Date: March 5, 2025

To: Mark Randazzo
Randazzo Enterprises, Inc.
13550 Blackie Road
Castroville, CA 95012

CC: Dominique Bertrand
Marina Coast Water District

From: Patric Krabacher, ISA Certified Arborist 11759
Denise Duffy & Associates, Inc.

SUBJECT: Arborist Report for the Marina Coast Water District Corp Yard Blight Removal Project

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Denise Duffy & Associates, Inc. (DD&A) is contracted by Randazzo Enterprises, Inc. (Randazzo), working on behalf of the Marina Coast Water District (MCWD), to provide arborist services for MCWD's Corp Yard Blight Removal Project (project), located at 2840 4th Avenue in the City of Marina (City), California. In support of the blight removal effort, DD&A conducted an inventory of trees within the vicinity of buildings which are proposed for demolition.

This Arborist Report documents the results of the tree inventory, recommends tree removal where necessary to facilitate demolition, and recommends mitigation to avoid, minimize, or mitigate potential adverse impacts of tree removal.

METHODS

Limitations

It is not the intent of this report to provide a monetary valuation of the trees or provide risk assessment for any tree on this parcel, as any tree can fail at any time. No clinical diagnosis was performed on any pest or pathogen that may or may not be present within the site. In addition to an inspection of the property, DD&A relied on information provided by Randazzo and MCWD (e.g., survey boundaries, property boundaries, project description) to prepare this report, and must reasonably rely on the accuracy of the information provided. DD&A shall not be responsible for another's means, methods, techniques, schedules, or procedures, or for contractor safety or any other related programs, or for another's failure to complete work in accordance with approved plans and specifications.

Regulatory Setting

City of Marina Municipal Code

MMC Section 17.62.030 requires a tree removal permit to remove, damage, or relocate, or cause to be removed, damaged, or relocated any tree on any property within City limits, unless exempted by MMC

Sections 17.62.040 or 17.62.050. MMC Section 17.62.030 also prohibits construction activities within the root zone dripline of any tree, unless these activities are conducted in compliance with tree protection guidelines adopted by resolution of the planning commission.

MMC Section 17.62.060 requires replacement trees and/or payment based upon the replacement of the healthy trees to be removed on a minimum two-for-one basis or multiplied by three for each tree removed in violation of City Code.

MMC defines "tree" as any living woody perennial plant having a single stem of six (6) inches or more diameter at breast height (DBH; measured at 4.5 feet above ground) or a multi-stemmed plant having an aggregate diameter of ten inches or more measured at DBH, and any living woody perennial plant which was planted in accordance with requirements of an approved compensation plan or was planted as part of a landscaping plan approved by the city. MMC defines "dripline" as the greater of the outermost edge of the tree's canopy, or fifteen times DBH measured from the center point of the tree. Saplings which do not meet MMC's definition of a tree (i.e., are less than six [6] inches DBH) are not protected by City Code.

California Fish and Game Code

Section 3503 of the California Fish and Game Code states that it is "unlawful to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto." Section 3503.5 prohibits the killing, possession, or destruction of any birds in the orders Falconiformes or Strigiformes (birds-of-prey). Section 3511 prohibits take or possession of fully protected birds. Section 3513 prohibits the take or possession of any migratory nongame birds designated under the federal Migratory Bird Treaty Act. Section 3800 prohibits the take of nongame birds.

Survey Methods

DD&A ISA Certified Arborist Patric Krabacher conducted an inventory of trees at the project site on March 4, 2025, in support of the project. The tree inventory included the mapping of all trees, as defined by City Code, within the survey area. Trees were inventoried in accordance with City requirements, as follows:

- All trees 6" DBH or greater were tagged with a global positioning system (GPS) location.
- Diameter was recorded at breast height (4.5 feet above ground) or, for multi-stemmed trees, at the most representable location.
- Multi-stemmed trees were recorded as one tree if the root crown (the point where the trunk meets natural grade) was contiguous. Multi-stemmed tree DBH was calculated by taking the square root of the squared sum of all stems measured ($\sqrt{[\text{Stem 1 DHB}^2 + \text{Stem 2 DBH}^2 + \text{Stem 3 DBH}^2 ...]}$). This equation returns the diameter at the base of the tree (Chojnacky, 1999).
- Species, size, and health class were recorded for each tree. Tree health was evaluated by visually inspecting each tree from its root crown to its foliar canopy for signs of decay, disease, or insect infestations.

GPS data were collected using a Trimble® TDC600 GPS and were then digitized using Trimble® TerraFlex and ESRI® ArcGIS 10.4. GPS data were collected using geographic coordinate system Universal Transverse Mercator (UTM) Zone 10 North and the World Geodetic System 1984 (WGS84) datum.

RESULTS

DD&A inventoried 17 trees in the project site, including 11 Monterey cypresses (*Hesperocyparis macrocarpa*), three (3) eucalyptuses (*Eucalyptus* sp.), one (1) Canary Island pine (*Pinus canariensis*), one (1) Monterey pine (*Pinus radiata*), and one (1) coast live oak (*Quercus agrifolia*) (**Figure 1**; **Appendices A** and **B**). Most trees are in average vigor for the area; however, three (3) trees are in poor condition and showing severe signs of decay, disease, and insect infestations, including crown dieback, split codominant stems, and pitch canker (*Fusarium circinatum*) (**Appendix A**). No symptoms of sudden oak death were observed.

Please note that acacia (*Acacia* spp.) plants are present within the project site but are too small (less than 6" DBH) to be considered trees under City code; therefore, these plants were not inventoried and are not subject to tree removal regulatory requirements.

DISCUSSION

Due to the level of excavation required for blight removal, the project would significantly impact the dripline of four (4) trees, including three (3) Monterey cypresses and one (1) Monterey pine, and removal of these trees would be required to successfully implement the project (**Figure 1**; **Appendices A** and **B**). One (1) Monterey cypress and the one (1) Monterey pine identified for removal are in poor condition; the remaining two (2) Monterey cypresses identified for removal are in fair condition (**Appendices A** and **B**). It is anticipated that the remaining trees in the vicinity of the blight removal areas can be avoided.

In accordance with City Code, a tree removal permit from the City would be required to remove all living trees, including trees in poor condition. Therefore, MCWD must acquire a tree removal permit from the City for the four (4) trees proposed for removal prior to vegetation removal. Tree removal must conform to any requirements established in the approved tree removal permit. In accordance with City Code and California Fish and Game Code, the following measures are recommended to avoid or minimize potential adverse impacts resulting from tree removal:

1. Work should be timed to avoid the breeding and nesting season for raptors and other protected avian species. If work must occur during the avian breeding and nesting season (approximately February 1 through September 15), surveys for nesting birds shall be conducted no more than 15 days prior to project activities in all areas within 300 feet of the project footprint that may provide suitable nesting habitat. If nesting birds are identified during surveys, an appropriate buffer shall be imposed within which no work or disturbance will take place (generally 300 feet in all directions). A qualified biologist shall be on-site during work re-initiation in the vicinity of the nest offset to ensure that the buffer is adequate and that the nest is not stressed and/or abandoned. No work shall proceed in the vicinity of an active nest until such time as all young are fledged, or until after September 16, when young are assumed fledged.

2. To reduce impacts to trees not scheduled for removal, the tree removal contractor shall implement the best managements practices for working near trees established in **Appendix C**. Trees which will be retained on site shall be allowed to develop their natural forms and shall not be trimmed as topiaries or other unnatural forms.

3. The two (2) healthy trees which are proposed for removal shall be replaced on-site at a 2:1 ratio

following demolition. Replacement plantings shall be 15-gallon Monterey cypresses, or 15-gallon tree species listed on the City's planting palette (or smaller, if 15-gallon trees are unavailable). Replacement trees shall be planted in locations with the greatest openings to minimize competition and maximum sunlight. The spacing between trees shall be at least eight (8) feet. Watering for establishment within the first two (2) months shall be at least once (1) per week, then every two (2) weeks during the late spring, summer, and fall for two (2) years.

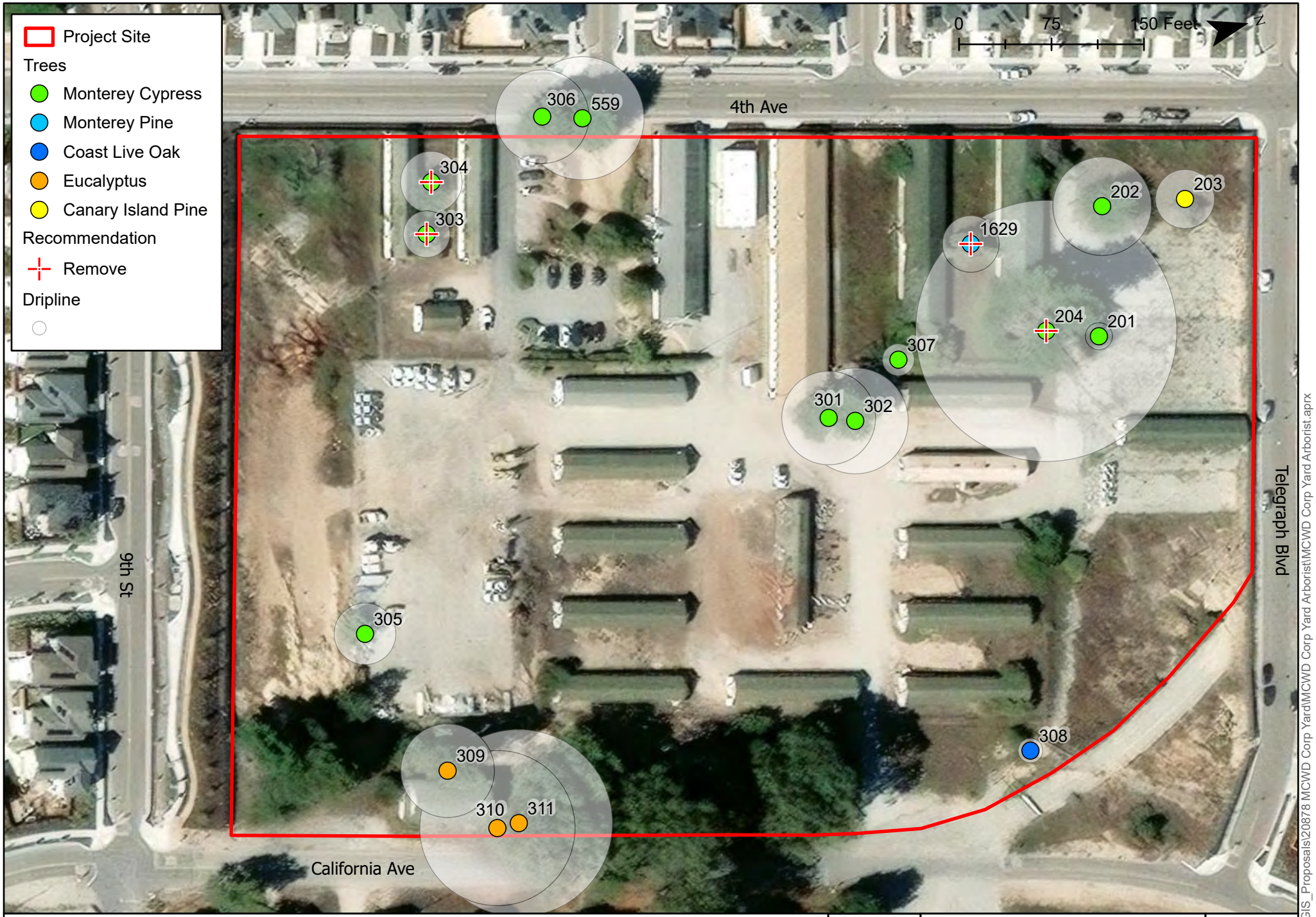
4. Following installation of replacement plantings, replacement plantings and trees whose driplines lie within the areas impacted by construction shall be monitored annually by a qualified arborist for a period of no less than five (5) years. If any noticeable decline in the health of any tree is observed, additional trees shall be planted onsite at a 2:1 ratio in a suitable location as determined by a qualified arborist or forester.

It is recommended that all acacia shrubs on site be removed prior to demolition due to their proximity to buildings and/or their status as invasive non-natives. However, as discussed above, the acacia plants within the project site are too small to be considered trees under City Code and, therefore, these plants are not subject to tree removal regulatory requirements.

If you have any comments or questions about this report, please contact Patric Krabacher at pkrabacher@ddaplanning.com or (831) 373-4341 ext. 29.

REFERENCES

David C. Chojnacky. 1999. Converting Tree Diameter Measured at Root Collar to Diameter at Beast Height.



Tree Removal Plan

Date	Scale	Figure
3/4/2025	1 in = 0 mi	1

Denise Duffy & Associates, Inc.
Planning and Environmental Consulting

Path: D:\GIS\GIS_Proposals\20878 MCWD Corp Yard\MCWD Corp Yard Arborist\MCWD Corp Yard Arborist.aprx

APPENDIX A
Tree Table

Tag	*Scientific Name*	*Common Name*	*Individual Stem DBH (in)*			*DBH (in)*	*Dripline (ft)*	*Health*	*Recommend*	*Comment*
201	*Hesperocyparis macrocarpa*	Monterey Cypress	9			9	11	Fair	Retain	Protect in place
202	*Hesperocyparis macrocarpa*	Monterey Cypress	20	18	18	32	40	Fair	Retain	Protect in place
203	*Pinus canariensis*	Canary Island Pine	19			19	24	Poor	Retain	Protect in place
204	*Hesperocyparis macrocarpa*	Monterey Cypress	61	59		85	106	Poor	Remove	included bark, co-dominant stems split, tree will most likely fail during project.
301	*Hesperocyparis macrocarpa*	Monterey Cypress	30			30	38	Fair	Retain	Protect in place
302	*Hesperocyparis macrocarpa*	Monterey Cypress	34			34	43	Fair	Retain	Protect in place
303	*Hesperocyparis macrocarpa*	Monterey Cypress	15			15	19	Fair	Remove	Contractors can't access building to remove without impacting greater than 50% of root zone.
304	*Hesperocyparis macrocarpa*	Monterey Cypress	20			20	25	Fair	Remove	Contractors can't access building to remove without impacting greater than 50% of root zone.
305	*Hesperocyparis macrocarpa*	Monterey Cypress	20			20	25	Fair	Retain	Protect in place
306	*Hesperocyparis macrocarpa*	Monterey Cypress	30			30	38	Fair	Retain	Protect in place
307	*Hesperocyparis macrocarpa*	Monterey Cypress	10			10	13	Good	Retain	Protect in place
308	*Quercus agrifolia*	Coast Live Oak	8			8	10	Good	Retain	Protect in place
309	*Eucalyptus sp.*	Eucalyptus	30			30	38	Fair	Retain	Protect in place
310	*Eucalyptus sp.*	Eucalyptus	50			50	63	Fair	Retain	Protect in place
311	*Eucalyptus sp.*	Eucalyptus	61			61	76	Fair	Retain	Protect in place
559	*Hesperocyparis macrocarpa*	Monterey Cypress	40			40	50	Fair	Retain	Protect in place
1629	*Pinus radiata*	Monterey Pine	18			18	23	Poor	Remove	Crown dieback, excessive pitch

APPENDIX B
Photo Log of Trees Proposed for Removal

APPENDIX B
Photo Log



Tree 204 Split at co-dominant union. Tree Recommended for removal. lmpacts of removing building could cause failure of stems.



Tree 204 Split of co-dominant stems. No response growth with some included bark causing failure.



Tree 201.



Tree 202.



Tree 203.



Tree 204 & 201.



Tree 204.



Tree 301 & 302 & 307.



Tree 301 & 302.



Tree 302 & 301 & 307.



Tree 303 & 304. Both trees are recommended for removal due to proximity to building.



Tree 304 recommended for removal due to proximity to fence to remain and building to be removed.



Tree 305.



Tree 306 & 559.



Tree 307.



Tree 308.



Tree 309.



Tree 310.



Tree 311.



Tree 559 & 306.



Tree 1629 recommended for removal due to proximity to the building to the project and the current health condition of the tree. Tree 1629 showing signs of decline with crown dieback and excessive pitch.

APPENDIX C
Best Management Practices for Working Near Trees

Tree Protection and Best Management Practices (BMPs)

Prior to the commencement of project related activities, the following tree BMPs shall be implemented and approved by a qualified arborist or forester:

- Trees located adjacent to the construction area shall be protected from damage by construction through the use of temporary fencing and wrapping of trunks with protective materials.
- Fencing shall consist of chain link, supported snowdrift or plastic mesh, hay bales, or field fence. Fencing shall have cross bracing (typically 2x4 material) on both the top and lower edges of the fencing material to prevent sagging and provide lateral support. Fencing shall stand a minimum height of four feet above grade and be placed to the farthest extent possible from the base of the trees, protecting the trees drip line area (typically 10-12 feet away from the base of a tree).
- In cases where access or space is limited it is permissible to protect trees within the 10-12-foot distance after determination and approval are made by a qualified forester or arborist.
- Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, and/or dumping of materials is not permitted adjacent to trees on the property, especially within fenced areas.
- Fenced areas and the trunk protection materials shall remain in place during the entire construction period. Torn or damaged roots shall be cleanly cut to sound wood wherever possible to minimize decay entry points. Any root found that must be cut should be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment. No tree seals shall be used as the seal material only promotes decay.
- A mulch layer up to approximately 4 inches deep should be applied to the ground under-protected trees following construction. Only 1 to 2 inches of mulch should be applied within 1 to 2 feet of the trunk, and under no circumstances should any soil or mulch be placed against the root crown (base) of trees. The best source of mulch would be from chipped material generated on-site.
- Irrigation should be that of normal for exterior planting. Normal watering means that soil should be kept evenly moist and watered regularly, as conditions require. Most plants prefer one (1) inch of water a week during the growing season, but care needs to be taken not to over water. It is better to water once (1) a week and water deeply (over 24 inches), than to water frequently for a few minutes.

Tree Pruning

It is to be understood that the pruning of retained trees is expected for this site. Pruning shall conform to the following standards:

- Clear the crown of diseased, crossing, weak, and dead wood to a general minimum size of 1-1/2 inch in diameter.
- Remove stubs, cutting outside the wound wood tissue that has formed around the branch.
- Interior branches shall not be stripped out.

- Reduce end weight on heavy, horizontal branches by selectively removing small- diameter branches, no greater than three (3) inches, near the ends of the scaffolds. In some cases, larger diameters may be removed depending on the situation (where critical for safety).
- Pruning cuts larger than four (4) inches in diameter, except for deadwood, shall be avoided, unless deemed crucial for safety (broken, cracked, crossing, rubbing, etc.). Pruning cuts that expose heartwood shall be avoided whenever possible.
- Pruning shall not be performed during periods of flight of adult boring insects because fresh wounds attract pests (generally spring). Pruning shall be performed only when the danger of infestation has passed.
- All pruning shall be performed by a qualified arborist or under the supervision of an ISA Certified Arborist or Tree Worker. Arborists are required to have a State of California Contractors License for Tree Service (C-61/D49) and provide proof of worker's compensation and general liability insurance.
- All pruning shall be following the Tree Pruning Guidelines (International Society of Arboriculture) and/or the ANSI A300 Pruning Standard (American National Standard for Tree Care Operations) and adhere to the most recent edition of ANSI Z133.1.
- No more than 20 percent of live foliage shall be removed within the trees.
- Brush shall be chipped, and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 6 inches, leaving the trunk clear of mulch.

Following construction, a qualified arborist should monitor trees adjacent to the area of the improvements and if any decline in health that is attributable to the construction is noted, additional trees should be planted on the site.

Root Barriers

Severe pruning of tree roots may lead to a major decline or tree death. The best solution is to select trees that are less likely to become a problem or to plant further away from foundations, curbs, gutters, parking lots, sidewalks, and driveways to reduce tree growth or to allow them to grow in another direction. Place barriers in the soil to a depth of 18 to 24 inches (see landscape details) by trenching along the area to be protected at a distance of five (5) times the trunk diameter. In cases where access or space is limited, it is permissible to reduce the distance after determination and approval are made by a qualified forester or arborist.