

Attachment J

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AMANDA GATES
CONSULTING ARBORIST
ISA CERTIFIED #WE-11839A

April 22nd, 2021

1125 Spyglass Woods Drive
Pebble Beach, CA 93953

To Whom It May Concern:

My report is enclosed concerning the selected trees on this property. This report contains the details of my observations, options, and recommendations for the subject trees to be retained or removed for these future plans.

While on the jobsite on April 22nd 2021, I performed the agreed limited visual tree assessment on these trees to assess, visually, for potential risk and if removal is required for the project. The majority of these trees are in poor to fair conditions. A lot of these trees will need to be removed for the project as well as risk mitigation.

I have made recommendations based on these visual findings and to provide a short guideline of proper tree protection zones to best protect the remaining trees.

After you have a chance to thoroughly read the report, please let me know if you have any questions. Thank you for the opportunity to assist you!

Thank you!

Sincerely,

Amanda Gates- Certified Arborist #WE- 11839A





1125 Spyglass Woods Road
Pebble Beach, CA 93953

RE: Huff Residence

Background

On April 22nd, 2021 I went to the address above to evaluate the condition of selected trees on site. This lot is being prepared for a new residence, which required the removal of trees within the floor plan, as well as trees that are too close to the build and that may be a risk to the project. As requested, I was there to conduct a visual tree assessment (VTA) on the trees to determine which trees should be retained and which trees should be removed. Written below are my findings and recommendations for these trees within this report.

Limits of the Assessment

The recommendations and conclusions provided in this report are based on visual observations only. There were no Resistograph testing, root excavation or aerial inspections. In performing the limited visual assessment, my recommendations are solely based on visual observations made by walking around the trees to see if there are any obvious abnormalities on or around the trees that could potentially be a structural or health concern.

Construction Damage and Tree Protection Zones

Construction can be a stressful process to nearby trees while work is being conducted. Not only are trees susceptible to mechanical injuries above ground, but the most common construction damage to trees is underground. A tree's root system can be a hidden source of damage to a tree since the damage cannot be seen. The leading causes of root damage are from soil compaction from heavy equipment, root cutting and roots being smothered by grade change. For the retained trees on this project site, it will be most important to protect the critical root zone as best as practical. A TPZ or Tree protection zone is suggested to erect around the trees closest to the construction or that are in high traffic areas. A TPZ to protect trees and their roots are ideally as far out as the drip line. Although tree protection zones are the best way to limit injury to trees, it is not a guarantee that the site alterations will not negatively affect the trees. Tree protection zones limit injury, but are not a 100% guarantee that the health and structural integrity of the trees will remain the same as before site alterations had begun.

Condition, Pests and Diseases

During the limited assessment of these trees, the majority of them share similar signs of pests and diseases. The observed pests and diseases will be described below and how they can affect a tree's health and structural strength.

Western Gall Rust

Western gall rust is a fungus that commonly infects Monterey pine trees. This can be common for trees in dense stands. Usually this fungus does not kill a tree, but can deform trees, and contributes to wind snapping and stem breakage at the defective area on the stem. The likelihood of failure increases when western gall rust is present, which increases the hazard potential for trees affected.

Pine Bark Beetles

These boring pests normally attack trees that are stressed and declining. Since pine bark beetles are secondary indicators of stress, their activity provides important information that the tree is declining. General tree decline can increase chances of failure. These pine bark beetles can also girdle a tree from the damaging feeding activity on the tree's phloem, which can eventually result in tree death.

Dwarf Mistletoe

Dwarf mistletoe is a parasitic plant that grows on tree stems or branches of pine tree that can cause severe damage. Dwarf mistletoe depends on their host for all water and nutrients, and can significantly change the host tree's physiological process and structural characteristics. The host tree's growth and vigor will usually decline, which typically leads to secondary stressors hastening the tree's decline.

Sequoia Pitch Moth

Sequoia pitch moth causes little injury to the cambium of a tree. Sometimes if a tree is infected it can cause limbs to dieback or break. It is common to see sequoia pitch moth attach pine trees that have injuries or pruning cuts.

Structural Defects

These are the commonly identified structural defects that the majority of these trees exhibited.

Lean

Lean is the angle of the trunk measured from a vertical. Usually, trees that lean can be stable for a long period of time, however, leaning trees can be less stable than vertical trees because weight is unequally distributed over the root system. The lean may be more hazardous if there are other conditions that the tree is suffering from. A bow is a lean that is a result of a potential defect within the wood fibers, and most never recover from that damage.

Asymmetrical crown

An asymmetrical crown is a one-sided branch distribution that is more prone to failure, due to the unequal weight distribution of the crown over the trunk and root system. The

unequal weight distribution on the tree base and root system can lead to an increased likelihood of tree failure. An ideal crown has branches equally distributed around the main stem, which distributes heavy loads (like strong winds) equally around the trees base and root system.

Root plate lifting and Soil Mounding

Root plate lifting and soil mounding can indicate that tree failure has already started and the tree is beginning to fail.

Swelling

Swelling or bulging may indicate an internal decay or defect. This is a form of response growth that is an attempt to aid stability to the defected area. However, if the tree is in poor overall condition, the tree may not have enough energy to provide adequate support to the defect.

Group One- Trees inside floor plan

In order to begin construction, the trees that are within the floor plan require removal. In total, there are 22 trees to be removed that are within the blueprint. Trees #452, 453, 454, and 455 are in the proposed driveway, which will all need to be removed. Page #6 details their conditions and the recommended actions for this project.

Group Two- Trees too close to Floor Plan

Construction can be very damaging to a tree and their root systems. It is typical that if a tree is too close to the build, trees roots may be cut or damaged to accommodate the construction. These trees within this group are too close to the project and the construction process could increase their risk potential to the building. Most of these trees already have with structural issues that are commonly prone to failure. If root damage or mechanical damage were to occur during the project, these trees could be at a higher risk of failure and becomes a hazard to the structure. In total, there are 9 trees to be removed due to close proximity. Page #8 details the trees conditions and recommended actions for this project.

Group Three- Trees To Retain

This group of trees is to be retained on the property. These trees are not free of possible structural issues or disease, but are in good enough condition and are far enough away from the work to be retained within the project. During tree work and construction, it will be important to monitor these remaining trees for any sudden changes or for any apparent injuries, if that occurs a tree evaluation might be needed. The possibility of root cutting is also something that might not be able to be avoided. If necessary, a general rule in root pruning is that cutting a root larger than two inches in diameter can interfere with the structural integrity of the tree and three inches in diameter should be avoided all together. Another typical rule of safe root pruning guidelines is only cutting roots that are a distance of at least three times the trunk diameter. Cutting these roots close to the trees trunk can impact the trees stability and health of the tree. Normally, in these situations building around, tunneling under or bridging over roots is preferred, rather than cutting roots if possible.

There are 21 trees to be retained that are within the property line. Most of the trees in the West and South sides of the set backs are to be retained, which is about 17 additional trees. Monitoring these trees will be necessary during and after tree work and construction. Page #10 details the trees conditions and recommended actions for this project.

Group Four- Trees With Apparent Structural issues

These trees that are within this group appear to have structural issues and possible decay that could lead to failure. Around this group is a lot of debris from surrounding trees that have failed. These failed trees appeared to have similar leans and disease that may have contributed to failure. When there are similar patterns around remaining trees, it can be a good indication that the surrounding trees may also fail in a similar manner. These trees within this group have structural defects and are in poor condition. Within this group there are 20 trees. Page #12 details the trees conditions and recommended action for this project.

Conclusion

There are many benefits that trees provide to a property, whether that be aesthetic, ecological or monetary value. It is also important to maintain lower levels of risk to the structure and to remove the trees that are within the plans or that could pose a risk to the new build, while also preserving as many as possible. After having the proper authorization, have a licensed professional tree service perform this tree work. Tree removal should be done with safe arboricultural work practices as to not damage any surrounding trees or root systems of the surrounding trees.

Group One- Trees Inside Floor Plan

These trees will be necessary for removal for the proposed building project. Most of these trees display poor structural growth due to growing in a stand of trees, tightly grouped together. Trees that grow in close proximity commonly compete for sunlight and develop undesirable structural issues that could become hazardous. These trees conditions are as follows.

Tree #	Species	Approx Height	DBH	Condition	Action
430	<i>Pinus radiata</i>	64ft	20"	Fair- This tree has about a 90% live crown ratio, but appears to have western gall rust and dwarf mistletoe and a lean towards the project. This trees root system is too close to the floor plan.	Removal
428	<i>Pinus radiata</i>	60ft	25"	Fair- This tree has slight swelling of the trunk and dwarf mistletoe, which could indicate internal decay. This tree is too close to floor plan.	Removal
415	<i>Quercus agrifolia</i>	11ft	8"	Poor condition and too close to the floor plan.	Removal
408	<i>Quercus agrifolia</i>	24ft	11"	Fair- This oak tree has a live crown ratio of about 90%. This tree is within the floor plan.	Removal
409	<i>Quercus agrifolia</i>	26ft	11"	Fair- This oak tree has a live crown ratio of about 90%. This tree is within the floor plan.	Removal
410	<i>Quercus agrifolia</i>	22ft	22"	Fair- This tree has a green crown but has extensive decay within a split up the main trunk. This tree is within the floor plan.	Removal
411	<i>Quercus agrifolia</i>	12ft	8"	Poor. Coast live oak that is within the floor plan.	Removal
413	<i>Quercus agrifolia</i>	11ft	8"	Poor. Low live crown ratio and root plate lifting. Tree within floor plan.	Removal

414	<i>Quercus agrifolia</i>	13ft	10''	Poor. Sparse crown with root plate lifting. This tree is within the floor plan.	Removal
416	<i>Pinus radiata</i>	12ft	26''	Dead. Tall dead stump. Within floor plan.	Removal
417	<i>Pinus radiata</i>	30ft	15''	Poor. Low live crown ratio with excessive lean (bow) western gall rust. Within floor plan.	Removal
429	<i>Pinus radiata</i>	70ft	20''	Poor. Structural issues, several limbs have failed. Shrunken bark from western gall rust, signs of internal decay. This tree is within the floor plan.	Removal
431	<i>Pinus radiata</i>	68ft	16''	Dead. This tree is within the floor plan.	Removal
436	<i>Pinus radiata</i>	71ft	18''	Poor. This tree has a bow as well as large amounts of dwarf mistletoe and western gall rust. Signs of internal defect. This tree is within the floor plan.	Removal
437	<i>Pinus radiata</i>	33ft	14''	Poor. Crown has failed and only one lateral limb remains. This tree is within the floor plan.	Removal
442	<i>Pinus radiata</i>	75ft	23''	Fair. Structural issues were observed exhibited with a lean (Bow). Bark Beetle frass and western gall rust also present.	Removal
443	<i>Pinus radiata</i>	15ft	12''	Fair- 90% live crown ratio. Within floor plan of project.	Removal
444	<i>Pinus radiata</i>	70ft	19''	Dead. Fallen tree, stump still standing. Within floor plan.	Removal
452	<i>Pinus radiata</i>	24ft	6''	Fair condition. In driveway	Removal
453	<i>Pinus radiata</i>	25ft	6''	Fair condition. In driveway	Removal
454	<i>Pinus radiata</i>	24ft	6''	Fair condition. In driveway	Removal
455	<i>Pinus radiata</i>	22ft	6''	Fair condition. In driveway	Removal

Group Two- Trees Too Close to Floor Plan

This group of trees are outside the floor plan proposal. However, when construction occurs too close to a tree and its root system, this can alter their structural integrity. Any site alterations can be stressful and damaging to trees, and to eliminate the risk, these trees should be removed to accommodate the project.

Tree #	Species	Approx Height	DBH	Condition	Action
412	<i>Pinus radiata</i>	64ft	28"	Average. This tree exhibits a straight lean, which would lean towards the new build. The base of the tree is also too close to the floor plan.	Removal
407	<i>Pinus radiata</i>	60ft	23"	Average. This Monterey pine has a 90% live crown ratio, but is too close to floor plan. This tree also exhibits structural issues up the trunk that appear to indicate internal decay. Western gall rust and dwarf mistletoe.	Removal
406	<i>Pinus radiata</i>	30ft	6"	Dead. Too close to floor plan.	Removal
405	<i>Pinus radiata</i>	70ft	17"	Fair. This tree has a symmetrical crown and an exhibited bow lean. This tree could be a hazard to the project and the root system is too close to floor plan.	Removal
439	<i>Pinus radiata</i>	44ft	15"	Poor. The live crown ratio is only about 10% and has evidence of western gall rust and dwarf mistletoe up the stem.	Removal
418	<i>Pinus radiata</i>	35ft	12"	Average condition. This tree appears healthy, but is too close to the floor plan. This puts the roots at risk during the construction.	Removal
420	<i>Quercus agrifolia</i>	12ft	13"	Fair. This tree appears to be too close to the overall project and should be removed.	Removal

419	<i>Quercus agrifolia</i>	18ft	11''	Fair. This oak tree is too close to the floor plan, and should be removed.	Removal
438	<i>Pinus radiata</i>	38ft	9''	Fair. Roots will likely be damaged due to close proximity. This could alter the anchorage of the roots and could become a hazard.	Removal

Group Three- Trees To Retain

These trees within this group pose low risk to this project. During the construction and site alterations, monitoring these trees will be an important part of the process. A TPZ (Tree Protection Zone) should be erected for the trees remaining on the property. Tree protection zones are described within the report. During the construction or clearing process, if these trees appear to suddenly change in lean or condition, the subject tree should be evaluated for hazard potential. Retaining trees around the property will be aesthetically beneficial and bring additional value to this project. A tree protection zone should be utilized for high traffic areas that are near trees to be retained. Towards the South and West ends of the set back, several trees are to be retained. These trees are close to the property line but are far enough back that the hazard potential to targets is low.

Tree #	Species	Approx Height	DBH	Condition	Action
456	<i>Quercus agrifolia</i>	13ft	10"	Fair. TPZ zone should be used to protect this oak from construction. Monitor during and after project.	Retain
459	<i>Quercus agrifolia</i>	15ft	9"	Fair. Retain and caution used to not damage roots while removing trees around it. Monitor. TPZ	Retain
468	<i>Pinus radiata</i>	67ft	25"	Fair. Monitor during and after construction. TPZ	Retain
471	<i>Pinus radiata</i>	70ft	23"	Fair. Live crown ratio of 65%. Monitor during construction for any damage or changes. TPZ	Retain
402	<i>Quercus agrifolia</i>	14ft	13"	Fair. This oak is not close to proposed construction. TPZ should be put in place. Monitor.	Retain
403	<i>Quercus agrifolia</i>	20ft	20"	Fair. Appears to be somewhat stressed, but is far away from site condition. TPZ should be put in place. Monitor.	Retain
451	<i>Quercus agrifolia</i>	22ft	11"	Fair. Monitor during and after construction TPZ recommended.	Retain
435	<i>Pinus radiata</i>	75ft	26"	Average. Monitor during construction. TPZ.	Retain
401	<i>Pinus radiata</i>	60ft	19"	This pine is in average condition. There are several broken limbs. Monitoring is	Retain

				recommended.	
434	<i>Pinus radiata</i>	77ft	27"	Fair condition. Evidence of pine bark beetles. Should be monitored for any changes.	Retain
433	<i>Pinus radiata</i>	49ft	18"	Average condition. This tree should be monitored.	Retain
469	<i>Pinus radiata</i>	70ft	20"	Fair condition. This tree should be monitored for any changes.	Retain
467	<i>Pinus radiata</i>	50ft	20"	Fair condition. This tree has a bow lean, but does not lean excessively. Should be monitored for any changes.	Retain
470	<i>Pinus radiata</i>	38ft	13"	Fair condition. This tree has some western gall rust. This tree should be monitored for any changes.	Retain
449	<i>Pinus radiata</i>	66ft	19"	Fair condition. Should be monitored during construction for any sudden changes.	Retain
440	<i>Pinus radiata</i>	29ft	7"	Fair condition. Has a lean but does not appear to be leaning towards targets. Should be monitored for any sudden changes.	Retain
450	<i>Pinus radiata</i>	50ft	6"	Fair. Small pine but still should be monitored during and after construction.	Retain
457	<i>Pinus radiata</i>	50ft	4"	Fair. Monitor for sudden changes.	Retain

Group Four- Trees With Structural and Health Issues

These trees appear to have structural issues and possible decay that can commonly lead to failure. Additionally, the construction on site could potentially cause root alterations, leading to anchorage issues. These trees should be removed to mitigate potential risk to the new project.

Tree #	Species	Height	DBH	Condition	Action
421	<i>Pinus radiata</i>	68ft	25"	Poor condition, but has an excessive lean and western gall rust. The tension side of the lean has what appears to be western gall rust up the entire stem, which could lead to snapping.	Removal
422	<i>Pinus radiata</i>	76ft	28"	Poor condition. This tree has no remaining crown, which appears to have broken out in the past. The stem has an abundance of bleeding/sap flow, which most likely indicates decay or an internal defect.	Removal
423	<i>Pinus radiata</i>	39ft	20"	Poor. This tree has a 20% live crown ratio and has swelling around the trunk. The apparent decline and swelling provides evidence that this tree may have potential structural issues.	Removal
424	<i>Pinus radiata</i>	31ft	13"	Dead tree	Removal
425	<i>Pinus radiata</i>	46ft	13"	This tree has a 5% live crown ratio with no remaining lateral limbs. Dwarf mistletoe is abundant which may indicate poor health conditions.	Removal
426	<i>Pinus radiata</i>	52ft	14"	Dead tree	Removal
427	<i>Pinus radiata</i>	36ft	12"	The live crown ratio of this tree is about 30% and is asymmetrical. The trunk appears to have swelling which may indicate decay. This tree may be prone to snapping.	Removal
432	<i>Pinus radiata</i>	61ft	24"	Poor. Crown has failed and the laterals have grown very large. When laterals grow large from the loss of the crown, they are more at risk of breakage.	Removal
441	<i>Pinus radiata</i>	32ft	13"	Fair condition but has possible structural issues. The base of the tree has some loose bark that appears to be decayed. This tree also leans towards the project.	Removal
445	<i>Pinus radiata</i>	32ft	11"	Poor condition. A neighboring tree that had completely failed damaged this tree. The crown is unequally distributed over the root system and is heavy on the leaning side. The live crown ratio is low. This tree could be prone to failure and could cause damage to the future targets.	Removal

446	<i>Pinus radiata</i>	67ft	23''	Dead tree	Removal
447	<i>Pinus radiata</i>	36ft	11''	Poor condition. 10% live crown ratio. The main concern is the western gall rust that has affected more than 40% of the circumference of the stem. Decay more than 40% can be a high-risk tree for snapping.	Removal
448	<i>Pinus radiata</i>	58ft	15''	Fair condition with a live crown ratio of about 40%. The hazardous condition is the bow lean. This lean appears to have been a result of partial failure of the wood fibers of the stem.	Removal
460	<i>Pinus radiata</i>	40ft	14''	Poor condition. The crown has failed and only a few branches remain. This tree leans excessively and may be prone to failure.	Removal
461	<i>Pinus radiata</i>	12ft	20''	Poor. Failed tree, only the stump remains.	Removal
462	<i>Pinus radiata</i>	19ft	19''	Poor condition. Masses of Sequoia pitch moth and swelling around the trees base. The swelling could suggest a root defect. There was also evidence of decay up the main stem.	Removal
463	<i>Pinus radiata</i>	30ft	6''	Dead tree	Removal
464	<i>Pinus radiata</i>	30ft	6''	Dead tree	Removal
465	<i>Pinus radiata</i>	30ft	9''	Dead tree	Removal
466	<i>Pinus radiata</i>	35ft	19''	Dead tree	Removal

Group One
Trees Inside Floor Plan

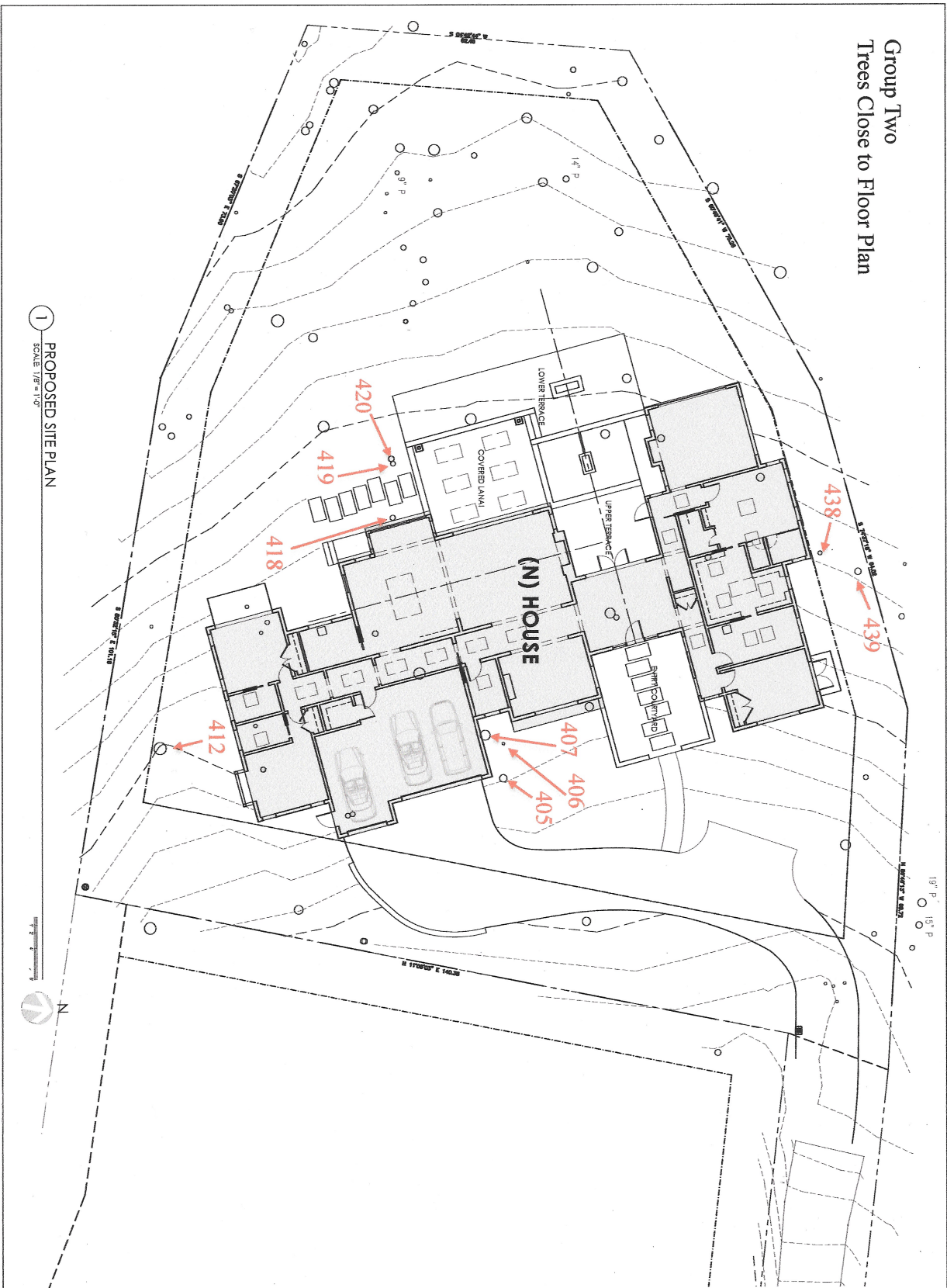


1 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"



<h1>A1.0</h1>	<p>PROPOSED SITE PLAN</p> <p>7/5/2021</p> <p>1/8" = 1'-0"</p>	<p>HUFF RESIDENCE 1125 SPYGLASS WOODS ROAD PEBBLE BEACH, CALIFORNIA 93953</p>		<p>ADAM JESELNICK ARCHITECT</p>
	<p>1125 SPYGLASS WOODS ROAD PEBBLE BEACH, CALIFORNIA 93953</p>			

Group Two
Trees Close to Floor Plan



1 PROPOSED SITE PLAN
SCALE 1/8" = 1'-0"



A1.0

PROPOSED
SITE PLAN
7/5/2021
1/8" = 1'-0"

HUFF RESIDENCE
1125 SPYGLASS WOODS ROAD
PEBBLE BEACH, CALIFORNIA 93953



ADAM JESELNICK
ARCHITECT

Group Four
Trees with Structural
and Health Conditions



1 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"



<h1>A1.0</h1>	PROPOSED SITE PLAN 7/5/2021 1/8" = 1'-0"	HUFF RESIDENCE 1125 SPYGLASS WOODS ROAD PEBBLE BEACH, CALIFORNIA 93953		ADAM JESELNICK ARCHITECT

DISCLOSURE STATEMENT

This Disclosure Statement supplements and is an integral part of the tree report (the "Report") to which it is attached.

1. The author of the Report is a Certified Arborist (an "Arborist"), certified by the International Society of Arboriculture ("ISA"). The Arborist has performed its services as detailed in the Report in a manner consistent with the standard of care and skill ordinarily exercised by Arborists certified by the ISA in the geographic area where Client's property is located.
2. Arborists are professionals with specialized education, training, and experience who examine trees and, depending on the scope of the services requested by the Client, recommend measures (a) to reduce to the extent reasonably possible and determinable the dangers to life and property from trees, (b) to enhance the health of trees, and (c) to enhance the beauty of trees.
3. The Report reflects only the examination of the specific trees identified in the Report and as authorized and directed by the Client. Unless specifically stated in the Report, no other trees have been examined by the Arborist, whether such trees are on the Client's property or a neighboring property, and no representation is made regarding any tree not specifically identified in the Report.
4. Unless otherwise stated in the Report, the examination of the trees included only a visual inspection. More invasive examination techniques are available and these techniques may include, but are not limited to, boring (core sampling), digging to examine roots, aerial examinations, and similar techniques.
5. No inspection, whether visual or employing more invasive examination techniques, can detect every possible condition that could lead to the failure of a tree. Trees often fail for reasons that cannot be detected in advance or controlled, and even healthy trees may fail in exceptional conditions, including but not limited to high winds, heavy rains, earthquakes, droughts, and the like. Conditions which adversely affect a tree's health, longevity, or safety are often hidden within the tree or below ground, and a visual inspection alone will not reveal these conditions. Even for a tree that is healthy at the time of the Arborist's inspection, the Arborist cannot guarantee that that tree will remain healthy and safe for a specific period of time. Therefore, except as otherwise expressly stated in the Report, no warranty, representation, or guarantee, express or implied, is made by the Arborist concerning the tree or trees that are the subject of the Report.
6. Similarly, the effectiveness of any remedial treatment recommended by the Arborist cannot be guaranteed. The work of an Arborist is to achieve a balance between the inherent risks presented to humans living near trees and the

inherent value of trees as part of the environment (whether urban, suburban, or rural). The only way to eliminate the dangers that trees present to human life and property is to eliminate trees.

7. Where specific remedial work is recommended to the Client (whether in the form of treatment, pruning, removal, or otherwise), it is the Client's responsibility (a) to engage competent professionals to implement the recommendations, (b) to advise the Arborist and any professionals hired by the Client concerning any issues known to the Client that may affect the completion of the work, including boundary issues, ownership issues, views or site lines from or across Client's property, disputes with neighbors, and the like, and (c) to determine and secure any needed approvals (whether from governmental bodies, homeowners associations, co-owners, neighbors, or others) for implementation of the work.
8. While Arborist may, at Client's request, provide names of local professionals who can perform recommended remedial work, Arborist makes no representation or warranty to Client regarding the qualifications of any such local professionals. Unless otherwise agreed to in writing by Arborist, Arborist has no duty to supervise or inspect the work performed by third parties, and Arborist shall have no liability or responsibility for the acts or omissions of third parties.

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