

Exhibit D

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Construction Impact Assessment and Tree Management Plan

Prepared for:

Hal & Allison Johnson

Prepared by:

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

March 15, 2025

Note: This is the revised tree management plan dated March 15, 2025. The original dated June 17, 2021 is attached for reference after the site plan (sheet A-1.2a) - HCD-Planning

Owner:

Hal & Allison Johnson
3630 Lost Creek Blvd.
Austin, TX 78735

Architect:

Eric Miller Architects, Inc.
211 Hoffman Avenue
Monterey, CA 93940

Forester and Arborist

Ono Consulting
ISA Certified Arborist #WE-0536A
Professional Member Society of American Foresters #48004
1213 Miles Ave
Pacific Grove, CA 93950

SUMMARY

This project is proposing construction on this property, requiring the removal of three Monterey cypresses, one Monterey pine, and non-native vegetation due to grading for the placement of the building. A tree resource assessment/arborist report has been prepared that identifies the trees that are proposed to be removed and addresses the project's effects on the existing tree resources on site.

The project proposes the construction of a new two-level single-family residence consisting of four bedrooms, four full baths, one half-bath, a mechanical room, an attached one-car garage, and an auto court. The project also requires grading to construct a series of terraced retaining walls.

INTRODUCTION

This forest management plan is prepared for Mr. and Mrs. Hal and Allison Johnson, owners of the property at 226 Highway One, Carmel CA, by Ono Consulting, Urban Foresters, and Certified Arborists due to construction. Monterey County's (Coastal Implementation Plan Sec. 20.146.060) or (Zoning Ordinance Sec. 21.64.260D) requires a forest management plan when tree removal is necessary of native trees six inches in diameter or greater to preserve and maintain the forest and its beneficial uses. The County identifies Monterey pine and Monterey cypress trees as native tree species that require special consideration for management.

ASSIGNMENT/SCOPE OF PROJECT

To ensure the protection of the tree resources on-site, the property owners, Hal and Allison Johnson have requested a re-assessment of the trees in proximity to proposed redesigned development areas and an arborist report for trees adjacent to these areas on this property. To accomplish this assignment, the following tasks have been completed;

- Evaluate health, structure, and preservation suitability for each tree within or adjacent (15 feet or less) to the proposed development of trees greater than or equal to six diameter inches at 24 inches above grade.
- Review proposed redesigned building site plans provided by Eric Miller, Architect Inc.
- Make recommendations for methods and preconstruction treatments to facilitate tree retention.
- Create preservation specifications with numbered trees keyed to an annotated Tree Location Map.
- Determine the number of trees affected by construction that meet “Landmark” criteria, defined by the County of Monterey, Title 20 Monterey County Coastal Zoning Ordinance; and mitigation requirements for affected trees.
- Documented findings are in a report requested by the County of Monterey Planning Department.

LIMITATIONS

This assignment is limited to a review of plans submitted to me by Eric Miller Architects, Inc., dated February 20, 2025, assessing potential construction effects on trees within or adjacent to construction activities. While other plans were previously reviewed, this report is specifically about these plans. Only the grading and erosion details relating to tree health are discussed in this report. It is not the intent of this report to be a monetary valuation of the trees or to 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, F.O. Consulting relied on information provided in the preparation of this report (such as surveys, property boundaries, and property ownership) and must reasonably rely on the accuracy of the information provided. F.O. Consulting shall not be responsible for another's means, methods, techniques, schedules, sequence, or procedures, for contractor safety or any other related programs; or for another's failure to complete the work under the plans and specifications.

PURPOSE AND GOAL

This report is prepared for this parcel due to the proposed construction on this parcel. The assessment determines the number of trees affected by the proposed project and recommends treatments for affected trees adjacent to or within the proposed construction areas. These findings are to work in conjunction with other conditions for approval of the building permit application. The goal of this plan is to protect and maintain the Carmel Area Land Use Plan forested resources through adherence to development standards, which allow the protection, and maintenance of its forest resources. The intended goal of this report is 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: 241-182-003-000
2. Location: 244 #3 Highway 1, Carmel, California
3. Parcel size: .70 Acres
4. Existing Land Use: The parcel is vacant and is zoned LDR/1-D(CZ)
5. Slope: The parcel is sloped. Slope ranges from 5% to over 25%
6. Soils: The parcel is located on soils classified by the Monterey County Soils report as San Andreas Soils with 30-70 percent slopes. This is a steep and very steep soil on low hills with a profile described as representative of the series. The depth of sandstone is 20 to 40 inches. Runoff is rapid or very rapid, and the erosion hazard is high. Roots can penetrate to a depth of 20 to 40 inches. The available water capacity is 2 to 6.5 inches.
7. Vegetation: The site is disturbed with a mixture of ornamental and native vegetation. Please refer to the biological report prepared by Mr. Pat Regan for more details. Some of the vegetation observed are as follows: Low-growing vegetation consists of Hottentot fig ice plant (*Carpobrotus edulis*), Morning glory (*Calystegia macrostegia ssp cyclostegia*), and Poison oak (*Toxicodendron diversilobum*). Medium to upper story vegetation consists of Golden Wattle Acacia (*Acacia longifolia*), Ceanothus (*Ceanothus sp.*), Monterey pine (*Pinus radiata*), and Monterey Cypress (*Hesperocyparis macrocarpa*).
8. Forest Condition and Health: The stand of trees and their health is evaluated with the use of the residual trees and those of the surrounding adjacent trees as a complete stand. Upper-level canopy coverage consists primarily of mature cypress trees with a few pines and non-native ground cover in a harsh coastal setting. The canopy is fragmenting near the project area with mature tree spacing averaging 15 feet or more. There is a history of tree failure and wind-trained/shorn trees from coastal and storm winds.

BACKGROUND/PROJECT DESCRIPTION

The architect, Eric Miller, contacted Ono Consulting requesting a re-assessment of trees for a new design scaled down from previous iterations. This new design focuses on incorporating the preliminary location of site improvements coupled with consideration for the general goals desired by the landowner. The assessment studies the trees within the project area to determine the treatments necessary to complete the project. The assessment concludes with an opinion of what 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 focused on the areas within and around the proposed development.

OBSERVATIONS/DISCUSSION

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

- The property is a highly disturbed site, forested mainly with Monterey cypresses where it appears several of the Monterey cypresses on this property are planted landscape trees judging by the stakes and guy wires found attached to them (#55-58).
- The site consists of a steep-sloped frontage with an aspect to the west. A leveled area midway upslope is where construction is proposed. The proposed construction requires significant slope stabilization as it appears to be slipping to the west.
- The vegetation on-site is overgrown, and portions of the site are overcrowded. Acacias and cypresses represent the main trees and shrubs.
- Multiple tree failures have occurred on this site. Most cypress trees have dense compact crowns with branches fragmented by high coastal winds and weakly rooted. Evidence of past tree failures and large-diameter tree removal are observed from remaining stumps.
- Trees are located mainly along the west slope where three Monterey cypress trees and one pine are proposed for removal (#'s 50, 51, and 54). Tree #51 is partially uprooted.
- Most of the larger trees on the property are of landmark size (24" in diameter") or more. Three Landmark sized trees are proposed for removal. These trees range from fair to poor condition either due to health or structural condition.
- Cypresses to be retained with this new design are located along the upper slope (#58) and western lower slope (#53); both trees are partially uprooted with fragmented crowns. These trees appear stable at the time of assessment and must be monitored for continued stability.
- No alternate building sites are considered for this assessment and are constrained by pre-existing conditions, lack of available space, and setbacks.

TREE CHART

The following trees are near the construction envelope:

Tag#	Diameter	Species	Condition	Remove	Comments
50	24	M. Cypress	Poor	x	Crown dieback, limb breakage
51	24	M. Cypress	Fair	x	Partially uprooted
52	18	M. Pine	Fair	x	Topped
53	24	M. Cypress	Fair		Partially uprooted
54	30	M. Cypress	Poor	x	Crown dieback, limb breakage
55	30	M. Cypress	Fair		Planted tree
56	24	M. Cypress	Fair		Planted tree
57	24	M. Cypress	Fair		Dense crown
58	12	M. Cypress	Poor		Partially uprooting, planted tree

Landmark-sized trees to be removed:

Tag#	Diameter	Species	Condition	Remove	Comments
50	24	M. Cypress	Poor	x	Crown dieback, limb breakage
51	24	M. Cypress	Fair	x	Partially uprooted
53	24	M. Cypress	Fair		Partially uprooted
54	30	M. Cypress	Poor	x	Crown dieback, limb breakage

Total trees for removal:

Tag#	Diameter	Species	Condition	Remove	Comments
52	18	M. Pine	Fair	x	Topped
50	24	M. Cypress	Poor	x	Crown dieback, limb breakage
51	24	M. Cypress	Fair/poor	x	Partially uprooted
54	30	M. Cypress	Poor/poor	x	Crown dieback, limb breakage

PROJECT ASSESSMENT/CONCLUSION

Four trees are to be removed as shown on the chart above. Three are landmark-sized trees. These trees are in structurally poor condition due to crown fragmentation, limb dieback, or partial uprooting. The three Monterey cypress trees and one pine proposed for removal are trees #50, #51, #52, and #54. The new design retains tree #53 and tree #58. These retained trees will need to be monitored if retained when any development occurs near them due to soil disturbance. The remainder of the property containing tree cover would remain undisturbed.

The site was evaluated for the following:

- Soil erosion; Slopes are moderate to excessive and will be addressed by appropriate measures;
- Water Quality: No watercourses are on the property other than natural weeping and runoff from the roadway above. The removal of the trees will not substantially lessen the ability for the natural assimilation of nutrients, chemical pollutants, heavy metals, silt, and other noxious substances from ground and surface waters;
- Ecological Impacts: The site was previously disturbed. The proposed removals will not create conditions that may adversely affect the dynamic equilibrium of associated existing biological and ecological systems.
- Noise Pollution: The removals will not significantly increase ambient noise levels to the degree that a nuisance is anticipated to occur;
- Air Movement: The removals will not significantly reduce the ability of the existing vegetation to reduce wind velocities to the degree that a nuisance is anticipated to occur;
- Solar shade or sunlight: The site is overcrowded, many of the removals are of trees of poor-quality trees;
- Wildlife Habitat: The removals do not appear to significantly reduce available habitat for wildlife existence and reproduction or result in the migration of wildlife from adjacent or associated ecosystems.

RECOMMENDATIONS

Pre-Construction Meeting

It is recommended that a project arborist be retained before the start of construction. A meeting and training session must be conducted to communicate and instruct personnel about tree retention and protection. The pre-construction meeting shall include required tree protection and exclusionary fencing installed before grading, excavation, and construction procedures. Meeting attendees shall be all involved parties; including 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 shall conduct training. A list of pre-construction attendees and the materials discussed to be maintained shall be provided to the county. Meeting attendees must agree to abide by tree protection and instructions as indicated during the meeting.

Tree Planting and Irrigation

Because four trees are to be removed, replacement planting is necessary. Replacement trees shall be at least fifteen-gallon stock or larger in size, with an appropriate salt and wind-resistant tree. Spacing between trees should be at least 10 feet. Occasional deep watering (more than two weeks apart) during the late spring, summer, and fall is recommended during the first two years after establishment. The best way to accomplish this for newly planted and retained trees is through temporary dripline installation. Grinding of stumps onsite is not permissible due to erosion potential.

Pruning and Maintenance of Retained Trees

Trees #53 and #58 (this shall extend to all remaining cypress trees on this site) shall be monitored and will require minor pruning of their crowns to prevent limb breakage and to reduce their height for stability by minimizing the “Wind Sail” properties of the crowns. #53 has many fractured limbs that appear to require pruning treatments; however, it is the nature of an old unpruned Monterey cypress to have a rounded canopy of green foliage covering a thick interior of dead growth. These crowns must not be cleaned out because they can live almost indefinitely, given adequate moisture and closeness to the ocean, if not tampered with. It is safe to cut off one or two dead branches falling below the green canopy described above, limbs blown down by the wind, or dead branches hanging down on the outer edges of the foliage. The exterior overextended limbs of the crown may be pruned back to limbs approximately 2 inches in diameter or less to reduce limb length and weight. Monitoring of these trees will be required, and trees may need to be guyed for additional support. All pruning and guying must conform to ANSI A300 tree care specifications.

Tree Protection Standards

Before the commencement of any construction activity, the following tree protection measures shall be implemented and approved by a qualified arborist or forester:

- Trees adjacent to the construction area shall be protected from damage by construction equipment by temporary fencing and wrapping of trunks with protective materials. No stripping of topsoil or grubbing of understory in tree preservation zones.
- Fenced areas and trunk protection materials shall remain in place during the construction. Should access to the area be necessary, a Professional Forester or Certified Arborist must be contacted to inspect the site for a recommended course of action.
- Fencing shall consist of chain link, snowdrift, plastic mesh, hay bales, or field fence that are free-standing or self-supporting and not attached to the tree. Fencing shall be rigidly supported and stand a minimum height of four feet above grade and should be placed to the farthest extent possible from the tree base to protect the area within the tree's drip line (typically 10-12 feet away from the base of a tree).
- In cases where access or space is limited for tree protection, it is permissible to protect the tree within the 10–12-foot distance after determination and approval by a qualified forester or arborist.
- Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, cleaning of concrete or plaster, and/or dumping of spoils or materials shall not be allowed adjacent to trees on the property especially within or near fenced areas.

During grading and excavation activities:

- All trenching, grading, or any other digging or soil removal encountering tree roots shall be monitored by a qualified arborist or forester to ensure against drilling or cutting into or through roots. Again, no stripping of topsoil or grubbing of understory shall occur in tree preservation zones.
- The project-qualified arborist should be on-site during excavation activities to direct any minor field adjustments that may be needed.
- Trenching for retaining walls or footings adjacent to any tree shall be done by hand (where practical) and roots 2 inches in diameter or larger shall be bridged or pruned appropriately.
- Any roots found that must be cut, shall first be located manually by digging a trench and then exposed to be cut. Roots must be cut 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 to be removed are identified that may destabilize or negatively affect the target trees, the property owner will be notified immediately. 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.

Best Management Practices (BMP)

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. Covering and compacting soil around trees can alter water and air relationships with the roots. Fill placed within the dripline may encourage the development of oak root fungus (*Armillaria mellea*). As necessary, trees may be protected by boards, fencing, or other materials to delineate protection zones.
- B) Pruning shall be conducted to not injure the tree. General principles of pruning include placing cuts immediately beyond the branch collar and making clean cuts by scoring the underside of the branch first utilizing a three-step cut to prevent branch tearing.
- C) Root cutting should occur outside of springtime. Late June and July would likely be the best. Pruning of the live crown should not occur from February through May.
- D) A mulch layer up to approximately 4 inches deep should be applied to the ground under selected trees following construction. Only 1 to 2 inches of mulch should be applied within 1 to 2 feet of the trunk, and under no circumstances should any soil or mulch be placed against the root crown (base) of trees. The best source of mulch would be from chipped material generated on-site.
- E) If trees 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.

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 occurring in California. The law (Public Resource Code 4291) is as follows.

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

(1) Maintain a 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 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 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 the 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 Website 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 the 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 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 as 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 fires.
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 that is not necessary for the proposed development is 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 trees are visually, historically, or botanically significant specimens protected by the appropriate land use plan that is 24 inches or greater in diameter at breast height (DBH), or more than 1,000 years old (i.e., Redwood).
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. Smaller 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 in 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, when 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)
- D) Acacia

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 falls 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 a failure to comply with the conditions of the Use Permit.

Transfer of Responsibility

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

Report Prepared By:



Frank Ono, SAF Forester #48004 & ISA Certified Arborist #WE-0536A

March 15, 2025

Date

Recommendations Agreed to by landowner:

Landowner

Date

Forest Management Plan approved by:

Director of Planning

Date

PHOTOGRAPHS

Trees #50-54 (could not take pictures well because of limited access due to slope)



#52 is the pine with Cypresses 50 and 51 behind

#54



Trees #55-58 (58 is the closest at the bottom of the slope)



#56 with former staking still embedded.



#58 base (#57 is upslope)

NORTH WEST = $-7^{\circ}-10''$
NORTH EAST = $-10^{\circ}-1''$
SOUTH EAST = $0^{\circ}-0''$
SOUTH WEST = $-21^{\circ}-0''$

PREVIOUS BLDG.	=	4,921 S.F.
PROPOSED BLDG.	=	3,525 S.F.
<hr/>		
DIFFERENCE	=	-1,396 S.F.

PREVIOUS BLDG.	=	4,096 S.F.
PROPOSED BLDG.	=	2,865 S.F.
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DIFFERENCE	=	-1,231 S.F.

PREVIOUS BLDG.	=	6 PROTECTED
PROPOSED BLDG.	=	4 PROTECTED
<hr/>		
DIFFERENCE	=	-2 PROTECTED

PREVIOUS BLDG.	=	24.75'
PROPOSED BLDG.	=	21.75'
<hr/>		
DIFFERENCE	=	-3.0'

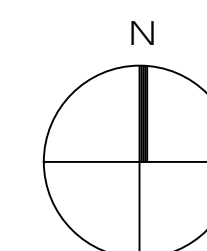
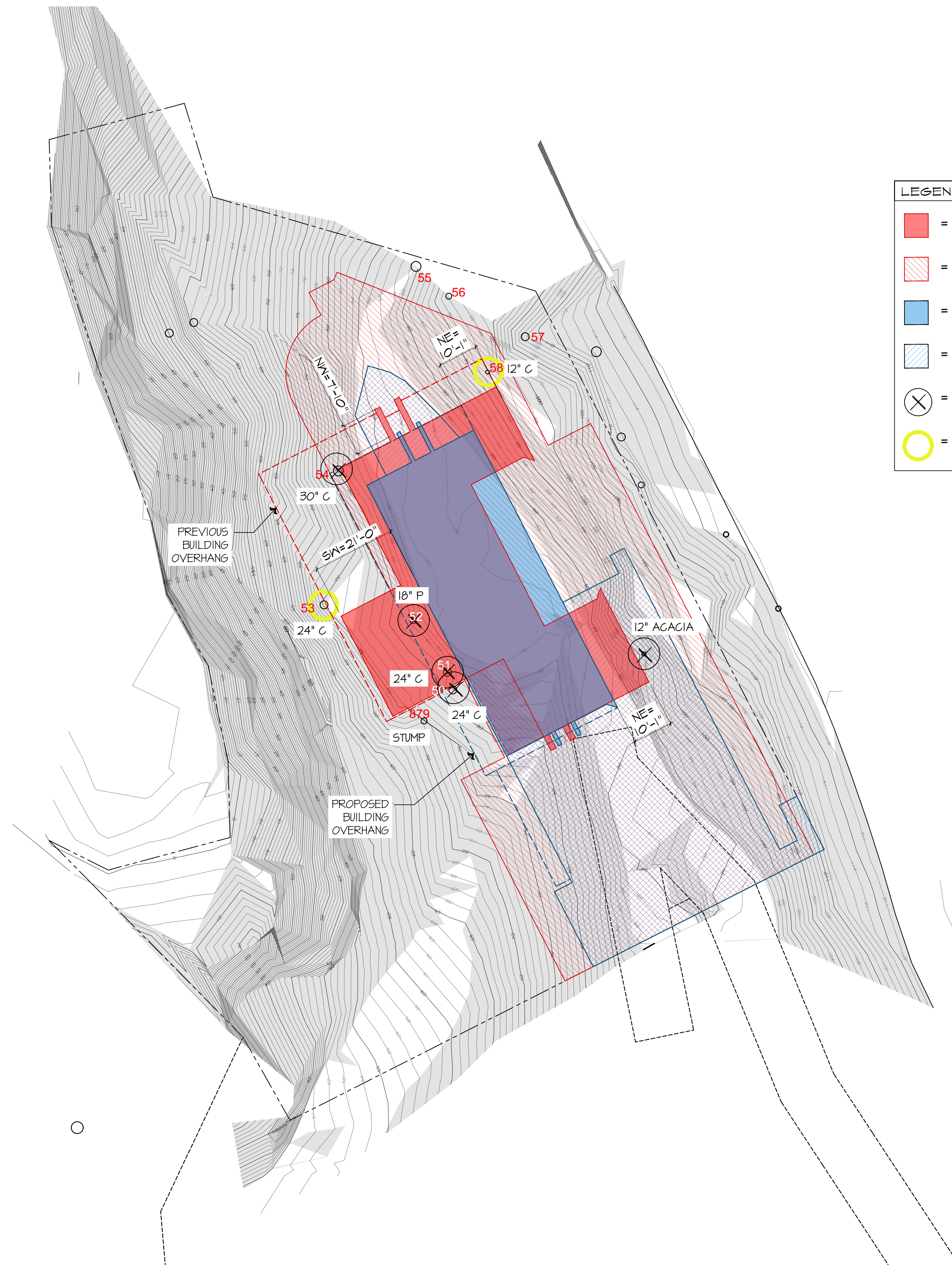
BUILDING FOOTPRINT = 3,119 S.F.*
FOOTPRINT IN 30% = 1,448 S.F.

PERCENTAGE IN 30%	=	46%
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BUILDING FOOTPRINT = 2,371 S.F.*
FOOTPRINT IN 30% = 500 S.F.

PERCENTAGE IN 30%	=	21%
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*CALCULATION EXCLUDES CANTILEVER
DECKS WHICH DO NOT TOUCH GROUND



ORIGINAL & PREVIOUS SITE PLAN

0 8' 16' 3'

SCALE: 1/16" = 1'-0"

REVISION	No.

CONSULTANT:

ARCHITECT

JUXTAPOSED SITE PLAN

Johnson Residence
226 Highway 1
Carmel, CA 93923
A.P.N.: 241-182-003

DATE: 2/20/2025

SCALE: 1/16"=1'-0"

DRAWN: HRM

JOB NUMBER: 20.09

A-1.2a

SHEET OF

Construction Impact Assessment and Tree Management Plan

Prepared for:

Hal & Allison Johnson

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

June 17, 2021

Owner:

Hal & Allison Johnson
3630 Lost Creek Blvd.
Austin, TX 78735

Architect:

Eric Miller Architects, Inc.
211 Hoffman Avenue
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

This project is proposing construction on this property requiring the removal of five Monterey cypress, one Monterey pine, and the removal of non-native vegetation due to grading for the placement of the building. A tree resource assessment/arborist report has been prepared that identifies the trees that are proposed to be removed and addresses the effects that the project may have on the existing tree resources on site.

The project proposes to construct a new two-level single-family residence with three bedrooms, three full baths, one-half bath, and a two-car garage, consisting of 3,875.3 square feet of living space and 1,371.7 square foot garage & mechanical. Extensive grading must occur resulting in the proposed removal of vegetation due to required excavation.

ASSIGNMENT/SCOPE OF PROJECT

To ensure the protection of the tree resources on-site, the property owners, Hal and Allison Johnson have requested an assessment of the trees in proximity to proposed development areas and an arborist report for trees that are adjacent to these areas on this property. To accomplish this assignment, the following tasks have been completed;

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

LIMITATIONS

This assignment is limited to the review of plans submitted to me by Eric Miller Architects, Inc. dated March 3, 2021, to assess effects from potential construction to trees within or adjacent to construction activities. The assessment has been made of these plans specifically and no other plans were reviewed. Only minor grading and erosion details are discussed in this report as it relates to tree health.

PURPOSE AND GOAL

This tree Assessment/Arborist report is prepared for this parcel due to construction and proposed tree removal on this parcel. The assessment is to determine the number of trees that will be affected by the proposed project and to identify and recommend treatment for trees on the property that may be affected by the project. I have been requested for an assessment of trees adjacent to or within the proposed construction areas. These findings are to be documented in an arborist report to work in conjunction with other conditions for approval of the building permit application.

The goal of this plan is to protect and maintain the Carmel Land Use Plan 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 Tree Resource Assessment/Arborist Report to aid in planning to offset any potential effects of the proposed development on the property while encouraging forest stability and sustainability, perpetuating the forested character of the property and the immediate vicinity.

INTRODUCTION

This forest management plan is prepared for Mr. and Mrs. Hal and Allison Johnson, owners of the property at 244 #3 Highway One, Carmel CA, by Ono Consulting, Urban Foresters, and Certified Arborists due to construction. Monterey County's (Coastal Implementation Plan Sec. 20.146.060) or (Zoning Ordinance Sec. 21.64.260D) 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 Monterey pine trees as native tree species that require special consideration for management.

SITE DESCRIPTION

1. Assessor's Parcel Number: 241-182-003-000
2. Location: 244 #3 Highway 1, Carmel, California
3. Parcel size: .70 Acres
4. Existing Land Use: The parcel is vacant and is zoned LDR/1-D(CZ)
5. Slope: The parcel is sloped. Slope ranges from 5% to over 25%
6. Soils: The parcel is located on soils classified by the Monterey County Soils report as San Andreas Soils 30-70 percent slopes. This is a steep and very steep soil on low hills with a profile described as representative of the series. Depth to sandstone is 20 to 40 inches. Runoff is rapid or very rapid, and the erosion hazard is high. Roots can penetrate to a depth of 20 to 40 inches. The available water capacity is 2 to 6.5 inches.
7. Vegetation: The site is disturbed with a mixture of ornamental and native vegetation. Please refer to the biological report prepared by Mr. Pat Regan for more detail. Some of the vegetation observed are as follows: Low growing vegetation consists of Hottentot fig ice plant (*Carpobrotus edulis*), Morning glory (*Calystegia macrostegia* ssp *cyclostegia*), and Poison oak (*Toxicodendron diversilobum*). Medium to upper story vegetation consists of Golden Wattle Acacia (*Acacia longifolia*), Ceanothus (*Ceanothus* sp.), Monterey pine (*Pinus radiata*), and Monterey Cypress (*Hesperocyparis macrocarpa*).
8. Forest Condition and Health: The stand of trees and their health is evaluated with the use of the residual trees and those of the surrounding adjacent trees as a complete stand. Upper-level canopy coverage consists primarily of mature cypress trees with a few pines and non-native ground cover in a coastal setting. The canopy is considered fragmenting near the project area with mature tree spacing averaging 15 feet or more. There is a history of tree failure and trees are becoming wind trained/shorn from coastal and storm winds.

BACKGROUND/PROJECT DESCRIPTION

Ono Consulting was contacted by the architect, Eric Miller, who requested an assessment of trees adjacent to or within the proposed construction areas. The site is sloped and a well has been installed on this site previously. The new structure is to be built where there are existing mature Monterey pine and cypresses.

The assessment focuses on incorporating the preliminary location of site improvements coupled with consideration for the general goals desired by the landowner. The assessment studies the individual trees within the project area to determine the treatments necessary to complete the project and the goals of the landowner. The assessment concludes 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. The findings from the assessment are to be prepared and documented in a report that would work in conjunction with other conditions for approval of the building permit application.

OBSERVATIONS/DISCUSSION

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

- The site is forested mainly with Monterey cypresses, several of them are planted (#55-58). Evidence of past tree failures and large diameter tree removal are observed from remaining stumps.
- The property is a highly disturbed site, and it appears several the Monterey cypress on this property are planted landscape trees judging by the stakes and guy wires found attached to them.
- Vegetation on-site is overgrown, and portions of the site overcrowded. Acacias and cypresses represent the main trees and shrubs.
- Multiple tree failures have occurred on this site. Most of the trees located on this section of the property have dense compact crowns that are fragmenting from winds. These trees are also weakly rooted and subject to predominant northwest winds.
- The site consists of a steep-sloped frontage with an aspect to the west. A leveled area midway upslope is where construction is proposed. The proposed construction requires significant slope stabilization as appears to be slipping to the west.
- Trees are located mainly along the west slope where four Monterey cypress trees and one pine are proposed for removal (#'s 50- 54). Trees #51 and #53 are partially uprooted. The additional cypress to be removed is located along the upper slope (#58); this tree is uprooting with a fragmented crown.
- Most of the trees on the property are of landmark size (24" in diameter") or more and compose most of the larger trees. Four Landmark sized trees are proposed for removal. These trees range from fair to poor condition either due to health or structural condition.
- No alternate building sites were considered for this assessment as the site constrained by pre-existing conditions, setbacks, and lack of available space.

TREE CHART

The following trees are near the construction envelope:

Tag#	Diameter	Species	Condition	Remove	Comments
50	24	M. Cypress	Poor	x	Crown dieback, limb breakage
51	24	M. Cypress	Fair	x	Partially uprooted
52	18	M. Pine	Fair	x	Topped
53	24	M. Cypress	Fair	x	Partially uprooted
54	30	M. Cypress	Poor	x	Crown dieback, limb breakage
55	30	M. Cypress	Fair		Planted tree
56	24	M. Cypress	Fair		Planted tree
57	24	M. Cypress	Fair		Dense crown
58	12	M. Cypress	Poor	x	Uprooting planted tree

Landmark sized trees to be removed:

Tag#	Diameter	Species	Condition	Remove	Comments
50	24	M. Cypress	Poor	x	Crown dieback, limb breakage
51	24	M. Cypress	Fair	x	Partially uprooted
53	24	M. Cypress	Fair	x	Partially uprooted
54	30	M. Cypress	Poor	x	Crown dieback, limb breakage

Total trees for removal:

Tag#	Diameter	Species	Condition	Remove	Comments
58	12	M. Cypress	Poor	x	Uprooting planted tree
52	18	M. Pine	Fair	x	Topped
50	24	M. Cypress	Poor	x	Crown dieback, limb breakage
51	24	M. Cypress	Fair/poor	x	Partially uprooted
53	24	M. Cypress	Fair/poor	x	Partially uprooted
54	30	M. Cypress	Poor/poor	x	Crown dieback, limb breakage

PROJECT ASSESSMENT/CONCLUSION

There will be a total of six trees that will be removed as shown on the chart above. Four are landmark sized trees. These trees are in generally poor condition structurally due to crown fragmentation, limb dieback, or are uprooting. The trees will not be safe to retain when any development occurs near them due to soil disturbance. The five Monterey cypress trees and one pine proposed for removal are #'s 50, 51, 52, 54, and 58. The remainder of the property containing tree cover would remain undisturbed.

The site was evaluated for the following:

- Soil erosion; Slopes are gentle to excessive and must be addressed by appropriate measures;
- Water Quality: No watercourses are located on the property other than natural weeping from the roadway above. The removal of the trees will not substantially lessen the ability for the natural assimilation of nutrients, chemical pollutants, heavy metals, silt, and other noxious substances from ground and surface waters;
- Ecological Impacts: The site was previously disturbed. The removals will not have a substantial adverse impact upon existing biological and ecological systems or create climatic conditions which affect these systems. The proposed removals will not create conditions which may adversely affect the dynamic equilibrium of associated systems;
- Noise Pollution: The removals will not significantly increase ambient noise levels to the degree that a nuisance is anticipated to occur;
- Air Movement: The removals will not significantly reduce the ability of the existing vegetation to reduce wind velocities to the degree that a nuisance is anticipated to occur;
- Solar shade or sunlight: The site is overcrowded, many of the removals are of trees of poor-quality trees;
- Wildlife Habitat: The removals do not appear it will significantly reduce available habitat for wildlife existence and reproduction or result in the immigration of wildlife from adjacent or associated ecosystems.

RECOMMENDATIONS

Pre-Construction Meeting

It is recommended that a project arborist be retained and before the start of construction a meeting and training session must be conducted to communicate and instruct personnel about tree retention and protection. The pre-construction meeting will include required tree protection and exclusionary fencing installed before grading, excavation, and construction procedures. Meeting attendees should be all involved parties including 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.

Tree Planting

Because it is recommended trees be removed replacement planting is necessary. Trees should be planted. Replacement trees should be fifteen-gallon stock (smaller stock may be used to reduce site impacts) with an appropriate salt and wind-resistant tree. Spacing between trees should be at least 10 feet. Occasional deep watering (more than two weeks apart) during the late spring, summer, and fall is recommended during the first two years after establishment. Grinding of stumps onsite is not permissible due to erosion potential.

Tree Protection Standards

Before the commencement of any construction activity the following tree protection measures shall be implemented and approved by a qualified arborist or forester:

- Trees located adjacent to the construction area shall be protected from damage by construction equipment by the use of temporary fencing and through wrapping of trunks with protective materials. No stripping of topsoil or grubbing of understory shall occur in tree preservation zones.
- Fenced areas and the trunk protection materials shall remain in place during the entire construction period. Should access to the area be necessary a Professional Forester or Certified Arborist must be contacted to inspect the site for a recommended course of action.
- Fencing shall consist of chain link, snowdrift, plastic mesh, hay bales, or field fence. Existing fencing may also be used.
- Fencing is not to be attached to the tree but free-standing or self-supporting so as not to damage trees. Fencing shall be rigidly supported and shall stand a minimum of height of four feet above grade and should be placed to the farthest extent possible from the trees base to protect the area within the trees drip line (typically 10-12 feet away from the base of a tree).
- In cases where access or space is limited for tree protection, it is permissible to protect the tree within the 10–12-foot distance after determination and approval by a qualified forester or arborist.
- Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, cleaning of concrete or plaster, and/or dumping of spoils or materials shall not be allowed adjacent to trees on the property especially within or near fenced areas.

During grading and excavation activities:

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

- Any roots that must be cut shall be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock-saw, narrow trencher with sharp blades, or other approved root pruning equipment.
- Any roots damaged during grading or excavation shall be exposed to sound tissue and cut cleanly with a saw.

If at any time potentially significant roots are discovered:

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

Best Management Practices (BMP)

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. Covering and compacting soil around trees can alter water and air relationships with the roots. Fill placed within the dripline may encourage the development of oak root fungus (*Armillaria mellea*). As necessary, trees may be protected by boards, fencing or other materials to delineate protection zones.
- B) Pruning shall be conducted so as not to unnecessarily injure the tree. General principles of pruning include placing cuts immediately beyond the branch collar, making clean cuts by scoring the underside of the branch first utilizing a three-step cut to prevent branch tearing.
- C) 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.
- D) A mulch layer up to approximately 4 inches deep should be applied to the ground under selected trees following construction. Only 1 to 2 inches of mulch should be applied within 1 to 2 feet of the trunk, and under no circumstances should any soil or mulch be placed against the root crown (base) of trees. The best source of mulch would be from chipped material generated on-site.
- E) 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.

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

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

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

(1) Maintain defensible space of 100 feet from each side and 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 the adjacent property shall only be conducted following written consent by the adjacent landowner.

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

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

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

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

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

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

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

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

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

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

(f) As used in this section, “person” means a private individual, organization, partnership, limited liability company, or corporation.
Detailed descriptions of the firebreaks described in subsections (a)(1) and (a)(2) of Public Resource Code 4291. These spacings are to be used in and around proposed home site.

Zone 1

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

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

Zone 2

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

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

Agreement by Landowner

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

A. Management Objectives

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

B. Management Measures

1. Tree Removal: No tree will be removed without a Forest Management Plan or an Amended Forest Management Plan.
2. Application Requirements: Trees proposed for removal will be conspicuously marked by flagging or by paint. The proposed removal of native trees greater than six inches will be the minimum necessary for the proposed development. Removal not necessary for the proposed development will be limited to that required for the overall health and long-term maintenance of the forest, as verified in this plan or 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 trees are visually, historically, or botanically significant specimens protected with the appropriate land use plan that 24 inches or greater in diameter at breast height (DBH), or more than 1,000 years old (i.e. Redwood).
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. Smaller 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, when 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)
- D) Acacia

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 falls 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 Forester #48004 & ISA Certified Arborist #WE-0536A June 17, 2021
Date

Recommendations Agreed to by landowner:



Landowner 9/6/21
Date

Forest Management Plan approved by:

Director of Planning _____
Date

PHOTOGRAPHS

Trees #50-54 (could not take pictures well because of limited access due to slope)



Pine is #52

#54



Trees #55-58



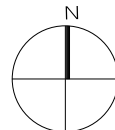
#55 with tree stake embedded in the trunk



#56 with former staking still embedded.



#58 (#57 is upslope)



PROPOSED SITE PLAN

SCALE: 1/16"=1'-0"

[illegible]

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