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1266 Portola Drive Pebble Beach Tree Resource Assessment Forest Management Plan

Prepared for:

Pebble Tree LLC

Prepared by:

Ono Consulting
Members Society of American Foresters
ISA Certified Arborist #WE-0536A
ISA Board Certified Master Arborist WE-9388B
311 Forest Avenue
Pacific Grove, CA 93950

October 14, 2024

Owner:

Pebble Tree LLC
Representatives: Shirley Herbowo and John Michael Sutanto
745 El Camino del Mar
San Francisco, CA 94121

Architect:

Tom Meaney, architect
469 State Street, Ste. 240
Santa Barbara, CA 939101

Forester and Arborist

Ono Consulting
ISA Certified Arborist #WE-0536A
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1213 Miles Ave
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SUMMARY

Development is proposed for the site situated within the coastal zone that is located at 1266 Portola Road, Pebble Beach CA. Monterey County's (Coastal Implementation Plan, CIP, Sec. 20.146.060) requires a forest management plan when tree removal is necessary of native trees six inches in diameter or greater to preserve and maintain the forest and its beneficial uses.

This plan identifies the trees on this property, those affected by construction, the effects the project will have on the existing tree resources on site, and lists recommendations for the project to ensure forest viability. The plan is intended solely for this property and to amend any previously prepared forestry report for this property.

The project as presented, proposes to build a single-family home with an attached garage and new driveway requiring the removal of 23 trees as indicated on the site map provided to me. The site is not an oak woodland meeting requirement of PRC 21083. Tree removal is mostly pines. As presented tree removal is the minimum required for the project to be safely constructed. The site is heavily forested; therefore, the proposed tree removal will not adversely affect the surrounding forest continuity and have little to no effect on prevailing sun/wind exposure to trees. The remaining trees adjacent to the proposed construction, considered to be in fair or better condition both structurally and in health, are to be protected and retained.

ASSIGNMENT/SCOPE OF PROJECT

To ensure the protection of the tree resources on site, the property owners, Pebble Tree LLC have requested an assessment of the trees in proximity to proposed development areas to be prepared into a forest management plan for this property. To accomplish this assignment, the following tasks have been completed;

- Evaluate health, structure, and preservation suitability for each tree within or adjacent (15 feet or less) to the proposed development of trees greater than or equal to six diameter inches at 24 inches above grade.
- Review proposed building site plans as provided by Mr. Tom Meaney, Architect.
- Make recommendations for alternative methods and preconstruction treatments to facilitate tree retention.
- Create preservation specifications, as it relates to numbered trees keyed to an annotated Tree Location Map.
- Determine the number of trees affected by construction that meet “Landmark” criteria as defined by the County of Monterey, Title 20 Monterey County Coastal Zoning Ordinance; as well as mitigation requirements for those to be affected.
- Document findings in the form of a report as required by the County of Monterey Planning Department.

LIMITATIONS

This assignment is limited to the review of a sketch on a site map prepared by Tom Meaney, architect, and presented to me by Joni Janecki. The underlying site map is dated January 2016. The report is to assess the effects of potential construction on trees within or adjacent to construction activities. The assessment has been made of these drawings specifically and no other plans were reviewed. Only the grading and erosion details discussed in this report are those that relate to tree health.

PURPOSE AND GOAL

This Management plan is prepared for this parcel due to proposed construction activities that are intent on improving the land at 1266 Portola Road with a new structure with a garage and driveway. The purpose of the plan is to give an independent assessment of the existing trees on site, determine what trees will be affected by the proposed project, and protect the remaining trees that are part of the forested area. Monterey pines and oak trees are considered protected trees as defined by the County of Monterey, Title 20 Monterey County Coastal Zoning Ordinance.

The goal of this plan is to protect and maintain the Del Monte Forest Land Use Plan forested resources through adherence to development standards, allowing the protection, and maintenance of its forest resources. Furthermore, it is the intended goal of this Plan to aid in planning to offset any potential effects of the proposed development on the property while encouraging forest stability and sustainability, perpetuating the forested character of the property and the immediate vicinity.

INTRODUCTION

This Forest Management Plan is prepared for Pebble Tree LLC, owner of the property at 1266 Portola Road, Pebble Beach CA by Ono Consulting, Urban Foresters, and Certified Arborists due to construction. Monterey County's (Coastal Implementation Plan Sec. 20.146.060) requires a forest management plan when tree removal is necessary of native trees six inches in diameter or greater to preserve and maintain the forest and its beneficial uses. The County identifies Monterey pine and oak trees as native tree species that require special consideration for management.

SITE DESCRIPTION

- 1) Assessor's Parcel Number: 008-302-023-000
- 2) Location: 1266 Portola Road
- 3) Parcel size: 1.56 Acres
- 4) Existing Land Use: The parcel is vacant and zoned for residential use.
- 5) Slope: Slopes are less than 25% with an aspect to the northeast.
- 6) Soils: The parcel is located on SoE and NcE. SoE is Sheridan coarse sandy loam, 15 to 30 percent slopes, and moderately steep soil on rounded hills. Runoff is rapid, and the erosion hazard is moderate. NcE Narlon soil which is loamy fine sand. Clay subsoil is found generally at a depth of 15 to 20 inches. Runoff is slow to medium and erosion hazard is moderate.
- 7) Vegetation: The site is heavily wooded; vegetation is of the Monterey Pine Forest type. It is a mixture of mature and over-mature Monterey pine forest with some coastal live oak understory present.
- 8) Forest Condition and Health: The forest condition and health are evaluated with the use of the residual trees and those of the surrounding pine forest as a stand. The stand is a mixture of dominant Monterey pine and oak that ranges from fair to poor health and structural condition. The site is heavily shaded by upper crown pines that compose the higher canopy. This canopy is fragmented and spacing on tree stems ranges from 10 feet to over 20 feet apart, depending on location. The site appears to have been initially graded for development but with no structure or other visible improvements on the land. Tree removal may have occurred during past grading and there are several tree failures from recent storm activity. No abnormal pests or diseases appear to be present.

BACKGROUND/PROJECT DESCRIPTION

Ono Consulting was contacted by Joni Janecki, the landscape architect who requested an assessment of trees on this property, in particular, those trees within and adjacent to the potential proposed construction areas. The architect requested the findings from the assessment within and adjacent to the proposed construction envelope be prepared and documented in a report to work in conjunction with other conditions for approval of the building permit application.

Several site visits were taken to the property to assess trees for health and condition and a study was done of the individual trees determining the treatments necessary to complete the project as presented. During those site visits, the proposed location of improvements assessed included preserving trees to the greatest extent feasible, maintaining the view shed, and general aesthetic quality of the area while complying with county codes. Trees within and immediately adjacent to the proposed development area were located, measured, inspected, and recorded, concluding with an opinion of whether the tree should be removed, or preserved, based on the extent and effect of construction activity on the short- and long-term health of the tree and effects on the surrounding areas.

OBSERVATIONS/DISCUSSION

The following list includes observations made while on site and summarizes details discussed during this stage of the planning process.

- The site is forested mainly with Monterey pine trees (*Pinus radiata*) and coast live oak (*Quercus agrifolia*). The pines compose the upper-level canopy with oaks as an understory. There are approximately 96 trees /acre and heavily shaded by the overstory.
- Size classes vary ranging from 6” in diameter to over 44” totaling 149 trees of which 32 are landmark sized.
- It is estimated that a total of 23 trees will be impacted and need to be removed for the design.
 - 23 trees need to be removed due to grading for the driveway, slopes, and new home.
 - 5 oaks (all less than 18” diameter), (one 18” is dead)
 - 18 Pines – 14 in 10”-23” class (one is dead), 4 in 24” or larger class (two are dead)
 - 11 additional trees are potentially impacted and may need encroachment into root zones by foundations, the driveway, or slope grading.
 - 1 oak in 12-23” class
 - 10 Pines- 5 in the 10”-23” class (one is dead), 5 Pines in the 24” or larger class
- Of the existing 32 trees that are 24” in diameter or greater (landmark-sized), 4 of these trees will be removed (two are dead).
 - 4 pines 24” in diameter or greater will need removal.
 - An additional 5 pines in that size class may be impacted.
- No landmark-sized oaks are impacted.
- No alternate building sites were considered for this assessment as the building area is mostly defined by the previous grading.

PROJECT ASSESSMENT/CONCLUSION

The site is heavily forested with mature to over-mature trees. Tree removal is required to develop this lot. The proposed development is designed on previously graded areas and in the most suitable location for the long-term maintenance of tree resources to minimize additional tree removal. The remainder of the property contains tree cover that will remain undisturbed.

No significant long-term impacts to the forest ecosystem are anticipated due to the previously graded area in the center of the lot and the wooded nature of the site. The abundance of trees on this site requires tree removal of less than 20% of the existing stock. The project as proposed is not likely to significantly reduce the availability of wildlife habitat over the long term because it is conditioned by surrounding residences, the project will not significantly affect air movement, or increase significant solar penetration or erosion; what solar penetration that is created will allow natural recruitment of additional pines.

Whenever construction activities take place near trees, the potential for trees to experience decline exists in the long term. The greatest attempt has been made to identify and remove those trees likely to experience a decline.

RECOMMENDATIONS

The proposed project requires 23 trees to be removed due to grading for the driveway, slopes, and new home consisting of:

- 5 oaks (all less than 18" diameter), (one 18" is dead)
- 18 Pines – 14 in 10"-23" class (one is dead), 4 in 24" or larger class (two are dead)

11 additional trees are potentially impacted due to the need for encroachment into root zones by foundations, the driveway, or slope grading. These are as follows;

- 1 oak in 12-23" class
- 10 Pines- 5 in the 10"-23" class (one is dead), 5 Pines in the 24" or larger class

Tree Planting

Because it is recommended that the replacement of removed trees be undertaken replacement planting is necessary. A landscape plan that addresses tree replacement is being formulated by the landscape architect. There appears to be enough room to replant on less than a 1:1 ratio (approximately 19 trees: 23 total trees minus 4 dead trees) on the remainder of the parcel without creating an overcrowded vegetated situation, as many as possible should be replaced as the new understory that will go to infill, and maintain the pine-forested environment. Trees should be planted in those areas with the greatest opening in the stand to allow for a minimum of competition and maximum sunlight. Replacement trees should be five-gallon stock or larger, if available. The space between trees should be at least 10 feet. Occasional deep watering (more than two weeks apart) during the late spring, summer, and fall is recommended during the first two years after establishment.

Best Management Practices

The health of trees remaining should not be affected if the following practices are adhered to:

- A) Do not deposit any fill around trees, which may compact soils and alter water and air relationships. Avoid depositing fill, parking equipment, or staging construction materials near existing trees. Covering and compacting soil around trees can alter water and air relationships with the roots. Fill placed within the dripline may encourage the development of oak root fungus (*Armillaria mellea*). As necessary, trees may be protected by boards, fencing, or other materials to delineate protection zones.
- B) Pruning shall be conducted so as not to unnecessarily injure the tree. General principles of pruning include placing cuts immediately beyond the branch collar, making clean cuts by scoring the underside of the branch first, and for live oak, avoiding the period from February through May.
- C) Native trees are not adapted to summer watering and may develop crown or root rot as a result. Do not regularly irrigate within the drip line of oaks.
- D) Root cutting should occur outside of the springtime. Late June and July would likely be the best. Pruning of the live crown should not occur from February through May to avoid the spread of fungus or attract bark beetles.
- E) Oak material greater than 3 inches in diameter remaining on-site for more than one month that is not cut and split into firewood should be covered with black plastic that is dug in securely around the pile. This will discourage infestation and dispersion of bark beetles.
- F) A mulch layer up to approximately 4 inches deep should be applied to the ground under selected oaks following construction. Only 1 to 2 inches of mulch should be applied within 1 to 2 feet of the trunk, and under no circumstances should any soil or mulch be placed against the root crown (base) of trees. The best source of mulch would be from chipped material generated on-site.
- G) If trees near the development are visibly declining in vigor, a Professional Forester or Certified Arborist should be contacted to inspect the site to recommend a course of action.

Tree Protection Standards

Before the commencement of any construction activity, the following tree protection measures shall be implemented and approved by a qualified arborist or forester:

- Trees located adjacent to the construction area shall be protected from damage by construction equipment by the use of temporary fencing and by wrapping trunks with protective materials. No stripping of topsoil or grubbing of understory shall occur in tree preservation zones.
- Fenced areas and trunk protection materials shall remain in place during the entire construction period. Should access to the area be necessary a Professional Forester or Certified Arborist must be contacted to inspect the site for a recommended course of action.
- Fencing shall consist of chain link, snowdrift, plastic mesh, hay bales, or field fence. Existing fencing may also be used.
- Fencing is not to be attached to the tree but free-standing or self-supporting so as not to damage trees. Fencing shall be rigidly supported and shall stand a minimum height of four feet above grade and should be placed to the farthest extent possible from the tree's base to protect the area within the tree's drip line (typically 10-12 feet away from the base of a tree).
- In cases where access or space is limited for tree protection, it is permissible to protect the tree within the 10–12-foot distance after determination and approval by a qualified forester or arborist.
- Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, cleaning of concrete or plaster, and/or dumping of spoils or materials shall not be allowed adjacent to trees on the property especially within or near fenced areas.

During grading and excavation activities:

- All trenching, grading, or any other digging or soil removal that is expected to encounter tree roots should be monitored by a qualified arborist or forester to ensure against drilling or cutting into or through major roots. Again, no stripping of topsoil or grubbing of the understory shall occur in tree preservation zones.
- The project architect and qualified arborist should be on-site during excavation activities to direct any minor field adjustments that may be needed.
- Trenching for retaining walls or footings located adjacent to any tree shall be done by hand where practical and any roots greater than 2 inches in diameter shall be bridged or pruned appropriately.
- Any roots that must be cut shall be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw narrow trencher with sharp blades or other approved root pruning equipment.
- Any roots damaged during grading or excavation shall be exposed to sound tissue and cut cleanly with a saw.

When significant roots (over 2” in diameter) are discovered:

- The arborist/forester will be authorized to halt excavation until appropriate mitigation measures are formulated and implemented.
- If significant roots are identified that must be removed that will destabilize or negatively affect the target trees, the property owner will be notified immediately and a determination for removal will be assessed and made as required by law for treatment of the area that will not risk death decline or instability of the tree consistent with the implementation of appropriate construction design approaches to minimize effects, such as hand digging, bridging or tunneling under roots, etc.

Fuel Management and Public Resource Code (4291)

The following is the Public Resource Code (4291) which are minimum standards to be followed for fuel reduction.

- (a) A person who owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining a mountainous area, forest-covered lands, brush-covered lands, grass-covered lands, or land that is covered with flammable material, shall always do all the following:
 - (1) Maintain a defensible space of 100 feet from each side and from the front and rear of the structure, but not beyond the property line except as provided in paragraph (2). The amount of fuel modification necessary shall take into account the flammability of the structure as affected by building material, building standards, location, and type of vegetation. Fuels shall be maintained in a condition so that a wildfire burning under average weather conditions would be unlikely to ignite the structure. This paragraph does not apply to single specimens of trees or other vegetation that are well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to a structure or from a structure to other nearby vegetation. The intensity of fuel management may vary within the 100-foot perimeter of the structure, the most intense being within the first 30 feet around the structure. Consistent with fuel management objectives, steps should be taken to minimize erosion. For the purposes of this paragraph, “fuel” means any combustible material, including petroleum-based products and wildland fuels.
 - (2) A greater distance than that required under paragraph (1) may be required by state law, local ordinance, rule, or regulation. Clearance beyond the property line may only be required if the state law, local ordinance, rule, or regulation includes findings that the clearing is necessary to significantly reduce the risk of transmission of flame or heat sufficient to ignite the structure, and there is no other feasible mitigation measure possible to reduce the risk of ignition or spread of wildfire to the structure. Clearance on adjacent property shall only be conducted following written consent by the adjacent landowner.
 - (3) An insurance company that ensures an occupied dwelling or occupied structure may require a greater distance than that required under paragraph (1) if a fire expert, designated by the director, provides findings that the clearing is necessary to significantly reduce the risk of transmission of flame or heat sufficient to ignite the structure, and there is no other feasible mitigation measure possible to reduce the risk of ignition or spread of wildfire to the structure. The greater distance may

not be beyond the property line unless allowed by state law, local ordinance, rule, or regulation.

- (4) Remove that portion of a tree that extends within 10 feet of the outlet of a chimney or stovepipe.
- (5) Maintain a tree, shrub, or other plant adjacent to or overhanging a building free of dead or dying wood.
- (6) Maintain the roof of a structure free of leaves, needles, or other vegetative materials.
- (7) Prior to constructing a new building or structure or rebuilding a building or structure damaged by a fire in an area subject to this section, the construction or rebuilding of which requires a building permit, the owner shall obtain a certification from the local building official that the dwelling or structure, as proposed to be built, complies with all applicable state and local building standards, including those described in subdivision (b) of Section 51189 of the Government Code, and shall provide a copy of the certification, upon request, to the insurer providing course of construction insurance coverage for the building or structure. Upon completion of the construction or rebuilding, the owner shall obtain from the local building official, a copy of the final inspection report that demonstrates that the dwelling or structure was constructed in compliance with all applicable state and local building standards, including those described in subdivision (b) of Section 51189 of the Government Code, and shall provide a copy of the report, upon request, to the property insurance carrier that insures the dwelling or structure.
- (b) A person is not required under this section to manage fuels on land if that person does not have the legal right to manage fuels, nor is a person required to enter upon or to alter property that is owned by any other person without the consent of the owner of the property.
- (c) (1) Except as provided in Section 18930 of the Health and Safety Code, the director may adopt regulations exempting a structure with an exterior constructed entirely of nonflammable materials or conditioned upon the contents and composition of the structure, the director may vary the requirements respecting the removing or clearing away of flammable vegetation or other combustible growth with respect to the area surrounding those structures.
- (2) An exemption or variance under paragraph (1) shall not apply unless and until the occupant of the structure, or if there is not an occupant, the owner of the structure, files with the department, in a form as the director shall prescribe, a written consent to the inspection of the interior and contents of the structure to ascertain whether this section and the regulations adopted under this section are complied with at all times.
- (d) The director may authorize the removal of vegetation that is not consistent with the standards of this section. The director may prescribe a procedure for the removal of that vegetation and make the expense a lien upon the building, structure, or grounds, in the same manner that is applicable to a legislative body under Section 51186 of the Government Code.

- (e) The department shall develop, periodically update, and post on its Internet Web site a guidance document on fuels management pursuant to this chapter. Guidance shall include, but not be limited to, regionally appropriate vegetation management suggestions that preserve and restore native species that are fire resistant or drought tolerant, or both, minimize erosion, minimize water consumption, and permit trees near homes for shade, aesthetics, and habitat; and suggestions to minimize or eliminate the risk of flammability of nonvegetative sources of combustion such as woodpiles, propane tanks, decks, and outdoor lawn furniture.
- (f) As used in this section, “person” means a private individual, organization, partnership, limited liability company, or corporation.
- Detailed descriptions of the firebreaks are described in subsections (a)(1) and (a)(2) of Public Resource Code 4291. These spacings are to be used in and around proposed home site.

Agreement by Landowner

The following standard conditions are made a part of all Monterey County Forest Management Plans:

A. Management Objectives

1. Minimize erosion to prevent soil loss and siltation.
2. Preserve natural habitat including native forest, understory vegetation, and associated wildlife.
3. Prevent forest fire.
4. Preserve scenic forest canopy as located within the Critical View shed (any public viewing area).
5. Preserve landmark trees to the greatest extent possible as defined below.

B. Management Measures

1. Tree Removal: No tree will be removed without a Forest Management Plan or an Amended Forest Management Plan.

2. Application Requirements: Trees proposed for removal will be conspicuously marked by flagging or by paint. The proposed removal of native trees greater than six inches will be the minimum necessary for the proposed development. Removal not necessary for the proposed development will be limited to that required for the overall health and long-term maintenance of the forest, as verified in this plan or subsequent amendments to this plan.

3. Landmark Trees: All landmark trees will be protected from damage if not permitted to be removed as a diseased tree, which threatens to spread the disease to nearby healthy trees, or as a dangerous tree, which presents an immediate danger to human life or structures. Landmark oaks are trees that are visually, historically, or botanically significant specimens or are greater than 24 inches or more in diameter at breast height (DBH), or more than 1,000 years old.

4. Dead Trees: Because of their great value for wildlife habitat (particularly as nesting sites for insect-eating birds) large dead trees will normally be left in place. Smaller dead trees will normally be removed to reduce the fire hazard. Dead trees may be removed at the convenience of the owner.

5. Thinning: Trees less than six inches in diameter breast height may be thinned to promote the growth of neighboring trees, without first developing a Forest Management Plan.

6. Protection of Trees: All trees other than those approved for removal shall be retained and maintained in good condition. Trimming, where not injurious to the health of the tree, may be performed wherever necessary in the judgment of the owner, particularly to reduce personal safety and fire hazards. Retained trees that are located close to the construction site shall be protected from inadvertent damage by construction equipment through wrapping of trunks with protective materials, bridging or tunneling under major roots where exposed in foundation or utility trenches, and other measures appropriate and necessary to protect the well-being of the retained trees.

7. Fire prevention: In addition to any measures required by the local California Department of Forestry fire authorities, the owner will;

- A) Maintain a spark arrester screen atop each chimney.
- B) Maintain spark arresters on gasoline-powered equipment.
- C) Establish a "greenbelt" by keeping vegetation in a green growing condition to a distance of at least 50 feet around the house.
- D) Break up and clear away any dense accumulation of dead or dry underbrush or plant litter, especially near landmark trees and around the greenbelt.

8. Use of fire (for clearing, etc.): Open fires will be set or allowed on the parcel only as a forest management tool under the direction of the Department of Forestry authorities, pursuant to local fire ordinances and directives.

9. Clearing Methods: Brush and other undergrowth, if removed, will be cleared through methods that will not materially disturb the ground surface. Hand grubbing, crushing, and mowing will normally be the methods of choice.

10. Irrigation: To avoid further depletion of the groundwater resource, prevent root diseases and otherwise maintain favorable conditions for the native forest, the parcel will not be irrigated except within developed areas. Caution will be exercised to avoid over-watering around trees.

11. Exotic Plants: Care will be taken to eradicate and avoid the introduction of the following pest species:

- A) Pampas grass
- B) Genista (Scotch broom, French broom)
- C) Eucalyptus (large types)

Amendments

The Monterey County Director of Planning may approve amendments to this plan, provided that such amendments are consistent with the provisions of the discretionary permit or building submittal. Amendments to this Forest Management Plan will be required for proposed tree removal not shown as part of this Plan when the proposed removal falls within the description of a Forest Management Plan or Amendment to an existing Forest Management Plan.

Amended Forest Management Plan

A) An amended Forest Management Plan shall be required when:

1. The Monterey County Director of Planning has previously approved a Forest Management Plan for the parcel.
2. The proposed tree removal as reviewed as part of a development has not been shown in the previously approved Forest management plan

B) At a minimum, the Amended Forest Management Plan shall consist of:

1. A plot showing the location, type, and size of each tree proposed for removal, as well as the location and type of trees to be replanted,
2. A narrative describing reasons for the proposed removal, alternatives to minimize the amount and impacts of the proposed tree removal, tree replanting information, and justification for the removal of trees outside of the developed area is proposed.

Compliance

It is further understood that failure to comply with this Plan will be considered a failure to comply with the conditions of the Use Permit.

Transfer of Responsibility

This plan is intended to create a permanent forest management program for the site. It is understood, therefore, that in the event of a change of ownership, this plan shall be as binding on the new owner as it is on the present owner. As a permanent management program, this Plan will be conveyed to the future owner upon the sale of the property.

Report/Plan Prepared By:



Frank Ono, SAF Forester #48004 & ISA Certified Arborist #WE-0536A

Oct. 14, 2024

Date

Recommendations Agreed to by landowner:

Landowner

Date

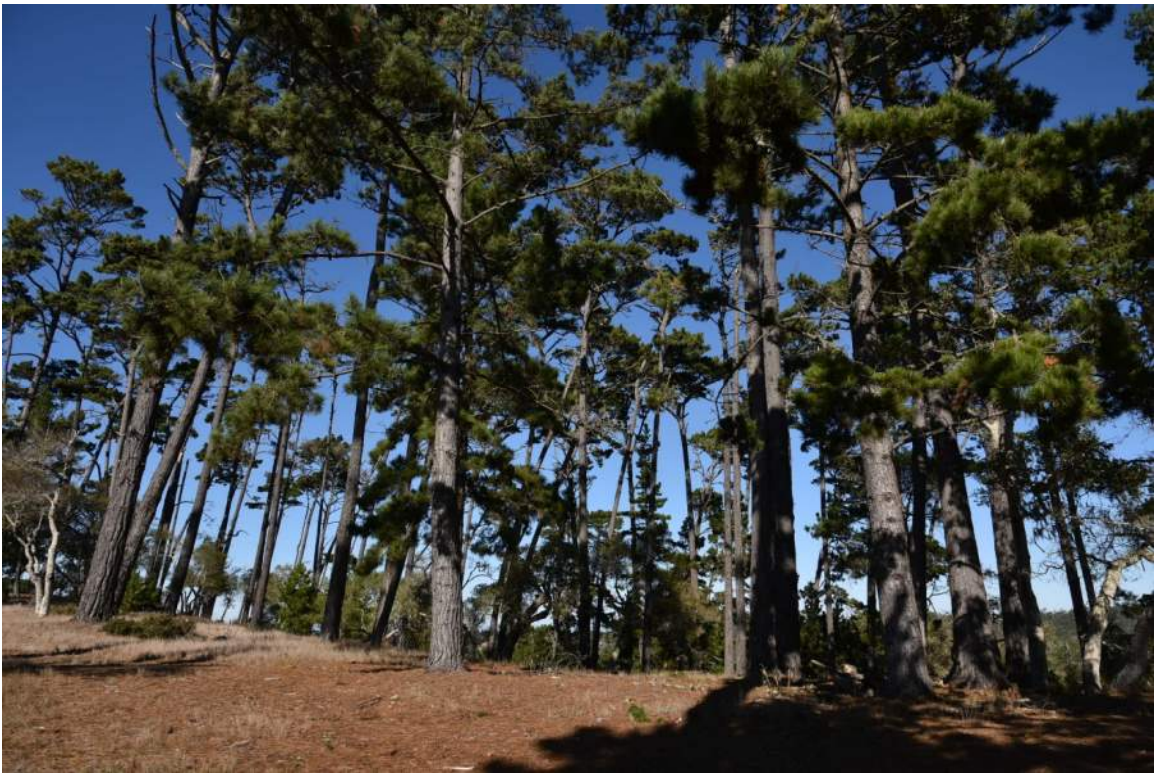
Forest Management Plan approved by:

Director of Planning

Date

PHOTOGRAPHS

View of the homesite at the top of the slope



Views to the east

View looking down from the homesite at the driveway to Portola Road



View looking down toward the entrance at Portola Road

TREE CHART

The following tree chart lists trees on this property. Trees are rated as Good, Fair, or Poor depending on the combination of their structure and health. Landmark trees are highlighted in color.

Tree Legend

MP = Monterey Pine - CLO = Coast live oak

ID	Species	DBH	D2	D3	D4	Crown	CRZ	Health	Impacted	Possible Impact	Comments
1	MP	12				12	6	Fair	x		Driveway
2	MP	14						Dead		x	Stem/no canopy, driveway
3	MP	14				10	5	Fair		x	
4	CLO	10				9		Dead			
7	MP	12				15	7.5	Fair	x		Driveway
8	CLO	8				10	5	Poor	x		Thinning Crown, 1 Stem Removed
10	CLO	6				6	3	Fair			
11	CLO	12				12	6	Fair			
12	CLO	8				10	5	Fair			
13	CLO	18				12	6	Poor			Stem Cavity, driveway
14	MP	14				15	7.5	Fair			
15	MP	12				8	4	Fair			
16	MP	10				9	4.5	Fair			
17	MP	12				14	7	Fair			Lean
18	MP	12				13	6.5	Fair			
19	MP	28				25	13	Fair			
20	CLO	12				8	4	Poor			Thinning Crown
21	CLO	12				12	6	Poor			Thinning Crown

ID	Species	DBH	D2	D3	D4	Crown	CRZ	Health	Impacted	Possible Impact	Comments
23	CLO	12				5	4.5	Poor			Thinning Crown
24	CLO	12				15	7.5	Poor			Thinning Crown
25	CLO	10				4	2	Poor			Thinning Crown
26	MP	24				25	13	Fair			Sweeping Over Road
27	CLO	14				14	7	Fair			
28	CLO	10				6	3	Fair			
29	CLO	12				6	3	Poor			Thinning Crown
30	CLO	6				7	3.5	Fair			
32	MP	6				10	5	Fair			
33	MP	24				26	13	Fair			
34	MP	44				30	15	Fair			
35	MP	30				30	15	Fair			
36	MP	8				12	6	Fair			
37	MP	12				14	7	Fair			
38	MP	30				16	8	Fair			
39	MP	26				15	7.5	Fair			
40	MP	16				9	4.5	Fair			
41	MP	6						Dead			Stem/no canopy
42	MP	24				10	5	Poor		x	Thinning Crown
43	MP	44				35	18	Fair		x	Grading
44	MP	18				13	6.5	Fair			
46	MP	10				9	4.5	Fair			

ID	Species	DBH	D2	D3	D4	Crown	CRZ	Health	Impacted	Possible Impact	Comments
47	MP	6				8	4	Fair			
48	MP	30				35	18	Fair		X	Driveway, Grading
49	MP	8				7	3.5	Fair			
50	MP	10				9	4.5	Fair	X		Driveway, Grading
51	MP	18				12	6	Fair		X	Driveway, Grading
52	MP	24				14	7	Fair			
54	MP	14				15	7.5	Fair			
55	MP	10				8	4	Fair	X		Driveway, grading, Drainage
56	MP	24				13	6.5	Poor		X	Driveway
57	MP	12				10	5	Fair	X		Driveway
58	MP	12				10	5	Fair		X	Driveway
60	MP	18				12	6	Fair			
61	CLO	36				20	10	Fair			Oak Cluster
63	CLO	6				7	3.5	Fair			
64	MP	24				25	13	Fair			
65	CLO	10				12	6	Fair			
66	CLO	6				3		Dead			
67	CLO	9				12	3	Fair			
68	CLO	12				12	6	Fair			
69	CLO	8				10	5	Fair			
70	MP	20				20	10	Fair			
71	MP	12				10	5	Fair			


ID	Species	DBH	D2	D3	D4	Crown	CRZ	Health	Impacted	Possible Impact	Comments
72	MP	14				10	5	Fair			
73	CLO	8				10	5	Fair			
74	CLO	12				8	4	Fair			
75	MP	24				20	10	Fair			
77	CLO	12				9	4.5	Fair			
78	MP	14				10	5	Fair			
79	MP	14				12	6	Fair			
80	MP	18				13	6.5	Fair			
82	CLO	12				9	4.5	Fair			
83	CLO	8				7	3.5	Fair			
84	CLO	8				7	3.5	Poor			Thinning Crown
85	CLO	10				8	4	Fair			
87	CLO	6				7	3.5	Fair			
88	CLO	10				13	6.5	Fair			
89	CLO	10				12	6	Fair			
90	CLO	8	8	6		15	7.5	Fair			
91	CLO	8				6	3	Fair			
92	CLO	8				3	1.5	Fair			
94	MP	24				25	13	Fair			
95	CLO	6				8	4	Fair			
96	CLO	8				10	5	Fair			

ID	Species	DBH	D2	D3	D4	Crown	CRZ	Health	Impacted	Possible Impact	Comments
97	MP	18				22	11	Fair			
98	MP	24				25	13	Fair			
99	CLO	18				20	10	Fair			
100	MP	14				12	6	Fair	X		Driveway footprint
201	MP	18				12	6	Fair	X		Driveway footprint
202	CLO	8	8	6	6	18	9	Fair			
203	CLO	12				15	7.5	Fair			
204	MP	48				40	20	Fair			
205	CLO	10				8	4	Fair			
206	CLO	24				14	7	Poor			Stem Decay, Stem Cavity
208	MP	14				12	6	Fair			
209	CLO	28				14	7	Fair			
210	MP	18				14	7	Fair			
211	CLO	12				6	3	Fair			
212	MP	24				14	7	Fair			
213	MP	30				16		Dead			
214	CLO	8	8	6		12		Dead			
215	CLO	8				10	5	Fair			
216	CLO	36				16	8	Fair			
217	CLO	12	10			15	7.5	Fair			
218	MP	12				15	7.5	Fair			
219	MP	18				25	13	Fair			
220	MP	12				16	8	Fair			
221	CLO	10				10	5	Fair			

ID	Species	DBH	D2	D3	D4	Crown	CRZ	Health	Impacted	Possible Impact	Comments
222	CLO	48				25	13	Fair			
223	CLO	8				5	2.5	Fair			
224	MP	18				14	7	Fair			
225	CLO	6				6	3	Fair			
227	MP	10				9		Dead	X		House Footprint, drain line
228	CLO	12				20	10	Fair	X		House Footprint patio
229	MP	24				20	10	Fair		X	House Footprint patio
231	MP	30						Dead	X		Stem/no canopy,House Footprint
232	CLO	10				8	4	Fair	X		House Footprint
233	CLO	10				8	4	Fair	X		Driveway
235	MP	18				15	7.5	Fair	X		Driveway
236	MP	12				10	5	Fair	X		Driveway
237	MP	12				15	7.5	Fair	X		Driveway
238	MP	24				20		Dead	X		Driveway
239	MP	16				12	6	Fair			
240	MP	14				16	8	Fair		x	Driveway
241	MP	24				25	13	Fair	x		House Footprint
244	MP	12				15	7.5	Fair	x		House Footprint
245	MP	14				12	6	Fair	x		House Footprint

ID	Species	DBH	D2	D3	D4	Crown	CRZ	Health	Impacted	Possible Impact	Comments
248	MP	18				14	7	Fair			
251	CLO	12	12	8		20	10	Fair		X	House Footprint
252	MP	6				12	6	Fair			
253	MP	10				14	7	Fair			
254	MP	12				16	8	Fair	X		House Footprint
255	CLO	24				14	7	Fair			3 Stems
257	MP	36				30	15	Fair			2 Stems
258	MP	8				14	7	Fair			
259	MP	14				14	7	Fair			
260	MP	6				8	6	Fair			
261	MP	12				14	7	Fair			
262	MP	12				14	7	Fair			
263	MP	8				12	6	Fair			
264	MP	12				15	7.5	Fair			
265	MP	12				16	8	Fair			
266	MP	24				20	10	Fair			
267	CLO	18				16	8	Fair			
268	CLO	18				12	6	Fair			
269	MP	18				8	4	Fair			
272	CLO	18				12		Dead	x		House Footprint, dead
275	MP	20				25	13	Fair			
276	MP	14				24	12	Fair			
277	MP	24				25	13	Fair	x		House Footprint

MITIGATION TREE LEGEND (REFER TO L1.1)


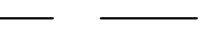
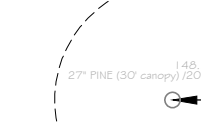
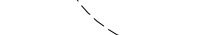

NAME	TOTAL QUANTITY
 PINUS RADIATA (15 GAL) OR QUERCUS AGRIFOLIA (24" BOX AND 36" BOX)	19

PLANT LEGEND

	SMALL DECORATIVE TREES CERCIS CANADENSIS 'FOREST PANSY' (FOREST PANSY EASTERN REDBUD) CITRUS SPP. (CITRUS) MAGNOLIA X SOULANGEANA (SAUCER MAGNOLIA)
	LOW FUEL PLANTING AREAS (INCLUDING 5'-0" MINIMUM NON-COMBUSTIBLE SUCCULENTS AND GRAVEL ADJACENT TO RESIDENCE) AGAVE SPP. (AGAVE) ARCTOSTAPHYLOS SPP. (MANZANITA) CALAMAGROSTIS NUTKAENSIS (PACIFIC REEDGRASS) ECHEVERIA SPP. (ECHEVERIA) HEUCHERA SPP. (CORAL BELLS) IRIS DOUGLASIANA (DOUGLAS IRIS) OLEA EUROPAEA 'MONTRA' (LITTLE OLLIE OLIVE) POLYSTICHUM MUNITUM (WESTERN SWORD FERN) SENECIO SPP. (SENECIO) WOODWARDIA FIMBRIATA (GIANT CHAIN FERN)
	COURTYARD GARDEN AGAVE SPP. (AGAVE) CALAMAGROSTIS FOLIOSA (LEAFY REEDGRASS) ECHEVERIA SPP. (ECHEVERIA) HEUCHERA SPP. (CORAL BELLS) OLEA EUROPAEA 'MONTRA' (LITTLE OLLIE OLIVE) POLYSTICHUM MUNITUM (WESTERN SWORD FERN) SENECIO SPP. (SENECIO) VIOLA SPP. (VIOLETS) WOODWARDIA FIMBRIATA (GIANT CHAIN FERN)
	TALL EVERGREEN SHRUB SCREENING CEANOTHUS THYRSIFLORUS (BLUEBLOSSOM) FRANGULA CALIFORNICA (COFFEEBERRY) PRUNUS ILICIFOLIA (HOLLYLEAF CHERRY) RHUS INTEGRIFOLIA (LEMONADE BERRY)
	BIORETENTION CALAMAGROSTIS NUTKAENSIS (PACIFIC REEDGRASS) ELYMUS GLAUCUS (BLUE WILDRIE) FRAGARIA VESCA (WOODLAND STRAWBERRY) IRIS DOUGLASIANA (DOUGLAS IRIS) MIMULUS GUTTATUS (SEEP MONKEYFLOWER) WOODWARDIA FIMBRIATA (GIANT CHAIN FERN)
	SEASONAL MEADOW ACHILLEA MILLEFOLIUM (COMMON YARROW) ARCTOSTAPHYLOS HOOKERI SPP. HOOKERI (HOOKER'S MANZANITA) ARCTOSTAPHYLOS PUMILA (SANDMAT MANZANITA) FRAGARIA VESCA (WOODLAND STRAWBERRY) LOMATIUM PARVIFOLIUM (SMALL LEAVED LOMATIUM) MIMULUS AURANTIACUS (STICKY MONKEYFLOWER)



LEGEND

	PROPERTY LINE
	SETBACK LINE
	CRITICAL ROOT ZONE (CRZ)
	EXISTING TREE TO REMAIN AND PROTECT IN PLACE
	TREE TAG NUMBER

DESIGN NARRATIVE

A WOODLAND AND MEADOW GARDEN WOVEN INTO A MATURE PINE AND OAK FOREST. THE SITE IS FILLED WITH DAPPLED SUNLIGHT, THE MATERIALS FOR HARDSCAPE ARE CALMING AND UNDERSTATED, AND THE PLANTING DESIGN IS FOCUSED AROUND BLENDING THE HOME INTO LANDSCAPE THROUGH THE USE OF NATIVE AND MICROCLIMATE-ADAPTED PLANTS.

REFERENCE NOTES SCHEDULE

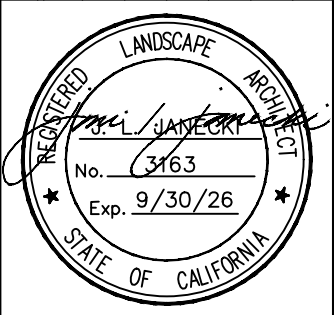
SYMBOL	DESCRIPTION
1	ENTRY DRIVE, VEHICULAR WOOD FRAME GATES WITH DECORATIVE IRON ACCENTS IN OPENINGS, WOODEN PEDESTRIAN GATE WITH STUCCO OR STONE PILLARS, AND PEDESTRIAN PATHWAY
2	STUCCO TRASH ENCLOSURE
3	DEER FENCE - 6'-0" TALL VISUALLY PERMEABLE BLACK METAL MESH AND POSTS
4	STUCCO RETAINING WALLS
5	SEASONAL MEADOW & BIOSWALE - NATURALISTIC GARDEN WITH NATIVE PLANTINGS
6	MONTEREY PINE AND OAK WOODLAND UNDERSTORY PRESERVATION AND RENEWAL
7	FIRETRUCK TURNOUT - ASPHALT WITH STONE BAND OR CURB
8	AUTO COURT, FIRETRUCK HAMMERHEAD, AND GUEST PARKING - COBBLES OR GRAVEL WITH FIRETRUCK-RATED BASE
9	MAIN ENTRY - STONE OR BRICK TILE
10	COURTYARD - STONE, BRICK TILE, OR CRUSHED GRAVEL WITH LOW STUCCO OR STONE LANDSCAPE WALL, AND WATER FEATURE
11	TERRACE - STONE, BRICK TILE, OR CRUSHED GRAVEL WITH LOW STUCCO OR STONE LANDSCAPE WALL AND STEPS TO TRAIL.
12	LOWER TERRACE - STONE OR GRAVEL
13	MONTEREY PINE UNDERSTORY PRESERVATION AND RENEWAL
14	INFORMAL TRAIL
15	WATER FEATURE (WALL FOUNTAIN)



NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE: 24" X 36"

NO	DATE	DESCRIPTION
1	08/19/2023	PEBBLE BEACH ARB
2	10/20/2023	PEBBLE BEACH ARB
3	10/21/2024	PLANNING SUBMITTAL
4		
5		
6		



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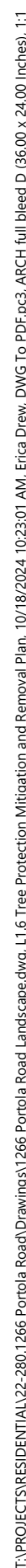
PROJECT:

OVERALL LANDSCAPE SITE
PLAN

SHEET TITLE:

SCALE: 1"=20'-0"
DRAWN BY: M/O/ND
DATE: 10/21/2024

L1.1



PROPERTY LINE

SETBACK LINE

TREE PROTECTION FENCING

CRITICAL ROOT ZONE

EXISTING TREE TO REMAIN AND PROTECT IN PLACE

TREE TAG NUMBER

EXISTING TREE TO BE REMOVED (19 TOTAL)

TREE TAG NUMBER

EXISTING DEAD TREE TO BE REMOVED (5 TOTAL)

TREE TAG NUMBER

NUMBER OF LIVING TREES TO BE REMOVED: 19 PINUS RADIATA: 15 QUERCUS AGRIFOLIA: 4
NUMBER OF TREES REQUIRED FOR REPLACEMENT: (19) 5 GALLON OR LARGER, IF AVAILABLE.
NUMBER OF REPLACEMENT TREES PROPOSED: PINUS RADIATA: (14) 15 GALLON QUERCUS AGRIFOLIA (5) 24" AND 36" BOX

1. REMOVE TREES #2, 41, 227, 231, 238, AND 272; THEY ARE DEAD AND NOT PART OF THE MITIGATION SCHEDULE.
2. REFER TO FOREST MANAGEMENT PLAN PREPARED BY ONO CONSULTING DATED 10/11/2024.

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PROJECT:

SCALE: 1"=20'-0"
DRAWN BY: MO/ND
DATE: 10/21/2024

L1.6



ORIGINAL SHEET SIZE: 24" X 36"

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