

23 May 2025

## ARBORIST REPORT

Nolan-Stevaux Residence  
Pescadero Creek Road, CA

APN 080-090-030



PREPARED BY:  
INSIDEOUT DESIGN  
6000 Harwood Avenue  
Oakland, CA 94618  
510.655.7674  
aboutinsideout.com

**May 23, 2025**

**June 19, 2024**

May 17, 2024

Abby Wittman  
Project Manager  
Toby Long Design  
6114 La Salle Avenue #552  
Oakland CA 94611

**Tree Inventory & Recommended Tree Protection Measures at Pescadero Creek Road,  
County of San Mateo (APN 080-090-030)**

Abby,

Per your request, the following report and plan has been amended to address the new Site Plan, dated May 12, 2025 and the Grading Plan, dated May 2, 2025. Revisions to the report are shown in orange text.

Per your request, we are furnishing this Tree Inventory Report for the vacant lot (APN 080-090-030) at Pescadero Creek Road. Existing trees on-site, or just outside the subject property, which warrant documentation, are those that fall within 30 feet of any proposed site disturbances and/or improvements. For reference, the Tree Inventory is based on the survey prepared by Alpha Land Surveys, Inc., dated January 10, 2024; and the proposed Septic System Plan by Sigma Prime Geosciences, dated April 18, 2024 (with Toby Long Design's Site Plan).

Nineteen (19) trees were identified requiring documentation.

We have prepared the following report evaluating the health of each tree within the vicinity of the proposed site improvements, the potential impacts on each tree, preservation or removal recommendations, and recommended tree protection measures. Our work included the following:

1. Trees with diameters equal to or greater than 4" numerically tagged on site.
2. Identification of each tree species.
3. Identification of Heritage trees.
4. Measuring approximate dripline location for each tree.
5. Notation of structural deficiencies (decay, cavities, disease, dieback, etc.)
6. Preparation of a Tree Inventory Plan: Proposed Tree Removals / Tree Preservation & Tree Protection Details.

**SITE SUMMARY**

The rectangular 1.99-acre (86,622 SF) lot is located west of Pescadero Creek Road, between 6375 and 6545 Pescadero Creek Road; the nearest cross street is Dearborn Park Road.

Pescadero Creek is located near the western end of the lot and runs roughly parallel to the western property line.

There is a 20' wide road easement along the northern property line, and a narrow triangular non-exclusive easement from the southeast corner extending north into the property. A previous driveway extends from the triangular easement northwest into the property, and curves west and downhill around an existing grove of oaks.

From Pescadero Road, the property slopes down towards the central area at approximately 9%, and then slopes down to the creek corridor at an approximate 4% grade.

### **Existing Trees**

Existing native tree species on site, or just outside the property line, include Coast Live Oak, (*Quercus agrifolia*), Canyon Live Oak (*Quercus chrysolepis*), Monterey Cypress (*Hesperocyparis macrocarpa*) and possibly Northern California Black Walnut (*Juglans hindsii*), though a commercial Walnut species could be more likely given arrangement in a row. Non-natives include: **an unidentified fruit tree (*Prunus spp.*)** and likely English Walnut or hybrid (*Juglans regia* or *J. hindsii* x *J. regia*).

### **Heritage Trees**

County of San Mateo Regulations for the Removal and Trimming of Heritage Trees on Public and Private Property (Ordinance No. 2427 - April 5, 1977) defines a "Heritage Tree" as any of the following:

Class 1 shall include any tree or grove of trees so designated after Board inspection, advertised public hearing and resolution by the Board of Supervisors. The affected property owners shall be given proper written notice between 14 and 30 days prior to inspection and/or hearing by the Board.

Class 2 shall include any of the following trees, healthy and generally free from disease, with diameter equal to or greater than the sizes listed:

- (1) *Acer macrophyllum* - Bigleaf Maple of more than 36 inches in d.b.h. west of Skyline Boulevard or 28 inches east of Skyline Boulevard.
- (2) *Arbutus menziesii* - Madrone with a single stem or multiple stems touching each other 4 1/2 feet above the ground of more than 48 inches in d.b.h., or clumps visibly connected above ground with a basal area greater than 20 square feet measured 4 1/2 feet above average ground level.
- (3) *Chrysolepis chrysophylla* - Golden Chinquapin of more than 20 inches in d.b.h.
- (4) *Cupressus abramsiana* - All Santa Cruz Cypress trees.
- (5) *Fraxinus latifolia* - Oregon Ash of more than 12 inches in d.b.h.
- (6) *Lithocarpus densiflorus* - Tan Oak of more than 48 inches in d.b.h.

- (7) *Pseudotsuga menziesii* - Douglas Fir of more than 60 inches in d.b.h. east of Skyline Boulevard and north of Highway 92.
- (8) *Quercus agrifolia* - Coast Live Oak of more than 48 inches in d.b.h.
- (9) *Quercus chrysolepis* - Canyon Live Oak of more than 40 inches in d.b.h.
- (10) *Quercus garryana* - All Oregon White Oak trees.
- (11) *Quercus kelloggii* - Black Oak of more than 32 inches in d.b.h.
- (12) *Quercus wislizenii* - Interior Live Oak of more than 40 inches in d.b.h.
- (13) *Quercus lobata* - Valley Oak of more than 48 inches in d.b.h.
- (14) *Quercus douglasii* - Blue Oak of more than 30 inches in d.b.h.
- (15) *Umbellularia californica* - California Bay or Laurel with a single stem or multiple stems touching each other 4 1/2 feet above the ground of more than 48 inches in d.b.h., or clumps visibly connected above ground with a basal area of 20 square feet measured 4 1/2 feet above average ground level.
- (16) *Torreya californica* - California Nutmeg of more than 30 inches in d.b.h.
- (17) *Sequoia sempervirens* - Redwood of more than 84 inches in d.b.h. west of Skyline Boulevard or 72 inches d.b.h. east of Skyline Boulevard

No trees on site within the vicinity of the proposed site improvements qualify as Heritage trees.

## TREE INVENTORY & ASSESSMENT

A site visit was conducted on May 10, 2024. Documented trees on site have been numerically tagged from 74 to 88. Trees 89 to 92 are located offsite and were not tagged.

Each tree was evaluated on a scale from 1-5 based on the following criteria:

- Structure (S) & Health (H) (1-5)
  - 1 = Poorest rating
  - 5 = Best rating
- Retention Value (RV) (1-5)
  - 1 = Dead
  - 2 = Poor condition: extreme problems, or tree in severe decline (removal usually recommended based on poor health and potential hazard)
  - 3 = Fair condition: minor problems that can be usually remedied through basic arboriculture procedures, i.e., pruning, fertilization; (tree retention optional)

- 4 = Good condition: no apparent problems (tree preservation recommended)
- 5 = Tree exhibits balanced structure, vigor and exceptional health (tree preservation strongly encouraged)

While trees that receive a rating from 3-5 are deemed as worthy of preservation, it does not preclude them from being removed. The parameters of the site conditions, construction layout, cost of development, and other unforeseen factors must all be considered in the preservation of any particular tree.

Diameters (DIA) were measured at 54" above grade with a diameter tape.

## Tree Inventory and Observations for Pescadero Creek Road

### Key

DIA	Diameter (in inches)
S	Structure
H	Health
RV	Retention Value
C	Approximate canopy spread (in feet)
H	Heritage or Street Tree

#	SPECIES	DIA	H	S	RV	C	OBSERVATIONS / RECOMMENDATIONS	H	IMPACT	SAVE / REMOVE
74	Walnut spp.	~22"	2	2	2	15'	<p>Located at northeast corner of lot in a row of three trees, approximately 22' from proposed driveway and contours. Tri-dominant branch union with included bark<sup>4</sup> at 5' above grade. Topped at overhead wire(s). Limited foliage.</p> <p><b>Given condition of tree, removal is recommended.</b></p>		None	Remove
75	Walnut spp.	15.7"	2.5	2.5	2.5	20'	<p>Located along eastern property line along Pescadero Road, directly south of #74, in a row of three trees. Located in proposed driveway. Topped at overhead wire(s). Limited foliage.</p> <p><b>Removal is required.</b></p>		Extreme	Remove
76	Walnut spp.	16.7"	3	2.5	2.5	20'	<p>Located along eastern property line 4' from proposed driveway and less than 2' from proposed driveway contours. Topped: missing outer bark 6' above grade. Exposed cambium.</p> <p><b>Species notorious for being sensitive to <i>any</i> site disturbances. Given deformation of tree, efforts are not warranted to save tree.</b></p>		Significant	Remove
77	Coast Live Oak	19.5", 12.2"	3	3	4	30'	<p>Located along eastern property line, and <b>approximately 18 1/2' from proposed driveway; approximately 13' from proposed grading</b>. Included bark<sup>4</sup> below 3' branch union. Sapsucker evidence. Codominant at 6' above grade with included bark<sup>4</sup>. Under overhead wire. Major canopy growth to south, under and through overhead wire. Limbs extend over Pescadero Creek Rd – some showing damage due to vehicular conflicts.</p> <p><b>Prune limbs that show previous vehicular damage. Prune intertwined limbs (which are significant) to provide clearance.</b></p>		Minor	Save

#	SPECIES	DIA	H	S	RV	C	OBSERVATIONS / RECOMMENDATIONS	H	IMPACT	SAVE / REMOVE
78	Walnut spp.	15.2"	1.5	2	1	12'	Located along eastern property line, ~40' from southeastern corner of lot. Topped, in severe decline.  <b>Removal recommended.</b>		None	Remove
79	Coast Live Oak	14"	3.5	3	4	20'	Part of central grove. Located approximately 25' from proposed driveway and 23' from proposed driveway contours. Crowded canopy grows north. Presence of Spanish moss <sup>5</sup> and sapsucker activity.		None	Save
80	Coast Live Oak	21.5"	3.5	3	4	30'	Part of central grove at eastern end of lot. Located approximately 40' from proposed driveway and 38' from proposed driveway contours. Majority of canopy grows to the south.		None	Save
81	Coast Live Oak	13.5"	3	2.5	3	15'	Part of central grove at eastern end of lot. Located approximately 34' from proposed driveway and proposed driveway contours. Crowded; central leader grows parallel to grade, southwest. Checkered bark along lower central leader.		None	Save
82	Coast Live Oak	25"	3.5	3	4	30'	Part of central grove at eastern end of lot. Located approximately 31' from proposed driveway and 28' from proposed driveway contours. Crowded. Grows and twists south, interesting structure. Historic sapsucker damage (healed).		None	Save
83	Coast Live Oak	36"	4	3	4	40'	Part of central grove at eastern end of lot. Located approximately 23' from proposed driveway and 20' from proposed driveway contours. Dominant tree in grove. Majority of canopy grows west and north. Interesting structure. 17" leader extends perpendicular to central leader.		None	Save
84	Fruit tree	24"	3	2.5	3	25'	Located along the northern property line, ~85' from northeast corner of lot. Located approximately 25' from proposed driveway and 21' from proposed driveway contours. Grows through perimeter fence – part of fence parts nailed into trunk. Poor branch union with narrow crotches and included bark <sup>4</sup> . Spanish moss <sup>5</sup> .		Minor	Save
85	Coast Live Oak	16"	3	3	3	25'	Located at southern property line. Ivy along lower central leader. Sapsucker damage. Epicormic shoots <sup>6</sup> . Minor to moderate deadwood. Wire fence may soon become embedded into trunk.  <b>Remove ivy, prune deadwood.</b>		None	Save
86	Coast Live Oak	~16"	3	3	5	35'	Located at southern property line. Off site at neighboring property to the south. Codominant branch union at 4' above grade. 14" leader extends into subject property 22'.		None	Save
87	Coast Live Oak	11.4"	3	3	3	20'	Located along southern property line at southwest corner of lot. Crowded by #86. Grows to the east. Ivy at base.  <b>Remove ivy.</b>		None	Save

#	SPECIES	DIA	H	S	RV	C	OBSERVATIONS / RECOMMENDATIONS	H	IMPACT	SAVE / REMOVE
88	Canyon Live Oak	28"	4	3	4.5	40'	Located approximately 58' from proposed residence, and 17' from septic lines. Significant deadwood. Tri-dominant branch union 9' above grade with included bark <sup>4</sup> . Balanced structure.  <b>Retain Project Arborist to be on-site at the time of excavation required for leach fields. Prune deadwood.</b>		Moderate	Save
89 <sup>NT</sup>	Coast Live Oak	~20"	3	3	5	40'	Located offsite. Spanish moss <sup>5</sup> . Canopy extends 22' into subject lot.			Save
90 <sup>NT</sup>	Monterey Cypress	~42"	3	3	5	45'	Located offsite. Canopy extends 8' into subject lot.			Save
91 <sup>NT</sup>	Monterey Cypress	~40"	3	3	5	45'	Located offsite. Canopy extends 14' into subject lot.			Save
92 <sup>NT</sup>	Monterey Cypress	~40"	3	3	5	45'	Located offsite. Canopy extends 20' into subject lot.			Save

<sup>4</sup> Included bark: bark that becomes embedded in crotch between branch and trunk or between co-dominant stems or leaders, which causes a weak structure. Such conditions may increase the likelihood of failure.

<sup>5</sup> Spanish moss, yellow/green moss fungus: algae, lichen or moss forming green, yellow or grey, powdery, mossy, and/or crusty growths on the stems, branches and trunks of tree. These growths are typically harmless, although they may indicate a lack of vigor in the affected plant.

<sup>6</sup>Epicormic shoots: arise from dormant buds that lie under the bark. They become active shoots when growth is triggered – at times due to stress.

## **General Tree Protection and Preservation Guidelines**

The objective of the tree protection and preservation guidelines is to provide the necessary information to ensure the continued health of existing trees in proximity to construction and grading activities. Trees selected for preservation should be structurally sound and healthy so that they may survive any adverse impacts due to construction activity. Tree removal recommendations are based on conflicts with the proposed buildable areas, noted deformities and potential failures related to such, and trees that present a hazard.

Due to the number of existing trees and their proximity to proposed site improvements, strict adherence to the Tree Protection Guidelines is paramount.

As the project progresses, the following Tree Protection procedures must be exercised:

### **1.0 Tree Documentation**

- 1.1 Indicate removal or preservation of all existing trees on an appropriately sized plan. Trees shall be identified and numbered as tagged on site. Accurate dripline locations for each tree to remain should be shown on all relevant plans (as shown on the Tree Protection Plan). See attached.

### **2.0 Tree Protection**

- 2.1 The majority of the sensitive root structure of a tree is located within the top 6 to 12 inches of soil. This leaves them vulnerable to soil compaction, often due to construction activity, which limits available oxygen, leading to stress and potential demise. This upper region of a tree is known as the critical root zone.
- 2.2 In an effort to protect the critical root zone, Tree Protective Fencing shall be erected. This temporary fencing will designate the Tree Protection Zone (TPZ). The fencing is a critical component to the preservation of existing trees.
- 2.3 Tree Protective Fencing (see Attachment 1) should ideally be placed at the dripline of the tree to be protected, or beyond. The following Tree Protective Fence criteria shall be employed:
  - 2.3.1 All protective fencing shall be located under the direction of the project arborist. The fencing is to remain in place until the end of construction activity.
  - 2.3.2 We recommend the fence be aligned with any proposed retaining walls or structural walls at the minimum distance which allows for the necessary excavation for wall installation (see Item 5.0).
  - 2.3.3 Protective fencing shall be continuous and be comprised of chain link fabric mounted to steel posts driven firmly 24" into ground (not mounted into concrete bases and set at grade). The spacing of the posts shall not exceed 10 feet in distance. See Tree Protection Fencing detail.
  - 2.3.4 Protective fencing shall be clearly indicated with a laminated sign reading 'DO NOT ENTER'. The sign shall also indicate that the project arborist is the only

designated individual who may open, move, or modify the location of the protective fencing.

- 2.3.5 No excavated fill, chemicals, debris, equipment, or any other materials shall be dumped or stored within the TPZ.
- 2.3.6 A minimum 3" layer of mulch shall be applied to all areas within the Tree Protection Zone. The mulch will help alleviate soil compaction and moderate temperatures. Keep a 6" clear mulch-free zone around the base of the tree (do not place mulch against root crown).
- 2.3.7 The use of hydrated lime or quick lime shall not be permitted within the vicinity of any existing trees.

### **3.0 Grading**

- 3.1 The project arborist shall be on site for all disturbances of grades within the dripline of existing trees to remain.
- 3.2 The existing grade shall be maintained within the Tree Protection Zone. Any changes in grade (cut or fill) shall be minimized, unless otherwise noted within the tree table, and if undertaken shall be supervised by the project arborist.
- 3.3 Root pruning shall be determined on an individual basis for each tree.
- 3.4 Supplemental water must be readily available during excavation activities if done during the summer months. Occasional spraying of the foliage with water to wash off dust will also be required.
- 3.5 If any cuts are made within the dripline of trees, roots shall be cut cleanly back to the excavated cut and covered with burlap or straw matting. This material shall be kept damp until the finished grade has been established.

### **4.0 Pruning**

- 4.1 Trees to be pruned for clearance shall be done prior to construction activities to avoid damage.
- 4.2 All pruning shall be conducted by the project arborist or by certified tree workers or under the supervision of the project arborist. All pruning shall be done in accordance with ISA procedures.

### **5.0 Retaining Walls and Architectural Foundations**

- 5.1 Given that the proposed building envelope is outside the dripline of any existing trees and no proposed walls are shown on plan, there are no concerns regarding tree impacts.

## **6.0 Construction Access/Staging**

6.1 It appears the open area north of the proposed building location is an appropriate, generous area for staging/storage. See Tree Inventory Plan.

## **7.0 Project Coordination**

7.1 Prior to the commencement of construction activities, the general contractor shall meet with the Project Arborist to review Tree Protection Measures as they relate to the County of San Mateo's Tree Protection Ordinance and the procedures mentioned within this report.

7.2 Beyond any on-site inspections of grading operations that may occur within the Tree Protection Zone (at this time none are anticipated), the Project Arborist may make periodic site visits during construction to ensure Tree Protection Measures remain in place (the County may require documentation of such).

## **Conclusion and Continuing Maintenance**

We believe that if the proper Tree Protection Measures and guidelines are addressed, the trees on the subject property shall continue to thrive or remain stable. As noted, mitigation measures shall ensue if any trees are significantly impacted. Regardless, site improvements will impact the existing trees; time will tell to what extent. Often signs of decline show months and even years later. Vigilant monitoring is the most effective course of action to ensure continued health and failure prevention.

## **Assumptions and Limitations**

The survey produced by Alpha Land Surveys, Inc. is assumed to be accurate. The purpose of this inventory and review is based on the County of San Mateo's Tree Protection Ordinance.

All observations and recommendations made within this review are objective and to the best of the author's ability. The findings in this report are dependent on the condition of the trees evaluated at the time of the site inspections. This assessment was limited to the visual examination of the trees listed within the report with no dissection, excavation, probing or coring. There is no guarantee, warranty, expressed or implied, that problems, deficiencies, or failure will not occur in the future. To live near trees, one must accept some degree of risk.

Please contact us with any questions you may have or if additional information is warranted.

Sincerely,  
INSIDEOUT DESIGN, INC



Pennell Phillips  
ISA Certified Arborist, WE-6608A

**PHOTOGRAPHS**



Oak grouping at the front portion of the lot



Tree #77, Coast Live Oak along Pescadero Creek Rd

**PHOTOGRAPHS**



Tree #74, Walnut - Removal recommended due to poor health and structure



Tree #75, Walnut - Removal required due to conflict with driveway

**PHOTOGRAPHS**



Tree #84, fruit tree at northern property line.



Trees along southern property line - canopies extend into subject property

**PHOTOGRAPHS**

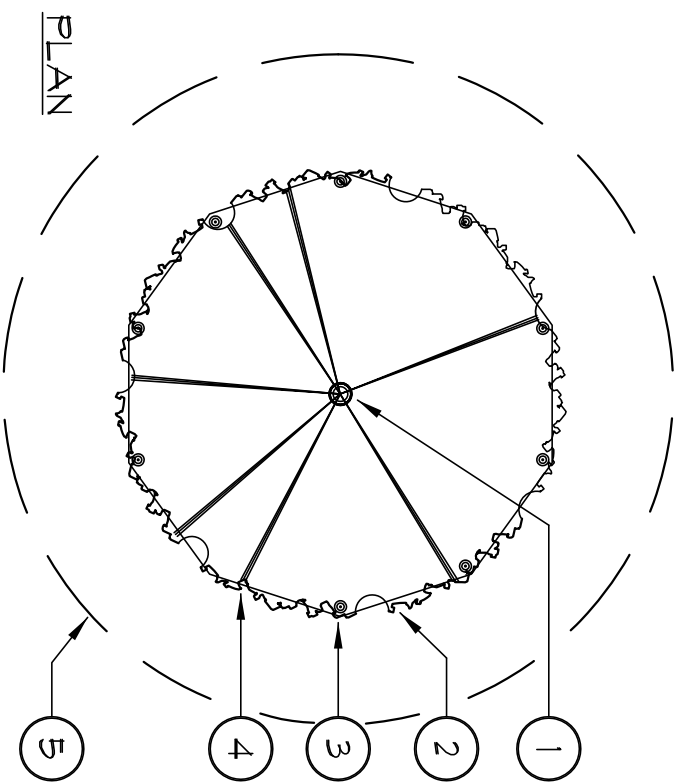


Tree #78, a walnut proposed for removal

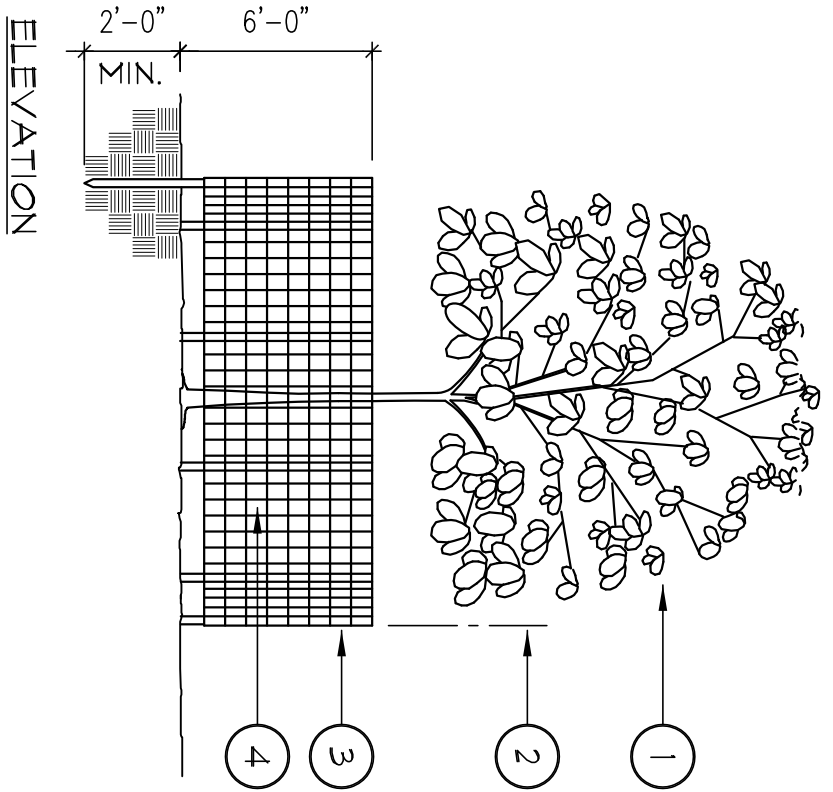


Tree #88, Canyon Oak with nearly symmetrical structure





1. EXISTING TREE TO REMAIN.
2. DRIPLINE.
3. STEEL STAKE, 6'-0" O.C. MAX.
4. CHAINLINK FENCING.
5. FENCING SHALL BE REVIEWED & APPROVED BY PROJECT ARBORIST PRIOR TO THE COMMENCEMENT OF ANY SITE DISTURBANCES



# TREE PROTECTION FENCING

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