

89 Douglass Way Atherton, Ca Arborist Report 2023



Prepared For:
Tim Fitzpatrick at Innovative Custom Builders, Inc.

Site: 89 Douglass Way
Atherton, CA



Submitted by:
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KIELTY

ARBORISTS SERVICES LLC

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Date: 8/24/23

Attn: Tim Fitzpatrick at Innovative Custom Builders, Inc.
Site: 89 Douglass Way, Atherton CA

Subject Re: Tree Protection for Proposed Pool and pickleball court at 89 Douglass Way, Atherton

Dear Mr. Fitzpatrick,

At your request, Kielty Arborists Services LLC has visited the property referenced above to evaluate the trees present with respect to the proposed construction of the pool and pickleball court. The report below contains the analysis of the site visit.

SUMMARY

Japanese cedar trees (*Cryptomeria japonica*) #26 and #27 and Coast live oak tree (*Quercus agrifolia*) #5 have the proposed pool hardscapes shown within the 10x diameter zone. The pool has already been approved per the Special Structures Permit dated Dec 19, 2019. For oak tree #5 excavation for the hardscape surrounding the pool is proposed at greater than 8x diameter. For neighboring Japanese cedar trees #26 and #27 excavation is proposed within the 6-8x diameter range. In Both cases, excavation is not to exceed closer than 6 times the diameter for all 3 trees. Impacts are expected to be minor for all 3 trees with mitigation measures put into action. The town Arborist will need to approve of this work.

The proposed pickleball court is to be constructed within 10x the diameter of oak trees #5, 6, 7, 10, 11, and 12. The pickleball court construction will require the removal of suppressed oak trees #7 and #11. Both of these trees are in poor condition. Because the work will be taking place closer than 8x the diameter of the retained oak trees in this location, approval from the planning commission will be required. The plan for the pickleball court design has been revised multiple times to reduce impacts on the retained trees as much as possible. The pickleball court is now proposed to be built using a void form/pier and grade beam type foundation to reduce impacts to the trees as much as possible as seen in the structural drawings by North Coast Engineering. This way the majority of tree roots can be bridged over. Piers will be placed strategically to avoid roots through hand excavation under the Project Arborist's supervision. None of the piers are to be located closer than 5x the diameter of a retained tree (critical root zone). With the recommended mitigation measures applied, impacts are expected to be minor.

ASSIGNMENT

At the request of Innovative Custom Builders Inc., Kielty Arborists Services LLC conducted a site visit on May 24th, 2023 to prepare an arborist report on the requested tree protection zone exceptions for the proposed pool and pickle ball court. This report is a requirement when submitting plans to the town of Atherton. The analysis in this report is based on the plans SSP3 dated 8/20/23. Structural plans by North Coast Engineering were also reviewed for writing this report.

The primary focus of this report is as follows:

- Identification and assessment of trees on the construction site that may be affected by the proposed development.
- Determination of potential impacts on tree health and stability, considering factors such as root damage and crown damage.
- Provision of recommendations for tree protection and preservation measures during the construction process to mitigate potential impacts.
- Ensuring compliance with local regulations pertaining to tree preservation, protection, and removal within the construction plans.

Please note that the report will provide specific details regarding tree assessments, impacts, and preservation measures.

INTRODUCTION

According to our past communications with town staff, the town of Atherton requires the following tree reporting elements for development projects:

1. Inventory of all trees over 10” inches in diameter.
2. Map of tree locations.
3. Tree protection or removal recommendations for all trees over 10” inches in diameter.

LIMITS OF THE ASSIGNMENT

As part of this assessment, it is important to note that Kielty Arborist Services LLC did not conduct an aerial inspection of the upper crown, a detailed root crown inspection, or a plant tissue analysis on the subject trees. Therefore, the information presented in this report does not include data obtained from these specific methods.

Furthermore, it is essential to clarify that no tree risk assessments were completed as part of this report unless stated otherwise. The focus of this assessment primarily centers on tree identification, general health evaluation, and the potential impacts of the proposed construction.

While the absence of these specific assessments limits the scope of the analysis, the findings and recommendations provided within this report are based on available information and observations made during the site visit.

PURPOSE & USE OF THE REPORT

This report informs tree management decisions for the construction project and provides recommendations to maximize tree survival. It serves as a valuable resource for stakeholders, facilitating informed discussions and sustainable tree management practices.

TESTING & ANALYSIS

In order to assess the trees, a thorough examination was conducted using a variety of methods. For trees with accessible trunks, precise measurements of the Diameter at Breast Height (DBH)

were taken using a specialized diameter tape measure. In cases where the trunks were not readily accessible, visual estimations were employed to determine the DBH. As part of the inventory process, all trees exceeding a specific DBH threshold of 10 inches were included.

To evaluate the health of the trees, multiple factors were considered, including their overall appearance and our team's extensive experiential knowledge of each species. This holistic approach ensured a comprehensive understanding of the trees' well-being.

To accurately document the location of each tree, the site plan was used to mark each tree's location. To perform this assessment, a site visit was conducted on May 24th, 2023. During this visit, meticulous observations and high-quality photographs were obtained to provide a comprehensive analysis.

The findings and recommendations presented in this report are based on the construction plans SSP3 dated 9/25/20. Structural plans by North Coast Engineering were also reviewed for writing this report. These plans were electronically provided to us via email. By thoroughly analyzing these plans in conjunction with our field observations, we have developed an accurate and reliable assessment of the tree conditions.

METHOD OF INSPECTION

The inspections were conducted from the ground without climbing the trees. No tissue samples or root crown inspections were performed. The trees under consideration were identified based on the provided site plan. To assess the trees, their diameter at 54 inches above ground level (DBH or diameter at breast height) was measured using a D-Tape. Additionally, the protected trees were evaluated for their health, structure, form, suitability for preservation with the following explanation of the ratings:

Tree Health Ratings:

- **Good:** The tree displays vigorous growth with normal-sized, shaped, and colored foliage. The canopy density is between 90-100%, with minimal to no dead wood, minor or no pest infestation, and little to no decay. The tree is expected to have a natural lifespan.
- **Fair:** The new growth shoots may be shorter than expected, and the canopy density ranges from 60-90%. Some small branch dieback, noticeable pest infestation, and/or decay may be present. Although the tree is not currently in decline, external factors such as construction impacts, increased pest pressure, or drought may affect its health.
- **Poor:** The tree exhibits little to no new growth and significant dieback. The foliage may be undersized, distorted, yellowed, or display abnormal colors. The canopy density is 20-60% or less, with substantial dead wood, pest infestation, or decay. The tree is not expected to reach its natural lifespan.

Tree Structure Ratings:

- **Good:** Minor structural flaws can be addressed through pruning. The tree has an upright trunk with a single leader or can be easily trained to have one. Scaffold branches are smaller than the leader, attached to the trunk at angles approaching 45 degrees, and well-spaced vertically and radially. No included bark or signs of previous branch failures. Foliage is evenly distributed on the limbs, and the canopy is symmetrical or mostly symmetrical.

- Fair: Some structural flaws cannot be corrected through pruning. The tree may have multiple trunks or leaders, a slight lean, branches attached at angles less than 30 to 10 degrees, and/or crowding on the trunk. Included bark, previous branch failures, or end-heavy limbs may be present, and some asymmetry in the canopy may be observed.
- Poor: Significant structural flaws that cannot be addressed through pruning are evident. There may be significant dead wood or decay, multiple trunks or leaders, crowded branches on the trunk, significantly included bark, previous branch failures, and/or asymmetry. The tree may also exhibit a precipitous lean, indicating potential hazard.

Tree Form Ratings:

- Good: The tree's form is nearly ideal for its species, with minor asymmetries or deviations that do not compromise function or aesthetics. It aligns with the intended use and is consistent with the landscape.
- Fair: The tree's form displays major asymmetries or deviations from the species norm and/or intended use. This compromises function and/or aesthetics.
- Poor: The tree's form is largely asymmetric or abnormal, significantly detracting from the intended use and aesthetics. It is visually unappealing and provides little to no function in the landscape.

Suitability for Preservation (for protected trees only):

This rating is based solely on the tree itself, irrespective of potential construction impacts.

- Good: The tree is currently an asset to the landscape and can be expected to survive minor to moderate construction impacts with adequate protection.
- Fair: The tree contributes to the landscape and may benefit from pruning or other maintenance activities. It should survive minor construction impacts with adequate protection, and implementing protective measures is recommended unless construction impacts are extensive.
- Poor: The tree does not contribute to the landscape and is in poor health, potentially posing hazards. It is not expected to survive any construction impacts. Some trees with poor viability may be retained if they will not be impacted by construction.

Overall Condition Ratings:

The trees were assigned a condition rating based on a combination of existing tree health (50%) and tree structure (50%) using the following scale:

- 1-29: Very Poor
- 30-49: Poor
- 50-69: Fair
- 70-89: Good
- 90-100: Excellent

Distances to proposed construction:

The text below are multiple rules from the ordinance that are recommended to be followed where possible:.

1. R1-A Zoning District for lots of more than 10,000 square feet:

- a. The TPZ is 10x away from all buildings and structures.
- b. The TPZ is 8x away from any new driveway.

2. R1-B Zoning District and lots in the R1-A Zoning District that are 10,000 square feet or less: a. The TPZ is 6x away from all buildings, structures, and new driveways.

3. For all lots:

- a. The TPZ is 6x away from all CMU walls and 5x away from all wood or metal fences that require a permit.
- b. The TPZ is 3x from all landscaping, Landscape Screening trees and bushes.
- c. For replacement of existing driveways and/or new, proposed compacted surfaces, allow for replacement in the existing location, but in no cases less than 3 times (3x).

Town Arborist Exceptions:

A Town Arborist exception from the TPZ standards noted in Section 2.2 (A) can be considered under any of the following scenarios.

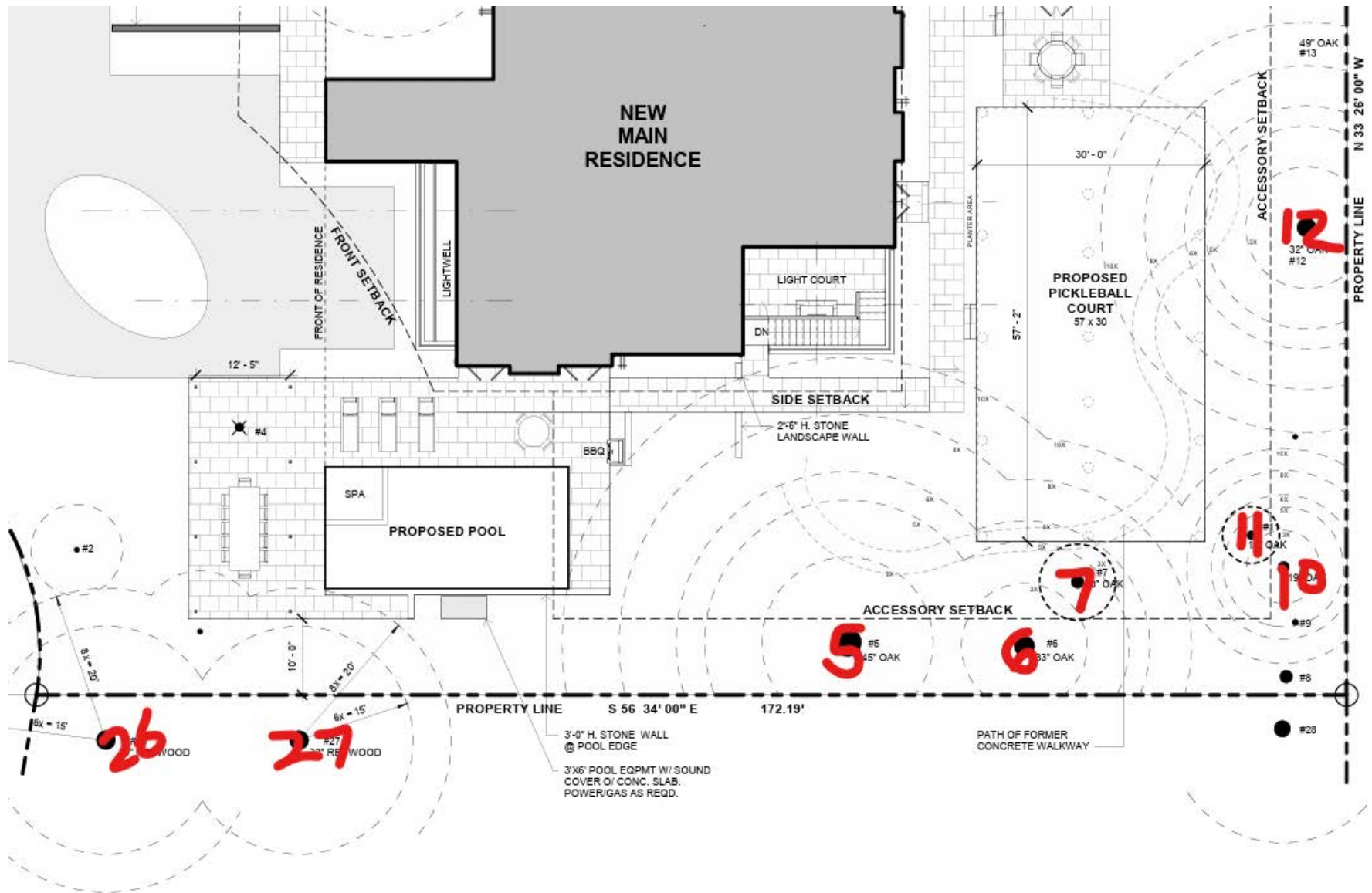
- A TPZ exception in the R1-A from 10x the diameter, down to a minimum of 8x the diameter, for all development types unless otherwise specified.
- A TPZ exception in the R1-A from 6x the diameter, down to a minimum of 3x the diameter, for lots in the R1-B, or lots in the R1-A 10,000 square feet or less.
- A TPZ exception for all walls or fences from 6x the diameter, down to 3x the diameter

An application and fee are required to be completed prior to a Town Arborist TPZ exception review. Submitting and paying for the application does not guarantee approval to reduce the TPZ. If the Town Arborist denies an application submitted for a Town Arborist exception to the TPZ, the application can be appealed to the Planning Commission in accordance with the Atherton Municipal Code.

OBSERVATIONS

Tree Tag #	Protected Tree	Preserve or Remove	Common Name / Scientific Name	Trunk 1 (in.)	Six Times the Diameter in (ft.)	Eight Times the Diameter in (ft.)	Ten Times the Diameter in (ft.)	Height (ft.) / Canopy Spread (ft.)	Health Rating (Good, Fair, Poor)	Structural Rating (Good, Fair, Poor)	Form Rating (Good, Fair, Poor)	Suitability for Preservation (Good, Fair, Poor)	Overall Condition (0-100%)	Tree Summary - Comments
5	Yes	(P)	Coast live oak (<i>Quercus agrifolia</i>)	41.5	20.8	27.7	34.6	45/30	Good	Fair	Fair	Good	70	Lions tailed. Good trunk flare. Compacted soil. Needs mulch. Don't allow water to hit or come near trunk. Sycamore borer (aesthetic). Acute angle of attachment between stems. Consider support cable. Slightly thin canopy with leaf necrosis.
6	Yes	(P)	Coast live oak (<i>Quercus agrifolia</i>)	31.5	15.8	21.0	26.3	45/30	Fair	Fair	Fair	Good	65	Heavy sycamore borer infestation. Leaf necrosis. Epicormics. Lions tailed. Compacted soil. Needs mulch. Small circling root. Minor acute angles of attachments.
7	Yes	(R)	Coast live oak (<i>Quercus agrifolia</i>)	18.5	9.3	12.3	15.4	35/25	Poor	Poor	Poor	Poor	30	Poor condition. Widespread tip dieback. Thin canopy. Lower trunk swelling. Sycamore borer (aesthetic). Codominant stems. Lions tailed. Leaf necrosis.
10	Yes	(P)	Coast live oak (<i>Quercus agrifolia</i>)	20.5	10.3	13.7	17.1	30/15	Fair	Fair	Fair	Good	60	Leaf necrosis. Good trunk flare. Acute angles of attachments. Sycamore borer (aesthetic). Lions tailed.
11	Yes	(R)	Coast live oak (<i>Quercus agrifolia</i>)	15	7.5	10.0	12.5	30/20	Poor	Poor	Poor	Poor	30	6' dead limb. Signs of stress and decline. Thing canopy. Low vigor. Leaf necrosis. Hypoxylon. Compacted soil. Lacks lower limbs
12	Yes	(P)	Coast live oak (<i>Quercus agrifolia</i>)	28.5	14.3	19.0	23.8	35/25	Fair	Fair	Fair	Good	60	Leaf necrosis. Acute angles of attachments between codominant stems. Good trunk flare. Thin canopy. Lions tailed. Consider support cable.
26*	Yes	(P)	Japanese cedar (<i>Cryptomeria japonica</i>)	30	15.0	20.0	25.0	45/15	Fair	Fair	Fair	Good	55	Neighboring tree. No access. Appears dense and healthy, but couldn't assess structure. Structure is guessed and based on partial visual.
27*	Yes	(P)	Japanese cedar (<i>Cryptomeria japonica</i>)	30	15.0	20.0	25.0	45/15	Fair	Fair	Fair	Good	55	Neighboring tree. No access. Appears dense and healthy, but couldn't assess structure. Structure is guessed and based on partial visual.

TREE LOCATION MAP



Proposed tree removals:

Coast live oak trees #7 and #11 are both growing in heavily suppressed conditions causing the trees to grow at a lean into the site. The surrounding larger oak trees #5, 6, 10 and 12 are much larger than these two oak trees and are well placed on the lot further back towards the property lines. The two oak trees in question will always grow at a lean due the suppressed growing conditions. The loads on the tree defects (leans) are only expected to increase overtime and would eventually lead to large limb failures or total tree failures. The constant pruning needed to mitigate the poor form of the trees is not fair for the property owner, when many other large oak trees exist behind the trees proposed to be removed. No screening will be impacted by the proposed tree removals. Oak trees #7 and #11 are hazardous to the site due to the heavy leans of both trees and tree removal is recommended.



Showing oak tree #11



Showing oak tree #7

PROJECT PLAN REVIEW

Staff level exceptions needed:

Japanese cedar trees (*Cryptomeria japonica*) #26 and #27 and Coast live oak tree (*Quercus agrifolia*) #5 have the proposed pool hardscapes shown within the 10x diameter zone. The pool has already been approved per the Special Structures Permit dated Dec 19, 2019. For oak tree #5 excavation for the hardscape surrounding the pool is proposed at greater than 8x diameter. For neighboring Japanese cedar trees #26 and #27 excavation is proposed within the 6-8x diameter range. In Both cases, excavation is not to exceed closer than 6 times the diameter for all 3 trees. The percentage of root zone impacts from the pool and paving area is 1.18% for oak tree #5, 1.63% for Japanese cedar tree #26, and 11.30% for Japanese cedar tree #27. Coast live oak trees have a good relative tolerance to construction as seen in the Matheny and Clark Relative Tolerance of Selected Species to Development Impacts chart, while Japanese cedar trees are not included within the Matheny and Clark Relative Tolerance of Selected Species to Development Impacts chart. All excavation for the pool hardscape is recommended to take place by hand under the direct supervision of the Project Arborist. All encountered roots are recommended to be cleanly cut using a hand saw or loppers. Cut root ends at the edge of the excavation are recommended to be kept moist by covering roots in layers of wetted-down burlap while exposed. This will help to avoid root desiccation. Soaker hoses are recommended to be installed within the tree protection zone fencing as close to the excavation as possible (edge of fencing). Soaker hoses are recommended to be turned on every other week during the dry season until the top foot of the soil is saturated. During early spring of 2024, all 3 trees are recommended to be deep water fertilized with 300 gallons of water mixed with Nutri Root fertilizer. This will help to stimulate new root growth. Irrigation should start one month prior to pool excavation. Ongoing periodic inspections for these trees are recommended on an annual basis. During construction, monthly inspections are required by the town of Atherton.

Planning commission exceptions:

The proposed pickleball sports court is proposed within the tree protection zones of coast live oak trees #5, 6, 10, and 12. Coast live oak trees have a good relative tolerance to construction as seen in the Matheny and Clark Relative Tolerance of Selected Species to Development Impacts chart. At the closest, the sports court is at 5x the diameter of oak trees #6 and #12. The sports court is shown at 6.3x the diameter of oak tree #10 and 5.8x the diameter of oak tree #5. An existing concrete pathway was once in the same area as the proposed sports court and may have helped to discourage root growth in the area of the proposed work. After meeting with the structural engineer on this project, a void form foundation with piers and a grade beam has been chosen as the type of foundation for the sports court while limiting the impacts to the surrounding trees as much as possible. By building the pickleball court in this manner roots for the most part will be bridged over. All pier locations will be placed at least 5x the diameter away from the trees. All excavation for constructing this foundation will need to be done by hand under the direction and supervision of the Project Arborist. All roots will need to be documented as required in the monthly inspections of the site. Roots to be cut must be cut cleanly using a hand saw or loppers. Impacts are expected to be minor. Soaker hoses are recommended to be installed within the tree protection zone fencing as close to the excavation as possible (edge of fencing). Soaker hoses are recommended to be turned on every other week during the dry season until the top foot of the soil is saturated. During early spring

of 2024, all 3 trees are recommended to be deep water fertilized with 300 gallons of water mixed with Nutri Root fertilizer. This will help to stimulate new root growth. Irrigation should start one month prior to excavation. The percentage of root zone impacts for these trees is expected to be tolerable for the trees (see calculations below). Ongoing periodic inspections for these trees are recommended on an annual basis. During construction, monthly inspections are required by the town of Atherton.

PROPOSED PICKLE BALL COURT ROOT COVERAGE

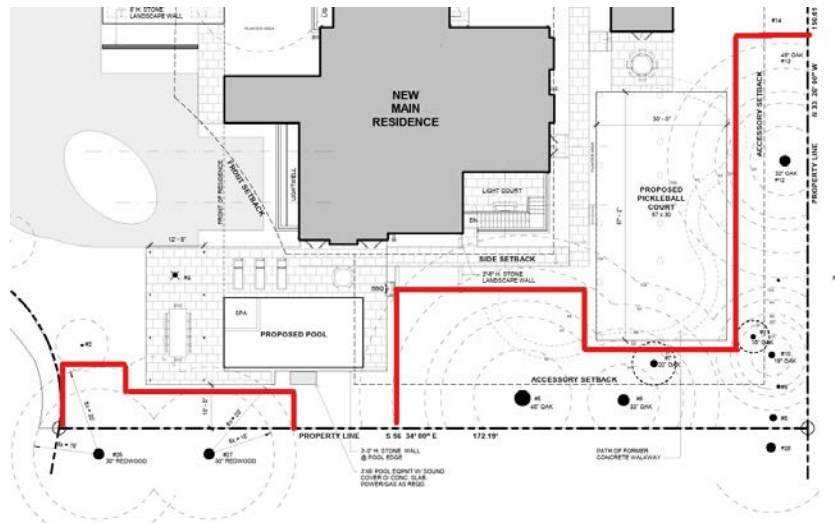
ROOT COVERAGE OF FULL COURT (INCLUDING NON-INTRUSIVE VOID FORMS ON TOP OF SOIL)	ROOT INTRUSION COVERAGE OF GRADE BEAM ONLY AT 10" GRADE DEPTH	ROOT INTRUSION COVERAGE OF PIERS ONLY AT 16" DIAMETER
TREE # 5 TPZ AREA = 4,418 SF ROOT INTRUSION AREA = 227 SF => 5.14% (227 SF / 4,418 SF = 0.0514)	TREE # 5 TPZ AREA = 4,418 SF ROOT INTRUSION AREA = 30 SF => 0.68% (30 SF / 4,418 SF = 0.0068)	TREE # 5 TPZ AREA = 4,418 SF ROOT INTRUSION AREA = 6 SF => 0.14% (6 SF / 4,418 SF = 0.00136)
TREE # 6 TPZ AREA = 2,452 SF ROOT INTRUSION AREA = 330 SF => 13.46% (330 SF / 2,452 SF = 0.1346)	TREE # 6 TPZ AREA = 2,452 SF ROOT INTRUSION AREA = 37 SF => 1.51% (37 SF / 2,452 SF = 0.0151)	TREE # 6 TPZ AREA = 2,452 SF ROOT INTRUSION AREA = 8 SF => 0.33% (8 SF / 2,452 SF = 0.0033)
TREE # 7 TPZ AREA = 908 SF ROOT INTRUSION AREA = 267 SF => 29.41% (267 SF / 908 SF = 0.2941)	TREE # 7 TPZ AREA = 908 SF ROOT INTRUSION AREA = 31 SF => 3.41% (31 SF / 908 SF = 0.0341)	TREE # 7 TPZ AREA = 908 SF ROOT INTRUSION AREA = 6 SF => 0.66% (6 SF / 908 SF = 0.0066)
TREE # 10 TPZ AREA = 764 SF ROOT INTRUSION AREA = 26 SF => 3.40% (26 SF / 764 SF = 0.034)	TREE # 10 TPZ AREA = 764 SF ROOT INTRUSION AREA = 8 SF => 1.05% (8 SF / 764 SF = 0.0105)	TREE # 10 TPZ AREA = 764 SF ROOT INTRUSION AREA = 2 SF => 0.26% (2 SF / 764 SF = 0.0026)
TREE # 11 TPZ AREA = 491 SF ROOT INTRUSION AREA = 56 SF => 11.41% (56 SF / 491 SF = 0.1141)	TREE # 11 TPZ AREA = 491 SF ROOT INTRUSION AREA = 7 SF => 1.43% (7 SF / 491 SF = 0.0143)	TREE # 11 TPZ AREA = 491 SF ROOT INTRUSION AREA = 2 SF => 0.41% (2 SF / 491 SF = 0.0041)
TREE # 12 TPZ AREA = 2,290 SF ROOT INTRUSION AREA = 419 SF => 18.30% (419 SF / 2,290 SF = 0.1830)	TREE # 12 TPZ AREA = 2,290 SF ROOT INTRUSION AREA = 34 SF => 1.48% (34 SF / 2,290 SF = 0.0148)	TREE # 12 TPZ AREA = 2,290 SF ROOT INTRUSION AREA = 6 SF => 0.26% (6 SF / 2,290 SF = 0.0026)

Showing the percentage of root zone impacts, trees #7 and #11 are proposed to be removed.

Tree Protection Plan:

In the town of Atherton, tree protection fencing should be placed at 8 to 10 times the diameter as required. Tree protection zones should be established and maintained throughout the entire length of the project. Fencing for the protection zones should be 6 6-foot tall metal chain link(minimum 12 gauge) supported by 2 2-inch galvanized iron posts pounded into the ground by no less than 2 feet. The support poles should be spaced no more than 10 feet apart on center. This detail shall appear on grading, demolition, and building permit plans. The location for the protection fencing can be determined by the formula: 8-10 times diameter. Any deviation in determining the tree protection zone will require approval by the Town Arborist. I have approved tree protection fencing being reduced for trees near the proposed work on-site to the edge of the proposed pool/hardscape work and pickleball court work. Where the proposed work is to take place underneath the dripline of a protected tree, the fencing shall be placed as close as possible to the proposed work. No excavation shall be allowed inside tree protection zones without the Site Arborist's consent. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". No materials or equipment should be stored or cleaned inside the tree protection zones. It is recommended to mulch the tree protection zones using 4-6 inches of wood chips. Tree protection fencing can only be removed at the end of the

project by approval from the Town Arborist. The town of Atherton will require a Tree Protection Procedure Acknowledgement Signature to be signed by the owner of the property or contractor, acknowledging the existence of Heritage Trees on the property and that the Town's Standards and Specifications will be followed throughout the length of the project. Verification that all tree protection fencing measures have been installed will be needed before the issuing of permits as required by the Town. A site meeting with the general contractor, Town Arborist, and Site Arborist before the project starts will be required to review tree protection measures and to establish haul routes, staging areas, etc.



Red lines showing the recommended tree protection fencing for the protected trees on site near the proposed work.

Root cutting

Any roots to be cut should be monitored and documented. Large roots measuring 2 inches in diameter or larger will need to be inspected by the Project Arborist before being cut. If possible roots should be cut back to sound lateral roots under the supervision of the Project Arborist. The Project Arborist will likely recommend irrigation if root cutting is significant. Cut all roots clean with a saw or loppers. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist. The Project Arborist will be on site for excavation near all protected trees on site. If injury is to take place to tree roots proper mitigation measures will need to be applied.

Trenching

Trenching for irrigation, electrical, drainage or any other reason should be hand dug in combination with an air spade when beneath the driplines of protected trees. Hand digging and carefully laying pipes below or beside protected roots will dramatically reduce root loss of desired trees thus reducing trauma to the entire tree. Trenches should be backfilled as soon as possible with native material and compacted to near its original level. Trenches that must be left exposed for a period of time should also be covered with layers of burlap and kept moist. Plywood over the top of the trench will also help protect exposed roots below. All trenching within a tree protection zone will

need to be observed by the Site Arborist so that proper mitigation measures can be applied. Any Trenching less than 10x the diameter (dbh) is required to be hand dug including exploratory Trenching if approved to trench closer than 10x.

Grading

The grading contractors are required to meet with the Project Arborist and the Town Arborist at the site prior to beginning grading to review tree protection measures. The Project Arborist shall perform an inspection during the course of rough grading adjacent to the tree protection zone to ensure trees will not be injured by compaction, cut or fill, drainage and trenching, and if required, inspect aeration systems, tree wells, drains and special paving. The Site Arborist shall be notified at least 48 hours before an inspection is needed. If compaction from grading has taken place within a tree protection zone proper mitigation measures will need to be applied.

Irrigation

Normal irrigation should be maintained throughout the entire length of the project. The imported trees on this site will require irrigation during the warm season months. Some irrigation may be required during the winter months depending on the seasonal rainfall. During the summer months the trees on this site should receive heavy flood type irrigation 2 times a month. During the fall and winter 1 time a month should suffice. Mulching the root zone of protected trees will help the soil retain moisture, thus reducing water consumption. The native oak trees on site shall not be irrigated unless their root zones are traumatized. Any existing irrigation underneath native oak trees should be permanently suspended. Oak trees shall only be irrigated during the months of May and September.

Required Inspections

A. Pre -Construction Meeting

Prior to commencement of construction, the applicant or contractor shall conduct a pre-construction meeting to discuss tree protection with the job site superintendent, grading equipment operators, Project Arborist, and Town Arborist.

B. Inspection of Protective Tree Fencing

The Town Arborist shall be in receipt of a written statement from the applicant or Project Arborist verifying that he has conducted a field inspection of the trees and that the protective tree fencing is in place prior to issuance of a demolition, grading, or building permit.

C. Inspection of Rough Grading

The project arborist shall perform an inspection during the course of rough grading adjacent to the TPZ to ensure trees will not be injured by compaction, cut or fill, drainage and trenching, and if required, inspect aeration systems, tree wells, drains and special paving. The contractor shall provide the Project Arborist at least 48 hours advance notice of such activity.

D. Monthly Inspections

The Project Arborist shall perform monthly inspections to monitor changing conditions and tree health and submit a written report to the Town Arborist.

E. Special Activities within the Tree Protection Zone

Work in this area (TPZ) requires the direct onsite supervision of the Project Arborist.

TREE WORK STANDARDS AND QUALIFICATIONS

To ensure high-quality tree work, including removal, pruning, and planting, the following standards and qualifications will be adhered to:

- **Industry Standards:** All tree work will be performed in accordance with industry standards established by the International Society of Arboriculture (ISA). These standards encompass best practices and guidelines for tree care and maintenance.
- **Contractor Licensing and Insurance:** The contractor undertaking the tree work must possess a valid State of California Contractors License for Tree Service (C61-D49) or Landscaping (C-27). Additionally, they must have comprehensive general liability, worker's compensation, and commercial auto/equipment insurance coverage.
- **Workmanship Standards:** Contractors must adhere to the current Best Management Practices of the International Society of Arboriculture (ISA) and the American National Standards Institute (ANSI). These standards, including ANSI A300 and Z133.1, outline guidelines for tree pruning, fertilization, and safety. Compliance with these standards ensures the use of proper techniques and practices throughout the tree work process.

By adhering to these established standards and qualifications, we can ensure the provision of professional and safe tree services that meet the industry's best practices and promote the health and longevity of the trees.

SCHEDULE OF INSPECTIONS

Kielty Arborists Services LLC:

We will conduct the following inspections as needed for the project:

- **Pre-Equipment Mobilization, Delivery of Materials, Tree Removal, and Site Work:** Our project arborist will meet with the general contractor and owners to review tree protection measures. We will identify and mark tree-protection zone fencing, specify equipment access routes and storage areas, and assess the existing conditions of trees to determine any additional necessary protection measures.
- **Inspection after Installation of Tree-Protection Fencing:** Upon completion of tree-protection fencing installation, our project arborist will inspect the site to ensure that all protection measures are correctly implemented. We will also review any contractor requests

for access within the tree protection zones and assess any changes in tree health since the previous inspection.

- **Inspection during Soil Excavation or Work Potentially Affecting Protected Trees:** During any work within non-intrusion zones of protected trees, our project arborist will inspect the site and document the implemented recommendations. We will assess any changes in tree health since the previous inspection to monitor the well-being of the trees.
- **Final Site Inspection:** Prior to project completion, our project arborist will conduct a final site inspection to evaluate tree health and provide necessary recommendations to promote their longevity. A comprehensive letter report summarizing our findings and conclusions will be provided to the Town of Atherton.

ASSUMPTIONS AND LIMITING CONDITIONS

- **Legal Descriptions and Titles:** The consultant/arborist assumes the accuracy of any legal description and titles provided. No responsibility is assumed for any legal due diligence. The consultant/arborist shall not be held liable for any discrepancies or issues arising from incorrect legal descriptions or faulty titles.
- **Compliance with Laws and Regulations:** The property is assumed to be in compliance with all applicable codes, ordinances, statutes, or other government regulations. The consultant/arborist is not responsible for identifying or rectifying any non-compliance.
- **Reliability of Information:** Though diligent efforts have been made to obtain and verify information, the consultant/arborist is not responsible for inaccuracies or incomplete data provided by external sources. The client accepts full responsibility for any decisions or actions taken based on this data.
- **Testimony or Court Attendance:** The consultant/arborist has no obligation to provide testimony or attend court regarding this report unless mutually agreed upon through separate written agreements, which may incur additional fees.
- **Report Integrity:** Unauthorized alteration, loss, or reproduction of this report renders it invalid. The consultant/arborist shall not be liable for any interpretations or conclusions made from altered reports.
- **Restricted Publication and Use:** This report is exclusively for the use of the original client. Any other use or dissemination, without prior written consent from the consultant/arborist, is strictly prohibited.
- **Non-disclosure to Public Media:** The client is prohibited from using any content of this report, including the consultant/arborist's identity, in any public communication without prior written consent.
- **Opinion-based Report:** The report represents the independent, professional judgment of the consultant/arborist. The fee is not contingent upon any pre-determined outcomes, values, or events.
- **Visual Aids Limitation:** Visual aids are for illustrative purposes and should not be considered precise representations. They are not substitutes for formal engineering, architectural, or survey reports.

- **Inspection Limitations:** The consultant/arborist's inspection is limited to visible and accessible components. Non-invasive methods are used. There is no warranty or guarantee that problems will not develop in the future.

ARBORIST DISCLOSURE STATEMENT

Arborists specialize in the assessment and care of trees using their education, knowledge, training, and experience.

- **Limitations of Tree Assessment:** Arborists cannot guarantee the detection of all conditions that could compromise a tree's structure or health. The consultant/arborist makes no warranties regarding the future condition of trees and shall not be liable for any incidents or damages resulting from tree failures.
- **Remedial Treatments Uncertainty:** Remedial treatments for trees have variable outcomes and cannot be guaranteed.
- **Considerations Beyond Scope:** The consultant/arborist's services are confined to tree assessment and care. The client assumes responsibility for matters involving property boundaries, ownership, disputes, and other non-arboricultural considerations.
- **Inherent Risks:** Living near trees inherently involves risks. The consultant/arborist is not responsible for any incidents or damages arising from such risks.
- **Client's Responsibility:** The client is responsible for considering the information and recommendations provided by the consultant/arborist and for any decisions made or actions taken.

The client acknowledges and accepts these Assumptions and Limiting Conditions and Arborist Disclosure Statement, recognizing that reliance upon this report is at their own risk. The consultant/arborist disclaims all warranties, express or implied.

CERTIFICATION

I hereby certify that all the statements of fact in this report are true, complete, and correct to the best of my knowledge and belief, and are made in good faith.

David Beckham

David Beckham - August 24th, 2023

Signature of Consultant

