

Exhibit D

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25910 Canada Way Tree Resource Assessment

Prepared for:

Franco and Alessia Ucelli di Nemi

Prepared by:

Frank Ono
Arboriculture and Urban Forestry
ISA Certified Arborist #536
SAF Member #48004

November 8, 2017

Owner:

Franco and Alessia Ucelli di Nemi
25910 Canada Drive
Carmel, CA 93923

Architect:

Brian Congleton
P.O. Box 4116
Carmel, CA 93921

Forester and Arborist

Frank Ono, Society of American Foresters # 048004, Certified Arborist #536
F.O. Consulting
1213 Miles Ave
Pacific Grove, CA 93950

SUMMARY

This project is proposing construction of a single family residence on this property near several Coast Live Oak and Monterey Pine trees. The placement of the building will also require pruning of 2 Coast Live Oaks. Previous site disturbance occurred to the building area prior to the current ownership. A tree resource assessment/arborist report has been prepared that identifies the trees the proposed project may impact and addresses the effects to the tree resources that the project may have. The report also lists recommendations for the trees on the project.

INTRODUCTION

This tree assessment/arborist report is prepared for Franco and Alessia Ucelli di Nemi the owners of the site located at 25910 Canada Drive, in Carmel CA by Frank Ono, Urban Forester and Certified Arborist, Society of American Foresters member #48004 and International Society of Arboriculture Certified Arborist #536 due to the proposed construction. The Carmel Area Land Use Plan and Monterey County Zoning Ordinance Title 21 identify Redwood, and Coast Live Oak trees as native tree species that require protection and special consideration for management.

ASSIGNMENT/SCOPE OF PROJECT

Development of this parcel will have varying effects to the existing trees from construction. To ensure protection of the tree resources on site, the property owner, Franco and Alessia Ucelli di Nemi, have requested a tree assessment of the trees in proximity to proposed development areas and a tree resource assessment report for trees that are adjacent to these areas on this property. To accomplish this assignment, the following tasks have been completed;

- Evaluate health, structure and preservation suitability for trees adjacent to existing development of trees six inches in diameter or greater measured at 24 inches above grade.
- Review proposed topographic site plans as provided by Brian Congleton, Architect. Determine if the project is consistent with Monterey County Policies and Regulations (Title 21 and Carmel Area Land Use plan).
- Identify how the project relates to the forest or woodland area. Identify if the area meets the requirements of oak woodland as defined in the Public Resource Code - PRC21083.
- Illustrate areas where re-planting may occur.
- Identify forest continuity, prevailing sun/wind exposure to trees and how the project affects these conditions.
- Identify and make recommendations for treatments regarding tree retention.
- Identify tree locations as it relates to a Tree Location Map.
- Determine the quantity of trees affected by the project that meet “Landmark” criteria as defined by the County of Monterey, Title 21 Monterey County Zoning Ordinance; as well as mitigation requirements for those to be treated.
- Document findings in the form of a report as required by the County of Monterey Planning Department.

LIMITATIONS

This assignment is limited to the review of the plans submitted to me dated July, 25th 2017 prepared by Brian Congleton, Architect. The assignment is to assess effects from potential construction to trees within or adjacent to construction activities. Grading and erosion details discussed in this report only relate to tree health. The site was previously graded to facilitate construction of a building pad with excess fill deposited at the base of the oak trees below the pad, adjacent to construction. It is unknown what trees were removed during the course of the previous disturbance.

PURPOSE

This tree Assessment/Arborist report is prepared for this parcel due to construction and possible tree removal on this parcel. The assessment is to determine the number of trees that will be affected by the proposed project and to identify and recommend treatment for trees on the property that may be or are affected by the project. I have been requested to document my assessment of trees adjacent or within the proposed construction areas and documented in an arborist report my findings that will work in conjunction with other conditions for approval of the building permit application.

GOAL

The goal of this plan is to protect and maintain the Carmel Area Land Use Plan forested resources through the adherence of development standards, which allow the protection, and maintenance of its forest resources. Furthermore it is the intended goal of this Tree Resource Assessment/Arborist Report to aid in planning to offset any potential effects of proposed development on the property while encouraging forest stability and sustainability, perpetuating the forested character of the property and the immediate vicinity.

SITE DESCRIPTION

- 1) Assessor's Parcel Number: 015-042-004-000
- 2) Location: 25910 Canada Drive, Carmel, CA 93923
- 3) Parcel size: Approximately 1.03 Acres
- 4) Existing Land Use: The parcel is undeveloped zoned LDR/1-D-S-RAZ for light density residential use.
- 5) Slope: The parcel is cut into the mid-section of a slope. Slopes range from 15 to 50%
- 6) Soils: The parcel is located on soils classified by the Monterey County Soils report as Haire loam, 15 to 30 percent slopes and Santa Lucia channery clay loam, 30 to 50 percent slopes. The soils bisect the site and are 25-45" deep. Clay subsoil is found generally at a depth of 11 to 25 inches with the steeper slopes being much shallower to bedrock. Runoff and drainage are considered high on both soils and the water holding capacity is low to very low.
- 7) Vegetation: The site is disturbed with a mixture of ornamental and native Trees and Plants. Vegetation observed by me are as follows: Low growing vegetation consist of Hawthorne (*Crataegus spp.*), California Buckeye (*Aesculus californica*), Baccharis (*Baccharis sp.*), and Poison oak (*Toxicodendron diversilobum*). Medium to upper story vegetation consist of Bailey Acacia (*Acacia baileyana*), Coast live oak (*Quercus agrifolia*), Douglass Fir (*Pseudotsuga menziesii*), Monterey pine (*Pinus radiata*), Eucalyptus sp., and Coast Redwood (*Sequoia sempervirens*).
- 8) Forest Condition and Health: The stand of trees and their health is evaluated with the use of the residual trees and those of the surrounding adjacent trees as a complete stand. Upper level canopy coverage consists primarily of Monterey Pine trees with an under story of Coast Live Oak, and Bailey Acacia. Tree canopy is considered fragmented with mature tree spacing at greater than 15 foot intervals. Understory tree canopy is dense and contiguous with the exception of the previously cleared building pad and the existing roads and driveways. Upper canopy of the area is made up of maturing Monterey Pines in fair to good condition. The site has no trees within the proposed development area, several trees have previously had soil deposited at their bases and are found to be in fair condition.

BACKGROUND

The design submitted to me proposes to build a two story structure with retaining walls on this site. The site is sloped with a building pad having been graded and installed on this site previously. The new structure is to be built near a thicket of Acacia trees, on the edges of a stand of pines, and several Coast Live Oak trees. The Oaks have had soil deposited around their bases during previous grading.

I have been asked to prepare an assessment that focuses on incorporating the preliminary location of site improvements coupled with consideration for the general goals of site improvement desired of the landowner. The assessment is a study of the individual trees, made to determine the treatments necessary to complete the project and meet the goals of the landowner, concluding with an opinion of whether the trees should be removed, or preserved, based on the extent and effect of construction activity to the short and long term health of the tree. All meetings and field review were focused on the area immediately surrounding the proposed development.

OBSERVATIONS

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

- The site is sloped with an aspect to the southeast. The property sits on a cross slope wrapping around south from the east.
- The largest tree (#181) is located at the entrance to the site and is a 26" and 24" diameter Oak tree located adjacent the driveway area. The tree appears to be in fair condition but is buried in excavation fill to an unknown depth.
- Two 8" diameter Oak trees (#183 & #184) are located near the building and will require significant pruning or removal for proposed construction. The trees are in fair condition.
- No trees are located within the proposed building footprint.
- Most of the remaining trees on the property near where development is proposed consist of small to medium (4" – 12") sized Oak trees that have been buried by excavation fill. Thickets of Acacia are above and below the site with Redwood and Douglas fir and Monterey pine trees are also filling in the highly disturbed forest mosaic.
- Cut and fill processes for construction will be minimized due to the pre-existing grading. The proposed construction is planned in the middle of the existing graded building pad to minimize further disturbance to the steep slopes. No alternate building sites were considered for this assessment as the area is highly vegetated and on steeper slopes.

DISCUSSION

Onsite assessment and recent review of plans identify several trees having the potential to be affected by construction. The assessment is based on the development plans as presented with their surveyed tree locations. A discussion of applicable construction effects are as follows:

Driveway grading and construction

Construction procedures for development of this site required changes to existing grade in the form of soils cuts and/or fills. The existing building pad was cut from the hillside and the fill was deposited on the downslope from the construction site. The soil deposits are uneven and built up at the bases of 8-10 small to medium Oak trees; this soil accumulation will need to be removed to original grade and may need stabilization with a retaining wall. The large double stemmed Oak (#181) at the driveway is buried to an unknown depth; soils around the tree will need to be restored to original grade around the root collar of the tree and will require a bench and a retaining wall. It was unknown when prior grading occurred but existing trees appear to be in fair shape possibly due to the large amounts of bedrock shale in the fill which creates soil spore space and prevents tree roots from being suffocated. The proposed parking area is located southwest of the building pad and is located on a previously disturbed area with no roots apparently being impacted. Minor cut is proposed for the lower outdoor space; it will be beneficial to remove the fill from the base of the small Oak trees.

If alternative paving materials are considered such as interlocking or independent pavers or brick on sand; it will also require native soils excavated to a depth of 6 to 12 inches below the existing grade. Soils again are stabilized by applying base materials and compacted with additional sand. Stone slabs, veneers, bricks or concrete pavers are then applied to create the finished surfaces; grade alteration, however, can be adjusted because of the sand nature of the base and flexible surface. Absorbing roots responsible for nutrient and moisture uptake and/or structural roots responsible for tree stability may be dependent on root depth or location.

Grade alterations for building construction and trenching for retaining walls or foundation construction.

Development for the building walls and foundations require soil cuts within several trees' Critical Root Zones (CRZ) that will remove both support and absorption roots. Non-woody or absorption roots are instrumental for moisture and nutrient transport. Woody or support roots are necessary to provide structural support and are responsible for a trees security and ability to stand upright. Soil fill increases the natural grade requiring cutting and mixing of additional imported soil material to parent soils. Soil fill when applied is often compacted in the process, which is the susceptible for the creating of anaerobic conditions. Anaerobic conditions promote decay when roots suffocate through lack of oxygen in moist conditions. Structural roots are often compromised in both the long term as well as short term as a result of the decay. Current overfill needs to be removed from bases of Oak trees to prevent suffocating conditions and root decay.

CONCLUSION/PROJECT ASSESSMENT

With reference to PRC21083, the site is not an oak woodland; the composition of the tree cover does not consist of 10 percent or more native oak canopy cover, and is not a contiguous canopy of oaks. Further, while there is a small dense stand of Oaks on the site it may have once been part of an oak woodland, it now integrates with the main canopy cover, which is a mixed cover of Acacia, Monterey pine, Coast redwood and Douglas fir. Oaks may be re-introduced by planting in open spaces around the proposed site. It is not known what trees may have been removed during the prior disturbance of grading, however judging by the stumpage found and looking at historical Google imagery, it appears that tree removal was of pines and possibly some smaller oaks. Strategic replanting of oaks would enhance and potentially restore some of the attributes that would enhance oak forest continuity as the Acacias, which are short lived non-native trees, are expected to die off.

The current building site represents the best option for the project placement due to pre-existing disturbance and steep slopes outside of the building area. Mitigating prior excavation by removing excess fill soil and creating retaining walls to keep soil away from previously impacted Oaks is low impact compared to removal of further large trees and intensive grading on steep slopes to move the project to a different location on the site. Currently as the project is proposed, no additional trees necessarily need to be removed; this is consistent with the policies and regulations of Title 21 and the Carmel Area Land Use plan by reducing tree removal and minimizing grading. It appears two to three (2-3) small oak and Acacia trees may need to be pruned to accommodate the proposed structure. The remainder of the property containing tree cover would remain undisturbed with only minor excavation to bring the buried existing Oak trees back to original grade.

Short Term effects

Site disturbance will occur during building construction. Short term site effects are confined to the construction envelope and immediate surroundings. In the lower portion of the site 2 tree(s) will have their roots trimmed and reduced. The pruning of tree crowns above 30% and reduction of root area may have a short term effects on those trees treated, including a reduction of growth, dieback, and potentially death.

Long Term Effects

Whenever construction activities take place near trees, there is the potential for those trees to experience decline in the long-term as well. The greatest attempt has been made to identify and remove those trees likely to experience such a decline. No significant long-term effects to the forest ecosystem are anticipated. The project as proposed is not likely to significantly reduce the availability of wildlife habitat over the long-term.

RECOMMENDATIONS

Pre-Construction Meeting

It is recommended that a project arborist be retained and prior to the start of construction a meeting and training session must be conducted in order to be communicate and instruct personnel about tree retention and protection. The pre-construction meeting will include required tree protection and exclusionary fencing installed prior to grading, excavation and construction procedures. Meeting attendees should be all involved parties including site clearance personnel, construction managers, heavy equipment operators, and tree service operators; a certified professional such as a Monterey County qualified forester or County qualified arborist will conduct training. A list of pre-construction attendees and the materials discussed may be maintained to be provided to the county. Meeting attendees must agree to abide to tree protection and instructions as indicated during the meeting

Tree Removal

No tree removal is proposed for this project; all other trees are to remain and be protected from construction effects when closer than 25 feet from construction.

Tree Protection from Construction

Prior to the commencement of construction activities:

- Trees identified as remaining located adjacent to the construction area shall be protected from damage by construction equipment by the use of temporary fencing and through wrapping of trunks with protective materials.
- Fencing shall consist of chain link, snowdrift, plastic mesh, hay bales, or field fence. Existing fencing can also be used.
- Fencing is not to be attached to the tree but free standing or self-supporting so as not to damage trees. Fencing shall be rigidly supported and shall stand a minimum height of four feet above grade.
- Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, and/or dumping of materials should not be allowed adjacent to trees on the property especially within fenced areas.
- Fenced areas and the trunk protection materials should remain in place during the entire construction period.

During grading and excavation activities:

- All trenching, grading or any other digging or soil removal that is expected to encounter tree roots should be monitored by a qualified arborist or forester to ensure against drilling or cutting into or through major roots.
- Trees #183 and #184 as well as the buried Oak trees downslope will need careful monitoring during trenching and grading to establish original grade. The project architect and qualified arborist should be on site during excavation activities to direct any minor field adjustments that may be needed.

- Tree #181 will need careful monitoring during trenching and grading. The project architect and qualified arborist should be on site during excavation activities to direct any minor field adjustments that may be needed. .
- Any roots that must be cut should be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment.
- Any roots damaged during grading or excavation should be exposed to sound tissue and cut cleanly with a saw.

If at any time potentially significant roots are discovered:

- The arborist/forester will be authorized to halt excavation until appropriate mitigation measures are formulated and implemented.
- If significant roots are identified that must be removed that will destabilize or negatively affects the target trees, the property owner will be notified immediately and a determination for removal will be assessed and made as required by law for treatment of the area that will not risk death decline or instability of the tree consistent with the implementation of appropriate construction design approaches to minimize effects, such as hand digging, bridging or tunneling under roots, etc..

Following construction, a qualified arborist should monitor trees adjacent to the improvements area and if any decline in health that is attributable to the construction is noted, additional trees should be planted on the site.

Best Management Practices (BMP) to Observe

The trees preserved around the construction site will have the greatest chance of success if the following practices are adhered to:

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

- A) Do not deposit any fill around trees, which may compact soils and alter water and air relationships. Avoid depositing fill, parking equipment, or staging construction materials near existing trees. Covering and compacting soil around trees can alter water and air relationships with the roots. Fill placed within the drip-line may encourage the development of oak rot fungus (*Armillaria mellea*). As necessary, trees may be protected by boards, fencing or other materials to delineate protection zones.
- B) Pruning shall be conducted so as not to unnecessarily injure the tree. General-principals of pruning include placing cuts immediately beyond the branch collar, making clean cuts by scoring the underside of the branch first, and for live oak, avoiding the period from February through May.
- C) Root cutting should occur outside of the springtime. Late June and July would likely be the best. Pruning of the live crown should not occur February through May.
- D) Tree material greater than 3 inches in diameter remaining on site more than one month that is not cut and split into firewood should be covered with black plastic that is dug in securely around the pile. This will discourage infestation and dispersion of bark beetles.

- E) A mulch layer up to approximately 4 inches deep should be applied to the ground under selected trees following construction. Only 1 to 2 inches of mulch should be applied within 1 to 2 feet of the trunk, and under no circumstances should any soil or mulch be placed against the root crown (base) of trees. The best source of mulch would be from chipped material generated on site.
- G) If trees along near the development are visibly declining in vigor, a Professional Forester or Certified Arborist should be contacted to inspect the site to recommend a course of action.

Tree Re-Planting

While it is unknown what trees were removed, given the density of the small stand of oaks, it is estimated at least four oaks over 6" in diameter were removed over time. Replacement of all protected trees (native trees 6 inches in diameter or greater) removed is required unless shown to be a hardship or detrimental to the long-term health of the remaining habitat. There is sufficient room to plant replacement trees with the long term objective of one for one replacement. Trees should be planted in the immediate area just to the southwest of the proposed structure and those areas with the greatest opening in the stand to allow for a minimum of competition, maximum sunlight and wind protection. Replacement trees should be five gallon stock or larger, if available and spacing between trees should be at least 8 feet. Occasional deep watering (more than two weeks apart) during the late spring, summer, and fall is recommended during the first two years after establishment.

Success Criteria for Plant Re-establishment

Implementation of the success criteria is recommended to be a condition of project approval to ensure the survivability and proper growth of the replacement or relocation of trees. Replant success criteria will be defined to meet a 100% survival rate or better and implemented as follows.

Newly planted trees should be monitored for a period of three (3) years for the following:

- Tree health and growth rates of new planting must be assessed by a qualified forester or certified arborist.
- Trees suffering poor growth rates or declining health are to be identified and documented as to reason it was not successful.
- Invigoration treatments if feasible will be recommended and implemented.
- Dead trees or trees identified in an irreversible state of decline will be replaced after a written recommendation is made by a qualified forester or certified arborist identifying type and location of new replacement. Trees found that need replacement will be replaced on a 1:1 ratio. Replant material should be minimum container grown fifteen gallon-size with a tree stem caliper greater than 1" in diameter measured just above the root collar.
- Near the end of the three year monitoring period, the status of the new plantings will be again assessed to make certain that success criteria has been met and all mitigation trees planted are performing well.
- At three years a report shall be prepared by a qualified forester or arborist and

submitted to the Planning Department for review and approval of the Director of Planning describing reforestation activities, success rates and adjustments for previous failures or unsuccessful transplanting

Tree Pruning

It is to be understood that the pruning of retained trees will be expected for this site, especially along the driveway and building construction areas. Pruning should include the larger canopied trees that have deadwood or are exhibiting some minor structural defect or minor disease that must be compensated. Those trees that require pruning and possible monitoring are the closest to the road ways, driveway and structures. Trees should be monitored on occasion for health and vigor after pruning. Should the health and vigor of any tree decline it will be treated as appropriately recommended by a certified arborist or qualified forester.

The following are offered as guidelines when pruning

- In general the trees will be pruned first for safety, next for health, and finally for aesthetics.
- Type of pruning is determined by the size of branches to be removed. General guidelines for branch removal are:
 1. Fine Detail pruning- limbs under 2 inch diameter are removed.
 2. Medium Detail Pruning – limbs between 2 and 4 inch diameter are removed.
 3. Structural Enhancement – limbs greater than 4 inch diameter are removed.
 4. Broken and cracked limbs- these limbs will be removed in high traffic areas of concern.

Crown thinning is the cleaning out of or removal of dead diseased, weakly attached, or low vigor branches from a tree crown

- All trees will be assessed on how a tree will be pruned from the top down.
- Trimmers will favor branches with strong, U- shaped angles of attachment and where possible remove branches with weak, V- shaped angles of attachment and/or included bark.
- Lateral branches will be evenly spaced on the main stem of young trees and areas of fine pruning.
- Branches that rub or cross another branch will be removed where possible.
- Lateral branches will be no more than one-half to three-quarters of the diameter of the stem to discourage the development of co-dominant stems where feasible.
- In most cases trimmers will not remove more than one- quarter of the living crown of a tree at one time. If it is necessary to remove more, it will be done over successive years.

Crown-raising removes the lower branches of a tree to provide clearance for buildings, vehicles, pedestrians and vistas.

- Live branches on at least two-thirds of a tree's total height will be maintained wherever possible. The removal of many lower branches will hinder the development of a strong stem.
- All basal sprouts and vigorous epicormic sprouts will be removed where feasible.

Crown reduction is used to reduce the height and/or spread of trees and is used for maintaining the structural integrity and natural form of a tree.

- Crown reduction pruning will be used only when absolutely necessary. Pruning cuts will be at a lateral branch that is at least one-third the diameter of the stem to be removed wherever possible.
- When it is necessary to remove more than half of the foliage from a branch it may be necessary remove the entire branch.

Crown restoration is used to improve the structure and appearance of trees that have been topped or severely pruned by the use of heading cuts. One of three sprouts on main branch stubs should be selected to reform a natural appearing crown. Selected vigorous sprouts may need to be thinned to ensure adequate attachment for the size of the sprout. Restoration may require several years of pruning.

Agreement by Landowner

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

A. Management Objectives

1. Minimize erosion in order to prevent soil loss and siltation.
2. Preserve natural habitat including native forest, understory vegetation and associated wildlife.
3. Prevent forest fire.
4. Preserve scenic forest canopy as located within the Critical View shed (any public viewing area).
5. Preserve landmark trees to the greatest extent possible as defined below.

B. Management Measures

1. Tree Removal: No tree will be removed without a Forest Management Plan or an Amended Forest Management Plan.
2. Application Requirements: Trees proposed for removal will be conspicuously marked by flagging or by paint. Proposed removal of native trees greater than six inches will be the minimum necessary for the proposed development. Removal not necessary for the proposed development will be limited to that required for the overall health and long term maintenance of the forest, as verified in this plan or in

subsequent amendments to this plan.

3. Landmark Trees: All landmark trees will be protected from damage if not permitted to be removed as a diseased tree, which threatens to spread the disease to nearby healthy trees or as a dangerous tree, which presents an immediate danger to human life or structures. Landmark oaks are trees that are visually, historically, or botanically significant specimens or are greater than 24 inches or more in diameter at breast height (DBH), or more than 1.000 years old.

4. Dead Trees: Because of their great value for wildlife habitat (particularly as nesting sites for insect eating birds) large dead trees will normally be left in place. Smaller dead trees will normally be removed in order to reduce the fire hazard. Dead trees may be removed at the convenience of the owner.

5. Thinning: Trees less than six inches diameter breast height may be thinned to promote the growth of neighboring trees, without first developing a Forest Management Plan.

6. Protection of Trees: All trees other than those approved for removal shall be retained and maintained in good condition. Trimming, where not injurious to the health of the tree, may be performed wherever necessary in the judgment of the owner, particularly to reduce personal safety and fire hazards. Retained trees which are located close to the construction site shall be protected from inadvertent damage by construction equipment through wrapping of trunks with protective materials, bridging or tunneling under major roots where exposed in foundation or utility trenches and other measures appropriate and necessary to protect the well-being of the retained trees.

7. Fire prevention: In addition to any measures required by the local California Department of Forestry fire authorities, the owner will;

- A) Maintain a spark arrester screen atop each chimney.
- B) Maintain spark arresters on gasoline-powered equipment.
- C) Establish a "greenbelt" by keeping vegetation in a green growing condition to a distance of at least 50 feet around the house.
- D) Break up and clear away any dense accumulation of dead or dry underbrush or plant litter, especially near landmark trees and around the greenbelt.

8. Use of fire (for clearing, etc.): Open fires will be set or allowed on the parcel only as a forest management tool under the direction of the Department of Forestry authorities, pursuant to local fire ordinances and directives.

9. Clearing Methods: Brush and other undergrowth, if removed, will be cleared through methods, which will not materially disturb the ground surface. Hand grubbing, crushing and mowing will normally be the methods of choice

10. Irrigation: In order to avoid further depletion of groundwater resource, prevent root diseases and otherwise maintain favorable conditions for the native forest, the parcel will not be irrigated except within developed areas. Caution will be

exercised to avoid over watering around trees.

11. Exotic Plants: Care will be taken to eradicate and to avoid introduction of the following pest species:

- A) Pampas grass
- B) Genista (Scotch broom, French broom)
- C) Eucalyptus (large types)

Amendments

The Monterey County Director of Planning may approve amendments to this plan, provided that such amendments are consistent with the provisions of the discretionary permit or building submittal. Amendments to this Forest Management Plan will be required for proposed tree removal not shown as part of this Plan, when the proposed removal falls within the description of a Forest Management Plan or Amendment to an existing Forest Management Plan.

Amended Forest Management Plan

A) An amended forest Management Plan shall be required when:

- 1. The Monterey County Director of Planning has previously approved a Forest Management Plan for the parcel.
- 2. The proposed tree removal as reviewed as part of a development has not been shown in the previously approved Forest management plan

B) At a minimum, the Amended Forest Management Plan shall consist of:

- 1. A plot showing the location, type and size of each tree proposed for removal, as well as the location and type of trees to be replanted,
- 2. A narrative describing reasons for the proposed removal, alternatives to minimize the amount and impacts of the proposed tree removal, tree replanting information and justification for removal of trees outside of the developed area if proposed.

Compliance

It is further understood that failure to comply with this Plan will be considered as failure to comply with the conditions of the Use Permit.

Transfer of Responsibility

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

Report Prepared By:



Frank Ono, SAF Forester #48004 and ISA Certified Arborist #536

November 8, 2017

Date

Recommendations Agreed to by landowner:

Landowner

Date

Forest Management Plan approved by:

Director of Planning

Date

PHOTOGRAPHS



Tree #181



Small stand of oaks surrounded by acacia and redwood

Soils around trees need to be lowered

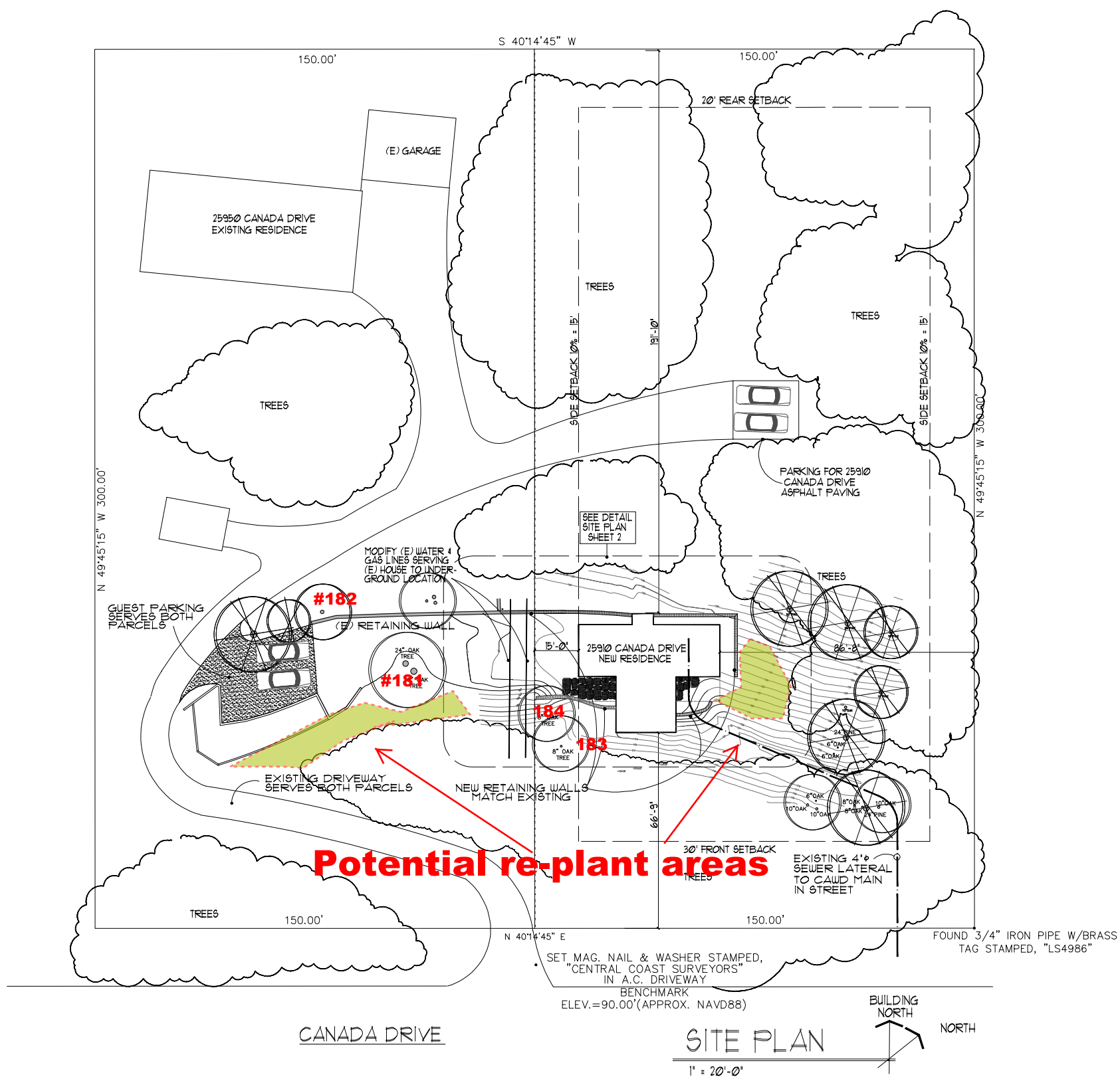


Oaks and acacia canopy in need of pruning



Site of proposed house

These drawings and the designs represented herein are the property of Brian T. Congleton Architect. Use in any manner is prohibited without the prior express written consent of the Architect.
DRAWN: BTC
DATE: 7-25-17
REVISED:



PROJECT DATA: UCELLI RESIDENCE

NEW RESIDENCE - CANADA DRIVE, CARMEL - APN 015-042-004-000
TWO STORIES PLUS LOWER LEVEL BONUS ROOM
HILLSIDE SITE EXCEEDS 30% SLOPE
ALL EXISTING TREES ON SITE TO REMAIN
WATER AND METER VIA MALPASO WATER PURCHASE
DRIVEWAY ON ADJACENT PARCEL (SAME OWNERSHIP)
SERVES BOTH PARCELS.

OWNER: ALESSIA UCELLI
25910 CANADA DRIVE (ADJACENT PARCEL)
CARMEL, CALIFORNIA 93923

APN 015-042-004-000

ZONING: LDR/I-D-5-RAZ

FLOOR AREAS:

MAIN FLOOR	1268 SF.
UPPER FLOOR	831 SF.
LOWER FLOOR	333 SF.
TOTAL	2432 SF.

LOT SIZE: 45,000 SF. = 1.03 ACRES
LOT COVERAGE: 2.8% LESS THAN 25% OK

SETBACKS:

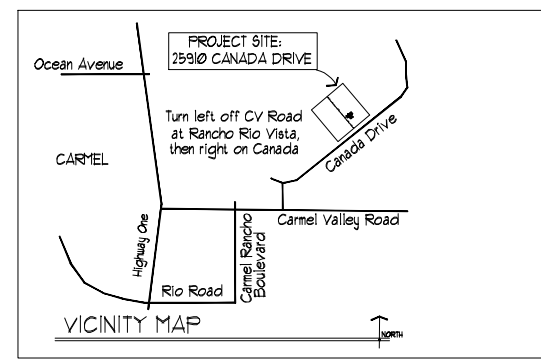
	ALLOWED	PROPOSED
FRONT:	30'	66'-9"
SIDE (10% OF SITE WIDTH):	15'	15'/86'-8"
REAR:	20'	19'-10"
HEIGHT:	30'	23'-1"

SETBACKS SHOWN AS DASHED LINES ON SITE PLAN.

OCCUPANCY: R-3
CONSTRUCTION TYPE: V-N SPRINKLERED.

CODE EDITIONS:

- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA ENERGY CODE
- 2016 CALIFORNIA RESIDENTIAL CODE
- 2016 CALIFORNIA GREEN BUILDING CODE



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**DESIGN REVIEW SUBMITTAL
JULY 25, 2017**