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Arborist Report
Fang & Lui Residence
2897 17 Mile Dr., Pebble Beach Ca

Prepared for:
Fang Fang

Prepared by:
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December 26, 2024

Fang Fang
2897 17 Mile Dr
Pebble Beach CA, 93953

Mrs. Fang,

On October 30, 2024 you contacted me in regard to your property at 2897 17 mile Dr, Pebble Beach, CA. I was asked to document the trees on site and prepare a report discussing the feasibility of development of the lot. . On December 26, 2024 I performed a visual site inspection, the following are my observations and findings.

Sincerely,

Andrew Tope

Summary of Report

1. My services were hired by Mrs. Fang to assess the impact of development on the site.
2. The development in the form of building a new structure has been proposed for the site located at 2897 17 Mile Dr, Pebble Beach CA 93953. The project proposes to build a 2 story single-family home. There are 9 trees which were assessed; the project requires removal of 4 Coast live oak trees. Trees on this site are considered to range from poor to fair condition both structurally and in health, therefore additional trees may need to be removed. These additional trees should be evaluated in a separate hazard tree assessment during or after the project begins. This tree assessment report is prepared only to assess the effects that the development project will have on the existing trees on site and recommendations for retention of trees during the project.
3. Replanting is required to conform to county regulations.

SCOPE OF PROJECT

To ensure the protection of the tree resources on-site, the property owner Mrs. Fang has requested an assessment of the trees in proximity to proposed development areas and an arborist report for trees that are adjacent to these areas on this property. To accomplish this the following tasks have been completed.

- Evaluate health, structure and preservation suitability for each tree within the proposed development of trees greater than or equal to six diameter inches DBH (diameter breast height).
- Review proposed building site plans as provided by Chris Spaulding Architect.
- Make recommendations to help with tree retention.
- Document findings in the form of a report as required by the County of Monterey Planning Department.

Limitations and Disclosure

The following are my observations and findings from the site visit on December 27, 2024. 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 2897 17 mile Dr, there are many other trees bordering the site that I didn't inspect.

Arborists 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 its health is affected by many different factors. An arborist cannot guarantee a specific tree's 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 DESCRIPTION

- . 1. APN: 007-201-007-000
- . 2. Location: 2897 17 Mile Dr, Pebble Beach CA 93953.
- . 3. Parcel size: 0.25 Acres.
- . 4. Existing Land Use: The parcel is vacant and zoned for residential use.
- . 5. Soil Survey has soil as Baywood sand, 2 to 15 percent slopes. Area prone to windthrow
- . 6. Vegetation: The vegetation consists of mature Monterey pines and California Live Oak. Understory vegetation is limited with only native grass.

OBSERVATIONS/DISCUSSION

The following list includes observations made while on-site.

- The site is made up of 2 species including Monterey Pines (*Pinus radiata*) and California Live Oaks (*Quercus agrifolia*)
- 3 Monterey Pines were observed with fair health and moderate structural form.
- 6 California Live Oaks were observed with fair health and moderate to poor structural form.
- 4 California Live Oaks have been proposed for removal. These trees will be impacted by the proposed driveway.

Tree Removal Chart

ID #	Species	DBH	Condition	Recommendation	Notes
1	Oak	11	Moderate	Remove	Partially uprooted, resting on #2
2	Oak	8	Moderate	Remove	Suppressed canopy, decay on trunk
3	Oak	13	Moderate	Remove	thin canopy, dieback
4	Oak	11	Moderate	Remove	thin canopy, dieback
5	Oak	18	Moderate	Preserve	canopy cleaning needed
6	Oak	17	Moderate	Preserve	canopy cleaning needed
7	Pine	14	Moderate	Preserve	bow in trunk, monitor.
8	Pine	13	Moderate	Preserve	thinning canopy
9	Pine	29	Moderate	Preserve	unbalanced canopy

Conclusion

The site is lacking in overall canopy coverage and has minimum trees that are assets to the site. To build the proposed single family residence, 4 California Live Oaks are being requested to be removed. With the implementation of the tree removals, tree pruning, and replanting, the site will be a more healthy urban forest. It will have better age diversity and spacing to ensure long term success of the trees. 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 and pines 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 4 trees (#1, 2, 3, 4) that I deemed necessary to be removed due to their location in the proposed driveway. 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 a minimal 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 their 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 ratio for trees 24 inches and smaller and 2 for 1 ratio for trees 25 inches and larger. In total Plant 4, 24inch box or larger California Live Oaks. These should be planted close to areas indicated on the 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 was successful.

Certified Arborist Andrew Tope WE-7621A

This is a detailed site plan for a residential property. The central feature is a large, grey-shaded area labeled "PROPOSED 2-STORY HOUSE" and "PROPOSED A.D.U.". The plan includes various annotations such as "CONCRETE DRIVEWAY", "PARKING", "PROPOSED PATIO", "PROPOSED GARAGE", and "PROPOSED A.D.U.". There are also labels for "LOT 26" and "LOT 27". The plan is marked with a grid of dashed lines and includes several numbered callouts: 1, 2, 3, 4, 5, 6, 7, 8, and 9. These callouts are placed around the perimeter of the proposed structures and in the surrounding areas, likely indicating specific points of interest or survey markers. The plan also shows "PROPOSED 1-2 STORY HOUSE" and "PROPOSED 1-2 STORY HOUSE" in the upper right corner. The overall layout shows a complex arrangement of buildings and outdoor spaces within a defined lot boundary.

Image 2. Trees 1-4.



Image 3: Trees #5,6.



Image 4: Trees #7,8,9

