe at 90° to the angle of root growth against the cut line (using loppers or a sharp hand saw), and then immediately after, bury the cut end with soil or cover with a plastic sandwich bag (and secured using a rubber band, and removed just before backfilling). Roots encountered with diameters less than 2 inches and require removal can be cleanly severed, using a new handsaw or loppers, at 90° to the direction of root growth.

25. Spoils created during digging shall not be piled or spread on unpaved ground within a TPZ. If essential, spoils can be temporarily piled on plywood or a tarp.

26. New irrigation and lighting features (e.g. main line, laterals, valve boxes, wiring and controllers) should be established so that no trenching occurs within a TPZ. In the

event this is not feasible, the trenches may require being installed in a radial direction to a tree's trunk, and terminate a specific distance from a trunk (versus crossing past it). The use of a pneumatic air device (such as an Air-Spade®) may be needed to avoid root damage. Additionally, any Netafim tubing used should be placed on grade, and header lines installed as mentioned above. All routes within and near a TPZ shall be reviewed with the project arborist several weeks or months prior to installation.

27. Digging holes for any new fence within a TPZ shall be manually performed, and in the event a root of ≥2 inches in diameter is encountered during the process, the hole should be shifted over by 12 inches and the process repeated.

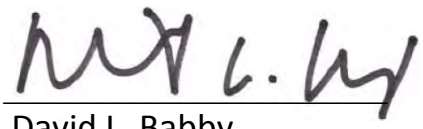
28. Dust accumulating on trunks and canopies during dry weather periods should be periodically washed away (e.g. every three to four months).

29. Avoid disposing harmful products (such as cement, paint, chemicals, oil and gasoline) beneath canopies or anywhere on site that allows drainage within or near TPZs. Herbicides should not be used with a TPZ; where used on site, they should be labeled for safe use near trees.

30. Fertilization may benefit a tree's health, vigor and appearance. If applied, however, soil samples should first be obtained to identify the pH levels and nutrient levels so a proper fertilization program can be established. I further recommend any fertilization is performed under the direction and supervision of a certified arborist, and in accordance with the most recent ANSI A300 standards.

5.0 ASSUMPTIONS AND LIMITING CONDITIONS

- All information presented herein covers only the inventoried trees, and reflects their size, condition, and areas visible from the ground and project site on 6/19/18, 7/9/18, 8/13/18 and 8/26/19.
- My observations were performed visually without probing, coring, dissecting or excavating.
- The assignment pertains solely to trees listed in Exhibit A. I hold no opinion towards other trees on or surrounding the project area.
- I cannot provide a guarantee or warranty, expressed or implied, that deficiencies or problems of any trees or property in question may not arise in the future.
- No assurance can be offered that if all my recommendations and precautionary measures (verbal or in writing) are accepted and followed, that the desired results may be achieved.
- I cannot guarantee or be responsible for the accuracy of information provided by others.
- I assume no responsibility for the means and methods used by any person or company implementing the recommendations provided in this report.
- The information provided herein represents my opinion. Accordingly, my fee is in no way contingent upon the reporting of a specified finding, conclusion or value.
- The numbers shown on the aerial map in Exhibit B are solely intended to roughly approximate a tree's location, and those added by me do not represent surveyed points.
- This report is proprietary to me and may not be copied or reproduced in whole or part without prior written consent. It has been prepared for the sole and exclusive use of the parties to who submitted for the purpose of contracting services provided by David L. Babby.
- If any part of this report or copy thereof be lost or altered, the entire evaluation shall be invalid.

Prepared By:  Date: September 6, 2019

David L. Babby
Registered Consulting Arborist® #399
Board-Certified Master Arborist® #WE-4001B
CA Licensed Tree Service Contractor #796763 (C61/D49)

EXHIBIT A:

TREE INVENTORY TABLE

(14 sheets)

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	CONDITION				
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)	Suitability for Preservation (High/Moderate/Low)	Protected Tree
1	River red gum (*Eucalyptus camaldulensis*)	9, 6, 2, 2	40%	40%	Poor	Low	X
	Comments: Measures 9 and 7 inches below where trunk divides at 12" high. NE lean of 9" trunk. Large deadwood. Weak attachment between leaders.						
2	River red gum (*Eucalyptus camaldulensis*)	7	20%	10%	Poor	Low	
	Comments: Roughly 75% dead. Deadwood throughout. Leans NE.						
3	River red gum (*Eucalyptus camaldulensis*)	9	70%	50%	Fair	Moderate	
	Comments: Low canopy, notably low limb towards south. Leans NE. Asymmetrical canopy with some dieback.						
4	River red gum (*Eucalyptus camaldulensis*)	7	40%	40%	Poor	Low	
	Comments: Leans NE. Deadwood.						
5	River red gum (*Eucalyptus camaldulensis*)	9	70%	50%	Fair	Moderate	
	Comments: Low crown and canopy. Trunk is 3.5' from communication vault. Leans NE.						
6	River red gum (*Eucalyptus camaldulensis*)	6, 6	70%	30%	Fair	Low	
	Comments: Pronounced NE lean. Low canopy and crown. Trunk bifurcates at 3.5' high, and below this point it measures 9".						
7	River red gum (*Eucalyptus camaldulensis*)	10	80%	30%	Fair	Low	
	Comments: Canopy grows against net. Leans NE. Multi-leader form with very weak attachments near bottom of crown.						

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	CONDITION			Suitability for Preservation (High/Moderate/Low)	Protected Tree
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		
8	River red gum (*Eucalyptus camaldulensis*)	5, 4, 4	70%	20%	Poor	Low	
	Comments: Trunks represent suckers, and grow at a wide angle away from another. Very low crown and canopy. One of the 4" trunks is dead.						
9	River red gum (*Eucalyptus camaldulensis*)	4	50%	50%	Fair	Moderate	
	Comments: Staked. Buried root collar and base is surrounded by toyon. Deadwood. Leans NE.						
10	River red gum (*Eucalyptus camaldulensis*)	4	0%	0%	Dead	Low	
	Comments: Dead. Leans NE.						
11	River red gum (*Eucalyptus camaldulensis*)	7	40%	40%	Poor	Low	
	Comments: Significant decline with deadwood. Low limb structure. Leans NE.						
12	River red gum (*Eucalyptus camaldulensis*)	10	70%	60%	Fair	Moderate	
	Comments: Slight lean. Small deadwood. Multi-leader structure begins at 8' high.						
13	River red gum (*Eucalyptus camaldulensis*)	9	60%	60%	Fair	Moderate	
	Comments: Deadwood.						
14	River red gum (*Eucalyptus camaldulensis*)	7, 4, 2	30%	30%	Poor	Low	
	Comments: Asymmetrical canopy. Roughly 50% dead.						
15	River red gum (*Eucalyptus camaldulensis*)	5	40%	50%	Poor	Low	
	Comments: Leans east. Large deadwood.						

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	CONDITION				
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)	Suitability for Preservation (High/Moderate/Low)	Protected Tree
16	River red gum (*Eucalyptus camaldulensis*)	8, 3	80%	60%	Good	Moderate	
	Comments: Mostly one-sided. Low canopy. Leaders originate at 3' high. Excessive limb weight.						
17	River red gum (*Eucalyptus camaldulensis*)	11	80%	50%	Fair	Moderate	
	Comments: Trunk bifurcates at 4.5' high. History of limb failure. Leans NE. Has a large dead limb at base. Low canopy.						
18	River red gum (*Eucalyptus camaldulensis*)	4	60%	50%	Fair	Low	
	Comments: Small deadwood.						
19	River red gum (*Eucalyptus camaldulensis*)	5	30%	30%	Poor	Low	
	Comments: Trunk bifurcates at 4', and 1/2 of tree is dead. Measured just below 4'.						
20	River red gum (*Eucalyptus camaldulensis*)	9	80%	50%	Fair	Moderate	
	Comments: Asymmetrical and low canopy with excessive limb weight. Deadwood.						
21	River red gum (*Eucalyptus camaldulensis*)	8, 3	70%	40%	Fair	Moderate	
	Comments: Deadwood.						
22	River red gum (*Eucalyptus camaldulensis*)	8, 5, 4, 4, 3	70%	20%	Poor	Low	X
	Comments: Trunks represent suckers from an old stump (indicating they are weakly attached).						
23	River red gum (*Eucalyptus camaldulensis*)	4	70%	10%	Poor	Low	
	Comments: Partially failed in past.						

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	CONDITION			Suitability for Preservation (High/Moderate/Low)	Protected Tree
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		
24	River red gum (*Eucalyptus camaldulensis*)	8, 4	30%	30%	Poor	Low	
Comments: Has a large, severely decaying cavity of 9" in diameter.							
25	River red gum (*Eucalyptus camaldulensis*)	12	60%	40%	Fair	Moderate	
Comments: Leans towards fence. Deadwood.							
26	Nichol's Willowleafed peppermint (*Eucalyptus nicholii*)	9	20%	20%	Poor	Low	
Comments: Roughly 60% dead. Large deadwood.							
27	Nichol's Willowleafed peppermint (*Eucalyptus nicholii*)	11, 10, 9, 8, 8	40%	30%	Poor	Low	X
Comments: Multi-trunk, weak structure with deadwood. Broad crown.							
28	River red gum (*Eucalyptus camaldulensis*)	6, 6	40%	30%	Poor	Low	
Comments: Very sparse canopy.							
29	River red gum (*Eucalyptus camaldulensis*)	7, 6, 4, 4, 4	40%	30%	Poor	Low	X
Comments: Very thin canopy with large deadwood.							
30	River red gum (*Eucalyptus camaldulensis*)	11	60%	10%	Poor	Low	
Comments: Pronounced NE lean from having partially uprooted in past.							
31	River red gum (*Eucalyptus camaldulensis*)	9	60%	40%	Fair	Moderate	
Comments: Asymmetrical canopy grows away from #30. Deadwood.							

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	CONDITION			Suitability for Preservation (High/Moderate/Low)	Protected Tree
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		
32	Nichol's Willowleafed peppermint (*Eucalyptus nicholii*)	12	40%	30%	Poor	Low	
	Comments: Crown suppressed beneath #31. Bows east. Large deadwood.						
33	Nichol's Willowleafed peppermint (*Eucalyptus nicholii*)	13	30%	40%	Poor	Low	
	Comments: Sparse canopy with deadwood.						
34	Nichol's Willowleafed peppermint (*Eucalyptus nicholii*)	7	10%	10%	Dead	Low	
	Comments: Nearly dead, and can be considered dead for all practical purposes.						
35	Nichol's Willowleafed peppermint (*Eucalyptus nicholii*)	16	0%	0%	Dead	Low	X
	Comments: Dead.						
36	Nichol's Willowleafed peppermint (*Eucalyptus nicholii*)	13	40%	50%	Poor	Low	
	Comments: Ivy along trunk. Very sparse canopy.						
37	Nichol's Willowleafed peppermint (*Eucalyptus nicholii*)	20	70%	60%	Fair	Moderate	X
	Comments:						
38	Nichol's Willowleafed peppermint (*Eucalyptus nicholii*)	10	60%	60%	Fair	Moderate	
	Comments: Low asymmetrical canopy.						
39	River red gum (*Eucalyptus camaldulensis*)	10	50%	50%	Fair	Moderate	
	Comments: Low crown.						

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	CONDITION			Suitability for Preservation (High/Moderate/Low)	Protected Tree
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		
40	River red gum (*Eucalyptus camaldulensis*)	8	60%	40%	Fair	Low	
	Comments: Trunk bifurcates at 4.5' high. Asymmetrical. Sparse canopy with excessive limb weight. Excessive limb weight. Deadwood.						
41	Blackwood acacia (*Acacia melanoxylon*)	11	30%	30%	Poor	Low	
	Comments: Trunk bifurcates at 7' high. Extremely sparse canopy with large deadwood, the upper crown being mostly dead. Advanced decline.						
42	Blackwood acacia (*Acacia melanoxylon*)	11, 8, 7	90%	60%	Fair	Moderate	X
	Comments: At light pole. Low branching beginning at 2.5' high. Full crown.						
43	Blackwood acacia (*Acacia melanoxylon*)	12	40%	50%	Poor	Low	
	Comments: Sparse and low canopy. Leans E. Trunk bifurcates at 9' high, an crown sweeps E. Trunk's base is covered by grass.						
44	Spider gum (*Eucalyptus conferruminata*)	7	50%	30%	Poor	Low	
	Comments: Species formerly called 'Bushy yate.' Leans E. Has a one-sided crown which sweeps E. Low canopy with excessive limb weight. Ivy along trunk.						
45	Blackwood acacia (*Acacia melanoxylon*)	3	70%	30%	Fair	Low	
	Comments: Base is at, and has grown over, an irrigation valve box.						
46	Spider gum (*Eucalyptus conferruminata*)	8, 5	80%	30%	Fair	Low	
	Comments: Trunks grow against another and form a weak attachment. Low and asymmetrical canopy with excessive limb weight.						

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	CONDITION			Suitability for Preservation (High/Moderate/Low)	Protected Tree
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		
47	Spider gum (*Eucalyptus conferruminata*)	7, 3, 2, 1	70%	40%	Fair	Low	

Comments: Adjacent to #46's trunk. Crowded-growing conditions, and canopy arches towards course. Excessive limb weight.

48	Spider gum (*Eucalyptus conferruminata*)	5	60%	30%	Poor	Low	

Comments: Adjacent to #47's trunk. Crowded-growing conditions, and canopy arches towards course.

49	Spider gum (*Eucalyptus conferruminata*)	4(3), 2(3), 1	40%	20%	Poor	Low	X

Comments: Multi-trunk structure at path. Crowded conditions and a sparse canopy. At light pole.

50	Arroyo willow (*Salix lasiolepis*)	4(4), 3(4), 2(4), 1	60%	20%	Poor	Low	X

Comments: Low and asymmetrical canopy grows along ground, and encroaches a few feet above asphalt path along parking lot side. Ivy at base.

51	Arroyo willow (*Salix lasiolepis*)	4, 3, 3	70%	10%	Poor	Low	

Comments: Grows at pronounced angle due to having partially or mostly entirely fallen over in past.

52	Blackwood acacia (*Acacia melanoxylon*)	10, 7	70%	30%	Fair	Low	X

Comments: Trunk bifurcates at 3.5' high, forms a weak attachment, and measures 15" below union. Has a large old tear along SW limb. Excessive branch weight. Buttress root surfaces along walk. History of limb failure.

53	Blackwood acacia (*Acacia melanoxylon*)	7	80%	40%	Fair	Low	

Comments: Canopy is asymmetrical and grows along ground at pathway. Leans east.

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	CONDITION			Suitability for Preservation (High/Moderate/Low)	Protected Tree
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		
54	Purple hopbush (*Dodonaea v* . 'Purpurea')	3, 3, 2	60%	30%	Poor	Low	
	Comments: Along E side of #53's canopy. Low branching, and is roughly 17' tall.						
55	Purple hopbush (*Dodonaea v* . 'Purpurea')	3, 3	90%	40%	Fair	Moderate	
	Comments: Behind shed, stands alone at NE corner of course. Is roughly 17' tall. Full canopy grows along ground.						
56	Blackwood acacia (*Acacia melanoxylon*)	8	30%	30%	Poor	Low	
	Comments: Adjacent to light pole. Vertical form. Top half of canopy is dead.						
57	Blackwood acacia (*Acacia melanoxylon*)	7	70%	20%	Poor	Low	
	Comments: Pronounced leans towards NE. Canopy is one-sided. Low branching form.						
58	Blackwood acacia (*Acacia melanoxylon*)	4	80%	40%	Fair	Low	
	Comments: Trunk bifurcates at 9' high and forms a narrow weakened attachment.						
59	Blackwood acacia (*Acacia melanoxylon*)	4	80%	70%	Good	Moderate	
	Comments:						
60	Blackwood acacia (*Acacia melanoxylon*)	5	80%	50%	Fair	Low	
	Comments: Adjacent to pole. Crowded-growing conditions.						
61	Blackwood acacia (*Acacia melanoxylon*)	4	80%	40%	Fair	Low	
	Comments: Adjacent to pole. Crowded-growing conditions. Multi-leader top.						

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	CONDITION			Suitability for Preservation (High/Moderate/Low)	Protected Tree
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		
62	Arroyo willow (*Salix lasiolepis*)	5, 4, 3, 2	80%	20%	Poor	Low	
Comments: Encroaches into pathway. Excessive limb weight. Crowded-growing conditions.							
63	Blackwood acacia (*Acacia melanoxylon*)	3	80%	60%	Fair	Low	
Comments: Canopy is bound against fence.							
64	Blackwood acacia (*Acacia melanoxylon*)	5, 4, 2	80%	30%	Fair	Low	
Comments: Canopy is bound against fence.							
65	Blackwood acacia (*Acacia melanoxylon*)	8, 2	80%	40%	Fair	Low	
Comments: Canopy is bound against fence.							
66	Blackwood acacia (*Acacia melanoxylon*)	3, 3	80%	40%	Fair	Low	
Comments: Canopy is bound against fence.							
67	Brisbane box (*Lophostemon confertus*)	10	70%	50%	Fair	Moderate	
Comments: Leans upslope. Buried root collar.							
68	Brisbane box (*Lophostemon confertus*)	10	60%	30%	Poor	Moderate	
Comments: Has a large decaying wound along trunk.							
69	Brisbane box (*Lophostemon confertus*)	9	40%	40%	Poor	Moderate	
Comments: Excessive limb weight. Sparse and asymmetrical canopy.							

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	CONDITION			Suitability for Preservation (High/Moderate/Low)	Protected Tree
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		
70	Brazilian pepper tree (*Schinus terebinthifolius*)	6	60%	50%	Fair	Moderate	
	Comments:						
71	Brazilian pepper tree (*Schinus terebinthifolius*)	7	90%	60%	Good	Moderate	
	Comments: Full canopy. Buried root collar.						
72	Coast live oak (*Quercus agrifolia*)	6	80%	30%	Fair	Moderate	
	Comments: Multi-leader structure beginning at 3.5' high. Buried root collar.						
73	Brisbane box (*Lophostemon confertus*)	9	60%	40%	Fair	Moderate	
	Comments: Leans NE and has a high crown. Excessive limb weight.						
74	Blackwood acacia (*Acacia melanoxylon*)	9	70%	20%	Poor	Low	
	Comments: Highly pronounced lean towards SE, away from parking lot but towards storage area, and buttress roots opposite lean are surfaced, indicating it partially uprooted in past.						
75	Lemon-scented gum (*Corymbia citriodora*)	3	50%	10%	Poor	Low	
	Comments: Pronounced leans towards E, and rootball found to be highly unstable (push-pull test). Has a very sparse canopy with deadwood.						
76	Lemon-scented gum (*Corymbia citriodora*)	3	60%	30%	Poor	Low	
	Comments: Large wound along lower trunk. Crook at 6.5' high where there is a decaying wound.						
77	Coast live oak (*Quercus agrifolia*)	5	70%	70%	Good	High	
	Comments: Twig dieback.						

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	CONDITION			Suitability for Preservation (High/Moderate/Low)	Protected Tree
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		
78	Brazilian pepper tree (*Schinus terebinthifolius*)	5	60%	50%	Fair	Moderate	
Comments: Crowded-growing conditions.							
79	Brazilian pepper tree (*Schinus terebinthifolius*)	7	60%	60%	Fair	Moderate	
Comments: Excessive limb weight. Low canopy.							
80	Brazilian pepper tree (*Schinus terebinthifolius*)	5	70%	70%	Good	Moderate	
Comments: Low canopy.							
81	Brazilian pepper tree (*Schinus terebinthifolius*)	5	0%	0%	Dead	Low	
Comments: Dead. No tag (adjacent to #80).							
82	Brazilian pepper tree (*Schinus terebinthifolius*)	5	70%	50%	Fair	Moderate	
Comments: Staked. Buried root collar.							
83	Brazilian pepper tree (*Schinus terebinthifolius*)	5	50%	40%	Poor	Low	
Comments:							
84	Fremont cottonwood (*Populus fremontii*)	11	50%	40%	Poor	Moderate	
Comments: Excessive limb weight.							
85	Fremont cottonwood (*Populus fremontii*)	6	20%	20%	Poor	Low	
Comments: Roughly 80% dead.							

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	CONDITION				
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)	Suitability for Preservation (High/Moderate/Low)	Protected Tree
86	Fremont cottonwood (*Populus fremontii*)	10	40%	60%	Poor	Moderate	
	Comments: Excessive limb weight.						
87	Fremont cottonwood (*Populus fremontii*)	9	30%	40%	Poor	Moderate	
	Comments: Very sparse canopy. Excessive limb weight.						
88	Fremont cottonwood (*Populus fremontii*)	5	60%	40%	Fair	Moderate	
	Comments: Excessive limb weight. Mostly one-sided canopy.						
89	Purple hopbush (*Dodonaea v*. 'Purpurea')	5, 4, 3	30%	30%	Poor	Low	
	Comments: Multi-trunk. Large deadwood with significant decline. Diameters considered near grade.						
90	Western redbud (*Cercis occidentalis*)	3, 3, 2, 2	50%	30%	Poor	Low	
	Comments: Has a large girdling root. Dieback. Diameters considered near grade.						
91	Purple hopbush (*Dodonaea v*. 'Purpurea')	4	60%	40%	Fair	Moderate	
	Comments: Wild plum #92 suckers from base. Some twig dieback. Adjacent to area drain.						
92	Wild plum (*Prunus americana*)	7, 2	40%	20%	Poor	Low	
	Comments: Suckers from #91's base. Multi-trunk. Diameters considered near grade. Adjacent to area drain.						
93	Wild plum (*Prunus americana*)	3, 2	40%	30%	Poor	Low	
	Comments: Asymmetrical canopy away from #91 and 92 (crowded-growing conditions). Adjacent to storm drain.						

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	CONDITION			Suitability for Preservation (High/Moderate/Low)	Protected Tree
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		
94	Purple hopbush (*Dodonaea v*. 'Purpurea')	3, 3	60%	10%	Poor	Low	
	Comments: Pronounced lean away from #91 thru 93 due to having partially uprooted in past.						
95	Blackwood acacia (*Acacia melanoxylon*)	4, 3, 2, 2	70%	60%	Fair	Moderate	
	Comments: Multi-leaders originate at 3' high, the trunk being ~7" in diameter just below.						
96	Western redbud (*Cercis occidentalis*)	3, 3, 3, 2, 2, 2	30%	40%	Poor	Low	
	Comments: Multi-trunk. Significant dieback. Diameters considered near grade.						
97	Purple hopbush (*Dodonaea v*. 'Purpurea')	4, 3, 2	40%	40%	Poor	Low	
	Comments: Multi-trunk. Diameters considered near grade. Deadwood.						
98	Purple hopbush (*Dodonaea v*. 'Purpurea')	5, 3	0%	0%	Dead	Low	
	Comments: Dead. Multi-trunk.						
99	Purple hopbush (*Dodonaea v*. 'Purpurea')	7, 3	10%	10%	Dead	Low	
	Comments: Mostly dead, and can be considered dead for all practical purposes. Multi-trunk. Diameters considered near grade.						
100	Purple hopbush (*Dodonaea v*. 'Purpurea')	3, 3, 3, 2, 2	60%	40%	Fair	Moderate	
	Comments: Multi-trunk. Diameters considered near grade.						
101	Purple hopbush (*Dodonaea v*. 'Purpurea')	4, 3, 3, 3	60%	40%	Fair	Moderate	
	Comments: Multi-trunk. Diameters considered near grade. Some dieback.						

TREE INVENTORY TABLE

TREE/ TAG NO.	TREE NAME	SIZE	CONDITION			Suitability for Preservation (High/Moderate/Low)	Protected Tree
		Trunk Diameter (in.)	Health Condition (100%=Best, 0%=Worst)	Structural Integrity (100%=Best, 0%=Worst)	Overall Condition (Good/Fair/Poor/Dead)		
102	Purple hopbush (*Dodonaea v* . 'Purpurea')	5, 5, 2	40%	30%	Poor	Low	

Comments: Multi-trunk. Diameters considered near grade. Some dieback.

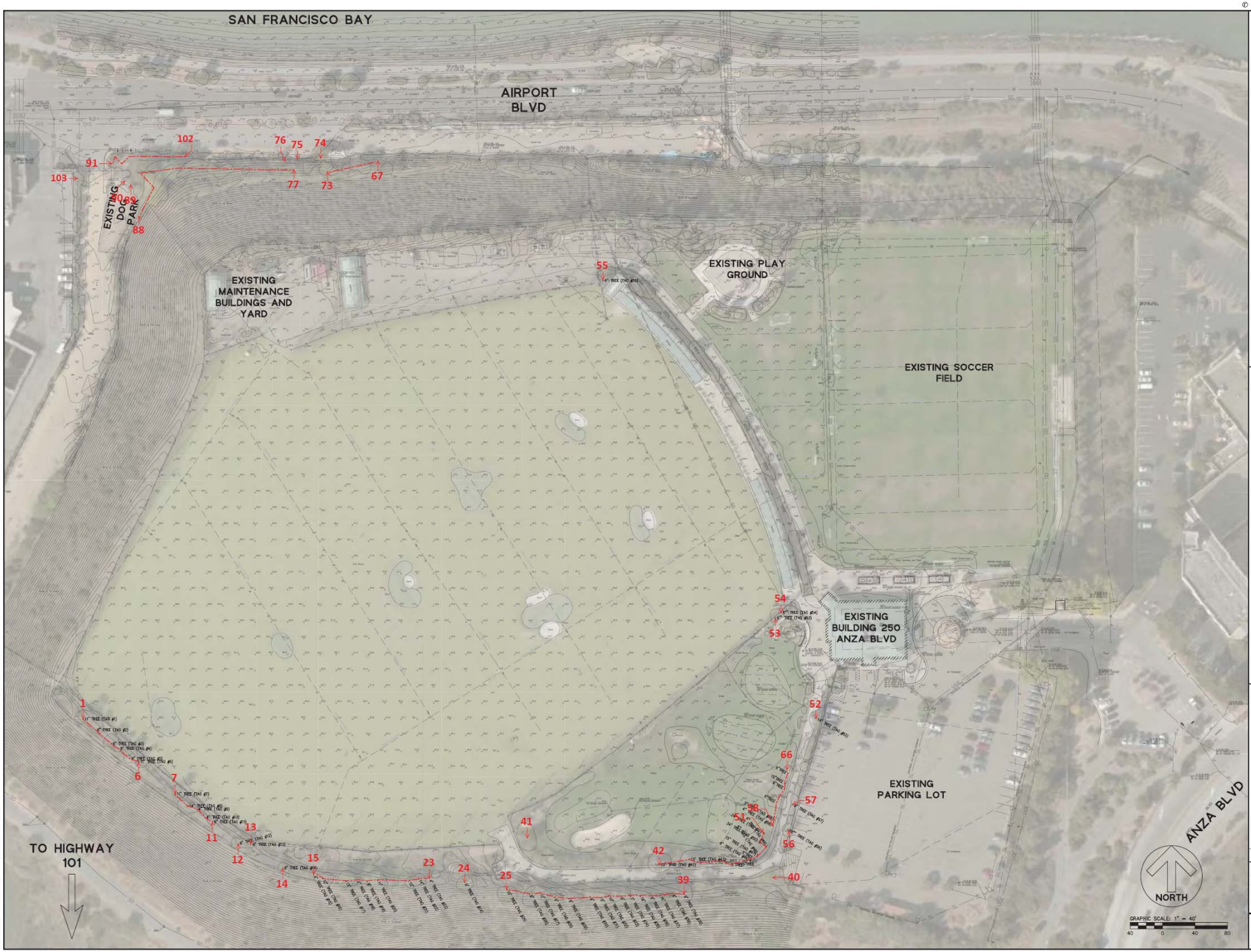
103	Purple hopbush (*Dodonaea v* . 'Purpurea')	5, 3, 3, 2	10%	10%	Dead	Low	

Comments: Mostly dead, and can be considered dead for all practical purposes. Multi-trunk. Branches from adjacent pittosporum shrubs surround trunks. Abundant dead seeds throughout crown.

EXHIBIT B:

AERIAL MAP

(1 sheet)



TOPGOLF BURLINGAME
250 ANZA BOULEVARD
EXISTING CONDITIONS PLAN
BURLINGAME COUNTY OF SAN MATEO CALIFORNIA

BKF 100+ YEARS ENGINEERS. SURVEYORS. PLANNERS.
ARCO MURRAY
TOPGOLF

Revisions	No.	Date
		07/31/18

Scale: As Shown
Design: FDG
Drawn: AF/DG
Checked: FDG
Job No.: 20160868

Drawing Number:
C1.0
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PLANNING SUBMITTAL – NOT FOR CONSTRUCTION

DRAWING NAME: \\bkf-sj\vol4\2016\80868_TG_Burlingame\ENG\PLANNING\C1-EXISTE.dwg
PLOT DATE: 08-02-18 PLOTTED BY: gsaun

EXHIBIT C:

PHOTOGRAPHS

(11 sheets)

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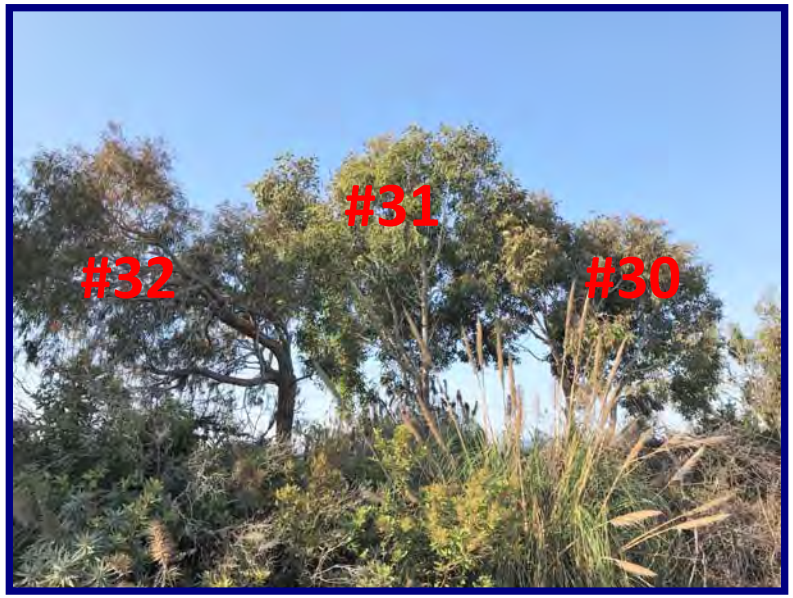
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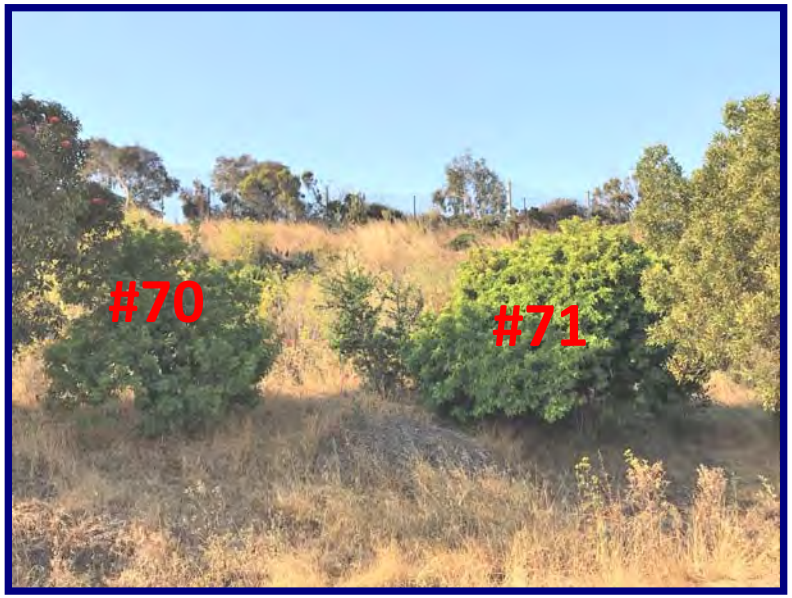
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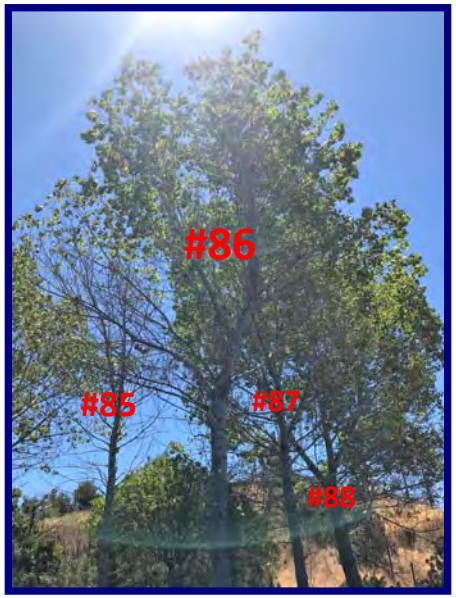
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