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Evans Residence Construction Impact Assessment and Forest Management Plan

Prepared for:

Peter H. Evans Family

Prepared by:

Frank Ono
Forester
Society of American Foresters I.D.# 48004
Certified Arborist #536
1213 Miles Avenue
Pacific Grove, CA 93950

May 2, 2024

Owner:

Peter H. Evans Family
PO Box 222181
Carmel, CA 93922-2181

Architect:

Hunter Porter Eldridge
167 Fountain Avenue,
Pacific Grove CA 93950

Forester and Arborist

Frank Ono, Society of American Foresters #48004, Certified Arborist #536
F.O. Consulting
1213 Miles Ave
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SUMMARY

Proposed development for the site located at 38793 Palo Colorado Road, Carmel CA 93923 is to build a new single-family home to replace one that was destroyed during the Soberanes fire. The location of the new residence's footprint is shifted over from where the previous home was lost in the fire to increase its fire defensibility.

The project, as proposed, requires a coastal development permit. The project proposes removal of eight (8) trees because they are located within or adjacent to the building and nine (9) fire scorched stumps that exhibit structurally weak basal epicormic shoots. This tree assessment/arborist report identifies and addresses the direct effects the project will have on existing tree resources on site as well as a list of recommendations for the project.

ASSIGNMENT/SCOPE OF PROJECT

Mixed tree species (Oak, Madrone, Pine etc.) forest this site with more than 50% of the acreage covered with trees damaged or killed from the 2016 Soberanes forest fire. A pre-existing structure was destroyed and needs replacement. Because the forest is in a process of re-establishing itself, only trees adjacent to the proposed development are assessed for the construction impacts may have that are within or immediately surround the development area. To ensure the protection of the forest resources on site, the property owner, the Peter Evans Family, has requested an assessment of the trees in proximity to the proposed development area 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 (30 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 provided by the architect, Hunter Porter Eldridge, for the Peter H. Evans Family.
- Make recommendations for hazard mitigation of standing or dead fire-affected trees.
- Create preservation specifications, as it relates to a Tree Location/Preservation Map.
- Determine the quantity 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 dated February 2, 2024, by Hunter Porter Eldridge, Architect to assess potential construction effects on trees within or adjacent to construction activities. This assessment has been made of these plans specifically. Only the grading and erosion details discussed in this report are those that relate to tree health and nearby stream protection.

PURPOSE AND GOAL

The purpose of this assessment and management plan is to determine the trees that will be affected by the proposed project. California native trees are considered protected trees as defined by the County of Monterey, Title 20 Monterey County Coastal Zoning Ordinance, and the Monterey County Coastal Implementation Plan under the Big Sur Coast Land Use Plan.

The goal of this plan is to protect and maintain the eight (8) acres of forested resources through adherence to development standards, which allow the protection, and maintenance of its forest resources. Furthermore, it is the intended goal of this report to aid in planning to offset any potential effects of the proposed development on the property while encouraging forest stability and sustainability and perpetuating the forested character of the property and the immediate vicinity.

INTRODUCTION

This forest management plan is prepared for the Peter H. Evans Family, owner of the property located at 38793 Palo Colorado Road, Carmel CA 93923 CA by Frank Ono, Forester, and Certified Arborist, S.A.F. #48004 and ISA #536 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 regardless of size or amount to preserve and maintain the forest and its beneficial uses. The County identifies Madrone, Oak, and Bay Laurel trees as native tree species that require special consideration for management.

SITE DESCRIPTION

- 1) Assessor's Parcel Number: 418-161-006-000
- 2) Location: 38793 Palo Colorado Road, Carmel CA 93923
- 3) Parcel size: 8.14 Acres
- 4) Existing Land Use: The parcel was developed and is zoned WSC/40-D (CZ) for residential use in a Watershed and Scenic Conservation area.
- 5) Slope: The parcel is on a slope, with terraced flats. Slopes range from 15% to 75%.
- 6) Soils: The parcel is located on Junipero sandy loam, 30 to 75 percent slopes about 15-30" deep. Gravely subsoil is found at a depth of 15 to 30 inches with paralithic bedrock at a depth of 30 inches. Runoff is medium and erosion hazard is low to moderate.
- 7) Vegetation: The vegetation is of the transitional mixed hardwood type. It is a mixture of some Madrone, Coast Live Oak, Valley Oak, and Bay Laurel with Coastal Scrubland at the top of the slopes and riparian mixed Redwood and Madrone stands in the riparian corridors.
- 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 has undergone previous fire events with the most recent in 2016 decimating the hardwood over story killing a large majority of the trees in and around the proposed building site and the destroyed structure. Healthy stump sprouts were observed on a large majority of Madrone and Laurel trees providing significant forest restoration following the fire. These stump sprouts, though appearing healthy, have seriously damaged stems that remain which will create a dangerous situation should the dead/dying stems fail when development occurs.

BACKGROUND/PROJECT DESCRIPTION

In April 2024, Ono Consulting was contacted by Hunter Porter Eldridge, an architect who requested we perform a site visit to the property owned by the Peter Evans Family for an assessment of trees adjacent to or within the proposed construction areas. Mr. Eldridge requested the findings from the site review and assessment of trees adjacent to and within the proposed design development project area at 38793 Palo Colorado Road, Carmel CA 93923 be prepared and documented in a report to work in conjunction with other conditions for approval of the building permit application.

Subsequent site visits have been taken to the property where a study of the individual trees was made to determine the treatments necessary to complete the project and meet the goals of the landowner. The study is an assessment that focuses on incorporating the preliminary location of site improvements with consideration for the general goals of site improvement and tree removal mitigation desired by the landowner. During this site visit, the proposed improvements assessed included identifying residual living trees and the dead stems within the building footprint. Dead and dying trees in areas outside the project with an ability to strike the proposed development were not part of the development assessment (but may be addressed in a separate hazard report), only those trees within and immediately adjacent to the proposed development area were located, measured, inspected, and recorded. The assessment of these trees 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 trees. All meetings and field reviews focused on the area within and surrounding the proposed development area.

OBSERVATIONS/DISCUSSION

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

- The 2016 Soberanes Fire swept through the property destroying the existing house and scorching a majority of the trees.
- The site is forested mainly with Madrone with some scattered Oaks and Bay Laurels.
- Almost all trees within and adjacent to the proposed building footprint are in poor condition. They were either killed by the fire or were severely scorched and in poor structural condition.
- The project proposes eight (8) trees for removal.
 - Three (3) Oaks – one 24” diameter, one 18” diameter, and one 14” diameter
 - Five (5) Madrones – two 24” diameter, one 18” diameter, and two 12” diameter.
- The project as designed requires significant grading of the uphill slope behind the proposed structure, therefore, nine (9) stumps will also be removed due to grading. These stumps range from 36” in diameter to 12”.

PROJECT ASSESSMENT/CONCLUSION

This proposal to build a single-family residence is planned to minimize disturbance to the regenerating native tree forest environment allowing the forest to continue to exist and regenerate over time. The building site is constrained by pre-existing conditions and a lack of available space. A stream is located downhill from the construction area with several switch-back roads underneath the property. This design moves the structure and grading away from the ravine and stream rather than building on the previous footprint and assists in buffering some potential impacts on the stream such as soil and debris movement that occurs from disturbed soils. The new siting also increases fire defensibility from upslope fire movement. The majority of the property containing tree cover will remain undisturbed outside of removing high-risk dead trees near the proposed building site. The majority of the dead trees elsewhere on the property will require an ongoing fuel management program for the home's fire-defensible space.

Short Term Impacts

Site disturbance will occur during construction. Approximately 2175 square feet of the parcel of 354,690 square feet will be occupied by the improvements planned. This is approximately 0.61% of the parcel size. Short-term site impacts are confined to the construction envelope and immediate surroundings where trees and regrowth will be removed, pruned, and root systems reduced. 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 impacts of the tree removal are minimal if not negligible due to the previous high tree mortality from the recent fire. Trees and regrowth outside of the building area and immediate surroundings will be undisturbed and left to regenerate naturally.

Long Term Impacts

No significant long-term impacts to the forest ecosystem are anticipated due to the large amount of area damaged by the recent fire, and the relatively small amount of area that will be occupied by the proposed residence. Approximately 0.61% of the parcel will be permanently altered by the project. The project as proposed is not likely to significantly reduce the availability of wildlife habitat over the long term.

RECOMMENDATIONS

Tree Removal

Eight trees were identified for removal directly due to construction. These are poor-quality trees damaged during the past fire regime. Numerous other trees surrounding the house project were also damaged by the fire some of which may be problematic as the damaged trees are vulnerable to insects or disease vectors. The area is recovering and beginning to naturally reforest itself. Should any of these trees appear in the immediate future to pose a threat to life, they should be monitored and removed.

Tree Planting

Due to the high number of trees showing healthy regeneration growth from the stumps, replanting the site is not recommended. The sprouts located outside of the proposed construction and grading footprint should be retained to offset the required replanting and maintain the existing natural landscape while keeping within the Calfire Fire Defensible Space regulations (PRC 4291). This new re-growth benefits not only from an established root system but also from being acclimatized to the site.

Tree Spacing, Stocking, and Dead Fall

To ensure fire defensibility and safety around the proposed structure tree spacing should be planted or thinned to maintain a healthy forest and to eliminate hazards around the structure. The current tree spacing is between five and ten feet apart leading to a densely crowded forest and high fire danger. Tree spacing should be increased to between 15 and 20 feet by thinning stems in areas within 100 feet of the proposed structure. Trees outside of the 100-foot zone around the house may be left in a natural state.

Deadfall and cut branches which are fuel for a fire should be removed from the treatment area. This may be done either by hauling it off or by hiring a tree service to chip. The following are management measures to be taken and maintained for trees within the disturbed area.

- Cut dry and dead grass to a maximum height of 4 inches. The exceptions are grasses and forbs isolated from other fuels or those necessary to minimize erosion may be maintained at a height of 18 inches.
- Dead plants should be cut to ground level, do not remove them as roots may still be present to minimize potential soil erosion. Maintain all remaining live landscape plants with regular water, keeping dead branches, leaves, and needles removed.
- Horizontal Clearances (within 100 feet of structures)
 - Trees- must have a spacing of at least 15 feet between stems on shallow or almost level slopes (one exception is that trees growing as clusters may be treated as individual trees). Where slopes are steep (over 40 %) the spacing must be increased to 30 feet between crowns.
 - Shrubs- must have four-foot clearance on shallow or almost level slopes. Where slopes are steep (over 40 %) the spacing must be 40 feet between shrubs.

- Vertical Clearances of trees and large shrubs (within 100 feet of structures)
 - Trees and shrubs must have a vertical clearance of at least 6 feet from ground fuels on shallow or almost level slopes. Remove all limbs within 6 feet of ground fuel from the ground fuel's highest point and trim dead portions of tree limbs up to 10 feet. Where slopes are steep (over 40 %) the clearance must be higher than 30 feet.
 - Shrubs- must have four-foot clearance on shallow or almost level slopes. Where slopes are steep (over 40 %) the clearance must be 40 feet from ground fuels.
- Remove from the area dead fallen material unless embedded in the soil.
- Remove all cut material from the area or chip and spread on site.

Fire Defensible Space (as specified by CDF PRC 4291)

- A) Maintain around and adjacent to the building or structure a firebreak made by removing and clearing away, for a distance of not less than 30 feet on each side of the building or structure or to the property line, whichever is nearer, all flammable vegetation or other combustible growth. This subdivision does not apply to single specimens of trees or other vegetation that is well-pruned and maintained to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to any building or structure.
- B) Maintain around and adjacent to the building or structure additional fire protection or firebreak made by removing all brush, flammable vegetation, or combustible growth that is located within 100 feet from the building or structure or to the property line or at a greater distance if required by state law, or local ordinance, rule, or regulation. Grass and other vegetation located more than 30 feet from the building or structure and less than 18 inches in height above the ground may be maintained where necessary to stabilize the soil and prevent erosion.
- C) Remove that portion of any tree that extends within 10 feet of the outlet of a chimney or stovepipe.
- D) Maintain any tree adjacent to or overhanging a building free of dead or dying wood.
- E) Maintain the roof of a structure free of leaves, needles, or other dead vegetative growth.
- F) Provide and maintain at all times a screen over the outlet of every chimney or stovepipe that is attached to any fireplace, stove, or other devices that burn any solid or liquid fuel. The screen shall be constructed of non-flammable material with openings of not more than one-half inch in size. (PRC 4291)

Tree Protection during Construction

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

- A) Do not deposit any fill around trees, which may compact soils, 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 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 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 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 wrapping trunks with protective materials.
- Fencing shall consist of chain link, snowdrift, plastic mesh, hay bales, or field fence. Existing fencing can 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 placed to the farthest extent possible from the tree's base to protect the area within the tree's drip line (typically 10-12 feet away from the base of a tree).
- In cases where access or space is limited for tree protection it is permissible to protect the tree within the 10–12-foot distance after determination and approval by a qualified forester or arborist.
- Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, and/or dumping of materials should not be allowed adjacent to trees on the property, especially within fenced areas.

- Fenced areas and trunk protection materials should 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 should 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 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 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..

Agreement by Landowner

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

A. Management Objectives

1. Minimize erosion in order 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. 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 in 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 in order to reduce the fire hazard. Dead trees may be removed at the convenience of the owner.
5. Thinning: Trees less than 10 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 which 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: In order to avoid further depletion of groundwater resource, prevent root diseases and otherwise maintain favorable conditions for the native forest, the parcel will not be irrigated except within developed areas. Caution will be exercised to avoid overwatering around trees.

11. Exotic Plants: Care will be taken to eradicate and to avoid 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 is 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 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 as failure to comply with the conditions of the Use Permit.

Transfer of Responsibility

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

Report Prepared By:



Frank Ono, SAF Member #48004, ISA Certified Arborist #536

May 2, 2024

Date

Recommendations Agreed to by landowner:

Landowner

Date

Forest Management Plan approved by:

Director of Planning

Date

TREE CHART

The following chart lists trees that are within or near the project envelope. S1-9 are the stumps to be removed.

ID#	Diameter	Species	Remove	Retain
209	14	Oak		x
210	18	Oak		x
211	18	Oak	x	
212	24	Madrone	x	
213	14	Madrone		x
214	15	Oak		x
215	18	Oak		x
219	18	Madrone	x	
227	24	Madrone	x	
228	12	Madrone	x	
229	12	Madrone	x	
231	14	Oak	x	
232	18	Oak	x	
S1	12	Madrone	x	
S2	24	Madrone	x	
S3	18	Madrone	x	
S4	18	Madrone	x	
S5	18	Madrone	x	
S6	36	Madrone	x	
S7	36	Madrone	x	
S8	30	Madrone	x	
S9	21	Madrone	x	

PHOTOGRAPHS

View of home site looking above to the north where grading is to occur.

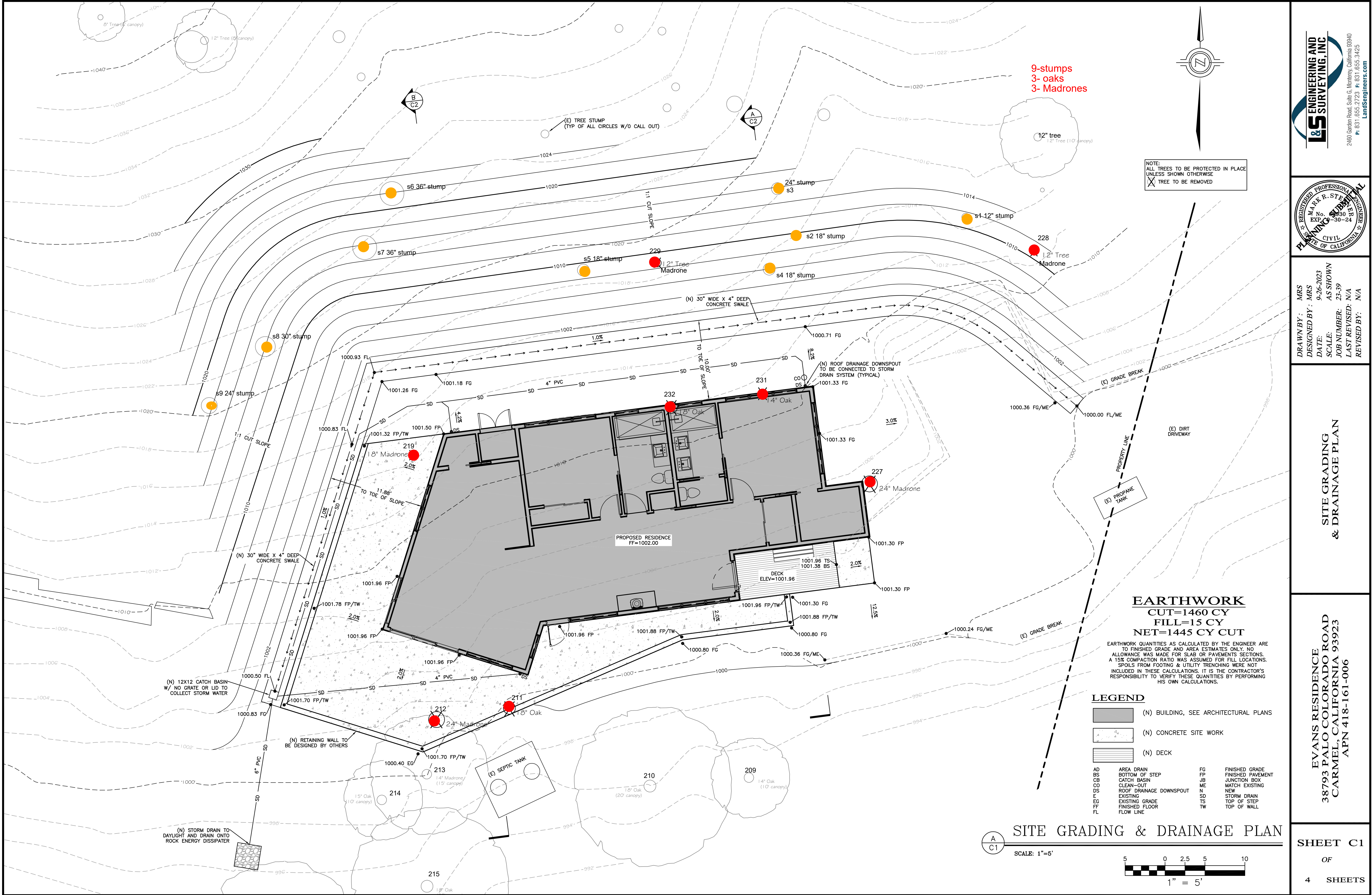


Area above the homesite with stumps and basal sprouts.

Area to the East



Property across the ravine, grading will be similar to that site.



Frank Ono
International Society of Arboriculture
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November 11, 2024

Peter H. Evans Family
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RE: 38793 Palo Colorado Road, Carmel CA
APN: 418-161-006-000

Peter H. Evans Family,

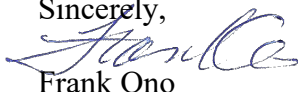
This document is acting as an amendment of the 38793 Palo Colorado Road May 2, 2024 forest management plan (FMP) to further explain tree removal reasoning proposed for this property.

Fire regimes in 2016 and before decimated a large majority of the trees in and around the proposed building site and destroyed an existing structure. During the preparation of the FMP required to develop the property, a large majority of Oak, Madrone and Laurel trees were observed damaged and now with emerging stump sprouts. These stump sprouts, though appearing to have healthy foliage, are from seriously damaged stems, consequently developing weak branch attachments.

The report uses the trunk dimensions of the trees taken from data on the civil engineers' topography site map. The site map uses the measurement of the tree trunks as they exist or found by the civil engineer (licensed by the California Board for Professional Engineers, Land Surveyors, and Geologists).

The project proposes eight (8) trees for removal, three (3) are Oaks – one 24" diameter, one 18" diameter, and one 14" diameter and five (5) Madrones – two 24" diameter, one 18" diameter, and two 12" diameter. Though I used the trunk dimensions which are legally sized trees for the site map, in actuality these trees are smaller in stature with minimal foliage when compared to other normal sized trees of the same species (the property is forested with acres of trees). The subject trees are shrub size in physical appearance with poor structural integrity; therefore, it is recommended for removal of these trees for the safe improvement of the property.

Sincerely,



Frank Ono
Certified Arborist # 536
Society of American Foresters # 048004