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LIB 250045

**Tree Inventory, Assessment,
and
Protection Report**

**One Old Ranch Road
Carmel By-the-Sea, CA 93923
(Unincorporated Monterey County)**

Prepared for:

Carmel Valley Ranch

October 10, 2024

Prepared By:

Richard Gessner

**ISA BCMA WE-4341B
ASCA RCA #496**



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Summary

The plans indicate the demolition and replacement of the existing first hotel units building 12-17 and 20 and to re-build with two story hotel units, and add parking levels over two existing lots. The new units are located within the footprint of the existing structures. The inventory contains eighty-nine (89) trees comprised of four (4) different species. Thirty-nine (39) coast live oaks are “Landmark” trees and the remaining are “Protected”. There are three trees not protected.

There are nine (9) trees expected to be highly impacted and removed which are as follows: #368, #370, #377, #867, #868, #872, #1907, #1917, and #1936. Three (3) of these trees (#377, #867, and #1907) are Landmark Trees, two (2) trees (Japanese maple #1936 and crabapple #1917) are not protected. Twenty-one (21) trees could be moderately impacted and are close to the existing structures (Appendix A and B).

There are three landmark trees indicated for removal and they should be replaced with a one to one ratio of twenty-four inch box specimens or larger of the the same species (coast live oak). The smaller protected coast live oaks should be replaced with one to one ratio of four fifteen gallon specimens. The two tree not protected by the ordinance do not require replacement.

Specified tree protection will need to conform with the site constraints and limits of construction. In practicality placing fence around existing landscapes and relegating construction and equipment to areas already disturbed and covered in concrete or asphalt would be best practices. This type of tree protection plan should be placed on a plan sheet once plans, including civil and landscape, are developed.

Summary Table

Total number of trees inventoried:	Eighty-nine (89)
Total number of Landmark Trees:	Thirty-nine (39)
Number of trees indicated for removal	Nine (9)
Number of Landmark Trees indicated for removal	Three (3)
Number of replacements recommended	Three (3) 24 inch box or greater and four (4) 15 gallon (all coast live oaks)

Introduction

Background

The property representative for the Carmel Valley Ranch asked me to asses the site and trees as part of a plan to construct new residence around the property. I agreed to assess the trees and provide a report with my findings and recommendations.



Assignment

1. Provide an arborist's report including an assessment of the carobs within the project area that could be affected. The assessment is to include the species, size (trunk diameter), condition (health, structure, form), and suitability for preservation ratings.
2. Provide tree protection guidelines, specifications, and expected impact ratings for those affected by the project.

Limits of Assignment

1. The information in this report is limited to the condition of the trees during my inspection on September 24, 2024.
2. The plans reviewed for this assignment were as follows in Table 1 below.

Table 1: Plans Reviewed Checklist

Plan	Date	Sheet	Reviewed	Source
Existing Site Topographic Map or A.L.T.A with tree locations				
Proposed Site Plan	06/11/24	A1.1	Yes	The Paul Davis Partnership
Demolition Plan				
Construction Staging				
Grading and Drainage				
Utility Plan and Hook-up locations				
Exterior Elevations				
Landscape Plan				
Irrigation Plan				
T-1 Tree Protection Plan				

Purpose and Use of the Report

The report is intended to assess the trees within the plan area that could be affected by a project. The report is to be used by the property owners, owner's agents, and Monterey County as a reference for existing tree conditions to help satisfy planning requirements.



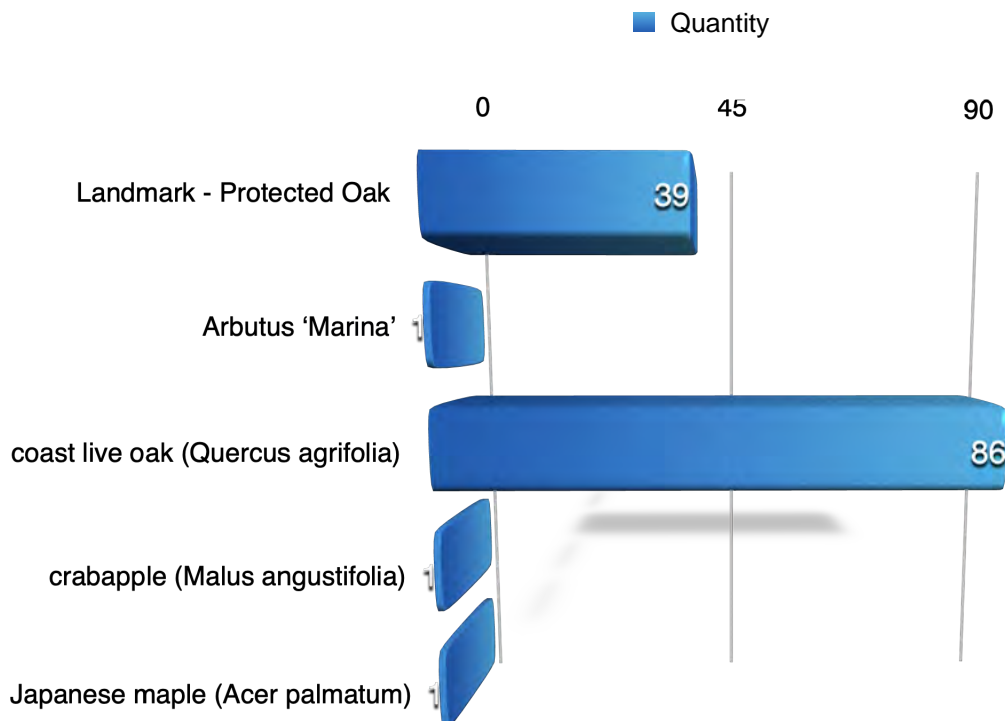
Observations

The plans indicate the renovation of several units within the footprint of existing structures and parking lot improvements (Appendix A).

The tree inventory contains the trees around the site that could be affected by the proposed development project.¹ Monterey County regulatory information is located in Appendix D2. Essentially all the oaks within the inventory (and on the site) are protected, and those with trunk diameters greater than 24 inches are considered “Landmark Trees”.

The inventory contains eighty-nine (89) trees comprised of four (4) different species (Chart 1). Thirty-nine (39) coast live oaks are “Landmark” trees and the remaining are “Protected”. There are three trees not protected which include one (1) arbutus ‘Marina’, one (1) crabapple, and one (1) Japanese maple.

Chart 1: Species Distribution



¹ Not every tree on the property was assessed because there are many outside of the proposed development envelope that will not be affected.



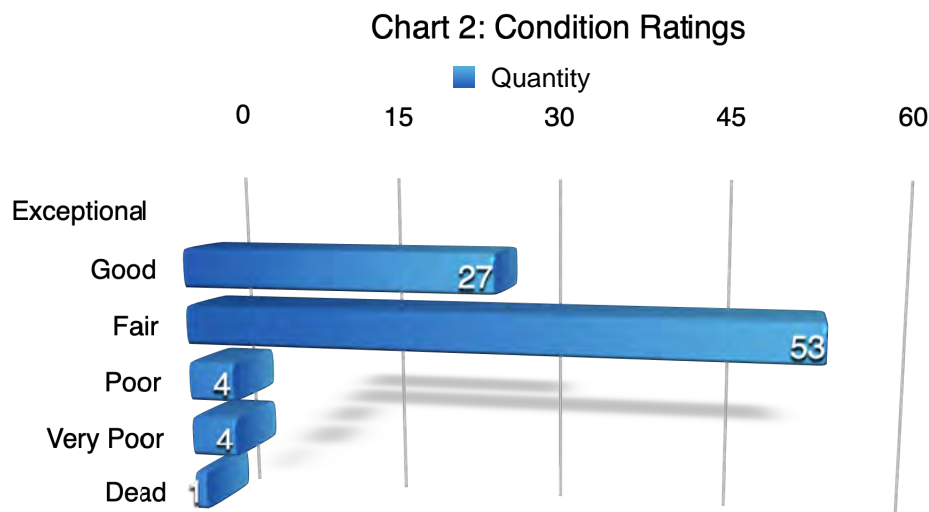
Discussion

Condition Rating

A tree's condition is a determination of its overall health, structure, and form. The assessment considered both the health and structure for a combined condition rating.

- 100% - Exceptional = Good health and structure with significant size, location or quality.
- 61-80% - Good = Normal vigor, well-developed structure, function and aesthetics not compromised with good longevity for the site.
- 41-60 % - Fair = Reduced vigor, damage, dieback, or pest problems, at least one significant structural problem or multiple moderate defects requiring treatment. Major asymmetry or deviation from the species normal habit, function and aesthetics compromised.
- 21-40% - Poor = Unhealthy and declining appearance with poor vigor, abnormal foliar color, size or density with potential irreversible decline. One serious structural defect or multiple significant defects that cannot be corrected and failure may occur at any time. Significant asymmetry and compromised aesthetics and intended use.
- 6-20% - Very Poor = Poor vigor and dying with little foliage in irreversible decline. Severe defects with the likelihood of failure being probable or imminent. Aesthetically poor with little or no function in the landscape.
- 0-5% - Dead/Unstable = Dead or imminently ready to fail.

Twenty-seven (27) trees are in good condition, fifty-three (53) fair, four (4) poor, and four (4) are in very poor shape with one tree dead (Chart 2). One tree (#388) in very poor condition is a Landmark Tree. Trees in very poor condition (#355, #388, #1921, and #1923) should be considered for removal regardless of a development application.

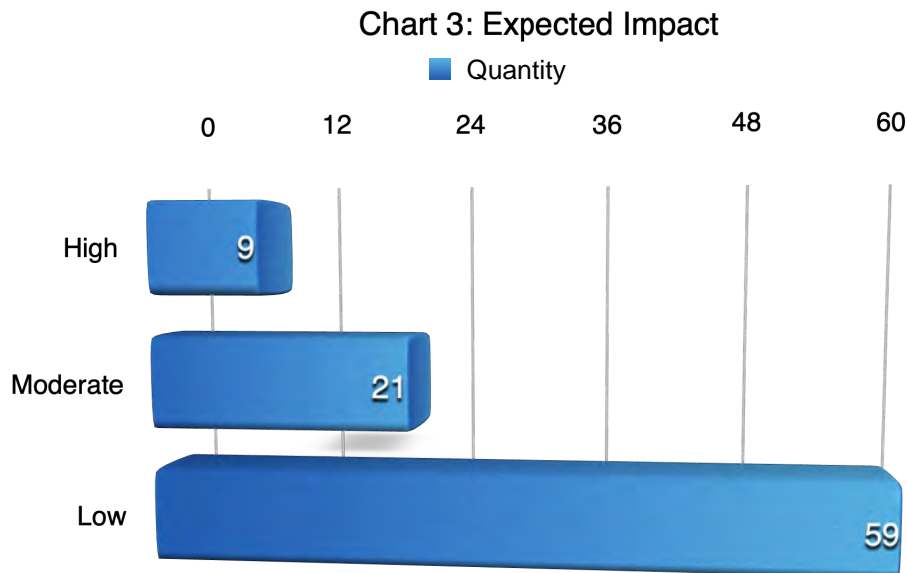


Expected Impact Level

Impact level defines how a tree may be affected by construction activity and is described as low, moderate, or high. The following scale defines the impact rating:

- Low = The construction activity will have little influence on the tree.
- Moderate = The construction may cause future health or structural problems, and steps must be taken to protect the tree to reduce future problems.
- High = Tree structure and health will be compromised and removal is recommended, or other actions must be taken for the tree to remain. The tree is located in the building envelope.

There are nine (9) trees expected to be highly impacted and removed which are as follows: #368, #370, #377, #867, #868, #872, #1907, #1917, and #1936 (Chart 3). Three (3) of these trees (#377, #867, and #1907) are Landmark Trees, two (2) trees (Japanese maple #1936 and crabapple #1917) are not protected. Twenty-one (21) trees could be moderately impacted and are close to the existing structures (Appendix A and B).



Replacement Mitigation

At this point there are three landmark trees indicated for removal and they should be replaced with one to one ratio of twenty-four inch box specimens or larger of the the same species (coast live oak). The smaller protected coast live oaks should be replaced with one to one ratio of four fifteen gallon specimens. The two tree not protected by the ordinance do not require replacement.

Tree Protection

The tree protection zone (TPZ) is the defined area in which certain activities are prohibited to minimize potential injury to the tree and should encompass the critical root zone. There are two tree protection zones which include the “calculated” and “specified” tree protection zones. The “calculated” tree protection zone is determined by a multiplication factor based on species tolerance, tree age/vigor/health, and trunk diameter (Table 2 Appendix B). The “specified” tree protection zone is adjusted in size and shape to accommodate the existing infrastructure, planned construction, and specific site constraints. This “specified” zone includes tree canopy conformation, visible root orientation, size, condition, maturity, and species tolerances (Gilpin, R, Hauer, R, Matheny, N, and Smiley, E.T. 2023).

Coast live oak species is considered to have good tolerance to construction impacts (Matheny, N., Clark, J. 1998). For this project I considered “Landmark Trees” to be “mature” in age. Those with trunk diameters less than twenty-four inches (24”) are “young”. Table 3 provides the “calculated” tree protection zones and their associated radii based on species, size, age, and condition and is indicated in Appendix B.

Table 2: Calculated Tree Protection Radii Multiplication Factors

Tolerance	Age	Condition	Trunk Diameter Multiplication Factor
Good	Mature (Landmark Tree)	Good	8 x DBH
Good	Mature (Landmark Tree)	Fair	10 x DBH
Good	Young	Good	6 x DBH
Good	Young	Fair	8 x DBH

Specified tree protection will need to conform with the site constraints and limits of construction. In practicality placing fence around existing landscapes and relegating construction and equipment to areas already disturbed and covered in concrete or asphalt would be best practices. This type of tree protection plan should be placed on a plan sheet once plans, including civil and landscape, are developed.



Conclusion

The plans indicate the demolition and replacement of the existing first hotel units building 12-17 and 20 and to re-build with two story hotel units, and add parking levels over two existing lots. The new units are located within the footprint of the existing structures.

The inventory contains eighty-nine (89) trees comprised of four (4) different species. Thirty-nine (39) coast live oaks are “Landmark” trees and the remaining are “Protected”. There are three trees not protected which include one (1) arbutus ‘Marina’, one (1) crabapple, and one (1) Japanese maple.

Twenty-seven (27) trees are in good condition, fifty-three (53) fair, four (4) poor, and four (4) are in very poor shape with one (1) tree dead. One tree (#388) in very poor condition is a Landmark Tree. Trees in very poor condition (#355, #388, #1921, and #1923) should be considered for removal regardless of a development application.

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For this project I considered “Landmark Trees” to be “mature” in age. Those with trunk diameters less than twenty-four inches (24”) are “young”. Table 3 provides the “calculated” tree protection zones and their associated radii based on species, size, age, and condition and is indicated in Appendix B. Specified tree protection will need to conform with the site constraints and limits of construction. In practicality placing fence around existing landscapes and relegating construction and equipment to areas already disturbed and covered in concrete or asphalt would be best practices. This type of tree protection plan should be placed on a plan sheet once plans, including civil and landscape, are developed.



Recommendations

1. Develop specified tree protection once conceptual plans become more formalized. Create a separate plan sheet that includes all protection measures labeled “T-1 Tree Protection Plan.”
2. Place tree numbers and tree protection fence locations and guidelines on the plans including the grading, drainage, and utility plans once developed. Fence locations should be placed at the calculated radii specified in Appendix B if other specified protection is not provided.
3. Install temporary irrigation or soaker hoses in the TPZs and provide supplemental watering during construction. Monitor watering times or amounts to ensure adequate soil saturation. (A 5/8” soaker hose requires about 200 minutes to deliver one inch of water to a garden. This number is affected by the length of the hose and the overall rate of flow from the faucet. A good rule of thumb is to expect about ½ GPM as a standard faucet flow rate.). Infrequent deeper watering is preferred.
4. All tree maintenance and care shall be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree maintenance and care shall be specified in writing according to American National Standard for Tree Care Operations: *Tree, Shrub and Other Woody Plant Management: Standard Practices* parts 1 through 10 and adhere to ANSI Z133.1 safety standards and local regulations. All maintenance is to be performed according to ISA Best Management Practices.
5. Provide a copy of this report to all contractors and project managers, including the architect, civil engineer, and landscape designer or architect. It is the responsibility of the owner to ensure all parties are familiar with this document.
6. Arrange a pre-construction meeting with the project arborist or landscape architect to verify tree protection is in place, with the correct materials, and at the proper distances.



Bibliography

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Glossary of Terms

Defect: An imperfection, weakness, or lack of something necessary. In trees defects are injuries, growth patterns, decay, or other conditions that reduce the tree's structural strength.

Diameter at breast height (DBH): Measures at 1.4 meters (4.5 feet) above ground in the United States, Australia (arboriculture), New Zealand, and when using the Guide for Plant Appraisal, 9th edition; at 1.3 meters (4.3 feet) above ground in Australia (forestry), Canada, the European Union, and in UK forestry; and at 1.5 meters (5 feet) above ground in UK arboriculture.

Drip Line: Imaginary line defined by the branch spread or a single plant or group of plants.

Mechanical damage: Physical damage caused by outside forces such as cutting, chopping or any mechanized device that may strike the tree trunk, roots or branches.

Scaffold branches: Permanent or structural branches that form the scaffold architecture or structure of a tree.

Straw wattle: also known as straw worms, bio-logs, straw noodles, or straw tubes are man made cylinders of compressed, weed free straw (wheat or rice), 8 to 12 inches in diameter and 20 to 25 feet long. They are encased in jute, nylon, or other photo degradable materials, and have an average weight of 35 pounds.

Tree Protection Zone (TPZ): Defined area within which certain activities are prohibited or restricted to prevent or minimize potential injury to designated trees, especially during construction or development.

Tree Risk Assessment: Process of evaluating what unexpected things could happen, how likely it is, and what the likely outcomes are. In tree management, the systematic process to determine the level of risk posed by a tree, tree part, or group of trees.

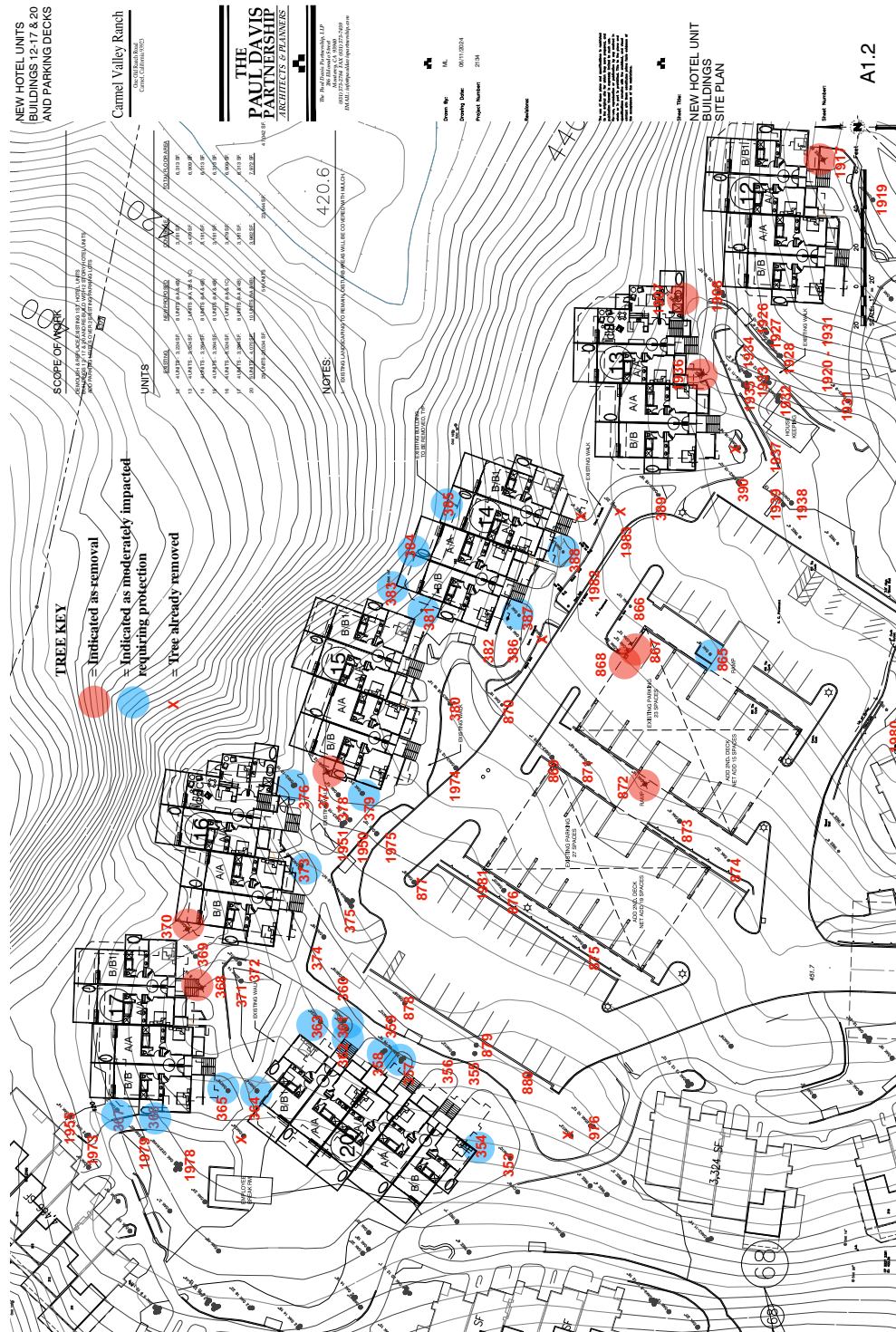
Trunk: Stem of a tree.

Volunteer: A tree, not planted by human hands, that begins to grow on residential or commercial property. Unlike trees that are brought in and installed on property, volunteer trees usually spring up on their own from seeds placed onto the ground by natural causes or accidental transport by people. Normally, volunteer trees are considered weeds and removed, but many desirable and attractive specimens have gone on to become permanent residents on many public and private grounds.



Appendix A: Tree Locations and estimated impacts

See actual scale size plans for location and detail.



Appendix B: Tree Inventory and Assessment Tables

Table 3: Tree Inventory Summary

Tree Species	I.D. #	Trunk Diameter (in.)	Condition	Expected Impact	Cause	Status	Calculated TPZ Radius (ft.)
coast live oak (<i>Quercus agrifolia</i>)	353	16	Good	Low		Protected	8
coast live oak (<i>Quercus agrifolia</i>)	354	12	Good	Moderate	Proposed Structure	Protected	6
coast live oak (<i>Quercus agrifolia</i>)	355	19	Very poor	Low		Protected	13
coast live oak (<i>Quercus agrifolia</i>)	356	18	Fair	Low		Protected	12
coast live oak (<i>Quercus agrifolia</i>)	357	21, 30	Fair	Moderate	Proposed Structure	Landmark	31
coast live oak (<i>Quercus agrifolia</i>)	358	32	Fair	Moderate	Proposed Structure	Landmark	27
coast live oak (<i>Quercus agrifolia</i>)	359	18	Fair	Low		Protected	12
coast live oak (<i>Quercus agrifolia</i>)	360	21	Good	Low		Protected	11
coast live oak (<i>Quercus agrifolia</i>)	361	13	Fair	Moderate	Proposed Structure	Protected	9
coast live oak (<i>Quercus agrifolia</i>)	362	34	Fair	Moderate	Proposed Structure	Landmark	28
coast live oak (<i>Quercus agrifolia</i>)	363	16	Fair	Moderate	Proposed Structure	Protected	11
coast live oak (<i>Quercus agrifolia</i>)	364	19	Good	Moderate	Proposed Structure	Protected	10
coast live oak (<i>Quercus agrifolia</i>)	365	24	Fair	Moderate	Proposed Structure	Landmark	20
coast live oak (<i>Quercus agrifolia</i>)	366	22	Good	Moderate	Proposed Structure	Protected	11
coast live oak (<i>Quercus agrifolia</i>)	367	21	Fair	Moderate	Proposed Structure	Protected	14
coast live oak (<i>Quercus agrifolia</i>)	368	17	Good	High	Proposed Structure	Protected	9



Tree Species	I.D. #	Trunk Diameter (in.)	Condition	Expected Impact	Cause	Status	Calculated TPZ Radius (ft.)
coast live oak (<i>Quercus agrifolia</i>)	369	13	Fair	Low		Protected	9
coast live oak (<i>Quercus agrifolia</i>)	370	26	Fair	High	Proposed Structure	Landmark	22
coast live oak (<i>Quercus agrifolia</i>)	371	38	Fair	Low		Landmark	32
coast live oak (<i>Quercus agrifolia</i>)	373	27, 23	Fair	Moderate	Proposed Structure	Landmark	30
coast live oak (<i>Quercus agrifolia</i>)	374	24	Good	Low		Landmark	16
coast live oak (<i>Quercus agrifolia</i>)	375	18, 18, 18, 13	Fair	Low		Landmark	28
coast live oak (<i>Quercus agrifolia</i>)	376	16, 14	Fair	Moderate	Proposed Structure	Landmark	18
coast live oak (<i>Quercus agrifolia</i>)	377	18, 12	Fair	High		Landmark	18
coast live oak (<i>Quercus agrifolia</i>)	378	17	Fair	Low		Protected	11
coast live oak (<i>Quercus agrifolia</i>)	379	32	Fair	Moderate	Proposed Structure	Landmark	27
coast live oak (<i>Quercus agrifolia</i>)	380	44	Fair	Low		Landmark	37
coast live oak (<i>Quercus agrifolia</i>)	381	28	Fair	Moderate	Proposed Structure	Landmark	23
coast live oak (<i>Quercus agrifolia</i>)	382	15, 17	Fair	Moderate	Proposed Structure	Landmark	19
coast live oak (<i>Quercus agrifolia</i>)	383	17	Fair	Moderate	Proposed Structure	Protected	11
coast live oak (<i>Quercus agrifolia</i>)	384	27	Good	Moderate	Proposed Structure	Landmark	18
coast live oak (<i>Quercus agrifolia</i>)	385	20	Good	Moderate	Proposed Structure	Protected	10
coast live oak (<i>Quercus agrifolia</i>)	386	25	Fair	Low		Landmark	21
coast live oak (<i>Quercus agrifolia</i>)	387	16	Fair	Moderate	Proposed Structure	Protected	11



Tree Species	I.D. #	Trunk Diameter (in.)	Condition	Expected Impact	Cause	Status	Calculated TPZ Radius (ft.)
coast live oak (<i>Quercus agrifolia</i>)	388	32	Very poor	Moderate	Proposed Structure	Landmark	27
coast live oak (<i>Quercus agrifolia</i>)	390	24	Good	Low		Landmark	16
coast live oak (<i>Quercus agrifolia</i>)	865	19	Good	Moderate	Parking Lot	Protected	10
coast live oak (<i>Quercus agrifolia</i>)	866	14	Good	Low		Protected	7
coast live oak (<i>Quercus agrifolia</i>)	867	16	Good	High	Parking Lot	Protected	8
coast live oak (<i>Quercus agrifolia</i>)	868	17	Good	High		Protected	9
coast live oak (<i>Quercus agrifolia</i>)	869	23, 14	Fair	Low		Landmark	22
coast live oak (<i>Quercus agrifolia</i>)	870	22	Poor	Low		Protected	15
coast live oak (<i>Quercus agrifolia</i>)	871	19, 16	Fair	Low		Landmark	21
coast live oak (<i>Quercus agrifolia</i>)	872	20	Fair	High	Parking Lot	Protected	13
coast live oak (<i>Quercus agrifolia</i>)	873	11, 6	Fair	Low		Protected	8
coast live oak (<i>Quercus agrifolia</i>)	874	24	Good	Low		Landmark	16
coast live oak (<i>Quercus agrifolia</i>)	875	16	Good	Low		Protected	8
coast live oak (<i>Quercus agrifolia</i>)	876	18	Fair	Low		Protected	12
coast live oak (<i>Quercus agrifolia</i>)	877	24	Good	Low		Landmark	16
coast live oak (<i>Quercus agrifolia</i>)	878	24	Good	Low		Landmark - Protected	16
coast live oak (<i>Quercus agrifolia</i>)	879	17	Fair	Low		Protected	11



Tree Species	I.D. #	Trunk Diameter (in.)	Condition	Expected Impact	Cause	Status	Calculated TPZ Radius (ft.)
coast live oak (<i>Quercus agrifolia</i>)	880	16	Fair	Low		Protected	11
coast live oak (<i>Quercus agrifolia</i>)	1907	29, 23	Fair	High	Proposed Structure	Landmark	31
coast live oak (<i>Quercus agrifolia</i>)	1908	24, 10	Fair	Low		Landmark	22
crabapple (<i>Malus angustifolia</i>)	1917	12	Fair	High	Proposed Structure	Protected	8
coast live oak (<i>Quercus agrifolia</i>)	1918	36	Fair	Low		Landmark	30
coast live oak (<i>Quercus agrifolia</i>)	1919	28	Good	Low		Landmark	19
coast live oak (<i>Quercus agrifolia</i>)	1920	27	Good	Low		Landmark - Protected	18
coast live oak (<i>Quercus agrifolia</i>)	1921	17	Very poor	Low		Protected	11
coast live oak (<i>Quercus agrifolia</i>)	1922	15	Fair	Low		Protected	10
coast live oak (<i>Quercus agrifolia</i>)	1923	15	Very poor	Low		Protected	10
coast live oak (<i>Quercus agrifolia</i>)	1924	13	Poor	Low		Protected	9
coast live oak (<i>Quercus agrifolia</i>)	1925	7	Fair	Low		Protected	5
coast live oak (<i>Quercus agrifolia</i>)	1926	16, 16	Fair	Low		Landmark	19
coast live oak (<i>Quercus agrifolia</i>)	1927	13, 10	Fair	Low		Protected	11
coast live oak (<i>Quercus agrifolia</i>)	1928	8	Dead	Low		Protected	5
coast live oak (<i>Quercus agrifolia</i>)	1929	16	Fair	Low		Protected	11
coast live oak (<i>Quercus agrifolia</i>)	1930	16, 14	Fair	Low		Landmark	18



Tree Species	I.D. #	Trunk Diameter (in.)	Condition	Expected Impact	Cause	Status	Calculated TPZ Radius (ft.)
coast live oak (<i>Quercus agrifolia</i>)	1931	10, 10	Fair	Low		Protected	9
coast live oak (<i>Quercus agrifolia</i>)	1932	15, 8, 14	Fair	Low		Landmark	18
coast live oak (<i>Quercus agrifolia</i>)	1933	16, 16, 9, 12	Fair	Low		Landmark	23
coast live oak (<i>Quercus agrifolia</i>)	1934	10, 11, 13, 14	Fair	Low		Landmark	20
coast live oak (<i>Quercus agrifolia</i>)	1935	12, 12	Fair	Low		Landmark	14
Japanese maple (<i>Acer palmatum</i>)	1936	8	Good	High		Protected	4
coast live oak (<i>Quercus agrifolia</i>)	1937	8	Poor	Low		Protected	5
coast live oak (<i>Quercus agrifolia</i>)	1938	21	Fair	Low		Protected	14
coast live oak (<i>Quercus agrifolia</i>)	1939	13	Fair	Low		Protected	9
coast live oak (<i>Quercus agrifolia</i>)	1950	20	Good	Low		Protected	10
coast live oak (<i>Quercus agrifolia</i>)	1955	18	Good	Low		Protected	9
coast live oak (<i>Quercus agrifolia</i>)	1956	15	Fair	Low		Protected	10
coast live oak (<i>Quercus agrifolia</i>)	1973	20, 18	Good	Low		Landmark	18
coast live oak (<i>Quercus agrifolia</i>)	1974	16, 14	Fair	Low		Landmark	18
coast live oak (<i>Quercus agrifolia</i>)	1975	16	Poor	Low		Protected	11
coast live oak (<i>Quercus agrifolia</i>)	1978	72	Fair	Low		Landmark	60
coast live oak (<i>Quercus agrifolia</i>)	1979	25	Fair	Low		Landmark	21
coast live oak (<i>Quercus agrifolia</i>)	1980	10	Good	Low		Protected	5



Tree Species	I.D. #	Trunk Diameter (in.)	Condition	Expected Impact	Cause	Status	Calculated TPZ Radius (ft.)
Arbutus 'Marina'	1981	8	Fair	Low		Protected	5
coast live oak (<i>Quercus agrifolia</i>)	1982	8	Good	Low		Protected	4
coast live oak (<i>Quercus agrifolia</i>)	1983	9	Good	Low		Protected	5



Appendix C: Photographs

C1: Trees #867 and #868



C2: Trees 1920 -1931

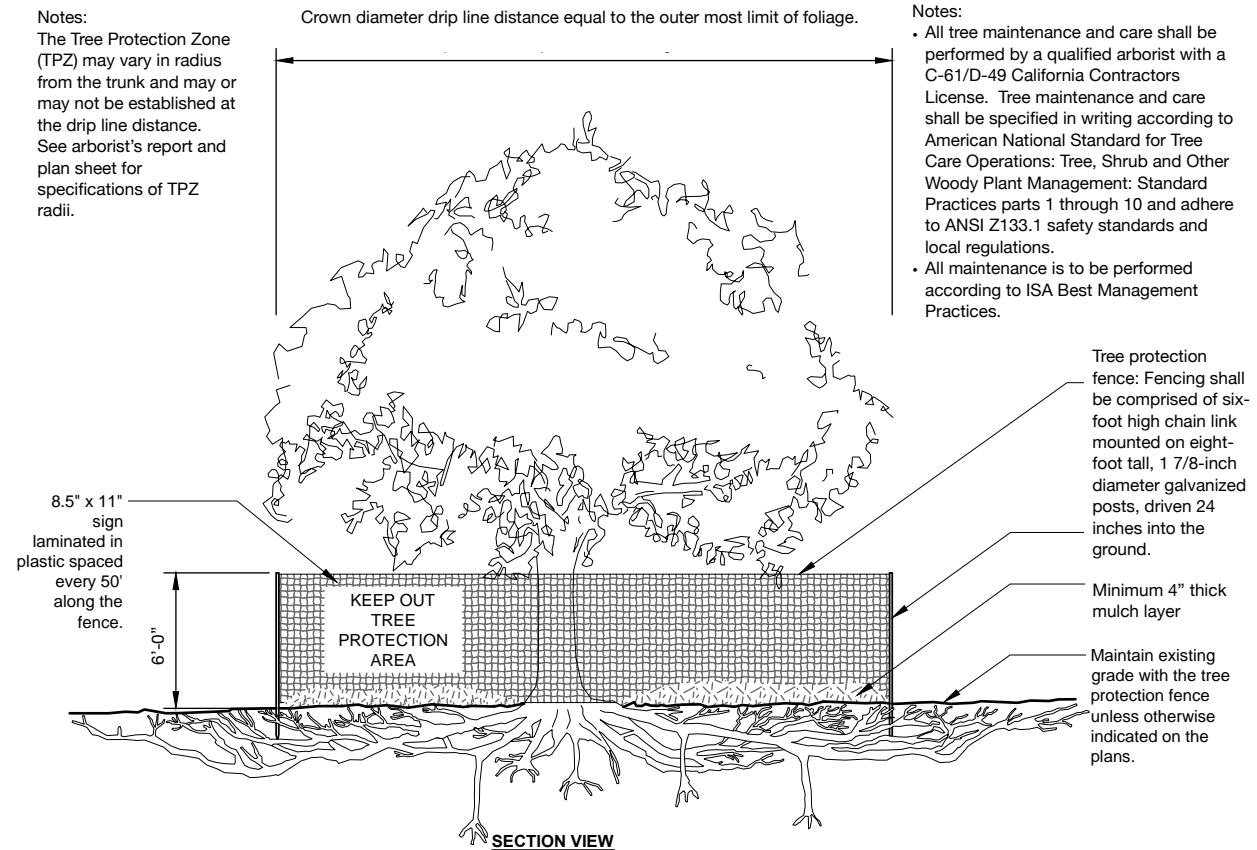


C3: Parking lot



Appendix D: Tree Protection Guidelines

Plan Sheet Detail S-X (Type I)

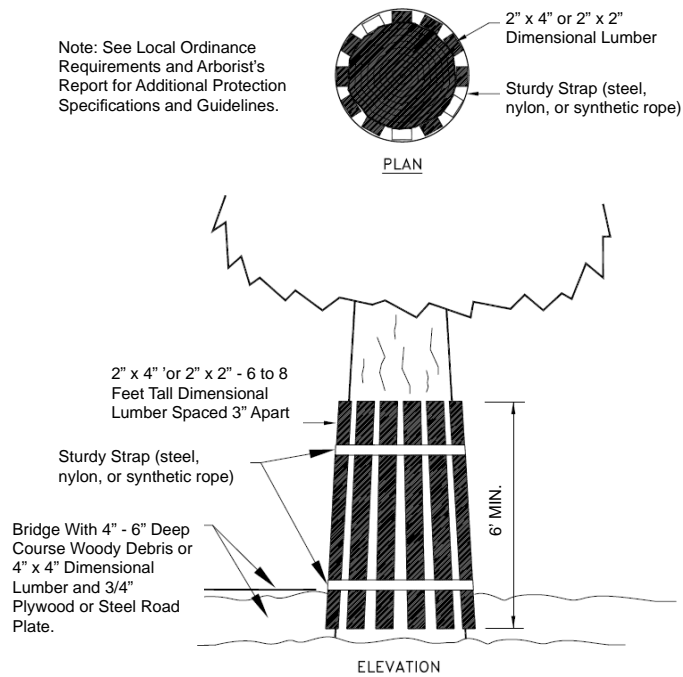


TREE PROTECTION

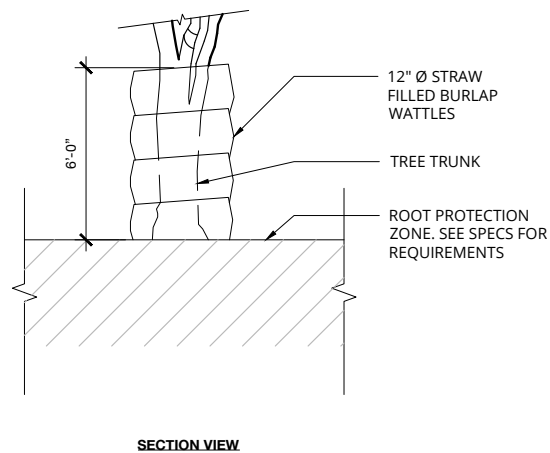
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Arborists LLC, 2019



Plan sheet detail for trunk protection



Trunk Protection Vertical Timber Detail



S-Y TRUNK PROTECTION WITH WATTLE

IMAGE 3: WRAPPING WITH STRAW WATTLE



Pre-Construction Meeting with the Project Arborist

Prior to beginning work, all contractors involved with the project should attend a pre construction meeting with the project arborist to review the tree protection guidelines. Access routes, storage areas, and work procedures will be discussed. Tree protection locations should be marked before any fencing contractor arrives.

Prohibited Activities

The following are prohibited activities within the TPZ:

- Grade changes (e.g. soil cuts, fills);
- Trenches;
- Root cuts;
- Pedestrian and equipment traffic that could compact the soil or physically damage roots;
- Parking vehicles or equipment;
- Burning of brush and woody debris;
- Storing soil, construction materials, petroleum products, water, or building refuse; and,
- Disposing of wash water, fuel or other potentially damaging liquids.

Tree Protection Zones and Fence Specifications

Tree protection fence should be established prior to the arrival of construction equipment or materials on site. Fence should be comprised of six-foot high chain link fence mounted on eight-foot tall, 1 7/8-inch diameter galvanized posts, driven 24 inches into the ground and spaced no more than 10 feet apart. Once established, the fence must remain undisturbed and be maintained throughout the construction process until final inspection. The fence should be maintained throughout the site during the construction period and should be inspected periodically for damage and proper functions. Fence should be repaired, as necessary, to provide a physical barrier from construction activities.

Monitoring

Any trenching, construction or demolition that is expected to damage or encounter tree roots should be monitored by the project arborist or a qualified ISA Certified Arborist and should be documented.

The site should be evaluated by the project arborist or a qualified ISA Certified Arborist after construction is complete, and any necessary remedial work that needs to be performed should be noted.



Root Pruning

Root pruning shall be supervised by the project arborist. When roots over two inches in diameter are encountered they should be pruned by hand with loppers, handsaw, reciprocating saw, or chain saw rather than left crushed or torn. Roots should be cut beyond sinker roots or outside root branch junctions and be supervised by the project arborist. When completed, exposed roots should be kept moist with burlap or backfilled within one hour.

Boring or Tunneling

Boring machines should be set up outside the drip line or established Tree Protection Zone. Boring may also be performed by digging a trench on both sides of the tree until roots one inch in diameter are encountered and then hand dug or excavated with an Air Spade® or similar air or water excavation tool. Bore holes should be adjacent to the trunk and never go directly under the main stem to avoid oblique (heart) roots. Bore holes should be a minimum of three feet deep.

Timing

If the construction is to occur during the summer months supplemental watering and bark beetle treatments should be applied to help ensure survival during and after construction.

Tree Pruning and Removal Operations

All tree pruning or removals should be performed by a qualified arborist with a C-61/D-49 California Contractors License. Tree pruning should be specified according to ANSI A-300A pruning standards and adhere to ANSI Z133.1 safety standards. Trees that need to be removed or pruned should be identified in the pre-construction walk through.

Tree Protection Signs

All sections of fencing should be clearly marked with signs stating that all areas within the fencing are Tree Protection Zones and that disturbance is prohibited. Text on the signs should be in both English and Spanish (Appendix E).



D2: Regulatory Information and Ordinance Requirements

Monterey County 16.60.030 Regulations.

No oak, madrone or redwood tree six inches or more in diameter two feet above ground level shall be removed in the Carmel Valley Master Plan area without approval of the permit(s) required in Section 16.60.040 of this Chapter.

No oak tree may be removed in any other area of the County of Monterey designated in the applicable area plan as Resource Conservation, Residential, Commercial or Industrial (except Industrial, Mineral Extraction) without approval of the permit(s) required in Section 16.60.040 of this Chapter.

No landmark oak tree shall be removed in any area except as may be approved by the Director of Planning pursuant to Section 16.60.040 of this Chapter. Landmark oak trees are those trees which are twenty-four (24) inches or more in diameter when measured two feet above the ground, or trees which are visually significant, historically significant, or exemplary of their species.

18.56.090 - Fuel modification standards.

1. Intent. To reduce the intensity of a wildfire by reducing the volume and density of flammable vegetation, the strategic siting of fuel modification and greenbelts shall provide increased safety for emergency fire equipment and evacuating civilians; and (2) a point of a or defense from a wildfire.
2. Setback for Structure Defensible Space.
 - a. All parcels one acre and larger shall provide a minimum thirty (30) foot setback for buildings and accessory buildings from all property lines and/or the center of the road.
 - b. For parcels less than one acre, local jurisdiction shall provide for the same practical effect.
3. Disposal of Flammable Vegetation and Fuels. Disposal, including chipping, burying, burning or removal to a landfill site approved by the local jurisdiction, of flammable vegetation and fuels caused by site development and construction, road and driveway construction, and fuel modification shall be completed prior to completion of road construction or final inspection of a building permit.
4. Greenbelts. Subdivisions and other developments, which propose greenbelts as a part of the development plan, shall locate said greenbelts strategically as a separation between wildland fuels and structures. The locations shall be approved by the Reviewing Authority.
5. Fuel Modification Standards—Alternative Standards. (Ord. 3600, 1992)



Appendix E: Tree Protection Signs

E1: English

WARNING

Tree Protection Zone

**This Fence Shall not be moved without
approval. Only authorized personnel
may enter this area!**

Project Arborist



E2: Spanish

CUIDADO Zona De Arbol Pretejido

Esta cerca no sera removida sin
aprobacion. Solo personal autorizado
entrara en esta area!

Project Arborist



Qualifications, Assumptions, and Limiting Conditions

Any legal description provided to the consultant is assumed to be correct. Any titles or ownership of properties are assumed to be good and marketable. All property is appraised or evaluated as though free and clear, under responsible ownership and competent management.

All property is presumed to be in conformance with applicable codes, ordinances, statutes, or other regulations.

Care has been taken to obtain information from reliable sources. However, the consultant cannot be responsible for the accuracy of information provided by others.

The consultant shall not be required to give testimony or attend meetings, hearings, conferences, mediations, arbitration, or trials by reason of this report unless subsequent contractual arrangements are made, including payment of an additional fee for such services.

This report and any appraisal value expressed herein represent the opinion of the consultant, and the consultant's fee is not contingent upon the reporting of a specified appraisal value, a stipulated result, or the occurrence of a subsequent event.

Sketches, drawings, and photographs in this report are intended for use as visual aids, are not necessarily to scale, and should not be construed as engineering or architectural reports or surveys. The reproduction of information generated by architects, engineers, or other consultants on any sketches, drawings, or photographs is only for coordination and ease of reference. Inclusion of said information with any drawings or other documents does not constitute a representation as to the sufficiency or accuracy of said information.

Unless otherwise expressed: a) this report covers only examined items and their condition at the time of inspection; and b) the inspection is limited to visual examination of accessible items without dissection, excavation, probing, or coring. There is no warranty or guarantee, expressed or implied, that structural problems or deficiencies of plants or property may not arise in the future.



Certification of Performance

I Richard Gessner, Certify:

That I have personally inspected the tree(s) and/or the property referred to in this report, and have stated my findings accurately. The extent of the evaluation and/or appraisal is stated in the attached report and Terms of Assignment;

That I have no current or prospective interest in the vegetation or the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved;

That the analysis, opinions and conclusions stated herein are my own;

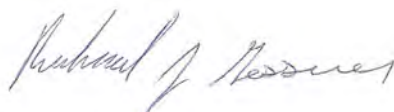
That my analysis, opinions, and conclusions were developed and this report has been prepared according to commonly accepted Arboricultural practices;

That no one provided significant professional assistance to the consultant, except as indicated within the report.

That my compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party, nor upon the results of the assessment, the attainment of stipulated results, or the occurrence of any other subsequent events;

I further certify that I am a Registered Consulting Arborist® with the American Society of Consulting Arborists, and that I acknowledge, accept and adhere to the ASCA Standards of Professional Practice. I am an International Society of Arboriculture Board Certified Master Arborist®. I have been involved with the practice of Arboriculture and the care and study of trees since 1998.

Richard J. Gessner



ASCA Registered Consulting Arborist® #496
ISA Board Certified Master Arborist® WE-4341B



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