

# Arborist Report for 474 Joaquin Rd Site

Prepared for  
Mammoth Springs Resorts



Prepared by Dylan Daniels #WE-15225A

& Robert Galliano – RPF # 2879

Mason, Bruce & Girard, Inc.

701 High St, Suite 207

Auburn, CA 95603

530-745-9996

[www.masonbruce.com](http://www.masonbruce.com)

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## 1.0 Introduction

This report provides an overview of Mason, Bruce & Girard, Inc.'s (MB&G) assessment of tree resources located on the 474 Joaquin Project Site in the Town of Mammoth Lakes, California. Tree inventory and evaluation work was completed during a site visit in October 2025. The report outlines the goals of the assessment, describes the methods used for tree inventory and analysis, and summarizes key findings. It also includes recommendations for tree protection and strategies to reduce potential impacts from the planned development. The primary focus of the site work was to document existing trees that may be affected by the proposed project activities.

## 1.1 Summary

The site at Joaquin Rd had 95 Trees present, with 92 Jeffery Pines, 1 lodgepole pine, 1 quaking Aspen, and 1 Western Juniper. Trees designated for retention will be protected throughout the construction process in accordance with the requirements set forth in the City of Mammoth Lakes Municipal Code. In addition, post-construction planting will exceed the tree mitigation requirements outlined in the Municipal Code, contributing to long-term site restoration and compliance.

## 1.2 Assignment

An ISA certified Arborist performed the following

- Conducted a comprehensive inventory and assessment of all trees located on-site, documenting species, general health, structural condition, size, visual characteristics, and any signs of pest activity.
- Mapped individual tree locations using base site data, supplemented with GPS coordinates collected via the Field Maps application.
- Reviewed and evaluated potential tree impacts in relation to the proposed site development plans.
- Developed a detailed tree matrix summarizing key attributes of each inventoried tree.
- Compiled this report to present field observations, analysis findings, and provide recommendations for tree protection and mitigation of development-related impacts.

## 1.3 Setting

### 1.3.1 Location

The Project Site includes the following parcels: 474 Joaquin Road, Mammoth Lakes, CA (APN 033-170-003), 562 Joaquin Road, Mammoth Lakes, CA (APN 033-170-004), and 2604 Joaquin Road, Mammoth Lakes, CA (APN 033-170-005). All parcels anticipated to be affected by the proposed development were included in the tree inventory and assessment.

### 1.3.2 General Physical Characteristics

Parcels x and x are partially developed while still being forested. While partial x is a mix of being forested and sparsely vegetated. The forest is mostly composed of a native Jeffrey pine (*Pinus jeffreyi*) with a minimal occurrence of lodgepole pine (*Pinus contorta spp. murrayana*), quaking aspen (*Populus tremuloides*), and western Juniper (*Juniperus occidentalis*). The area has approximately 29 trees per acre.

## 2.0 Methods

The following sections outline the methodology used to inventory trees and assess their health, structural condition, and potential impacts related to the proposed development.

### 2.1 Field Tree Inventory and Evaluation

The following details are the site tree inventories and evaluations performed by ISA Certified Arborist (WE-15225A) Dylan Daniels. Data was collected for all trees greater than 6 inches in diameter 4.5 feet above the ground (DBH), and included the following attributes:

- 1) Tree number – A unique id assigned to each tree corresponding with the mapped location and the tree inventory table.
- 2) Diameter (DBH) – The diameter of the tree measured 4.5 feet above the ground on the uphill side.
- 3) Species – The common name for the species of the tree.
- 4) Live Crown Ratio – The percent of the total height of the tree which has live branches. Indicator of tree size and health.

- 5) Total Height- Distance from the base of the tree on the uphill side to the top of the tree
- 6) Tree Class – Classification of tree as desirable on not desirable to retain on site independent of proposed development
- 7) Action – Designation of the tree as retention or removal.

## 2.2 Tree Impact Analysis

Upon completion of data collection and analysis, Mason, Bruce & Girard (MB&G) evaluated the tree inventory to determine which trees would require removal to accommodate the proposed development. Each tree was assigned to one of two categories to document its recommended treatment:

1. Retain – Tree is to be preserved on site.
2. Remove – Construction – Tree is to be removed due to direct conflict with proposed development activities.

## 2.3 Scope of Work Limitations

This report summarizes site conditions and observations made during a field assessment conducted in October 2025. No additional evaluations of tree health have been performed for this stand, including advanced hazard assessments such as root crown excavation, internal decay probing, or aerial canopy inspection. As a result, any internal decay or structural or health defects not visible during a ground-level visual inspection may not have been detected.

## 3.0 Findings and Results

### 3.1 Summary of existing Trees

**Table 1**

<b>Species</b>	<b>Common Name</b>	<b>Retained Trees</b>	<b>Removal Trees</b>
<i>Pinus jeffreyi</i>	Jeffery Pine	31	61
<i>Pinus contorta spp. murrayana</i>	Lodgepole Pine	0	1
<i>Populus tremuloides</i>	Quacking Aspen	0	1
<i>Juniperus occidentalis</i>	Western Juniper	0	1
<b>Total</b>		<b>31</b>	<b>64</b>

Overall, the trees in the site are in good health. Few trees were impacted from mechanical damage near the base of the stem. These appeared to be relatively minor and not structurally significant.

## 4.0 Mitigation and Management Recommendations

### 4.1 Value of Removed Trees

The site currently contains a total of 94 trees which are 6 inches in diameter or greater. About 80 percent of this site is within defensible space zone 2 per PRC 4291. More information can be found about this standard here:

<https://www.fire.ca.gov/programs/communications/defensible-space-prc-4291/>

Because the total number of trees on the subject parcel exceeds both the desired density for compliance with PRC 4291 and the optimal level for prudent forest management, a subset of trees was classified as “**superadequate.**” Superadequate trees are defined as those possessing an excess in capacity or quality that does not contribute additional value or functionality to the property. These trees were excluded from valuation.

Trees identified as the best specimens—those that could potentially be retained while meeting PRC 4291 requirements and sound forest management practices—were designated as **value trees**. Based on stand characteristics, it is estimated that approximately 40 trees per acre can be retained to ensure compliance with PRC 4291.

Mammoth Springs Resort intends to preserve 31 trees. Given the property’s 3.24 acres, this means the monetary value of 61 trees—selected as the largest and most vigorous specimens—must be assessed due to their removal. The valuation of these trees was determined using the **Cost Compounding Technique**, calculated as follows:

$$CC = PC \times (1 + i)^n$$

PC = the cost to establish a conifer tree seedling of the same species

$n$  = the time required for the seedling to reach the size of the removed tree

$i$  = interest rate used in the compounding formula

The resulting value for each value tree removed is summarized Table B – Tree Removal Values

## 4.2 Mitigation Recommendations

The following table summarizes the plants to be installed as replacement and their associated values:

**Table 2**

Species	Size	Unit Price	Qty	Subtotal
<i>Desert Olive</i>	24" box	\$ 300.00	16	\$4,800
<i>Mountain Maple</i>	24" box	\$ 300.00	27	\$8,100
<i>Quaking Aspen</i>	24" box	\$ 300.00	39	\$11,700
<i>Sweet Gum</i>	24" box	\$ 300.00	15	\$4,500
			<b>Total Mitigation Value</b>	<b>\$29,100</b>

Prior to the start of construction, temporary protective fencing shall be installed at least one foot beyond the root protection zone of all protected trees to prevent damage to canopies and root systems. These protection zones shall comply with the City of Mammoth Lakes Municipal Code 17.36.140(G), which specifies:

1. Fencing must be a minimum of three feet tall with posts spaced no more than ten feet apart, installed at the edge of the tree drip line and flush with the original, undisturbed grade.
2. No construction activities—including dumping or storage of materials, equipment, or vehicles—shall occur within the tree drip lines.
3. Tree drip lines must be kept free of any chemically harmful substances such as paints, solvents, oils, concrete or drywall residue, construction debris, and runoff.
4. No excavation, trenching, grading, root pruning, or other disruptive activities shall take place within the drip line.

Any necessary work within these zones must be overseen by a qualified arborist, with all reasonable measures taken to avoid root damage or soil compaction.

## 5.0 Conclusion

Mason, Bruce & Girard conducted an inventory and evaluation of 95 trees across project sites managed by Mammoth Springs Resort in October 2025. All trees assessed were determined to require removal to accommodate the proposed development. This report

recommends that replacement trees be planted for each new building constructed, in accordance with the approved landscape plan and as detailed in Table 2.

This report provides tree management recommendations based on an inventory and visual assessment conducted by a certified arborist. While every effort has been made to identify potential issues, it is important to recognize that arborists cannot detect all conditions that may lead to tree failure. Trees are dynamic, living organisms, and failures can occur due to hidden or unpredictable factors, such as internal decay or root issues below ground, which are not always visible during a visual inspection. Although trees can be managed to reduce risk, they cannot be fully controlled. Living in proximity to trees inherently involves some level of risk, which cannot be eliminated.

**Table A – Tree Inventory**

Tree Number	Species	DBH	Live Crown Ratio	Average Crown Radius	Total Height	Tree Class	Action
1	JP	27.1	60	9	57	Desirable	Remove
2	JP	6.9	60	6	18	Desirable	Remove
3	JP	23.2	60	8	51	Desirable	Retain
4	JP	20.6	50	8	51	Desirable	Retain
5	JP	11.9	30	4	15	Undesirable	Retain
6	LP	10.7	60	5	32	Desirable	Retain
7	JP	16.8	50	8	40	Desirable	Remove
8	JP	13	40	8	27	Desirable	Remove
9	JP	9.9	40	7	26	Undesirable	Remove
10	WJ	11.7	60	5	17	Desirable	Remove
11	JP	9.7	30	6	22	Desirable	Retain
12	JP	20.2	60	7	41	Desirable	Remove
13	JP	23.7	60	7	47	Desirable	Remove
14	JP	26.4	60	7	49	Desirable	Remove
15	JP	21.5	60	8	48	Desirable	Remove
16	JP	20.7	60	8	56	Desirable	Remove
17	JP	26.2	60	9	56	Desirable	Retain
18	JP	9.9	40	7	26	Undesirable	Remove
19	JP	31.1	70	10	72	Desirable	Retain
20	JP	25.2	50	8	65	Desirable	Retain
21	JP	15.7	20	5	63	Desirable	Retain
22	JP	34.1	50	10	74	Desirable	Retain
23	JP	20.2	30	8	26	Desirable	Retain
24	JP	15.7	40	9	51	Desirable	Remove
25	JP	25.5	50	9	82	Desirable	Remove
26	JP	25.4	40	8	65	Desirable	Remove
27	JP	20.2	50	8	70	Desirable	Remove
28	JP	28.7	50	10	73	Desirable	Remove

29	JP	19.5	50	8	52	Desirable	Remove
30	JP	32.3	50	11	80	Desirable	Remove
31	JP	25.7	50	9	59	Desirable	Remove
32	JP	22.3	60	9	49	Desirable	Remove
33	JP	14.9	60	6	32	Desirable	Remove
34	JP	25.4	60	9	51	Desirable	Remove
35	JP	29.4	60	14	58	Desirable	Retain
36	JP	29.8	60	10	56	Desirable	Remove
37	JP	23.3	60	11	61	Desirable	Remove
38	JP	29.7	60	12	61	Desirable	Remove
39	JP	28.9	40	9	67	Desirable	Remove
40	JP	30.2	50	16	96	Desirable	Remove
41	QA	6.6	30	4	25	Desirable	Remove
42	JP	23.6	40	9	78	Desirable	Remove
43	JP	18.2	40	7	59	Desirable	Remove
44	JP	30.5	60	10	74	Desirable	Remove
45	JP	16	30	5	74	Desirable	Remove
46	JP	8.3	30	4	21	Undesirable	Remove
47	JP	18	40	8	69	Desirable	Remove
48	JP	11.2	50	7	51	Desirable	Remove
49	JP	28.8	50	13	72	Desirable	Remove
50	JP	31.1	30	8	83	Desirable	Remove
51	JP	13.5	30	6	21	Undesirable	Remove
52	JP	28.7	60	11	75	Desirable	Retain
53	JP	21.8	50	10	73	Desirable	Retain
54	JP	21.1	60	7	66	Desirable	Retain
55	JP	25.8	50	10	58	Desirable	Retain
56	JP	24.7	50	10	60	Desirable	Remove
57	JP	33.5	60	16	96	Desirable	Remove
58	JP	32.5	60	12	71	Desirable	Remove
59	JP	31.4	70	9	62	Desirable	Remove
60	JP	30.7	60	9	89	Desirable	Remove
61	JP	26.7	60	10	78	Desirable	Remove
62	JP	25.4	60	10	69	Desirable	Retain
63	JP	29.4	60	10	69	Desirable	Retain
64	JP	36	50	17	84	Desirable	Retain
65	JP	27.7	50	10	56	Desirable	Retain
66	JP	28.6	50	14	78	Desirable	Remove
67	JP	23.7	50	11	54	Desirable	Remove
68	JP	26	40	11	72	Desirable	Remove
69	JP	24.5	40	11	66	Desirable	Remove
70	JP	27.9	50	11	74	Desirable	Retain
71	JP	18.2	50	10	55	Desirable	Remove
72	JP	34.1	50	16	78	Desirable	Remove
73	JP	9.8	30	5	24	Desirable	Remove
74	JP	16.7	50	5	63	Desirable	Remove
75	JP	36.3	50	15	83	Desirable	Remove

76	JP	23	50	7	61	Desirable	Remove
77	JP	21.3	40	8	65	Desirable	Remove
78	JP	15.6	40	7	54	Desirable	Retain
79	JP	28.2	50	11	64	Desirable	Remove
80	JP	21.3	50	8	59	Desirable	Remove
81	JP	23.1	50	8	71	Desirable	Remove
82	JP	16.6	50	7	54	Desirable	Retain
83	JP	19.8	40	8	55	Desirable	Remove
84	JP	16.2	40	9	61	Desirable	Retain
85	JP	17.9	40	7	65	Desirable	Retain
86	JP	25.2	50	11	65	Desirable	Retain
87	JP	10.3	20	4	26	Undesirable	Retain
88	JP	16.6	40	6	52	Desirable	Retain
89	JP	22.3	50	7	59	Desirable	Retain
90	JP	23.2	50	9	58	Desirable	Remove
91	JP	13.6	30	5	22	Undesirable	Retain
92	JP	14.4	30	6	49	Desirable	Retain
93	JP	31	50	10	61	Desirable	Retain
94	JP	9	70	4	18	Desirable	Remove
95	JP	16.4	40	9	63	Desirable	Retain

**Table B – Tree Removal Value**

Tree Number	Species	DBH	Installed Cost of Replacement Tree	Interest Rate	Time to reach Equivalent Size	Compound Cost
1	JP	27.1	50	7%	36	\$576.37
7	JP	16.8	50	7%	22	\$227.60
2	JP	6.9	50	7%	9	\$93.18
8	JP	13	50	7%	17	\$161.54
10	WJ	11.7	50	7%	16	\$143.67
41	QA	6.6	50	7%	9	\$90.69
11	JP	9.7	50	7%	13	\$119.95
12	JP	20.2	50	7%	27	\$309.30
16	JP	20.7	50	7%	28	\$323.57
33	JP	14.9	50	7%	20	\$191.75
13	JP	23.7	50	7%	32	\$424.13
14	JP	26.4	50	7%	35	\$541.10
15	JP	21.5	50	7%	29	\$347.78
34	JP	25.4	50	7%	34	\$494.43
32	JP	22.3	50	7%	30	\$373.81
50	JP	31.1	50	7%	41	\$826.83

81	JP	23.1	50	7%	31	\$401.78
80	JP	21.3	50	7%	28	\$341.56
79	JP	28.2	50	7%	38	\$636.50
90	JP	23.2	50	7%	31	\$405.42
31	JP	25.7	50	7%	34	\$507.99
30	JP	32.3	50	7%	43	\$921.36
24	JP	15.7	50	7%	21	\$206.10
27	JP	20.2	50	7%	27	\$309.30
28	JP	28.7	50	7%	38	\$665.87
29	JP	19.5	50	7%	26	\$290.37
36	JP	29.8	50	7%	40	\$735.34
94	JP	9	50	7%	12	\$112.61
37	JP	23.3	50	7%	31	\$409.10
38	JP	29.7	50	7%	40	\$728.73
39	JP	28.9	50	7%	39	\$677.99
25	JP	25.5	50	7%	34	\$498.91
26	JP	25.4	50	7%	34	\$494.43
42	JP	23.6	50	7%	31	\$420.32
43	JP	18.2	50	7%	24	\$258.24
44	JP	30.5	50	7%	41	\$783.27
45	JP	16	50	7%	21	\$211.75
47	JP	18	50	7%	24	\$253.62
49	JP	28.8	50	7%	38	\$671.90
48	JP	11.2	50	7%	15	\$137.33
57	JP	33.5	50	7%	45	\$1,026.70
40	JP	30.2	50	7%	40	\$762.35
56	JP	24.7	50	7%	33	\$464.17
58	JP	32.5	50	7%	43	\$938.14
75	JP	36.3	50	7%	48	\$1,321.74
74	JP	16.7	50	7%	22	\$225.55
76	JP	23	50	7%	31	\$398.17
77	JP	21.3	50	7%	28	\$341.56
71	JP	18.2	50	7%	24	\$258.24
68	JP	26	50	7%	35	\$521.92
69	JP	24.5	50	7%	33	\$455.87
66	JP	28.6	50	7%	38	\$659.89
67	JP	23.7	50	7%	32	\$424.13
72	JP	34.1	50	7%	45	\$1,083.81
73	JP	9.8	50	7%	13	\$121.04
59	JP	31.4	50	7%	42	\$849.51
60	JP	30.7	50	7%	41	\$797.53
61	JP	26.7	50	7%	36	\$555.95
83	JP	19.8	50	7%	26	\$298.33
					<b>TOTAL</b>	<b>\$27,830.05</b>

# 474 Joaquin Arborist Report

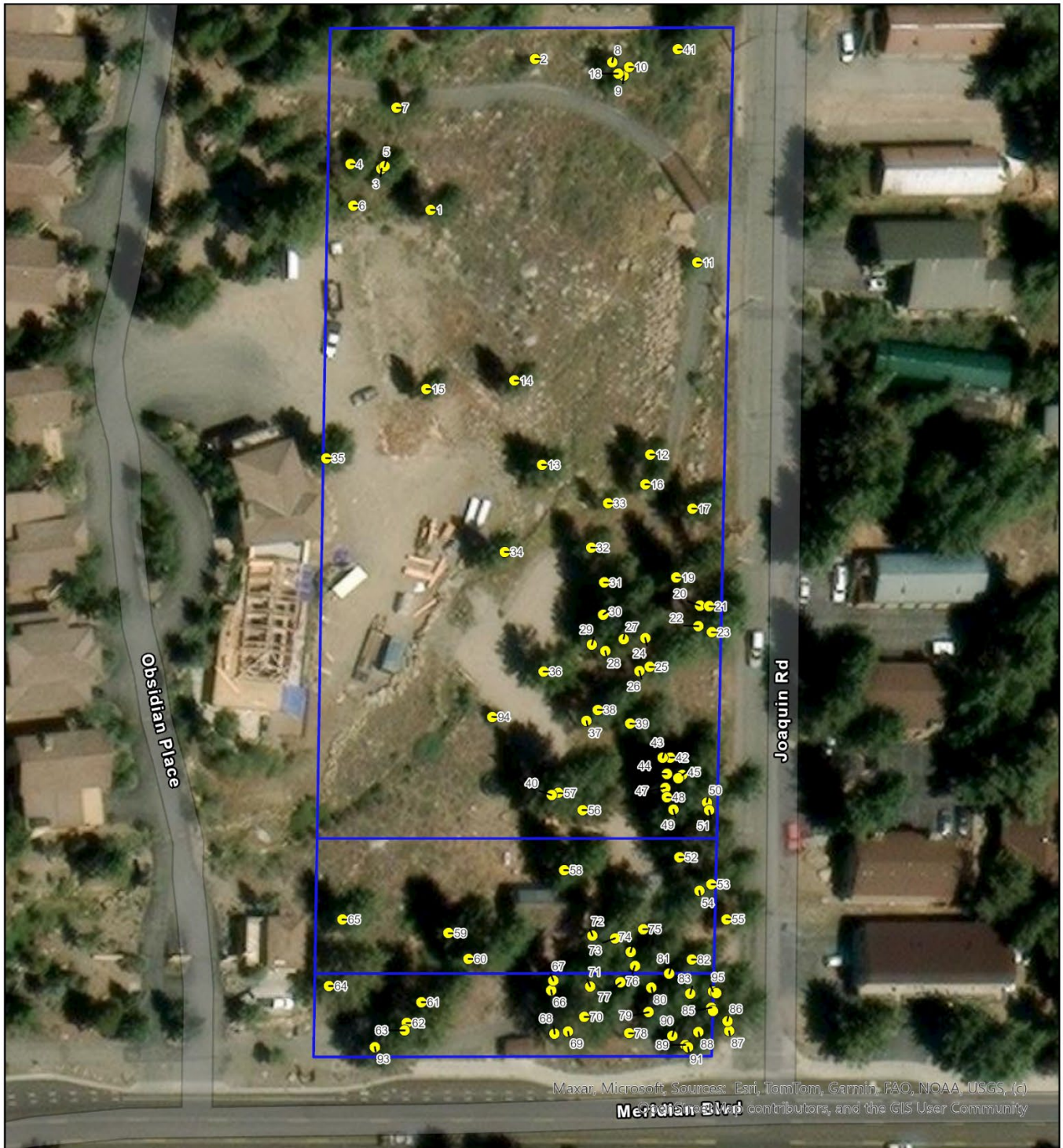
474 Joaquin Parcels

Trees

Township 3 South; Range 27 East Section 34 MDBM  
033-170-003, 474 Joaquin Road  
033-170-004, 562 Joaquin Road  
033-170-005, 2604 Joaquin Road  
Mono County, CA



Scale: 1:1,200



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