

# Exhibit D

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Tree Assessment/  
Forest Management Plan  
30590 Aurora Del Mar

Prepared for:

Sea La Vie Carmel LLC

Prepared by:

Ono Consulting  
International Society of Arboriculture  
Board Certified Master Arborist #WE-9388B  
ASCA Registered Consulting Arborist #744  
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PO Box 508  
Pacific Grove CA, 93950

July 28, 2022

Revised October 12, 2022

Owner:

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Architect:

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Forester and Arborist

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## **SUMMARY**

Development is proposed for this site located at 30590 Aurora Del Mar, Carmel, CA 93923. Because Monterey County protected trees forest this site, a tree assessment/arborist report has been prepared that identifies and addresses the effects that the project will have on the existing tree resources on-site as well as a list of recommendations for the project.

The project proposes to remodel an existing house and landscape and build a new non-habitable accessory structure near trees requiring the pruning/removal of trees located on-site and the protection of others identified for retention. In studying the project, three native (3) trees are proposed for removal with this project. A row of Eucalyptus trees are proposed for removal as well for invasive species management and fuel reduction. The remaining trees that are adjacent to the proposed construction are considered to be in poor to fair condition both structurally and in health are to be protected and retained.

## **ASSIGNMENT/SCOPE OF THE PROJECT**

To ensure the protection of the tree resources on-site, the property owners, Sea La Vie Carmel LLC 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 Terry Latasa Architects.
- 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 Terry Latasa Architects dated October 7, 2022, to assess the effects of potential construction on trees within or adjacent to construction activities. The assessment has been made of these plans specifically and no other plans were reviewed, Ono Consulting is neither designers nor engineers, and this report is explicitly based on the plans given to us. Only minor grading and erosion details are discussed in this report as it relates to tree health. It is not the intent of this report to be a monetary valuation of the trees or provide a risk assessment for any tree on this parcel, as any tree can fail at any time. No clinical diagnosis was performed on any pest or pathogen that may or may not be present. In addition to an inspection of the property, Ono Consulting relied on information provided in the preparation of this report (such as surveys, property boundaries, and property ownership) and must reasonably rely on the accuracy of the information provided. Ono Consulting shall not be responsible for another's means, methods, techniques, schedules, sequence, or procedures, or for contractor safety or any other related programs; or another's failure to complete the work per the plans and specifications.

## **PURPOSE**

This tree Assessment/Forest management report is prepared for this parcel due to proposed construction activities that are intent on improving the existing structure located at 30590 Aurora Del Mar, Carmel, CA 93923. The purpose of the site visit was to give an independent assessment of the existing trees that are on-site and to determine if any of the trees will be affected by the proposed project. Oak trees are considered protected trees as defined by the County of Monterey, Title 20 Monterey County Coastal Zoning Ordinance.

## **GOAL**

The goal of this plan is to protect and maintain the Big Sur Area’s forested resources through the adherence to development standards, which allow the protection, and maintenance of its forest resources. Furthermore, it is the intended goal of this 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 Sea La Vie Carmel LLC owners of the lot located at 30590 Aurora Del Mar, Carmel, CA 93923 by Ono Consulting, Urban Foresters, and Certified Arborists due to construction. Monterey County's Coastal Implementation Plan Sec. 20.145.060 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 cypress trees as native tree species that require special consideration for management.

## SITE DESCRIPTION

- 1) Assessor's Parcel Number: 243-331-004-000
- 2) Location: 30590 Aurora Del Mar, Carmel, CA 93923.
- 3) Parcel size: 1.115 Acres
- 4) Existing Land Use: The parcel is developed and is zoned for residential use.
- 5) Slope: The parcel is on a coastal bluff, with terraced flats. Slopes range from 2% to over 15%.
- 6) Soils: The parcel is bisected with half of the site located on coastal bluff rock outcrops and the other half on soils classified by the Natural Resource Conservation Service as "Santa Ynez fine sandy loam". The soil is about 45-60 inches deep with medium runoff potential and moderate erosion hazard.
- 7) Vegetation: The vegetation is of the transitional coastal scrub/Monterey cypress windrow planting. It is a mixture of some planted Monterey cypress trees used as a barrier between properties with a mostly ornamental plant understory present. Overstory trees include Monterey cypress (*Hesperocyparis macrocarpa*), Monterey pine (*Pinus radiata*), and Eucalyptus (*Eucalyptus spp.*).
- 8) Forest Condition and Health: The forest condition and health are evaluated with the use of the residual trees and those of the surrounding transitional coastal scrub/Monterey cypress forest as a stand. This is a primarily even-aged stand of cypress trees planted as windbreaks and property demarcations in a small subdivision as evidenced by the historic photographs in the site's Geologic and Coastal Bluff Recession Assessment Report, Page 31 Prepared by Haro, Kasunich And Associates, Inc. The stand of trees is mostly in fair to poor condition. The surrounding watershed is comprised mostly of coastal scrub with declining Monterey pines in the draws. Several of the cypresses were observed with bark beetle activity.

## **BACKGROUND/PROJECT DESCRIPTION**

We (Ono Consulting) were contacted by Mr. Brian Bare of Bliss Landscape Architecture who requested that we visit the site owned by Sea La Vie Carmel LLC for an assessment of trees adjacent to or within the proposed construction areas. Mr. Bare requested the findings from the review and assessment of trees that occupy the land at 30590 Aurora Del Mar, Carmel, CA 93923 that are adjacent to the proposed design development be prepared and documented in a report that would work in conjunction with other conditions for approval of the building permit application.

A site visit was taken to the property where trees were assessed for health and condition at that time. The assessment focused on incorporating the preliminary location of site improvements coupled with consideration for the general goals of site improvement desired 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 complete the project and meet the goals of the landowner. As a result trees within and immediately adjacent to the proposed development area were located, measured, inspected, and recorded. The assessment of each tree concluded with an opinion of whether the tree should be removed, or preserved, based on the extent and effect of construction activity on the short and long-term health of the tree. All meetings and field reviews were focused on the area immediately surrounding the proposed development.

## **OBSERVATIONS/DISCUSSION**

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

- The site is forested mainly with Monterey cypress and a row of planted Eucalyptus trees.
- Three (3) trees are proposed for removal with the current design.
  - Tree #126 is a 20-inch diameter Monterey cypress
  - Tree #127 is an 18-inch diameter Monterey cypress in fair condition adjacent to the proposed accessory building. The tree will be affected by grading and is proposed for removal.
  - #128 is an 18-inch diameter Monterey cypress in poor condition adjacent to the proposed accessory building. The tree will be affected by grading and is proposed for removal.
- Two (2) trees will be adjacent to the proposed grading and will need to be monitored for construction impacts.
  - Tree #129 is a 26-inch diameter cypress in fair condition.
  - Tree #130 is a 24-inch diameter cypress in fair condition.
- There is a row of Eucalyptus trees above the house that are proposed for removal. Two stems are just above the 24-inch diameter limit to be considered landmark.
- No alternate building sites were considered for this assessment as the site was constrained by pre-existing slope and development.

## TREE CHART

ID	Diameter	Species	Condition	Remove	Comments
125	24	Pine	Poor		Dying crown, beetles
126	20	Cypress	Fair	x	Beetles
127	18	Cypress	Fair	x	Beetles
128	18	Cypress	Poor	x	Suppressed, beetles
129	26	Cypress	Fair		
130	24	Cypress	Fair		Beetles

## PROJECT ASSESSMENT/CONCLUSION

This proposal to remodel an existing house and landscape and build a new non-habitable accessory structure is planned to maintain the coastal forested environment and will allow the forest to continue to exist and regenerate over time. Most of the property contains tree cover, which will remain undisturbed. Whenever construction activities take place near trees, there is the potential for those trees to experience a decline in the long term as well. The greatest attempt has been made to identify and remove those trees likely to experience such a decline. The tree removal proposed is the minimum required to complete the project proposed. The row of nonnative invasive Eucalyptus trees is proposed for removal for fuel management and invasive species removal consistent with Big Sur Land Use Plan Policy 3.3.3. A. 10. Removal of this row of trees will not increase erosion or create significant visual impacts. The property and neighboring properties gain no screening benefit from the trees and their removal will allow better white-water views from Highway 1.

### Short Term Impacts

Site disturbance will occur during driveway and home construction. The shallow slope upon which the construction is planned is a factor in minimizing the disturbance that must take place for the construction. Short-term site impacts are confined to the construction envelope and immediate surroundings where trees will be removed and trimmed and root systems reduced. The pruning of tree crowns and reduction of root area may have a short-term impact on those trees treated, including a reduction of growth, dieback, and potentially death. Every attempt has been made to recommend removing those trees likely to experience severe decline and death as a result of planned activities.

### Long Term Impacts

No significant long-term impacts on the forest ecosystem are anticipated due to the large amount of area that has previously developed, and the relatively small amount of area that will be occupied by the proposed new construction. The project as proposed is not likely to significantly alter air movement or noise pollution and will not significantly reduce the availability of wildlife habitats over the long term. The site and surrounding coastal areas will benefit from the removal of non-native invasive trees that crowd the site's native tree species.



## **RECOMMENDATIONS**

### **Tree Removal**

There are three (3) trees to be removed with the design as stated in the previous tree removal chart. The tree removal contractor shall verify the absence of active animal or bird nesting sites before any tree removal. If any active animal or bird nesting sites are found before tree removal, work shall be stopped until a qualified biologist is consulted for further recommendations.

### **Tree Planting**

Because it is recommended that replacement of removed trees be undertaken replacement planting is necessary. Replacement planting should be at a rate of 1:1 for a total of three (3) Monterey cypress trees. Replacement trees should be five-gallon stock or larger, if available. Spacing between trees should be at least 8 feet. Occasional deep watering (more than two weeks apart) during the late spring, summer, and fall is recommended during the first two years after establishment.

### **Best Management Practices**

The health of the 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 drip-line 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, and for live oak, avoiding the period from February through May.
- C) Native live oaks are not adapted to summer watering and may develop crown or root rot as a result. Do not regularly irrigate within the drip line of oaks. Native, locally adapted, drought-resistant species are the most compatible with this goal.
- D) Root cutting should occur outside of the springtime. Late June and July would likely be the best. Pruning of the live crown should not occur from February through May.
- E) Oak material greater than 3 inches in diameter remaining on-site for more than one month that is not cut and split into firewood should be covered with black plastic that is dug in securely around the pile. This will discourage infestation and dispersion of bark beetles.
- F) A mulch layer up to approximately 4 inches deep should be applied to the ground under selected oaks following construction. Only 1 to 2 inches of mulch should be applied within 1 to 2 feet of the trunk, and under no circumstances should any soil or mulch be placed against the root crown (base) of trees. The best source of mulch would be

from chipped material generated on-site.

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

### **Tree Protection Standards**

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

- Trees located adjacent to the construction area shall be protected from damage by construction equipment by the use of temporary fencing and through the wrapping of trunks with protective materials. No stripping of topsoil or grubbing of understory shall occur in tree preservation zones.
- Fenced areas and trunk protection materials shall remain in place during the entire construction period. Should access to the area be necessary a Professional Forester or Certified Arborist must be contacted to inspect the site for a recommended course of action.
- Fencing shall consist of chain link, 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 height of four feet above grade and should be placed to the farthest extent possible from the base of the trees 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 that is expected to encounter tree roots should be monitored by a qualified arborist or forester to ensure against drilling or cutting into or through major roots. Again, no stripping of topsoil or grubbing of understory shall occur in tree preservation zones.
- The project architect and qualified arborist should be on-site during excavation activities to direct any minor field adjustments that may be needed.
- Trenching for retaining walls or footings located adjacent to any tree shall be done by hand where practical and any roots greater than 3-inches diameter shall be bridged or pruned appropriately.
- Any roots that must be cut shall be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw narrow trencher with sharp blades, or other approved root pruning equipment.
- Any roots damaged during grading or excavation shall be exposed to sound tissue and cut cleanly with a saw.

If at any time potentially significant roots are discovered:

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

### **Tree Pruning**

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

- Clear the crown of diseased, crossing, weak, and dead wood to a minimum size of 1-1/2 inch in diameter;
- Remove stubs, cutting outside the wound wood tissue that has formed around the branch;
- Interior branches shall not be stripped out.
- Reduce end weight on heavy, horizontal branches by selectively removing small-diameter branches, no greater than 3 inches, near the ends of the scaffolds. In some cases, larger diameters may be removed depending on the situation (where critical for safety).
- Pruning cuts larger than 4 inches in diameter, except for deadwood, shall be avoided, unless deemed crucial for safety (broken, cracked, crossing, rubbing, etc.).
- Pruning cuts that expose heartwood shall be avoided whenever possible.
- Pruning shall not be performed during periods of flight of adult boring insects because fresh wounds attract pests (generally spring). Pruning shall be performed only when the danger of infestation has passed.
- All pruning shall be performed by a qualified arborist or under the supervision of an ISA Certified Arborist or Tree Worker. Arborists are required to have a State of California Contractors License for Tree Service (C-61/D49) and provide proof of worker's compensation and general liability insurance.
- All pruning shall be per the Tree Pruning Guidelines (International Society of Arboriculture) and/or the ANSI A300 Pruning Standard (American National Standard for Tree Care Operations) and adhere to the most recent edition of ANSI Z133.1.
- No more than 20 percent of live foliage shall be removed from the trees.

Following construction, a qualified arborist should monitor trees adjacent to the area of the improvements and if any decline in health that is attributable to the construction is noted, additional trees should be planted on the site.

### **Fire Defensible Space (PRC 4291 Amended January 1, 2021)**

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) (A) Maintain defensible space of 100 feet from each side and the front and rear of the structure, but not beyond the property line, except as provided in subparagraph (B). The amount of fuel modification necessary shall consider 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 subparagraph 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, with more intense fuel reductions being utilized between 5 and 30 feet around the structure, and an ember-resistant zone being required within 5 feet of the structure, based on regulations promulgated by the board, in consultation with the department, to consider the elimination of materials in the ember-resistant zone that would likely be ignited by embers. The promulgation of these regulations by the board is contingent upon an appropriation by the Legislature in the annual Budget Act or another statute for this purpose. Consistent with fuels management objectives, steps should be taken to minimize erosion. For the purposes of this subparagraph, "fuel" means any combustible material, including petroleum-based products and wildland fuels.

(B) A greater distance than that required under subparagraph (A) 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.

(C) An insurance company that insures an occupied dwelling or occupied structure may require a greater distance than that required under subparagraph (A) 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.

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

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

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

(5) Before 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) (1) The board, in consultation with the department, shall develop, periodically update, and post on its internet website a guidance document on fuels management pursuant to this chapter. The guidance document 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.

(2) On or before January 1, 2023, the board, in consultation with the department, shall update the guidance document to include suggestions for creating an ember-resistant zone within five feet of a structure, based on regulations promulgated by the board, in consultation with the department, to consider the elimination of materials in the ember-resistant zone that would likely be ignited by embers. The implementation of this paragraph is contingent upon an appropriation by the Legislature in the annual Budget Act or another statute for this purpose.

(f) (1) The department shall do both of the following:

(A) Recommend to the board the types of vegetation or fuel that are to be excluded from an ember-resistant zone based on the probability that vegetation and fuel will lead to ignition by ember of a structure as a part of the update to the guidance document pursuant to paragraph (2) of subdivision (e).

(B) Make reasonable efforts to provide notice to affected residents describing the requirements added by the amendments to paragraph (1) of subdivision (a) made in Assembly Bill 3074 of the 2019–20 Regular Session before the imposition of penalties for violating those requirements.

(2) The implementation of this subdivision is contingent upon an appropriation by the Legislature in the annual Budget Act or another statute for this purpose.

(g) (1) The requirement for an ember-resistant zone pursuant to paragraph (1) of subdivision (a) shall not take effect for new structures until the board updates the regulations, pursuant to paragraph (1) of subdivision (a), and the guidance document, pursuant to paragraph (2) of subdivision (e).

(2) The requirement for an ember-resistant zone pursuant to paragraph (1) of subdivision (a) shall take effect for existing structures one year after the effective date for the new structures.

(h) The department shall not change defensible space inspection practices and forms or enforcement to implement the requirement for an ember-resistant zone until the director makes a written finding, which the director shall post on the department's internet website, that the Legislature has appropriated sufficient resources to do so.

(i) For purposes of this section, a structure for the purpose of an ember-resistant zone shall include any attached deck. This section does not limit the authority of the board or the department to require the removal of fuel or vegetation on top of or underneath a deck pursuant to this section.

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

Detailed descriptions of the firebreaks described in sections (A) and (B) of Public Resource Code 4291. These spacings are to be used in and around home sites.

## Zone 1

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

- Maintain a non-combustible zone 0-5 feet from structures.
- 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. 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, 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, according to local fire ordinances and directives.

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

10. Irrigation: To avoid further depletion of groundwater resources, 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 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 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 if 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 the sale of the property.

Report Prepared by:

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

July 28, 2022  
 Date

Recommendations Agreed to by landowner:

\_\_\_\_\_  
 Landowner

\_\_\_\_\_  
 Date

Forest Management Plan approved by:

\_\_\_\_\_  
 Director of Planning

\_\_\_\_\_  
 Date

**PHOTOGRAPHS**



Trees #128 and #127 are proposed for removal



Location of the proposed accessory unit. Trees #128, #127, and #126 are proposed for removal.



The row of Eucalyptus will be removed. Their removal will not significantly impact the viewshed from Highway 1.





Removal of the Eucalyptus hedge will not create erosion issues as the site is already retained by a large retaining wall.



View from Highway 1 to the southwest with Eucalyptus trees visible.



View from highway 1 to the northwest with Eucalyptus trees visible.

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The 1979 photograph below shows the existing home when it was under construction. Extensive grading is visible. The home was constructed on a bench that was cut into the slope utilizing retaining walls all along the uphill side of the residence.



**Photograph 15: Aerial Photograph from April 30, 1979  
(courtesy of [www.californiacoastline.org](http://www.californiacoastline.org))**

Cypress trees were planted after house construction.





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