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Arborist Report

Prepared for:
Rene Peinado Contractor
Property Owner Amy Mcdouga 2nd
10196 Oakwood Circle,
Carmel Valley, Ca 93924
APN- 416-542-011-00

Prepared by;
Andrew Tope
Certified Arborist WE-7621A
P.O. Box 223436
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August 14, 2016

Rene Peinado Contractor
Property Owner Amy Mcdouga 2nd
10196 Oakwood Circle,
Carmel Valley, Ca 93924
APN- 416-542-011-00

Mr. Peinado,

On August 1 you contacted me in regards to arborist report that was needed for a lot development. A site visit was completed the next day. We met so I could become familiar with the site and discuss what was needed for the report. You asked me to evaluate the site plan and site to determine the effects of the proposed site plan on several California Live Oaks. You told me a goal was to conserve as many oaks as possible because of the aesthetic beauty it added to the site.

Sincerely,

Andrew Tope

Summary of Report.

- 5 trees were determined candidates for removal.

- Canopy cleaning is suggested for trees in close proximity to construction site.

- Tree Protection System must be put into place and implemented before construction begins

- A replanting plan will be put into place to give the site more age diversity. This includes the planting of 6 California Live oaks throughout the site.

- Continued monitoring should take place during the building process to ensure the health of the trees.

Limitations and Disclosure

The following are my observations and findings from the site visit conducted on August 2nd, 2016. All observations were made using a digital camera, tape measure, diameter tape, and binoculars, no aerial inspections, root collar excavation, or drilling test were performed. This report was limited to approximately 16 trees in close vicinity to the purposed building.

Arborist's are specialists in tree care. They use their education, knowledge, training and hands on experience to examine trees and determine an appropriate course of action to enhance the beauty and overall health of trees and try to reduce the risk associated with living near trees. An arborist cannot detect every possible condition that could lead to a structural failure or hazardous situation; often signs and symptoms are sometimes hidden within the tree or below ground. A tree is a living organism therefore it's health is effected by many different factors. Arborist cannot guarantee a specific trees health or structural integrity for any specific time frame. To live near trees is to accept some degree of risk. Statements made in this report can be used to manage trees and reduce that risk but never entirely eliminate the risk.

Site Location
The site I was asked to observe is inside Carmel Valley Ranch. Carmel Valley Ranch is a Golf Course/ resort in the Carmel Valley established in the mid 1980's. The property is approximately 500 acres consisting of the golf course, hotel, and residence's. Mature California Live Oak's are the dominant species on the property.

Observations

The following are my observations regarding the site and its trees.

- 10196 Oakwood Circle is empty lot in the middle of a residential HOA. The site is heavily forested, however the building footprint sits in the only open space on the lot.

- The Monterey County Soil Survey has the soil as a San Andreas fine sandy loam, with 30-75 percent slopes

-Quercus agrifolia (California Live Oaks) are the dominant species on the site. Aesculus californica (California Buckeye) was observed as well.

- Oaks wrap around the site on the North, East, and West, the road (Oak Wood Circle) is to the South

- There is minimum age diversity on site. Most of the trees are close in age.

- The oaks in general have a healthy looking appearance.

- The Prevailing Wind direction is predominately West.

-The following trees have been identified as trees close to the building footprint and would be the most likely impacted by construction. Other trees are mapped out on the site plan, however they aren't immediately adjacent to the proposed footprint of the structure. All the trees in the table below are California Live Oaks, except for tree # 14 (California Buckeye) on the Tag #77

ID	# of Trunks	DBH	CONDITION	LOCATION	action	Tag #
1	2	34"	good	W of building	preserve	#66
2	1	11"	good	W of building	preserve	#67
3	5	43"	fair, decay at base, 1 spar has uprooted	inside footprint	remove	#65
4	1	8"	fair	inside footprint	remove	#68
5	1	11"	fair	W of building	preserve	#69
6	1	14"	good	inside footprint	remove	#70
7	1	18"	good, remove 2 laterals over hanging building foot print	N of footprint	preserve prune	#71
8	1	22"	good	NW of footprint	preserve	#72
9	2	25"	good	East of footprint	preserve	#73
10	2	22"	fair, sparse canopy	inside footprint	remove	#74
11	1	12"	good, severe lean over hanging footprint	East of footprint	remove	#75
12	2	16"	good,	east of footprint	preserve	#76
13	1	14"	fair, lots of dead woos	east of footprint	preserve	#77
14	3	24"	good, species is California Buckeye	east of footprint	preserve	#78
15	2	14"	good,	east of footprint	preserve	#79
16	3	40"	good	east of footprint	preserve	#80

Conclusion

A healthy forested site consists of trees of different ages and sizes. With the implementation of the tree removals, tree pruning, and replanting, the site will actually be healthy overall and safer for construction staff and the property owners. Implementing the proper TPZ will ensure the trees on the site will continue to thrive and be preserved.

Discussion

Preserving/Tree Protection

Preserving and Protecting trees during land/lot development is not the responsibility of just the arborist. It's a joint effort from the planning stages of a project till well after the project has been completed. Owners, engineers, architect, landscape architect, grading, demolition, construction, tree and landscape contractors must be committed to tree preservation. With that goal in mind the trees that add value and beauty to a property will continue to thrive.

Tree root systems are the most common tree part to be damaged during construction. Tree roots can grow much wider than the canopy of the tree. Roots can be easily damaged by driving

equipment over the root zone, storing material, digging or excavating, excessive watering, or even excessively walking over the same area. Negative effects from root or construction damage may be delayed for many years. Due to these factors a Tree Protection Zone (TPZ) should be put into place. In this area no grading, trenching or equipment should be operated in this area. All work must be performed by hand and under the supervision of an arborist. Six foot tall orange fencing would be adequate to enclose the tree protection zone. This fencing should be installed before demolition, grubbing, and grading, takes place and shall remain till all construction is completed. Ideally this area will be 1 1/2 times the size of the drip-line of the tree, however that is not always feasible. On this particular site, its recommended that the fencing enclose groups of trees instead of just one, since many of the oaks are clustered close together.

Even with the TPZ in place trees can still be damaged and stressed from the work being performed. With the extra stress that construction can put onto trees they become more susceptible to diseases and pests. Preventative measures can be taken to protect trees from these health issues. Fungicides and insecticides can be injected into the trunk of the trees around the construction site. These injections can be used to control a variety of common health issues on California Live Oaks. These include root protection from root rot fungus and oak worm prevention. Residual effects from one injection may last as long as two years depending on the formulation used. With the long lasting effects treating one time before construction begins may protect the trees the entire project.

Tree Removals

There are five trees (# 65, #68, #70, #74, #75) that I deemed should be removed due to their location to the building site. None of these trees would be good candidates for tree relocation either due to location, structural issues, or proximity to other trees. None of the trees to be removed would be considered specimen trees, and removal of the trees would have minimum impact on total canopy coverage of the lot. The trees should be removed by a licensed contractor with special attention taken to not damage the remaining trees or there TPZ fencing.

Tree Pruning

A crown cleaning could be performed on the trees in close proximity to the building site. Crown cleaning consists of removing dead, diseased, and/or broken limbs. Other advisements for pruning include:

-On mature trees no more than 25% of live foliage is recommended to be removed in one particular pruning.

-All pruning should be performed in accordance to standards set forth by the International Society of Arboriculture.

Tree Replanting

Replanting should take place at a 1 for 1 basis for trees 24 inches and smaller and 2 for 1 basis for trees 25 inches and larger. This would mean planting 6 California Live Oaks. These should be planted close to areas indicated on site map. Trees shall be planted making sure the root ball is equal to or slightly higher than the surrounding soil height. Mulching the area around the newly planted tree will help keep soil moist and provide nutrients to the tree.

Continued Monitoring Intervals

Tree Protection Zones.
During the development of the site its recommended that a certified arborist periodically checks in at the site to ensure the TPZ requirements are being followed properly.

Replanted Trees
To ensure the continued health and survival of the replanted and relocated trees a certified arborist should monitor the newly planted trees for 3 years. It should consists of:

- Inspection of trees at the 6 month, 1 year, and 3 year interval.
- Inspecting for vigor, and proper growth rates.
- Inspecting for possible diseases or pest presence.
- Identify dead or dying trees.
- Replace dead or dying trees.
- Writing a letter to Monterey County at the end of year one to determine if the replanting and relocating was successful.

Certified Arborist Andrew Tope WE-7621A

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Addendum to report: Updated tree inventory 10-2-23

Mr. Peinado,

Per your request I have performed a site visit on 9-27-23 to reexamine the trees at the above mentioned property. Below you will find an updated tree inventory. The original inventory was created in 2016. Since then site has changed drastically. 2 of the inventoried trees (#74, and #75) have fallen over and been removed off site. Trees to be removed now include #65, #68, and #70. Additional pruning is also recommended to reduce ladder fuels and prune canopies back that now encroach over the building foot print. Recommendations made in original report regarding tree protection zones, tree pruning methods, and tree planting should still be implemented.

ID	# of Trunks	DBH	CONDITION	LOCATION	action	Tag #
1	2	34"	good	W of building	preserve	#66
2	1	11"	good	W of building	preserve	#67
3	5	43"	fair, decay at base, 1 spar has uprooted	inside footprint	remove	#65
4	1	8"	fair	inside footprint	remove	#68
5	1	11"	fair	W of building	preserve	#69
6	1	14"	good	inside footprint	remove	#70
7	1	18"	good, remove 2 laterals over hanging building foot print	N of footprint	preserve prune	#71
8	1	22"	good	NW of footprint	preserve	#72
9	2	25"	good	East of footprint	preserve	#73
10	2	22"	fair, sparse canopy	inside footprint	**Failed**	#74
11	1	12"	good, severe lean over hanging footprint	East of footprint	**Failed**	#75
12	2	16"	good,	east of footprint	preserve	#76
13	1	14"	fair, lots of dead woos	east of footprint	preserve	#77
14	3	24"	good, species is California Buckeye	east of footprint	preserve	#78
15	2	14"	good,	east of footprint	preserve	#79
16	3	40"	good	east of footprint	preserve	#80