

# Exhibit B

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# Tree Assessment Robinson Residence

Prepared for:

Jeff and Laura Robinson

Prepared by:

Ono Consulting  
Society of American Foresters Professional Members  
ISA Certified Arborist #WE-0536A  
ISA Board Certified Master Arborist WE-9388B  
ASCA Registered Consulting Arborist #744  
PO Box 508  
Pacific Grove, CA 93950

September 1, 2022

(Revised July 18, 2023)

Owner:

Jeff and Laura Robinson  
941 Los Molinos Way  
Sacramento CA 95864

Architect:

Tom Meany Architect  
169 State Street  
Santa Barbara, CA 93101

Forester and Arborist

Ono Consulting  
ISA Certified Arborist #WE-0536A  
ISA Board Certified Master Arborist WE-9388B  
ASCA Registered Consulting Arborist #744  
PO. Box 508  
Pacific Grove, CA 93950

## SUMMARY

Future development is planned for this site located at 20 Pronghorn Run. Because protected trees forest this site, a tree assessment/ construction impact analysis has been prepared that identifies and addresses the effects that a future project may have on the existing tree resources on-site as well as a list of recommendations for possible projects.

The project will consist of building a new single-family home and detached garage within an existing stand of oak trees considered to be in generally fair condition both structurally and in health. Planned future development will require the pruning and removal of trees located on-site and the protection of others identified for retention. The remaining trees are considered to range anywhere from poor to good condition both structurally and in health and are to be protected and retained. The proposed design would require the removal of three (3) native oak trees.

- One (1) Valley oak (*Quercus lobata*) in very poor condition that is classified as a landmark tree (Larger than 24-inches diameter).
- Two (2) Coast live oaks (*Quercus agrifolia*) – No landmark trees (Larger than 24-inches diameter).

## **INTRODUCTION**

This tree assessment/arborist report is prepared for Jeff and Laura Robinson, the owners of the property at 20 East Prong Horn Run, by Ono Consulting, Foresters and Certified Arborists, due to the proposed construction improvements. The Greater Monterey Land Use Plan and Monterey County Zoning Ordinance Title 21 identify Oak trees as native tree species that require protection and special consideration for management.

## **ASSIGNMENT/SCOPE OF PROJECT**

To ensure the protection of the tree resources on-site, the property owners, Jeff and Laura Robinson have requested an inventory and a preliminary assessment of the trees in proximity to future development areas. To accomplish this assignment, the following tasks have been completed;

- Evaluate health, structure, and preservation suitability for each tree within or adjacent to the homeland of trees greater than or equal to six diameter inches at 24 inches above grade.
- Determine the number of trees possibly affected by future construction that meet “Landmark” criteria as defined by the County of Monterey, Title 21 Monterey County Zoning Ordinance (sec 21.260.260); as well as mitigation requirements for those to be affected.
- Create preservation specifications, as it relates to numbered trees keyed to an annotated Tree Location Map.
- Document findings in the form of a report as required by the Santa Lucia Preserve and the County of Monterey Planning Department.

## **LIMITATIONS**

This assignment is limited to the review of surveys submitted to me by Marie Goulet to assess effects from potential construction to trees within the property’s homeland envelope directly adjacent to the proposed home and driveway. The assessment has been made of these plans specifically and no other plans were reviewed. Ono Consulting and its representatives are not designers, engineers, or surveyors and this report is explicitly based on the plans given to us. Only minor grading and erosion details are discussed in this report as it relates to tree health. It is not the intent of this report to be a monetary valuation of the trees or provide a 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. In addition to an inspection of the property, Ono Consulting relied on information provided in the preparation of this report (such as surveyed tree sizes, property boundaries, and property ownership) and must reasonably rely on the accuracy of the information provided. Ono Consulting shall not be responsible for another's means, methods, techniques, schedules, sequence or' procedures, contractor safety, or any other related programs; or another's failure to complete the work per the plans and specifications.

## **PURPOSE AND GOAL**

This tree assessment/arborist report is prepared for this parcel due to the proposed development. The purpose of the site visit was to give an independent assessment of the existing trees that are on-site and to determine if any of the trees will be affected by planned development. Native oak trees greater than 6-inches in diameter are considered protected trees as defined by the County of Monterey, Title 21 Monterey County Zoning Ordinance, and the Santa Lucia Preserve Design Guidelines and Regulations Sec 2.16.

## **GOAL**

The goal of this plan is to protect and maintain the Greater Monterey Peninsula Area's forested resources through adherence to 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.

## **SITE DESCRIPTION**

- 1) Assessor's Parcel Number: 239-091-046-000.
- 2) Location: 20 Prong Horn Run, Santa Lucia Preserve.
- 3) Parcel size: 9.91 acres with a 1.64-acre homesite.
- 4) Existing Land Use: The parcel is vacant and zoned RC/40DS.
- 5) Slope: The parcel has varying slopes with mild slopes in the homeland area.
- 6) Soils: The parcel is located on soils classified by the Natural Resource Conservation Service as CbC and SoG.
  - a. CbC soil is "Chualar loam" consisting of well-drained soils that formed in alluvium derived from granitic and schistose rocks on alluvial fans and terraces. Runoff is medium, and the erosion hazard is moderate. Soil depth is normally between 50 to over 80 inches deep.
  - b. SoG soil is Sheridan coarse sandy loam found on steep and very steep hills and mountains. Runoff is rapid or very rapid, and the erosion hazard is high or very high. Soil depth is normally between 39 to 43 inches deep with paralithic bedrock generally found around 39 inches.
- 7) Vegetation: The vegetation is consistent with the soil types, which include annual grasses, forbs, and oaks.
- 8) Forest Condition and Health: The stand of trees and their health are evaluated with the use of the residual trees and those of the surrounding adjacent trees as a complete stand. The stand is a mixture of Valley oak with Coast live oak being the dominant tree species in fair health and condition.

## **BACKGROUND/PROJECT DESCRIPTION**

Ono Consulting was contacted by Tom Meany, the architect who requested that we visit the site and assess trees within the homeland due to future construction. The visit focused on an assessment of trees within the buildable homesite area adjacent to a proposed building site. Mr. Meany requested the findings from the review and assessment of trees occupying the buildable area at 20 Pronghorn Run be prepared and documented in a report that would work in conjunction with other conditions for approval of the preliminary design review process.

A site visit was taken to the property where trees were assessed for health and structural condition at that time. The assessment focused on the preliminary location for development 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 around the proposed development. The trees were located, tagged, measured, inspected, and recorded. The trees' critical root zones (CRZ) were evaluated using the trees' crown spreads as predictions as to where the tree's critical root system would be. 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**

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

- The site is forested mainly with Valley oak and Coast live oak trees.
- Three (3) trees are proposed for removal with the current design.
  - Tree #103 is a 40-inch diameter Valley oak in poor condition located in the proposed driveway. The tree is in decline and is fragmenting apart, the tree was proposed for removal before plans were submitted to us.
  - Tree #125.1 is an 8-inch diameter Coast live oak in fair condition located within the proposed house footprint.
  - Tree #125.2 is a 14-inch diameter Coast live oak in fair condition located within the proposed house footprint.
- Trees #107 will need clearance pruning to accommodate the proposed roof eaves. The trees are in fair condition and no long-term damage is expected.
- Trees #104, #105, #107, #115, #122, #124, #137, and #147 are adjacent to proposed drainage swales. Excavation will need to be dug by hand to locate roots before construction.
- No alternate designs were considered as reworking the driveway would force development closer to healthy trees and tree #103 would need to be removed anyways.

## PROJECT ASSESSMENT/CONCLUSION

Due to the high number of total trees on this site and surrounding sites coupled with the relatively low number of protected trees in the home and driveway areas, proposed development should minimally impact the landscape. Tree removal and pruning will be necessary; however, the high number of trees on this parcel and relatively good vigor of the trees on-site will allow the forest to continue to exist and regenerate over time. The vast majority of the property contains tree cover, which will remain undisturbed. No watercourses are near the planned construction. Whenever construction activities take place near trees, there is the potential for those trees to experience a decline in the long term as well.

### Short Term 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 reduced. The pruning of tree crowns and reduction of root area may have a short-term impact on those trees treated, including a reduction of growth, dieback, and potentially death. Every attempt has been made to recommend removing those trees likely to experience severe decline and death because of planned activities.

### Long Term Impacts

No significant long-term impacts to the forest ecosystem are anticipated due to the large amount of area designated as Open land Easement, and the relatively small amount of area that will be occupied by the proposed residence and driveway. No significant erosion or water quality issues are expected due to shallow slope the construction is planned on. The project as proposed is not likely to significantly alter air movement or noise pollution and will not significantly reduce the availability of wildlife habitat over the long term.

## RECOMMENDATIONS

### **Tree Removal**

There are three (3) trees to be removed with the design as stated in the previous tree removal chart. Any tree removal activity that occurs during the typical bird nesting season (February 22- August 1), Monterey County requires a County qualified biologist to perform a nesting survey to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of the proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. All tree work shall be performed in adherence to the ANSI A300 and Z133 Tree Work and safety Standards.

### **Replanting**

The County of Monterey through the Greater Monterey Peninsula Land Use plan has tree replacement conditions as part of a tree removal permit when sufficient space exists to replant that does not create an overcrowded vegetated situation. Currently in the Santa Lucia Preserve, the County requires a 3:1 replacement for removed trees protected by code which measure under 24" and a 5:1 replacement ratio for trees 24" or larger in diameter at breast height. But due to fuel management concerns, it is recommended replanting be with a total of eight (8) trees (six (6) larger 15-gallon trees, and two (2) 5 gallon trees). For this specific site, the use of larger tree stock is



recommended as the larger size trees are preferred to give an immediate boost to reforestation and screening neighboring properties. The taller larger trees also have a better chance to survive against deer browsing and rodent damage. While it is understood that smaller trees generally grow faster and establish better in ideal conditions, these larger trees are being recommended as they would be taller than the deer and would have a much better chance of survival with the high level of herbivorous animals in The Santa Lucia Preserve. Replacement numbers and species are proposed at six (6) Coast live oaks and two (2) Valley oaks as shown in landscape tree mitigation plan). Trees replacement plan was created in coordination with a landscape plan prepared by a qualified landscape architect or designer.

### **Best Management Practices**

The health of trees remaining should not be affected if the following 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. Fill placed within the dripline may encourage the development of oak root fungus (*Armillaria mellea*). As necessary, trees shall be protected by fencing or other materials to delineate protection zones.
- B) Pruning shall be conducted so as not to unnecessarily injure the tree. General principles 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 clear plastic that is dug in securely around the pile. This will discourage 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 to be retained during construction and removed after the end of construction to protect roots. 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

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 set out to tree drip lines and through the wrapping of trunks with protective materials. No grading or stripping of topsoil or grubbing of understory shall occur in tree preservation zones.
- Fenced areas and 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, hay bales, or plastic mesh reinforced with dimensional lumber. Again, fencing shall be set to the tree dripline unless previously approved by a qualified professional.
- 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 tree drip line (no closer than 10-12 feet away from the base of a tree or 5 times (5X's) the trunk diameter, whichever is furthest).
- 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 shall 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/or qualified arborist shall 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 2-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 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 workers 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 improvements area and if any decline in health that is attributable to the construction is noted, additional trees should be planted on the site.

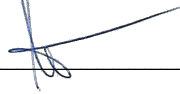
Preliminary Report Prepared By:



\_\_\_\_\_  
Frank Ono,  
ISA Certified Arborist #WE-0536A

February 23, 2022  
Date

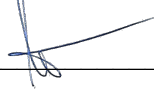
Conceptual Report Prepared By:



\_\_\_\_\_  
Justin Ono,  
Board Certified Master Arborist #WE-9388BM  
ASCA Registered Consulting Arborist #744

September 1, 2022  
Date

Final Report Conceptual Report Prepared By:



\_\_\_\_\_  
Justin Ono,  
Board Certified Master Arborist #WE-9388BM  
ASCA Registered Consulting Arborist #744

July 18, 2023  
Date

## PHOTOGRAPHS



Trees #125.2 and #125.1 are located within the proposed building.



Tree #103 is in very poor condition and is located within the proposed driveway.



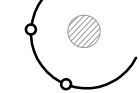



Tree #107 will need clearance pruning for the proposed structure.

I, MARIE GOULET, CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT, NON-INVASIVE SPECIES, LIMITED TURF AND LOW FLOW, WATER CONSERVING IRRIGATION FIXTURES.

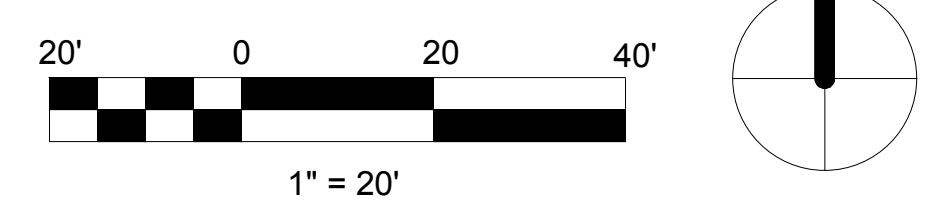


**LEGEND**

-  EXISTING TREES TO REMAIN, TREE NUMBERS FROM ARBORIST REPORT
-  TREE TO BE REMOVED
-  TREE PROTECTION ZONE FENCING
-  MITIGATION TREES, SEE PLANTING PLAN

**NOTES:**

1. REFER TO ARBORIST REPORT BY ONO CONSULTING DATED MAY 2023.
2. A TREE PRESERVATION ZONE (TPZ) SHALL BE ESTABLISHED AS SHOWN ON PLAN AND AS VERIFIED IN THE FIELD WITH ARBORIST OR LANDSCAPE ARCHITECT.
3. PROTECTIVE FENCING - FENCE HEIGHT TO BE 6 FEET AND AS DESCRIBED IN ARBORIST REPORT. FENCE SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES ON SITE. ONCE IN PLACE, FENCING SHALL NOT BE REMOVED WITHOUT THE CONSENT OF THE ARBORIST OR LANDSCAPE ARCHITECT.
4. NO STORAGE OF CONSTRUCTION EQUIPMENT, MATERIALS, TOOLS, DEBRIS OR EXCESS SOIL WILL BE ALLOWED WITHIN THE TPZ. SOLVENTS, LIQUIDS, CONCRETE WASH-OFF, OR ANY TYPE OF DEBRIS SHOULD BE DISPOSED OF PROPERLY, NEVER WITHIN THIS PROTECTED AREA.
5. ALL TRENCHING NEAR EXISTING TREES TO REMAIN SHALL BE HAND DUG AS REVIEWED WITH THE ARBORIST. WHEN LIVE ROOTS, 1 1/2 INCH DIAMETER OR LARGER ARE FOUND, THE WORK SHALL STOP. ROOTS SHALL BE COVERED WITH BURLAP OR MULCH, AND THE ARBORIST CONTACTED TO PROVIDE RECOMMENDATIONS ON ROOT CUTTING AND TREATMENT OF IMPACTED ROOTS PRIOR TO CONTINUING WORK.
6. NO SOIL COMPACTION SHALL OCCUR WITHIN THE TPZ. SOIL SURFACE WITHIN THE TPZ SHALL BE MULCHED WITH A 6-INCH LAYER OF AGED WOOD CHIPS. WOOD CHIPS FROM SITE TREE REMOVAL ARE ACCEPTABLE IF PROPERLY COMPOSTED. IMPORTED WOOD CHIP MULCH SHALL BE APPROVED BY ARBORIST OR LANDSCAPE ARCHITECT PRIOR TO ORDERING. THEN SUBMIT MULCH SAMPLES FOR APPROVAL PRIOR TO INSTALLATION. EXISTING PLANTS TO REMAIN.
7. NATURAL GRADE AROUND TPZ SHALL BE MAINTAINED. NO ADDITIONAL FILL OR EXCAVATION WILL BE PERMITTED WITHIN AREAS OF TREE ROOT DEVELOPMENT UNLESS OTHERWISE NOTED IN THE PLANS.
8. UNAUTHORIZED PRUNING OF ANY TREE SHALL NOT BE ALLOWED. IF ANY TREE CANOPY ENCLOSES ON THE PROJECT AREA, THE REQUIRED PRUNING WILL BE DONE WITH AUTHORITY OF THE ARBORIST AND TO INTERNATIONAL SOCIETY OF ARBORICULTURE GUIDELINES (ISA) AND AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.
9. CONTRACTOR TO SUBMIT SCHEDULE OF TREE PROTECTION FENCE INSTALLATION AND REMOVAL FOR REVIEW AND APPROVAL BY ARBORIST OR LANDSCAPE ARCHITECT PRIOR TO FENCE INSTALLATION OR REMOVAL.
10. TREE PROTECTION FENCING TO BE REMOVED BY CONTRACTOR AFTER COMPLETION OF CONSTRUCTION AND AS DIRECTED BY THE ARBORIST OR



NOT FOR CONSTRUCTION  
IF THE CONTRACTOR ENCOUNTERS ERRORS OR DISCREPANCIES ON THE DRAWINGS, OR SITE CONDITIONS WHICH PREVENT OR DELAY THE COMPLETION OF WORK AS INDICATED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY BY TELEPHONE OR IN WRITING. THE ARCHITECT SHALL IMMEDIATELY HOLD THE LANDSCAPE ARCHITECT AND THE OWNER HARMLESS IF THESE CONDITIONS OR DISCREPANCIES OR OMISSIONS AT THE TIME OF BIDDING.



ARCHITECT  
TOM MEANEY  
629 STATE STREET  
SANTA BARBARA, CALIFORNIA 93101  
805.895.2836

GENERAL CONTRACTOR  
ROCKY MAGUIRE  
LIC # 854744  
CARMEL, CA 93923  
8831.915.4517

CIVIL ENGINEER  
L&S ENGINEERING, INC.  
ATTN: MARK STERNER  
2460 GARDEN ROAD,  
MONTEREY, CALIFORNIA 93940  
831.655.2723

team

JEFF AND LAURA  
ROBINSON

owner

**ROBINSON RESIDENCE**

20 PRONGHORN RUN  
SANTA LUCIA PRESERVE LOT 121  
CARMEL, CA 93923

project

no.	description	date
4	FINAL DESIGN REVIEW	05.04.2023
3	DESIGN REVISION REVIEW	03.20.2023
2	PRELIMINARY DESIGN REVIEW	01.20.2023
1	CONCEPTUAL DESIGN REVIEW	09.15.2022

date: 05.04.2023

**TREE PROTECTION PLAN**

sheet title

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