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Forest Management Plan

**Barrett Residence
3154 17 Mile Drive
Pebble Beach, CA**

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MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.

Barrett Residence

Plan Information

Site Information: Barret remodel project
3154 17 Mile Drive
Pebble Beach, CA 93953

Prepared for: Gail Barrett
3154 17 Mile Drive
Pebble Beach, CA 93953

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Prepared: March 2004

**Forest Management Plan
Barrett Residence
3154 17 Mile Drive
Pebble Beach, CA**

Forest Maintenance Plan

Site Description

Assessor Parcel Number: 008-271-004

Location: 3154 17 Mile Drive
Pebble Beach, CA

Parcel Size: Approximately 1 acre

Existing Land Use: Single family residence

Slope: The lot is relatively level sloping slightly to the southwest. The lot only has a drop of 1 -2 feet from the northeast to the southwest.

Soils: gdp-granodiorite, porphyritic

Vegetation: The vegetation on site is non-native grasses with some ornamental shrubs planted around the house. The majority of the lot is open grass areas with no formal landscaping

Forest Type: The forest type on site is mature, native *Cupressus macrocarpa*, Monterey cypress. The trees on site are all large mature trees with little to no small trees on site. The trees are all in good health with no apparent disease or pest problems.

Project Description

Structures:

The project proposes an interior remodel of the existing house.

Roads:

A new drive is proposed for the project to enter on the north side of the property off 17 Mile Drive and exit through the existing drive by the Cypress Point Lookout. The drive is to be made of porous building materials to allow water and gas exchange into the soil to reduce any impacts to the Cypress trees

Grading:

Minor grading will be performed to prepare for the new driveway for the proposed project.

Tree Removal:

No tree removal is proposed for this project.

Plot Plan Tree Inventory

Tree number	Tree species	Diameter at breast height (in.)
1	Monterey cypress	47
2	Monterey cypress	32
3	Monterey cypress	19
4	Monterey cypress	82-multi
5	Monterey cypress	20
6	Monterey cypress	48
7	Monterey cypress	31
8	Monterey cypress	40
9	Monterey cypress	46
10	Monterey cypress	38
11	Monterey cypress	97-multi
12	Monterey cypress	22

Tree Replacement:

No trees are scheduled for replacement as no trees are proposed removal.

Project Assessment

Long Term Impacts:

As the majority of the work will be done on the interior of the existing residence long term impacts to the trees should be minimal. The new drive should also have minimal impacts to the trees as long as the proper tree protection measures are followed and installed prior to any grading work commencing.

Long term impacts to the trees could be root loss due to soil compaction in the proposed new drive area. To reduce this impact, driveway materials should be porous to allow for gas and water exchange from and into the soil. If damaged, the trees could have long term impacts of wound sealing from heavy equipment damage to the stems during construction. Opening wounds on the stems of mature trees could lead to wood decay and/or insect infestation. Proper trunk and tree protection will reduce the possibility of tree damage during the construction process.

Again the long term impacts should be minimal with adherence to the tree protection measures on the job site.

Short Term Impacts:

Possible negative short-term impacts are soil compaction around the root zones of trees to remain, damage to tree stems by heavy equipment, root loss due to driveway construction, fill over root crowns of saved trees and soil erosion onto neighboring property.

As long as proper tree protection guidelines are followed, short-term impacts to the trees should be minimal. Construction fencing around trees to be saved; not stockpiling building materials or parking heavy equipment under the drip lines of the trees to be saved can minimize the impacts to the remaining trees.

A tree protection zone shall be placed around the Monterey cypress tree #s 8-10 and 12 on the northeast side of the project and tree #s 5 and 7 along the existing front fence line. Fencing placed around this area will help reduce the direct impacts of construction on this stand. The fencing should be placed at about 6-10 feet from the edges of the root crown area or as far away from the tree root crown areas as possible. If fencing is not possible, trees shall be wrapped for protection from construction damage and damage from heavy equipment operating on site.

No vehicle parking of any kind shall be allowed in the drip lines of the trees to be saved.

During driveway construction trees shall have trunk protection in place to reduce the possibility of heavy equipment damage during grading and paving activities.

Short Term Impacts

Following tree protection guidelines only minimizes the impacts of construction, and does not guarantee tree survival. If tree protection guidelines are not followed, tree survivability decreases significantly and high tree mortality could result.

Alternate Designs

As designed, the project has no tree removal proposed. Moving the placement of the proposed project would not reduce the amount tree removal and would increase the number of trees to be removed.

Forest Management Agreement**Management Objectives**

Project is to:

- minimize erosion in order to prevent soil loss and siltation
- preserve natural habitat, including native forest understory vegetation and wildlife
- prevent forest fires
- preserve scenic forest canopy, as located within the Critical Viewshed
- preserve landmark trees, as defined below

Management Measures**Tree Removal**

No tree will be removed without a Coastal Development Permit, unless the removal includes the following:

- removal of non-native or planted tree
- removal of tree posing an immediate danger to life or structures

- thinning of dead native trees or live trees less than 12 inches in diameter
- prescribed burning, crushing, lopping, or other method of brush clearing that do not materially disturb the underlying soils
- a Timber Harvest Plan that has been required for commercial logging in accordance with State requirements or if the Zoning Administrator of Monterey County determines that the removal includes:
 - 1) removal of diseased trees that threaten to spread the disease to nearby forested areas as verified in writing by a qualified professional forester selected from the County's list of consulting foresters; or
 - 2) removal in accordance with a previously-approved Forest Management Plan

Removal of Monterey cypress, Gowen cypress, and Bishop pine shall be removed in accordance with the development standards contained in Section 20.147.050.D.2 of the Carmel Area Land Use Plan and Implementation Ordinance.

Application Requirements

Where a Coastal Development Permit is required, trees proposed for removal will be conspicuously marked by flagging or by paint. Proposed removal of native trees will be the minimum necessary for 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.

Landmark Trees

All landmark trees will be protected from damage if not permitted to be removed as a diseased tree that threatens to spread the disease to nearby healthy trees or as a dangerous tree that presents an immediate danger to human life or structures. A landmark tree is a tree 24 inches in diameter at breast height, or a tree that is visually significant, historically significant, or more than 1000 years old.

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 fire hazard. Because no Coastal Development Permit is needed for their removal, dead trees may be removed at the convenience of the owner, provided such removal is otherwise in conformance with the Carmel Area Land Use Plan and Implementing Ordinance and are designated by a qualified forester as being dead trees.

Thinning

Trees less than 12 inches in diameter at breast height may be thinned to promote the growth of neighboring trees, without first obtaining a Coastal Development Permit. Thinning should be kept to a minimum so as to leave an uneven-aged forest to sustain forest health and longevity.

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(s), may be performed whenever necessary in the judgement of the owner, particularly to reduce hazards to personnel safety and from fire.

Retained trees that are located close to the construction site shall be protected from inadvertent damage from construction equipment through wrapping of trunks with protective materials. Major roots, where exposed in foundation or utility trenches, should be bridged over or tunneled under. Other measures appropriate and necessary to protect the well being of the retained trees such as construction fencing should be used where feasible.

Fire Prevention

In addition to any measures required by local fire districts of the California Department of Forestry fire authorities, the owner will:

- maintain a spark arrester screen atop each chimney
- maintain spark arresters on gasoline powered equipment
- establish a "greenbelt" by keeping vegetation in a green, growing condition to a distance of at least 50 feet around the house
- break up and clear away any dense accumulations of dead and/or dry underbrush, or dead and/or dry plant litter especially near landmark trees and around the greenbelt.

Use of Fire

Open fires (for clearing, etc.) 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.

Clearing Methods

Brush and other undergrowth, if removed, will be cleared through methods that will not materially disturb the ground surface. Hand grubbing, crushing, and mowing will normally be the methods of choice. Use of fire and herbicides will be subject to the limitations listed in the Carmel Area Land Use Plan and Implementing Ordinance.

Irrigation

In order to avoid further depletion of groundwater resources, prevent root disease, 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.

Exotic Plants

Care will be taken to eradicate and to avoid introduction of the following pest species:

- Pampas grass
- Genista (Scotch and French brooms)
- Acacia
- Eucalyptus

Amendments

The Monterey County Director of Planning may approve amendments to this plan, provided that such amendments are consistent with the provisions of the originally approved or subsequent Coastal Development Permit. Amendments to this Forest Management Plan will be required for proposed tree removal not shown as part of this plan, when the proposed removal requires a Coastal Development Permit.

Compliance

It is further understood that failure to comply with this plan will be considered failure to comply with the conditions of the Coastal Development 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 in ownership, this plan shall be binding on the new owner(s) as it is on the present owner. As a permanent management program, this Plan will be conveyed to the future owner upon the sale of the property.

Forest Maintenance Plan Prepared by:

Robert Cain
Forester's Name


Forester's Signature

3-5-04
Date

Owner's Agreement as to the Provisions of the Plan:

Owner's Name

Owner's Signature

Date

Forest Maintenance Plan Approved by:

Director of Planning

Date