Exhibit P

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THOMPSON
WILDLAND MANAGEMENT
Environmental Management & Conservation Services
International Society of Arboriculture Certified Arborist # WE-7468A
Department of Pesticide Regulation Qualified Applicator Lic. #QL50949 B
Environmental & Arborist Assessments, Protection, Restoration, Monitoring & Reporting
Wildland Fire Property Protection, Fuel Reduction & Vegetation Management
Invasive Weed Control, and Habitat Restoration & Management
Soil Erosion & Sedimentation Control
Resource Ecologist

March 2, 2026

To: Carmel Valley Manor
8545 Carmel Valley Road
Carmel, CA. 93923
County File#: PLN240141
APNs: 169-061-012, 169-061-017 & 169-061-018

From: Thompson Wildland Management
Rob Thompson
57 Via Del Rey
Monterey, CA. 93940

Carmel Valley Manor Community Improvement & Development Project Tree Impact Assessment

I. INTRODUCTION & PROJECT OVERVIEW

Per *Monterey County Housing & Community Development Department-Planning Services* (MCHCD) permit requirements, an arborist-conducted assessment was recently performed at the *Carmel Valley Manor* (CVM) to evaluate impacts to native specie coast live oaks associated with proposed property improvement and development operations that are planned for this retirement community. This 25.75-acre area that covers 3-parcels (APNs: 169-061-012, 169-061-017 & 169-061-018) at 8545 Carmel Valley Road is in the mid-valley area of Camel Valley approximately 5 miles to the east of Highway 1.

This assessment involved performing a ground level visual inspection of native specie trees located in this urban woodland community that are 6-inch DBH (diameter at breast height) or greater in size. Per the project plans, these oaks will be or have the potential of being impacted by project operations due to their location within or adjacent to proposed property development activities. This pre-construction impact assessment involved recording and evaluating the physiological health and structural condition of impacted or potentially impacted oak trees that have County protection status, determine suitability for incorporating specific trees into the

developed landscape, and provide recommendations for retaining, protecting and removing trees based on tree health, condition, location and construction related impacts.

This retirement community in mid-Carmel Valley is located in a developed and impacted urban woodland environment that is dominated by coast live oaks (*Quercus agrifolia*) that are native to the region, as well as several non-native and introduced species of trees. It should be noted, that a vast majority of the oaks recorded and evaluated for this assessment, including many of the oaks proposed for removal, are not naturally occurring and appear to have been planted years or decades ago (refer to historical photo, *Figure 26* showing few, if any oak trees occurring at the site when it was originally constructed).

Based on the project site plans and in preparation for this property improvement and development project, a total 141 trees (primarily consisting of coast live oaks [*Quercus agrifolia*]) that are greater than 6-inch DBH (diameter at breast height) were recorded and evaluated and assigned tag#s 96-236 (i.e., *Tree#s 96-236*; refer to the corresponding project plans for tree locations, the *Exhibit A: Tree Inventory & Impact Assessment Spreadsheet* for specific tree information and the attached photos, *Figures 1-26*). Sixty-three (63) of these recorded trees (i.e., 61 coast live oaks and 2 Monterey pines) are planned for removal due to their location within or directly adjacent to proposed grading and construction activities. The 61 oaks have County protection status and require a permit in order to remove. It should be noted that one of the tagged and recorded oaks identified as *Tree#128* fell during a recent storm and is no longer present at the site.

Three (3) of the 141 trees that were tagged and recorded are aging and declining Monterey pines (*Pinus radiata*) that do not require a County tree removal permit in this inland area of Carmel Valley, which is outside of the native coastal range for Monterey pines. Two of these pines will be removed and 1 will be retained and protected.

The remaining 77 trees that were recorded and evaluated (i.e., 76 oaks and 1 pine) will be or have the potential of being impacted due to their proximity to proposed construction activities and will be retained and protected for the duration of the project. A large number of additional trees primarily consisting of non-native and introduced species, but also includes a number of oaks that are located in the surrounding woodland and residential areas, were not recorded and evaluated due to no construction related impacts being anticipated.

Tree removal, retention and protection will be discussed in greater detail later in this report. It should be noted that the 77 retained trees (i.e., 76 oaks and 1 pine) identified in this report will be adequately protected with tree protection best management practices (BMP's), such as exclusionary fencing, and properly monitored and maintained for the duration of the project. Given the proper installation, maintenance and monitoring of tree protection measures, impacts to retained and protected oaks is not expected to be significantly harmful to tree health. Additionally, in preparation for tree removal operations, it will be necessary to perform a nesting

bird and raptor assessment if tree removal and pruning activities occurs during the nesting season, which in Monterey County may begin as early as February and continue through August.

This tree impact assessment report identifies the species, diameter and general health and condition of trees impacted by project operations; determine which trees will need to be removed in preparation for construction activities; and provide tree protection and mitigation BMP's and guidelines, as well as replacement recommendations that will assist in mitigating impacts to trees and urban woodland habitat. The location of trees proposed for removal, as well as trees to be retained and protected, are identified on the project site plans. For more information regarding the trees that will be removed and impacted by this project refer to the *Exhibit A: Tree Inventory & Impact Assessment Spreadsheet*. Photographs of the project sites and impacted trees are located at the end of the report (refer to attached photos, *Figures 1-26*). Findings and recommendations are provided herein.

II. SITE CHARACTERISTICS & DESCRIPTION

The *Carmel Valley Manor* retirement community is 25.75 acres in size and is located in a *wildland-urban interface* (WUI) mixed oak woodland environment that is dominated by mature lower- to mid-canopy coast live oak (*Quercus agrifolia*) trees that are indigenous to the region and have County protection status, as well as a variety of non-native and introduced species of trees that do not have County protection status. These introduced species include Monterey cypress (*Hesperocyparis macrocarpa*), Monterey pine (*Pinus radiata*), Italian stone pine (*Pinus pinea*), deodar cedar (*Cedrus deodara*), black acacia (*Acacia mearnsii*), London plane (*Platanus acerifolia*), American sweetgum (*Liquidambar styraciflua*), pepper tree (*Schinus molle*), olive tree (*Olea europaea*) and hollyleaf cherry (*Prunus ilicifolia*), among a few other species. Monterey pine and cypress trees have County protection status in the coastal zone areas where they are native, but do not have County protection status in inland areas, such as Carmel Valley, which is outside of their native coastal range.

Native valley oaks (*Quercus lobata*), California buckeye (*Aesculus californica*) and California bay laurel (*Umbellularia californica*) are also inhabiting the CVM community, but are far less common and abundant compared to the more prevalent and widespread coast live oaks. Understory vegetation is primarily composed of a low to high density of mostly non-native and introduced plant species, such as maintained ornamental plants that are occurring in the landscaped areas that are common and widespread in the CVM community, as well as exotic invasive weed species, such as Italian thistle, milk thistle, poison hemlock, French broom and exotic annual grasses that are more common in the adjacent woodland areas. Additionally, various native flora are also inhabiting some of the less developed and more natural oak woodland understory areas, such as poison oak, coyote brush, toyon and coffeeberry, among other native species.

Sizable natural habitat and open-space areas consisting of coastal scrub, sagebrush scrub, annual grasslands and mixed oak woodlands is occurring in some of the nearby less developed and

undeveloped areas, which will not be impacted by project operations. The Carmel River is the most sensitive ecological resource in this region, which is less than 1 mile to the south and west of the CVM. The Carmel River, as well as any other sensitive resources, will not be impacted by proposed property development and improvement operations that are planned for the CVM.

This project planned for the CVM will involve the construction of (19) independent living units at 2 different locations, (8) guest units, and a separate 12-bed Memory Care facility. At the upper northwest part of the community, (10) independent living units will be constructed in 2-story structures in already developed and impacted areas. The remaining (9) independent living units and the (8) guest units will be constructed in a currently undeveloped area. Furthermore, there will be 2 additions to existing buildings (1 to the meeting house and 1 to the fitness center), additional parking areas constructed, and other infrastructure added, upgraded and improved (i.e., trenching needed for underground sewer and electrical) that will be necessary for this community improvement project.

Per the project plans and as previously noted, 63 6-inch DBH or larger trees (i.e., 61 oaks that are protected under MCHCD ordinances and 2 pines that do not have protection status) are planned for removal due to their location within or directly adjacent to proposed grading and construction activities. The remaining 77 trees (i.e., 76 oaks and 1 pine) that were recorded and evaluated are located in fairly close proximity to proposed construction activities and will be or have the potential of being impacted by project operations (refer to the project plans for tree locations and the corresponding *Exhibit A: Tree Inventory & Impact Assessment Spreadsheet* for specific tree information). These 77 oaks will be retained and protected for the duration of the project and are not expected to be significantly impacted or adversely affected by construction activities.

This mixed urban woodland environment is significantly influenced by seasonally temperate environmental conditions (i.e., cool and wet winters and warm and dry summers) due to its relatively close proximity to the coastal zone. Wind direction is predominantly out of the west, southwest and northwest, and soils on the relatively flat to moderately sloped sites appear to be stable and sufficient for supporting property development activities and healthy woodland habitat.

Per the assessment, woodland biotic disorders (e.g., pathogens, disease and/or insect pests) and/or abiotic disorders presently appear to be absent in levels that are harmful or detrimental to sustaining the health, viability and character of woodland habitat. Tree mortality in this community appears to be low and insignificant, which is partially due to adequate tree care and management practices.

It should be noted, that it is not uncommon for the oak trees occurring in this community, as well as throughout the region, to have fairly sparse and thinning canopies, which indicates declining health and condition. This can often be attributed to a slow and gradual decline or at times a temporary period of decline or stress (e.g., drought, insect pest and/or disease) from which a tree will sometimes recover. Additionally, there are often notable structural defects and disorders

observed, such as significant leans, poor canopy balance and symmetry, crooks and bows in the stems, co-dominant stem attachments and decay features that can adversely affect and compromise structural integrity, which in some cases can lead to poor and declining health and/or tree mortality (refer to the corresponding *Exhibit A: Tree Inventory & Impact Assessment Spreadsheet* for the general health and condition of recorded trees).

The lower- to mid-canopy coast live oaks are the dominant native specie tree occurring in the CVM community. These oaks, many of which appear to have been planted, have crown classes ranging from suppressed to dominant, with a co-dominant crown class being the most common. The Monterey pine and Monterey cypress trees that are native to the region, but not to Carmel Valley (i.e., these pines and cypress do not have County protection status in this inland area), are occurring in much lower numbers and to a lesser extent compared to the more abundant and widespread oaks. These introduced pine and cypress trees have mid- to upper-canopy crown classes ranging from co-dominant to dominant, with a co-dominant crown class also being the most common.

The age class of oaks, pines and cypress trees, as well as other species of introduced trees that are occurring on the CVM property, ranges from immature to overly-mature and senescing, with a majority of the trees assessed having a mature to overly-mature age class. In particular, the larger Monterey pine trees in this community, though few in number, are declining and senescing. As a result, these pines are planned for removal due to proposed development activities and hazard concerns.

The CVM property generally consist of moderate to high tree density and canopy cover (depending on the area of this urban woodland community), with some areas having greater tree density and canopy cover and other areas having lower tree density. As previously noted, a significant portion of the proposed project sites are already developed areas that have been previously impacted and disturbed, the exception being the proposed (9) living units in buildings A1-A4 that will be constructed in a sloped oak wooded area that has fairly high tree density and canopy cover.

Woodland understory vegetation is composed of a variety of native and exotic flora. Native species observed include poison oak (*Toxicodendron diversilobum*), toyon (*Heteromeles arbutifolia*), coyote brush (*Baccharis pilularis*), California coffeeberry (*Frangula californica*), sticky monkey flower (*Mimulus aurantiacus*), Pacific blackberry (*Rubus ursinus*), California honeysuckle (*Lonicera hispidula*), hedge nettle/wood mint (*Stachys bullata*), common yarrow (*Achillea millefolium*), bracken fern (*Pteridium aquilinum*), yerba buena (*Clinopodium douglasii*) and a few species of native perennial grasses (e.g., California brome [*Bromus carinatus*], blue wildrye [*Elymus glaucus*] and creeping wildrye [*Leymus triticoides*]). Protected special status species and/or sensitive habitat are not known to occur on the CVM property and were not observed or detected during the site assessment.

Common non-native invasive plant species occurring on the property include exotic annual grasses, such as ripgut brome (*Bromus diandrus*), wild oat grass (*Avena fatua*) and Italian rye (*Lolium multiflorum*), as well as invasive broadleaf weeds, such as Italian thistle (*Carduus pycnocephalus*), milk thistle (*Silybum marianum*), poison hemlock (*Conium maculatum*) and French broom (*Genista monspessulana*), among others. Non-native invasive plants are degrading to habitat, displace and compete with native flora, and increase combustible fuel loads and wildland fire hazards, and, where possible, should be controlled, managed and eradicated.

Natural recruitment and regeneration of young native coast live oak seedlings and saplings is occurring in the CVM community; however, additional oak planting will be necessary in order to comply with MCHCD tree removal permit requirements, which will assist in sustaining and supporting the health and character of this mixed oak woodland vegetation community. It should be noted, there will be a reduced replacement planting recommendation of 43 oak saplings due to insufficient space on the CVM property to plant numerous additional oak trees, as well as hazardous fuel load concerns, which is discussed in greater detail later in this report.

In regards to protected resources, special status plant and animal species, sensitive habitat and/or actively nesting birds and raptors that have protection status, none of these protected resources were observed on the subject property during the site assessment and are not expected to be impacted by project operations. However, an additional nesting bird and raptor assessment should be conducted if tree removal operations occurs during the nesting season, which in Monterey County may begin as early as February and continue through August.

III. METHODOLOGY

For this report, a ground level visual assessment was recently conducted for native specie trees located within and adjacent to proposed development activities that are planned for the CVM community. In regards to inspecting trees, no aerial (climbing) inspections, woody tissue testing and/or root excavations were performed or requested as part of this evaluation.

Per MCHCD tree removal permit conditions, native specie trees that are greater than 6-inches DBH at 48 inches above grade, which in this area and for this project are coast live oaks, are required to be recorded and evaluated if removed or impacted by project operations, and will need to be adequately mitigated if tree removal is approved. In preparation for this project, a total of 141 trees (138 coast live oaks and 3 Monterey pines) were documented and recorded. These trees are identified in the field by tag#s 96-236 and in the report are referred to as *Tree#s 96-236* (refer to the project site plans and the corresponding *Exhibit A: Tree Inventory & Impact Assessment Spreadsheet*). Sixty-three (63) of these 141 trees (i.e., 61 oaks and 2 pines) are proposed for removal with the remaining 77 trees (i.e., 76 oaks and 1 pine) being retained and protected, but impacted or potentially impacted by project operations due to their proximity (i.e., within approximately 15 to 20 feet) to proposed grading and construction activities. These 77 retained and protected trees are not expected to be significantly impacted or harmed by construction related activities to a level that would be detrimental to tree health or result in tree

removal. Two of the 3 Monterey pines recorded and evaluated are planned for removal, but do not require a County permit due to the inland location of the CVM, which is outside of the native coastal range for Monterey pines. A significant number of remaining trees in the CVM community that are located a safe distance away from the proposed development activities will be retained and are not expected to be impacted or adversely affected by project operations. As noted earlier, only oak trees that will be impacted or have the potential of being affected by project operations have been recorded and evaluated and are identified in the *Exhibit A* spreadsheet.

In regards to MCHCD mandated tree mitigation and replacement for oaks removed that are 6-inch DBH or larger, it is the recommendation of the project arborist to have a reduced number of 43 oak plantings due to a lack of space and insufficient planting areas and concerns related to increasing combustible fuel loads and wildland fire hazards, as well as complying with insurance industry requirements regarding vegetation fuel loads in this WUI community. Additionally, it appears that most of the oaks planned for removal have been previously planted and are not naturally occurring. Also, it should be noted, there is a presently a healthy population of young oak trees inhabiting various areas of the CVM grounds, which is sufficient for sustaining and supporting this urban woodland community.

Recommendations and best management practices (BMP's) provided in this report are based on the following:

- The impact that property development activities will have on trees and natural resources.
- Overall general health, vigor and condition of trees and habitat.
- The hazard level trees may pose to proposed occupied structures and/or areas with human activity.
- The impacts that tree management and/or removal activities may have on habitat and nearby healthy and retained trees.

In regards to exhibits and attachments included in this report, the corresponding *Exhibit A: Tree Inventory & Impact Assessment Spreadsheet* identifies trees that are proposed for removal or that will be or have the potential of being impacted by property improvement and development related activities. The *Exhibit A spreadsheet* provides general tree information and characteristics, such as assigned tree numbers (i.e., metal tag#s affixed to the trees), species, diameter (DBH), general physiological health and structural condition (i.e., Dead, Poor, Fair or Good), trees being retained or removed, and the expected level of impacts to retained trees from construction activities. The location of removed and impacted trees in relation to proposed construction activities, as well as the general location of resource protection measures (i.e., tree protection fencing and perimeter sedimentation control measures) are shown and identified on the corresponding project site plans. Photographs depicting property features, characteristics, trees and this woodland community that is addressed in this document are located at the end of the report (refer to attached photos, *Figures 1-26*).

IV. TREES PROPOSED FOR REMOVAL & CONSTRUCTION IMPACTS

As stated earlier in the report and per the project site plans, a total of 141 trees identified as *Tree#s 96-236* (assigned tag#s 96-236) that are 6-inch DBH or greater were recorded and evaluated in preparation for this report and the proposed CVM development project (refer to the corresponding project site plans, the *Exhibit A: Tree Inventory & Impact Assessment Spreadsheet*, and the attached photos, *Figures 1-26*). 138 of these trees are coast live oaks that have County protection status, with the remaining 3 trees being Monterey pines (i.e., identified as Tree#s 111, 127 & 234 [refer to *Figures 4 & 10*], with the rest of the 138 tags identifying oaks) that do not have County protection in this inland area of Carmel Valley.

In regards to tree removal, a total of 63 recorded and evaluated trees (i.e., 61 oaks and 2 pines) are proposed for removal due to their location within or directly adjacent to property improvement and development activities that are planned for the CVM community (refer to the project site plans, the *Exhibit A: Tree Inventory & Impact Assessment Spreadsheet*, and the attached photos, *Figures 1, 3-7 & 10-19*). As previously noted, one of the tagged and recorded oaks identified as *Tree#128* fell during a recent storm, so is no longer present at the site. The remaining 77 trees (i.e., 76 oaks and 1 pine) that were recorded and evaluated are located outside of, but in fairly close proximity (i.e., within approximately 15 to 20 feet) to the proposed construction footprint for project operations and will be retained and protected for the duration of the project (refer to the project site plans and the *Exhibit A* spreadsheet). These 77 trees will be impacted or have the potential of being impacted by grading and construction activities due to their proximity to project operations, but given the proper implementation of tree protection measures and BMP's (best management practices) provided in this report are expected to tolerate construction related impacts with minor to moderate adverse affects and remain viable and physiologically and structurally sound during and following the completion of the project. Consequently, these 77 trees will not require removal prior to construction activities beginning and will be retained and protected for the duration of the project. It should be noted that numerous additional oaks and other species of trees that are located in the surrounding areas of the CVM are not expected to be impacted by project operations due to their location well outside of the project site area.

As previously stated, the 61 of the proposed removals are coast live oaks, which require a County permit due to oaks being native to the area, with the remaining removals (including the 2 Monterey pines identified as *Tree#s 127 & 234*) consisting of several introduced and non-native species that have been previously planted in the CVM community. These introduced species that are not native to the Carmel Valley area include Monterey cypress and Monterey pines (both Monterey cypress and pine do not require a County tree removal permit in this inland area that is outside of the coastal zone), as well as several other introduced species (including ornamental species), such as Italian stone pine, deodar cedar (refer to *Figure 19*), black acacia, London plane, liquidambar, olive, ornamental pepper and hollyleaf cherry that will also be removed in preparation for project operations, but will not require a County tree removal permit due these species being non-native and introduced.

To elaborate on the Monterey pine and Monterey cypress trees that are proposed for removal, these two species that are native to coastal zone areas of Monterey County have been introduced to the CVM property and are located outside of their native range. Cypress and pines have County protection status in their native coastal range, but the CVM is located inland outside of the coastal zone. Consequently, a County permit is not required to remove Monterey pine or cypress from the CVM property, which is also true for the other non-native and introduced tree species mentioned in the previous paragraph. Only the coast live oak trees recorded and evaluated in preparation for this project have County protection status and require protection and preservation or a County permit if proposed for removal.

The 61 oaks planned for removal are located within or directly adjacent to the proposed building and construction footprints for this community development and improvement project, which will require removal in order for project operations to proceed (refer to the project plans for tree locations). Trees located directly adjacent to or in close proximity to grading and construction operations are often recommended for removal due to significant and unavoidable root system impacts that will compromise the health and structural integrity of the trees, as well as for fuel reduction and fire safety considerations.

Based on the tree assessment, the overall general health and condition of the 63 trees (i.e., 61 oaks and 2 pines) proposed for removal, (as well as the 77 to be retained and protected, ranges from poor to good, with a majority of these trees generally being in fair physiological health and fair structural condition (refer to the corresponding *Exhibit A: Tree Inventory & Impact Assessment Spreadsheet*). Most of the oaks occurring in the CVM and within and adjacent to the project sites are mature trees with a co-dominant crown class. Tree density and canopy cover typically ranges from moderate to high depending on the area of the CVM community.

Per MCHCD permit conditions and tree preservation ordinances, retained oak trees and small and insignificant oak woodland habitat bordering the project site will be adequately protected and preserved for the duration of the project. Additionally, the construction site will be regularly monitored and inspected to ensure that tree and resource preservation measures (e.g., tree protection fencing and erosion & sedimentation control measures) are properly maintained and functioning effectively to assist in avoiding and minimizing impacts to trees and habitat.

The ecological impacts of the proposed removal of 61 County protected coast live oaks in preparation for this project will be mitigated by effectively protecting and preserving nearby retained trees and small and insignificant woodland habitat areas, as well as planting 43 oak replacement saplings in suitable and appropriate locations in the CVM community. As previously noted, a majority of the 138 oaks and 3 pines recorded and evaluated that will be or have the potential of being impacted by project operations are not naturally occurring and appear to have been planted years or decades ago (refer to attached historical photo *Figure 26*). Additionally, it should also be emphasized that over the years the CVM has previously planted numerous young oak trees throughout the grounds of the property, which combined with healthy

natural recruitment and regeneration of naturally occurring oak seedlings and saplings, will assist in sustaining and supporting the long-term health, viability and character of this urban mixed oak woodland environment. The objective of planting 43 replacement seedlings or saplings will be to satisfy MCHCD tree removal permit conditions, which will assist in mitigating tree removal impacts and sustaining urban woodland health.

As stated earlier in the report, woodland biotic (e.g., pathogens, disease and/or insect pests) and/or abiotic disorders currently appear to be absent in levels that are harmful or detrimental the health and viability of this urban woodland environment. However, there is evidence that a number of the oak trees reviewed and evaluated are in gradually declining health and condition, which is not uncommon in urban or natural woodland communities occurring in the region, with a much smaller and less significant number of trees being in a state of rapid decline (refer to the corresponding *Exhibit A: Tree Inventory & Impact Assessment Spreadsheet*). The declining health and condition of some trees is often a slow and gradual process and primarily appears to be due to natural factors. In some of these cases, it could be a temporary period of stress and decline, with a good possibility of recovery and improved health. It should be noted, that significant biotic disorders and/or woodland pathogens that could be significantly harmful to the health and viability of trees and woodland habitat were not observed in the CVM community. Additionally, common structural defects and disorders have been observed in many of the oaks, which include significant leans, crooks or bows in the stems, poor canopy balance and symmetry, bifurcated stems and co-dominant stem attachments, cankers and decay features, all of which can compromise the structural integrity of trees and adversely affect tree health.

Despite average to above average rainfall over the past two wet seasons (to date, this wet season has experienced roughly average levels of precipitation), some tree stress and decline, as well as the presence of biotic disorders, is occurring, which is often related to and compounded by drought conditions. Over the past 10 or so years, a few severe drought periods (an abiotic condition) have contributed to a large number of various tree species in the region (particularly Monterey pines, but oaks as well) declining and/or dying directly or indirectly from drought related factors.

During project operations retained trees located in the vicinity of construction activities will be adequately protected and regularly monitored for the duration of the project. In the event that large primary roots are encountered or are expected to be encountered during grading activities, or there are any other tree related concerns, the project arborist should be notified and consulted to assist in providing guidance and recommendations that will help to avoid and minimize impacts to protected trees. If significant or high value trees exhibit any signs or symptoms of stress and decline due to possible construction related impacts, or any other factors (e.g., biotic and/or abiotic disorders), specific treatments should be considered and performed (e.g., supplemental deep watering, radial or vertical mulching, growth regulator treatments, among others) to assist in mitigating adverse impacts and to aid in the recovery of impacted trees, but none of these treatments are expected to be necessary.

Any landscaping activities associated with this project will be designed and implemented in manner that will avoid and minimize impacts to nearby trees. For example, where possible, landscaping should be avoided or limited within the critical root zone area (i.e., canopy dripline) of native specie trees, with minimal soil disturbance, grading, irrigation, planting and introduction of soil or other landscaping materials. Landscaping plants should be native, drought tolerant and lower combustibility vegetation (e.g., native perennial bunch grasses) that are suitable and appropriate to mixed oak woodland habitat.

Additionally, several retained and protected oaks that are located in the vicinity of the proposed project sites will need to be pruned for the following reasons: To provide adequate clearance and spacing around the construction sites and proposed structures, particularly the oaks identified as *Tree#s 113-125 & 129* that are located near the proposed building F1 site; to maintain and preserve tree health and reduce tree hazard concerns; and to reduce combustible fuel loads (i.e., ladder fuels), improve defensible space and mitigate wildland fire hazard concerns. Pruning activities should occur during the proper time of year (preferably fall through early winter) and will utilize pruning BMP's to minimize impacts to retained trees. Given the proper implementation of pruning operations, the proposed pruning is not expected to have a significant impact to the health of retained and protected trees.

It should be noted that groups of trees and individual trees vary in their suitability for retention and preservation on a development site. Species tolerance, along with tree health and condition will assist in determining the type or level of impact a tree or group of trees can tolerate with minimal adverse affect, and will assist in determining which trees should be removed or retained. Per the project plans and the location of the trees proposed for removal, it is apparent that these trees will require removal prior to grading and construction activities beginning in order for project operations to proceed.

V. RECOMMENDATIONS

A. Tree Impacts, Removal & Replacement:

As described in this report, it will be necessary to remove a total of 63 6-inch DBH or larger native specie trees (i.e., 61 oaks and 2 pines) in preparation for a community improvement and development project that is planned for the CVM (refer to *Figures 1, 3-7 & 10-19*). These 63 removals are out of a total of 141 recorded and evaluated trees (identified as *Tree#s 96-236*) that are located in the vicinity project operations (refer to the corresponding project site plans for tree locations, the *Exhibit A: Tree Inventory & Impact Assessment Spreadsheet* for tree related information, and the attached photos, *Figures 1-26*). Additionally, it should be noted that one oak identified as *Tree#128* recently fell during a storm due to natural causes, so is no longer present at the site.

As previously discussed, 2 of the recorded trees proposed for removal are aging and declining Monterey pines (i.e., *Tree#s 127 & 234*), which do not require a County permit due to their

inland location east of the coast zone (refer to *Figures 4 & 10*). The CVM is located well outside of the native coastal range for Monterey pines, which is also true for the introduced Monterey cypress trees occurring on the CVM property that are planned for removal in preparation for this development project. In addition to the aging and declining pines and cypress trees, several other non-native and introduced tree species that are discussed earlier in the report (many of which are ornamental species) will also be removed. These non-native trees do not have County protection status, so will not require a County tree removal permit.

The 63 trees (i.e., 61 oaks and 2 pines) planned for removal are located within or directly adjacent to the proposed construction footprint and will need to be removed in order for construction activities to proceed. The remaining 77 recorded and evaluated trees (i.e., 76 oaks and 1 pine) that are identified on the project site plans and in the corresponding *Exhibit A* spreadsheet will be retained and protected during project operations. These retained trees are located in fairly close proximity to the project footprint and will be or have the potential of being impacted by grading and construction activities, but given the proper implementation of tree protection measures (e.g., tree protection fencing) these 77 trees are expected to tolerate project related impacts with minimal and insignificant adverse affects.

Per MCHCD permit conditions and tree preservation and protection BMP's, these 77 native specie trees (i.e., 76 oaks and 1 pine) that are not proposed for removal will be retained and protected from project operations for the duration of the project (refer to tree protection BMP's provided in this report), and are not expected to experience impacts that are detrimental to tree health. Tree and resource protection measures will assist in preserving and protecting ecological resources and preventing impacts to trees and woodland habitat. Tree protection measures shall be properly monitored, maintained and, if necessary, modified and improved during the project to ensure they are functioning properly and are effectively protecting trees.

The proximity of retained and protected trees to grading and construction activities will warrant regular monitoring and inspections by a qualified arborist for the purpose of avoiding and minimizing impacts to retained trees, and to ensure that tree protection measures are adequate and effective. Where possible, grading activities and significant soil disturbance should be avoided and kept to a minimum within the canopy dripline (i.e., critical root zone [CRZ]) of nearby trees, particularly within the inner-half of the canopy dripline or within a protective radius that is 5X the DBH of retained trees, whichever provides a greater area of protection to the CRZ. For example, a 24-inch DBH tree should have a minimum protective radius of 10 feet in order to protect and preserve significant primary lateral roots.

In some cases, it will likely be necessary to perform grading and construction within the inner-half of the canopy dripline or 5X the DBH protective radius, but this will primarily be occurring near younger and smaller diameter oaks that can better tolerate and adapt to more significant root system impacts and canopy pruning. In these cases, younger and healthier oaks can be retained, protected and monitored during the course of the project. Depending on the specie, health and structural features of a tree, it may be determined that a specific tree with good qualities and

characteristics that is located in close proximity to construction activities will be suitable for being retained and protected.

In regards to tree replacement, it is the recommendation of the project arborist that a reduced number of 43 coast live oak (*Quercus agrifolia*) replacement saplings of good physiological health and structural condition be planted in suitable and appropriate locations on the CVM property and survive a one-year monitoring period. Five to fifteen (5 to 15) gallon container sizes are advised, but is somewhat dependent on the availability and quality of nursery stock. This reduced mitigation planting number is due to insufficient room and space in the CVM community for planting a larger number of trees, as well as due to the fact that most oaks proposed for removal have been previously planted and are not naturally occurring. Furthermore, in addition to sufficient natural recruitment of young oaks, the CVM over the years has voluntarily planted and maintained numerous young and healthy oak trees that are occurring in various locations in this WUI community, which should be considered and taken into account when determining mitigation and replacement planting numbers.

Planting 43 replacement oak trees in suitable and appropriate locations using proper tree planting BMP's will assist in preserving and sustaining the long-term health, viability and character of this mixed urban woodland environment. Upon completion of this community improvement and development project, or sooner, if so desired by project supervisors, it will be necessary to plant these 43 young replacement oaks on the CVM property. Alternatively, if it is acceptable and amenable to the MCHCD, the CVM management would be open to discussing with County staff the possibility of planting mitigation oaks at an appropriate off-site location.

As noted earlier, healthy natural recruitment and regeneration of native specie oak trees appears to be occurring at levels sufficient for sustaining urban woodland health and character. Furthermore, and as noted earlier, the CVM has planted numerous young oak trees over the years that is further assisting in supporting and sustaining this urban woodland community. However, per MCHCD permit conditions, additional oak planting will be necessary, which in the opinion of the project arborist should not exceed 43 properly placed saplings due to insufficient space and the risk of tree overcrowding in this high fire risk community.

The 43 replacement plantings (a 5 to 15-gallon size is advised, but larger container sizes are also acceptable) should be acquired from a local plant nursery that has a good selection of specimens that are free from harmful pathogens, insect pests and/or significant structural disorders. Additionally, the replacement trees should be planted during the appropriate time of year (preferably fall through winter wet season following sufficient precipitation) using proper tree planting techniques and best management practices, and should be planted in suitable locations that will support healthy establishment and maturation. The young replacement plantings should be provided the necessary irrigation, mulching and protection (e.g, below ground gopher baskets and above ground welded wire fencing and/or cages that are properly secured to protect from wildlife) until they are successfully established. Successful completion of this County tree

removal permit compliance action shall be achieved when the 43 mitigation plantings survive a one-year monitoring period.

The oaks that will be retained and protected are an important aesthetic, ecological and conservation value to the CVM community, and measures will be taken to avoid and minimize impacts to retained trees. It should be noted, that the project arborist should be notified and present if large diameter roots (i.e., 2 inch diameter or larger) are encountered or are anticipated to be encountered, such as when grading activities are occurring within the inner half of the canopy dripline or within a radius of 5X the DBH of retained and protected trees, which is within the critical root zone (CRZ) area.

As previously stated in the report, any landscaping activities associated with this community improvement and development project will be designed and implemented in manner that will avoid and minimize impacts to nearby trees. For example, landscaping should be avoided or limited within the CRZ area (i.e., canopy dripline) of trees, with minimal soil disturbance, grading, irrigation, planting and introduction of soil or other landscaping materials. Landscaping plants should be drought tolerant and lower combustibility vegetation that are native to the region and appropriate to woodland habitat. Lower density, lower growing and properly irrigated, spaced and maintained plants and planting configurations should be used that are less flammable and more fire resistant.

Additionally, as discussed earlier, several retained trees that are located in fairly close proximity to the project site will need to be pruned in order to maintain and preserve tree health, provide adequate clearance from construction activities (particularly the oaks identified as *Tree#s 113-125 & 129* that are located near the proposed building F1 site), improve aesthetics, and to reduce combustible fuel loads (i.e., ladder fuels) and wildland fire hazard concerns. Given the proper implementation of pruning activities, the proposed pruning is not expected to have a significant impact to the health of retained and protected trees. Pruning operations should occur during the proper time of year (preferably fall through early winter) and will utilize proper pruning BMP's to minimize impacts to trees.

Tree removal and pruning operations should be avoided during the bird nesting season, which in Monterey County and the central coast region may begin as early as February and continue through August. If tree work is necessary during this time period a nesting assessment is required to determine if any nesting birds and raptors are present. A recent tree assessment and site inspection determined that actively nesting birds and raptors do not appear to be occurring at the proposed project sites at the time of the inspection. However, depending on when tree removal and construction activities begin (i.e., February-August), it may be necessary to perform an additional nesting assessment.

When tree removal and pruning operations commence, tree work shall be performed by licensed and insured tree workers trained in accordance with ANSI Z133.1 safety regulations, as required by OSHA. If necessary, tree protection measures should be installed to nearby trees that could

potentially be damaged during removal operations. Additionally, if substantial soil disturbance occurs at the removal site it may be necessary to install erosion and sedimentation control measures to effectively stabilize exposed soil surfaces and contain sediment runoff. Furthermore, BMP's involved with tree removal, disposal, and the cleaning and sterilization of tools and equipment shall be implemented to minimize the chance of biotic disorders that may be present spreading to other areas.

As previously stated, natural recruitment and regeneration of young native specie oaks is occurring at sufficient levels for sustaining urban woodland health and character. Where possible, naturally occurring healthy young oaks (i.e., seedlings, saplings and/or smaller immature trees) should be retained and protected from proposed construction activities, as well as any future fuel reduction and vegetation management operations; or, alternatively, saved and relocated during the cooler wet season to a safe and suitable area on the property and cared for until they are properly established. However, it should be noted, that saving and/or relocating young native specie trees that are less than 6-inch DBH is not mandated or required to satisfy permit conditions.

B. Construction Tree Protection Measures:

Per MCHCD permit requirements and resource preservation BMP's, the following tree and resource protection and preservation measures shall be implemented for the CVM community improvement and development project. Not all of these tree protection measures may be necessary or applicable to this specific project, but may come in useful at some point during property development operations and should be provided in case they are needed. The proper implementation of tree and resource preservation BMP's and regular construction site monitoring will assist in protecting and preserving the health and welfare of native specie trees, habitat and surrounding ecological resources. The specific location of tree protection measures (i.e., construction tree protection fencing) will be determined on-site by the project arborist and project team (e.g., contractor) during a pre-construction meeting, and tree and resource preservation measures will be regularly monitored, inspected and properly maintained for the duration of the project to ensure they are functioning effectively.

1) Prior to construction activities beginning, grading and construction limits should be clearly marked with properly installed construction fencing (e.g., *Resinet Heavy Duty Square Mesh Access Control Barrier Fence*) that protects the critical root zones (CRZ's) and canopy dripline areas of retained trees. No construction equipment, tools and/or materials should be stored in the CRZ's and no washing of construction substances should occur within the canopy dripline and CRZ's of retained and protected trees.

2) The durable and highly visible exclusionary construction fencing that will be installed and properly maintained for this project should clearly define the work area, limit unnecessary disturbance to surrounding areas, and protect the CRZ of individual trees and/or tree groupings. Generally speaking, the CRZ area is defined by the outermost portion of the canopy dripline 360

degrees around the tree. Ideally, the entire canopy dripline and CRZ area should be protected with exclusionary fencing, but this is often not possible within a densely wooded construction site. Consequently, an alternative and more realistic tree protection guideline that should be acceptable for this project, is for exclusionary fencing to be installed to a radius from the trunk that protects the inner half of the canopy dripline and CRZ area, or five times (5X) the diameter (DBH) of trees, whichever provides a greater protective radius. The area that is protected by tree protection fencing is identified as the *Tree Protection Zone* (TPZ), which ideally should include the entire canopy dripline and CRZ area. Perform regular monitoring and inspections of tree protection measures, as well as any necessary repairs, maintenance and improvements to tree protection measures on a as needed basis.

3) If it is necessary to perform grading and construction activities within 5 feet of trees install trunk and stem protection measures (e.g., 2x4 lumber forming protective barrier around circumference of trunk and lower stem of tree) that will need to be secured to the trees with rope and high visibility exclusionary fencing.

4) The project arborist should work with the contractor and design team to provide guidance on how to avoid and minimize impacts of grading within the CRZ, and, if necessary and where possible, how to tunnel under or bridge over significant roots for any trenching operations that will be necessary. Additionally, naturally occurring woodland topsoil should be saved and stored separately from other materials, properly stabilized using erosion and sedimentation control measures, and used for site restoration activities.

5) Install appropriate sedimentation control measures (e.g., silt fence) along downslope perimeter of construction site and, if necessary, apply soil stabilization and source control measures (e.g., rice straw mulch, erosion control blankets, all-weather surfaces) to exposed soil surfaces to prevent erosion problems and sediment runoff during rain events. Perform routine monitoring, as well as the necessary maintenance, modifications and improvements on a as needed basis to ensure that erosion & sedimentation control and resource protection measures are functioning effectively. It should be noted that erosion problems and sediment deposition around trees can adversely affect tree health and stability.

6) If it's necessary to perform grading activities within the canopy dripline and critical root zone (CRZ) area of trees the following practices should be implemented: 1) Try to maintain natural grade as much as possible; 2) Where feasible, use permeable surface materials at final grade; and 3) Avoid cut (i.e., lowering grade) and fill (i.e., raising grade with fill material) operations (particularly lowering grade) within the CRZ that could result in significant root loss or damage to large primary roots that are important to supporting and sustaining tree health and structural stability.

7) Notify the project arborist if grading and construction activities is required within the inner-half of the canopy dripline or 5X the DBH of retained trees, or if significant primary lateral roots that are 2 inch diameter or larger are expected to be encountered and impacted. If this is

necessary, the arborist should be present during grading and excavation activities to assist in minimizing impacts to large primary roots that will likely be encountered. Additionally, if pruning is necessary use proper tree pruning practices to minimize impacts and maximize wound healing.

8) If it is necessary to temporarily store construction materials or equipment within the canopy dripline (i.e., CRZ) of nearby trees, which ideally should be avoided, apply 2 to 4 inches of clean and properly sourced woodchip mulch to limit soil disturbance and prevent soil compaction within the CRZ area. In some cases a deeper and more protective mulch layer may be necessary.

9) Where possible, avoid damaging or cutting roots located within the critical root zone (i.e., canopy dripline) of trees, especially roots that are 2 inches diameter or larger, and to the extent possible avoid grading or significant soil disturbance within a radius that is a minimum 5X the diameter (DBH) of the subject trees, which is the most sensitive portion of a tree's critical root zone (CRZ) area. It should be noted that, where possible, root zone disturbance should ideally be avoided within the entire CRZ and canopy dripline area (i.e., the outer most portion of the canopy dripline 360 degrees around the tree) and even expanded to the area beyond the canopy dripline, but this is generally not possible on densely wooded construction sites. Construction footings should be designed and excavation activities performed in a manner to minimize impacts to primary roots, or alternative foundation designs (e.g., pier and grade beam) that are less impactful to critical root systems should be considered. If significant roots are encountered efforts should be made to carefully excavate (e.g., tunnel or dig) under or around primary lateral roots. Grading or trenching operations that may occur within the critical root zone of retained trees should be performed under the guidance and monitoring of the project arborist.

10) Tree roots severed or significantly damaged during grading and excavating operations should be cleanly cut and promptly covered with moist burlap fabric or equivalent until roots are permanently covered with backfill material or until the exposed grading cut and soil profile is permanently stabilized and protected. If burlap covered cut roots are exposed to the outside environment for an extended period of time a project attendant shall be assigned the task of regularly wetting burlap covered roots to prevent root desiccation. Additionally, in the absence of rain during the wet season it may be necessary to perform supplemental watering (i.e., regular deep irrigating throughout the remaining portions of the critical root zone) to construction impacted trees. Frequency, quantity and duration of supplemental watering should be determined by the project arborist or a qualified landscape professional or tree care professional with similar experience.

11) Healthy and younger trees can be fairly tolerant of low to moderate levels of root system impacts, particularly oaks, with mature and aging pines generally being more sensitive and less tolerant of construction related impacts. However, they are generally less tolerant to increases (i.e., introduction of fill material) or decreases (i.e., cut slopes) in natural grade. Where possible, avoid altering the natural grade (particularly lowering grade) within the CRZ to reduce the likelihood of causing root loss and tree stress, decline and/or mortality. Lowering natural grade

can result in significant root loss or damage and raising the grade (i.e., introducing fill material, particularly around the lower trunk and root crown) can lead to trunk and root decay disorders that are detrimental to the health and structural integrity of trees. Where possible, root loss and root system impacts should be avoided and minimized to the greatest extent possible, and this important factor should be considered when developing a construction design plan. It should be noted that root loss or root system impacts does not always result in an immediate or significant decline in tree health, but instead often occurs slowly and gradually over a period of severals years or decades. Per the site assessment and analysis of the project plans, it appears that retained and protected trees located in the vicinity of proposed construction operations will likely tolerate grading activities with minor to moderate impacts and are suitable for being retained, protected and preserved.

12) Avoid storing construction tools, materials and equipment within the CRZ (i.e., canopy dripline) of trees, and do not wash out or dispose of excess materials (e.g., paint, plaster, concrete, or other potentially harmful substances) within CRZ areas. As previously noted, if it is unavoidable and necessary to temporarily store or stockpile materials and equipment within the CRZ of trees, apply 2 to 4 inches of clean and properly sourced woodchip mulch (or in some cases a thicker mulch layer may be necessary) to prevent soil compaction and root zone disturbance.

13) If tree pruning is necessary it is important to utilize proper pruning BMP's that will assist in minimizing harmful impacts to trees. In most cases, tree pruning should ideally be performed during the fall through early winter months when the trees are at a lower level of physiological activity, the exception being deadwood removal or minor pruning, which can occur during any time of year. A general principle to follow is that it is important to make proper pruning cuts, keeping them as small as possible while removing as few living branches as necessary to achieve the objective. Large pruning wounds often do not completely heal over with wound wood callus tissue, which creates a permanently exposed entry point for decay, disease and insect pests. Excessive pruning can stress, injure and harm trees by depleting energy reserves and reducing food making processes (i.e., photosynthesis), which can compromise a trees ability to perform essential physiological functions and to recover and replenish essential reserves during periods of stress (e.g. root disturbance and drought conditions). As noted above, excessive pruning can create an abundance of exposed wounds providing entry points for potentially harmful biotic disorders (e.g., disease, decay and/or insect pests) that can adversely affect the health and structural integrity of trees. It should be noted that significant pruning involving the removal of 30% or more of living canopy material or the removal of healthy sizable limbs requires a County permit. Additional pruning BMP's and guidelines are available upon request.

14) The primary objective of pruning operations should be as follows: To remove dead and unhealthy limbs and branches (i.e., deadwood removal); improve canopy balance and symmetry and maintain natural form; thin out overly dense and heavy portions of the canopy; and, if necessary, perform targeted and selective weight reduction pruning of the canopy and large limbs (i.e., end weight reduction pruning) to assist in preventing significant structural failures that

could be detrimental to tree health and potentially hazardous to property and areas with human activity. As suggested in the previous sentence, perform necessary pruning to reduce and mitigate hazard concerns to occupied structures and areas with human activity; and perform necessary pruning to reduce wildland fire hazards and combustible fuel loads (e.g., ladder fuels), and to improve property protection and defensible space around structures.

15) A pre-construction meeting should be arranged with the project arborist, general contractor and/or others involved with the project to ensure that tree and resource protection measures are properly located, positioned and installed. Additionally, perform regular construction site inspections for the duration of the project to monitor the condition of tree and resource protection measures, and to determine if any repairs, adjustments or modifications are necessary. Trees impacted by project operations should be periodically monitored and assessed during and following the project to determine if any tree care and management actions are necessary, and to make certain trees do not present a hazard to the parking facility.

C. Tree Repair, Replacement & Preservation:

Per tree care and preservation BMP's, if any trees are damaged during construction operations they should be promptly repaired and/or treated per arborist specifications. Remedial or mitigation treatments may vary and will depend largely on the damage or injury sustained, as well as the condition of a specific tree at the time of injury. As previously noted, trees impacted by project operations should be periodically monitored and assessed by the project arborist during and following the project to determine if any tree care and management actions are necessary that will assist in preserving and improving tree health and preventing tree hazards. Prescribed treatments will be determined on a case by case basis.

As previously stated, per MCHCD tree preservation ordinances and resource protection BMP's, retained trees located in the vicinity of parking lot construction activities will be routinely monitored and adequately protected from construction activities for the duration of the project (refer to tree protection BMP's provided in this report and the project site plans that show the approximate location of tree protection fencing). Tree and resource protection measures will assist in preserving and protecting ecological resources and minimizing impacts to trees and woodland habitat.

In the event that large primary roots are encountered the project arborist will be notified and consulted to assist in providing guidance and recommendations to minimize impacts to protected trees. If trees exhibit any signs or symptoms of stress and decline due to possible construction related impacts or any other factors (e.g., biotic and/or abiotic disorders) specific treatments can be performed (e.g., supplemental deep watering, radial or vertical mulching, growth regulator treatments, among others) to assist in mitigating adverse impacts and to aid in the recovery of impacted trees, but none of these treatments are anticipated to be necessary.

VI. CONCLUSION

In preparation for proposed community improvement and development operations at the *Carmel Valley Manor*, a total of 141 trees (i.e., identified as *Tree#s 96-236*; 138 coast live oaks and 3 Monterey pines) that are 6-inch DBH or larger were recorded and evaluated during a recent pre-construction tree impact assessment (refer to the corresponding project site plans for tree locations, the *Exhibit A: Tree Inventory & Impact Assessment Spreadsheet* for general tree information [i.e., specie, DBH, physiological health & structural condition, retain or remove, and construction impacts], and the attached photos, *Figures 1-26*). Per the project design plans, 63 of these trees (i.e., 61 coast live oaks and 2 Monterey pines) are proposed for removal due to their location within or directly adjacent to planned grading and construction activities (refer to Figures *1, 3-7 & 10-19*). Additionally, 1 oak identified as *Tree#128* recently fell during a storm event, so is no longer occurring at the site. The 2 Monterey pines proposed for removal do not have County protection status in this inland area of Carmel Valley, so do not require a County tree removal permit. The remaining 77 trees (i.e., 76 oaks and 1 pine) will be retained and protected for the duration of the project and are not expected to experience adverse impacts from property development activities that would be significantly harmful or detrimental to tree health. Numerous additional trees occurring in this urban woodland community are located a safe distance away from proposed construction activities and will not be impacted by project operations.

As emphasized in this report, the necessary tree and resource protection measures (e.g., tree protection fencing and erosion & sedimentation control measures) shall be properly installed prior to construction activities commencing and regularly monitored, maintained and, if necessary, modified and improved during the project to ensure that trees are effectively protected and preserved for the duration of the project. Given the proper installation and maintenance of tree protection and preservation BMP's, the 77 retained and protected native specie trees are not expected to be significantly impacted or harmed by development activities and are expected to remain healthy, viable and structurally sound for years to come following the completion of project operations. Tree protection measures, particularly a properly located and installed tree protection fencing, will assist in preserving and protecting tree health, preventing construction activity encroachment and damage to trees, and minimizing disturbance and impacts to the sensitive CRZ areas of nearby trees.

In regards to tree replacement and to assist in preserving and sustaining the health and character of this urban woodland community, forty-three (43) 5 to 15-gallon coast live oak saplings will be planted in suitable and appropriate locations and shall survive a one-year monitoring period. As discussed in this report, this reduced planting recommendation is primarily due to a lack of sufficient space at the CVM property that would be necessary for the healthy and successful long-term establishment and maturation of a larger number of mitigation plantings. Additionally, it appears that many of the oaks proposed for removal were previously planted and are not naturally occurring, and there is already a significant number of young oak trees occurring in this urban woodland community due to healthy and sufficient natural recruitment, as well as the past

planting of numerous young oak trees in various locations throughout the CVM property. Another important reason for this reduced replacement planting recommendation is due to concerns related to increasing combustible fuel loads and wildland fire hazards in this high fire risk WUI community, which is making it more difficult to retain and obtain property insurance coverage.

Best regards,

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Figure 1. These coast live oaks are no longer a part of the project and will be retained.

Figure 2. This large coast live oak is no longer a part of the project and will not be impacted by project operations.

Figure 3. These 7 oaks are no longer a part of the project and will be retained.

Figure 4. These oaks and pine are no longer a part of the project and will be retained.

Figure 5. The F1 & F2 project site is currently used for parking. Some of this area will continue to be used for parking.

Figure 6. The oaks along the left side of the parking area will be retained and protected, but will require pruning in order to provide adequate clearance.

Figure 7. The oaks along parking area near the proposed F1 & F2 units will be retained and protected, but will require pruning in order to provide adequate clearance from construction activities and the future structure.

Figure 8. The large oak located in the center of photo (Tree#130) near the proposed F1 & F2 units is proposed for removal and the large oak visible to the left (i.e., Tree#129) will be retained and protected.

Figure 9. Another view of oaks located near the planned F1 & F2 units. Tree#130 to the left is proposed for removal and the oak in the center background (Tree#129) will be retained and protected. The oak seen in background (Tree#128) fell during a recent storm and is no longer present.

Figure 10. One of 3 aging pines recommended for removal due to construction impacts and potential hazard concerns. Pine removal does not require a County permit in this inland area of Carmel Valley.

Figure 11. The proposed Building C project site. A few oaks located behind the existing units are planned for removal in preparation for proposed construction activities.

Figure 12. A few of the oaks located towards the center of the photo are planned for removal for the proposed Building C.

Figure 13. Area where several oaks are proposed for removal in preparation for Units A2 & A3.

Figure 14. Existing garden area clearing where units A1 & A2 will be constructed will involve oak removal in adjacent woodlands.

Figure 15. Grouping of small and immature oaks are proposed for removal at the A4 building site.

Figure 16. Several oaks in this area are proposed for removal in preparation for the A3 & A4 units. A few oaks located adjacent to the proposed units will be retained and protected.

Figure 17. Several oaks located where the A3 unit is proposed are planned for removal. Some of these oaks were apparently planted years ago and are not naturally occurring.

Figure 18. This previously disturbed site is where the A1 & B1 units are proposed. Several oaks are planned for removal.

Figure 19. Several mature oaks mixed in with a few non-native Italian stone pines and deodar cedars are planned for removal at the proposed sites for the A2 & A3 units. Confirm the owl box is not occupied prior to removal operations.

Figure 20. Several oaks visible in photo located next to the parking area and the proposed A1 unit will be retained and protected.

Figure 21. This oak wooded area along the lower parking area near the proposed A1 unit will not require tree removal.

Figure 22. This area will continue to be used for parking, however, some non-native and introduced trees to the right are planned for removal due to property improvement operations.

Figure 23. This area of the lower parking lot will not be impacted by project operations, including the surrounding trees.

Figure 24. This impacted and disturbed area at the lower southeast end of the CVM property will be a parking area. No native specie trees that have County protection status will be impacted or removed.

Figure 25. Another view of lower southeast end of the CVM property near Carmel Valley Road that will be developed into an area for additional parking.

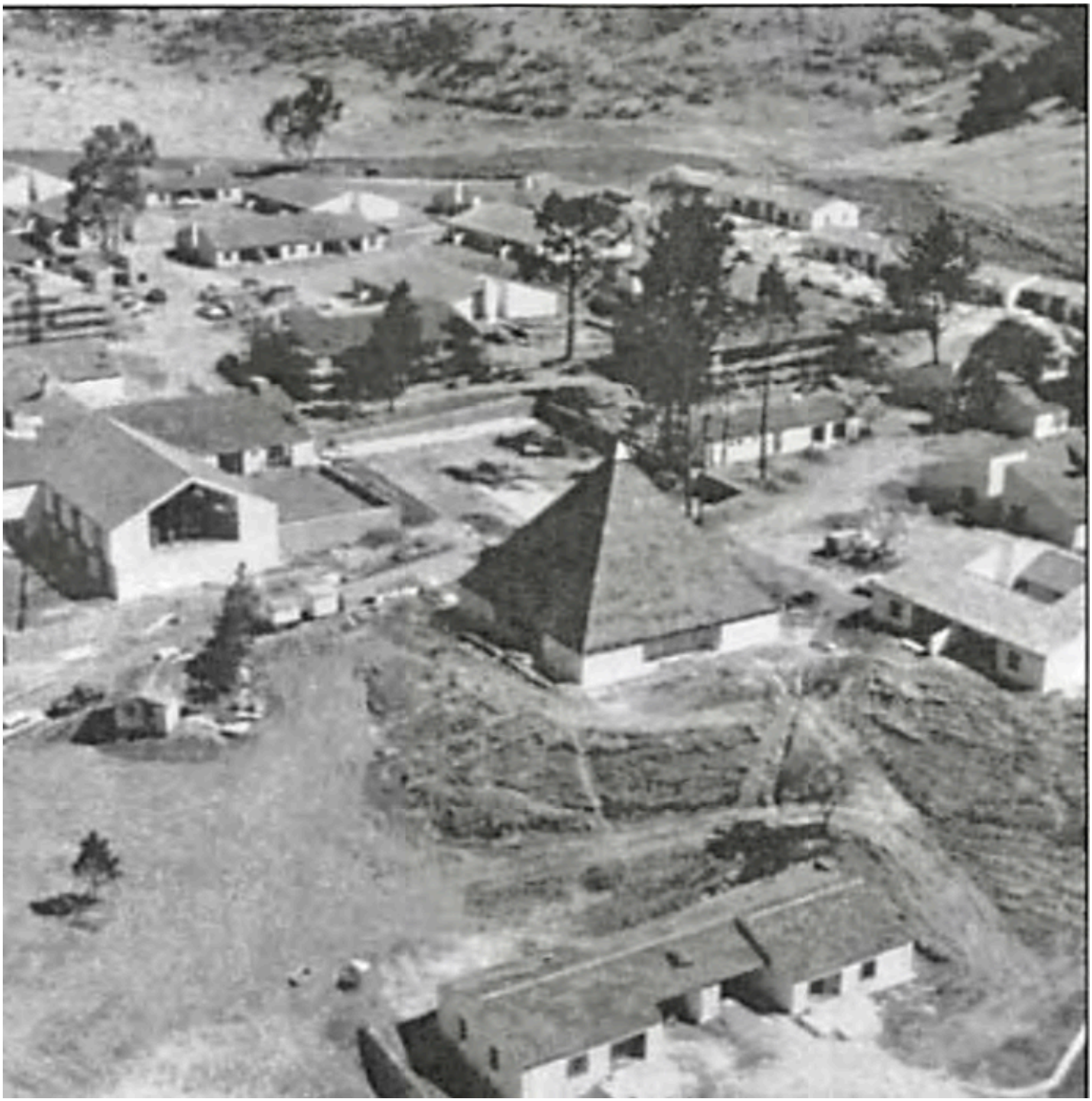

Figure 26. This historical photo taken at the time the CVM community was constructed appears to show the presence of several pine and conifer type trees, but few if any oak trees are occurring in this area of the property. As noted in the report, many of the oaks currently occurring in this community appear to have been previously planted and are not naturally occurring.

THIS REPORT HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT AND IS BASED ON THE FINDINGS AND PROFESSIONAL OPINION OF A ISA CERTIFIED ARBORIST WITH *THOMPSON WILDLAND MANAGEMENT* (TWM). TWM ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER INDIVIDUALS OR PARTIES.

CLIENT ACKNOWLEDGES THAT THIS REPORT, AND ANY OPINIONS, ADVICE OR RECOMMENDATIONS EXPRESSED OR GIVEN, ARE BASED ON THE INFORMATION SUPPLIED BY CLIENT AND ON THE DATA, INSPECTIONS, MEASUREMENTS AND ANALYSIS CARRIED OUT AND OBTAINED BY TWM.

THIS REPORT IS BASED ON A LIMITED VISUAL INSPECTION OF TREE HEALTH AND CONDITION AND FOR OBVIOUS STRUCTURAL DEFECTS FROM GROUND LEVEL. IT IS NOT A COMPLETE HEALTH AND HAZARD EVALUATION, AS SOME HEALTH AND HAZARD CONDITIONS ARE NOT VISIBLE AND CANNOT BE CONFIRMED BY A LIMITED INSPECTION. A COMPREHENSIVE HEALTH AND HAZARD ASSESSMENT WOULD INCLUDE OTHER INVESTIGATION MEASURES INCLUDING, BUT NOT LIMITED TO, CORE SAMPLES, TISSUE ANALYSIS, ROOT COLLAR EXCAVATION, SOIL ANALYSIS, AND VISUAL INSPECTION OF THE ENTIRE TREE VIA CLIMBING. ESTIMATES FOR THIS WORK ARE AVAILABLE UPON REQUEST.

BE ADVISED THAT TREES AND/OR LIMBS MAY FAIL UNDER CERTAIN CONDITIONS, AND THAT THE RECOMMENDATIONS IN THIS REPORT ARE BASED ON GENERAL STANDARDS OF TREE CARE AND BMP's. TREES, INCLUDING TREES THAT APPEAR HEALTHY AND STRUCTURALLY SOUND, MAY FAIL UNEXPECTEDLY WITHOUT ANY VISIBLE SIGNS OF BEING PHYSIOLOGICALLY AND/OR STRUCTURALLY UNSOUND AND COMPROMISED, PARTICULARLY DURING PERIODS OF INCLEMENT WEATHER, BUT TREES MAY ALSO FAIL DURING PERIODS OF FAIR WEATHER. THIS REPORT IS PREPARED WITH THE UNDERSTANDING THAT NO REPRESENTATIONS OR WARRANTIES, EITHER EXPRESSED OR IMPLIED, ARE GIVEN THAT ANY TREES REFERRED TO IN THE REPORT OR LOCATED ON OR ADJACENT TO THE SUBJECT PROPERTY ARE GUARANTEED TO BE SOUND OR SAFE.

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Exhibit A: Carmel Valley Manor Tree Inventory & Impact Assessment Spreadsheet

Note: A total of 141 trees identified in this spreadsheet that are 6-inch DBH or larger were recorded and evaluated in preparation for the CVM community development project.

Note: A total of 63 trees are proposed for removal (i.e., 61 Coast Live Oaks and 2 Monterey Pines) in preparation for this development project. The 2 pines do not require a County tree removal permit due this inland location being outside of their native coastal range.

Note: One large oak identified as Tree#128 fell during a recent storm due to natural causes.

Note: The 77 remaining trees (i.e., 76 oaks and 1 pine) will be retained and protected for the duration of the project.

Note: Based on site conditions, 43 oak mitigation replacement plantings are recommended for the property.

Number of Trees	Tree & Tag #	Tree Specie	DBH (inches)	Physiological Health	Structural Condition	Retain or Remove	Construction Impacts
1	96	Coast Live Oak	40	Fair	Fair	Retain	Moderate
2	97	Coast Live Oak	14	Good	Fair	Retain	Low-Moderate
3	98	Coast Live Oak	16	Fair	Fair	Retain	Moderate
4	99	Coast Live Oak	11	Good	Good	Retain	Moderate
5	100	Coast Live Oak	7	Fair	Poor	Retain	High
6	101	Coast Live Oak	10	Fair	Poor	Retain	High
7	102	Coast Live Oak	15	Fair	Fair	Retain	Moderate-High
8	103	Coast Live Oak	16	Fair	Poor	Retain	High
9	104	Coast Live Oak	14	Fair	Fair	Retain	Low-Moderate
10	105	Coast Live Oak	13	Fair	Poor	Retain	High
11	106	Coast Live Oak	12	Good	Fair	Retain	Moderate-High
12	107	Coast Live Oak	12	Good	Fair	Retain	Low-Moderate
13	108	Coast Live Oak	13	Good	Good	Retain	Moderate
14	109	Coast Live Oak	21	Fair	Fair	Retain	Moderate
15	110	Coast Live Oak	20	Fair	Poor	Retain	Moderate
16	111	Monterey Pine	40	Fair	Fair	Retain	Low-Moderate
17	112	Coast Live Oak	8	Fair	Fair	Retain	Low-Moderate
18	113	Coast Live Oak	9	Fair	Poor	Retain	Moderate-High
19	114	Coast Live Oak	9	Poor	Poor	Retain	Moderate-High
20	115	Coast Live Oak	11	Fair	Poor	Retain	Moderate-High
21	116	Coast Live Oak	9	Fair	Poor	Retain	Moderate-High
22	117	Coast Live Oak	11	Fair	Poor	Retain	Moderate-High
23	118	Coast Live Oak	6	Fair	Poor	Retain	Moderate-High
24	119	Coast Live Oak	7	Poor	Poor	Retain	Moderate-High
25	120	Coast Live Oak	16	Fair	Fair	Retain	Moderate-High
26	121	Coast Live Oak	6	Fair	Poor	Retain	Moderate-High
27	122	Coast Live Oak	10	Poor	Poor	Retain	Moderate-High
28	123	Coast Live Oak	8	Fair	Fair	Retain	Moderate
29	124	Coast Live Oak	26	Good	Fair	Retain	Moderate-High
30	125	Coast Live Oak	10	Fair	Fair	Retain	Moderate-High
31	126	Coast Live Oak	8	Fair	Fair	Retain	Low-Moderate
32	127	Monterey Pine	36	Fair	Poor	Remove	Remove
33	128	Coast Live Oak	29	Fair	Fair	Removal	Natural causes
34	129	Coast Live Oak	30	Fair	Fair	Retain	Moderate
35	130	Coast Live Oak	42	Fair	Fair	Remove	Remove
36	131	Coast Live Oak	27	Good	Fair	Retain	Moderate-High
37	132	Coast Live Oak	14	Fair	Poor	Retain	Low-Moderate
38	133	Coast Live Oak	15	Fair	Fair	Retain	Low-Moderate
39	134	Coast Live Oak	16	Good	Fair	Retain	Moderate-High

40	135	Coast Live Oak	14	Fair	Fair	Retain	Moderate-High	
41	136	Coast Live Oak	13	Fair	Fair	Remove	Remove	
42	137	Coast Live Oak	7	Poor	Poor	Remove	Remove	
43	138	Coast Live Oak	10	Poor	Poor	Remove	Remove	
44	139	Coast Live Oak	9	Fair	Poor	Remove	Remove	
45	140	Coast Live Oak	18	Fair	Fair	Retain	Moderate	
46	141	Coast Live Oak	8	Poor	Poor	Remove	Remove	
47	142	Coast Live Oak	9	Poor	Poor	Remove	Remove	
48	143	Coast Live Oak	23	Fair	Fair	Retain	Moderate	
49	144	Coast Live Oak	15	Fair	Poor	Retain	Moderate	
50	145	Coast Live Oak	18	Fair	Fair	Retain	Moderate	
51	146	Coast Live Oak	20	Fair	Fair	Retain	Moderate	
52	147	Coast Live Oak	13	Fair	Poor	Retain	Moderate	
53	148	Coast Live Oak	12	Poor	Poor	Retain	Moderate	
54	149	Coast Live Oak	28	Fair	Fair	Retain	Moderate	
55	150	Coast Live Oak	30	Fair	Poor	Retain	Moderate	
56	151	Coast Live Oak	15	Fair	Fair	Retain	Moderate	
57	152	Coast Live Oak	9	Fair	Fair	Retain	Moderate-High	
58	153	Coast Live Oak	7	Fair	Fair	Retain	Moderate-High	
59	154	Coast Live Oak	7	Fair	Fair	Remove	Remove	
60	155	Coast Live Oak	7	Fair	Fair	Remove	Remove	
61	156	Coast Live Oak	7	Fair	Poor	Remove	Remove	
62	157	Coast Live Oak	12	Fair	Poor	Remove	Remove	
63	158	Coast Live Oak	16	Fair	Fair	Remove	Remove	
64	159	Coast Live Oak	12	Good	Good	Remove	Remove	
65	160	Coast Live Oak	10	Good	Fair	Remove	Remove	
66	161	Coast Live Oak	12	Fair	Poor	Remove	Remove	
67	162	Coast Live Oak	20	Good	Fair	Remove	Remove	
68	163	Coast Live Oak	14	Fair	Fair	Retain	Low-Moderate	
69	164	Coast Live Oak	17	Poor	Poor	Retain	Moderate	
70	165	Coast Live Oak	19	Good	Good	Remove	Remove	
71	166	Coast Live Oak	20	Fair	Fair	Retain	High	
72	167	Coast Live Oak	22	Fair	Fair	Remove	Remove	
73	168	Coast Live Oak	18	Poor	Poor	Remove	Remove	
74	169	Coast Live Oak	10	Poor	Poor	Remove	Remove	
75	170	Coast Live Oak	10	Fair	Poor	Remove	Remove	
76	171	Coast Live Oak	17	Fair	Fair	Remove	Remove	
77	172	Coast Live Oak	11	Fair	Fair	Remove	Remove	
78	173	Coast Live Oak	7	Fair	Fair	Retain	High	
79	174	Coast Live Oak	13	Good	Fair	Retain	High	
80	175	Coast Live Oak	18	Fair	Poor	Remove	Remove	
81	176	Coast Live Oak	23	Fair	Fair	Remove	Remove	
82	177	Coast Live Oak	20	Good	Fair	Remove	Remove	
83	178	Coast Live Oak	10	Fair	Poor	Remove	Remove	
84	179	Coast Live Oak	11	Good	Good	Remove	Remove	
85	180	Coast Live Oak	24	Fair	Fair	Remove	Remove	
86	181	Coast Live Oak	10	Fair	Poor	Remove	Remove	
87	182	Coast Live Oak	12	Fair	Fair	Remove	Remove	
88	183	Coast Live Oak	17	Fair	Poor	Remove	Remove	
89	184	Coast Live Oak	14	Fair	Fair	Remove	Remove	

90	185	Coast Live Oak	11	Fair	Poor	Remove	Remove
91	186	Coast Live Oak	15	Fair	Fair	Remove	Remove
92	187	Coast Live Oak	9	Poor	Poor	Remove	Remove
93	188	Coast Live Oak	15	Fair	Poor	Remove	Remove
94	189	Coast Live Oak	10	Fair	Poor	Remove	Remove
95	190	Coast Live Oak	10	Fair	Fair	Remove	Remove
96	191	Coast Live Oak	9	Poor	Poor	Remove	Remove
97	192	Coast Live Oak	17	Fair	Poor	Retain	Moderate-High
98	193	Coast Live Oak	11	Fair	Poor	Retain	Moderate-High
99	194	Coast Live Oak	18	Fair	Fair	Remove	Remove
100	195	Coast Live Oak	11	Fair	Poor	Remove	Remove
101	196	Coast Live Oak	18	Fair	Fair	Remove	Remove
102	197	Coast Live Oak	11	Fair	Poor	Remove	Remove
103	198	Coast Live Oak	9	Fair	Fair	Retain	Moderate-High
104	199	Coast Live Oak	9	Fair	Fair	Retain	Moderate
105	200	Coast Live Oak	14	Fair	Poor	Retain	High
106	201	Coast Live Oak	11	Poor	Poor	Retain	Moderate
107	202	Coast Live Oak	9	Fair	Poor	Retain	Moderate-High
108	203	Coast Live Oak	15	Fair	Poor	Retain	Moderate-High
109	204	Coast Live Oak	6	Fair	Poor	Remove	Remove
110	205	Coast Live Oak	10	Fair	Fair	Remove	Remove
111	206	Coast Live Oak	8	Fair	Fair	Remove	Remove
112	207	Coast Live Oak	10	Fair	Fair	Retain	High
113	208	Coast Live Oak	12	Fair	Poor	Remove	Remove
114	209	Coast Live Oak	16	Fair	Fair	Remove	Remove
115	210	Coast Live Oak	10	Fair	Poor	Remove	Remove
116	211	Coast Live Oak	16	Fair	Poor	Remove	Remove
117	212	Coast Live Oak	11	Fair	Poor	Remove	Remove
118	213	Coast Live Oak	15	Fair	Poor	Remove	Remove
119	214	Coast Live Oak	24	Poor	Fair	Remove	Remove
120	215	Coast Live Oak	18	Poor	Poor	Remove	Remove
121	216	Coast Live Oak	17	Fair	Fair	Remove	Remove
122	217	Coast Live Oak	14	Fair	Fair	Remove	Remove
123	218	Coast Live Oak	6	Fair	Fair	Remove	Remove
124	219	Coast Live Oak	7	Fair	Fair	Remove	Remove
125	220	Coast Live Oak	9	Fair	Fair	Remove	Remove
126	221	Coast Live Oak	10	Fair	Poor	Retain	Moderate
127	222	Coast Live Oak	10	Fair	Poor	Retain	Moderate
128	223	Coast Live Oak	12	Fair	Fair	Retain	Moderate
129	224	Coast Live Oak	18	Poor	Poor	Retain	Moderate
130	225	Coast Live Oak	8	Poor	Poor	Retain	Moderate
131	226	Coast Live Oak	8	Fair	Poor	Retain	Moderate
132	227	Coast Live Oak	7	Poor	Poor	Retain	Low-Moderate
133	228	Coast Live Oak	12	Fair	Poor	Retain	Moderate
134	229	Coast Live Oak	26	Fair	Poor	Retain	Moderate
135	230	Coast Live Oak	22	Fair	Poor	Retain	Moderate
136	231	Coast Live Oak	19	Fair	Poor	Retain	Moderate
137	232	Coast Live Oak	17	Fair	Poor	Retain	Moderate
138	233	Coast Live Oak	11	Fair	Fair	Retain	Moderate
139	234	Monterey Pine	27	Poor	Poor	Remove	Remove

140	235	Coast Live Oak	10	Fair	Fair	Retain	Moderate	
141	236	Coast Live Oak	13	Good	Good	Remove	Remove	