

# Exhibit C

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Tree Resource Assessment  
Forest Management Plan  
26399 Scenic Road, Carmel CA

Prepared for:

ISVN LLC

Prepared by:

Ono Consulting  
Members Society of American Foresters  
ISA Certified Arborist #WE-0536A  
ISA Board Certified Master Arborist WE-9388B  
P.O. Box 508  
Pacific Grove, CA 93950

February 2, 2023

Owner:

ISNV, LLC,  
930 Tahoe Blvd., Suite 802-395,  
Incline Village, NV 89451

Architect:

Eric Miller Architects, Inc.  
211 Hoffman Avenue  
Monterey, Ca 93940  
Contact: Carla Hashimoto Ph: 831-372-0410

Forester and Arborist

Ono Consulting  
ISA Certified Arborist #WE-0536A  
ISA Board Certified Master Arborist WE-9388B  
P.O. Box 508  
Pacific Grove, CA 93950

## SUMMARY

Development is proposed for the site located at 26399 Scenic Road Carmel, CA 93923. Where a row of Monterey cypress trees is located within or adjacent to the proposed construction area. This assessment/arborist report is prepared to identify and addresses the potential effects that the project may have on the existing tree resources on site as well as a list of recommendations for the project.

The project proposes development with total site coverage of 3,984 S.F. near existing Monterey cypress trees. The proposed project consists of the following:

A new 2-story 2,823 SF. single-family residence with 2 bedrooms, 2 full baths, 1 half bath, 2 car garage, an outdoor patio, outdoor kitchen, perimeter property line fences up to 6 feet high, & low privacy walls on Scenic Road and Isabella Avenue up to 4 feet. It also includes a new attached 776 S.F. ADU with 2 bedrooms and 2 baths.

The project and driveway entrance, as designed, proposes the removal of one stem and the pruning of the remaining trees for retention. The tree stem proposed for removal with this project is in poor condition structurally and will decline due to necessary grading because it is sited in the area where the driveway entrance is proposed. The remaining trees that are adjacent to the proposed construction have been proposed to be retained.

## **ASSIGNMENT/SCOPE OF PROJECT**

To ensure the protection of the tree resources on site, the property owners, ISNV, LLC have requested an assessment of the trees in proximity to proposed development areas and to prepare an arborist report for the trees that are adjacent to these development 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.
- 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, dated August 18, 2022, to assess potential construction effects on trees within or adjacent to construction activities. The assessment has been made of these plans specifically, 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/Forest management report is prepared for this parcel due to proposed construction activities proposed 26399 Scenic Road Carmel, CA 93923. The purpose of the assessment is to determine what if any of the trees will be affected by the proposed project. Native trees are considered protected trees as defined by the County of Monterey, Title 20 Monterey County Coastal Zoning Ordinance.

The goal of this plan is to protect and maintain the Carmel Area 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 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 ISNV, LLC owners of the lot at 26399 Scenic Road Carmel, CA 93923 by Ono Consulting, Urban Foresters, and Certified Arborists due to construction. Monterey County's (Coastal Implementation Plan Sec. 20.146.060) requires a forest management plan when tree removal is necessary of native trees six inches in diameter or greater to preserve and maintain the forest and its beneficial uses. The County identifies native tree species that require special consideration for management.

## SITE DESCRIPTION

- 1) Assessor's Parcel Number: 009-041-017-000
- 2) Location: 26399 Scenic Road Carmel, CA 93923
- 3) Parcel size: .76 Acres
- 4) Existing Land Use: The parcel is vacant, zoned MDR/2-D(18)(CZ)
- 5) Slope: The parcel is a terraced flat with a minor slope and a berm along Isabella.
- 6) Soils: The parcel is located on OaD-Oceano loamy sand, with 2 to 15 percent slopes. It is urban and built-up land. This soil is undulating to rolling soil on eolian dunelike hills. Runoff is slow to medium, and the erosion hazard is slight to moderate.
- 7) Vegetation: The vegetation on site consists of grasses, ice plant, and three Monterey cypress (*Hesperocyparis macrocarpa*) stems. It is a disturbed site, that has been graded and has a berm along Isabella Avenue with three planted Monterey cypresses (they are planted since they are growing in a straight line along the perimeter of the property).
- 8) Forest Condition and Health: This is not a forest but rather a line of trees that were planted as a hedge row. The health of the trees appears to be in fair condition but ranges in structure from poor to fair. The two tallest trees are in fair health and structural condition, while the smallest tree is fragmenting apart from recent storm activity.

## BACKGROUND/PROJECT DESCRIPTION

Ono Consulting was contacted by Eric Miller Architects who requested a review and assessment of trees that are adjacent to or within the proposed construction areas. We are to document our findings from the review and assessment in a report to work for the approval of the building permit application.

Our assessment focuses on incorporating the preliminary location of site improvements coupled with consideration for goals desired by the landowner. This includes preserving trees to the greatest extent feasible, maintaining the view shed, and the general aesthetic quality of the area while complying with county codes. The study of the individual trees determined the treatments necessary to complete the goals of the project and 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 and stability of the trees. 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.

- Three Monterey cypresses grow in a raised berm located along Isabella Avenue.
  - #92 is a mature Monterey Cypress with deadwood within its fairly open crown. The tree is well-rooted and stable with no current signs of root uplift. The trunk has no signs of significant decay though there are buttressed columns of reaction wood along the center of the tree trunk. The tree is perched approximately 3-5 feet above the existing interior grade of the building envelope.
  - #93 is a short stature and fractured, Monterey Cypress, standing less than half the height of the surrounding trees. This tree appears to be fused to tree #92. The tree has a poor structure, with significant decay in its main stem. The crown has fragmented, twisted, and broken limbs.
  - #94 is a Monterey Cypress standing approximately 80 feet tall. The tree has a fairly open crown and extended arching branches. There are several broken limbs observed to be hanging in the crown of the tree.
- Two of the tree stems (#92 and #94) are proposed to be retained. The shortest stem, tree #93, is proposed for removal due to its short stature and fragmented crown and located within the driveway footprint.
- The project driveway requires encroachment into root zones to facilitate the successful installation of the driveway.
- The trees are growing in disturbed sandy loam fill soil covered by ice plant. To predict what roots may be present, probing of the soil was undertaken around all three trees, and obstructions (could be a root or could be a rock) were found within a depth of three feet. It is presumed that the obstructions are roots.
- Tree #92 will require careful hand digging of the root zone area to determine what roots exist and what treatments they receive. As of the time being, roots are to be pruned and the soils are supported with a retaining wall.

## **PROJECT ASSESSMENT/CONCLUSION**

This proposal is to build a single-family residence and driveway adjacent to several Monterey Cypress trees. The project proposes to excavate the berm where the trees are located to place a new driveway entrance between trees #92 and #94. The project proposes the removal of a small cypress tree #93 (fragmenting apart from severe storm damage) and retaining the remaining trees.

Every attempt is being made to retain trees and recommend removing those trees likely to experience severe decline and death as a result of planned activities. Short-term site impacts are confined to the construction envelope and immediate surroundings where the tree (#93) will be removed, and the root systems of trees #92 and #94 are reduced (most of the support roots of #92 are located on the south side of the tree outside the excavation area and will not be adversely affected). Trees #92 and #94 must be monitored for health and stability after root pruning and crown reduction. Judicious crown pruning of remaining trees is necessary as the pruning of tree crowns above 30% and reduction of root area may have a short-term impact on those trees treated, including a reduction of growth, dieback, and potentially death. The project as proposed is not likely to significantly reduce the availability of wildlife habitat over the long term.

## **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 and agree to ensure tree protection will remain in place during the entire construction period.

### **Monitoring Grading Around Cypresses**

The intent is to preserve trees #92 and #94. Careful hand trenching will be necessary to expose roots that may need to be pruned, therefore a qualified forester, arborist, or biologist shall monitor all grading and construction activities adjacent to the Cypress trees to ensure conformance to this Plan. In particular, the placement of the driveway requires excavation of the soil where roots are to be located and pruned. Probing of the soil around retained tree #92 revealed potential roots in the soil at a depth of approximately three feet. The driveway requires approximately three feet of soil cut and thus may encounter roots in the driveway area. The crown of the tree will need to be crown thinned and reduced to minimize crown “wind sail” properties and the corresponding lever action of the stem on disturbed roots during high wind events.

### **Tree Planting**

Because it is recommended that the replacement of removed trees be undertaken replacement planting is necessary. Trees should be planted in the immediate area just to the southeast of the proposed structure in an area with the greatest opening in the tree stand to allow for a minimum of competition and maximum sunlight. The replacement tree should be five-gallon stock or larger, if available. Spacing between trees should be at least 8 feet. There appears to be enough room to plant the tree on the parcel. 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 permissible.



## Tree Protection

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, and for live oak, avoiding the period from February through May.
- 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) 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.

## Tree Protection Standards

Prior to 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.
- 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. In this case, access or space is limited for tree protection due to the installation of the driveway so it is permissible to protect the tree within the 10–12-foot distance after the determination and approval of tree protection measures are reviewed by a qualified forester or arborist.
- Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, cleaning of concrete or plaster, and/or dumping of spoils or materials shall not be allowed adjacent to trees on the property especially within or near fenced areas.

During grading and excavation activities:

- All trenching, grading or any other digging or soil removal that is expected to encounter tree roots shall be monitored by a qualified arborist or forester to ensure against drilling or cutting into or through major roots.

- The project architect and qualified arborist shall be on-site during excavation activities around the trees to direct any minor field adjustments that may be needed.
- Trenching for retaining walls or footings located adjacent to any tree shall be done by hand where practical and any roots greater than 2 inches in 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 significant roots (greater than 2" diameter) are discovered:

- The arborist/forester will be authorized to halt excavation until appropriate mitigation measures are formulated and implemented.
- When significant roots are identified that must be removed, they must be studied to see if they will destabilize or negatively affect the target tree. 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 Guidelines**

It is understood that the pruning of retained trees will be expected for this site. The goal of the pruning of the crown of the trees is to minimize crown "wind sail" properties and reduce the corresponding lever action of the stem on disturbed roots during high wind events. Pruning will also include the trees that have deadwood or are exhibiting some minor structural defect or minor disease that must be compensated.

The trees being pruned must be pruned according to American National Standards Institute (ANSI) A300 standards. Tree pruners must indicate what trees are to be pruned and what limbs will be removed for what reasons. Before any pruning, an outline of what trees and type of pruning are to be submitted, and at no time shall over 20% of the trees' overall crown be removed unless specific reasons warrant it. 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.) or those interfering with vehicular traffic.

- 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 workers' 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.
- Brush shall be chipped, and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 6 inches, leaving the trunk clear of mulch.

### **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 View shed (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 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, where not injurious to the health of the tree, may be performed wherever necessary in the judgment of the owner, particularly to reduce personal safety and fire hazards. Retained trees that are located close to the construction site shall be protected from inadvertent damage by construction equipment through wrapping of trunks with protective materials, bridging or tunneling under major roots where exposed in foundation or utility trenches, and other measures appropriate and necessary to protect the well-being of the retained trees.

7. Fire prevention: In addition to any measures required by the local California Department of Forestry fire authorities, the owner will;

- A) Maintain a spark arrester screen atop each chimney.
- B) Maintain spark arresters on gasoline-powered equipment.
- C) Establish a "greenbelt" by keeping vegetation in a green growing condition to a distance of at least 50 feet around the house.
- D) Break up and clear away any dense accumulation of dead or dry underbrush or plant litter, especially near landmark trees and around the greenbelt.

8. Use of fire (for clearing, etc.): Open fires will be set or allowed on the parcel only as a forest management tool under the direction of the Department of Forestry authorities, pursuant to local fire ordinances and directives.

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

10. Irrigation: To avoid further depletion of the groundwater resource, prevent root diseases and otherwise maintain favorable conditions for the native forest, the parcel will not be irrigated except within developed areas. Caution will be exercised to avoid over-watering 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.

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 the sale of the property.

Report Prepared By:



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

February 2, 2023  
Date

Recommendations Agreed to by landowner:

\_\_\_\_\_  
Landowner

\_\_\_\_\_  
Date

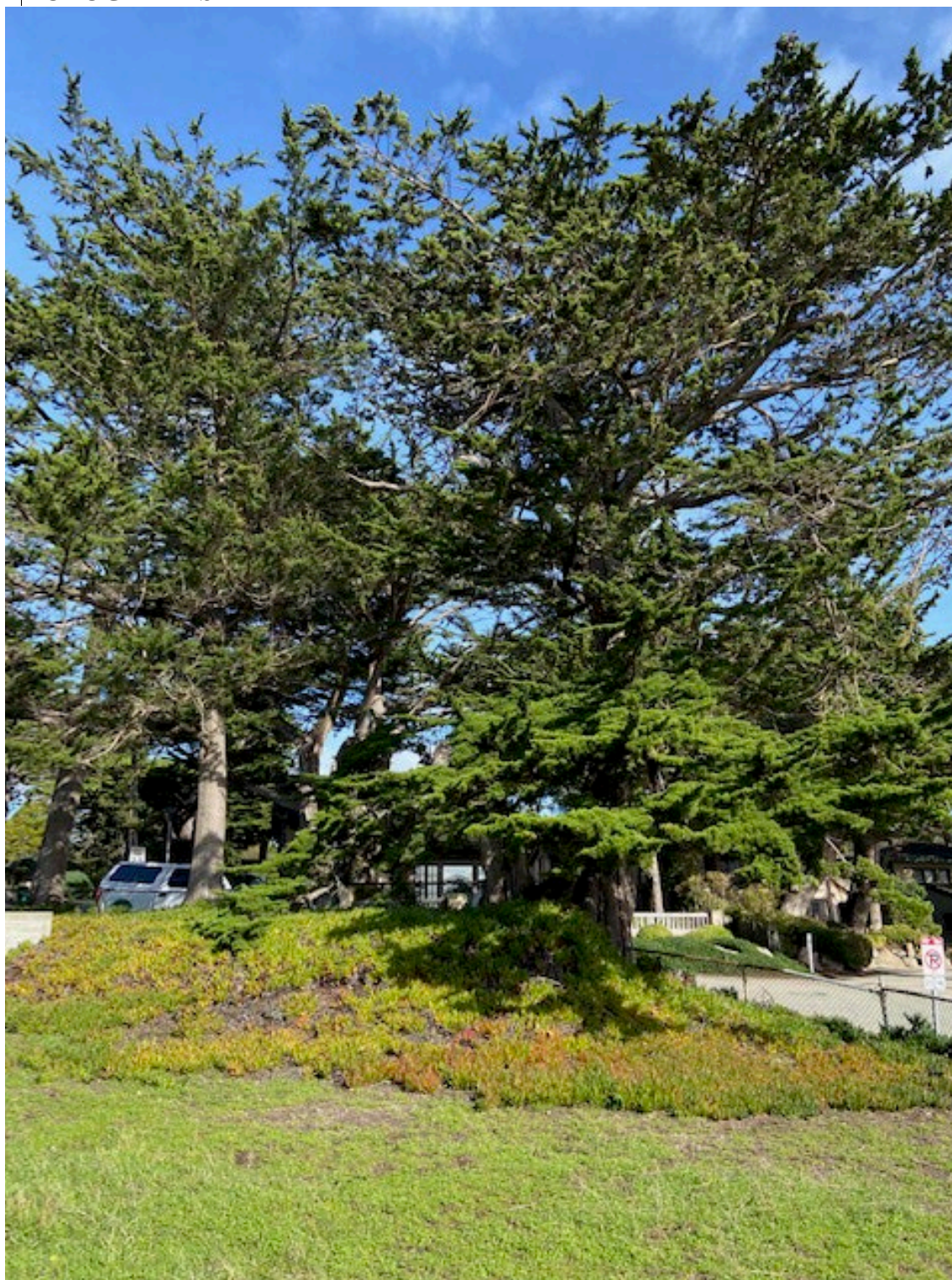
Forest Management Plan approved by:

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

\_\_\_\_\_  
Date



## PHOTOGRAPHS



Tree #92, in the foreground



Tree #94 and #93 (short one)



Tree #92 is to the far right



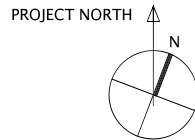


Tree #93 is fragmented and in poor structural condition



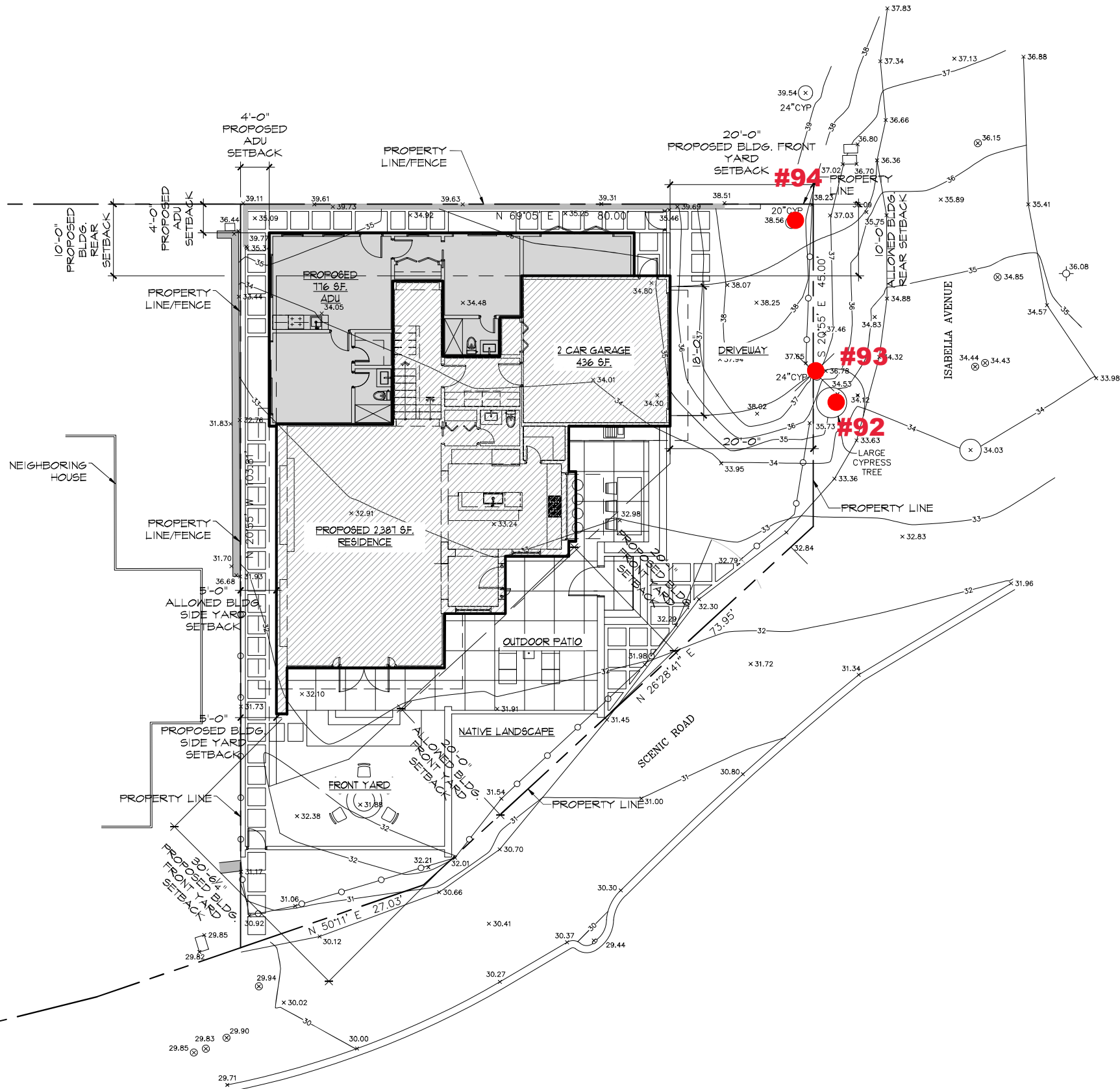
OCEAN VIEW AVENUE

SCENIC ROAD



## PROPOSED SITE PLAN

0 8' 16' 32'  
SCALE: 1/8" = 1'-0"



REVISION		No.
CONSULTANT:		
ARCHITECT		
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PROPOSED SITE PLAN		
JOB NAME: ISNV, LLC Residence		
26399 Scenic RD		
Carmel, CA 93923		
A.P.N. 009-441-017-000		
DATE: 8/18/2022		
SCALE: 1/8" = 1'-0"		
DRAWN: HRM		
JOB NUMBER: 2210		
A-1.1		
SHEET OF		

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