

Exhibit I

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Tree Resource Assessment
3257 17 Mile Drive
Pebble Beach CA

Prepared for:

Caroline Bailey

Prepared by:

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1213 Miles Avenue
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July 17, 2017



Owner:

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Forester and Arborist

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SUMMARY

This project proposes to build within a grove of native Monterey Cypress (*Cupressus macrocarpa*) trees near Cypress Point. This plan has been prepared identifying trees for retention and lists a number of recommendations to be implemented with procedures to preserve and sustain the Monterey pine/cypress resources on site for this project. The Monterey Cypress tree is considered native only at Point Lobos Reserve State Park and along the 17 Mile Drive in areas located between Cypress Point and Pescadero Point; a known and mapped Monterey Cypress environmentally sensitive habitat area (ESHA). The Monterey County Local Coastal Program (LCP) notes the rarity of this habitat type and lists the Monterey cypress forest community as ESHA. The LCP stipulates that designated ESHA be protected against any significant disruption of habitat values, and that development adjacent to ESHA is compatible with the long term maintenance of the resource. The proposed development is sited and designed to prevent impacts to significantly degrade the protected habitat.

INTRODUCTION

This Plan has been prepared for Mrs. Caroline Bailey, the owner of the property, located at 3257 17 Mile Drive, Pebble Beach, CA by Frank Ono, professional member Society of American Foresters #48004 and International Society of Arboriculture Certified Arborist #536. Proposed construction involves additions to a single-family residence, addition of a detached garage, concrete V-ditch and stair cases to the upper portion of the lot. The site is located within a closed-cone conifer forest composed of Monterey Cypress, Coast live oak, and Monterey pine where the Del Monte Land Use Plan and Monterey County Zoning Ordinance Title 20 identifies Monterey Cypress, Coast live oak, and Monterey pine as native tree species requiring protection and special consideration for their management. The Monterey cypress forest is particularly important on this site because it is native only at Point Lobos Reserve State Park and along Seventeen Mile Drive between Cypress Point and Pescadero Point. The Local Coastal Program protects the Monterey cypress forest community against any significant disruption of habitat values, and requires that development be carefully sited and designed to avoid potential damage or degradation of the "micro-habitat" of Monterey Cypress trees.

ASSIGNMENT/SCOPE OF PROJECT

This site is recognized as being located within a known and mapped Monterey Cypress ESHA area; therefore to ensure protection of the resources on site, the property owner, Mrs. Caroline Bailey, has requested a Forest Management Plan specifically designed to identify and protect the existing indigenous Monterey Cypress habitat.

To accomplish this assignment, the following tasks have been completed;

- Onsite discussion of the Biological Resources with Dr. Jeffery Froke, Biological Consultant.
- Review proposed building site plans as provided by International Design Group.
- Make recommendations for pre-construction and post construction treatments to facilitate cypress tree protection and potential habitat restoration.
- Create preservation specifications, as it relates to a forest management and habitat restoration map.
- Document findings in the form of a report/plan to satisfy requirements of Monterey County's Local Coastal Program

LIMITATIONS

This assignment is limited to the review of plans submitted to me dated June 6, 2017 by H.D. Peters Company to assess affects from potential construction to existing trees within or adjacent to proposed construction activities. This report is limited to discussion of only the potential for development near existing trees and the minor grading and erosion details as it relates to tree health. This report is also not a hazard tree assessment, though trees may be discovered in such a condition they may present significant risk; unless a clear nexus is evident to the project, they can be evaluated and addressed in a separate report.

This report is a forest management plan which evaluates health, structure and preservation suitability for all Monterey cypress, which are considered protected regardless of size and other protected trees within or adjacent to proposed development that are measured six inches or greater in diameter at 24 inches above grade. It is this report/plan's intent to address and maintain elements of the site's overall biological significance by making recommendations for forest management/sustainability and potential restoration by recommending protections for existing native trees. It is crafted to be used in concert with other information documents and from information discovered while on site.

Inspection limitations: The inspection of trees consists solely of a visual inspection from the ground. While more thorough techniques are available for inspection and evaluation, they were neither requested nor considered necessary or appropriate at this time. This report is based on a visual inspection of tree conditions and for obvious defects. It is not intended to constitute a complete health and hazard evaluation but rather an analysis of native trees on an overall basis as it fits into the general landscaped areas. Further investigation would be required to more definitively evaluate the health and hazards posed by individual subject trees, some of which may not be disclosed by visual inspections. Further investigations include but are not limited to core samples, root crown excavation, and visual inspection of the entire trees by climbing. Please be advised that healthy trees and/or limbs may fail under certain conditions, and that the above recommendations are based on industry standards of tree care.

Urban Foresters/Arborists are tree specialists who use their education, knowledge training and experience to examine trees, recommend measures to enhance their health and beauty and to attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist or to seek additional advice. Trees and other plant life are living, changing organisms affected by innumerable factors beyond our control. Trees fail in ways and because of conditions we do not fully understand.

Urban Foresters/Arborists cannot detect or anticipate every condition or event that could possibly lead to the structural failure of a tree. Conditions are often hidden within the trees and below ground. Urban Foresters/Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, for any specific period or when a tree or its parts may fail. Further, remedial treatments, as with any treatment or therapy, cannot be guaranteed. Treatment, pruning, bracing and removal of trees may involve considerations beyond the scope of the arborists skills and usual services such as the boundaries of properties, property ownership, site lines, neighbor disputes and agreements and other issues. Therefore, urban forester/arborists cannot consider such issues unless complete and accurate information is disclosed in a timely fashion. Then, the urban forester/arborist can be expected, reasonably, to rely upon the completeness and accuracy of the information provided. Trees can be managed but not controlled. To live near trees, regardless of their condition, is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

PURPOSE

This tree resource assessment and forest management plan is prepared for this parcel due to proposed construction activities located at 3257 17 Mile Drive, Pebble Beach, CA. Its purpose is to make recommendations intent on providing protection and the future enhancement of the existing Monterey Cypress habitat natural habitat values and biological productivity, by identification of trees that may be affected by proposed construction.

GOAL

The goal of this Tree Resource/Assessment Plan is to protect and maintain the environmentally sensitive resources of the Del Monte Forest through the adherence of defined procedures and standards that will aid in the establishment and maintenance of the native plant communities on disturbed areas. This report/report recommends procedures to offset potential effects of proposed development on the property and to encourage forest stability and sustainability that will perpetuate the forested character of the property and the immediate vicinity.

Specific objectives for accomplishing the project goal are as follows:

- Identify trees located on site that may be affected by proposed construction
- Review areas previously disturbed and those areas where construction is proposed.
- Make recommendations to prevent damage to existing protected native landscape from construction activity.
- Make recommendations for the implementation of tree protection and construction monitoring to aid in maintaining and preserving the Monterey Cypress/pine closed-cone forest and associated understory.

SITE DESCRIPTION

- 1) Assessor's Parcel Number: 008-461-010-000.
- 2) Location: 3257 17 Mile Drive, Pebble Beach CA.
- 3) Parcel size: 1.16 Acres.
- 4) Existing Land Use: The parcel is zoned for residential use LDR/2.5-D (CZ).
- 5) Slope: The parcel has varied slope. Slopes are less than 25%.
- 6) Soils: Soils appear to be a shallow layer of Narlon series soil above rock outcropping. Please refer to the soils report for engineering specifics.
- 7) Vegetation: The Native vegetation on site is composed primarily of Monterey Cypress (*Cupressus macrocarpa*) interspersed with Monterey pine (*Pinus radiata*) comprising the upper canopy over story, overshadowing understory Coast live oak (*Quercus agrifolia*). Monterey cypress is associated with closed-cone coniferous woodlands and closed-cone pine-cypress forests. The Monterey cypress community is a moderately dense, fire-maintained forest growing up to 80-85 feet tall in sheltered areas in pure stands with an understory of scattered dwarf shrubs and perennial herbs. It intergrades with northern coastal bluff scrub on exposed seaward edges and with Monterey pine (*Pinus radiata*) forest away from the ocean. Typical vegetation found within closed-cone Monterey cypress/pine forest include California sagebrush (*Artemisia californica*), Blue Blossom (*Ceanothus thyrsiflorus*), Powdery live forever (*Dudleya farinosa*), Seaside fleabane (*Erigeron glaucus*), Golden Yarrow (*Eriophyllum confertiflorum*), Lizard tail (*E.staechidifolium*), Douglas iris (*Iris douglasiana*), Skunk weed (*Navarretia squarrosa*). This site is disturbed and much of what native remaining understory observed are small amounts of Seaside fleabane (*Erigeron glaucus*) and Douglas iris (*Iris douglasiana*), these plants are interspersed with Hottentot fig ice plant (*Carpobrotus edulis or chilensis*), some Milk thistle (*Silybum marianum*), Sidney golden wattle (*Acacia longifolia*), Star leaf acacia (*Acacia verticillata*), other planted landscape ornamentals and sedges, or grasses. Please refer to the biological assessment prepared by Jeffery Froke for specific information for this site for vegetation considered protected in this region other than Monterey pines and Cypresses.
- 8) Forest Condition and Health: The forest condition and health is evaluated with the use of the residual trees and those of the surrounding Monterey closed-cone forest as a stand. The major component of the stand is Monterey cypress which is considered to be in moderate fair health and condition. Crown cover varies with the canopy ranging from dense individual mature crowns to openings in the canopy created from previous disturbances (such as tree failures and grading). Trees closest to the ocean appear to be in decline due to salt wind burn (a normal occurrence along western facing ocean forest fronts). A number of Cypresses also were found partially uprooted due to shallow soils with limbs fragmenting apart (this normal on a site such as this, the cypress splits or falls and allows better wind protection for new seedlings that are in the leigh of the tree. Growing in the shaded crowns of both the Cypresses and pines is Lace Lichen (*Ramalina menziesii*). This lichen grows on the tree branches taking advantage of openings in the canopy to grow in the light and is considered a controlled parasitic on the trees.

Most mature pines found on the property observed in decline are being attacked by turpentine beetle (RTB) (*Dendroctonus valens*) in the bottom eight feet of the main stem. There has also been a number of attacks observed on Monterey pines on surrounding properties. The younger healthier looking pines did not have any evidence of disease or insect activity. Several pines were also found to be infected with a fungus (*Fomes pini*) a wood decaying fungi most likely brought in by pine boring insects such as bark beetles. Generally tall pine stems that are infected with the fungus fragment apart losing their crowns and limbs and leaving a tall erect stem. When trees are diagnosed with this fungi they may be retained as long as no high value targets are near. The trees with this fungi are highly regarded for wood pecker nesting habitat as they can be easily hollowed out by wood peckers. Some natural seeding and regeneration is observed of pine seedlings along with some Monterey cypress regeneration. Monterey pines are observed successfully reseeded on other lots in the general vicinity of this area.

A number of instances were found where there is minor Cypress bark beetle (*Phloeosinus cupressi*: (Hopk) - *Phloeosinus cristatus* (Lec)) activity. These insects cause damage similar to Pine bark beetles. Newly emerging Cypress bark beetles feed on the twigs of Cypress as well as the tree bole. Branches and twigs are attacked well back of the branch tips. These beetles bore and feed on the wood directly under the bark layer causing deep tunnels and galleries fanning out around the entire circumference of the branches or boles. Attacks are generally restricted to the late spring and early summer months. Minor attacks on twigs and branches do not necessarily indicate decline or eventual mortality of the tree infected, although a severe infestation can cause rapid decline and death. Where bark beetles mine, the trunk exudes sap and the pests' sawdust-like frass is present. A reddish type of foliage and reddish brown sawdust on the bark plates is an indication that the Cypress is infested and declining. When infestations become severe, sanitary pruning and disposal of infected wood is recommended. Removing bark in the area will reveal centipede-like tunneling on the inner bark and wood surface. Once bark beetles attack a tree, control is generally not possible. If individual branches are affected, pruning infected branches off and provision of good tree care may permit recovery. Removing infested trees and shrubs assists with preventing spread of bark beetles to other desirable vegetation nearby.

BACKGROUND/PROJECT DESCRIPTION

All meetings and field review are focused on the area immediately surrounding the proposed development and includes onsite discussion of the biological resources with Dr. Jeffery Froke, Biological Consultant. During the month of June 2017, I (Frank Ono, F.O. Consulting) I was contacted by John Moore, Moore Designs, where I was requested for an assessment of trees adjacent or within proposed construction areas. The project consists of additions to a main residence, new garage, walkways, and improvements to the driveway. The assessment is to determine the treatments necessary to complete the project to meet the goals of the landowner, focusing on incorporating the preliminary location of site improvements with consideration for the general goals of preserving trees to the greatest extent feasible, maintaining the view shed, general aesthetic quality of the area, and to comply with county codes. Trees within and immediately adjacent to the proposed development area were located, measured, inspected, and recorded, concluding with an opinion of whether trees should be removed, or preserved, based on the extent and effect of construction activity to the short and long term health of the tree. My assessment is prepared and documented in a report to 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 discussed during this stage of the planning process.

- The site is forested predominately with mature Monterey cypress, Coast live oak and Monterey pines. Canopy coverage is semi-open. In some of the areas the existing Monterey cypress and Monterey pine trees on the property have been pruned allowing wind and light to penetrate the canopies; in other areas trees have fallen or fragmented apart allowing sunlight penetration through the canopy.
- There is a mixture of size classes of trees on this property; trees on the property vary in size and range from 6"- 56" in diameter.
- Monterey pines occur on the property where they are protected from salt wind, the old taller mature pines are in poor condition. Younger pines appear to be healthy, most likely because they are protected under taller trees. The majority of the pines are located within the interior of the property away from 17 Mile Drive and behind the existing house.
- Monterey cypresses are interspersed with the existing pines all appearing to be in fair or better condition with a number of trees near the existing house removed because they failed during recent storm activity. Whole tree failure and limb breakage is evident in several of the mature trees. There are a number of large limbs which have broken off which have been removed. One small cypress has been found where significant limbs have snapped the tree (see photographs).
- One Monterey Cypress (#238) is found with advanced decay and significant lean over the street. It is located along the west fence line. This tree will be addressed in a separate Hazard Tree Assessment Report since it is not part of the building project.
- The site has experienced disturbance of the natural grade and contours, to accommodate the existing structure. There is a retaining wall located east of the driveway and main structure, a small well/pond at the front entrance and patios surrounding the existing structure.
- Exotic and ornamental planting is minimal but present near the existing house. Previous clumps of large Star acacia (*Acacia verticillata*) growing in the areas above the house has been removed. Landscape ground cover is mainly mixture of ice plant, Douglas iris, with landscaped ornamentals and grasses.

PROJECT ASSESSMENT

The project as proposed, plans on retaining trees without any tree removal and takes into account of the sustainability of the Monterey cypress habitat, with work being limited to those areas previously disturbed. There is existing encroachment into the root zone/dripline of several trees however the encroachment is historical and is not affecting the trees negatively. The garage, as it is located encroaches into the root zone of tree #277 - 32" diameter Monterey cypress. This has already been encroached for the existing retaining wall, at this time the past encroachment does not appear it has had a negligible effect on the tree.

A stair case is shown that allow access to the upper sloped area of the property but does not go near any Cypress trees. It is placed near tree #273 - 6" diameter Coast live oak.

CONCLUSION

This proposal to build additions to a single-family residence and expand the driveway and garage is planned to maintain the existing Cypress forested environment, allowing the forest to continue to exist and regenerate over time. No tree removal for this site is proposed or expected due to construction. All trees are expected to survive if properly protected and monitored. The remainder of the property contains tree cover, which will remain undisturbed. No watercourses are near the planned construction.

Short Term Affects

Site disturbance will occur during building construction. Short term site affects are confined to the construction envelope and immediate surroundings some trees may be trimmed and root systems reduced. The pruning of tree crowns above 30% and reduction of root area may have a short term effects on those trees treated, including a reduction of growth and potential limb dieback.

Long Term Affects

No significant long term affects to the forest ecosystem are anticipated as this is already a developed residential site. The project as proposed is not likely to significantly reduce the availability of wildlife habitat over the long term. Whenever construction activities take place near trees, there is the potential for those trees to experience decline in the long term as well. The greatest attempt has been made to identify for removal those trees likely to experience decline.

RECOMMENDATIONS

Tree Pruning

It is to be understood that the pruning of retained trees may be expected for this site, especially near building construction areas. Pruning will include trees with deadwood, minor structural defects or disease that must be compensated, and possibly vehicle or pedestrian clearance. Trees should be monitored on occasion for health and vigor after pruning. Should the health and vigor of any tree decline it will be treated as appropriately recommended by a certified arborist or qualified forester. Remedial pruning should occur prior to construction. Following construction, any above ground tree pruning/trimming should be delayed until one year after completion of construction. Following construction, a qualified arborist should monitor trees adjacent to the improvements area and if any decline in health that is attributable to the construction is noted, additional trees should be planted on the site.

Tree Protection

Prior to the commencement of construction activities:

- Trees located adjacent to construction areas shall be protected from damage by construction equipment by the use of temporary fencing and through wrapping of trunks with protective materials.
- Fencing shall consist of chain link, snowdrift, plastic mesh, hay bales, or field fence. Existing fencing may also be used.
- Fencing must not be attached to the tree. It shall be 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.
- Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, and/or dumping of materials should not be allowed adjacent to trees on the property especially within fenced areas.
- Fenced areas and the trunk protection materials must remain in place during the entire construction period.

During grading and excavation activities:

- All trenching, grading or any other digging or soil removal that is expected to encounter tree roots will be monitored by a qualified arborist or forester to ensure against drilling or cutting into or through major roots.
- The project arborist should be on site during excavation activities to direct any minor field adjustments that may be needed.
- Trenching for the retaining wall and driveway located adjacent to any tree should be done by hand where practical and any roots greater than 3-inches diameter should be bridged or pruned appropriately.
- Any roots that must be cut should 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 should be exposed to sound tissue and cut cleanly with a saw.

If at any time potentially significant roots are discovered:

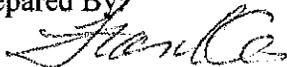
- The arborist/forester will be authorized to halt excavation until appropriate mitigation measures are formulated and implemented.
- If significant roots are identified that must be removed that will destabilize or negatively affects the target trees negatively, the property owner will be notified immediately 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 affects, such as hand digging, bridging or tunneling under roots, etc..

Best Management Practices to Observe (BMP)

The following best management practices must be adhered to:

- A) Tree service Contractors will verify animal or bird nesting prior to tree work. If nesting activity of migratory birds are found, work must stop and a wildlife biologist consulted before commencing work (the typical bird nesting season ranges from February 22 to August 1).
- B) 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 rot fungus (*Armillaria mellea*). As necessary, trees may be protected by boards, fencing or other materials to delineate protection zones.
- C) Pruning shall be conducted so as not to unnecessarily injure the tree. General- Principals 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.
- D) Native live trees 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.
- E) 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 February through May.
- F) Tree material greater than 3 inches in diameter remaining on site more than one month that is not cut and split into firewood must be covered with thick clear plastic that is dug in securely around the pile to discourage infestation and dispersion of bark beetles.
- G) 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.
- H) 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.

Report Prepared By



Frank Ono, SAF Forester #48004 and ISA Certified Arborist #536

July 17, 2017

Date

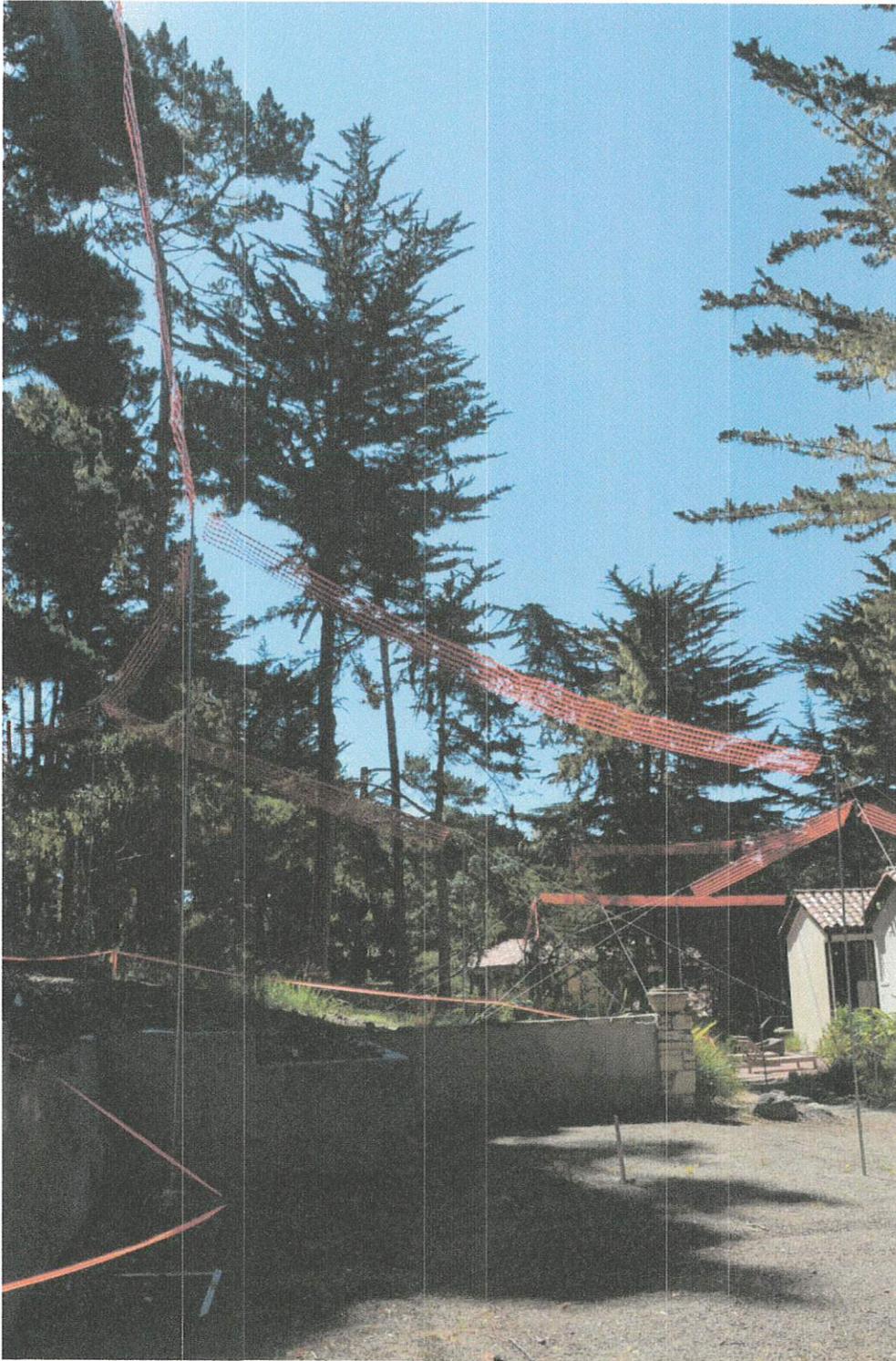
PHOTOGRAPHS



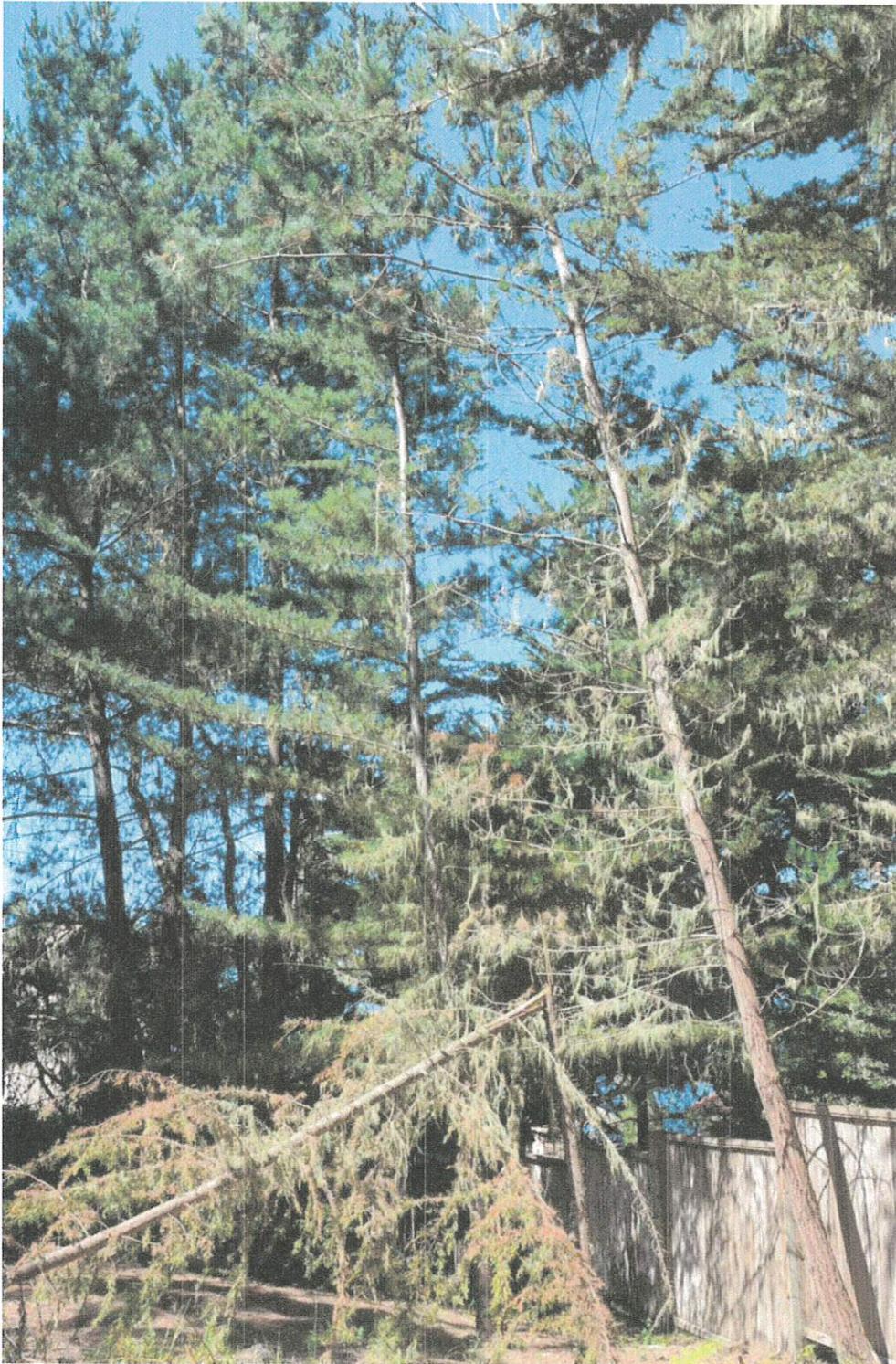
View of existing house and previous disturbance (shown in front of house are trees #224 and #223)



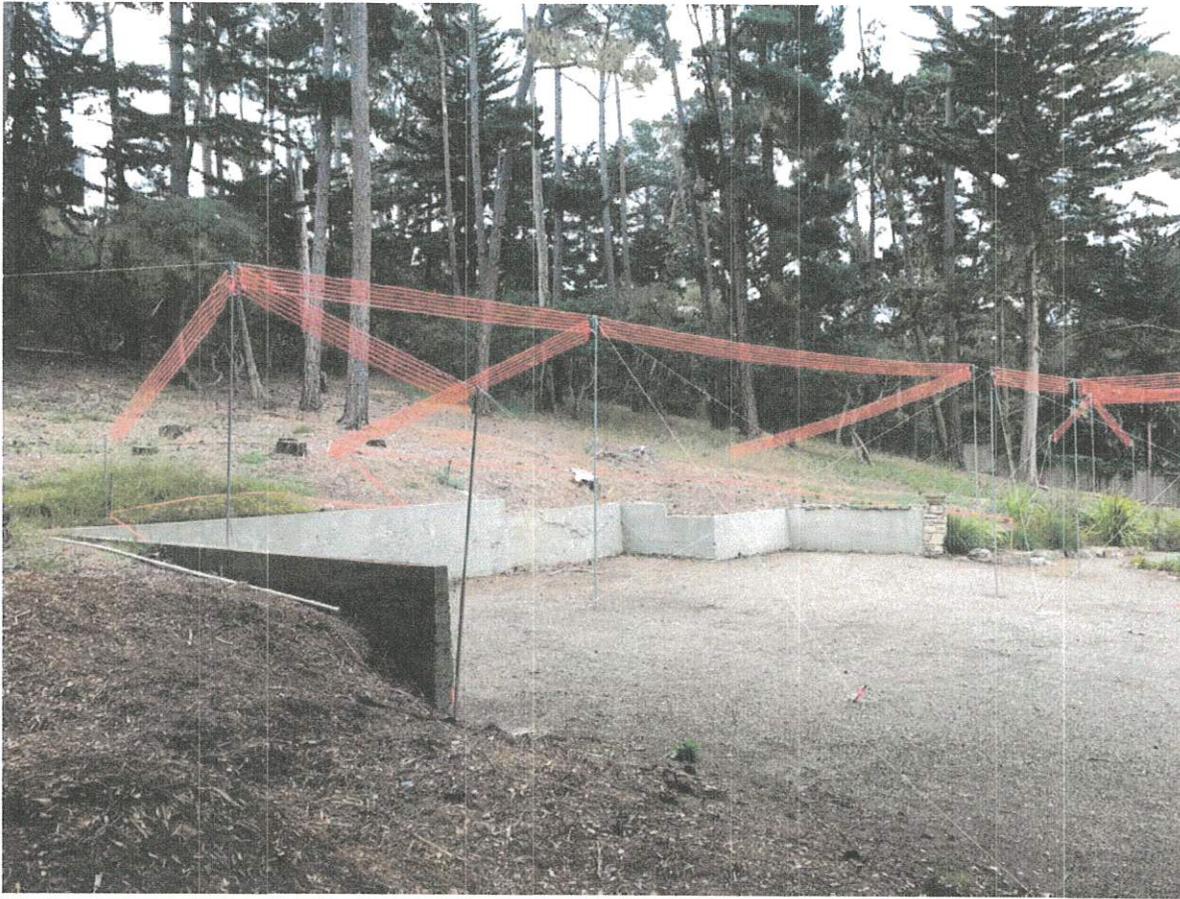
Red line shows new footprint of house. The building footprint is site to take advantage of previous disturbance and not significantly impact existing trees.



View looking to the south where new footprint conforms to previous disturbances.



Small cypress was found snapped by previous wind storms



Staking shows footprint of new addition is outside and away from cypresses



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