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April 12, 2016

George M. Saad
Empire USA, LLC
1801 Century Park East, Suite 2400
Century City, CA 90067-3113

Subject: Tree Survey Report: Northgate Drive Project, San Rafael, Marin County, California

Dear Mr. Saad:

Per your request, LSA Associates, Inc. (LSA) presents this tree survey report for the proposed Northgate Drive Project (project). This report replaces and supersedes the Tree Survey Report submitted on November 30, 2015 and reflects conditions shown on the landscape plan dated April 8, 2016.

Empire USA, LLC (Empire) proposes to make changes to the lot lines and land uses on two existing parcels located at 1005 and 1010 Northgate Drive in the City of San Rafael (City), California (Figure 1). The project as currently proposed would entail construction of a new mixed-use building at 1005 Northgate Drive, with a lot line adjustment; a lot split at 1010 Northgate Drive, with the existing 235-room hotel to remain; construct a new mixed-use project on a new parcel at "1020 Northgate Drive" adjacent to the existing hotel; and construct a new residential building on a new parcel at "1025 Northgate Drive". The proposed project may develop both the 1005 Northgate Drive parcel and the 1010 Northgate Drive parcel or may only develop the 1010 Northgate Drive parcel.

Trees are present along the perimeter of the proposed project, around existing buildings, and in the parking lot islands (Figure 2). Most of the trees on the parcels are non-native planted landscape trees with the exception of native coast redwood (*Sequoia sempervirens*) and western sycamore (*Platanus racemosa*) which are present in parking lot islands, and native oaks that occur west of the edge of pavement near Gallinas Creek. The proposed project will include the removal of trees and associated landscaping on the site. Although there is no municipal regulation governing the removal of trees on private property, the City of San Rafael's Community Development Department (Department) requires a tree survey report to be included with the proposed project permit documentation. The City's Code of Ordinances – Lot Line Adjustments and Consolidation (Chapter 15.05.020) requires that proposed projects requesting adjustments or consolidation of lot line(s) provide a plat map showing existing trees and any other data required by the Department. This tree survey report was prepared to satisfy these requirements. This tree survey report provides information on all trees present within the parcel boundaries of 1005 Northgate Drive and 1010 Northgate Drive (Figure 2).

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PLANNING

METHODS

Fieldwork

LSA's certified arborist Timothy Milliken (International Society of Arboriculture Certification #WE5539A) conducted the tree survey on November 11 and 20, 2015. The tree survey involved assigning a number, recording the species, condition, and trunk diameter at breast height (DBH; in inches as measured 4.5 feet above natural grade) of each tree over 4 inches DBH occurring within the study area. If an individual tree had multiple trunks the circumference of all the trunks were totaled. The location of all numbered trees was registered and plotted on an aerial photo of the project site.

The health and structural condition of each tree were classified in the field as follows:

- Good – Trees with good health and structure that have potential for longevity on site;
- Fair – Trees with somewhat declining health and/or structural defects; or
- Poor – Trees in poor health or with significant structural defects that cannot be mitigated. Trees in this category are expected to continue to decline.

RESULTS

A total of 229 trees were surveyed for the proposed project (Table A, Figure 2). The total number of trees includes 26 trees on the 1005 Northgate Drive property, and 203 trees on the 1010 Northgate Drive property (180 associated with the address and 23 in two easements of 24 parking spaces each associated with 1010 Northgate Drive). Two of these tree species occur naturally in the local region: coast live oak (*Quercus agrifolia*) and valley oak (*Quercus lobata*). Western sycamore and coast redwood are California native trees, but neither occurs naturally in the immediate vicinity of the proposed project site. Attachment A contains additional information on the trees identified within the study area including: tree number, scientific and common name, DBH, condition, and anticipated impact category. Impact categories include: Permanent Impact (removal) and No Impact (retained). Based upon comparison of mapped tree locations with the proposed project plan, the proposed project would permanently impact (remove) 106 trees (23 at 1005 Northgate Drive and 83 at 1010 Northgate Drive). The proposed project would have no impact (retain) on 123 trees (3 at 1005 Northgate Drive, and 120 at 1010 Northgate Drive).

Permanent Impacts to Trees - A total of 106 trees within the study area would be impacted by the proposed project.

1005 Northgate Drive - The proposed project would permanently remove 23 trees on the 1005 Northgate Drive parcel. These trees are summarized in Table A.

1010 Northgate Drive - The proposed project would permanently remove 83 trees on the 1010 Northgate Drive parcel. These trees are summarized in Table A.

No Impact to Trees – A total of 123 trees within the study area would not be impacted by the proposed project. In order to ensure protection of the retained trees, tree protection measures described below should be implemented.

1005 Northgate Drive - The proposed project would retain 3 trees on the 1005 Northgate Drive parcel. These trees are summarized in Table A.

1010 Northgate Drive – The proposed project would retain 120 trees on the 1010 Northgate Drive parcel. These trees are summarized in Table A.

Table A: Summary of Trees Associated With 1005 and 1010 Northgate Drive

Species Classification	Trees within Study Area	Remove	Retain
1005 Northgate Drive			
Aleppo pine (<i>Pinus halepensis</i>)	4	4	0
Coast live oak (<i>Quercus agrifolia</i>)	1	0	1
Evergreen oak (<i>Quercus ilex</i>)	12	11	1
Monterey pine (<i>Pinus radiata</i>)	8	7	1
Purple leaf plum (<i>Prunus cerasifera</i>)	1	1	0
Subtotal for 1005 Northgate Drive	26	23	3
1010 Northgate Drive			
Italian cypress (<i>Cupressus sempervirens</i>)	24	0	24
Sugar gum (<i>Eucalyptus cladocalyx</i>)	1	0	1
Silver dollar gum (<i>Eucalyptus polyanthemos</i>)	27	22	5
Bay laurel (<i>Laurus nobilis</i>)	7	0	7
Glossy privet (<i>Ligustrum japonicum</i>)	5	4	1
Southern magnolia (<i>Magnolia grandiflora</i>)	1	1	0
Olive (<i>Olea europaea</i>)	2	0	2
Monterey pine (<i>Pinus radiata</i>)	3	3	0
Victorian box (<i>Pittosporum undulatum</i>)	1	1	0
Western sycamore (<i>Platanus racemosa</i>)	37	20	17
Purple leaf plum (<i>Prunus cerasifera</i>)	3	1	2
Evergreen pear (<i>Pyrus kawakamii</i>)	1	0	1
Coast live oak (<i>Quercus agrifolia</i>)	12	6	6
Valley oak (<i>Quercus lobata</i>)	20	8	12
Arroyo willow (<i>Salix lasiolepis</i>)	1	0	1
Coast redwood (<i>Sequoia sempervirens</i>)	24	15	9
Queen palm (<i>Syagrus romanzoffiana</i>)	23	1	22
American elm (<i>Ulmus americana</i>)	1	0	1
Mexican fan palm (<i>Washingtonia robusta</i>)	10	1	9
Subtotal for 1010 Northgate Drive	203	83	120
Total for Project Site	229	106	123

Tree Protection Measures

The following measures should be implemented to protect trees to be retained during project development.

Tree Avoidance. The proposed project should avoid impacts to as many protected trees as feasible. The proposed project should also incorporate placement of tree protection fencing outside of the drip line of retained trees. Retained trees on the project site should be avoided during the construction phase by following Best Management Practices as outlined in the following paragraphs.

Tree Protection Fencing. All trees to be retained should receive Tree Protection Fencing (TPF) in order to prevent direct damage to the trees and their growing environment. The TPF will consist of blaze orange barrier fencing supported by metal "T rail" fence posts. The TPF should be placed at a distance that is at or outside of the drip lines of retained trees to the extent feasible based on the limits of the area to be graded. TPF fencing should be installed before site preparation, construction activities, or tree removal/trimming begins, and should be installed under the supervision of a qualified arborist.

Use of Heavy Equipment. Heavy machinery should not be allowed to operate or park within or around areas containing retained trees (unless these areas are currently a paved surface). If it is necessary for heavy machinery to operate within the dripline of retained trees, then a layer of mulch or pea gravel at least 4 inches in depth should be placed on the ground beneath the dripline. A ¾-inch sheet of plywood should be placed on top of the mulch. The plywood and mulch will reduce compaction of the soil within the dripline. The plywood and mulch should be removed once construction is complete.

Storage of Construction Materials and Debris. Construction materials (e.g., gravel, aggregate, heavy equipment) or project debris and waste material should not be placed adjacent to or against the trunks of retained trees.

Incidental Damage to Protected Trees. The attachment of wires, signs, and ropes to any protected tree is strictly prohibited. Workers may be allowed to rest under trees, but they must not injure trees by any means.

Trimming. The following tree trimming guidelines should be followed:

1. All pruning of protected trees should be performed by a licensed contractor familiar with International Society of Arboriculture pruning guidelines and should comply with the guidelines established by the International Society of Arboriculture which include Best Management Practice for Tree Pruning;
2. If the trimming of tree canopy is required to allow the movement of construction machinery, all branches to be removed will be pruned back to an appropriate sized lateral or to the trunk by following proper pruning guidelines;
3. All trimming will be conducted by or under the supervision of a certified arborist.

CONCLUSIONS

The proposed project will result in the removal of 106 trees and the retention of 123 trees.

The proposed removal of trees will be reviewed by the Department. The Department, at its discretion, may require mitigation for the removal of trees. To off-set impacts related to tree removal, LSA recommends on-site tree replacement with trees species included in the City's Recommended Parking Lot Tree List (attached).

SUMMARY

- A total of 229 trees were identified on the proposed project site;
- The proposed project would require the removal of 106 trees and would retain 123 trees;
- The Department may require replacement of removed trees;
- Recommended mitigation for removal of trees includes the planting and maintaining of trees on site as follows:
 - 1:1 replacement ratio of one tree planted for each tree removed (if required by the Department).

LSA appreciates the opportunity to provide this tree survey report to you. Please feel free to contact me or Tim Lacy, Principal, if you have questions or comments regarding this letter report.

Sincerely,

LSA ASSOCIATES, INC.



Timothy Milliken
International Society of Arboriculture
(ISA) Certified Arborist WE-5539A

Enclosures:

- Figure 1: Regional Location
- Figure 2: Tree Map
- Attachment A: Tree Table
- Attachment B: City of San Rafael Recommended Parking Lot Tree List

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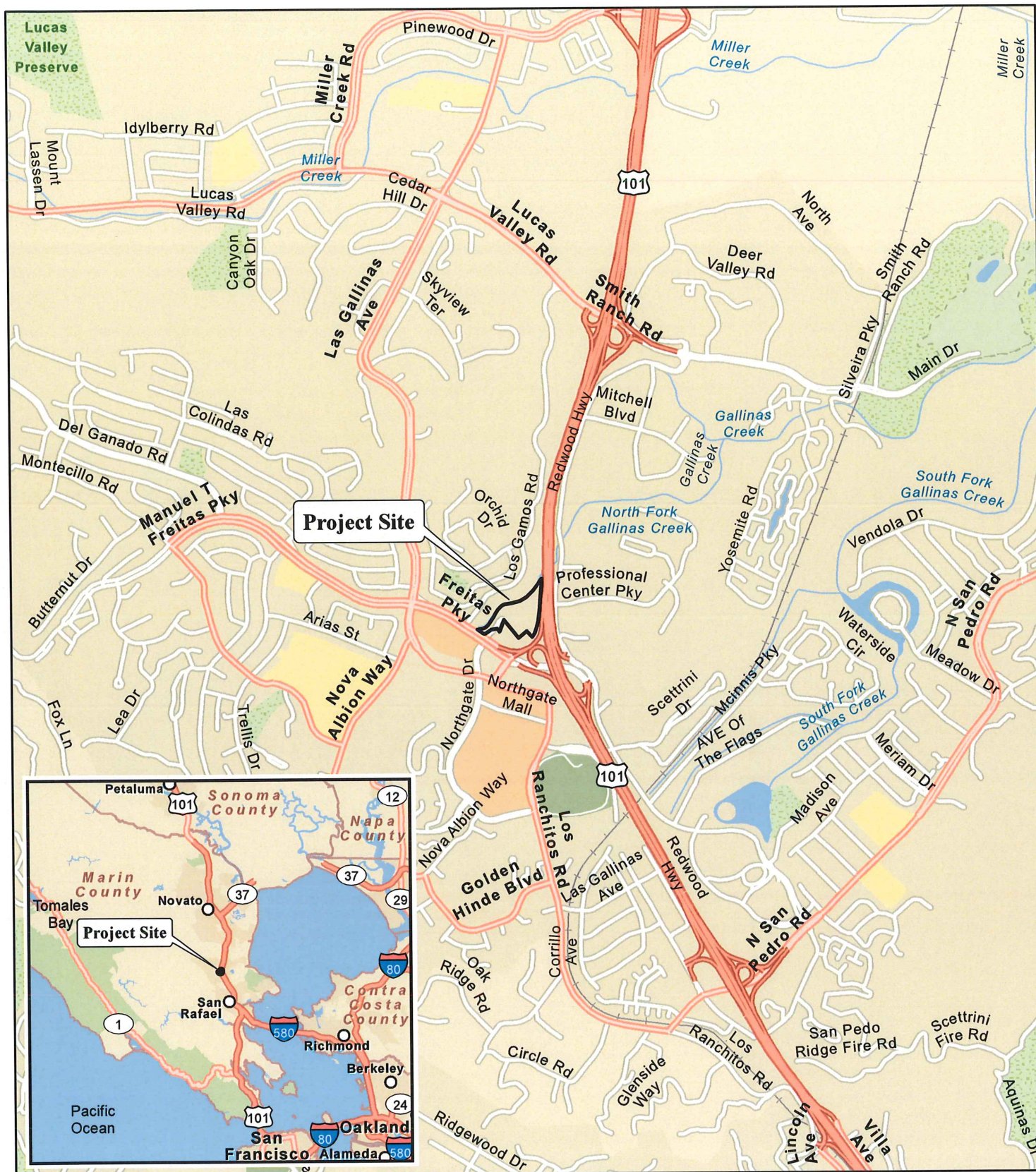


FIGURE 1

LSA



SOURCE: ESRI StreetMap North America (2012).

F:\EMP1501A\GIS\Maps\Figure 1_Project Location and Regional Vicinity Map.mxd (11/30/2015)

1005 & 1010 Northgate Drive
Regional Location and Project Area



5 Northgate Drive

1010 Northgate Drive

- 224, 219, 215, 210, 209, 208, 207, 206, 205, 204, 202, 201, 200, 199, 198, 197, 196, 195, 194, 193, 192, 189, 188, 187, 186, 185, 184, 183, 182, 181, 180, 179, 178, 177, 176, 175, 174, 173, 172, 171, 170, 169, 168, 167, 166, 165, 164, 163, 162, 161, 160, 159, 158, 157, 156, 155, 154, 153, 152, 151, 150, 149, 148, 147, 146, 145, 144, 143, 142, 141, 140, 139, 138, 137, 136, 135, 134, 133, 132, 131, 130, 129, 128, 127, 126, 125, 124, 123, 122, 121, 120, 119, 118, 117, 116, 115, 114, 113, 112, 111, 110, 109, 108, 107, 106, 105, 104, 103, 102, 101, 100, 99, 98, 97, 96, 95, 94, 93, 92, 91, 90, 89, 88, 87, 86, 85, 84, 83, 82, 81, 80, 79, 78, 77, 76, 75, 74, 73, 72, 71, 70, 69, 68, 67, 66, 65, 64, 63, 62, 61, 60, 59, 58, 57, 56, 55, 54, 53, 52, 51, 50, 49, 48, 47, 46, 45, 44, 43, 42, 41, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31, 30, 29, 28, 27, 26, 25, 24, 23, 22, 21, 20, 19, 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8, 7, 6, 5, 4, 3, 2, 1

Attachment A: Detailed Data for Trees on the Northgate Project Site

Tree Number	Species Classification	Diameter (inches)	Condition	Structure	Remove or Retain	Notes
1	Silver dollar gum (<i>Eucalyptus polyanthemos</i>)	30	Good	Fair	Remove	On 1010 Northgate Drive, 2 stem
2	Silver dollar gum (<i>Eucalyptus polyanthemos</i>)	18	Good	Fair	Remove	On 1010 Northgate Drive, 2 stem
3	Silver dollar gum (<i>Eucalyptus polyanthemos</i>)	36	Good	Fair	Remove	On 1010 Northgate Drive
4	Silver dollar gum (<i>Eucalyptus polyanthemos</i>)	24	Good	Fair	Remove	On 1010 Northgate Drive, 2 stem
5	Silver dollar gum (<i>Eucalyptus polyanthemos</i>)	72	Good	Fair	Remove	On 1010 Northgate Drive, old tree, some rot in canopy
6	Western sycamore (<i>Platanus racemosa</i>)	12	Good	Good	Remove	On 1010 Northgate Drive
7	Western sycamore (<i>Platanus racemosa</i>)	12	Good	Good	Remove	On 1010 Northgate Drive
8	Western sycamore (<i>Platanus racemosa</i>)	12	Good	Good	Remove	On 1010 Northgate Drive
9	Western sycamore (<i>Platanus racemosa</i>)	12	Good	Good	Remove	On 1010 Northgate Drive
10	Western sycamore (<i>Platanus racemosa</i>)	12	Good	Good	Remove	On 1010 Northgate Drive
11	Western sycamore (<i>Platanus racemosa</i>)	14	Good	Good	Remove	On 1010 Northgate Drive
12	Western sycamore (<i>Platanus racemosa</i>)	12	Good	Good	Remove	On 1010 Northgate Drive
13	Western sycamore (<i>Platanus racemosa</i>)	10	Good	Good	Remove	On 1010 Northgate Drive
14	Western sycamore (<i>Platanus racemosa</i>)	10	Good	Good	Remove	On 1010 Northgate Drive
15	Silver dollar gum (<i>Eucalyptus polyanthemos</i>)	24	Good	Fair	Remove	On 1010 Northgate Drive, 2 stem
16	Silver dollar gum (<i>Eucalyptus polyanthemos</i>)	100	Good	Fair	Remove	On 1010 Northgate Drive, multi-stem
17	Silver dollar gum (<i>Eucalyptus polyanthemos</i>)	52	Good	Fair	Remove	On 1010 Northgate Drive
18	Silver dollar gum (<i>Eucalyptus polyanthemos</i>)	18	Good	Good	Remove	On 1010 Northgate Drive
19	Silver dollar gum (<i>Eucalyptus polyanthemos</i>)	100	Good	Fair	Remove	On 1010 Northgate Drive, multi-stem
20	Western sycamore (<i>Platanus racemosa</i>)	12	Good	Good	Remove	On 1010 Northgate Drive
21	Western sycamore (<i>Platanus racemosa</i>)	10	Good	Good	Remove	On 1010 Northgate Drive
22	Silver dollar gum (<i>Eucalyptus polyanthemos</i>)	199	Good	Fair	Remove	On 1010 Northgate Drive, multi-stem

Tree Number	Species Classification	Diameter (inches)	Condition	Structure	Remove or Retain	Notes
23	Western sycamore (<i>Platanus racemosa</i>)	14	Good	Good	Remove	On 1010 Northgate Drive
24	Western sycamore (<i>Platanus racemosa</i>)	14	Good	Good	Remove	On 1010 Northgate Drive
25	Coast redwood (<i>Sequoia sempervirens</i>)	12	Good	Good	Remove	On 1010 Northgate Drive
26	Coast redwood (<i>Sequoia sempervirens</i>)	10	Good	Good	Remove	On 1010 Northgate Drive
27	Coast redwood (<i>Sequoia sempervirens</i>)	12	Good	Good	Retain	On 1010 Northgate Drive
28	Coast redwood (<i>Sequoia sempervirens</i>)	10	Good	Good	Retain	On 1010 Northgate Drive
29	Western sycamore (<i>Platanus racemosa</i>)	14	Good	Good	Remove	On 1010 Northgate Drive
30	Coast redwood (<i>Sequoia sempervirens</i>)	6	Good	Good	Retain	On 1010 Northgate Drive
31	Western sycamore (<i>Platanus racemosa</i>)	14	Good	Good	Retain	On 1010 Northgate Drive
32	Coast redwood (<i>Sequoia sempervirens</i>)	12	Good	Good	Retain	On 1010 Northgate Drive
33	Coast redwood (<i>Sequoia sempervirens</i>)	14	Good	Good	Retain	On 1010 Northgate Drive
34	Western sycamore (<i>Platanus racemosa</i>)	10	Good	Good	Remove	On 1010 Northgate Drive
35	Western sycamore (<i>Platanus racemosa</i>)	6	Good	Good	Remove	On 1010 Northgate Drive
36	Coast redwood (<i>Sequoia sempervirens</i>)	12	Good	Good	Retain	On 1010 Northgate Drive
37	Coast redwood (<i>Sequoia sempervirens</i>)	12	Good	Good	Retain	On 1010 Northgate Drive
38	Western sycamore (<i>Platanus racemosa</i>)	8	Good	Good	Retain	On 1010 Northgate Drive
39	Western sycamore (<i>Platanus racemosa</i>)	8	Good	Good	Retain	On 1010 Northgate Drive
40	Western sycamore (<i>Platanus racemosa</i>)	8	Good	Good	Retain	On 1010 Northgate Drive
41	Victorian box (<i>Platanus racemosa</i>)	8	Good	Fair	Retain	On 1010 Northgate Drive, multi-stem
42	Western sycamore (<i>Platanus racemosa</i>)	8	Good	Good	Retain	On 1010 Northgate Drive
43	Western sycamore (<i>Platanus racemosa</i>)	6	Good	Good	Retain	On 1010 Northgate Drive
44	Western sycamore (<i>Platanus racemosa</i>)	14	Good	Good	Retain	On 1010 Northgate Drive
45	Western sycamore (<i>Platanus racemosa</i>)	8	Good	Good	Retain	On 1010 Northgate Drive

Tree Number	Species Classification	Diameter (Inches)	Condition	Structure	Remove or Retain	Notes
46	Western sycamore (<i>Platanus racemosa</i>)	8	Good	Fair	Retain	On 1010 Northgate Drive, 2 stem
47	Western sycamore (<i>Platanus racemosa</i>)	8	Good	Good	Retain	Parking for easement 1010 Northgate Drive
48	Western sycamore (<i>Platanus racemosa</i>)	12	Good	Good	Retain	On 1010 Northgate Drive
49	Western sycamore (<i>Platanus racemosa</i>)	6	Good	Good	Retain	On 1010 Northgate Drive
50	Western sycamore (<i>Platanus racemosa</i>)	8	Good	Good	Retain	Parking for easement 1010 Northgate Drive
51	Coast live oak (<i>Quercus agrifolia</i>)	8	Good	Good	Retain	On 1010 Northgate Drive
52	Coast live oak (<i>Quercus agrifolia</i>)	6	Good	Good	Retain	On 1010 Northgate Drive
53	Coast live oak (<i>Quercus agrifolia</i>)	6	Good	Good	Retain	On 1010 Northgate Drive
54	Western sycamore (<i>Platanus racemosa</i>)	4	Good	Good	Retain	On 1010 Northgate Drive
55	Western sycamore (<i>Platanus racemosa</i>)	10	Good	Good	Retain	On 1010 Northgate Drive
56	Coast redwood (<i>Sequoia sempervirens</i>)	12	Good	Good	Retain	On 1010 Northgate Drive
57	Coast redwood (<i>Sequoia sempervirens</i>)	8	Good	Good	Retain	On 1010 Northgate Drive
58	Western sycamore (<i>Platanus racemosa</i>)	12	Good	Good	Retain	On 1010 Northgate Drive
59	Olive (<i>Olea europaea</i>)	16	Good	Fair	Retain	On 1010 Northgate Drive, 2 stem
60	Queen palm (<i>Syagrus romanoffiana</i>)	24	Good	Good	Retain	On 1010 Northgate Drive
61	Queen palm (<i>Syagrus romanoffiana</i>)	18	Good	Good	Retain	Parking for easement 1010 Northgate Drive
62	Queen palm (<i>Syagrus romanoffiana</i>)	4	Good	Good	Retain	Parking for easement 1010 Northgate Drive
63	Queen palm (<i>Syagrus romanoffiana</i>)	8	Good	Good	Retain	Parking for easement 1010 Northgate Drive
64	Queen palm (<i>Syagrus romanoffiana</i>)	12	Good	Good	Retain	Parking for easement 1010 Northgate Drive
65	Queen palm (<i>Syagrus romanoffiana</i>)	6	Good	Good	Retain	Parking for easement 1010 Northgate Drive
66	Queen palm (<i>Syagrus romanoffiana</i>)	12	Good	Good	Retain	Parking for easement 1010 Northgate Drive
67	Queen palm (<i>Syagrus romanoffiana</i>)	18	Good	Good	Retain	Parking for easement 1010 Northgate Drive
68	Queen palm (<i>Syagrus romanoffiana</i>)	18	Good	Good	Retain	Parking for easement 1010 Northgate Drive

Tree Number	Species Classification	Diameter (Inches)	Condition	Structure	Remove or Retain	Notes
69	Queen palm (<i>Syagrus romanzoffiana</i>)	6	Good	Good	Retain	Parking for easement 1010 Northgate Drive
70	Queen palm (<i>Syagrus romanzoffiana</i>)	4	Good	Good	Retain	Parking for easement 1010 Northgate Drive
71	Queen palm (<i>Syagrus romanzoffiana</i>)	10	Good	Good	Retain	Parking for easement 1010 Northgate Drive
72	Queen palm (<i>Syagrus romanzoffiana</i>)	12	Good	Good	Retain	Parking for easement 1010 Northgate Drive
73	Queen palm (<i>Syagrus romanzoffiana</i>)	18	Good	Good	Retain	Parking for easement 1010 Northgate Drive
74	Queen palm (<i>Syagrus romanzoffiana</i>)	10	Good	Good	Retain	Parking for easement 1010 Northgate Drive
75	Queen palm (<i>Syagrus romanzoffiana</i>)	14	Good	Good	Retain	Parking for easement 1010 Northgate Drive
76	Queen palm (<i>Syagrus romanzoffiana</i>)	10	Good	Good	Retain	Parking for easement 1010 Northgate Drive
77	Queen palm (<i>Syagrus romanzoffiana</i>)	12	Good	Good	Retain	Parking for easement 1010 Northgate Drive
78	Queen palm (<i>Syagrus romanzoffiana</i>)	12	Good	Good	Retain	Parking for easement 1010 Northgate Drive
79	Queen palm (<i>Syagrus romanzoffiana</i>)	14	Good	Good	Retain	Parking for easement 1010 Northgate Drive
80	Queen palm (<i>Syagrus romanzoffiana</i>)	12	Good	Good	Retain	Parking for easement 1010 Northgate Drive
81	Queen palm (<i>Syagrus romanzoffiana</i>)	14	Good	Good	Retain	Parking for easement 1010 Northgate Drive
82	Queen palm (<i>Syagrus romanzoffiana</i>)	24	Good	Good	Remove	On 1010 Northgate Drive
83	Evergreen pear (<i>Pyrus kawakami</i>)	8	Good	Good	Retain	On 1010 Northgate Drive
84	Purple leaf plum (<i>Prunus cerasifera</i>)	12	Good	Fair	Retain	On 1010 Northgate Drive
85	Mexican fan palm (<i>Washingtonia robusta</i>)	24	Good	Good	Retain	On 1010 Northgate Drive
86	Mexican fan palm (<i>Washingtonia robusta</i>)	18	Good	Good	Retain	On 1010 Northgate Drive
87	Mexican fan palm (<i>Washingtonia robusta</i>)	18	Good	Good	Retain	On 1010 Northgate Drive
88	Mexican fan palm (<i>Washingtonia robusta</i>)	18	Good	Good	Retain	On 1010 Northgate Drive
89	Mexican fan palm (<i>Washingtonia robusta</i>)	18	Good	Good	Retain	On 1010 Northgate Drive
90	Mexican fan palm (<i>Washingtonia robusta</i>)	24	Good	Good	Retain	On 1010 Northgate Drive
91	Mexican fan palm (<i>Washingtonia robusta</i>)	20	Good	Good	Retain	On 1010 Northgate Drive

Tree Number	Species Classification	Diameter (inches)	Condition	Structure	Remove or Retain	Notes
92	Mexican fan palm (<i>Washingtonia robusta</i>)	20	Good	Good	Retain	On 1010 Northgate Drive
93	Mexican fan palm (<i>Washingtonia robusta</i>)	24	Good	Good	Retain	On 1010 Northgate Drive
94	Italian cypress (<i>Cupressus sempervirens</i>)	6	Good	Good	Retain	On 1010 Northgate Drive
95	Italian cypress (<i>Cupressus sempervirens</i>)	4	Good	Good	Retain	On 1010 Northgate Drive
96	Italian cypress (<i>Cupressus sempervirens</i>)	4	Good	Good	Retain	On 1010 Northgate Drive
97	Italian cypress (<i>Cupressus sempervirens</i>)	4	Good	Good	Retain	On 1010 Northgate Drive
98	Italian cypress (<i>Cupressus sempervirens</i>)	6	Good	Good	Retain	On 1010 Northgate Drive
99	Italian cypress (<i>Cupressus sempervirens</i>)	4	Good	Good	Retain	On 1010 Northgate Drive
100	Italian cypress (<i>Cupressus sempervirens</i>)	6	Good	Good	Retain	On 1010 Northgate Drive
101	Italian cypress (<i>Cupressus sempervirens</i>)	4	Good	Good	Retain	On 1010 Northgate Drive
102	Italian cypress (<i>Cupressus sempervirens</i>)	4	Good	Good	Retain	On 1010 Northgate Drive
103	Italian cypress (<i>Cupressus sempervirens</i>)	4	Good	Good	Retain	On 1010 Northgate Drive
104	Italian cypress (<i>Cupressus sempervirens</i>)	4	Good	Good	Retain	On 1010 Northgate Drive
105	Italian cypress (<i>Cupressus sempervirens</i>)	6	Good	Good	Retain	On 1010 Northgate Drive
106	Italian cypress (<i>Cupressus sempervirens</i>)	6	Good	Good	Retain	On 1010 Northgate Drive
107	Italian cypress (<i>Cupressus sempervirens</i>)	6	Good	Good	Retain	On 1010 Northgate Drive
108	Italian cypress (<i>Cupressus sempervirens</i>)	6	Good	Good	Retain	On 1010 Northgate Drive
109	Italian cypress (<i>Cupressus sempervirens</i>)	4	Good	Good	Retain	On 1010 Northgate Drive
110	Italian cypress (<i>Cupressus sempervirens</i>)	6	Good	Good	Retain	On 1010 Northgate Drive
111	Italian cypress (<i>Cupressus sempervirens</i>)	4	Good	Good	Retain	On 1010 Northgate Drive
112	Italian cypress (<i>Cupressus sempervirens</i>)	8	Good	Good	Retain	On 1010 Northgate Drive
113	Italian cypress (<i>Cupressus sempervirens</i>)	6	Good	Good	Retain	On 1010 Northgate Drive
114	Italian cypress (<i>Cupressus sempervirens</i>)	6	Good	Good	Retain	On 1010 Northgate Drive

Tree Number	Species Classification	Diameter (inches)	Condition	Structure	Remove or Retain	Notes
115	Italian cypress (<i>Cupressus sempervirens</i>)	6	Good	Good	Retain	On 1010 Northgate Drive
116	Italian cypress (<i>Cupressus sempervirens</i>)	6	Good	Good	Retain	On 1010 Northgate Drive
117	Italian cypress (<i>Cupressus sempervirens</i>)	6	Good	Good	Retain	On 1010 Northgate Drive
118	Bay laurel (<i>Laurus nobilis</i>)	10	Good	Good	Retain	On 1010 Northgate Drive
119	Bay laurel (<i>Laurus nobilis</i>)	8	Good	Fair	Retain	On 1010 Northgate Drive
120	Bay laurel (<i>Laurus nobilis</i>)	4	Fair	Fair	Retain	On 1010 Northgate Drive
121	Bay laurel (<i>Laurus nobilis</i>)	6	Fair	Good	Retain	On 1010 Northgate Drive
122	Bay laurel (<i>Laurus nobilis</i>)	6	Fair	Good	Retain	On 1010 Northgate Drive
123	Bay laurel (<i>Laurus nobilis</i>)	6	Good	Good	Retain	On 1010 Northgate Drive
124	Bay laurel (<i>Laurus nobilis</i>)	6	Good	Good	Retain	On 1010 Northgate Drive
125	Glossy privet (<i>Ligustrum japonicum</i>)	10	Good	Good	Remove	On 1010 Northgate Drive
126	Glossy privet (<i>Ligustrum japonicum</i>)	8	Good	Fair	Remove	On 1010 Northgate Drive, 2 stem
127	Arroyo willow (<i>Salix lasiolepis</i>)	10	Good	Poor	Retain	On 1010 Northgate Drive, multi-stem from stump sprouts shrubby
128	American elm (<i>Ulmus americana</i>)	48	Good	Fair	Retain	On 1010 Northgate Drive, old tree
129	Olive (<i>Olea europaea</i>)	18	Good	Poor	Retain	On 1010 Northgate Drive, 3 stem
130	Western sycamore (<i>Platanus racemosa</i>)	12	Good	Good	Remove	On 1010 Northgate Drive
131	Western sycamore (<i>Platanus racemosa</i>)	10	Good	Good	Remove	On 1010 Northgate Drive
132	Western sycamore (<i>Platanus racemosa</i>)	6	Good	Good	Remove	On 1010 Northgate Drive
133	Western sycamore (<i>Platanus racemosa</i>)	6	Good	Fair	Remove	On 1010 Northgate Drive
134	Coast redwood (<i>Sequoia sempervirens</i>)	14	Good	Good	Remove	On 1010 Northgate Drive
135	Coast redwood (<i>Sequoia sempervirens</i>)	14	Good	Good	Remove	On 1010 Northgate Drive
136	Coast redwood (<i>Sequoia sempervirens</i>)	14	Good	Good	Remove	On 1010 Northgate Drive
137	Coast redwood (<i>Sequoia sempervirens</i>)	16	Good	Good	Remove	On 1010 Northgate Drive

Tree Number	Species Classification	Diameter (inches)	Condition	Structure	Remove or Retain	Notes
138	Coast redwood (<i>Sequoia sempervirens</i>)	18	Good	Good	Remove	On 1010 Northgate Drive
139	Coast redwood (<i>Sequoia sempervirens</i>)	12	Good	Good	Remove	On 1010 Northgate Drive
140	Coast redwood (<i>Sequoia sempervirens</i>)	12	Good	Good	Remove	On 1010 Northgate Drive
141	Coast redwood (<i>Sequoia sempervirens</i>)	10	Good	Good	Remove	On 1010 Northgate Drive
142	Coast redwood (<i>Sequoia sempervirens</i>)	12	Good	Good	Remove	On 1010 Northgate Drive
143	Coast redwood (<i>Sequoia sempervirens</i>)	10	Good	Good	Remove	On 1010 Northgate Drive
144	Coast redwood (<i>Sequoia sempervirens</i>)	14	Good	Good	Remove	On 1010 Northgate Drive
145	Western sycamore (<i>Platanus racemosa</i>)	12	Good	Good	Remove	On 1010 Northgate Drive
146	Southern magnolia (<i>Magnolia grandiflora</i>)	8	Good	Fair	Remove	On 1010 Northgate Drive, 2 stem
147	Purple leaf plum (<i>Prunus cerasifera</i>)	8	Good	Fair	Retain	On 1010 Northgate Drive, 3 stem
148	Sugar gum (<i>Eucalyptus cladocalyx</i>)	18	Fair	Fair	Remove	On 1010 Northgate Drive, 2 stem, some rot in branches
149	Coast redwood (<i>Sequoia sempervirens</i>)	8	Good	Good	Remove	On 1010 Northgate Drive
150	Coast redwood (<i>Sequoia sempervirens</i>)	10	Good	Good	Remove	On 1010 Northgate Drive
151	Mexican fan palm (<i>Washingtonia robusta</i>)	24	Good	Good	Remove	On 1010 Northgate Drive
152	Silver dollar gum (<i>Eucalyptus polyanthemos</i>)	48	Good	Fair	Remove	On 1010 Northgate Drive, 2 stem
153	Silver dollar gum (<i>Eucalyptus polyanthemos</i>)	36	Good	Fair	Retain	On 1010 Northgate Drive
154	Silver dollar gum (<i>Eucalyptus polyanthemos</i>)	48	Good	Fair	Retain	On 1010 Northgate Drive, 2 stem
155	Silver dollar gum (<i>Eucalyptus polyanthemos</i>)	60	Good	Fair	Retain	On 1010 Northgate Drive, multi stem
156	Silver dollar gum (<i>Eucalyptus polyanthemos</i>)	24	Good	Fair	Retain	On 1010 Northgate Drive
157	Silver dollar gum (<i>Eucalyptus polyanthemos</i>)	36	Good	Fair	Remove	On 1010 Northgate Drive
158	Silver dollar gum (<i>Eucalyptus polyanthemos</i>)	48	Good	Fair	Remove	On 1010 Northgate Drive, 2 stem
159	Silver dollar gum (<i>Eucalyptus polyanthemos</i>)	36	Good	Fair	Remove	On 1010 Northgate Drive
160	Glossy privet (<i>Ligustrum japonicum</i>)	5	Good	Good	Remove	On 1010 Northgate Drive

Tree Number	Species Classification	Diameter (Inches)	Condition	Structure	Remove or Retain	Notes
161	Glossy privet (<i>Ligustrum japonicum</i>)	5	Good	Good	Remove	On 1010 Northgate Drive
162	Silver dollar gum (<i>Eucalyptus polyanthemos</i>)	72	Good3 stem	Fair	Retain	On 1010 Northgate Drive, 3 stem
163	Silver dollar gum (<i>Eucalyptus polyanthemos</i>)	8	Good	Good	Remove	On 1010 Northgate Drive
164	Silver dollar gum (<i>Eucalyptus polyanthemos</i>)	12	Good	Good	Remove	On 1010 Northgate Drive
165	Coast live oak (<i>Quercus agrifolia</i>)	30	Good	Fair	Retain	On 1010 Northgate Drive, 2 stem weak branch structure, young tree
166	Purple leaf plum (<i>Prunus cerasifera</i>)	12	Good	Poor	Remove	On 1010 Northgate Drive, 2 stem
167	Glossy privet (<i>Ligustrum japonicum</i>)	36	Good	Poor	Remove	On 1010 Northgate Drive, 6 stem
168	Valley oak (<i>Quercus lobata</i>)	72	Good	Good	Retain	On 1010 Northgate Drive, some branch rot old tree
169	Valley oak (<i>Quercus lobata</i>)	12	Good	Good	Retain	On 1010 Northgate Drive
170	Valley oak (<i>Quercus lobata</i>)	10	Fair	Good	Retain	On 1010 Northgate Drive, cavity in trunk
171	Coast live oak (<i>Quercus agrifolia</i>)	4	Fair	Good	Retain	On 1010 Northgate Drive, east side of a/c
172	Coast live oak (<i>Quercus agrifolia</i>)	4	Fair	Good	Retain	On 1010 Northgate Drive, east side of a/c
173	Coast live oak (<i>Quercus agrifolia</i>)	4	Good	Good	Remove	On 1010 Northgate Drive
174	Coast live oak (<i>Quercus agrifolia</i>)	4	Good	Good	Remove	On 1010 Northgate Drive
175	Valley oak (<i>Quercus lobata</i>)	52	Good	Good	Retain	On 1010 Northgate Drive
176	Coast live oak (<i>Quercus agrifolia</i>)	4	Good	Good	Remove	On 1010 Northgate Drive
177	Valley oak (<i>Quercus lobata</i>)	60	Good	Good	Retain	On 1010 Northgate Drive
178	Coast live oak (<i>Quercus agrifolia</i>)	6	Good	Good	Remove	On 1010 Northgate Drive
179	Coast live oak (<i>Quercus agrifolia</i>)	4	Good	Good	Remove	On 1010 Northgate Drive
180	Valley oak (<i>Quercus lobata</i>)	14	Good	Good	Retain	On 1010 Northgate Drive
181	Valley oak (<i>Quercus lobata</i>)	12	Good	Good	Remove	On 1010 Northgate Drive
182	Valley oak (<i>Quercus lobata</i>)	6	Good	Good	Retain	On 1010 Northgate Drive
183	Valley oak (<i>Quercus lobata</i>)	12	Good	Good	Retain	On 1010 Northgate Drive

Tree Number	Species Classification	Diameter (inches)	Condition	Structure	Remove or Retain	Notes
184	Valley oak (<i>Quercus lobata</i>)	6	Good	Good	Remove	On 1010 Northgate Drive
185	Valley oak (<i>Quercus lobata</i>)	6	Good	Good	Remove	On 1010 Northgate Drive
186	Valley oak (<i>Quercus lobata</i>)	4	Good	Good	Remove	On 1010 Northgate Drive
187	Valley oak (<i>Quercus lobata</i>)	10	Good	Good	Remove	On 1010 Northgate Drive
188	Valley oak (<i>Quercus lobata</i>)	14	Good	Good	Retain	On 1010 Northgate Drive, cavity
189	Valley oak (<i>Quercus lobata</i>)	8	Good	Good	Remove	On 1010 Northgate Drive
190	Valley oak (<i>Quercus lobata</i>)	6	Good	Good	Remove	On 1010 Northgate Drive
191	Valley oak (<i>Quercus lobata</i>)	6	Good	Good	Remove	On 1010 Northgate Drive
192	Valley oak (<i>Quercus lobata</i>)	32	Good	Good	Retain	On 1010 Northgate Drive
193	Valley oak (<i>Quercus lobata</i>)	36	Good	Good	Retain	On 1010 Northgate Drive
194	Valley oak (<i>Quercus lobata</i>)	36	Good	Good	Retain	On 1010 Northgate Drive
195	Silver dollar gum (<i>Eucalyptus polyanthemos</i>)	24	Good	Fair	Remove	On 1010 Northgate Drive
196	Silver dollar gum (<i>Eucalyptus polyanthemos</i>)	24	Good	Good	Remove	On 1010 Northgate Drive, 2 stem
197	Silver dollar gum (<i>Eucalyptus polyanthemos</i>)	36	Good	Good	Remove	On 1010 Northgate Drive
198	Coast live oak (<i>Quercus agrifolia</i>)	12	Good	Good	Remove	On 1010 Northgate Drive
199	Silver dollar gum (<i>Eucalyptus polyanthemos</i>)	12	Good	Poor	Remove	On 1010 Northgate Drive, 7 stem
200	Silver dollar gum (<i>Eucalyptus polyanthemos</i>)	12	Good	Poor	Remove	On 1010 Northgate Drive, 2 stem
201	Monterey pine (<i>Pinus radiata</i>)	32	Good	Good	Remove	On 1010 Northgate Drive
202	Monterey pine (<i>Pinus radiata</i>)	14	Good	Good	Remove	On 1010 Northgate Drive
203	Monterey pine (<i>Pinus radiata</i>)	18	Good	Good	Remove	On 1010 Northgate Drive
204	Aleppo pine (<i>Pinus halepensis</i>)	12	Good	Good	Remove	On 1005 Northgate Drive
205	Aleppo pine (<i>Pinus halepensis</i>)	10	Good	Poor	Remove	On 1005 Northgate Drive, 2 stem
206	Aleppo pine (<i>Pinus halepensis</i>)	18	Good	Good	Remove	On 1005 Northgate Drive

Tree Number	Species Classification	Diameter (Inches)	Condition	Structure	Remove or Retain	Notes
207	Aleppo pine (<i>Pinus halepensis</i>)	10	Good	Good	Remove	On 1005 Northgate Drive
208	Purple leaf plum (<i>Prunus cerasifera</i>)	8	Dead	Dead	Remove	On 1005 Northgate Drive ,dead
209	Monterey pine (<i>Pinus radiata</i>)	52	Good	Fair	Retain	On 1005 Northgate Drive
210	Evergreen oak (<i>Quercus ilex</i>)	6	Good	Good	Retain	On 1005 Northgate Drive
211	Monterey pine (<i>Pinus radiata</i>)	36	Good	Fair	Remove	On 1005 Northgate Drive
212	Monterey pine (<i>Pinus radiata</i>)	24	Good	Fair	Remove	On 1005 Northgate Drive
213	Monterey pine (<i>Pinus radiata</i>)	24	Good	Fair	Remove	On 1005 Northgate Drive
214	Monterey pine (<i>Pinus radiata</i>)	24	Good	Fair	Remove	On 1005 Northgate Drive
215	Monterey pine (<i>Pinus radiata</i>)	18	Good	Fair	Remove	On 1005 Northgate Drive
216	Monterey pine (<i>Pinus radiata</i>)	12	Good	Fair	Remove	On 1005 Northgate Drive
217	Evergreen oak (<i>Quercus ilex</i>)	8	Good	Fair	Remove	On 1005 Northgate Drive ,2 stem
218	Monterey pine (<i>Pinus radiata</i>)	24	Good	Fair	Remove	On 1005 Northgate Drive
219	Evergreen oak (<i>Quercus ilex</i>)	4	Good	Fair	Remove	On 1005 Northgate Drive
220	Evergreen oak (<i>Quercus ilex</i>)	4	Good	Fair	Remove	On 1005 Northgate Drive
221	Evergreen oak (<i>Quercus ilex</i>)	4	Good	Fair	Remove	On 1005 Northgate Drive
222	Evergreen oak (<i>Quercus ilex</i>)	8	Good	Fair	Remove	On 1005 Northgate Drive
223	Evergreen oak (<i>Quercus ilex</i>)	4	Good	Fair	Remove	On 1005 Northgate Drive
224	Evergreen oak (<i>Quercus ilex</i>)	4	Good	Fair	Remove	On 1005 Northgate Drive
225	Coast live oak (<i>Quercus agrifolia</i>)	12	Good	Fair	Retain	On 1005 Northgate Drive
226	Evergreen oak (<i>Quercus ilex</i>)	4	Good	Fair	Remove	On 1005 Northgate Drive
227	Evergreen oak (<i>Quercus ilex</i>)	4	Good	Fair	Remove	On 1005 Northgate Drive
228	Evergreen oak (<i>Quercus ilex</i>)	8	Good	Fair	Remove	On 1005 Northgate Drive
229	Evergreen oak (<i>Quercus ilex</i>)	6	Good	Fair	Remove	On 1005 Northgate Drive

ATTACHMENT B: CITY OF SAN RAFAEL PARKING LOT TREE LIST



RECOMMENDED PARKING LOT TREE LIST

City of San Rafael Recommended Parking Lot Trees

Planning Division

City of San Rafael

Community Development
Department

P.O. Box 151560
San Rafael, CA 94915-1560

(415) 485-3085

(415) 485-3184

planning@ci.san-rafael.ca.us

www.cityofsanrafael.org

Botanical Name	Common Name	Crown Diameter
20-30 Ft. Crown Diameter Trees		
<i>Cercis canadensis</i>	Eastern Redbud	20'
<i>Chitalpa tashkentensis</i>	Chitalpa	20'
<i>Lagerstroemia indica</i> x <i>L. faurei</i> clones	Crape Myrtle	20'
<i>Malus</i> sp. 'Snowdrift', 'Golden Raindrops'	Crabapple	20'
<i>Prunus cerasifera</i> 'Krauter Vesuvius', 'Thundercloud'	Cherry Plum or Purple Leaf Plum	20'
<i>Pyrus kawakamii</i>	Evergreen Pear	20'
<i>Acer buergerianum</i>	Trident Maple	20-25'
<i>Pyrus calleryana</i> 'Trinity', 'Chanticleer', 'Redspire', 'New Bradford', 'Aristocrat'	Callery or Flowering Pear	20-25'
<i>Acer campestre</i> 'Queen Elizabeth'	Hedge Maple	20-30'
<i>Ginkgo biloba</i> 'Saratoga', 'Autumn Gold'	Maidenhair Tree	20-30'
<i>Laurus nobilis</i> 'Saratoga'	Sweet Bay	25'
<i>Koelreuteria paniculata</i> , <i>bipinnata</i> , <i>elegans</i>	Goldenrain, Chinese Flame, Formosan Flame	25-30'
<i>Ulmus wilsoniana</i> 'Frontier', 'Prospector'	Frontier, Prospector Elm	25-30'
30+ Ft. Crown Diameter Trees		
<i>Acer fremanii</i> 'Autumn Blaze'	Autumn Blaze Maple	30'
<i>Magnolia grandiflora</i> 'Saint Marys', 'Russet'	Southern Magnolia	30'
<i>Pistacia chinensis</i> 'Keith Davey'	Chinese Pistache	30'
<i>Sapium sebiferum</i>	Chinese Tallow	30'
<i>Ulmus parvifolia</i> 'Athena', 'Allee', 'Drake'	Athena, Allee Chinese Elm	30'
<i>Quercus frainetto</i> 'Forest Green'	Forest Green Oak	30'
<i>Quercus shumardii</i>	Shumard Red Oak	30-40'
<i>Zelkova serrata</i> 'Green Vase', 'Village Green', 'Musashino'	Green Vase or Sawleaf Zelkova	30-60'
<i>Quercus ilex</i>	Holly Oak	35'
<i>Celtis australis</i>	European Hackberry	35'
<i>Celtis occidentalis</i>	Common Hackberry	35'
<i>Quercus lobata</i>	Valley Oak	35'
<i>Quercus suber</i>	Cork Oak	35'
<i>Quercus virginiana</i>	Southern Live Oak	35'
<i>Quercus agrifolia</i>	Coast Live Oak	35-40'
<i>Celtis sinensis</i>	Chinese Hackberry	35-40'
<i>Fraxinus americana</i> 'Autumn Purple', 'Chicago Regal', 'Autumn Applause'	White or American Ash	35-40'
<i>Liriodendron tulipifera</i>	Tulip tree	35-40'
<i>Quercus phellos</i>	Willow Oak	35-40'
<i>Quercus rubra</i>	Red Oak	35-40'
<i>Platanus x acerifolia</i> 'Yarwood', 'Bloodgood', x <i>hispanica</i> , 'Columbia'	London Plane Tree, Sycamore	35-45'
<i>Cinnamomum camphora</i>	Camphor Tree	40-60'