

Exhibit D

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5477 Covey Court
La Mirada II Garage
Forest Management Plan

Prepared for:

La Mirada II

Prepared by:

Urban Forester
Member Society of American Foresters #48004
ISA Certified Arborist #536
1213 Miles Avenue
Pacific Grove, CA 93950

August 8, 2024

Owner:

La Mirada II
5477 Covey Court
Carmel, CA 93923

Architect:

Wald, Ruhnke & Dost Architects (WRD), LLP
2340 Garden Road
Monterey, CA 93940

Forester and Arborist

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

SUMMARY

Further development of a new garage structure is proposed for this site. The construction requires excavation and re-grading of soil near oak trees on site, affecting several existing trees (one Monterey pine and four oaks) that need to be removed. Excavation and hardscape removal will be performed. A tree assessment/arborist report has been prepared to be used either as a stand-alone document or as an amendment to the original forest management plan previously 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 regarding trees on the project.

ASSIGNMENT/SCOPE OF PROJECT

To ensure the protection of the tree resources on-site, the property owner, La Mirada II has requested an assessment of the trees within and in proximity to proposed development areas and an arborist report prepared for this property. To accomplish this assignment, the following tasks have been completed;

- Evaluate health, structure, and preservation suitability for each county-protected tree within or adjacent (25 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 WRD 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 21 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 WRD dated July 31, 2024, to assess the potential effects of construction on trees within or adjacent to the area of construction activities. It is not the intent of this report to be a monetary valuation of the trees or to provide a risk assessment for any tree on this parcel, as any tree can fail at any time. In addition to an inspection of the property, F.O. Consulting relied on information provided in the preparation of this report (such as surveys, property boundaries, and property ownership) and must reasonably rely on the accuracy of the information provided. F.O. Consulting shall not be responsible for another's means, methods, techniques, schedules, sequence, procedures, or for contractor safety or any other related programs; or another's failure to complete the work following the plans and specifications. Only the grading and erosion details that are discussed in this report are those that relate to tree health. All meetings and field reviews were focused on the area immediately surrounding the proposed development.

PURPOSE AND GOAL

This tree assessment document is to work in concert with a previous forest management report prepared for this parcel due to proposed construction activities that are intended to improve the land located at 5477 Covey Court, Carmel CA. Oak trees are considered protected trees as defined by the County of Monterey, Title 21 Monterey County Coastal Zoning Ordinance. The plan's goal is to protect and maintain the Carmel Valley Land Use Plan forested resources through adherence to development standards, allowing 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.

SITE DESCRIPTION

- 1) Assessor's Parcel Number: 157-171-033-000
- 2) Location: 5477 Covey Court, Carmel Valley
- 3) Parcel size: 2.75 Acres
- 4) Existing Land Use: The parcel is zoned LDR/B-6-D-S-RAZ for residential use.
- 5) Slope: This is a previously developed site. Slopes vary, ranging from 5% to over 25%.
- 6) Soils: The parcel is located on soils classified as the Santa Lucia series, SfE, and Sg. SfE is Santa Lucia shaly clay loam, 15 to 30 percent slopes. This is moderately steep soil on uplands. Slopes are mostly about 20 percent. Runoff is medium, and the erosion hazard is moderate. Roots can penetrate to a depth of 20 to 40 inches. The available water capacity is 2 to 5.5 inches. Sg is a Santa Lucia-Reliz association. The steep and very steep soils in this association are on uplands. Slopes are 30 to 75 percent. Santa Lucia soils make up 35 percent of this association and Reliz soils 25 percent. Santa Lucia soils are in areas that have a northern exposure, and Reliz soils are on ridge tops or in areas that have a southern exposure.
- 7) Vegetation: This is a mixed-age pine-oak association, composed of a stand of taller Monterey Pine with coast live oak and planted ornamental understory. The introduced vegetation planted in the proposed development consists of Strawberry trees, Ceanothus, Stone pine, and manzanita.
- 8) Forest Condition and Health: The forest's condition and health are evaluated with the use of the residual trees and those of the surrounding forest as a stand. The forest consists mainly of a dense stand of Monterey pine that varies in health. Some mortality is observed due to pine bark beetle and several trees appear to be symptomatic of pine pitch canker as observed by the excessive resinosity on tree trunks and branch tip dieback.

BACKGROUND/PROJECT DESCRIPTION

Ono Consulting was contacted by WRD who requested that we re-visit the site for an assessment of trees adjacent to or within the proposed garage construction area. The project proposes to remove a section of an existing retaining wall and create an area where a new garage is to be constructed. WRD requested the findings from the review and assessment of trees 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 where a study of the individual trees determined the treatments necessary to complete the project and meet the goals of the landowner. 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.

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 pine trees (*Pinus radiata*), with some coast live oak (*Quercus agrifolia*), and various ornamental plantings.
- The site is located within the Carmel Valley Master Plan; the Plan protects Oaks, Redwoods, and Madrones. Monterey pines, to my knowledge, are also not protected by the Master.
- The project will affect four Oak trees and one pine due to the design grading and excavation requirements of the design.
 - A. Monterey pine - One 48" diameter
 - B. Oak – 33" diameter
 - C. Oak -18" Oak
 - D. Oak - 6" diameter oak.
 - E. Oak – 18" Oak
- Oak tree cover is understory and removal remains lower than 10 percent of the total oaks on this property (these oaks may have ecological value; however, they are not part of a functioning oak woodland).
- No alternate building sites were considered for this assessment as the site is constrained by pre-existing construction conditions and slopes.

CONCLUSION/PROJECT ASSESSMENT

This proposal to build a garage is planned to maintain the existing oak and pine wooded environment, allowing the forest to continue to exist and regenerate over time. Tree removal (one pine and four oaks) for this site is the minimum tree removal required due to construction grading. All elements of the original forest management plan are to be followed and the remainder of the property that contains tree cover will remain undisturbed. No adverse effects from tree removal are expected as stated in the original approved forest management Plan.

RECOMMENDATIONS

Tree Removal And Replanting

Five trees are to be removed of which four (4) Oaks are considered protected. It is understood that a landscape plan is to be prepared by a landscape architect. Additional replacement trees for removed protected oak trees shall be incorporated into the landscape plan. Since 4 protected oak trees will be removed (one is a landmark-sized tree) five additional oaks will be incorporated into the re-planting plan. It is acceptable to plant larger-sized boxed specimens (48" boxed or larger), if this is the case then the replacement shall be on a 1:1 ratio of four oaks. It is not recommended that any pines be replaced due to the plant density found on site and their propensity for natural regeneration.

Best Management Practices to Observe (BMP)

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

The health of trees remaining should not be affected if the following practices are adhered to:

- A) Do not deposit any fill around trees, which may compact soils and alter water and air relationships. Fill placed within the dripline may encourage the development of oak root fungus (*Armillaria mellea*).
- B) The excavation contractor shall be careful not to damage stems and/or exposed roots of trees with heavy equipment. If necessary, trees may be protected by boards, plastic fencing, or other materials.
- C) When trees inside the area of development are removed, leave a high stump (24-36 inches) to aid in removal by mechanized equipment. Before excavating the stump and root system, first, locate all roots close to the ground surface by visual inspection and probing with a shovel. These roots should be cut before trying to remove the stump. This will make stump removal easier and will ensure minimal impact on other trees whose roots may be intertwined with the stump being removed.
- D) Avoid over-watering of remaining trees that may occur if turf or herbaceous plants are grown under the tree canopy. Native oaks are not adapted to summer watering and may develop crown or root rot as a result. Do not irrigate within the dripline of oaks.
- E) The trees remaining near the structures will be bounded by impermeable surfaces. Although these trees should survive, the change in the ground surface underneath the dripline of these trees may affect their long-term health due to a decrease in water availability. These trees should be monitored for any external indicators of stress. If such indicators appear, a professional forester or certified arborist should evaluate the tree for possible removal.
- F) All trees scheduled for preservation shall be temporarily fenced during construction. Plastic fencing should surround trees as far from the trunk as possible when heavy equipment is operated nearby. This will protect as much soil around the base of trees from compaction and increase awareness to operators that fenced trees are to be protected. Fencing shall be installed before the issuance of building or grading permits. Generally, fencing shall be placed at the edge of the root zone. The root zone is determined to be that area located within a radius that is 15 times the diameter of the trunk. At no time shall the fencing be located closer than 3' away from the trunk of the tree, or further than 3' away from the proposed building wall line, foundation,

retaining wall, or grade cuts, whichever provides the greater distance from the tree trunk. Fencing shall be of sturdy construction and be of a color that is highly visible for operator benefit. The minimum height shall be 4'. Fenced-off areas shall not be used for a material stockpile, storage, or vehicle parking. Dumping of materials, chemicals, or garbage shall be prohibited within the fenced areas. Fenced areas shall be maintained in a natural condition and not impacted. The County of Monterey Planning Department shall only approve the removal of fencing. All trees required to be fenced shall be marked with flagging or other identifying marks. The marking is required to notify government inspectors that the subject tree or trees are to be always fenced during construction.

- G) Before the start of construction, all Monterey Pine trees scheduled for preservation shall have the lower 8' treated prophylactically to reduce the potential for infestation of Red Turpentine Beetles. Unseasoned lumber or freshly cut pine stumps release an attractant, which draws the beetles to the site.
- H) Utility and drain lines shall be located outside the root zone of all trees to be retained. In cases where alternative routes are not available, utility conduit, pipe, wire, and drain lines shall be tunneled under major roots. Major roots are determined to be those that exceed 2" in diameter. In no case shall utility lines be permitted within 6' from the trunk.
- I) All approved construction, trenching, or grading within the root zone of retention trees shall observe the following minimum tree protection standards:
- Hand trenching at the point or line of grade cuts closest to the trunk to expose major roots. In cases where rock or unusually dense soils prevent hand trenching, mechanical excavation may be approved on a case-specific basis by the planning department, if work inside the dripline is closely supervised by the applicant to prevent tearing or other significant damage to major roots.
 - Exposed major roots shall be cut with a saw to form a smooth surface and avoid tearing or jagged edges.
 - Absorbent tarp or heavy cloth fabric shall be placed over new grade cuts where roots are exposed and secure by stakes. 2"-4" of compost or wood chip should then be applied over the tarp for moisture retention. The tarped areas shall be thoroughly watered twice a week until backfilling is accomplished. At the time of backfilling the tarp shall be removed because research shows that buried tarp material tends to wick moisture from the ground into the atmosphere and may incidentally degrade the roots, which have been protected.
 - Wherever feasible, foundations within a root zone shall be of post and beam construction to eliminate root pruning or removal.

Planting beneath retained trees shall take into consideration the watering requirement of the tree to prevent damage from over or under-watering. Planting beneath oak trees should be avoided. At a minimum, all new irrigation should be directed away from the trunks of oak trees. Do not plant lawns within the root zones of oak trees.

Report Prepared By:

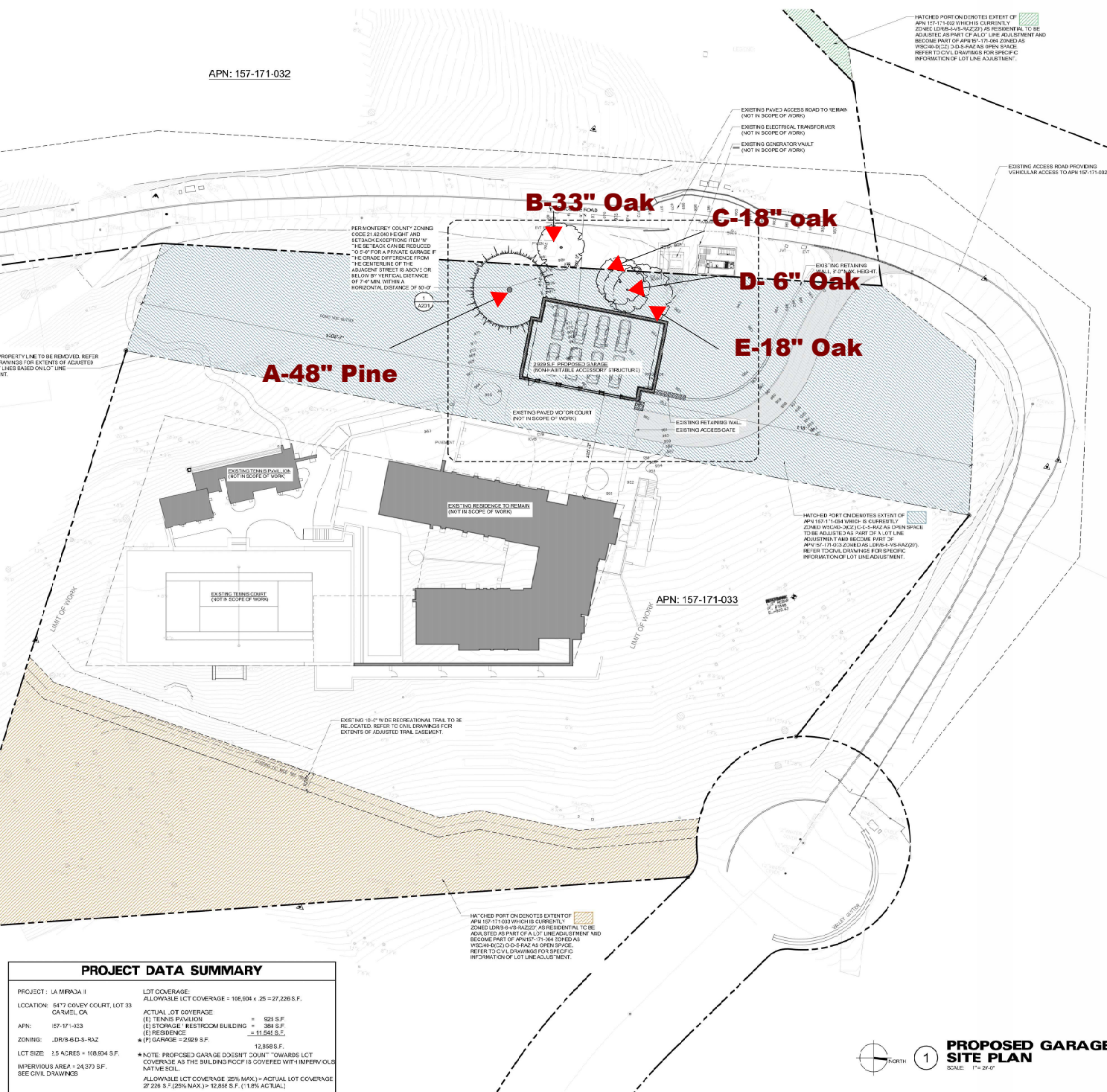


Frank Ono, SAF Forester #48004 and ISA Certified Arborist #536

August 8, 2024

Date

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