

# TREEMASTERS

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## Arborist Report

**Client:** Prudence and Fred Starr  
**Site Address:** 160 Leland Way, Tiburon, CA 94920

**Prepared By:**  
Patrick Shand  
Certified Arborist – WE-12127A

**Date of Inspection:** January 21, 2026

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## Scope of Inspection

At the request of the property owners, an arborist inspection was conducted to evaluate the condition, structure, and potential risks associated with two (2) Mexican Fan Palm trees located in the front yard of the subject property. The inspection included visual assessment from ground level of tree structure, lean, proximity to structures and utilities, and potential impacts to underground infrastructure.

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## Tree Information

- **Species:** Mexican Fan Palm (*Washingtonia robusta*)
- **Quantity:** Two (2)
- **Location:** Front yard, front right corner of the property
- **Height:** Approximately **30–35 feet tall** (each)
- **Trunk Circumference:** Approximately **63 inches**, measured at **24 inches above grade**

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## Tree Observations

### Tree #1 – Leaning Palm

- Exhibits a **pronounced hard lean toward the residence.**



“Providing great care and attention  
to the **ONE TREE** we are working on at that moment.”



- The direction and severity of the lean place the tree within falling distance of the home should structural failure occur.
- Due to the biological and structural characteristics of palm trees, **corrective pruning cannot mitigate or correct the lean.**
- The root zone extends directly over **sewer laterals, water lines, and drainage canals**, increasing the likelihood of damage to underground utilities.
- The client has expressed concern regarding the potential for failure and resulting property damage.

#### **Tree #2 – Upright Palm**

- Exhibits a **more upright growth habit** and currently presents less immediate structural risk.
- Located in **close proximity to overhead telephone wires**, requiring ongoing clearance and increasing long-term maintenance conflicts.
- Root system also extends over **sewer laterals, water lines, and drainage canals**, presenting similar concerns for underground infrastructure damage.

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#### **Underground and Overhead Infrastructure Impacts**

Both palms are growing directly above critical underground utilities, including:

- Sewer laterals
- Water supply lines
- Drainage canals

Although palm roots are generally fibrous, they can contribute to displacement, intrusion, or damage of aging or compromised underground infrastructure. In addition, Tree #2's proximity to overhead telephone lines presents an ongoing utility conflict.

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#### **Risk Assessment**

- **Tree #1:** Presents a **moderate to high risk** due to its significant lean toward the residence and inability to be mitigated through pruning or corrective measures.
- **Tree #2:** Presents a **moderate risk** due to proximity to overhead utilities and shared underground infrastructure concerns.
- Retention of either tree increases the potential for **property damage, utility failure, and future hazard conditions.**

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#### **Client Concerns**

The property owners have stated:

- Concern regarding potential failure of the leaning palm.
  - A desire to remove **both trees** due to existing and future risks to underground utilities and the residence.
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## Recommendations

Based on the observations made during the inspection and my professional opinion as a certified arborist, the following actions are recommended:

1. **Remove Tree #1 (leaning palm)** due to structural instability and risk to the residence.
  2. **Remove Tree #2 (upright palm)** due to conflicts with overhead utilities and shared risks to underground infrastructure.
  3. If replacement planting is desired, select **appropriately sized, site-compatible species** with non-invasive root systems suitable for proximity to utilities and structures.
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## Conclusion

In my professional opinion, removal of both Mexican Fan Palms is a reasonable and prudent course of action to reduce risk to the residence, underground utilities, and overhead infrastructure at 160 Leland Way, Tiburon, California. Corrective pruning is not a viable mitigation option for the conditions observed.

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#2

#1

