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# Nigel Belton

## Consulting Arborist

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AN ASSESSMENT OF THE TREES WITHIN THE PROXIMITY OF PROPOSED IMPROVEMENTS ON THE LANDS  
OF SAMUEL ABBEY – 106 CLIFF AVENUE – CAPITOLA, CA - (APN 045-123-25)

Prepared at the request of:  
Cove Britton  
Matson Britton Architects  
728 N. Branciforte Avenue  
Santa Cruz, CA 95062  
cove@matsonbritton.com

Site visit by:  
Nigel Belton – ISA Certified Arborist WE-0410A  
July 17, 2021

Job – Sam Abbey – 8.10.20



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**SUMMARY:**

I assessed the health and structural conditions of six trees on this property. All of these trees are located within the proximity of the proposed improvements. These improvements entail the construction a new ADU, a new garage and an addition on to the back of the existing residence. I reviewed the Architectural Site Plan in preparation for this report. I determined that five of these trees will have to be removed because of their locations within the proximity of the proposed improvements. Four of these trees qualify as Protected Trees within the City of Capitola.

The large Coast Redwood located on the north property boundary must be preserved and protected during the construction period. The project arborist must provide oversight during the construction period.

**BACKGROUND:**

Cove Britton requested that I prepare an arborist report concerning the proposed construction on this property. Mr. Britton is the Project Architect. The property owner plans to build a new ADU and garage at the back of the property and he also wants to add on to the back of the existing residence. This work will encroach within close proximity to six trees. An arborist report is required by the City of Capitola for the approval of a building permit.

**ASSIGNMENT:**

- Survey the trees that have trunk diameters equaling six-inches or larger, when measured at 54-inches above ground. Affix numbered tags to the trunks of these trees.
- Document the surveyed tree's dimensions and their health and structural condition ratings in a Tree Resource Matrix. This Matrix identifies the trees that are suitable for preservation based upon their good overall health and structural condition ratings. The matrix also identifies the trees that are unsuitable for preservation because of their poor condition ratings. The matrix identifies those trees that must be removed because of their locations within the proximity of the construction footprint.
- Prepare an arborist report.
- Review the Site Plan provided to me.
- Provide objective observations regarding the site and individual tree conditions.
- Provide recommendations for the protection of the tree's identified for preservation, concerning both the design and the construction phases of this project. Include an inspection schedule, showing at which time the project arborist must be on site to provide inspections and supervision.
- Qualify why a number of the trees cannot be preserved on this site, based upon their locations within the proximity of the construction footprint.
- Prepare a Tree Location Map and a Tree Protection Plan to accompany this report.

Page 1.

**LIMITATIONS:**

The inspection of the subject trees was made from the ground. The canopies of these trees were not accessed to examine their structures above head height, nor were the root structures of these trees inspected below soil grade. The inspection of these trees was limited to visual examinations and did not involve the use of advanced diagnostic techniques such as tomography.

This is a preliminary report, based upon a tree survey and a review of the site plan that was provided to me. I have not reviewed any Civil Plans regarding grading work, and the locations of utilities and drains within the proximity of the new construction area. The recommendations for tree protection must be considered as preliminary recommendations only. The final construction plans must be reviewed and approved of by the project arborist as a component of the Building Permit Application process.

**OBSERVATIONS CONCERNING THE TREE’S CONDITIONS & SUITABILITY FOR PRESERVATION:**

The project site comprises of a narrow residential property with an existing house. I surveyed six trees, four of which were determined to be unsuitable for preservation because of their poor overall health and structural condition ratings. The largest and most significant tree on the property is the Coast redwood located on the north property boundary. This tree exhibits good health and it has a good structural condition.

**Tree #1 – 80-inch DBH Coast Redwood (*Sequoia sempervirens*):**



This tree is suitable for preservation, based upon its good condition ratings and because of its location at the edge of the construction footprints. The trunk transects the north property boundary.

Tree #2 – 5.5, 4 & 4-inch DBH Kohuhu Pittosporum (*Pittosporum tenuifolium*):

Tree #3 – 6.5, 3 & 4-inch DBH Kohuhu Pittosporum:



I determined that both of these trees are unsuitable for preservation because of their poor condition ratings. Both trees are located within the proximity of the construction footprint.



Tree #4 – 8-inch DBH Bailey Acacia (*Acacia baileyana*):



I determined that this tree is unsuitable for preservation because of its strong lean to the east. This tree is located within close proximity to the construction footprint which also precludes its preservation.

Tree #5 – 14.5-inch DBH English Walnut (*Juglans regia*):



The walnut is suitable for preservation based upon its condition ratings but its location within the construction footprint requires that it be removed.



Tree #6 – 21-inch DBH Liquidambar (*Liquidambar styraciflua*):



This tree is not suitable for preservation due to its poor structural condition, resulting from the development of a heavy limb structure which is predisposed to failure and the presence of internal decay in the trunk. This tree must also be removed because of its location within the new construction footprint.



## **RECOMMENDATIONS:**

### **DESIGN PERIOD:**

I am yet to review any Civil Plans for grading and trenching work for underground utilities and drains.

I recommend that the foundation of the ADU consists of pier and grade beam construction as this will be the least impactful regarding the potential for root loss outside of the canopy drip-line of the Coast Redwood.

### **CONSTRUCTION PERIOD:**

#### **Tree Protection fences:**

The Tree Protection Zone around the Coast Redwood must be delineated with a Tree Protection Zone Fence. This fence must consist of steel chain-link construction and be securely attached to steel posts that are driven into the ground (see the attached Tree Protection Plan).

- The TPZ fence must be installed before grading and construction work proceeds and it must remain in place and be maintained in good condition throughout the entire construction period.
- The TPZ fence must be approved by the project arborist, before any equipment comes on site.
- The TPZ fence must not be dismantled or moved during the construction period, without first obtaining the consent of the project arborist.
- Equipment and vehicles must not enter fenced TPZ areas.
- All construction activities must be excluded from fenced Tree Protection Zones, unless such encroachments are unavoidable, in which case the project arborist must provide supervision regarding root protection and preservation.
- Construction materials and construction waste must not be stored or dumped within the TPZ area.
- Tree Protection Zone notices must be securely attached to this fence at 15-foot intervals (see the attached template). These notices must be laminated in plastic sheets.

#### **CONSTRUCTION PERIOD INSPECTION SCHEDULE:**

Site inspections must be documented by the project arborist (in email format).

- 1- The project arborist must meet with the General Contractor to discuss tree protection requirements before the start of grading work.
- 2- The project arborist must inspect the Tree Protection Zone Fences before equipment comes on site and grading work proceeds.
- 3- The project arborist must provide supervision and oversight in the event that any grading, excavation or trenching work encroaches within the Tree Protection Zones (as defined by the TPZ fences).
- 4- The project arborist must provide supervision whenever grading, excavation and trenching work will encroach within the Critical Root Zones of trees, as defined by their canopy drip-line perimeters.
- 5- The project arborist must be notified if roots larger than 2-inches diameter are encountered during construction work.

Please contact me if you have any questions concerning this report.

Respectfully submitted

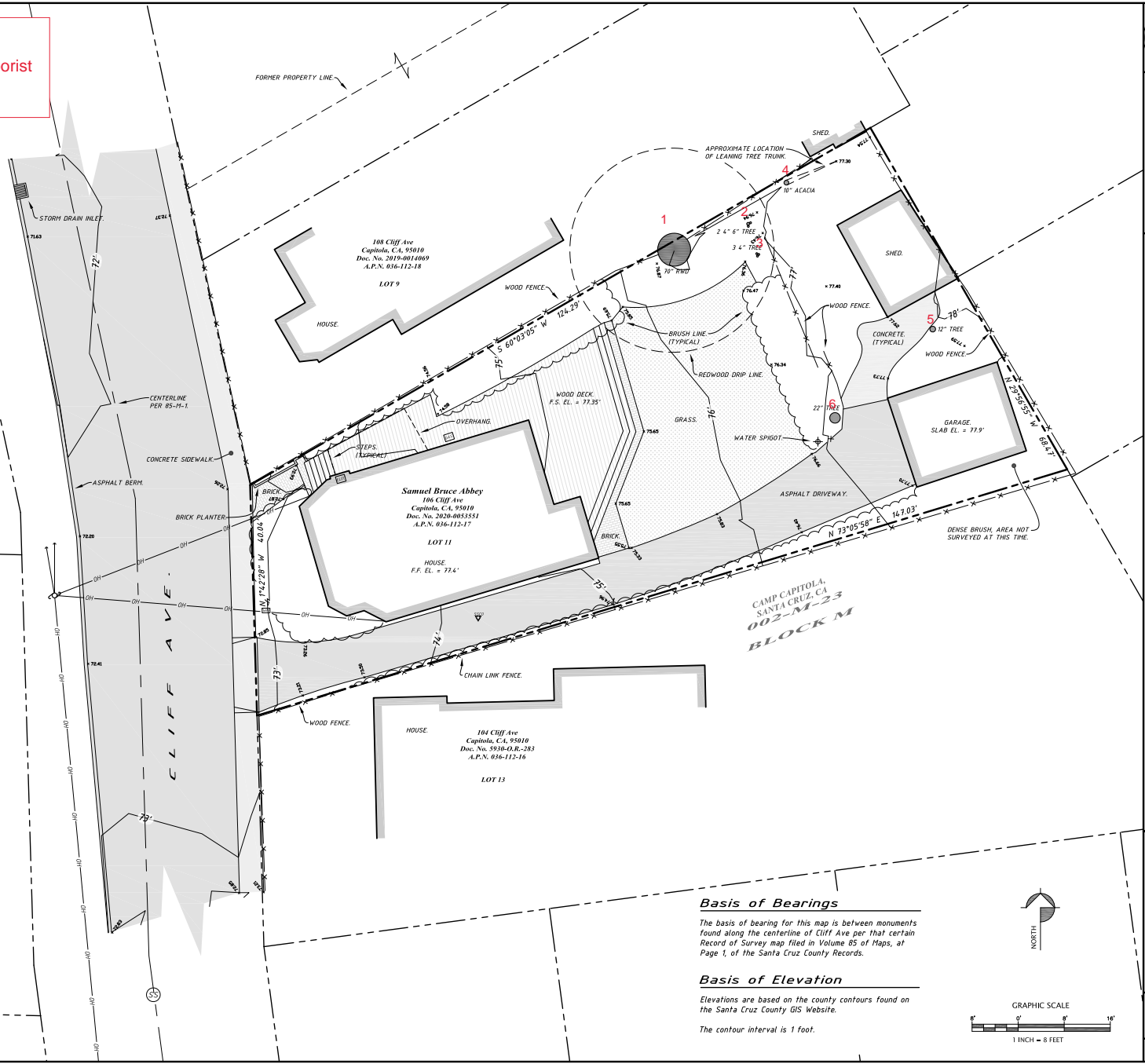


Nigel Belton

Attachments:

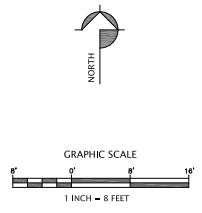
- Assumptions & Limiting Conditions
- Tree Resource Matrix
- Tree Location Map
- Tree Protection Plan
- Tree Protection Notice Template

**TREE LOCATION MAP:**  
 Prepared by Nigel Belton - Consulting Arborist  
 August 10, 2021



**Basis of Bearings**  
 The basis of bearing for this map is between monuments found along the centerline of Cliff Ave per that certain Record of Survey map filed in Volume 85 of Maps, at Page 1, of the Santa Cruz County Records.

**Basis of Elevation**  
 Elevations are based on the county contours found on the Santa Cruz County GIS Website.  
 The contour interval is 1 foot.



5. VENDOR'S/OWNER'S CONTACT INFO: Cliff Ave, Santa Cruz, CA 95061. Printed by: jason. Printed: Mar 05, 2021 - 10:27am.



APPROVED  
 Paul Hagan, L.S. 7397

HANAGAN LAND SURVEYING  
 305-C BOJUEL AVE.,  
 SANTA CRUZ, CA 95062  
 PHONE (831) 489-3428

Topographic & Boundary Map, The Lands Of:  
**Samuel Bruce Abbey**  
 106 Cliff Ave, Capitola, CA, 95010

Santa Cruz County  
 A.P.N. 036-112-17  
 DATE 3-5-2021  
 SCALE 1" = 8'

SHEET  
**SU-1**  
 OF 1 SHEETS  
 21015  
 JOB NO.

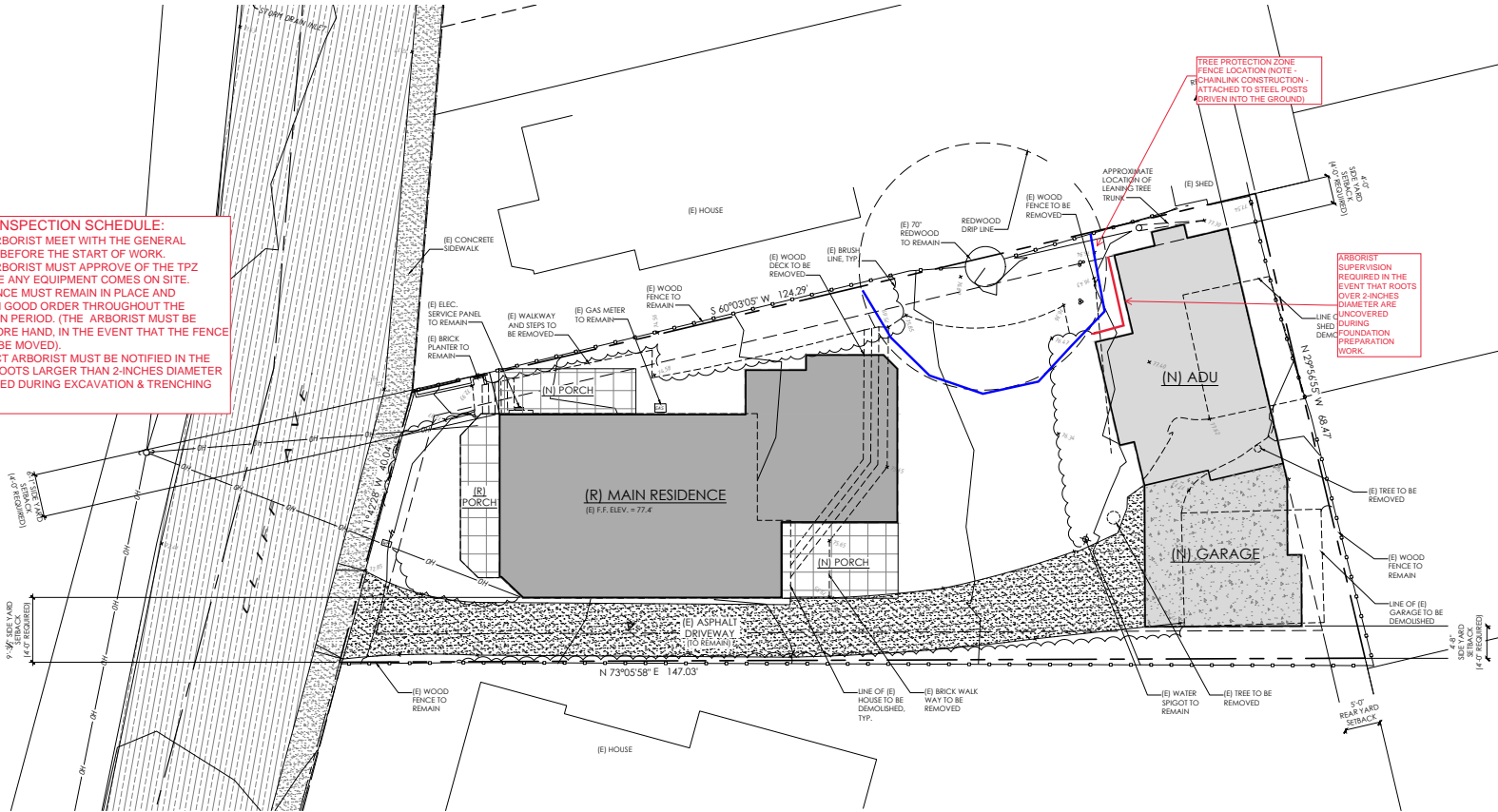


**TREE PROTECTION PLAN:**

**TREE #1 - THE 80-INCH DBH COAST REDWOOD ON THE NORTH BOUNDARY LINE.**

Prepared by Nigel Belton - Consulting Arborist  
8.10.21

**ARBORIST INSPECTION SCHEDULE:**  
 1- PROJECT ARBORIST MEET WITH THE GENERAL CONTRACTOR BEFORE THE START OF WORK  
 2- PROJECT ARBORIST MUST APPROVE OF THE TPZ FENCE BEFORE ANY EQUIPMENT COMES ON SITE.  
 3- THE TPZ FENCE MUST REMAIN IN PLACE AND MAINTAINED IN GOOD ORDER THROUGHOUT THE CONSTRUCTION PERIOD. (THE ARBORIST MUST BE NOTIFIED BEFORE HAND, IN THE EVENT THAT THE FENCE MAY HAVE TO BE MOVED).  
 4- THE PROJECT ARBORIST MUST BE NOTIFIED IN THE EVENT THAT ROOTS LARGER THAN 2-INCHES DIAMETER ARE UNCOVERED DURING EXCAVATION & TRENCHING WORK.



SITE LEGEND	
	PROPERTY LINE
	SETBACK LINE
	EXISTING RESIDENCE
	PROPOSED ADU
	LINE OF EXISTING WOOD FENCE
	EXISTING TREE, LANDSCAPING, WALLS, RETAINING WALL, LAWN & CURBED PLANTING AREAS
	EXISTING IMPERVIOUS CONCRETE DRIVE & PATIOS
	NEW IMPERVIOUS CONCRETE DRIVE, PATIO & WALKWAY

SITE PLAN NOTES	
1.	PROJECT REQUIRES MINIMAL GRADING.
2.	UNNECESSARY GRADING AND DESTABILIZING OF THE SOIL SHALL BE AVOIDED.
3.	ANY EXCESS MATERIAL SHALL BE DISPOSED OF ON SITE OR STOCKPILED IN A MANNER TO AVOID RUNOFF DURING ADJACENT PROPERTIES.
4.	ANY MATERIAL STOCKPILED DURING CONSTRUCTION SHALL BE COVERED WITH PLASTIC.
5.	NO CHANGE TO EXISTING WATER AND SEWER SERVICE LINES.
6.	ALL EXISTING TREE, LANDSCAPE AND HARDSCAPE TO REMAIN; ALL EXISTING USE WALLS AND GATES TO REMAIN; NO NEW OR DEMOLITION OF LANDSCAPE AND HARDSCAPE OTHER THAN AT IMMEDIATE AREAS OF NEW CONSTRUCTION.

DRAINAGE NOTES	
1.	DOWNSPOUTS TO GO TO EXISTING DRAINS.
2.	ARCHITECT TO FIELD VERIFY LOCATIONS OF DOWNSPOUTS.
3.	PROJECT TO MAINTAIN EXISTING DRAINAGE PATTERNS.



**NOTICE**  
 THE DOCUMENT IS CONFIDENTIAL AND NOT BE LOANED, REPRODUCED, COPIED, OR DISSEMINATED WITHOUT THE WRITTEN CONSENT OF MATSON LANDSCAPE ARCHITECTS. ANY UNAUTHORIZED USE OR DISSEMINATION OF THIS DOCUMENT IS STRICTLY PROHIBITED.

**ABBAY RESIDENCE**  
 REVOCABLE ADDITION & ADU  
 106 CLIFF AVENUE  
 CAPITOLA, CA 95010  
 APN: 0361-12-17

**SITE PLAN**



DATE	06 / 28 / 21
DRAWN	LC
CHECKED	ABBAY
SHEET	P1

This space reserved SCCO ePlan stamp

ABBAY COVE ePlan TB.dwg

6/28/2021 10:34 AM

AutoCAD

**SITE PLAN**  
 SCALE: 1/8" = 1'-0"



TREE RESOURCE MATRIX – THE PROPERTY OF SAMUEL ABBEY – 106 CLIFF AVE, CAPITOLA, CA - APN 036-112-17

#	SPECIES	TRUNK DIAMETER AT 54-INCHES ABOVE GRADE – (DBH)	ESTIMATED HEIGHT	ESTIMATED SPREAD	HEALTH (1 = BEST RATING)	STRUCTURE (1 = BEST RATING)	SUITABLE FOR PRESERVATION (BASED ON CONDITION RATING)	UNSUITABLE FOR PRESERVATION (BASED ON CONDITION RATING)	REMOVAL REQUIRED FOR PROPERTY IMPROVEMENTS	PROTECTED TREE	COMMENTS
	<i>SHEET 1 of 1.</i>										
1	Coast Redwood <i>(Sequoia sempervirens)</i>	80	50	25	2	2	X	-	-	X	The trunk of this large tree transects the northern property boundary.
2	Kohuhu Pittosporum <i>(Pittosporum tenuifolium)</i>	5.5/4/4	20	10	3	4	-	X	X	-	This tree has multiple trunks.
3	Kohuhu Pittosporum	6.5/3/4	20	10	3	4	-	X	X	X	This tree has multiple trunks.
4	Bailey Acacia <i>(Acacia baileyana)</i>	8	20	15	2	3	-	X	X	X	This tree has a strong lean to the east.
5	English Walnut <i>(Juglans regia)</i>	14.5	25	25	3	3	X	-	X	X	-
6	Liquidambar <i>(Liquidambar styraciflua)</i>	21	45	35	2	4	-	X	X	X	This tree has a very poor structure.

**TREE  
PRESERVATION  
AREA – KEEP  
OUT**

**TREE PROTECTION ZONE FENCING MUST REMAIN IN  
PLACE DURING THE ENTIRE CONSTRUCTION PERIOD**

**FENCING MUST NOT BE MOVED OR DISMANTLED  
WITHOUT THE NOTIFICATION OF THE PROJECT  
MANAGER AND THE WRITTEN CONSENT OF THE  
PROJECT ARBORIST**