Exhibit B

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Tree Resource Assessment Management Plan

24726 Dolores Street

Prepared for:

Hastings Construction

Prepared by:

Ono Consulting
Members Society of American Foresters
ISA Certified Arborist #WE-0536A
ISA Board Certified Master Arborist WE-9388B
1213 Miles Avenue
Pacific Grove, CA 93950

September 1, 2021

Owner:

Dolores Pass LLC
11 Thomas Owens Way #201
Monterey CA 93940

Forester and Arborist

Ono Consulting
ISA Certified Arborist #WE-0536A
ISA Board Certified Master Arborist WE-9388B
1213 Miles Ave
Pacific Grove, CA 93950

SUMMARY

Development is proposed for this site located at 24726 Dolores Street, Carmel, CA. The property abuts the property located at 24765 Pescadero Road. I have been requested to prepare a tree resource assessment/arborist report of the existing tree resources that show the current condition of the trees on-site as well as a list of recommendations of tree removal for future development of the property. 12 trees are found in poor condition and candidates for removal with future development; three landmark pines, one suppressed redwood, one dead oak, seven oaks in poor condition.

ASSIGNMENT/SCOPE OF PROJECT

The property owner has requested an assessment an arborist report for the existing trees on the site. 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 potential future development on this property of trees greater than or equal to six diameter inches at 24 inches above grade.
- Review the current topographic site map as provided by Lucido Surveyors.
- 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 potential 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 a discussion of potential development and the review of the topographic map submitted to me Hastings Construction to assess effects from construction on trees within or adjacent to potential construction activities. No construction plans were reviewed at that time. Only minor grading and erosion details are discussed in this report as it relates to tree health.

PURPOSE

This tree resource assessment/forest management report is prepared for this parcel due to potential construction activities on the property located at 24726 Dolores Street, Carmel CA. The purpose of the assessment is to determine the health and condition of existing tree resources and to determine what trees may be affected by future construction. Oak, Pines, and Redwood trees are considered protected trees as defined by the Carmel Area Land Use Plan and the County of Monterey, Title 20 Monterey County Coastal Zoning Ordinance.

GOAL

The goal of this plan is to protect and maintain the Carmel Area 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 a future proposed development on the property while encouraging forest stability and sustainability, perpetuating the forested character of the property and the immediate vicinity.

INTRODUCTION

This Tree Resource Assessment is prepared for Dolores Pass LLC owners of lot 4 (24726 Dolores Street, Carmel CA, by Ono Consulting, Urban Foresters, and Certified Arborists due to construction. Monterey County's (Coastal Implementation Plan Sec. 20.146.060) requires a forest management plan when tree removal is necessary of native trees six inches diameter or greater to preserve and maintain the forest and its beneficial uses. The County identifies native Monterey pine, oak, and redwood trees as tree species that require special consideration for management.

SITE DESCRIPTION

1) Assessor's Parcel Number: 009-111-008-111

2) Location: 24726 Dolores Street, Carmel CA

3) Parcel size: .18 Acres

4) Existing Land Use: The parcel is zoned MDR/2D(CZ)

5) Slope: The County Parcel Report considers this to have slopes greater than 25%

6) Soils: The Monterey County Soils survey shows the parcel with Santa Lucia Shaley Clay loam 30 to 50 percent slopes (SfF) and Narlon fine loamy fine sand (NcC).
    a. SfF is steep soil on uplands. Runoff is rapid, and the erosion hazard is high. Roots can generally penetrate to a depth of 20 to 40 inches, but some roots extend into the fractured shale. The available water capacity ranges from 2 to 5.5 inches, depending on the number of shale fragments in the soil.
    b. NcC is a gently sloping and moderately sloping soil on dissected marine terraces. Clay subsoil is found generally at a depth of 15 to 20 inches. Runoff is slow to medium and erosion hazard is moderate. This is considered a moderately productive Monterey Pine soil type. Site index averages 75, which means that on average an l00-year old tree will be 75 feet tall. Runoff is slow to medium and erosion hazard is moderate. The seedling mortality is low, and the windthrow hazard is severe. The equipment limitation is moderate or severe.

7) Vegetation: The vegetation is of the Monterey Pine Forest type. It is a mixture of some Monterey Pine Forest with some planted redwood and coastal live oak understory present.

8) Forest Condition and Health: The forest condition and health are evaluated with the use of the residual trees and those of the surrounding Forest as a stand. This is a senescing pine forest, degrading and landscaped with ornamental planting. The trees appear distressed due to drought conditions. The overstory is composed of tall Monterey pines, Coast live oak, and planted Coast redwood. In the pines, the trunks exhibit raised columns of support wood with sunken columns of wood decay are observed, indicating these are aging trees. The pines are in decline and the latter stages of their life spiral, having lost most of their lower lateral limbs; resulting in very small live crowns and long extended leaning trunks. The redwoods appear to have been planted along the northeast corner of the property as a privacy hedge, these have since grown beyond containment. The oaks are in poor condition due to the high presence of western oak bark beetle and fungal activity. These trees exhibit bark loss at their root collars, circumcision of trunks with beetle frass, Hypoxylon fungus, and crown dieback.

BACKGROUND/PROJECT DESCRIPTION

A site visit was taken to the property where trees were assessed for health and condition at that time. The assessment focused on incorporating the preliminary locations of potential site improvements coupled with consideration for the general goals of site improvement desired by 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 make the site safe while considering the goals of the landowner. Trees within and immediately adjacent to existing developed areas 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 their health, condition, and effect of potential future 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 is forested with Monterey pine, Coast live oak, and redwood.
- The pines are overmature and the oaks are of small to moderate size (less than 24” in diameter” diameter) that compose most of the stand of understory trees.
- Lot 4 is heavily vegetated and overcrowded; there are 25 trees on this lot (.18 acres).
    - The size classes are as follows:
        - 6”- 10” diameter – 17
        - 11”- 20” diameter– 4
        - 21”- 40” diameter - 4
    - 12 trees are found in poor condition (1- dead), three (3) of the trees are landmark-sized pines (24” in diameter or greater).
        - 6”-10” diameter – 7 (5- poor oaks, 1 -dead oak, 1-suppressed redwood)
        - 11”-20” diameter – 2 poor oaks
        - 23” - 40” diameter – 3 poor Pines
- To construct a reasonable structure on this lot, trees need encroachment into root zones for foundations and retaining walls, consequently, tree removal is unavoidable. Oaks found dead or in poor condition should be removed due to the presence of fungal and insect activity. The taller senescent (overmature) pines should be removed because they will be destabilized from root loss as construction entails and jeopardize the safety of the neighborhood.
- No current building plans were submitted for review as this assessment is for plant health and stability because the site is constrained by pre-existing conditions and a lack of available space.

ASSESSMENT

No proposed construction plan has been submitted for review at this time, however, any proposal to build a single-family residence and driveway on this lot will require tree removal due to slope and grades, including the fact there are many trees found to be in poor condition. Whenever construction activities take place near trees, it creates a high potential for tree decline, therefore, the greatest attempt is made to identify those trees likely to experience decline during and after construction. In the review of the site, it appears that prevailing sun/wind exposure has little relevance to replanting and maintaining the residual forest. The soils, rainfall, and sun/wind exposure in this semi-rural setting are well adapted to the continuation of the oak and pine forest.

Short Term Impacts

Site disturbance will occur during any future driveway and home construction. Short-term site impacts are confined to the construction envelope and immediate surroundings where trees will likely be removed and trimmed, and root systems 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 and dieback.

Long Term Impacts

No significant long-term impacts to the urban forest ecosystem are anticipated due to the relatively small amount of area occupied by a future residence and driveway. The project is not likely to significantly reduce the availability of wildlife habitat over the long term due to conditioning by the surrounding residential neighborhood nestled in a heavily wooded setting.

RECOMMENDATIONS

Once plans are finalized and after granted permission by local authorities, remove trees in poor condition before any grading or excavation. Currently it is not appropriate to designate replanting areas until a finalized plan is presented. A landscape plan should also be presented to dictate what areas are available for planting once the design is finalized. Replacement ratios should be less than a 1:1 ratio due to the limited space on the lot. Trees should be planted in the areas with the greatest opening in the stand to allow for a minimum of competition, maximum sunlight, and availability of water. Replacement trees should be five-gallon stock or larger, if available. Trees may be planted in clusters to simulate natural growth patterns. Occasional deep watering (more than two weeks apart) during the late spring, summer, and fall is recommended during the first two years after establishment.

PRE-CONSTRUCTION MEETING

It is recommended that a project arborist/forester be retained and before the start of construction a meeting and training session shall be conducted to communicate and instruct personnel about tree removal, retention, and protection. The pre-construction meeting will include instruction on required tree protection and exclusionary fencing installed before grading, excavation, and construction procedures. Meeting attendees should include all involved parties such as site clearance personnel, construction

managers, heavy equipment operators, and tree service operators. A certified professional such as a Monterey County qualified forester or County qualified arborist will conduct training. A list of pre-construction attendees and the materials discussed may be maintained to be provided to the county. Meeting attendees must agree to abide by tree protection and instructions as indicated during the meeting and agree to ensure tree protection will remain in place during the entire construction period.

BEST MANAGEMENT PRACTICES

Branches and root wads may be chipped and used as a mulch for landscaping or following State and local fire protection authorities, they may be hauled to a refuse disposal site.

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. Fill placed within the dripline may encourage the development of oak root fungus (*Armillaria mellea*).

B) The excavation contractor shall be careful not to damage stems and/or exposed roots of trees with heavy equipment. If necessary, trees may be protected by boards, plastic fencing, or other materials.

C) When trees inside the area of development are removed, leave a high stump (24-36 inches) to aid in removal by mechanized equipment. Before excavating the stump and root system, first, locate all roots close to the ground surface by visual inspection and probing with a shovel. These roots should be cut before trying to remove the stump. This will make stump removal easier and will ensure minimal impact to other trees whose roots may be intertwined with the stump being removed.

D) Avoid over-watering of remaining trees that may occur if turf or herbaceous plants are grown under the tree canopy. Native oaks are not adapted to summer watering and may develop crown or root rot as a result. Do not irrigate within the dripline of oaks.

E) The trees remaining near the structures will be bounded by impermeable surfaces. Although these trees should survive, the change in the ground surface underneath the dripline of these trees may affect their long-term health due to a decrease in water availability. These trees should be monitored for any external indicators of stress. If such indicators appear, a professional forester or certified arborist should evaluate the tree for possible removal.

F) All trees scheduled for preservation shall be temporarily fenced during construction. Plastic fencing should surround trees as far from the trunk as possible when heavy equipment is operated nearby to protect as much soil around the base of trees from compaction and increase awareness to operators that fenced trees are to be protected. Fencing shall be installed before the issuance of building or grading permits. Generally, fencing shall be placed at the edge of the root zone. The root zone is determined to be that area located within a radius that is 15 times the diameter of the trunk. At no time shall the fencing be located closer than 3’ away from the trunk of the tree, or further than 3’ away from the proposed building wall line, foundation, retaining wall, or grade cut, whichever provides the greater distance from the tree trunk. Fencing shall be of sturdy construction and be of a color that is highly visible for operator benefit. The minimum height shall be 4’. Fenced-off areas shall not be used for a material stockpile, storage, or vehicle parking. Dumping of materials, chemicals, or garbage shall be prohibited within the fenced areas. Fenced areas shall be

maintained in a natural condition and not impacted. Removal of fencing shall only be approved by the County of Monterey Planning Department. All trees required to be fenced shall be marked with flagging or other identifying marks. The marking is required to notify authorized inspectors that the subject tree or trees are to be always fenced during construction.

G) Before the start of construction, all Monterey Pine trees scheduled for preservation shall have the lower 8' treated prophylactically to reduce the potential for infestation of Red Turpentine Beetles. Unseasoned lumber or freshly cut pine stumps release turpenes, an attractant, which draws the beetles to the site.

H) Utility and drain lines shall be located outside the root zone of all trees to be retained. In cases where alternative routes are not available, utility conduit, pipe, wire, and drain lines shall be tunneled under major roots. Major roots are determined to be those that exceed 2" in diameter. In no case shall utility lines be permitted within 6' from the trunk.

I) All approved construction, trenching, or grading within the root zone of retention trees shall observe the following minimum tree protection standards:

- Hand trenching at point or line of grade cuts closest to the trunk to expose major roots. In cases where rock or unusually dense soils prevent hand trenching, mechanical excavation may be approved on a case-specific basis by the planning department, if work inside the dripline is closely supervised by the applicant to prevent tearing or other significant damage to major roots.
- Exposed major roots shall be cut with a saw to form a smooth surface and avoid tearing or jagged edges.
- Absorbent tarp or heavy cloth fabric shall be placed over new grade cuts where roots are exposed and secure by stakes. 2"-4" of compost or wood chip should then be applied over the tarp for moisture retention. The tarped areas shall be thoroughly watered twice a week until backfilling is accomplished. At the time of backfilling the tarp shall be removed because research shows that buried tarp material tends to wick moisture from the ground into the atmosphere and may incidentally degrade the roots, which have been protected.
- Wherever feasible, foundations within a root zone shall be of post and beam construction to eliminate root pruning or removal.
- Planting beneath retained trees shall take into consideration the watering requirement of the tree to prevent damage from over or under-watering. Planting beneath oaks trees should be avoided. At a minimum, all new irrigation should be directed away from the trunks of oak trees. Do not plant lawns within the root zones of oak trees.

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 always do all of the following:

(1) Maintain defensible space of 100 feet from each side and from 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 are 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 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 that 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, pursuant 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 the removal of trees outside of the developed area is proposed.

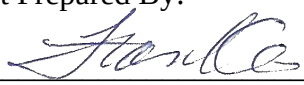
Compliance

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 mmber #48004 & ISA #WE-0536A — September 1, 2021 Date

Recommendations Agreed to by landowner:

_____ _____

Landowner — Date

Forest Management Plan approved by:

_____ _____

Director of Planning — Date

Tree Chart

The following trees were observed and rated good, fair, or poor

Lot	ID#	Diameter	Species	Condition	Remove	Prune	Comments
4	113	6	CLO	Fair			
4	114	40	MP	Poor	x		Thinning crown
4	115	28	MP	Poor	x		Thinning crown
4	116	6	CLO	Fair			
4	117	8	CLO	Fair			
4	118	14	CLO	Fair			
4	119	6	RDWD	Poor	x		Supressed
4	120	10	RDWD	Fair			
4	121	36	RDWD	Fair			
4	122	6	CLO	Poor	x		Thinning crown
4	123	20	CLO	Poor	x		Stem decay, Thin crown
4	124	20	CLO	Poor	x		Thinning crown, Beetles
4	125	10	CLO	Dead	x		
4	126	10	CLO	Fair			
4	127	10	CLO	Fair			Excessive lean
4	128	30	MP	Poor	x		Thinning crown
4	129	10	CLO	Poor	x		Thinning crown
4	130	6	CLO	Fair			
4	131	8	CLO	Fair			
4	132	6	CLO	Poor	x		Thinning crown
4	133	6	CLO	Poor	x		Stem decay, Thinning crown
4	134	16	CLO	Fair			
4	135	6	CLO	Poor	x		Unstable
4	137	6	CLO	Fair			
4	138	10	CLO	Fair			

CLO- Coast live oak
RDWD – Redwood
MP- Monterey pine

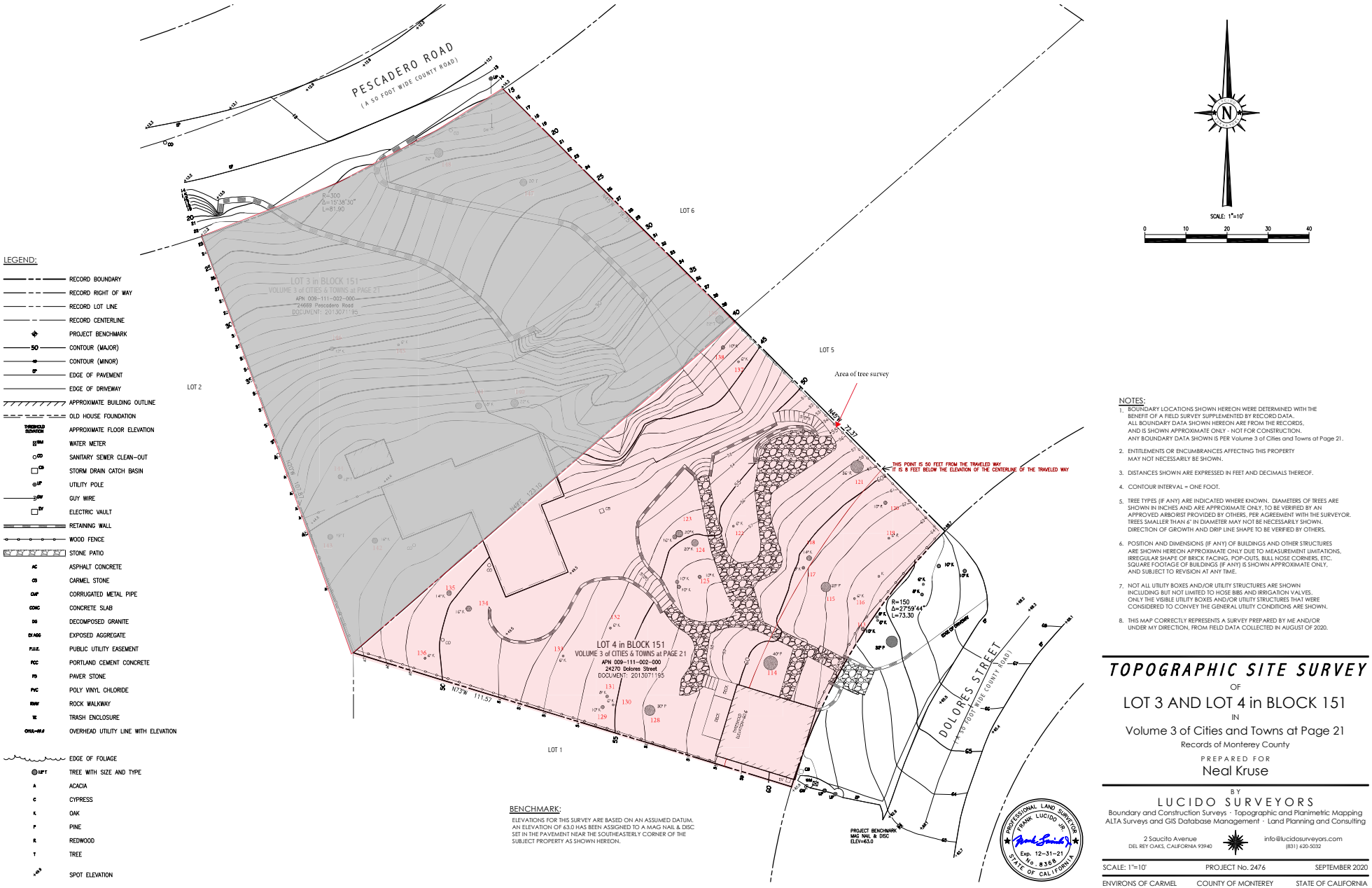
PHOTOGRAPHS

View of site looking west from gate (all trees are in fair to poor condition)

View of site looking south (note defoliation of lower story trees)

Base of oak trees where bark is sloughed away from fungal activity and infested with bark beetles (orange/rust color is insect frass, indicating a severe infestation)

View of site looking north



LEGEND:

- RECORD BOUNDARY
- RECORD RIGHT OF WAY
- RECORD LOT LINE
- RECORD CENTERLINE
- PROJECT BENCHMARK
- CONTOUR (MAJOR)
- CONTOUR (MINOR)
- EDGE OF PAVEMENT
- EDGE OF DRIVEWAY
- APPROXIMATE BUILDING OUTLINE
- OLD HOUSE FOUNDATION
- APPROXIMATE FLOOR ELEVATION
- WATER METER
- SANITARY SEWER CLEAN-OUT
- STORM DRAIN CATCH BASIN
- UTILITY POLE
- GUY WIRE
- ELECTRIC VAULT
- RETAINING WALL
- WOOD FENCE
- STONE PATIO
- AC ASPHALT CONCRETE
- CS CARMEL STONE
- CMP CORRUGATED METAL PIPE
- CONC CONCRETE SLAB
- DG DECOMPOSED GRANITE
- EX AGG EXPOSED AGGREGATE
- P.U.E. PUBLIC UTILITY EASEMENT
- PCC PORTLAND CEMENT CONCRETE
- PS PAVER STONE
- PVC POLY VINYL CHLORIDE
- RWW ROCK WALKWAY
- TE TRASH ENCLOSURE
- OHA-W-S OVERHEAD UTILITY LINE WITH ELEVATION
- EDGE OF FOLIAGE
- TREE WITH SIZE AND TYPE
- A ACACIA
- C CYPRESS
- K OAK
- P PINE
- R REDWOOD
- T TREE
- SPOT ELEVATION

BENCHMARK:

ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM. AN ELEVATION OF 63.0 HAS BEEN ASSIGNED TO A MAG NAIL & DISC SET IN THE PAVEMENT NEAR THE SOUTHEASTERLY CORNER OF THE SUBJECT PROPERTY AS SHOWN HEREON.

NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE RECORDS, AND IS SHOWN APPROXIMATE ONLY - NOT FOR CONSTRUCTION. ANY BOUNDARY DATA SHOWN IS PER Volume 3 of Cities and Towns at Page 21.
2. ENTITLEMENTS OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
3. DISTANCES SHOWN ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES (IF ANY) ARE INDICATED WHERE KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES AND ARE APPROXIMATE ONLY, TO BE VERIFIED BY AN APPROVED ARBORIST PROVIDED BY OTHERS, PER AGREEMENT WITH THE SURVEYOR. TREES SMALLER THAN 6" IN DIAMETER MAY NOT BE NECESSARILY SHOWN. DIRECTION OF GROWTH AND DRIP LINE SHAPE TO BE VERIFIED BY OTHERS.
6. POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS, IRREGULAR SHAPE OF BRICK FACING, POP-OUTS, BULL NOSE CORNERS, ETC. SQUARE FOOTAGE OF BUILDINGS (IF ANY) IS SHOWN APPROXIMATE ONLY, AND SUBJECT TO REVISION AT ANY TIME.
7. 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.
8. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION, FROM FIELD DATA COLLECTED IN AUGUST OF 2020.

TOPOGRAPHIC SITE SURVEY

OF

LOT 3 AND LOT 4 in BLOCK 151

IN

Volume 3 of Cities and Towns at Page 21

Records of Monterey County

PREPARED FOR

Neal Kruse

BY

LUCIDO SURVEYORS

Boundary and Construction Surveys · Topographic and Planimetric Mapping
ALTA Surveys and GIS Database Management · Land Planning and Consulting

2 Saucito Avenue
DEL REY OAKS, CALIFORNIA 93940

info@lucidosurveyors.com
(831) 620-5032

SCALE: 1"=10'	PROJECT No. 2476	SEPTEMBER 2020
ENVIRONS OF CARMEL	COUNTY OF MONTEREY	STATE OF CALIFORNIA

ONE SHEET ONLY

Ono Consulting

International Society of Arboriculture
Certified Arborist # 536
Board Certified Master Arborist # WE-9388B
Society of American Foresters Professional Members
1213 Miles Avenue
Pacific Grove CA, 93950
Telephone (831) 373-7086

April 10, 2023

Hastings Construction
Angie Phares
Via email: design@hastingsconstruction.com

RE: 24726 Dolores Street – Report Addendum
APN: 009-111-008-~~111~~-000

Ms. Phares;

This letter is to be used as an addendum to a previous report for 24726 Dolores Street dated September 1, 2021. A design change has shifted the location of the house resulting in two additional oaks #117 and #118 to be removed due to their position within the building footprint. Additionally, two other trees will need pruning to accommodate the structure; these are trees #130 and #131. All other elements of the report should remain the same, barring no further damage from storms. Thank you very much and please feel free to call if there are any questions or if I can be of further assistance.

Sincerely,

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

Attachment

Tree Chart 4.10.23

Lot	ID#	Diameter	Species	Condition	Remove	Prune	Comments
4	113	6	CLO	Fair			
4	114	40	MP	Poor	x		Thinning crown
4	115	28	MP	Poor	x		Thinning crown
4	116	6	CLO	Fair			
4	117	8	CLO	Fair	x		
4	118	14	CLO	Fair	x		
4	119	6	RDWD	Poor	x		Suppressed
4	120	10	RDWD	Fair			
4	121	36	RDWD	Fair			
4	122	6	CLO	Poor	x		Thinning crown
4	123	20	CLO	Poor	x		Stem decay, thin crown
4	124	20	CLO	Poor	x		Thinning crown, Beetles
4	125	10	CLO	Dead	x		
4	126	10	CLO	Fair			
4	127	10	CLO	Fair			Excessive lean
4	128	30	MP	Poor	x		Thinning crown
4	129	10	CLO	Poor	x		Thinning crown
4	130	6	CLO	Fair		x	
4	131	8	CLO	Fair		x	
4	132	6	CLO	Poor	x		Thinning crown
4	133	6	CLO	Poor	x		Stem decay, Thinning crown
4	134	16	CLO	Fair			
4	135	6	CLO	Poor	x		Unstable
4	137	6	CLO	Fair			
4	138	10	CLO	Fair			

From: Angie Phares
To: Angelo, Philip
Subject: Re: PLN220117-DOLORES - Incomplete Application
Date: Thursday, June 22, 2023 1:13:58 PM
Attachments: image001.png
image002.png
image003.png
Ono Email Tree114 20230607.pdf

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Hi Phil,

I've spoken to the Frank Ono, our Arborist, and the Owners regarding tree #114, the 40" pine. Preserving the tree has been considered but both strongly feel removal is the safest course of action.

From the Arborist (attached is his email):

"Tree #114 has a lean toward the street and its roots will be disturbed by grading. The tree has a short safe useful life expectancy and is in the latter part of its life spiral. The development will accelerate its decline. Retention of the tree is unwise, given the study of the last roof plan you submitted to me. There is to be a staircase and a concrete landing pad in front of the entryway of the house where the tree is located. It is the tallest of the trees with a long stem that acts as a lever, any excavation around the base of the tree will destabilize the tree because roots on the opposite side of its lean will be removed. It is severely affected by the design, once it becomes unstable it will fall. The determination was made because of the two large longitudinal fissures at the base of the tree where there are visible areas of sunken wood from decay (sandwiching a small column of healthy reaction wood) and a thinning crown at the time of inspection (see attached photograph)."

While he states the design effects the tree, due to site topography and slope constraints, we have found no other feasible way to design the home where there isn't disturbance opposite the tree's lean. As stated in the TRA, to construct a reasonable structure on this lot, encroachment into root zones and removal is unavoidable. Alternate locations have been considered but we have found the current location to be the most optimal as we avoid development on slopes of 30% or greater, all setbacks are adhered to, and preservation of the majority of heathy trees will be maintained; all those removed (as well as unhealthy trees), will be replaced at a ratio of 1:1, per the Arborist's recommendations in the attached email.

We hope the County finds these reasons for removal acceptable.

Thank you,

Angie Phares
Drafting & Design
HASTINGS CONSTRUCTION, Inc.
(831) 620-0920 x 706

HASTINGS CONSTRUCTION INC.

From: Angelo, Philip <AngeloP@co.monterey.ca.us>
Date: Wednesday, June 7, 2023 at 12:40 PM
To: Angie Phares <design@hastingsconstruction.com>
Subject: RE: PLN220117-DOLORES - Incomplete Application

Hi Angie,

You're welcome, and thank you for the revised plan set.

I'll try and get this agendized for the July 17, 2023 LUAC meeting.

Best,

Subject: RE: Dolores St. TRA Addendum
Date: Wednesday, June 7, 2023 at 9:40:58 AM Pacific Daylight Time
From: fonoconsulting@gmail.com <fonoconsulting@gmail.com>
To: Angie Phares <design@hastingsconstruction.com>, 'Justin Ono' <jonoconsulting@gmail.com>
Attachments: image001.png, image002.png, image003.png, IMG_4339.JPG

Angie,

Tree #114 has a lean toward the street and its roots will be disturbed by grading. The tree has a short safe useful life expectancy and is in the latter part of its life spiral. The development will accelerate its decline. Retention of the tree is unwise, given the study of the last roof plan you submitted to me. There is to be a staircase and a concrete landing pad in front of the entryway of the house where the tree is located. It is the tallest of the trees with a long stem that acts as a lever, any excavation around the base of the tree will destabilize the tree because roots on the opposite side of its lean will be removed. It is severely affected by the design, once it becomes unstable it will fall. The determination was made because of the two large longitudinal fissures at the base of the tree where there are visible areas of sunken wood from decay (sandwiching a small column of healthy reaction wood) and a thinning crown at the time of inspection (see attached photograph).

The replacement ratio should be 1:1 to replenish the existing canopy consistent with the Carmel Area Land Use Plan. It may appear that it will overcrowd the site, but the loss of the upper story canopy must be compensated, they can be pruned, and trees will adapt to the site.

Ono Consulting
Frank Ono
311 Forest Avenue,
PO Box 508
Pacific Grove, CA 93950

From: Angie Phares <design@hastingsconstruction.com>
Sent: Friday, June 2, 2023 5:11 PM
To: fonoconsulting@gmail.com; 'Justin Ono' <jonoconsulting@gmail.com>
Subject: Re: Dolores St. TRA Addendum

Hi Justin and Frank,

I received a call and letter from the County regarding some tree items on the Dolores St lot that I'm hoping you can assist me with (attached is the formal letter from the Planner for reference):

1st Comment: "Forest Resources: Please consider preserving tree number #114, or provide appropriate information from the consulting forester that would address the Monterey County Coastal Implementation Plan for the Carmel Area Land Use Plan findings for landmark trees."
- In the report it is listed as poor and has a thinning crown, but is looking for a more detailed explanation. I would prefer the tree be removed because my biggest concern is it seems like it would be a danger if it fails and since it's

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