



Kikuchi + Kankel
Design Group

Landscape Architecture
Environmental Design
Site Planning

October 12, 2023

Jill Ekas
Community Development Director
City of Half Moon Bay
501 Main Street
Half Moon Bay, CA 94019

RE: Stone Pine Cove (880 Stone Pine Road)
Heritage Tree Removals

Dear Jill:

On behalf of the project team we have prepared the following narrative to describe the disposition of trees potentially impacted by the construction of the proposed housing development at 880 Stone Pine Road. Please note: where referenced, tree species, sizes (d.b.h.), locations, and numbers, are sourced from the project's arborist report prepared by West Coast Arborists, dated August 21, 2023.

The arborist's report describes 152 existing trees on the property.¹ Trees #1-40 comprise an existing hedge row along the western property boundary; trees #41-46 are scattered along the south-facing slope on the northern edge of the proposed development. All of these trees will remain and be protected for the duration of construction per the recommendations in the arborist's report.

The remaining 106 trees, #47-158, are generally located in dense clusters in the southwestern corner of the site, and will be removed. These trees are typically small, volunteer saplings of undesirable or invasive species. Of these, only 12 specimens meet the definition of a "heritage trees" per the City's Municipal Code (§7.40.020).

Eight of the heritage trees are Monterey pines (*Pinus radiata*), ranging in size from 12-15 inches d.b.h., with an average size of 13.4 inches; three of the heritage trees are Monterey cypress (*Hesperocyparis macrocarpa*), ranging in size from 12-15 inches d.b.h. with an average size of 13.3 inches; the remaining heritage tree is a shining willow (*Salix lucida*). This tree has numerous leaders

¹ Existing trees are numbered 1-158 in the arborist's report, but numbers 109-114 are omitted. Only 152 trees are specifically identified, measured, and located in the report.

730 Mill Street, Half Moon Bay
Steven T. Kikuchi, ASLA Principal
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emerging from its base with a range of 2 to 7 inches d.b.h. and has the appearance of a large shrub. Due to the numerous basal leaders, we are considering this a heritage tree per typical arboriculture conventions, but we note that the City’s code is ambiguous on this matter.

Heritage Tree Removal Table

Tree #	Species	Size (d.b.h. in inches)
47	Salix lucida	7
54	Hesperocyparis macrocarpa	15
55	Pinus radiata	13
56	Pinus radiata	15
70	Hesperocyparis macrocarpa	12
76	Hesperocyparis macrocarpa	13
79	Pinus radiata	12
88	Pinus radiata	12
91	Pinus radiata	14
92	Pinus radiata	15
143	Pinus radiata	12
147	Pinus radiata	14

Tree numbers per project arborist’s report.

The removal of these 12 heritage trees is necessary for the successful development of the project. Significant site grading and site preparation, mobile home installation, and utility installation all provide good cause for the proposed removal; no reasonable or feasible alternatives exist for alternative site development that would allow these trees to be preserved. We would also note that the trees proposed for removal have limited landscape value in residential settings; Monterey pines are particularly shallow-rooted and susceptible to numerous pests and diseases, including pitch canker.

Per City code, heritage trees shall be replaced “on a one-for-one basis with a minimum size twenty-four-inch box specimen tree” (§7.40.060). The current Landscape Site Plan and Schematic Planting Plan proposes approximately 69 new 24” box trees to be installed throughout the new development, a ratio of nearly 6:1. Proposed replacement species may include Monterey cypress (as infill for portions of the existing hedge row), Catalina ironwood (*Lyonothamnus floribundus*), New Zealand Christmas tree (*Metrosideros excelsus*), and Chinese elm (*Ulmus parvifolia* ‘True Green’), though final species and locations are still to be determined. The ultimate goal for all the proposed new plantings is for species and locations to be optimized for long-term success.

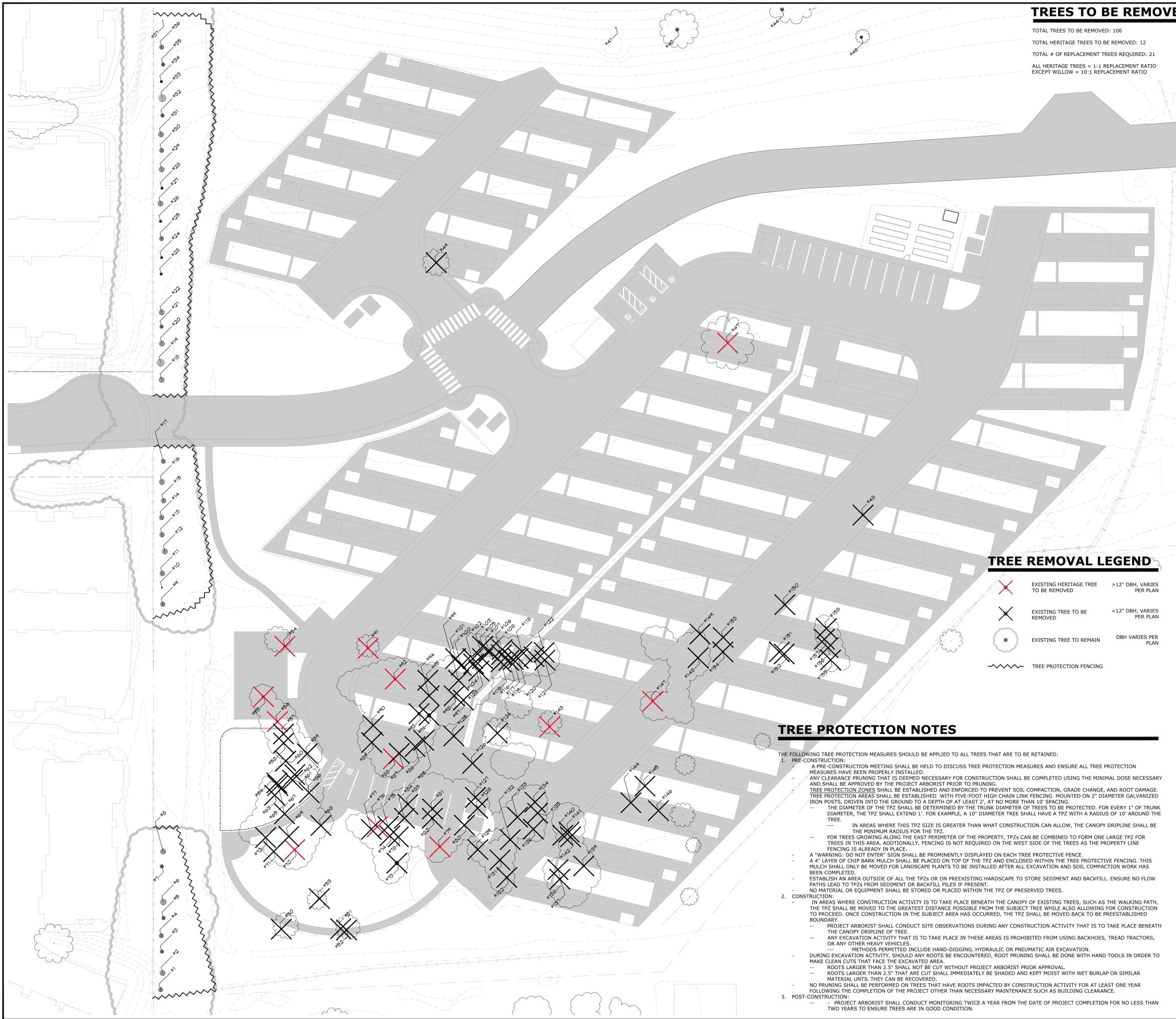
Please don’t hesitate to contact my office with any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tom Conroy". The signature is stylized and cursive, with a large initial "T" and "C".

Tom Conroy
Partner, Senior Associate

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TREES TO BE REMOVED

TOTAL TREES TO BE REMOVED: 106
TOTAL HERITAGE TREES TO BE REMOVED: 12
TOTAL # OF REPLACEMENT TREES REQUIRED: 21
ALL HERITAGE TREES = 1:1 REPLACEMENT RATIO EXCEPT WILLOW = 10:1 REPLACEMENT RATIO

#	SCIENTIFIC NAME	DBH (INCHES)	HERITAGE? (Y/N)
47	SALIX LUCIDA	7	Y
48	EUCALYPTUS GUNNII	4	N
49	ALNUS RHOMBIFOLIA	5	N
50	PINUS RADIATA	10	N
51	PINUS RADIATA	10	N
52	PINUS RADIATA	10	N
53	EUCALYPTUS GLOBULUS	13	N
54	HESPEROCYPARIS MACROCARPA	15	Y
55	PINUS RADIATA	13	Y
56	PINUS RADIATA	15	Y
57	PINUS RADIATA	11	N
58	HESPEROCYPARIS MACROCARPA	9	N
59	HESPEROCYPARIS MACROCARPA	10	N
60	HESPEROCYPARIS MACROCARPA	7	N
61	HESPEROCYPARIS MACROCARPA	9	N
62	HESPEROCYPARIS MACROCARPA	8	N
63	HESPEROCYPARIS MACROCARPA	9	N
64	HESPEROCYPARIS MACROCARPA	8	N
65	HESPEROCYPARIS MACROCARPA	7	N
66	HESPEROCYPARIS MACROCARPA	7	N
67	HESPEROCYPARIS MACROCARPA	6	N
68	HESPEROCYPARIS MACROCARPA	11	N
69	HESPEROCYPARIS MACROCARPA	6	N
70	HESPEROCYPARIS MACROCARPA	12	Y
71	ACACIA MELANOXYLON	6	N
72	HESPEROCYPARIS MACROCARPA	5	N
73	EUCALYPTUS GLOBULUS	26	N
74	PINUS RADIATA	8	N
75	ACACIA MELANOXYLON	6	N
76	HESPEROCYPARIS MACROCARPA	13	Y
77	HESPEROCYPARIS MACROCARPA	8	N
78	HESPEROCYPARIS MACROCARPA	5	N
79	PINUS RADIATA	12	Y
80	HESPEROCYPARIS MACROCARPA	5	N
81	EUCALYPTUS GLOBULUS	13	N
82	EUCALYPTUS GLOBULUS	16	N
83	EUCALYPTUS GLOBULUS	15	N
84	HESPEROCYPARIS MACROCARPA	10	N
85	ACACIA MELANOXYLON	4	N
86	QUERCUS AGRIFOLIA	4	N
87	HESPEROCYPARIS MACROCARPA	8	N
88	PINUS RADIATA	12	Y
89	EUCALYPTUS GLOBULUS	6	N
90	PINUS RADIATA	11	N
91	PINUS RADIATA	14	Y
92	PINUS RADIATA	15	Y
93	EUCALYPTUS GLOBULUS	17	N
94	PINUS RADIATA	9	N
95	PINUS RADIATA	7	N
96	EUCALYPTUS GLOBULUS	26	N
97	EUCALYPTUS GLOBULUS	16	N
98	PINUS RADIATA	8	N
99	PINUS RADIATA	5	N
100	PINUS RADIATA	5	N
101	PINUS RADIATA	10	N
102	PINUS RADIATA	8	N
103	PINUS RADIATA	7	N
104	PINUS RADIATA	11	N
105	PINUS RADIATA	7	N
106	PINUS RADIATA	8	N
107	PINUS RADIATA	8	N
108	PINUS RADIATA	8	N
115	PINUS RADIATA	8	N
116	PINUS RADIATA	8	N
117	PINUS RADIATA	7	N
118	PINUS RADIATA	4	N
119	PINUS RADIATA	10	N
120	PINUS RADIATA	8	N
121	PINUS RADIATA	10	N
122	PINUS RADIATA	10	N
123	PINUS RADIATA	8	N
124	PINUS RADIATA	10	N
125	QUERCUS AGRIFOLIA	3	N
126	QUERCUS AGRIFOLIA	3	N
127	EUCALYPTUS GLOBULUS	11	N
128	EUCALYPTUS GLOBULUS	12	N
129	PINUS RADIATA	7	N
130	EUCALYPTUS GLOBULUS	14	N
131	PINUS RADIATA	8	N
132	EUCALYPTUS GLOBULUS	13	N
133	PINUS RADIATA	11	N
134	PINUS RADIATA	11	N
135	PINUS RADIATA	7	N
136	PINUS RADIATA	7	N
137	EUCALYPTUS GLOBULUS	10	N
138	EUCALYPTUS GLOBULUS	14	N
139	EUCALYPTUS GLOBULUS	12	N
140	HESPEROCYPARIS MACROCARPA	8	N
141	PINUS RADIATA	11	N
142	PINUS RADIATA	11	N
143	PINUS RADIATA	12	Y
144	HESPEROCYPARIS MACROCARPA	5	N
145	HESPEROCYPARIS MACROCARPA	6	N
146	HESPEROCYPARIS MACROCARPA	5	N
147	PINUS RADIATA	14	Y
148	HESPEROCYPARIS MACROCARPA	11	N
149	PINUS RADIATA	9	N
150	HESPEROCYPARIS MACROCARPA	5	N
151	HESPEROCYPARIS MACROCARPA	5	N
152	HESPEROCYPARIS MACROCARPA	6	N
153	HESPEROCYPARIS MACROCARPA	2	N
154	HESPEROCYPARIS MACROCARPA	2	N
155	ALNUS RHOMBIFOLIA	3	N
156	ALNUS RHOMBIFOLIA	3	N
157	ALNUS RHOMBIFOLIA	4	N
158	ALNUS RHOMBIFOLIA	4	N

TREE REMOVAL LEGEND

- EXISTING HERITAGE TREE TO BE REMOVED >12" DBH, VARIES PER PLAN
- EXISTING TREE TO BE REMOVED <12" DBH, VARIES PER PLAN
- EXISTING TREE TO REMAIN DBH VARIES PER PLAN
- TREE PROTECTION FENCING

TREE PROTECTION NOTES

- THE FOLLOWING TREE PROTECTION MEASURES SHOULD BE APPLIED TO ALL TREES THAT ARE TO BE RETAINED:
- PRE-CONSTRUCTION:
 - A PRE-CONSTRUCTION MEETING SHALL BE HELD TO DISCUSS TREE PROTECTION MEASURES AND ENSURE ALL TREE PROTECTION MEASURES HAVE BEEN PROPERLY INSTALLED.
 - ANY CLEARANCE PRUNING THAT IS DEEMED NECESSARY FOR CONSTRUCTION SHALL BE COMPLETED USING THE MINIMAL DOSE NECESSARY AND SHALL BE APPROVED BY THE PROJECT ARBORIST PRIOR TO PRUNING.
 - TREE PROTECTION ZONES SHALL BE ESTABLISHED AND ENFORCED TO PREVENT SOIL COMPACTION, GRADE CHANGE, AND ROOT DAMAGE.
 - TREE PROTECTION AREAS SHALL BE ESTABLISHED WITH FIVE-FOOT HIGH CHAIN LINK FENCING MOUNTED ON 2" DIAMETER GALVANIZED IRON POSTS, DRIVEN INTO THE GROUND TO A DEPTH OF AT LEAST 2', AT NO MORE THAN 10' SPACING.
 - THE DIAMETER OF THE TPZ SHALL BE DETERMINED BY THE TRUNK DIAMETER OF TREES TO BE PROTECTED. FOR EVERY 1" OF TRUNK DIAMETER, THE TPZ SHALL EXTEND 1'. FOR EXAMPLE, A 10" DIAMETER TREE SHALL HAVE A TPZ WITH A RADIUS OF 10' AROUND THE TREE.
 - IN AREAS WHERE THIS TPZ SIZE IS GREATER THAN WHAT CONSTRUCTION CAN ALLOW, THE CANOPY DRIFLINE SHALL BE THE MINIMUM RADIUS FOR THE TPZ.
 - FOR TREES GROWING ALONG THE EAST PERIMETER OF THE PROPERTY, TPZs CAN BE COMBINED TO FORM ONE LARGE TPZ FOR TREES IN THIS AREA. ADDITIONALLY, FENCING IS NOT REQUIRED ON THE WEST SIDE OF THE TREES AS THE PROPERTY LINE FENCING IS ALREADY IN PLACE.
 - A "WARNING: DO NOT ENTER" SIGN SHALL BE PROMINENTLY DISPLAYED ON EACH TREE PROTECTIVE FENCE.
 - A 4" LAYER OF CHIP BARK MULCH SHALL BE PLACED ON TOP OF THE TPZ AND ENCLOSED WITHIN THE TREE PROTECTIVE FENCING. THIS MULCH SHALL ONLY BE MOVED FOR LANDSCAPE PLANTS TO BE INSTALLED AFTER ALL EXCAVATION AND SOIL COMPACTION WORK HAS BEEN COMPLETED.
 - ESTABLISH AN AREA OUTSIDE OF ALL THE TPZs OR ON PREEXISTING HARDSCAPE TO STORE SEDIMENT AND BACKFILL. ENSURE NO FLOW PATHS LEAD TO TPZs FROM SEDIMENT OR BACKFILL PILES IF PRESENT.
 - NO MATERIAL OR EQUIPMENT SHALL BE STORED OR PLACED WITHIN THE TPZ OF PRESERVED TREES.
 - CONSTRUCTION:
 - IN AREAS WHERE CONSTRUCTION ACTIVITY IS TO TAKE PLACE BENEATH THE CANOPY OF EXISTING TREES, SUCH AS THE WALKING PATH, THE TPZ SHALL BE MOVED TO THE GREATEST DISTANCE POSSIBLE FROM THE SUBJECT TREE WHILE ALSO ALLOWING FOR CONSTRUCTION TO PROCEED. ONCE CONSTRUCTION IN THE SUBJECT AREA HAS OCCURRED, THE TPZ SHALL BE MOVED BACK TO BE PREESTABLISHED BOUNDARY.
 - PROJECT ARBORIST SHALL CONDUCT SITE OBSERVATIONS DURING ANY CONSTRUCTION ACTIVITY THAT IS TO TAKE PLACE BENEATH THE CANOPY DRIFLINE OF TREE.
 - ANY EXCAVATION ACTIVITY THAT IS TO TAKE PLACE IN THESE AREAS IS PROHIBITED FROM USING BACKHOES, TREAD TRACTORS, OR ANY OTHER HEAVY VEHICLES.
 - METHODS PERMITTED INCLUDE HAND-DIGGING, HYDRAULIC OR PNEUMATIC AIR EXCAVATION.
 - DURING EXCAVATION ACTIVITY, SHOULD ANY ROOTS BE ENCOUNTERED, ROOT PRUNING SHALL BE DONE WITH HAND TOOLS IN ORDER TO MAKE CLEAN CUTS THAT FACE THE EXCAVATED AREA.
 - ROOTS LARGER THAN 2.5" SHALL NOT BE CUT WITHOUT PROJECT ARBORIST PRIOR APPROVAL.
 - ROOTS LARGER THAN 2.5" THAT ARE CUT SHALL IMMEDIATELY BE SHADED AND KEPT MOIST WITH WET BURLAP OR SIMILAR MATERIAL UNTIL THEY CAN BE RECOVERED.
 - NO PRUNING SHALL BE PERFORMED ON TREES THAT HAVE ROOTS IMPACTED BY CONSTRUCTION ACTIVITY FOR AT LEAST ONE YEAR FOLLOWING THE COMPLETION OF THE PROJECT OTHER THAN NECESSARY MAINTENANCE SUCH AS BUILDING CLEARANCE.
 - POST-CONSTRUCTION:
 - PROJECT ARBORIST SHALL CONDUCT MONITORING TWICE A YEAR FROM THE DATE OF PROJECT COMPLETION FOR NO LESS THAN TWO YEARS TO ENSURE TREES ARE IN GOOD CONDITION.

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 Landscape Architecture | Site Planning | Environmental Design

TREE REMOVAL PLAN
 STONE PINE COVE
 880 STONE PINE ROAD
 SAN MATEO COUNTY, CALIFORNIA

NOT FOR CONSTRUCTION
 HALF MOON BAY

Date	Revisions	No.	By	Checked
11/28/2023				

Date: 11/28/2023
 Scale: 1/20" = 1'-0"
 0 10' 20'
 Drawn: JLS
 Checked: JLS
 Approved: TPC

Drawing Number: **L1.1**

XX% SUBMITTAL - NOT FOR CONSTRUCTION