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Sprint Cell Site
SF68XCSKB
St. Luke's Episcopal Church
Tree Resource Assessment

Prepared for:

Precision Site Development
1524 Trout Street
Roseville, CA 95747

Prepared by:

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SUMMARY

Development in the form of a fenced concrete slab housing a cellular tower and equipment as well as a re-graded road with an underground utility line has been proposed for the site located at 65000 Jolon Road, in Jolon CA 93928. The project proposes to reconfigure an existing road and install a concrete slab on a previously disturbed site near 10 Blue Oak trees. All other trees on site appear to be at a distance that they will not be affected by proposed construction. The project requires the pruning of several trees located on site and the retention and protection of others. No trees are proposed for removal with this project. All trees that are adjacent to the proposed construction are considered to be in poor to fair condition both structurally and in health and are to be protected and retained. A tree assessment and subsequent arborist report have been prepared that identifies and addresses the effects that the project will have to the existing tree resources on site as well as a list of recommendations for the project.

ASSIGNMENT/SCOPE OF PROJECT

Oak trees forest this site and development of this parcel may have various affects to 10 of the Oak trees adjacent to the proposed construction. To ensure protection of the tree resources on site, the construction applicant, Sprint has requested an assessment of the trees in proximity to proposed development areas and preparation of an arborist 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 each tree within or adjacent (15 feet or less) to proposed development of trees greater than or equal to six diameter inches at 24 inches above grade.
- Review proposed building site plans as provided by Mr. Brian K. Winslow, Architect.
- Create preservation specifications, as it relates to a Tree Location/Preservation Map.
- Determine the quantity of trees affected by construction that meet “Landmark” criteria as defined by the County of Monterey, Title 21 South Monterey County Land Use Plan; as well as mitigation requirements for those to be affected.
- 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 plans submitted to me dated August 23rd, 2017 by Jeremy Jordan to assess affects from potential construction to trees within or adjacent to construction activities. The assessment has been made of these plans specifically and no other plans were reviewed. Only those grading and erosion details which are discussed in this report are those that relate to tree health.

PURPOSE

This tree Assessment/Forest management report is prepared for this parcel due to proposed construction activities that are intent building a new pad and cellular tower at 65000 Jolon Road, in Jolon CA. The purpose of the site visit was to give an independent assessment of the existing trees that are on site and to determine if any of the trees will be affected by the proposed project. Oak trees are considered protected trees as defined by the County of Monterey, Title 21 Monterey County Zoning Ordinance.

GOAL

The goal of this plan is to protect and maintain the South Monterey County 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 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.

INTRODUCTION

This forest management plan is prepared for Mr. Jeremy Jordan of Precision Site Development LLC as an agent of Sprint, Lessee of the plot Located at 65000 Jolon Road, Jolon CA by Frank Ono, Urban Forester and Certified Arborist, S.A.F. #48004 and ISA #536 due to construction. Monterey County's Coastal Implementation Plan Sec. 20.146.060 requires a forest management plan when tree removal is necessary of native trees regardless of size or amount so as to preserve and maintain the forest and its beneficial uses. The County identifies Oak trees as native tree species that require special consideration for management.

SITE DESCRIPTION

- 1) Assessor's Parcel Number: 215-011-003-000
- 2) Location: 65000 Jolon Road, Jolon CA 93928
- 3) Parcel size: 1.13 Acres
- 4) Existing Land Use: The parcel is developed and is zoned PQP Public/Quasi-Public use
- 5) Slope: The parcel is on a ridge, with terraced flats. Slopes range from 5% to over 20%
- 6) Soils: The building site is located on Pinnacles coarse sandy loam, very gravelly subsoil variant about 30-60" deep. A restrictive layer of very gravelly sandy clay loam begins at a depth of approximately 30". Runoff is high and erosion hazard is low.
- 7) Vegetation: The vegetation is of the Blue Oak Woodland type. It consists of scattered Blue Oak trees with an understory of native perennial and non-native annual grasses.
- 8) Forest Condition and Health: The forest condition and health is evaluated with the use of the residual trees and those of the surrounding Blue Oak trees as a woodland as a whole. This is a mature Oak Woodland with no significant insect pests or diseases observed.

BACKGROUND/PROJECT DESCRIPTION

On November 28th, 2017, I (Frank Ono, F.O. Consulting) I was contacted by Jeremy Jordon of Precision Site Development who requested that I visit the site owned by St. Luke's Episcopal Church who is leasing a site to Sprint, for an assessment of trees adjacent or within the proposed construction areas. Mr. Jordan requested the findings from the review and assessment of trees occupying the land at 65000 Jolon Road, Jolon CA adjacent to the proposed design development to be prepared and documented in a report which will work in conjunction with other conditions for approval of the building permit application.

A site visit was taken to the property on December 13th, 2017 where trees were assessed for health and condition to determine the treatments necessary to complete the project and meet the goals of the landowner. The assessment focused on incorporating the preliminary location of site improvements coupled with consideration for the general goals of site improvement desired of the landowner. During this site visit, the proposed improvements assessed included preserving trees to the greatest extent feasible, maintaining the view shed and general aesthetic quality of the area while complying with county codes. As a result trees immediately adjacent to the proposed development area were located, measured, inspected, and recorded. The assessment of each tree concluded with an opinion of whether the tree 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/DISCUSSION

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

- The site is forested mainly with Blue Oak (*Quercus douglasii*).
- No trees are proposed for removal.
- Most of the trees on the property are of moderate size (less than 24 inches in diameter" diameter) composing the majority of the stand of trees.
- Six trees are proposed for tree pruning with 2 trees requiring large limbs to be removed (6 - 8 inches), mostly to accommodate the moving of equipment and for fencing around the cell site.
- Underground telecom and power lines will be installed under the existing road at a depth of three feet. Large roots (greater than 3 inches) will need to be bridged or tunneled under for trees adjacent to the roadway; this should not affect t the health of the trees.
- No alternate building sites were considered for this assessment as the site has a pre-existing roadway and the location is already in a minimal impact area.

TREE CHART

Number	Diameter	Species	Condition	Remarks
Cluster 1	10+9+8	Blue Oak	fair	
1	36	Blue Oak	poor	Hollow in trunk, minimal pruning required
2	12+12	Blue Oak	fair	
3	12+12	Blue Oak	fair	Prune large limb for clearance
4	15	Blue Oak	fair	Prune for clearance
5	8	Blue Oak	fair	minimal clearance pruning
6	8+8	Blue Oak	poor	dead branches, prune for clearance
7	15	Blue Oak	fair	
8	12+12	Blue Oak	fair	
9	12	Blue Oak	fair	
10	6+6+6	Blue Oak	fair	Prune large limb for clearance

PROJECT ASSESSMENT/CONCLUSION

This proposal to build a concrete slab housing a cellular tower and equipment is planned to maintain the existing oak woodland environment and allows the forest to continue to exist and potentially regenerate over time. The majority of the property contains tree cover, which will remain undisturbed. No watercourses are near the planned construction.

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 trees were identified in need of removal.

Short Term Impacts

Site disturbance will occur during roadway and cellular equipment construction. Approximately 400 square feet of the parcel will be occupied by the improvements planned (slab and roadway work). This is approximately 0.8% of the parcel size. The shallow slope upon which the construction is planned is a factor in minimizing the disturbance that must take place for the construction. Short-term site impacts are confined to the construction envelope and immediate surroundings where trees will be trimmed and root systems reduced. The pruning of tree crowns above 30% and reduction of root area may have a short term impact on those trees treated, including a reduction of growth and limb dieback.

Long Term Impacts

No significant long-term impacts to the forest ecosystem are anticipated due to the small amount of number of trees being impacted, and the relatively small amount of area that will be occupied by the proposed slab and cellular tower. Approximately 0.8% of the parcel will be permanently altered by the project. The project as proposed is not likely to significantly reduce the availability of wildlife habitat over the long-term.

RECOMMENDATIONS

Tree Planting

Because it is recommended that no trees be removed at this time, no tree replacement is necessary.

Tree Protection

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) Native Blue Oaks are not adapted to summer watering and may develop crown or root rot as a result. Do not regularly irrigate within the drip line of oaks. Native, locally adapted, drought resistant species are the most compatible with this goal.
- D) 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.
- E) Oak 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.
- 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 Protection Standards

Prior to the commencement of any construction activity the following tree protection measures shall be implemented and approved by a qualified arborist or forester:

- Trees 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 of height of four feet above grade and should be placed to the farthest extent possible from the trees base to protect the area within the trees drip line (typically 10-12 feet away from the base of a tree).
- In cases where access or space is limited for tree protection it is permissible to protect the tree within the 10-12 foot distance after determination and approval by a qualified forester or arborist.
- 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.
- The project architect and qualified arborist should be on site during excavation activities to direct any minor field adjustments that may be needed.
- Trenching for utilities located adjacent to any tree should be done by hand where practical and any roots greater than 3 inches diameter should be bridged or pruned appropriately.
- Any roots that must 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 negatively, 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 affects, such as hand digging, bridging, or tunneling under roots, etc.

Trenching/Boring

No trenching or mechanical excavation (other than boring) is to occur under tree drip line unless specifically or previously authorized. Wherever feasible, backhoes and other root destroying equipment are to be kept away from roots in the trees CRZ (ten foot area from tree base) when possible. Boring allowable under canopy drip lines but must be a minimum of 36" deep and may be adjusted for compensation for rock or other impervious obstacle. No roots are to be disturbed/cut greater than 3" in diameter. All finish grades must be restored to preconstruction heights and levels. At no time shall soils be placed against tree root collars to change grade.

Tree Pruning

It is understood that the pruning of retained trees will be expected for this site, especially where the proposed slab is to be constructed. In particular tree #10 has a large lower limb that may need to be removed for structural enhancement and to accommodate the fence bordering the perimeter of the equipment slab. Removal of the limb should not have any adverse effect to the tree. Medium detailed pruning will also include the 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 proposed structure improvements and roadway to the site. 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
 3. Structural Enhancement – limbs greater than 4 inch diameter.
 4. Broken and cracked limbs-removed will be removed in high traffic areas of concern.

The following avoidance and minimization measures are proposed for the protection of native trees:

Avoidance and Minimization Measures for Native Trees:

- The contractor shall be required to perform any necessary pruning using the pruning guidelines set forth in the American National Standards Institute (ANSI) A300 (Part 7) – 2006 IVM standards.
- Absence of active bird or animal nesting sites must be verified by the tree removal contractor prior to tree removal. If nesting sites are found then a wildlife biologist must be consulted for an appropriate course of action.
- The contractor will ensure that equipment is kept a safe distance from the tree to prevent unintended damage to the outer bark of the tree.
- The contractor will minimize soil compaction within the tree root zone by limiting vehicle and equipment activities to the minimum required to conduct pruning.
- Activities that could result in the spill of a hazardous material (i.e. vehicle and equipment refueling) should be conducted no less than 100-feet from the tree drip line.

Implementation of these measures during construction shall be verified by a qualified arborist or certified tree trimmer.

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

December 18, 2017

Date

Recommendations Agreed to by landowner:

Landowner

Date

Forest Management Plan approved by:

Director of Planning

Date

