Exhibit B

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Arborist Report
Tree Resource Assessment
Desai Residence
2755 15th Ave
Carmel, Ca 93923

Prepared for:
Hannah Miller
Eric Miller Architects
211 Hoffman Ave
Monterey, Ca 93940

Prepared by:
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August 10, 2025

Hannah Miller
Eric Miller Architects
211 Hoffman Ave
Monterey, Ca 93940

Mrs, Millar

On June 16, 2025 Eric Miller Architects reached out to my company. You had requested a Tree Resource Assessment. I was asked to document the trees on site and prepare a report discussing the feasibility of the construction of new construction on an existing residential site. On August 7, 2025 I performed a visual site inspection, the following are my observations and findings.

Sincerely,

Andrew
Tope

Summary of Report

1. My services were hired by the Eric Miller Architects to assess the impact of development on the site.

2. The development in the form of new construction on the property has been proposed for the site located at 2755 15th Ave. The project proposes to construct a residential dwelling. There are 17 trees which were documented; the project requires the removal of 3 protected trees and 2 non protected on site which were moderate in condition both structurally and in health. This tree assessment report is prepared only to assess the effects that the development project will have on the existing trees on site and recommendations for retention of trees during the project.

3. Replanting is required to conform to county regulations.

SCOPE OF PROJECT

To ensure the protection of the tree resources on-site, the agent of owner, Eric Miller Arcitects has requested an assessment of the trees in proximity to proposed development areas and an arborist report for trees that are adjacent to these areas on this property. To accomplish this the following tasks have been completed.

- Evaluate health, structure and preservation suitability for each tree within the proposed development of trees greater than or equal to six diameter inches DBH (diameter breast height).

- Review proposed building site plans as provided.

- Make recommendations to help with tree retention.

- Document findings in the form of a report as required by the County of Monterey

Limitations and Disclosure

The following are my observations and findings from the site visit on August 7, 2025. All observations were made using a digital camera, tape measure, diameter tape, and binoculars, no aerial inspections, root collar excavation, or drilling test were performed. This report was limited to 2755 15th Ave, Carmel. There are many other trees bordering the site that I didn't inspect.

Arborist's are specialists in tree care. They use their education, knowledge, training and hands on experience to examine trees and determine an appropriate course of action to enhance the beauty and overall health of trees and try to reduce the risk associated with living near trees. An arborist cannot detect every possible condition that could lead to a structural failure or hazardous situation; often signs and symptoms are sometimes hidden within the tree or below ground. A tree is a living organism therefore it’s health is effected by many different factors. Arborist cannot guarantee a specific trees health or structural integrity for any specific time frame. To live near trees is to accept some degree of risk. Statements made in this report can be used to manage trees and reduce that risk but never entirely eliminate the risk.

SITE DESCRIPTION

1) Assessor’s Parcel Number: 009-383-012

2) Location: 2755 15th Ave, Carmel

3) Parcel size: Approximately .15 Acres

4) Existing Land Use: The parcel is developed land zoned for Residential use.

5) Slope: The parcel is on a mild sloped lot. Slopes range from 0-5%.

. 6) Soils: The United States Department of Agriculture has the soil as Gorgonio sandy loam, 0 to 5 percent slopes. This is a somewhat excessively drained soil formed on dunes. Runoff is very low as is erosion hazard. The available water capacity is approximately 4.8 inches and the windthrow hazard is moderate.

. 7) Vegetation: The vegetation on site is composed primarily of upper level canopy consisting of California Live Oak, Black Acacia and Monterey Cypress with mixed understory. Under story consist of shrubs. Ground Cover consist of bare soil and wood chips.

OBSERVATIONS/DISCUSSION

The following list includes observations made while on-site.

-The site is made up of 6 species of trees including:

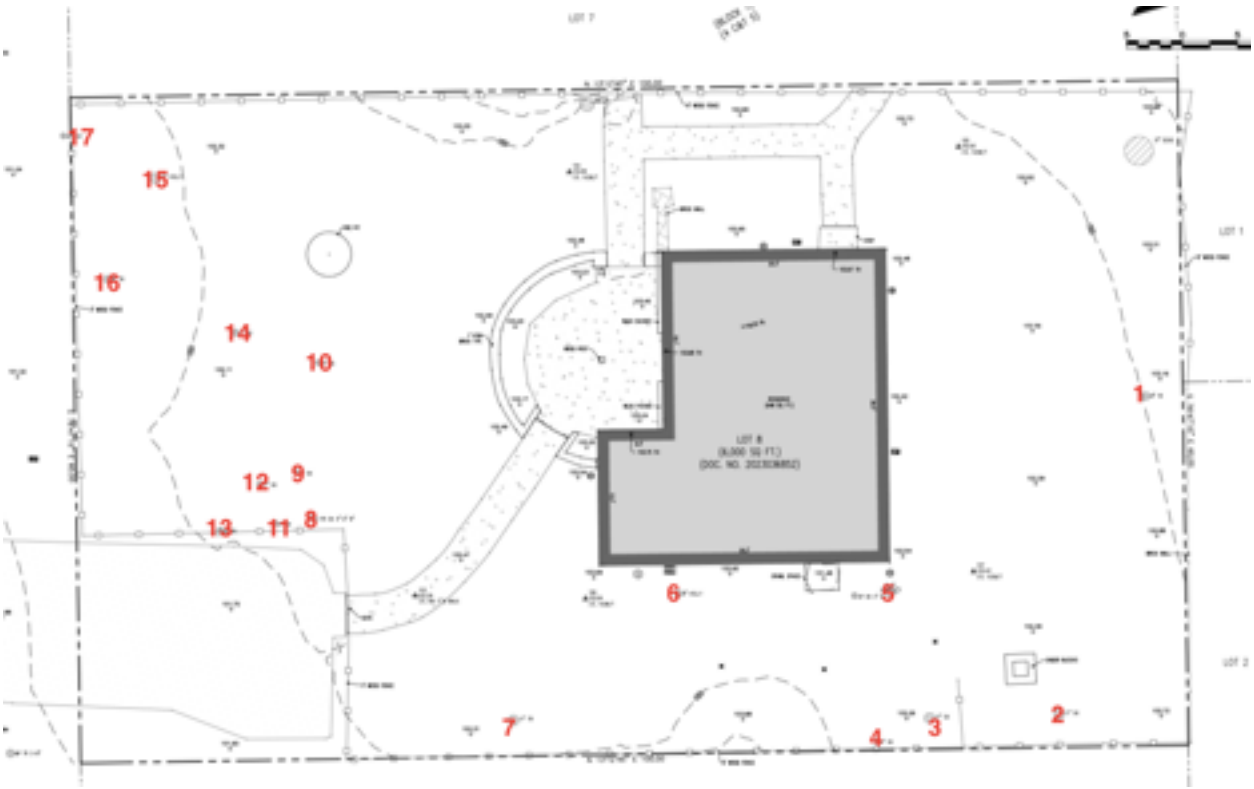
- 10 California Live Oaks (Quercus agricola)
- 2 Black acacia (Acacia melanoxylon)
-2 Holly trees (Ilex opaca)
- 1 Pittosporum (undu latum)
- 1 Monterey Cypress (Cupressus macrocarp)
- 1 Eugenia

- 5 trees (#6, 7, 8, 9, 10) are believed to be impacted by the proposed construction. They recommended for removal a this time, The sizes, species, and condition are as followed:

Tree #	Species	DBH	Condition	recommendations
1	pittisorum	8"	thin canopy, fence line	preserve
2	oak	11"	poor, root rot	preserve
3	oak	11"	lean to west, unbalanced canopy	preserve
4	oak	6"	poor branch attachment	preserve
5	oak	4", 6"	moderate, double spar	preserve
6	holly	8"	moderate, lean, in building footprint	remove
7	acacia	11"	moderate, double spar. Crack in trunk	remove

Tree #	Species	DBH	Condition	recommendations
8	oak	18”	moderate, triple par	remove
9	oak	6”	suppressed canopy	remove
10	oak	6”	thinning canopy, trunk damage W side	remove
11	oak	6"	suppressed canopy	preserve
12	oak	7”	suppressed canopy	preserve
13	Eugenia	6”	moderate health, previously topped	preserve
14	oak	7"	thinning canopy,	preserve
15	holly	11”	thinning canopy,	preserve
16	acacia	8”	moderate	preserve
17	cypress	6”	suppressed canopy	preserve

Site Map: Trees numbered in red.



Project Conclusion:

The proposed construction requires the removal 5 trees. Three of these trees, California Live Oaks are a protected species in the Carmel Land Use Plan, Two are non protected species.

Conclusion

The sites tree population is in overall moderate health. The location of the proposed construction utilizes the open space on the lot and minimizes impacts to the nearby trees. To build the proposed dwelling, 5 tree will be impacted due to their proximity to construction. With the implementation of the tree removal, tree pruning, and replanting, the sites tree resources will be preserved. It will have better age diversity and spacing to ensure long term success of the trees. Implementing the proper TPZ will ensure the trees on the site will continue to thrive and be preserved.

Discussion

Preserving/Tree Protection

Preserving and Protecting trees during land/lot development is not the responsibility of just the arborist. It's a joint effort from the planning stages of a project till well after the project has been completed. Owners, engineers, architect, landscape architect, grading, demolition, construction, tree and landscape contractors must be committed to tree preservation. With that goal in mind the trees that add value and beauty to a property will continue to thrive.

Tree root systems are the most common tree part to be damaged during construction. Tree roots can grow much wider than the canopy of the tree. Roots can be easily damaged by driving equipment over the root zone, storing material, digging or excavating, excessive watering, or even excessively walking over the same area. Negative effects from root or construction damage may be delayed for many years. Due to these factors a Tree Protection Zone (TPZ) should be put into place. In this area no grading, trenching or equipment should be operated in this area. All work must be performed by hand and under the supervision of an arborist. Six foot tall orange fencing would be adequate to enclose the tree protection zone. This fencing should be installed before demolition, grubbing, and grading, takes place and shall remain till all construction is completed. Ideally this area will be 1 1/2 times the size of the drip-line of the tree, however that is not always feasible. On this particular site, its

recommended that the fencing enclose groups of trees instead of just one, since many of the oaks, pines, and cypress are clustered close together.

Even with the TPZ in place trees can still be damaged and stressed from the work being performed. With the extra stress that construction can put onto trees they become more susceptible to diseases and pests. Preventative measures can be taken to protect trees from these health issues. Fungicides and insecticides can be injected into the trunk of the trees around the construction site. These injections can be used to control a variety of common health issues on many tree species. Residual effects from one injection may last as long as two years depending on the formulation used. With the long lasting effects treating one time before construction begins may protect the trees the entire project.

Tree Protection Specifications

- Retain trees by the installation of temporary fencing.
- Fencing materials shall be chain link or plastic mesh.
-Fencing shall not be attached to the trees.
-Fencing shall be supported using staking to make rigid and be a minimum height of 4ft above ground.
- When space is limited, 2x4's shall be placed around the trunk of the trees. The 2x4s shall not be anchored to the tree trunks.
-Tree protection shall be installed before the project begins and remain the duration of the project.

Tree Removals

5 trees have been deemed candidates to be removed due to its proximity to the proposed construction.. These trees would not be good candidate for tree relocation either due to location, structural issues, or proximity to other trees. The trees to be removed would not be considered specimen trees, and removal of these trees would have minimum overall reduction of the canopy coverage on the lot. The trees should be removed by a licensed contractor with special attention taken to not damage the remaining trees or their TPZ fencing.

Tree Pruning

A crown cleaning could be performed on the trees in close proximity to the building site. Crown cleaning consists of removing dead, diseased, and/or broken limbs. Other advisements for pruning include:

-On mature trees no more than 25% of live foliage is recommended to be removed in one

particular pruning.

-All pruning should be performed in accordance to standards set forth by the International Society of Arboriculture.

Tree Replanting

A 1 for 1 ratio is required for removal of protected trees under 24". In total three, 5 gallon or larger California Live Oak shall be planted. Replanted trees shall be planted making sure the root ball is equal to or slightly higher than the surrounding soil height. Mulching the area around the newly planted tree will help keep soil moist and provide nutrients to the tree.

Continued Monitoring Intervals

Tree Protection Zones.

During the development it's recommended that a certified arborist periodically checks in at the site to ensure the TPZ requirements are being followed properly.

Replanted Trees

To ensure the continued health and survival of the replanted and relocated trees a certified arborist should monitor the newly planted trees for 3 years. It should consists of:

- Inspection of trees at the 6 month, 1 year, and 3 year interval. - Inspecting for vigor, and proper growth rates.

- Inspecting for possible diseases or pest presence.
- Identify dead or dying trees.
- Replace dead or dying trees.

Certified Arborist Andrew Tope WE-7621A

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