Exhibit E

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Tree Assessment/
Forest Management Plan

Walker Residence

Prepared for:

Mr. Robert Walker

Prepared by:

Frank Ono
Forester
Society of American Foresters I.D.# 48004
Certified Arborist #536
1213 Miles Avenue
Pacific Grove, CA 93950

October 13, 2020

Owner:

Mr. Robert Walker
1400 Cantera Court
Pebble Beach, CA 93953

Architect:

William C. Mefford
P.O. Box 1072
Pacific Grove, CA 93950

Forester and Arborist

Frank Ono, Society of American Foresters # 048004, Certified Arborist #536
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SUMMARY

Development is proposed for 1634 Sonado Road, Pebble Beach, CA 93953. Because protected trees forest this site, a tree assessment/arborist report has been prepared that identifies and addresses the effects that the project will have on the existing tree resources on-site as well as a list of recommendations for the project.

The project proposes to build a new single-family home near trees which requires the pruning/removal of trees located on-site and protection of others identified for retention. In studying the project, eight (8) trees are proposed for removal for this project, however, in surveying the site, three (3) additional dead/unstable trees were observed that should be removed because they are near the development area making the proposed total 11 trees. Only one tree for removal is a landmark sized tree in poor condition.

ASSIGNMENT/SCOPE OF PROJECT

To ensure the protection of the tree resources on-site, the property owner, Mr. Robert Walker has requested an assessment of the trees in proximity to proposed development areas and an arborist report for trees that are adjacent to these areas on this property. To accomplish this assignment, the following tasks have been completed.

- Evaluate health, structure, and preservation suitability for each tree within or adjacent (15 feet or less) to the proposed development of trees greater than or equal to six diameter inches at 24 inches above grade.
- Review proposed building site plans as provided by Mr. William C. Mefford, Architect.
- Make recommendations for alternative methods and preconstruction treatments to facilitate tree retention.
- Create preservation specifications, as it relates to numbered trees keyed to an annotated Tree Location Map.
- Determine the number of trees affected by construction that meet "Landmark" criteria as defined by the County of Monterey, Title 20 Monterey County Coastal Zoning Ordinance; as well as mitigation requirements for those to be affected.
- Document findings in the form of a report as required by the County of Monterey Planning Department.

LIMITATIONS

This assignment is limited to the review of plans submitted to me by William C. Mefford to assess effects from potential construction to trees within or adjacent to construction activities. The assessment has been made of these plans specifically, no other plans were reviewed at this time. Only minor grading and erosion details are discussed in this report as it relates to tree health.

PURPOSE

This tree assessment/forest management report is prepared for this parcel due to proposed construction activities that are intent on improving the existing structure located at 1634 Sonado Road, Pebble Beach, CA 93953. The purpose of the site visit was to give an independent assessment of the existing trees that are on-site and to determine what trees will be affected by the proposed project. Monterey pine trees are considered protected trees as defined by the County of Monterey, Title 20 Monterey County Coastal Zoning Ordinance.

GOAL

The goal of this plan is to protect and maintain the Del Monte Forest Area's forested resources through the adherence of development standards, which allow the protection, and maintenance of its forest resources. Furthermore, it is the intended goal of this report to aid in planning to offset any potential effects of the proposed development on the property while encouraging forest stability and sustainability, perpetuating the forested character of the property and the immediate vicinity.

INTRODUCTION

This forest management plan is prepared for Mr. Robert Walker owner of the lot located at 1634 Sonado Road, Pebble Beach, CA 93953 by Frank Ono, Urban Forester and Certified Arborist, S.A.F. Member #48004, and ISA #536 due to construction. Monterey County's Coastal Implementation Plan Sec. 20.147.050 requires a forest management plan when tree removal is necessary of native trees six inches in diameter or greater to preserve and maintain the forest and its beneficial uses. The County identifies Monterey pine trees as native tree species that require special consideration for management.

SITE DESCRIPTION

1) Assessor's Parcel Number: 008-202-014-000.

2) Location: 1634 Sonado Road, Pebble Beach, CA 93953.

3) Parcel size: 1.62 Acres.

4) Existing Land Use: The parcel is vacant and is zoned for residential use.

5) Slope: The parcel is on a sloping bench, with terraced flats. Slopes range from 2% to over 20%.

6) Soils: The parcel is located on soils classified by the Natural Resource Conservation Service as "Sheridan coarse sandy loam about" 40-inches deep. Paralithic bedrock is generally found at a depth of 39 to 49 inches. Runoff is very high and the erosion hazard is low.

7) Vegetation: The vegetation is of the Monterey Pine Forest type. It is a mixture of some Monterey Pine overstory trees with a planted Monterey cypress hedge that has escaped, Coast live oak, and Acacia understory present. Plants observed included: Toyon (*Heteromeles arbutifolia*), Manzanita (*Arctostaphylos spp.*), Sticky monkeyflower (*Mimulus aurantiacus*), Coyote bush (*Baccharis pilularis*), French broom (*Genista monspessulana*), and Chemise (*Adenostoma fasciculatum*).

8) Forest Condition and Health: The forest's condition and health are evaluated with the use of the residual trees and those of the surrounding Monterey Pine Forest as a stand. The site has been cleared and masticated and has very little groundcover. The undulating topography on the site would indicate that earth has been piled or moved onto the site during the development of adjacent properties and roads. The mature overstory trees are in poor to fair condition with a tree spacing of approximately 15 – 20 feet or more on center adjacent to the developable area.

BACKGROUND/PROJECT DESCRIPTION

On September 25, 2020, I (Frank Ono, F.O. Consulting) I was contacted by Mr. William Mefford, an architect who requested that I visit the site owned by Mr. Robert Walker for an assessment of trees adjacent or within the proposed construction areas. Mr. Mefford requested the findings from the review and assessment of trees that occupy the land at 1634 Sonado Road, Pebble Beach, CA 93953 that are adjacent to the proposed design development be prepared and documented in a report that would work in conjunction with other conditions for approval of the building permit application.

A site visit was taken to the property on October 8, 2020, where trees were assessed for health and condition at that time. The assessment focused on incorporating the preliminary location of site improvements coupled with consideration for the general goals of site improvement desired of the landowner. During this site visit, the proposed improvements assessed included preserving trees to the greatest extent feasible, maintaining the viewshed and general aesthetic quality of the area while complying with county codes. A study of the individual trees was made to determine the treatments necessary to complete the project and meet the goals of the landowner. As a result trees within and immediately adjacent to the proposed development area were located, measured, inspected, and recorded. The assessment of each tree concluded with an opinion of whether the tree should be removed, or preserved, based on the extent and effect of construction activity on the short and long-term health of the tree. All meetings and field reviews were focused on the area immediately surrounding the proposed development.

OBSERVATIONS/DISCUSSION

The following list includes observations made while on-site and summarizes details discussed during this stage of the planning process.

- The site where development is proposed is sparely forested mainly with Monterey pine trees and with a planted row of Monterey cypress.
- Eight (8) trees are proposed for removal with the current design:
    - Tree #56 is a 24-inch diameter Monterey pine that will be affected by the grading/installation of the driveway.
    - Tree #57 is a 20-inch diameter Monterey pine that will be affected by the grading/installation of the driveway.
    - Tree #58 is an 18-inch diameter Monterey pine that will be affected by the grading/installation of the driveway.
    - Tree #59 is a 16-inch diameter Monterey pine that will be affected by the grading/installation of the driveway.
    - Tree #60 is a 12-inch diameter Monterey pine that will be affected by the grading/installation of the driveway.
    - Tree #61 is an 18-inch diameter Monterey pine that will be affected by the grading/installation of the driveway.
    - Tree #72 is a 20-inch diameter Monterey pine in the proposed building footprint.
    - Tree #73 is a 12-inch diameter Monterey pine in the proposed building footprint.

- Three (3) trees are identified that should be removed for site safety/forest health:
  - Tree #62 is a 12-inch diameter Monterey pine in poor condition with a significant lean toward the roadway.
  - Tree #63 is a 22-inch diameter Monterey pine that is dead.
  - Tree #71 is a 22-inch diameter Monterey pine that is dead.
- Most of the trees on the property are of moderate size (less than 24" in diameter" diameter) and compose most of the stand of trees.
- No alternate building sites were considered for this assessment as the site constrained by pre-existing conditions and lack of available space on moderate to mile slopes.

TREE REMOVAL CHART

ID#	Diameter	Species	Condition	Structure	Remove	Hazard	Comments
56	24	Pine	Fair	Poor	x		
57	20	Pine	Fair	Fair	x		
58	18	Pine	Fair	Fair	x		
59	16	Pine	Poor	Poor	x		
60	12	Pine	Fair	Poor	x		
61	18	Pine	Fair	Poor	x		
62	10	Pine	Poor	Poor		x	
63	22	Pine	Dead	Poor		x	
71	22	Pine	Dead	Poor		x	
72	20	Pine	Fair	Fair	x		
73	12	Pine	Fair	Fair	x		

PROJECT ASSESSMENT/CONCLUSION

This proposal to build a single-family residence and driveway is planned to maintain the existing Monterey pine forest thus allowing the forest to continue to exist and regenerate over time. Most of the property contains tree cover downslope to remain undisturbed. Whenever construction activities take place near trees, there is the potential for those trees to experience a decline in the long-term as well. While there are additional dead/dying trees these do not affect the construction and can be addressed in a separate hazard evaluation once the property is permitted. The greatest attempt has been made to identify and remove those trees likely to experience such a decline from construction.

Site Impacts

Site disturbance will occur during driveway and home construction. The shallow slope upon which the construction is planned is a factor in minimizing the disturbance that must take place for the construction. Short-term site impacts are confined to the construction envelope and immediate surroundings where trees will be removed and trimmed, and root systems are reduced. The pruning of tree crowns above 30% and reduction of root area may have a short-term impact on those trees treated, including a reduction of growth, dieback, and potentially death

No significant long-term impacts on the forest ecosystem are anticipated due to the relatively small amount of area to be occupied by the proposed residence and driveway. Only one landmark size tree is to be removed, all others are smaller than 24" in diameter. The project as proposed is not likely to significantly reduce the availability of wildlife habitat over the long-term.

TREE CHART

The following is a chart of trees located near the project construction area, however not all trees on this property were surveyed or identified due to the size of the lot and forested area.

ID#	Diameter	Species	Condition	Structure	Remove	Hazard	Comments
56	24	Pine	Fair	Poor	x		
57	20	Pine	Fair	Fair	x		
58	18	Pine	Fair	Fair	x		
59	16	Pine	Poor	Poor	x		
60	12	Pine	Fair	Poor	x		
61	18	Pine	Fair	Poor	x		
62	10	Pine	Poor	Poor		x	
63	22	Pine	Dead	Poor		x	
64	14,16	Cypress	Fair	Fair			
65	8	Cypress	Fair	Fair			
66	6,8,6,6,10,6,8,10	Cypress	Fair	Fair			Cluster
67	14	Cypress	Fair	Fair			
68	6,8,12,14	Cypress	Fair	Fair			Cluster
69	8,12	Cypress	Fair	Fair			
70	8	Cypress	Fair	Fair			
71	22	Pine	Dead	Poor		x	
72	20	Pine	Fair	Fair	x		
73	12	Pine	Fair	Fair	x		

RECOMMENDATIONS

Tree Removal

There are eight (8) trees to be removed for the design as stated in the previous tree removal chart. Three (3) additional trees were identified as being dead or in such poor condition they should be removed as well for project safety. The tree removal contractor shall verify the absence of active animal or bird nesting sites before any tree removal. If any active animal or bird nesting sites are found before tree removal, work shall be stopped until a qualified biologist is consulted for further recommendations.

Tree Planting

Because it is recommended that the replacement of removed trees be undertaken replacement planting is necessary. Trees should be planted in the areas with the greatest opening in the stand to allow for a minimum of competition and maximum sunlight. Replacement shall be on a 1:1 ratio for a total of 11 trees. Replacement trees should be five-gallon stock or larger, if available. Spacing between trees should be at least 8 feet. Occasional deep watering (more than two weeks apart) during the late spring, summer, and fall is recommended during the first two years after establishment. Grinding of stumps onsite is permissible.

Tree Protection

The health of trees remaining should not be affected if the following best management practices are adhered to:

A) Do not deposit any fill around trees, which may compact soils and alter water and air relationships. Avoid depositing fill, parking equipment, or staging construction materials near existing trees. Covering and compacting soil around trees can alter water and air relationships with the roots. Fill placed within the dripline may encourage the development of oak root fungus (*Armillaria mellea*). As necessary, trees may be protected by boards, fencing, or other materials to delineate protection zones.

B) Pruning shall be conducted so as not to unnecessarily injure the tree. General principals of pruning include placing cuts immediately beyond the branch collar, making clean cuts by scoring the underside of the branch first, and for live oak, avoiding the period from February through May.

C) Native live oaks are not adapted to summer watering and may develop crown or root rot as a result. Do not regularly irrigate within the drip line of oaks. Native, locally adapted, drought-resistant species are the most compatible with this goal.

D) Root cutting should occur outside of the springtime. Late June and July would likely be the best. Pruning of the live crown should not occur from February through May.

E) Oak material greater than 3 inches in diameter remaining on-site for more than one month that is not cut and split into firewood should be covered with black plastic that is dug in securely around the pile. This will discourage the infestation and dispersion of bark beetles.

F) A mulch layer up to approximately 4 inches deep should be applied to the ground under selected oaks 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.

G) If trees along near the development are visibly declining in vigor, a Professional Forester or Certified Arborist should be contacted to inspect the site to recommend a course of action.

Tree Protection Standards

Before the commencement of any construction activity the following tree protection measures 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 equipment by the use of temporary fencing and through wrapping of trunks with protective materials. No stripping of topsoil or grubbing of understory shall occur in tree preservation zones.
- Fenced areas and the trunk protection materials shall remain in place during the entire construction period. Should access to the area be necessary a Professional Forester or Certified Arborist must be contacted to inspect the site for a recommended course of action.

- Fencing shall consist of chain link, snowdrift, plastic mesh, hay bales, or field fence. Existing fencing may also be used.
- Fencing is not to be attached to the tree but free-standing or self-supporting so as not to damage trees. Fencing shall be rigidly supported and shall stand a minimum of height of four feet above grade and should be placed to the farthest extent possible from the base of the tree to protect the area within the trees drip line (typically 10-12 feet away from the base of a tree).
- In cases where access or space is limited for tree protection, it is permissible to protect the tree within the 10-12-foot distance after determination and approval by a qualified forester or arborist.
- Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, cleaning of concrete or plaster, and/or dumping of spoils or materials shall not be allowed adjacent to trees on the property especially within or near fenced areas.

During grading and excavation activities:

- All trenching, grading or any other digging or soil removal that is expected to encounter tree roots should be monitored by a qualified arborist or forester to ensure against drilling or cutting into or through major roots. Again, no stripping of topsoil or grubbing of understory shall occur in tree preservation zones.
- The project architect and qualified arborist should be on-site during excavation activities to direct any minor field adjustments that may be needed.
- Trenching for retaining walls or footings located adjacent to any tree shall be done by hand where practical and any roots greater than 3-inches diameter shall be bridged or pruned appropriately.
- Any roots that must be cut shall 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.
- Any roots damaged during grading or excavation shall be exposed to sound tissue and cut cleanly with a saw.

If at any time potentially significant roots are discovered:

- The arborist/forester will be authorized to halt excavation until appropriate mitigation measures are formulated and implemented.
- If significant roots are identified that must be removed that will destabilize or negatively affects the target trees, the property owner will be notified immediately and a determination for removal will be assessed and made as required by law for treatment of the area that will not risk death decline or instability of the tree consistent with the implementation of appropriate construction design approaches to minimize effects, such as hand digging, bridging or tunneling under roots, etc..

Tree Pruning

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

- Clear the crown of diseased, crossing, weak, and dead wood to a 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 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 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 in accordance with 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 improvement and if any decline in health that is attributable to the construction is noted, additional trees should be planted on the site.

Fire Defensible Space (Amended PRC 4291 Effective January 1, 2019)

In addition to any pruning for construction or aesthetics, California's Department of Forestry and Fire Protection (CalFire) has instituted a set of rules and guidelines for vegetation management and fire safety for homes in the wildland-urban interface (WUI). These rules have been adopted to reduce the fuels around homes and allow firefighters a better chance to combat the increasing wildfires that have been occurring in California. The law (Public Resource Code 4291) is as follows.

(a) A person who owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining a mountainous area, forest-covered lands, brush-covered lands, grass-covered lands, or land that is covered with flammable material, shall at all times do all of the following:

(1) Maintain defensible space of 100 feet from each side and the front and rear of the structure, but not beyond the property line except as provided in paragraph (2). The amount of fuel modification necessary shall take into account the flammability of the structure as affected by building material, building standards, location, and type of vegetation. Fuels shall be maintained in a condition so that a wildfire burning under average weather conditions would be unlikely to ignite the structure. This paragraph does not apply to single specimens of trees or other vegetation that are well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to a structure or from a structure to other nearby vegetation. The intensity of fuels management may vary within the 100-foot perimeter of the structure, the most intense being within the first 30 feet around the structure. Consistent with fuels management objectives, steps should be taken to minimize erosion. For the purposes of this paragraph, "fuel" means any combustible material, including petroleum-based products and wildland fuels.

(2) A greater distance than that required under paragraph (1) may be required by state law, local ordinance, rule, or regulation. Clearance beyond the property line may only be required if the state law, local ordinance, rule, or regulation includes findings that the clearing is necessary to significantly reduce the risk of transmission of flame or heat sufficient to ignite the structure, and there is no other feasible mitigation measure possible to reduce the risk of ignition or spread of wildfire to the structure. Clearance on adjacent property shall only be conducted following written consent by the adjacent landowner.

(3) An insurance company that insures an occupied dwelling or occupied structure may require a greater distance than that required under paragraph (1) if a fire expert, designated by the director, provides findings that the clearing is necessary to significantly reduce the risk of transmission of flame or heat sufficient to ignite the structure, and there is no other feasible mitigation measure possible to reduce the risk of ignition or spread of wildfire to the structure. The greater distance may not be beyond the property line unless allowed by state law, local ordinance, rule, or regulation.

(4) Remove that portion of a tree that extends within 10 feet of the outlet of a chimney or stovepipe.

(5) Maintain a tree, shrub, or other plant adjacent to or overhanging a building free of dead or dying wood.

(6) Maintain the roof of a structure free of leaves, needles, or other vegetative materials.

(7) Prior to constructing a new building or structure or rebuilding a building or structure damaged by a fire in an area subject to this section, the construction or rebuilding of

which requires a building permit, the owner shall obtain a certification from the local building official that the dwelling or structure, as proposed to be built, complies with all applicable state and local building standards, including those described in subdivision (b) of Section 51189 of the Government Code, and shall provide a copy of the certification, upon request, to the insurer providing course of construction insurance coverage for the building or structure. Upon completion of the construction or rebuilding, the owner shall obtain from the local building official, a copy of the final inspection report that demonstrates that the dwelling or structure was constructed in compliance with all applicable state and local building standards, including those described in subdivision (b) of Section 51189 of the Government Code, and shall provide a copy of the report, upon request, to the property insurance carrier that insures the dwelling or structure.

(b) A person is not required under this section to manage fuels on land if that person does not have the legal right to manage fuels, nor is a person required to enter upon or to alter property that is owned by any other person without the consent of the owner of the property.

(c) (1) Except as provided in Section 18930 of the Health and Safety Code, the director may adopt regulations exempting a structure with an exterior constructed entirely of nonflammable materials, or, conditioned upon the contents and composition of the structure, the director may vary the requirements respecting the removing or clearing away of flammable vegetation or other combustible growth with respect to the area surrounding those structures.

(2) An exemption or variance under paragraph (1) shall not apply unless and until the occupant of the structure, or if there is not an occupant, the owner of the structure, files with the department, in a form as the director shall prescribe, a written consent to the inspection of the interior and contents of the structure to ascertain whether this section and the regulations adopted under this section are complied with at all times.

(d) The director may authorize the removal of vegetation that is not consistent with the standards of this section. The director may prescribe a procedure for the removal of that vegetation and make the expense a lien upon the building, structure, or grounds, in the same manner that is applicable to a legislative body under Section 51186 of the Government Code.

(e) The department shall develop, periodically update, and post on its Internet Web site a guidance document on fuels management pursuant to this chapter. Guidance shall include, but not be limited to, regionally appropriate vegetation management suggestions that preserve and restore native species that are fire resistant or drought tolerant, or both, minimize erosion, minimize water consumption, and permit trees near homes for shade, aesthetics, and habitat; and suggestions to minimize or eliminate the risk of flammability of nonvegetative sources of combustion such as woodpiles, propane tanks, decks, and outdoor lawn furniture.

(f) As used in this section, “person” means a private individual, organization, partnership, limited liability company, or corporation.

Detailed descriptions of the firebreaks described in subsections (a)(1) and (a)(2) of Public Resource Code 4291. These spacings are to be used in and around proposed home site.

Zone 1

Zone 1 extends 30 feet out from buildings, structures, decks, etc.

- Remove all dead plants, grass and weeds (vegetation).
- Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- Trim trees regularly to keep branches a minimum of 10 feet from other trees.
- Remove branches that hang over your roof and keep dead branches 10 feet away from your chimney.
- Relocate wood piles into Zone 2.
- Remove or prune flammable plants and shrubs near windows.
- Remove vegetation and items that could catch fire from around and under decks.
- Create a separation between trees, shrubs and items that could catch fire, such as patio furniture, wood piles, swing sets, etc.

Zone 2

Zone 2 extends 100 feet out from buildings, structures, decks, etc.

- Cut or mow annual grass down to a maximum height of 4 inches.
- Create horizontal spacing between shrubs and trees.
- Create vertical spacing between grass, shrubs and trees.
- Remove all dead trees.
- Remove fallen leaves, needles, twigs, bark, cones, and small branches. However, they may be permitted to a depth of 3 inches.

Agreement by Landowner

The following standard conditions are made a part of all Monterey County Forest Management Plans:

A. Management Objectives

1. Minimize erosion to prevent soil loss and siltation.
2. Preserve natural habitat including native forest, understory vegetation, and associated wildlife.
3. Prevent forest fire.
4. Preserve scenic forest canopy as located within the Critical Viewshed (any public viewing area).
5. Preserve landmark trees to the greatest extent possible as defined below.

B. Management Measures

1. Tree Removal: No tree will be removed without a Forest Management Plan or an Amended Forest Management Plan.

2. Application Requirements: Trees proposed for removal will be conspicuously marked by flagging or by paint. The proposed removal of native trees greater than six inches will be the minimum necessary for the proposed development. Removal not necessary for the proposed development will be limited to that required for the overall health and long-term maintenance of the forest, as verified in this plan or in subsequent amendments to this plan.

3. Landmark Trees: All landmark trees will be protected from damage if not permitted to be removed as a diseased tree, which threatens to spread the disease to nearby healthy trees, or as a dangerous tree, which presents an immediate danger to human life or structures. Landmark oaks are trees that are visually, historically, or botanically significant specimens or are greater than 24 inches or more in diameter at breast height (DBH), or more than 1,000 years old.

4. Dead Trees: Because of their great value for wildlife habitat (particularly as nesting sites for insect-eating birds) large dead trees will normally be left in place. Smal1er dead trees will normally be removed to reduce the fire hazard. Dead trees may be removed at the convenience of the owner.

5. Thinning: Trees less than six inches diameter breast height may be thinned to promote the growth of neighboring trees, without first developing a Forest Management Plan.

6. Protection of Trees: All trees other than those approved for removal shall be retained and maintained in good condition. Trimming, where not injurious to the health of the tree, may be performed wherever necessary in the judgment of the owner, particularly to reduce personal safety and fire hazards. Retained trees which are located close to the construction site shall be protected from inadvertent damage by construction equipment through wrapping of trunks with protective materials, bridging or tunneling under major roots where exposed in foundation or utility trenches, and other measures appropriate and necessary to protect the well-being of the retained trees.

7. Fire prevention: In addition to any measures required by the local California Department of Forestry fire authorities, the owner will;

A) Maintain a spark arrester screen atop each chimney.
B) Maintain spark arresters on gasoline-powered equipment.
C) Establish a "greenbelt" by keeping vegetation in a green growing condition to a distance of at least 50 feet around the house.
D) Break up and clear away any dense accumulation of dead or dry underbrush or plant litter, especially near landmark trees and around the greenbelt.

8. Use of fire (for clearing, etc.): Open fires will be set or allowed on the parcel only as a forest management tool under the direction of the Department of Forestry authorities, according to local fire ordinances and directives.

9. Clearing Methods: Brush and other undergrowth, if removed, will be cleared through methods, which will not materially disturb the ground surface. Hand grubbing, crushing, and mowing will normally be the methods of choice

10. Irrigation: To avoid further depletion of the groundwater resource, prevent root diseases, and otherwise maintain favorable conditions for the native forest, the parcel will not be irrigated except within developed areas. Caution will be exercised to avoid overwatering around trees.

11. Exotic Plants: Care will be taken to eradicate and to avoid the introduction of the following pest species:

A) Pampas grass
B) Genista (Scotch broom, French broom)
C) Eucalyptus (large types)

Amendments

The Monterey County Director of Planning may approve amendments to this plan, provided that such amendments are consistent with the provisions of the discretionary permit or building submittal. Amendments to this Forest Management Plan will be required for proposed tree removal not shown as part of this Plan when the proposed removal fans within the description of a Forest Management Plan or Amendment to an existing Forest Management Plan.

Amended Forest Management Plan

A) An amended forest Management Plan shall be required when:

1. The Monterey County Director of Planning has previously approved a Forest Management Plan for the parcel.
2. The proposed tree removal as reviewed as part of a development has not been shown in the previously approved Forest management plan

B) At a minimum, the Amended Forest Management Plan shall consist of:

1. A plot showing the location, type and size of each tree proposed for removal, as well as the location and type of trees to be replanted,
2. A narrative describing reasons for the proposed removal, alternatives to minimize the amount and impacts of the proposed tree removal, tree replanting information and justification for removal of trees outside of the developed area if proposed.

Compliance

It is further understood that failure to comply with this Plan will be considered as a failure to comply with the conditions of the Use Permit.

Transfer of Responsibility

This plan is intended to create a permanent forest management program for the site. It is understood, therefore, that in the event of a change of ownership, this plan shall be as binding on the new owner as it is on the present owner. As a permanent management program, this Plan will be conveyed to the future owner upon sale of the property.

Report Prepared By:

Frank Ono, SAF Forester #48004 and ISA Certified Arborist #536 — October 13, 2020 Date

Recommendations Agreed to by landowner:

_____ _____

Landowner — Date

Forest Management Plan approved by:

_____ _____

Director of Planning — Date

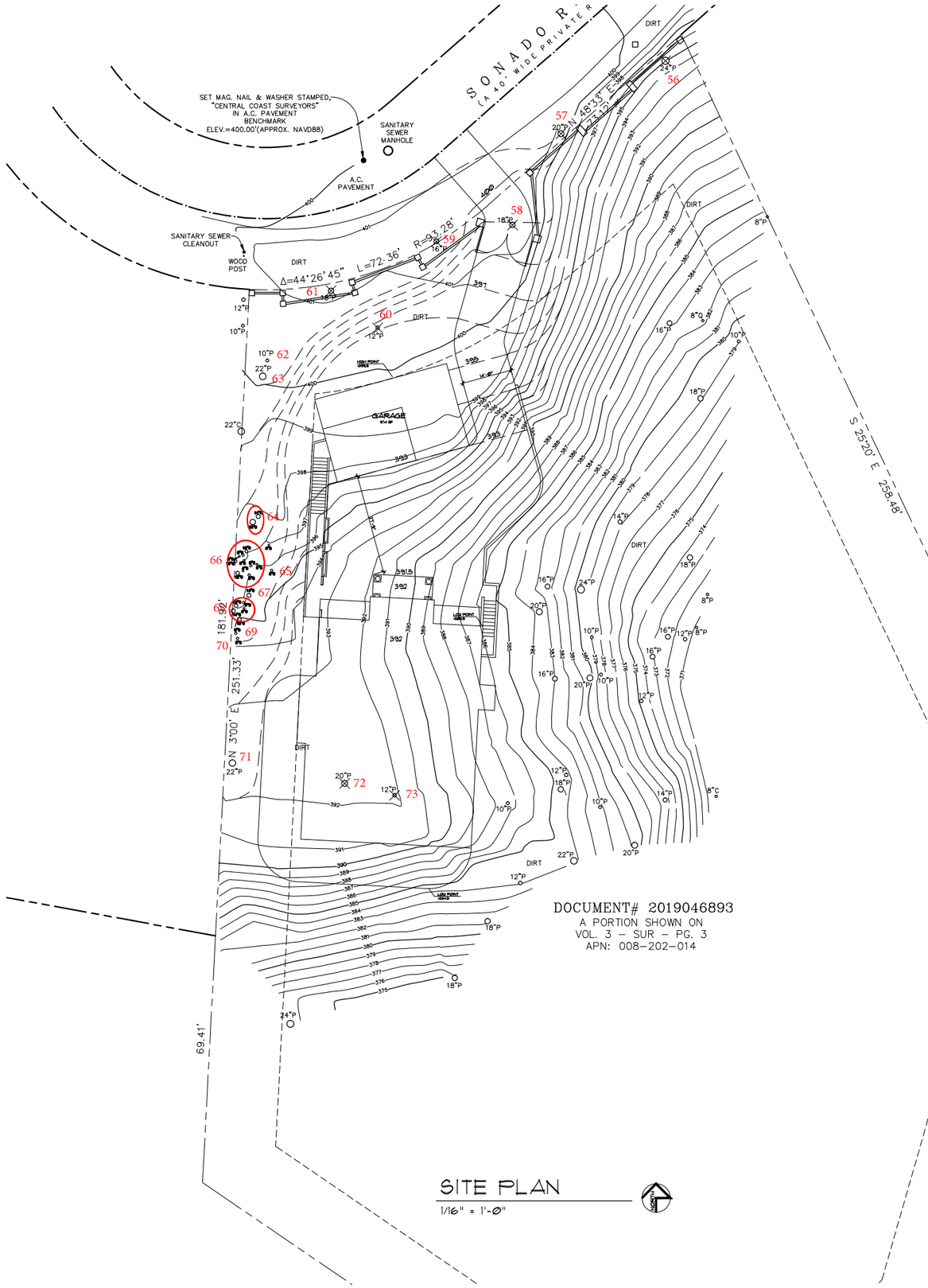
PHOTOGRAPHS

Trees #59, #57, #58, and #57

Trees #60, #63, and #62

Trees #62 and #61 (these trees lean into the construction area and affect the project)

Trees #73, #72, and #71 (the dead tree is outside construction but is close enough to affect the project)



SITE PLAN
1/16" = 1'-0"

VICINITY MAP
NTS

PROJECT DATA

OWNER:	MR. & MRS. ROBERT WALKER 1400 CANTERRA COURT PEBBLE BEACH, CA 93953 (831) 262-1438
SITE ADDRESS:	1634 SONADO ROAD PEBBLE BEACH, CA
AP NUMBER:	008-202-014
SITE AREA:	68,636 SF (1.58 AC)
ZONING	LDR/1.5 (CZ)
CONSTRUCTION TYPE:	VB
SPRINKLERS:	YES
PROJECT SCOPE:	ENCLOSE 331 SF ~~PORTE COCHERE~~ TO CREATE NEW BEDROOM ON EXISTING SINGLE FAMILY RESIDENCE
TREE REMOVAL	NONE
GRADING	NONE

SITE COVERAGE

EXISTING	
SAND SET PAVERS	4746 SF PERVIOUS
MAIN RESIDENCE	3833 SF
GARAGE	1500 SF
LOGGIA/PORTICO/ PORTE COCHERE	1043 SF
BREEZEWAY	444 SF
TOTAL	11,566 SF (20.1%)
PROPOSED	
SAND SET PAVERS	4746 SF
MAIN RESIDENCE	3833 SF
NEW BEDROOM	331 SF
GARAGE	1500 SF
LOGGIA/PORTICO/ PORTE COCHERE	706 SF
BREEZEWAY	444 SF
TOTAL	11,566 SF (20.1%)

FLOOR AREA

EXISTING	
MAIN RESIDENCE	3833 SF
GARAGE	1500 SF
TOTAL	5333 SF (9.6%)
EXISTING	
MAIN RESIDENCE	3833 SF
NEW BEDROOM	331 SF
GARAGE	1500 SF
TOTAL	5670 SF (10.2%)

REVISIONS

NO.	DATE

WILLIAM C MEFFORD
ARCHITECT
P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893

NEW RESIDENCE FOR:
Mr. & Mrs. Robert Walker
1634 SONADO ROAD PEBBLE BEACH
APN 008-202-014

DATE: XX
PROJECT NO. 20020
DRAWN BY:
CHECKED BY:
SHEET TITLE: SITE PLAN

SHEET NO. A-1
OF XX SHEETS

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