



Memo

To: The Atherton Planning Commission
From: Sally D Bentz, Town Arborist
CC: Sung Kwon, Principal Planner
Date: April 3rd, 2023
Re: Tree Protection Zone Exemptions Application at 240 Oak Grove

I have reviewed the application at 240 Oak Grove and offer the following observations and recommendation for your review:

The applicant is requesting the following exceptions:

1. Tree #3 – 6.5x for an ADU
2. Tree #8 – 1.7x for a Tennis Court
3. Tree #9 – 5.9x for a Tennis Court

Per Kielty Arborist Services LLC report from January 16th, 2023, updated March 31st, 2023.

Tree #3 Coast live oak 34 dbh Condition of 60 Good vigor, fair form, codominant at 8 feet, (*Quercus agrifolia*) history of limb loss, estimated 12 feet from property line, mature, limited visual.

Tree #8 Coast live oak 45.2 dbh Condition 65 Good vigor, fair form, mature, cabled in (*Quercus agrifolia*) past, cables look to be rusted, inspection of cables needed, codominant at 8 feet, decay on limbs from past pruning. - Oak tree #8 is 6'5" from the tennis court work or at 1.7x the tree's diameter.

Tree # 9 Coast live oak 52.8 dbh 45 condition Fair to poor vigor, fair form, history of limb (*Quercus agrifolia*) loss, mature, cabled in past, cables need inspection, large areas of decay on leaders. -Oak tree #9 is 26'-1/2" from the tennis court work or at 5.9x the tree's diameter

For tree #3 from David Beckham arborist:

“Two new ADU designs have been drawn by the architect. Both designs will require a town arborist exception that will need to be approved by the planning commission. The proposed ADU design has been re-designed for two reasons. First, the diameter of the oak tree is larger than previously thought as the neighbor has provided the correct diameter of 39” and is a 5” difference from the previous recoded diameter of 34”. Secondly, after completing the exploratory trench at the previously proposed ADU foundation, no roots were found in the existing asphalt area, and roots were found at the previously proposed foundation outside of the asphalt driveway within the existing landscape area. Both proposed ADU options now show the ADU at 8x the tree’s diameter in the area beyond the asphalt driveway where roots were found. Both ADU options maintain a distance of 21’2.5” or 6.5x the diameter of the tree when within the existing asphalt area where no roots were found. The proposed ADU in both options maintains a distance of 8x the tree’s diameter beyond the existing

asphalt area. The neighboring oak tree is healthy and in fair condition. Coast Live Oak trees have a good tolerance to construction impacts as seen in the Matheny and Clark Tree Tolerance Chart. 6.96% of the tree's root zone at 10x the tree's diameter will be impacted by the proposed ADU construction in option 1 and 8.3% of the tree's root zone at 10x the tree's diameter will be impacted by the proposed ADU construction in option 2. Impacts are expected to be minor for both options. Hand excavation under the Project Arborist supervision is required for excavating the foundation of the ADU when working within 10x the tree's diameter. All roots encountered measuring 1" in diameter or larger will need to be documented in the required monthly inspections. Encountered roots are recommended to be cleanly cut with cut root ends on the tree side covered in layers of wetted down burlap. This will help to avoid desiccation. Between the ADU and property line, it is recommended to irrigate the soil when within 10x the tree's diameter using 200 gallons of water before the start of construction and again in the month of September. This will act as mitigation for the minor impacts. A licensed tree care provider is recommended to be used to inject water into the soil. This will also help to aerate the soil and provide additional benefits for the tree."

I did not recommend the first proposed ADU design. The applicant moved the ADU back, so the majority of the structure is at 8x TPZ, where the existing driveway is. Where roots were encountered the applicant pushed back the structure to 8x, 4.5' away. There is a 56.5 square foot area that is within the 6.5x TPZ. The majority of the structure is at 8x is on the existing driveway. On the left side of the house there is a PUE easement, 34" Oak and a 53" Oak. This makes it not an ideal location for the ADU. Because of the site, species and because they are only asking for a small encroachment I can recommend the 6.5x in the small area.

Tree #8 and #9:

Per the arborist: Exploratory trench results showed that roots were running parallel to the court and affirms that the existing tennis court has acted as a root barrier. The tennis court work will not encroach closer than 6x the diameter of Oak tree #9 and is shown at 26'-1/2" from the tree. At 10x the tree's diameter, 9.82% of the tree's root zone will be impacted. The tennis court contractor has stated that excavation needed for the tennis court construction will not need to exceed more than 1' under existing grade.

All roots encountered at the tennis court exploratory trench were under 2" in diameter. The largest root encountered measured 1.8" in the trench closest to oak tree #9. Roots were observed running parallel to the existing tennis court near oak tree #8 indicating that the existing tennis court has acted as a root barrier. Signs of previous excavation in this area were noticed as irrigation lines were observed.

Recommendations for proposed tennis court: It is recommended to cleanly cut roots as needed growing along the edge of the proposed tennis court. A hand saw or loppers shall be used under the Project Arborist supervision when cutting tree roots. Impacts to both trees are expected to be minor. Between the tennis court and trees, it is recommended to irrigate the soil when within 10x the tree's diameter using 200 gallons of water in early spring of 2023 and again before the start of fall. This will act as mitigation for the minor impacts. A licensed tree care provider is recommended to be used to inject the water into the soil. This will also help to aerate the soil and provide additional benefits for the trees.

Although the court is moving closer to tree #8 there were no roots over 2" encountered and the court will only be 1' below grade. The tree seems to be in moderate condition even with the court located there. Because of the existing court and the above I can recommend the 1.7x for tree #8 and 5.9x for tree #9.

In conclusion:

- I can recommend 6.5x for the small section of the ADU.
- I can recommend tree #8 and #9 for 1.7x and 5.9x for the relocation of a tennis court.

The information included in this memo is believed to be true and based on sound arboricultural principles and practices.

Sincerely, Sally Bentz

Town Arborist, Certified Arborist WE#9238AM