Preliminary Arborist Report

West Oakland BART Station
Oakland, CA

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HORT SCIENCE
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Divisions of The F.A. Bartlett Tree Expert Company

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Introduction and Overview

Mandela Station Partners, LLC is planning to renovate the West Oakland Bart Station parking lot into housing. HortScience | Bartlett Consulting (Divisions of The F.A. The Bartlett Tree Expert Company) was asked to prepare a **Preliminary Arborist Report** for trees within the project area. The project includes trees inside the Bart parking area and trees lining both sides of 7th Street. Plans for the project are in the final stages of design development and are subject to change. As such, this report is considered a Preliminary Arborist Report. New designs should be evaluated, and the report should be updated as needed.

This report provides the following information:

1. An assessment of each tree's health, structure, suitability for preservation and protected status within and adjacent to the proposed project area.
2. A preliminary evaluation of impacts to trees based on plans provided by the project team.

Assessment Methods

Trees were assessed on April 30, 2026. Tree assessment included all trees in the project area. The assessment procedure consisted of the following steps:

1. Identifying the tree species.
2. Verifying or tagging trees and recording locations on a map.
3. Measuring the trunk diameter at a point 54 inches above grade.
4. Evaluating the health and structural condition using a scale of 1 – 5:
   - ***5*** - A healthy, vigorous tree, reasonably free of signs and symptoms of disease, with good structure and form typical of the species.
   - ***4*** - Tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.
   - ***3*** - Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.
   - ***2*** - Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.
   - ***1*** - Tree in severe decline, dieback of scaffold branches and/or trunk; most of foliage from epicormics; extensive structural defects that cannot be abated.
   - ***0*** - Tree is dead.
5. Rating the suitability for preservation as "high", "moderate" or "low". Suitability for preservation considers the health, age and structural condition of the tree, and its potential to remain an asset to the site for years to come.
   - ***High***: Trees with good health and structural stability that have the potential for longevity at the site.
   - ***Moderate***: Trees with somewhat declining health and/or structural defects than can be abated with treatment. The tree will require more intense management and monitoring, and may have shorter life span than those in 'high' category.
   - ***Low***: Trees in poor health or with significant structural defects that cannot be mitigated. Tree is expected to continue to decline,

regardless of treatment. The species or individual may have characteristics that are undesirable for landscapes, and generally are unsuited for use areas.

Description of Trees

Landscaping at the West Oakland Bart Station was composed of mostly ornamental species. Trees were growing in tree wells or open parkways with compacted soils and ivy or other ground covers. Overall, 28 trees were in fair condition, 26 trees were in good condition, and seven were in poor condition (Table 1). Descriptions of each tree can be found in the ***Tree Assessment Form*** and approximate locations are shown on the ***Tree Assessment Map*** (see *Attachments*).

Table 1: Condition ratings and frequency of occurrence of trees
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Oakland, CA

Common Name	Scientific Name	Condition			Total
		Poor (1-2)	Fair (3)	Good (4-5)	
Red maple	*Acer rubrum*	1	3	-	**4**
Red horsechestnut	*Aesculus* x *carnea*	-	1	2	**3**
Marina madrone	*Arbutus* 'Marina'	-	-	1	**1**
Tulip tree	*Liriodendron tulipifera*	3	18	1	**22**
Mayten	*Maytenus boaria*	3	1	-	**4**
Italian stone pine	*Pinus pinea*	-	-	2	**2**
Chinese pistache	*Pistacia chinensis*	-	-	20	**20**
London plane	*Platanus* x *hispanica*	-	4	-	**4**
American elm	*Ulmus americana*	-	1	-	**1**
Total		**7**	**28**	**26**	**61**

Twenty-two (22) tulip trees were assessed, representing about a third of the trees inventoried. Eighteen (18) trees were in fair condition, tree #44 was in good condition and trees #34, 35, and 59 were in poor condition. The tulip trees in fair condition were characterized by having narrow crowns and some twig and branch dieback (Photo 1, next page). Tulip trees in poor condition had extensive wounding along their trunks (Photo 2, next page). The tulip trees ranged in diameter from 7 to 14 inches. Tree #47 had three trunks with diameters of 6, 7, and 8 inches.

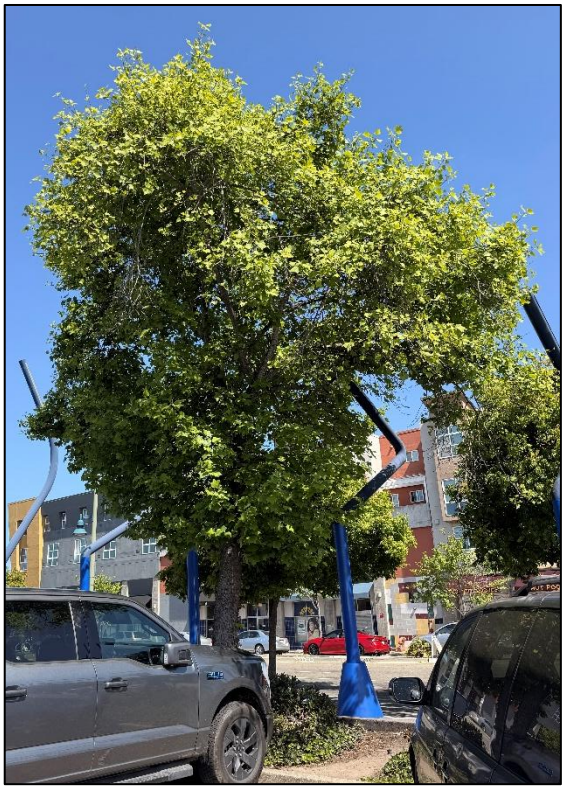

Photo 1. Tulip tree #19 was in fair condition. Tree #19 was growing in an open planter with compacted soils and ivy.

Photo 2. Tree #34 was in poor condition with branch dieback, and a trunk wound that span from the base to high in the crown.

The 20 Chinese pistache were in good condition. Size variance was minor with diameters ranging from 4 to 7 inches. The Chinese pistache were growing in a double allée on the southern side of 7th St. and were in tree wells with grates (Photo 3). The trunks of trees #2, 11, 12, and 23 contacted with the tree grate.

Photo 3. The good condition Chinese pistache trees created a double alley of trees that lined the parking lot on the south side of 7th St.

Four red maples street trees were located in landscaped tree wells along 7th St. Tree #69 was in poor condition, and trees #70-72 were in fair condition. Dimeters ranged from 5 to 7 inches. The red maples had upright trunks with narrow form and structure.

Of the four maytens assessed, tree #30 was in fair condition, and trees #28, 29, and 63 were in poor condition. Tree #30 had a full crown but poor form with a buried root crown and an eastern leaning trunk. Trees #29 and 63 had stems and sections of the crown that were dead.

Four London plane trees were located in a row. The two the largest trees (#21 and 48) were located on the ends. Both trees had 21-inch diameter trunks and spreading crowns. Trees #49 and 50 grew in the middle of the row and had diameters of 11 and 12 inches, respectively. These trees were suppressed and had narrower crowns due to the lack of growing space. Each London plane was in fair condition.

Three red horsechestnut street trees were included in the evaluation. The trees were small with diameters of 4 and 5 inches. Trees #65 and 66 were in good condition and tree #68 was in fair condition.

A marina madrone (#67) and American elm (#64) were street trees along 7th Street. The marina madrone had a 14-inch diameter and was in good condition. The crown was well-formed and new growth was vigorous. American elm #64 was in fair condition with a 13-inch diameter and messy structure.

Italian stone pine #16 and 17 were the largest trees assessed with diameters of 40 and 47 inches. Both trees were in good condition and had codominant trunks. Tree #16 had a seam in the attachment from the attachment point to the base and tree #17 was swelling at the main attachment (Photo 4, and popout). The trees were growing in large parking islands with displaced curbs and gutters.

Photo 4. The good condition Italian stone pines both trees had codominant stems with a seam in the attachment.

City of Oakland Tree Protection Requirements

Chapter 12.36 of the Oakland Code of Ordinances defines a *Protected* tree as a coast live oak with a trunk diameter of 4 inches or larger, or any other species of tree with a trunk diameter of 9 inches or larger. All eucalyptus species on private property are exempt from protection. Oakland Municipal Code (OMC) Chapter 12.32 protects street trees of any size.

According to these criterion, only mayten #28, 30, and 36 and tulip tree #57 are not considered *Protected*. The remaining 57 trees are considered *Protected* (see ***Tree Assessment Form***, Exhibits).

The City of Oakland requires replacement plantings according to the following criteria:

- No tree replacement shall be required for the removal of non-native species.
- Replacement tree species shall consist of redwood, coast live oak, madrone (*Arbutus menziesii*), California buckeye (*Aesculus californica*), or California bay laurel (*Umbellularia californica*).
- Replacement trees shall be of 24-inch box size, except that three 15-gallon size trees may be substituted for one 24-inch box size tree where appropriate.

Suitability for Preservation

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

Our goal is to identify trees that have the potential for long-term health, structural stability and longevity. Therefore, where development encroaches into existing plantings, we must consider their structural stability as well as their potential to grow and thrive in a new environment. Where development will not occur, the normal life cycles of decline, structural failure and death should be allowed to continue.

Evaluation of suitability for preservation considers several factors:

- **Tree health**
  Healthy, vigorous trees are better able to tolerate impacts such as root injury, demolition of existing structures, changes in soil grade and moisture, and soil compaction than are non-vigorous trees. For example, trees #34 and 35 were in poor health with trunk wounds spanning much of the length of the trunk.
- **Structural integrity**
  Trees with significant amounts of wood decay and other structural defects that cannot be corrected are likely to fail. Such trees should not be preserved in areas where damage to people or property is likely. For example, mayten #30 had poor structure and would not be a good candidate for preservation.

- **Species response**
  There is a wide variation in the response of individual species to construction impacts and changes in the environment. For instance, London plane tolerates root impacts well. Italian stone pine is not as tolerant of pruning or root impacts. Street trees, regardless of species, may vary in tolerance due to the limited soil volume. Depending on proposed site changes, this may increase or decrease the ability of a tree to tolerate impacts.
- **Tree age and longevity**
  Old trees, while having significant emotional and aesthetic appeal, have limited physiological capacity to adjust to an altered environment. Young trees are better able to generate new tissue and respond to change.
- **Species invasiveness**
  Species that spread across a site and displace desired vegetation are not always appropriate for retention. This is particularly true when indigenous species are displaced. The California Invasive Plant Inventory Database (http://www.cal-ipc.org/paf/) lists species identified as being invasive. Oakland is part of the Central West Floristic Province. Mayten has limited invasive potential.

Each tree was rated for suitability for preservation based upon its age, health, structural condition and ability to safely coexist within a development environment (Table 2). We consider trees with high suitability for preservation to be the best candidates for preservation. We do not recommend retention of trees with low suitability for preservation in areas where people or property will be present.

Table 2: Tree suitability for preservation
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High	Trees in this category had good health and structural stability that have the potential for longevity at the site. Marina madrone #67 had high suitability for preservation.
Moderate	Trees in this category have fair health and/or structural defects that may be abated with treatment. Trees in this category require more intense management and monitoring and may have shorter lifespans than those in the “high” category. Forty (40) trees had moderate suitability for preservation including: one American elm, 20 Chinese pistache, two Italian stone pine, four London plane, two red horsechestnut, two red maple, and nine tulip trees.
Low	Trees in this category are in poor health or have significant defects in structure that cannot be abated with treatment. These trees can be expected to decline regardless of management. The species or individual tree may possess either characteristics that are undesirable in landscape settings or be unsuited for use areas. Twenty (20) trees had low suitability for preservation: four maytens, one red horsechestnut, two red maple, and 13 tulip trees.

Preliminary Evaluation of Impacts and Recommendations

Appropriate tree retention requires a practical match between the location and intensity of construction activities with the quality and health of trees. The ***Tree Assessment Form*** was the reference point for tree condition and quality. Potential impacts from construction were estimated using the Site Plan sheet L1.0 dated March 19, 2026. Plans for the project are in the final stages of design development and are subject to change. As such, this evaluation of impacts must be considered preliminary.

The proposed improvements will involve demolishing all existing features and constructing three separate buildings with landscaping and park-like features. The bike path along 7th Street will be upgraded. Improvements fill the entire site. It is unlikely that any trees will be preserved. Based on the current plans and design, I recommend all 61 trees be removed.

It may be possible to preserve 29 trees along 7th Street. Revised plans would need to be reviewed by the consulting arborist to determine impacts to trees and provide recommendations for protection during the construction process. Revisions would need to leave existing features relatively similar or focus on removal of concrete and hardscape features. A Tree Protection Zone of at least 20-feet in all directions would be required for preservation of the Italian stone pine #16 and 17. No work, other than removal of concrete, would be allowed in this area.

Trees where preservation may be possible with design changes include: Twenty (20) Chinese pistache, three red horsechesnuts, the four red maples, marina madrone #67 and Italian stone pines #16 and 17. Preservation of American elm #64 is not recommended because the species has historically been plagued with structural issues.

If you have any questions regarding my observations or recommendations, please contact me.

HortScience | Bartlett Consulting

Darya Barar, Managing Consulting Urban Forester and Arborist
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Registered Consulting Arborist No. 693
ISA Tree Risk Assessment and Tree Appraisal Qualified

Attachments

Tree Assessment Map

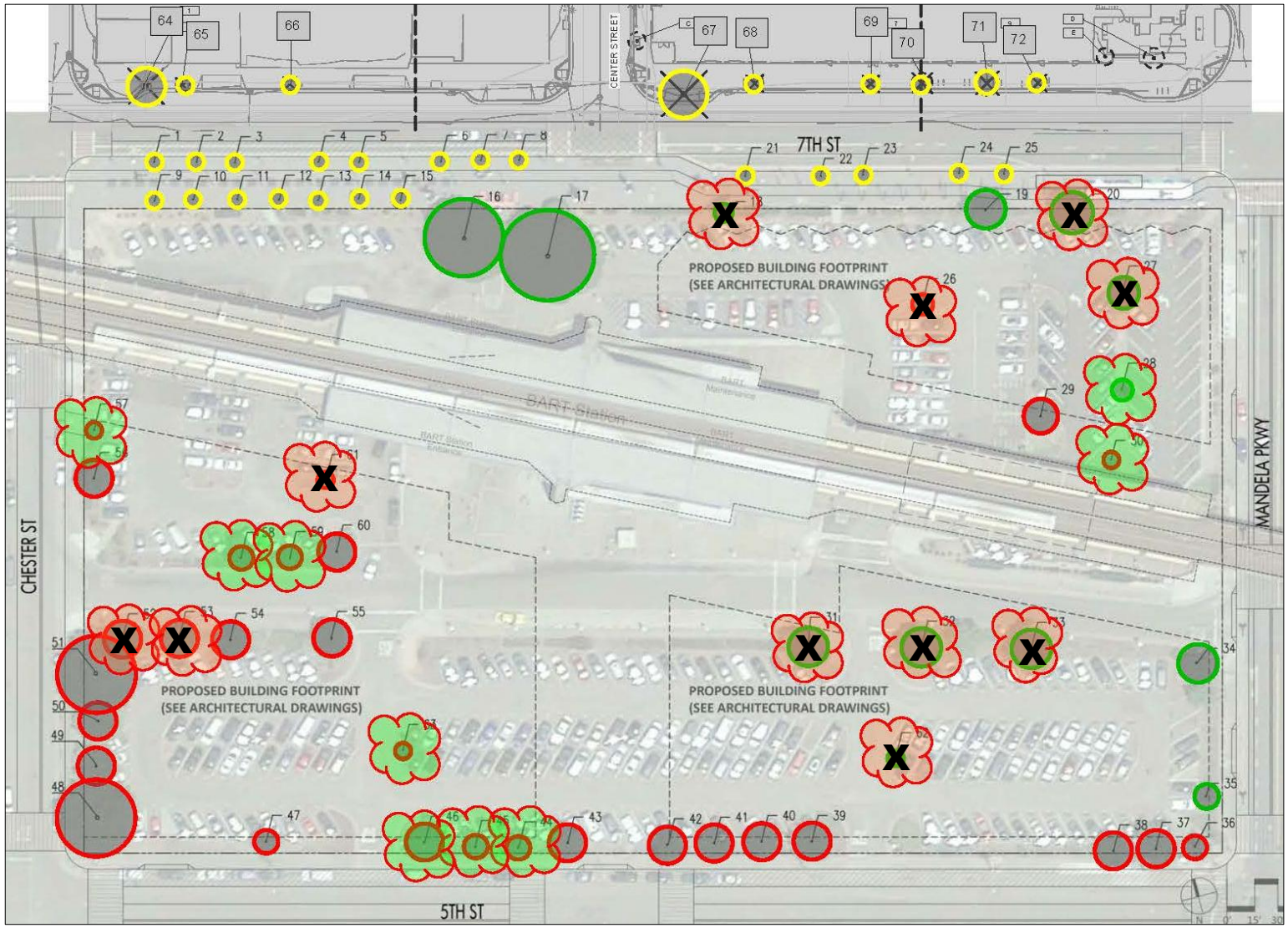
Tree Assessment Form

Tree Assessment Map

West Oakland Bart Station Parking Lot
West Oakland, CA

Prepared for:
Mandela Station Partners, LLC
San Francisco, CA

May 2026



No Scale

Notes:
Base map provided by:
jrdv Architects, Inc.
Oakland, CA

X = Trees have been removed

Numbered tree locations are approximate.

HORT SCIENCE
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Tree Assessment

Mandela Station Partners, LLC
Oakland, CA
April 2026

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
1	Chinese pistache	5	Yes	4	Moderate	Codominant trunks arise from 5’; round crown.
2	Chinese pistache	6	Yes	4	Moderate	Codominant trunks arise from 5’; round crown; staked and trunk in contact with grate.
3	Chinese pistache	5	Yes	4	Moderate	Codominant trunks arise from 7’; round crown.
4	Chinese pistache	4	Yes	4	Moderate	Codominant trunks arise from 7’; round crown; on stake.
5	Chinese pistache	5	Yes	4	Moderate	Codominant trunks arise from 8’; round crown; staked.
6	Chinese pistache	5	Yes	4	Moderate	Codominant trunks arise from 6’; round crown.
7	Chinese pistache	6	Yes	4	Moderate	Codominant trunks arise from 8’; round crown.
8	Chinese pistache	6	Yes	4	Moderate	Codominant trunks arise from 8’; round crown.
9	Chinese pistache	7	Yes	4	Moderate	Codominant trunks arise from 6’; round crown.
10	Chinese pistache	6	Yes	4	Moderate	Multiple trunks arise from 8’; round crown.
11	Chinese pistache	6	Yes	4	Moderate	Codominant trunks arise from 6’; round crown; base in contact with the grate.
12	Chinese pistache	6	Yes	4	Moderate	Codominant trunks arise from 6’; round crown; base in contact with the grate.
13	Chinese pistache	5	Yes	4	Moderate	Multiple trunks arise from 7’; round crow; .
14	Chinese pistache	5	Yes	4	Moderate	Codominant trunks arise from 6’; round crown.
15	Chinese pistache	6	Yes	4	Moderate	Codominant trunks arise from 6’; round crown.
16	Italian stone pine	40	Yes	4	Moderate	Codominant trunks arise from 8’; seam from base to attachment; healthy growth; displaced concrete.
17	Italian stone pine	47	Yes	4	Moderate	Codominant trunks arise from 5’; swelling in attachment; healthy growth.
19	Tulip tree	13	Yes	3	Low	Base and trunk engulfed in ivy; wig, dieback; staining from aphids on ground.
21	Chinese pistache	7	Yes	4	Moderate	Codominant trunks arise from 7’; round crown.
22	Chinese pistache	7	Yes	4	Moderate	Codominant trunks arise from 7’; round crown.

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
23	Chinese pistache	6	Yes	4	Moderate	Codominant trunks arise from 6'; round crown; dead branch on west side.
24	Chinese pistache	7	Yes	4	Moderate	Codominant trunks arise from 6'; round crown.
25	Chinese pistache	7	Yes	4	Moderate	Multiple trunks arise from 6&7'; round crown.
28	Mayten	5	No	2	Low	Sparse crown; little life foliage.
29	Mayten	17	Yes	2	Low	Trunk leans east; twig and branch dieback; sparse.
30	Mayten	4	No	3	Low	Buried root crown; leaning east; full crown.
34	Tulip tree	13	Yes	2	Low	Decayed cavity from base to high in crown; healthy foliage; twig and branch dieback in upper crown.
35	Tulip tree	10	Yes	2	Low	Decayed cavity from base to 6'; healthy foliage; twig and branch dieback.
36	Tulip tree	13	Yes	3	Low	Trunk wound with decay from4' to 10'; twig and branch dieback; thin.
37	Tulip tree	14	Yes	3	Low	Straight upright trunk; high crown; twig and branch dieback; thin.
38	Tulip tree	13	Yes	3	Moderate	Straight upright trunk; multiple branches arise from high in crown; high crown; some twig dieback.
39	Tulip tree	13	Yes	3	Moderate	Straight upright trunk; multiple branches arise from high in crown; high crown; some twig dieback.
40	Tulip tree	9	Yes	3	Low	Sinuous trunk; twig and branch dieback; thin crown.
41	Tulip tree	11	Yes	3	Low	High crown; twig and branch dieback; thin crown.
42	Tulip tree	12	Yes	3	Moderate	Tight narrow crown; vigorous growth.
43	Tulip tree	10	Yes	3	Low	Upright trunk; twig and branch dieback.
44	Tulip tree	10	Yes	4	Moderate	Narrow sinuous trunk; minor twig dieback.
45	Tulip tree	9	Yes	3	Moderate	Crock in trunk; minor twig dieback.
46	Tulip tree	9	Yes	3	Moderate	Straight up, bright trunk; thin; twig and branch dieback.
47	Tulip tree	8,7,6	Yes	3	Moderate	Multiple trunks arise from 1'; vigorous growth.

Tree Assessment

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Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
48	London plane	21	Yes	3	Moderate	Multiple trunks arise from 9'; twig dieback; somewhat thin; spread spreading crown.
49	London plane	11	Yes	3	Moderate	Codominant trunks arise from 7&9'; twig dieback; somewhat thin.
50	London plane	12	Yes	3	Moderate	Codominant trunks arise from 8'; trunk leans east; twig dieback; somewhat thin.
51	London plane	21	Yes	3	Moderate	Multiple trunks; twig dieback; somewhat thin; spread spreading crown.
54	Tulip tree	10	Yes	3	Low	Straight high crown; minor twig dieback.
55	Tulip tree	11	Yes	3	Low	Trunk leans north; codominant stem with included bark high in crown.
56	Tulip tree	14	Yes	3	Moderate	Straight upright trunk; full vigorous crown.
57	Tulip tree	7	No	3	Low	Trunk leans slightly east; narrow crown.
58	Tulip tree	13	Yes	3	Moderate	Straight upright trunk; full vigorous crown.
59	Tulip tree	10	Yes	2	Low	Crook in trunk at 6'; cavities with decay from base to 2' and in crook; twig and branch dieback; thin.
60	Tulip tree	13	Yes	3	Low	Small cavity with decay at base on south side; twig and branch dieback.
63	Mayten	8,5,4	No	2	Low	One stem is alive; two others are dead.
64	American elm	13	Yes	3	Moderate	Street tree. Multiple and Codominant trunks arise from 11'; messy structure.
65	Red horsechestnut	4	Yes	4	Moderate	Street tree. Good form; somewhat thin.
66	Red horsechestnut	5	Yes	4	Moderate	Street tree. Codominant trunks arise from 5'; somewhat thin round crown.
67	Marina madrone	14	Yes	4	High	Street tree. Multiple trunks arise from 5'; full health round crown.
68	Red horsechestnut	5	Yes	3	Low	Street tree. Straight upright trunk; thin crown.

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April 2026

Tree No.	Species	Trunk Diameter (in.)	Protected Tree?	Condition 1=poor 5=excellent	Suitability for Preservation	Comments
69	Red maple	6	Yes	2	Low	Street tree. Straight upright trunk; very thin crown.
70	Red maple	5	Yes	3	Low	Street tree. Straight upright trunk; thin crown; twig dieback.
71	Red maple	7	Yes	3	Moderate	Street tree. Straight upright trunk; somewhat thin.
72	Red maple	5	Yes	3	Moderate	Street tree. Straight upright trunk; somewhat thin.