

Tree Resource Assessment
1145 Spyglass Hill Road
Pebble Beach CA

Prepared for:

Kerry Kevin and Olivia McLeod Straine Trust

Prepared by:

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Member Society of American Foresters #48004
ISA Certified Arborist #536
1213 Miles Avenue
Pacific Grove, CA 93950

October 14, 2016

Owner:

Kerry Kevin and Olivia McLeod Straine Trust
838 University Avenue
Sacramento CA 95825

Architect:

Studio Schicketanz
P.O. Box 2704
Carmel, CA 93921

Urban Forester and Certified Arborist

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SUMMARY

Development is occurring on this site requiring excavation near a Monterey cypress (*Hesperocyparis macrocarpa*) tree on site. The Monterey cypress tree to be removed is considered a planted tree as local Monterey cypress (*Cupressus macrocarpa*) trees native to the area are found further on the granitic headlands to the south (Cypress Point). The tree is considered to be in fair condition both structurally and in health, however additional excavation must be performed near the tree, will most likely have a negative effect on it due to root loss. There is also a 10" diameter New Zealand Christmas Tree (*Meterosideros excelsa tomentosa*) which is requested for removal as well. A tree assessment/arborist report has been prepared that identifies and addresses the affects that the project will have to the existing tree resources on site as well as a list of recommendations regarding trees on the project.

ASSIGNMENT/SCOPE OF PROJECT

To ensure protection of the tree resources on site, the property owners, Kerry Kevin and Olivia McLeod Straine, have requested an assessment of several trees in proximity to proposed development areas. The findings of the report are to be documented in an arborist report to work in conjunction with other conditions for approval of the building permit application. 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 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 Studio Schicketanz.
- Make recommendations for alternative methods and preconstruction treatments to facilitate tree retention.
- Create preservation specifications, as it relates to a Tree Location/Preservation Map.
- Determine the quantity of trees affected by construction that meet “Landmark” criteria as defined by the County of Monterey, Title 20 Monterey County 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 plans submitted to me by Studio Schicketanz to assess affects from potential construction to trees within or adjacent to construction activities. The assessment has been made of these plans specifically and no other plans were reviewed. Only minor grading and erosion details are discussed in this report as it relates to tree health. It is not the intent of this report to be a monetary valuation of the trees or provide risk assessment for any tree on this parcel, as any tree can fail at any time. No clinical diagnosis was performed on any pest or pathogen that may or may not be present. In addition to an inspection of the property, F.O. Consulting relied on information provided in the preparation of this report (such as, surveys, property boundaries, and property ownership) and must reasonably rely on the accuracy of the information provided. F.O. Consulting shall not be responsible for another's means, methods, techniques, schedules, sequence or' procedures, or for contractor safety or any other related programs; or for another's failure to complete the work in accordance with the plans and specifications.

PURPOSE AND GOAL

This Tree Assessment/Arborist report is prepared for this parcel due to proposed construction activities (addition of a 800 SF Accessory Dwelling Structure to their current construction) located at 1145 Spyglass Hill Road, Pebble Beach CA. The purpose of the assessment is to determine what trees will be affected by additional proposed work on this project. Native Monterey cypress trees are considered protected trees as defined by the County of Monterey, Title 20 Monterey County Zoning Ordinance.

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

SITE DESCRIPTION

- 1) Assessor's Parcel Number: 008-012-005-000
- 2) Location: 1145 Spyglass Hill Road, Pebble Beach CA
- 3) Parcel size: Approximately 1 Acre
- 4) Existing Land Use: The parcel is developed and zoned for residential use
- 5) Slope: The parcel is mildly sloped. Slopes range from 2% to 10%
- 6) Soils: The parcel is located on soils classified by the United States Natural Resource Conservation Service as mostly Narlon loamy fine sand soils 2-9%. This is a gently sloping and moderately sloping soil on dissected marine terraces. It has the profile described as representative of the series. Clay subsoil is generally at a depth of 15 to 20 inches. Slopes are mostly 3 to 6 percent. Runoff is slow to medium, and temporary shallow ponds form in swales in wet winters. The erosion hazard is moderate. The seedling mortality is low, and the wind throw hazard is severe. The soil has moderate productivity for Monterey pine (site index averages about 75). The equipment limitation is moderate or severe.
- 7) Vegetation: Please refer to the biological assessment prepared by Zander Associates for a complete list of vegetation found on site. The tree canopy vegetation on site is composed primarily of Monterey cypress (*Hesperocyparis macrocarpa*). Formerly, prior to construction, lower tree canopy present consisted of small Coast Live Oak (*Quercus agrifolia*) and planted ornamental plantings. Main ornamental tree plantings found are New Zealand Christmas trees (*Meterosideros excelsa tomentosa*), Australian Tea tree (*Leptospermum laevigatum*), and Japanese black pine (*Pinus thunbergii*).

OBSERVATIONS/DISCUSSION

The project, as presented to me, indicates a smaller cypress (#2569 - 21" diameter Monterey cypress –*Hesperocyparis macrocarpa*) which will have its root zone encroached to install a retaining wall. The Cypress tree is not landmark sized (24" diameter or greater in diameter). Also requested for removal is a 10" planted ornamental (New Zealand Christmas tree (*Metrosideros excelsa tomentosa*)). Both trees appear to be a planted trees which were planted as part of the pre-existing landscape.

Essentially, the required foundation footing will affect over 30% of the tree's root zone due to anticipated soil sloughing of the soft sand. Treatments such as excavation expose roots and open the tree to listing over. The site, composed of sandy soils which will be disturbed and loosened most likely will affect the trees ability to effectively stand upright, especially since it is very exposed to west winds. Construction activities to work around the tree also requires pruning of at least 40% of its remaining crown to be removed; therefore, at this time my recommendation is to remove and replace the tree since much of the tree's critical root zone and existing canopy must be removed. Sustained and successful results may be accomplished by replacement tree replanting further away from the building.

CONCLUSION/PROJECT ASSESSMENT

This proposal to construct an addition to the currently constructed residence, expands its footprint and require removal of two additional trees (#2569 a planted cypresses, and a 10" diameter New Zealand Christmas tree, which is a planted ornamental). The tree loss will be minimal for the case; the Cypress tree is a smaller component of a larger dominant tree, both trees which were planted, form a singular tree clustering. The smaller tree will be replaced in this area (as well as other adjacent areas) to supplement existing Cypress groupings; therefore the loss of Cypress canopy and foliage will not be significant. The ornamental New Zealand Christmas tree also will be removed to reduce competition for the remaining Cypress; thus the existing Cypress forested environment will be retained allowing the stand of trees to continue to exist and potentially regenerate over time. All remaining trees are expected to survive when properly protected and monitored. The remainder of the property contains tree cover, which remains. No watercourses are near the planned construction.

Short Term Affects

Site disturbance has occurred during building construction. Short term site affects are confined to the construction envelope and immediate surroundings and trees may be trimmed and root systems reduced. The pruning of tree crowns above 30% and reduction of root area may have a short term effects on those trees treated, including a reduction of growth and potential limb dieback. Tree removal will not affect wind patterns, air movement, erosion, or have negative solar effects from proposed tree removal.

Long Term Affects

No significant long term affects to the forest ecosystem are anticipated as this is already a developed residential site under construction. The project as proposed is not likely to significantly reduce the availability of wildlife habitat over the long term. Whenever construction activities take place near trees, there is the potential for those trees to experience decline in the long term as well. The greatest attempt has been made to identify for removal those trees likely to experience decline.

RECOMMENDATIONS

Replanting

The County of Monterey through the Del Monte Forest Land Use plan has tree replacement conditions as part of a tree removal permit when sufficient space exists to replant that does not create an overcrowded vegetated situation. Tree removal will be replaced at a 3:1 replacement with Monterey cypress replanted in locations adjacent other retained trees so as not to change the amount of square footage required for dune restoration. In addition, the County also requires independent monitoring of replanted trees to insure replanting is successful (the term of monitoring is at County discretion, typically one to three years).

Tree Protection

Typical of construction activities:

- Trees located adjacent to construction areas shall be protected from damage by construction equipment by the use of temporary fencing and through wrapping of trunks with protective materials.
- Fencing shall consist of chain link, snowdrift, plastic mesh, hay bales, or field fence. Existing fencing may also be used.
- Fencing must not be attached to the tree. It shall be free standing or self-supporting so as not to damage trees. Fencing shall be rigidly supported and shall stand a minimum of height of four feet above grade.
- Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, and/or dumping of materials should not be allowed adjacent to trees on the property especially within fenced areas.
- Fenced areas and the trunk protection materials must remain in place during the entire construction period.

Standards during grading and excavation activities:

- All trenching, grading or any other digging or soil removal that is expected to encounter tree roots will be monitored by a qualified arborist or forester to ensure against drilling or cutting into or through major roots.
- The project arborist should be on site during excavation activities to direct any minor field adjustments that may be needed.
- Trenching for the retaining wall and driveway located adjacent to any tree should be done by hand where practical and any roots greater than 3-inches diameter should be bridged or pruned appropriately.
- Any roots that must be cut should 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 should be exposed to sound tissue and cut cleanly with a saw.

When potentially significant roots 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 affects the target trees negatively, 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 affects, such as hand digging, bridging or tunneling under roots, etc..

Best Management Practices to Observe (BMP)

The following best management practices must be adhered to:

- A) Tree service Contractors will verify animal or bird nesting prior to tree work. If nesting activity of migratory birds are found, work must stop and a wildlife biologist consulted before commencing work (the typical bird nesting season ranges from February 22 to August 1).
- B) 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 drip line may encourage the development of oak rot fungus (*Armillaria mellea*). As necessary, trees may be protected by boards, fencing or other materials to delineate protection zones.
- C) Pruning shall be conducted so as not to unnecessarily injure the tree. General-Principals 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.
- D) Native live 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 trees. Native, locally adapted, drought resistant species are the most compatible with this goal.
- E) 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 February through May.
- F) Tree material greater than 3 inches in diameter remaining on site more than one month that is not cut and split into firewood must be covered with thick clear plastic that is dug in securely around the pile to discourage infestation and dispersion of bark beetles.
- G) A mulch layer up to approximately 4 inches deep should be applied to the ground under selected trees 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.
- H) If trees along 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.

Report Prepared By:



Frank Ono, SAF Forester #48004 and ISA Certified Arborist #536

October 14, 2016

Date

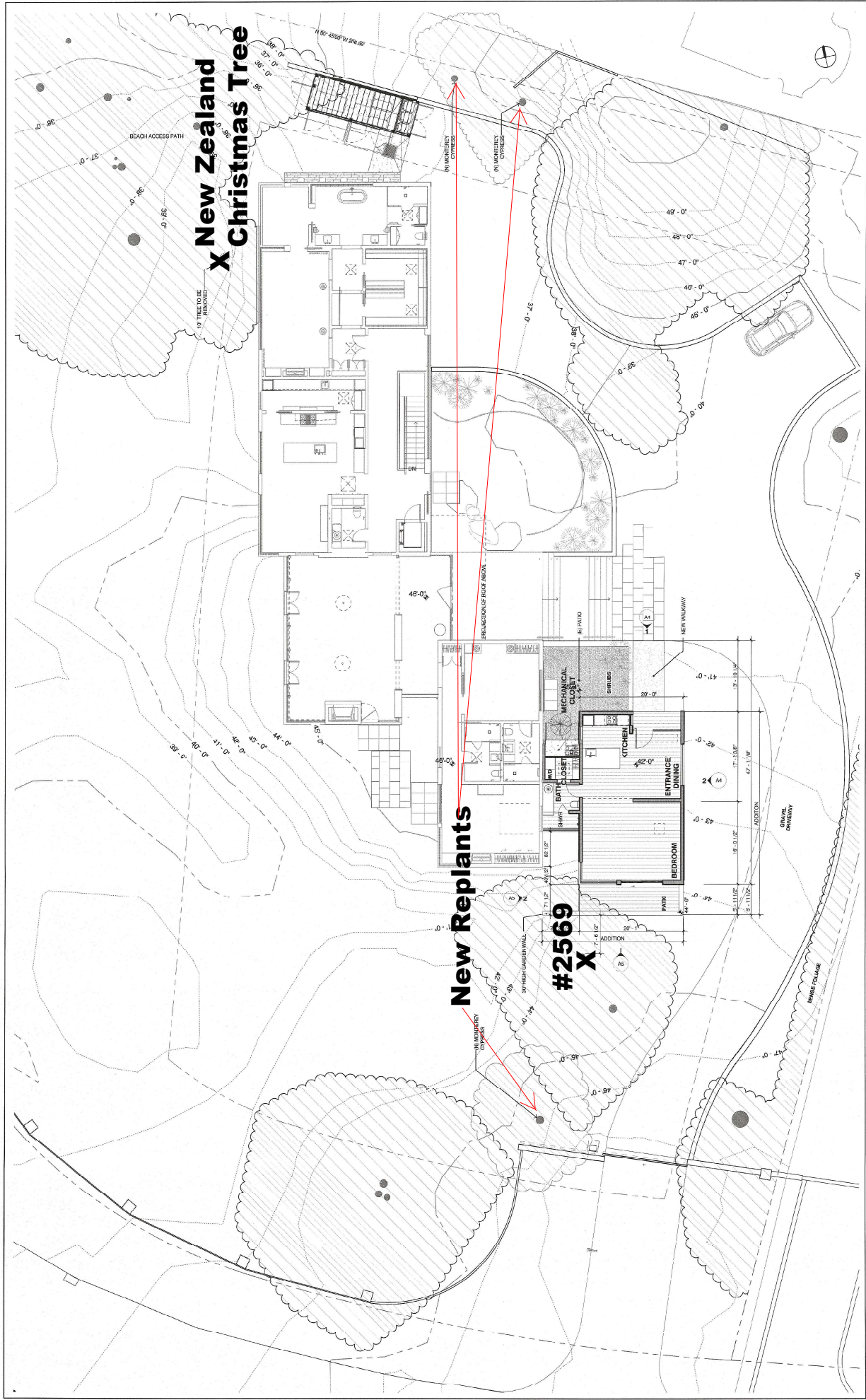
PHOTOGRAPHS



Tree #2369 to be removed will be replaced by three cypress



New Zealand Christmas tree



TITLE STUDIO ADDITION PLAN

DATE 08/15/16 SHEET

STRAINE RESIDENCE
1145 SPYGLASS HILL ROAD, PEBBLE BEACH, CA 93953

STUDIO SCHICKETANZ
P.O. Box 2704, Carmel, CA 93921 814.622.3600

SCALE 1/8" = 1'-0"
DRAWN BY LA
JOB NUMBER 1421

A2