

Exhibit D

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Arborist Report

*33 Potrero Trail
Carmel, CA 93923
APN# 239-111-013*



*Inspection Date:
February 21, 2022*

Prepared by: Chris Stewart
Project Arborist: Michael Young/Chris Stewart
contractors license # 755989
certified arborist WC ISA #623

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Assignment

It was our assignment to physically inspect trees in the survey area based on a topographic map provided by the design team. We were to map, tag and compile data for each tree and write an inventory/survey report documenting our observations.

Summary

This survey provides a numbered map and complete and detailed information for each tree surveyed. There are fifty-two (52) trees included in this report with forty-nine (49) trees protected under the County of Monterey's tree protection ordinance. During our survey, six (6) trees were rated "A" condition, thirty-nine (39) trees were rated "B" condition and seven (7) trees were rated "C" condition.

A - Retain, condition warrants long-term preservation.

B - Preservable, but may not be worthy of extensive effort or design accommodation.

C - Remove due to existing condition, structure and/or construction limits.

Discussion

All the trees surveyed were examined and then rated based on their individual health and structure according to the table following. For example, a tree may be rated "good" under the health column for excellent/vigorous appearance and growth, while the same tree may be rated "fair/poor" in the structure column if structural mitigation is needed. More complete descriptions of how health and structure are rated can be found under the "Methods" section of this report. The complete list of trees and all relevant information, including their health and structure ratings, their "protected/significant" status, a map and recommendations for their care can be found in the data sheet that accompanies this report.

<u>Rating</u>	<u>Health</u>	<u>Structure</u>
Good	excellent/vigorous	flawless
Fair/good	no significant health concerns	very stable
Fair	showing initial or temporary disease, pests, or lack of vitality. measures should be taken to improve health and appearance.	routine maintenance needed such as pruning or end weight reduction as tree grows
Fair/poor	in decline, significant health issues	significant structural weakness(es), mitigation needed, mitigation may or may not preserve the tree
Poor	dead or near dead	hazard

Tree Disposition Categories

Each tree onsite has been categorized for its suitability for preservation relative to its existing condition. Factors such as tree health, condition, age, planting location, species, and structure are all considered to determine if each tree is suitable for preservation. Each tree in the survey (Tree Data Table) has been assigned one of the following categories:

- A - Retain, condition warrants long-term preservation.
- B - Preservable, but may not be worthy of extensive effort or design accommodation.
- C - Remove due to existing condition, structure and or construction limits.

If trees with poor structure or less than ideal conditions are retained, they may require further assessments, monitoring, access restrictions, maintenance, or eventual removal. More thorough conversations about impacts and specific preservation plans can be reported as the project evolves.

Survey Methods

The trunks of the trees are measured using an arborist's diameter tape at 48" above soil grade. In cases where the main trunk divides below 48", the tree is measured at the point where the trunks divide. In these cases, the height of that measurement is given in the note's column on the attached data sheet. The canopy height and spread are estimated using visual references only.

The condition of each tree is assessed by visual observation only from a standing position without climbing or using aerial equipment. No invasive equipment is used. Consequently, it is possible that individual tree(s) may have internal (or underground) health problems or structural defects, which are not detectable by visual inspection. In cases where it is thought further investigation is warranted, a "full tree risk assessment" is recommended. This assessment may be inclusive of drilling or using sonar equipment to detect internal decay and include climbing or the use of aerial equipment to assess higher portions of the tree.

The health of an individual tree is rated based on leaf color and size, canopy density, new shoot growth and the absence or presence of pests or disease.

Individual tree structure is rated based on the growth pattern of the tree (including whether it is leaning); the presence or absence of poor limb attachments (such as co-dominant leaders); the length and weight of limbs and the extent and location of apparent decay. For each tree, a structural rating of fair or above indicates that the structure can be maintained with routine pruning such as removing dead branches and reducing end weight as the tree grows. A fair/poor rating indicates that the tree has significant structural weaknesses and corrective action is warranted. The notes section for that tree will then recommend a strategy/technique to improve the structure or mitigate structural stresses. A poor structural rating indicates that the tree or portions of the tree are likely to fail and that there is little that can constructively be

done about the problem other than removal of the tree or large portions of the tree. Very large trees that are rated Fair/Poor for structure AND that are near structures or in an area frequently traveled by cars or people, receive an additional **CONSIDER REMOVAL" notation under recommendations. This is included because structural mitigation techniques do not guarantee against structural failure, especially in very large trees. Property owners may or may not choose to remove this type of tree but should be aware that if a very large tree experiences a major structural failure, the danger to nearby people or property is significant.

Survey Area Observations

The property is in the Santa Lucia preserve and is an undeveloped lot that was surveyed with the initial conceptual site plan taken into consideration. The surveyed area slopes up from the entrance at the west to the east, up to a knoll, where the home will be located. The trees on this property mainly consist of Coast live oaks (*Quercus agrifolia*), and Coast redwoods (*Sequoia sempervirens*). Most of the trees are at the entrance and at the perimeter of the property.

Tree Health on this Property

Generally, the health of the trees in the surveyed area ranges from fair/good to fair/poor. This property is still in its natural state and would benefit from regular maintenance and irrigation. Individual issues and recommendations for each tree are listed under the "Notes" column on the accompanying data sheet.

Tree Structure on this Property

Ideally, trees are pruned for structure when young and are properly maintained to reduce end-weight as they grow. This practice prevents excessively long, lateral branches that are prone to breaking off due to weight or wind. As mentioned above, this property is still in its natural state and would benefit from regular maintenance and irrigation. The structure rating on all trees in the surveyed area range from good to fair/poor.

Recommended Removals Based on Health/ Structure/Species

Details of each individual tree are located on the attached Survey Data table.

Recommended Protected Removals (Permit required for removal)

Tree #1 is a Coast live oak (*Quercus agrifolia*) with a DBH's of 14" & 13.5"

Tree #3 is a Coast live oak (*Quercus agrifolia*) with a DBH of 8.5"

Tree #9 is a Coast live oak (*Quercus agrifolia*) with a DBH of 6"

Tree #31 is a Coast live oak (*Quercus agrifolia*) with a DBH of 15"

Tree #36 is a Coast live oak (*Quercus agrifolia*) with a DBH of 9.5"

Recommended Unprotected Removals (No permit required)

Tree #17 is a Coast live oak (*Quercus agrifolia*) with a DBH of 4.5"

Tree #35 is a Coast live oak (*Quercus agrifolia*) with a DBH of 4.5"

Site Images



Tree #1



Tree #3



Tree #17



Tree #28



Tree #31



Tree #35



Tree #36

Local Regulations Governing Trees

Tree Regulations

No oak, madrone or redwood tree six inches or more in diameter two feet above ground level shall be removed in the Carmel Valley Master Plan area without approval of the permit(s) required in [Section 16.60.040](#) of this Chapter.

Risks to Trees by Construction

Besides the above-mentioned health and structure-related issues, the trees at this site could be at risk of damage by construction or construction procedures that are common to most construction sites. These procedures may include the dumping or the stockpiling of materials over root systems; the trenching across the root zones for utilities or for landscape irrigation; or the routing of construction traffic across the root system resulting in soil compaction and root dieback. It is therefore essential that Tree Protection Fencing be used as per the Architect's drawings. In constructing underground utilities, it is essential that the location of trenches be done outside the drip lines of trees except where approved by the Arborist.

Tree Protection Plan

Protective fencing is required to be provided during the construction period to protect trees to be preserved. This fencing must protect a sufficient portion of the root zone to be effective. Fencing is recommended to be located 8 to 10 X the diameter at breast height (DBH) in all directions from the tree. DBH for each tree is shown in the attached data table. The minimum recommendation for tree protection fencing location is 6 X the DBH, where a larger distance is not possible. There are areas where we will amend this distance based upon tree condition and proposed construction. In my experience, the protective fencing must:

- a. Consist of chain link fencing and having a minimum height of 6 feet.
- b. Be mounted on steel posts driven approximately 2 feet into the soil.
- c. Fencing posts must be located a maximum of 10 feet on center.
- d. Protective fencing must be installed prior to the arrival of materials, vehicles, or equipment.
- e. Protective fencing must not be moved, even temporarily, and must remain in place until all construction is completed, unless approved by a certified arborist.
- f. Tree Protection Signage shall be mounted to all individual tree protection fences.

Based on the existing development and the condition and location of trees present on site, the following is recommended:

1. The Project Arborists are Michael Young (650) 321-0202 and Chris Stewart (408) 313-1937. A Project Arborist should supervise any excavation activities within the tree protection zone of these trees.
2. Any roots exposed during construction activities that are larger than 2 inches in diameter should not be cut or damaged until the project Arborist has an opportunity to assess the impact that removing these roots could have on the trees.
3. The area under the drip line of trees should be thoroughly irrigated to a soil depth of 18" every 3-4 weeks during the dry months.
4. Mulch should cover all bare soils within the tree protection fencing. This material must be 6-8 inches in depth after spreading, which must be done by hand. Course wood chips are preferred because they are organic and degrade naturally over time.
5. Loose soil and mulch must not be allowed to slide down slope to cover the root zones or the root collars of protected trees.
6. There must be no grading, trenching, or surface scraping inside the driplines of protected trees, unless specifically approved by a Certified Arborist. For trenching, this means:
 - a. Trenches for any underground utilities (gas, electricity, water, phone, TV cable, etc.) must be located outside the driplines of protected trees, unless approved by a Certified Arborist. Alternative methods of installation may be suggested.
 - b. Landscape irrigation trenches must be located a minimum distance of 10 times the trunk diameter from the trunks of protected trees unless otherwise noted and approved by the Arborist.
7. Materials must not be stored, stockpiled, dumped, or buried inside the driplines of protected trees.
8. Excavated soil must not be piled or dumped, even temporarily, inside the driplines of protected trees.
9. Landscape materials (cobbles, decorative bark, stones, fencing, etc.) must not be installed directly in contact with the bark of trees because of the risk of serious disease infection.
10. Landscape irrigation systems must be designed to avoid water striking the trunks of trees, especially oak trees.

11. Any pruning must be done by a Company with an Arborist Certified by the ISA (International Society of Arboriculture) and according to ISA, Western Chapter Standards, 1998.
12. Any plants that are planted inside the driplines of oak trees must be of species that are compatible with the environmental and cultural requirements of oaks trees. A publication detailing plants compatible with California native oaks can be obtained from The California Oak Foundation's 1991 publication "Compatible Plants Under & Around Oaks" details plants compatible with California native oaks and is currently available online at:
<http://californiaoaks.org/wpcontent/uploads/2016/04/CompatiblePlantsUnderAroundOaks.pdf>

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I certify that the information contained in this report is correct to the best of my knowledge and that this report was prepared in good faith. Please call me if you have questions or if I can be of further assistance.

Respectfully,



Chris Stewart
WC ISA Certified Arborist WE-13682A

TREE SURVEY DATA

Address: 33 Potrero Trail Carmel Valley, CA 93923
Inspection Date: 2/21/2022

Ratings for health and structure are given separately for each tree according to the table below. IE, a tree may be rated "Good" under the health column For excellent, vigorous appearance and growth, while the same tree may be rated "Fair, Poor" in the structure column if structural mitigation is needed.

KEY	Health	Structure
Good	excellent, vigorous	flawless
Fair - Good	no significant health concerns	very stable
Fair	declining: measures should be taken to improve health and appearance	routine maintenance needed
Fair - Poor	in decline: significant health issues	mitigation needed, it may or may not preserve this tree
Poor	dead or near dead	hazard

TAG NO.	COMMON NAME	DIAMETER AT BREAST HEIGHT"	H'/W'	HEALTH	STRUCTURE	PROTECTED (X)	TREE DISPOSITION	NOTES, RECOMMENDATIONS
1	Coast live oak	14/13.5	20'/12'	fp	fp	x	C	Removal, tree is 80% dead, codominant leaders at base
2	Coast live oak	29 @ 2'	30'/25'	fg	fp	x	B	EWR, DWR, SP, RCE, codominant leaders at 2'
3	Coast live oak	8.5	20'/3'	fp	fp	x	C	Removal, dead leader, low LCR
4	Coast live oak	7.5	18'/10'	f	fp	x	B	EWR, DWR, SP, RCE, leaning
5	Coast live oak	18	30'/20'	f	fp	x	B	EWR, DWR, SP, RCE, leaning, codominant leaders at 6.5'
6	Coast live oak	10	22'/12'	f	fp	x	B	EWR, DWR, SP, RCE, leaning, codominant leaders at 12'
7	Coast live oak	17 @ 3'	30'/20'	fg	fp	x	B	EWR, DWR, SP, RCE, leaning, codominant leaders at 3'
8	Coast live oak	20.5 @ 2'	30'/22'	fg	fp	x	B	EWR, DWR, SP, RCE, leaning, codominant leaders at 2'
9	Coast live oak	6	15'/3'	fp	fp	x	C	Removal, leaning, low LCR
10	Coast live oak	9.5	28'/18'	fg	f	x	B	EWR, DWR, SP, RCE
11	Coast live oak	13.2/11.5	30'/20'	fg	fp	x	B	EWR, DWR, SP, RCE, codominant leaders at base
12	Coast live oak	9	22'/18'	fg	f	x	B	EWR, DWR, SP, RCE
13	Coast live oak	9	26'/12'	fg	f	x	B	EWR, DWR, SP, RCE
14	Coast live oak	22.5	30'/40'	fg	fp	x	B	EWR, DWR, SP, RCE, multiple leaders at 7'
15	Coast live oak	9.5	20'/12'	f	fp	x	B	EWR, DWR, SP, RCE, codominant leaders at 5.5'
16	Coast live oak	10	20'/17'	f	fp	x	B	EWR, DWR, SP, RCE, leaning
17	Coast live oak	4.5	18'/4'	fp	fp		C	Removal, low LCR, no hope for recovery
18	Coast live oak	6	20'/8'	fg	f	x	B	EWR, DWR, SP, RCE
19	Tree doesn't exist							
20	Coast live oak	14.8	30'/20'	fg	fp	x	B	EWR, DWR, SP, RCE, codominant leaders at 4'
21	Coast live oak	10.5	20'/11'	fg	f	x	A	EWR, DWR, SP, RCE
22	Coast live oak	11	25'/18'	fg	f	x	A	EWR, DWR, SP, RCE
23	Coast live oak	14	32'/22'	fg	fp	x	B	EWR, DWR, SP, RCE, leaning, codominant leaders at 12'
24	Coast live oak	8	20'/12'	fg	fp	x	B	EWR, DWR, SP, RCE, codominant leaders at 10'
25	Coast live oak	15	28'/35'	f	fp	x	B	EWR, DWR, SP, RCE, leaning
26	Coast live oak	13	28'/20'	fg	fp	x	B	EWR, DWR, SP, RCE, leaning, codominant leaders at 12'
27	Coast live oak	7	25'/12'	f	f	x	B	EWR, DWR, SP, RCE, leaning, thinning canopy
28	Coast live oak	27.5	40'/50'	f	fp	x	B	EWR, DWR, SP, RCE, multiple leaders at 6', thinning canopy, consider removal for construction limits
29	Coast live oak	12	35'/18'	fg	fp	x	B	EWR, DWR, SP, RCE, leaning
30	Coast live oak	10.5	35'/14'	fg	fp	x	B	EWR, DWR, SP, RCE, leaning
31	Coast live oak	15	28'/12'	fp	fp	x	C	Removal, heavy lean, very little new foliage
32	Coast live oak	28 @ 1'	40'/40'	f	fp	x	B	EWR, DWR, SP, RCE, codominant leaders at 1', thinning canopy
33	Coast live oak	11.5	40'/18'	f	f	x	B	EWR, DWR, SP, RCE, codominant leaders at 20', thinning canopy
34	Coast live oak	8.5	30'/12'	f	f	x	B	EWR, DWR, SP, RCE, low LCR
35	Coast live oak	4.5	20'/3'	fp	fp		C	Removal, little new foliage, no hope for recovery
36	Coast live oak	9.5	35'/12'	fp	fp	x	C	Removal, little new foliage, no hope for recovery
37	Coast live oak	5	18'/6'	f	fp		B	EWR, DWR, SP, RCE, leaning
38	Coast live oak	27.5	40'/40'	fg	fp	x	B	EWR, DWR, SP, RCE, codominant leaders at 4'
39	Coast redwood	20	38'/25'	fg	g	x	A	EWR, DWR
40	Coast live oak	11.5	18'/18'	fg	fp	x	B	EWR, DWR, SP, RCE, codominant leaders at 4'
41	Coast live oak	11.8	15'/16'	fg	fp	x	B	EWR, DWR, SP, RCE, codominant leaders at 3'
42	Scrub oak?	10 @ 1'	8'/10'	fg	fp	x	B	EWR, DWR, SP, RCE

TREE SURVEY DATA

TAG NO.	COMMON NAME	DIAMETER AT BREAST HEIGHT"	H'/W'	HEALTH	STRUCTURE	PROTECTED (X)	TREE DISPOSITION	NOTES, RECOMMENDATIONS
43	Coast redwood	25 @ 2'	30'/16'	f	fp	x	B	EWR, DWR, codominant leaders at 2'
44	Coast live oak	16	18'/20'	fg	fp	x	B	EWR, DWR, SP, RCE, codominant leaders at 4'
45	Coast live oak	6.5	16'/12'	fg	f	x	A	EWR, DWR, SP, RCE
46	Coast live oak	13	16'/15'	fg	fp	x	B	EWR, DWR, SP, RCE, codominant leaders at 3'
47	Coast live oak	22.5	25'/45'	fg	fp	x	A	EWR, DWR, SP, RCE, multiple leaders at 4'
48	Coast live oak	7.5	14'/12'	fg	f	x	B	EWR, DWR, SP, RCE
49	Coast live oak	17	22'/25'	fg	fp	x	B	EWR, DWR, RCE, SP codominant leaders at 4.5'
50	Coast live oak	28	16'/22'	fg	fp	x	B	EWR, DWR, SP, RCEcodominant leaders at 5.5'
51	Coast live oak	18.4	20'/20'	fg	f	x	A	EWR, DWR, SP, RCE
52	Coast live oak	16/12.5	18'/20'	fg	fp	x	B	EWR, DWR, SP, RCE, codominant leaders at base
53	Toyon	12.5/9	10'/15'	fg	fp	x	B	EWR, DWR, SP, RCE, codominant leaders at base
A = Retain, condition warrants long-term preservation							6	
B = Preservable, but may not be worthy of extensive effort or design accommodation							39	
C = Recommend removal due to existing condition and/or structure							7	
TOTAL TREES							52	
TOTAL PROTECTED						49		

KEY TO ACRONYMS

DWR - Dead Wood Removal pruning recommended.

EWR - End Weight Reduction: pruning to remove weight from limb ends, thus reducing the potential for limb failure(s).

RCE - Root Collar Excavation: excavating a small area around a tree that is currently buried by soil or refuse above buttress roots, usually done with a hand shovel.

SP - Structural pruning - removal of selected non-dominant leaders in order to balance the tree.

CD - Codominant Leader, two leaders with a narrow angle of attachment and prone to failure.

LCR-Live Crown Ratio.

RR - Recommend Tree Removal based upon Health or Structure of tree.

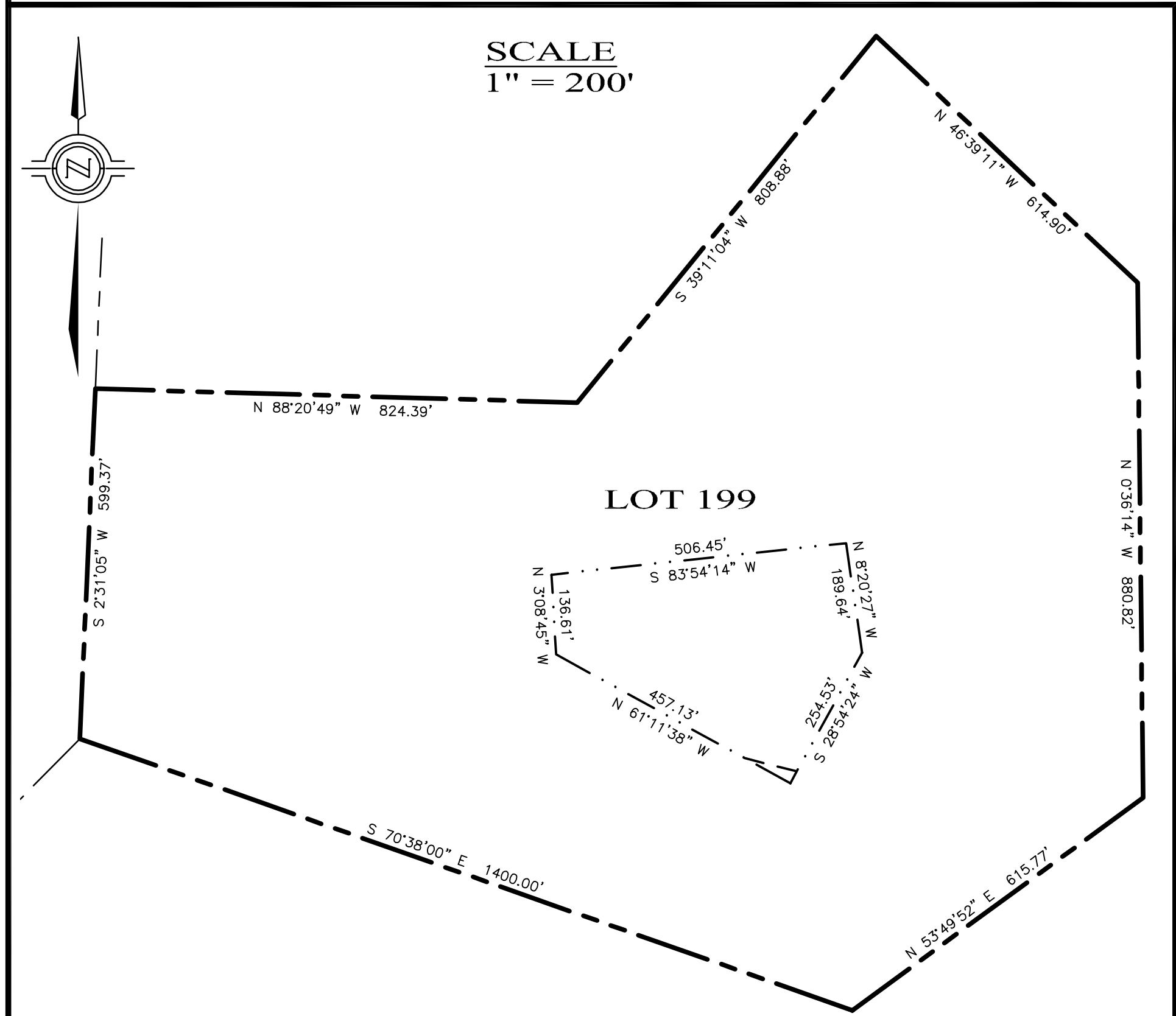
Prop - Steel prop in concrete footing recommended to help support a tree/limb.

Cable - Recommend a steel cable(s) be installed to help support a weakly attached limb(s).

TREE ORDINANCE

No oak, madrone or redwood tree six inches or more in diameter two feet above ground level shall be removed in the Carmel Valley Master Plan area without approval of the permit(s) required in Section 16.60.040 of this Chapter.

Common Name	Latin Name
Coast live oak	<i>Quercus agrifolia</i>
Scrub oak	<i>Quercus berberidifolia</i>
Coast redwood	<i>Sequoia sempervirens</i>
Toyon	<i>Heteromeles arbutifolia</i>



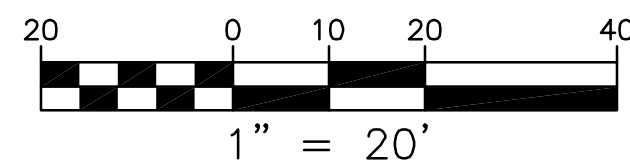
NOTES

- BOUNDARY DATA SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DOCUMENTS. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS PER GRANT DEED DOCUMENT 2011-030952, AND SHOWN APPROXIMATE ONLY.
- THIS TOPOGRAPHIC SURVEY IS PREPARED FOR DESIGN PURPOSES ONLY.
- ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
- DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
- CONTOUR INTERVAL = ONE FOOT.
- TREE TYPES ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST. TREES SMALLER THAN 6" ARE NOT NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
- NOT ALL UTILITY BOXES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIBS AND IRRIGATION VALVES. ONLY THE VISIBLE UTILITY BOXES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
- A LOCAL BENCHMARK FOR THIS PROJECT IS A SET MAG NAIL & SHINER IN DRIVEWAY AS SHOWN HEREON, HAVING AN ELEVATION OF 297.17 BASED UPON AN ASSUMED DATUM.
- THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN OCTOBER 2021.



LEGEND

80.00 → SPOT ELEVATION	PROPERTY LINE
AC ASPHALT	HOMELAND
E EXISTING	MAJOR CONTOUR
EG EXISTING GRADE	MINOR CONTOUR
EL ELEVATION	
MAD MADRONE TREE	
O OAK TREE	
RW REDWOOD TREE	
SCO SCRUB OAK	
T TREE	
TYP TYPICAL	
AC PAVEMENT	
30% SLOPE AND GREATER	



TOPOGRAPHIC SURVEY
SANTA LUCIA PRESERVE
33 POTRERO TRAIL
CARMEL VALLEY, CA 93923
APN: 239-111-013

SHEET 1
OF
1 SHEET

PREPARED FOR:
FELDMAN ARCHITECTURE
1648 PACIFIC AVE., SUITE B
SAN FRANCISCO, CA 94109

DRAWN BY: RIM
DESIGNED BY: N/A
DATE: 11-2-21
SCALE: AS SHOWN
JOB NUMBER: 21-93
LAST REVISED: 21-93
REVISED BY: