

Exhibit I

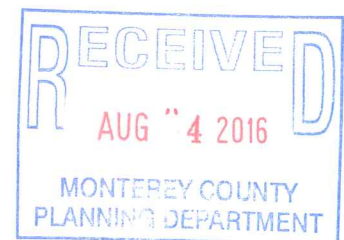
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TREE RESOURCE EVALUATION
PROJECT IMPACT ANALYSIS
TREE PROTECTION PLAN

Garibaldi Residence
1030 Marcheta Lane, Pebble Beach
APN 007-342-002



March 2016

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INTRODUCTION

This arboricultural resource assessment includes an evaluation of the condition of trees growing on an existing residential parcel located at 1030 Marcheta Lane in Pebble Beach. In addition to the analysis of the trees on this site three Monterey cypress growing on the parcel to the South are included (1028 Marcheta Lane).

Impacts to trees on both sites related to the demolition of the existing home and reconstruction are included in this report. The trees on the adjacent parcel were inspected from 1030 Marcheta; no entry to the adjacent site was completed. Recommendations for reducing impacts and protecting the trees are included.

PROJECT DESCRIPTION AND LOCATION

Development plans have been completed for a residential property located at 1030 Marcheta Lane in Pebble Beach. The project includes the demolition of an existing residence and driveway and construction a new single-family home with basement garage and driveway access.

Although the trees on the adjacent property are Monterey cypress, they are not within the boundaries of the protected native Monterey cypress habitat.

ASSIGNMENT/SCOPE OF SERVICES

In February of this year, I was contacted by Eric Miller Architects, Inc. to complete an arborist report on a project located at 1030 Marcheta Lane in Pebble Beach (APN 007-342-002).

In addition to inspecting the trees on the project site, they requested I include a visual assessment of three Monterey cypress growing on an adjacent property (1028 Marcheta Lane) and analyze the potential impacts to the trees related to the project. To complete the evaluation and impact analysis I have completed the following:

- Complete an inventory of all trees six inches and greater growing adjacent to the proposed improvements for the project, including offsite trees (without entering the adjacent site).
- Identify tree species and measure trunk diameter at a point 54 inches above grade (DBH).
- Complete a Visual Tree Assessment to determine tree health and structural integrity.
- Provide the Critical Root Zone for each tree inventoried
- Review plans to evaluate potential impacts to trees.
- Review documents related to the adjacent trees prepared by Frank Ono.

- Provide recommendations for tree retention/tree removal based on impacts and tree condition.
- Provide recommendations for reducing impacts to retained trees that include creating a fenced exclusionary zone, special construction methods, proper root pruning and monitoring during construction.

TREE INVENTORY OVERVIEW

The attached inventory includes the following information on trees growing adjacent to site changes:

Tree Species

The inventory indicates the “common” name for each protected tree. The botanical names of the trees are listed here:

Coast live oak (*Quercus agrifolia*)
Monterey cypress (*Hesperocyparis macrocarpa*)
Monterey pine (*Pinus radiata*)

Trunk Diameter

The diameter of each trunk/trunks was measured at a point 54 inches above natural grade (DBH) using a diameter tape.

Tree Health

Tree health and tree structure are evaluated separately. A “healthy” tree can be weakly structured and represent a risk, a well-structured tree can be “unhealthy” or in poor vigor.

The determination of tree health is made during a Visual Tree Inspection. This analysis includes an evaluation of the biology of each tree using procedures developed by Claus Mattheck and published in The Body Language of Trees. The health of the tree is then rated as “good”, “fair”, or “poor” in the inventory.

The biological assessment determines health status and includes an evaluation of the following:

- Vitality of the leaves, bark and twigs
- Presence of fungi or decay
- Percentage and size of dead branching
- Status of old wounds or cavities.

Healthy trees rated as “good” display dense full canopies with dark green foliage. Dead branching is limited to small twigs and branches less than one inch in diameter. No evidence of disease, significant decay or insect activity is visible. Vigorous, healthy trees are much better able to tolerate site alteration and invasive construction impacts than less vigorous trees of the same species.

Trees in “fair” health have 10-30% foliar dieback, small areas of dead branching greater than one inch in diameter and minor evidence of disease, decay, or insect activity.

Trees in “poor” health display greater than 30% foliar dieback, dead branches greater than two inches in diameter and/or areas of decay, disease or insect activity.

Tree Structure

As with tree health, the structural integrity of each tree is determined using the Visual Tree Inspection methods. This mechanical assessment includes an evaluation of the following:

- Integrity of the framework of the tree (supporting trunk and major branches)
- External symptoms (bulges, ribs or cracks) that can indicate internal defects
- Lean of main trunk and canopy configuration
- Development of root buttress

Trees with “good” structure are well rooted with visible taper in the lower trunk leading to buttress root development. These qualities indicate that the tree is solidly rooted in its growing site. No significant structural defects such as codominant stems (two stems of similar size that emerge from the same point on the trunk), weakly attached branches, cavities or decay are present.

Trees with “fair” structural integrity may have defects such as poor taper in the trunk, inadequate root development or growing site limitations. They may have multiple trunks, included bark (where bark turns inward at an attachment point), or suppressed canopies. Small areas of decay or evidence of small limb loss may be present in these trees. The condition of these trees can be improved using common maintenance procedures.

Poorly structured trees display one or more serious structural defects that may lead to the failure of branches, trunk or the whole tree due to uprooting. Trees in this condition may have had root loss due to decay or site conditions. The supporting trunk or large stems could be compromised by decay or structural defect (large codominant stems with included bark). Trees in this condition represent a risk. In some situations maintenance including cable support systems, props or severe pruning can reduce, but not eliminate the potential hazard.

Critical Root Zone (CRZ)

The Critical Root Zone represents the “optimum” area under the tree canopy where site changes should be avoided. This area does not necessarily need to be an exact circle under the tree, nor does it represent a “hard” boundary where no disturbances can occur.

In most cases, trunk diameter, along with tree species and tree condition are factored into the equation. The goal in determining the CRZ is based on adequate retention of both absorbing roots (those responsible for transportation of moisture and nutrients) and structural roots (those responsible for keeping the tree upright and stable).

Studies based on root loss have determined that safe distances for excavation or other site changes vary. Typical calculations used by arborists range from three to five times the trunk diameter.

If encroachment into the CRZ is necessary for project construction alternative methods or pre-construction treatments are recommended to reduce impacts to trees.

Impact Description

This section summarizes the development activity that could potentially affect tree health or stability. Impacts on this site include:

- Demolition of existing residence
- Grading and excavation for proposed driveway and basement garage

Recommendations

This section summarizes the recommendations that may include special construction methods and tree protection measures. They can include but not be limited to the following:

- Exclusionary fencing and straw bale barricades
- Hand excavation
- Manual grading
- Proper root pruning

OBSERVATIONS

The development site is a flat residential property. An older home exists on the property with typical set backs from the neighboring properties and public roadway.

The vegetation on the site consists of older landscape material and a few semi-mature trees along the side and back yards.

One smaller oak (tree #1) is growing at the front of the house adjacent to the existing asphalt driveway (pictured).

The canopy has been mechanically sheared and the re-growth is covered with “witches broom” a fungal infection.



A mature Pittosporum (tree #2) is adjacent to the oak; a shrub species has developed tree-like form. The canopy is thin, no new growth is visible.

A semi-mature magnolia tree #3) is growing along the northern property boundary in the back yard. At least 50% of the canopy has been defoliated, no new growth is present.

A mature Monterey pine (*Pinus radiata*) is growing at the back corner of the property (pictured at right). The broad and spreading canopy extends at least 20 feet from the trunk. The foliar canopy displays minor thinning but no signs of disease or insect infestations were observed.



A semi-mature box elder (tree #5) is growing at the southeast corner of the site. The main trunk is leaning to the south. The foliar canopy is thin, no new growth is visible.

Trees #6-#8 are Monterey cypress (*Hesperocyparis macrocarpa*) growing on the property to the south.

The trunk diameters range from eight to 18 inches. The trees were inspected from offsite and appear to be in good to fair condition with minor dieback in the foliar canopies.

Branching from the offsite trees extends into the development site.

Potential Impacts/Recommendations

The development as proposed could potentially have minor to moderate impacts on several protected trees adjacent to construction. Excavation for the demolition, basement garage and construction of the new residence may encroach into CRZ's. The implementation of the following recommendations can reduce impacts to a minimal level.

Demolition of the existing structure and construction of the new residence, driveway, basement garage and landscape elements could potentially impact the root systems of tree #4, the mature pine and the three offsite Monterey cypress.

The large equipment typically used for demolition can damage and remove roots. To keep the root systems of the offsite trees intact smaller equipment is recommended for use along the southern property boundary.

After the above ground portions of the structure are demolished excavation to expose tree roots can begin.

Excavation for root exploration should commence at the foundation of the existing residence. Smaller equipment should gradually excavate toward the property boundary and the cypress trees. The depth of the initial excavation should begin no deeper than 12 inches and be completed with care. Gradually the depth can be increased and incrementally closer to the property boundary.

Any trees roots that are encountered will be exposed, photographed and properly pruned under the supervision of the project arborist. No torn bark or shattered roots will remain exposed.

Once all tree roots are exposed and properly pruned the face of the excavation will be covered tightly with burlap. The burlap layer can be affixed to the cut area with landscape staples. The burlap layer will be kept moist but not saturated.

Once the root exploration, root pruning and burlap is installed the excavation for the basement garage and driveway can be completed.

The branching from the cypress trees that extends into the project site can be professionally pruned with permission from the tree owners. Branching can be reduced in length to a properly sized lateral.

The installation of the proposed bocce court could impact the root system of the Monterey pine. If excavation is required to install this element it should be relocated or redesigned to be placed on natural grade without excavation.

All retained trees will be protected with exclusionary fencing bordered by straw bale barricades prior to demolition. This includes the offsite Monterey cypress.

CONCLUSION

The removal of tree #5, the box elder is recommended. The tree is in decline, with a significant lean in the main trunk. This tree is not protected by any local ordinances.

The offsite cypress can be retained and impacts reduced to a minor level if the recommendations for root exploration and pruning are implemented. No decline in tree health or stability are anticipated.

The potential impacts to the mature Monterey pine can be reduced or eliminated if the proposed bocce court is relocated or placed on natural grade with no excavation into the Critical Root Zone.

Respectfully submitted,

Maureen Hamb-Certified Arborist WE2280

1030 Marcheta Lane
Tree Inventory

Tree #	Species	Diameter @ 54"	Health	Structure	CRZ radius in feet	Comments
1	coast live oak	11.3	fair	poor	4	Growing at edge of existing asphalt driveway. Canopy has been sheared rather than properly pruned. No impacts are anticipated/Protect with fencing and barricades, provide proper pruning
2	Pittosporum	12.5	poor	fair	4	Landscape shrub pruned into tree form, canopy is thinning. No impacts anticipated protect with fencing and barricades
3	magnolia	11.9	poor	fair	4	Canopy is thinning, no lower foliage/No impacts anticipated, protect with fencing and barricades
4	Monterey pine	48.6	fair	fair	16	Mature pine with healthy canopy, minor interior dieback, no indications of insect infestation or disease. Canopy is wide spreading at least 20 feet from trunk/Bocce court proposed within CRZ. Relocated bocce court or construct on natural grade. No excavation will be allowed within CRZ. Canopy pruning may be necessary to provide clearance.
5	box elder	11.4	poor	fair	4	Canopy in decline, less than 15% live foliage that is discolored with dieback along edges/Recommend removal due to impacts related to construction. Not a protected species within the Coastal Zone

1030 Marcheta Lane
Tree Inventory

Tree #	Species	Diameter @ 54"	Health	Structure	CRZ radius in feet	Comments
6	Monterey cypress	estimated 18	good	fair	6	Healthy tree growing on adjacent property. Exact location of the tree is unknown, based on plans provided it is approximately five feet from proposed driveway and lower garage/Locate structural roots during demolition of existing house. Carefully locate roots and properly prune under the supervision of project arborist with permission from adjacent tree owner. Properly prune canopy to
7	Monterey cypress	estimated 10 & 10	fair	fair	4	Tree is growing on adjacent property, minor foliar dieback. Exact location of the trunk is estimated at five feet from the property line. As with tree #6, root exploration and proper root pruning will be completed during demolition. Minor canopy pruning may be required to provide clearance
8	Monterey cypress	estimated 8	fair	fair	3	Tree is growing on adjacent property. Exact location is estimated at approximately three feet from the property boundary. As with trees 6 & 7 root exploration and proper root pruning will be completed to eliminate impacts. Minor canopy pruning may be required for clearance.

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