

Exhibit F

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Martinez Residence
Forest Management Plan/Tree Resource Assessment
Paradise Road, Prunedale, CA

Prepared for:

Mr. David Martinez

Prepared by:

Frank Ono
Urban Forester
Member Society of American Foresters #48004
ISA Certified Arborist #536
1213 Miles Avenue
Pacific Grove, CA 93950

November 14, 2017

Owner:

Mr. David Martinez
813 Amarillo Way
Salinas, CA 93905

Engineer:

Geri M. Daliva
11 West Laurel, Suite 225
Salinas, CA 93906

Forester and Arborist

Frank Ono, Member SAF #48004, ISA Certified Arborist #536
F.O. Consulting
1213 Miles Ave
Pacific Grove, CA 93950

SUMMARY

Development is proposed for this site known requiring excavation near oak trees on site. The project proposes to construct a single-family dwelling and attached garage, disturbing approximately 3040 square feet of the 37089.44 square foot lot. Excavation and will be performed near a number of trees, requiring removal of three small diameter oak trees. A tree assessment/arborist report has been prepared that identifies and addresses the affects that the project will have to the existing tree resources on site as well as a list of recommendations regarding trees on the project.

INTRODUCTION

This tree assessment/arborist report is prepared for Mr. Martinez, the owner of the property located on Paradise Road by Frank Ono, Urban Forester and Certified Arborist (member Society of American Foresters #48004 and International Society of Arboriculture Certified Arborist #536) due to the proposed construction. The North Monterey County Land Use Plan and Monterey County Zoning Ordinance Title 20 identify native Coast live oak trees as species requiring protection and special consideration for management.

ASSIGNMENT/SCOPE OF PROJECT

To ensure protection of the tree resources on site, the property owner, Mr. David Martinez, has requested an assessment of the trees in proximity to proposed development areas. The findings of the report are to be documented in an arborist report to work in conjunction with other conditions for approval of the building permit application. 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. Martinez.
- Make recommendations for alternative methods and preconstruction treatments to facilitate tree retention.
- 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 20 Monterey County Zoning Ordinance; 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 preliminary plans submitted to me by Mr. Martinez 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 minor grading and erosion details are discussed in this report as it relates to tree health. It is not the intent of this report to be a monetary valuation of the trees or provide risk assessment for any tree on this parcel, as any tree can fail at any time. No clinical diagnosis was performed on any pest or pathogen that may or may not be present. In addition to an inspection of the property, F.O. Consulting relied on information provided in the preparation of this report (such as, surveys, property boundaries, and property ownership) and must reasonably rely on the accuracy of the information provided. F.O. Consulting shall not be responsible for another's means, methods, techniques, schedules, sequence or' procedures, or for contractor safety or any other related programs; or for another's failure to complete the work in accordance with the plans and specifications.

PURPOSE AND GOAL

This Forest Management Plan/Tree Assessment/Arborist report is prepared for this parcel due to proposed construction activities located at Paradise Road, Prunedale CA. The purpose of the assessment is to determine what, if any, of the trees will be affected by the proposed project. Oak trees and Monterey pine trees are considered protected trees as defined by the County of Monterey, Title 20 Monterey County Zoning Ordinance unless otherwise proven to be an introduced or planted species.

The goal of this report is to protect and maintain the North Monterey County Area 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 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: 129-091-071-000.
- 2) Location: Unassigned -Paradise Road, Prunedale CA.
- 3) Parcel size: 0.8 Acres.
- 4) Existing Land Use: The parcel is zoned within the coastal zone for residential use LDR/2.5(CZ).
- 5) Slope: The parcel is mild sloped. Slopes range from almost flat transitioning to other properties with over 25% slopes.
- 6) Soils: The parcel is located on soils classified by the Monterey County Soils report as Arnold Series soils. The report states that Arnold series consists of somewhat excessively drained soils that formed on hills and uplands in old marine sand dunes or in materials weathered from soft sandstone. Slopes may range from 9 to 75 percent. In a representative profile the surface layer is dark brown, slightly acid loamy sand 8 inches thick. Permeability is rapid, and the available water capacity is 3 to 5 inches. Roots penetrate to a depth of more than 60 inches.
- 7) Forest Condition and Health: The stand of trees and health is evaluated with the use of the residual trees combined with surrounding adjacent trees as a complete stand and composed primarily of a few native Monterey pines and associated understory. The site is disturbed and has ornamental planting. Vegetation associated with this soil type is grasses, forbs, oaks, Chamise, manzanita, and eucalyptus. The upper story vegetation on site is composed primarily of Blue gum Eucalyptus, Coast Live Oak (*Quercus agrifolia*), and some small Monterey pine (*Pinus radiata*). Vegetation found in the understory and openings across the site include grasses, perennial shrubs such as sticky monkey flower (*Mimulus aurantiacus*), poison oak (*Rhus toxicodendron*), Manzanita (*Arctostaphylos sp.*), Blackberry (*Rubus ursinus*), and Coyote brush (*Baccharis sp.*). Exotic invasive plants include Pampas grass (*Cortaderia jubata*) and French broom (*Genista Sp.*).

BACKGROUND

Assessment focuses on incorporation of the preliminary location of site improvements coupled with consideration for the general goals of site improvement desired of the landowner. 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 Monterey County Codes. The study of individual trees determined treatments necessary to complete the project and meet the goals of the landowner. Trees within and immediately adjacent proposed development area were located, measured, inspected, flagged and recorded. The assessment of each tree concluded with an opinion of tree to 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 semi-developed with an existing structure and graded parking area.
- Oaks are located scattered on the property, several will need to be removed.
 - #464 – 12” diameter oak located within the building footprint in fair or better condition and needs to be removed with this design.
 - #465 – is a 12” diameter young oak, in fair or better condition but located within the building footprint.
 - #468 is a 18” diameter oak located within the new proposed retaining wall
- The site map submitted also shows excavation will be near trees #467 – 18” oak and #466 – 12” oak for the retaining wall. These trees are located upslope of the area where the wall is to be installed and appears to be far enough away it is assumed no impact is anticipated.
- The project also proposes to build the retaining wall near trees #469 – 10” diameter oak and #470 – 6” diameter oak where excavation may encroach the trees critical root zone. Upon close inspection it appears construction is located that encroachment, if at all, would be minimal and due to the soil type not many roots will be encountered. The tree is expected to satisfactorily survive construction provided work near the tree is monitored and the tree protected.

CONCLUSION/PROJECT ASSESSMENT

This proposal to build an addition to a single-family residence with garage is planned to maintain the existing oak forested environment, allowing the oak forest to continue to exist and regenerate over time. Proposed tree removal will be minimal due to construction and will be of lesser sized trees. Remaining trees are expected to survive when properly protected and monitored. The remainder of the property contains some tree cover, which will remain undisturbed. No watercourses are near the planned construction.

Short Term Affects

Site disturbance will occur during building construction. Short term site affects are confined to the construction envelope and immediate surroundings some trees may be trimmed and root systems 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 and potential limb dieback.

Long Term Affects

No significant long term affects to the forest ecosystem is anticipated as there are already developed residential sites along with other surrounded open space areas. The project as proposed is not likely to significantly reduce the availability of wildlife habitat over the long term. 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 for removal those trees likely to experience decline.

RECOMMENDATIONS

Tree Removal and Replacement

The following trees will need removal due to their location to the proposed construction:

- #464 – 12” diameter oak located within the building footprint in fair or better condition and needs to be removed with this design.
- #465 – is a 12” diameter young oak, in fair or better condition but located within the building footprint.
- #468 is a 18” diameter oak located within the new proposed retaining wall

Recommended replanting should be with five gallon Coast live oak in locations adjacent were the trees are removed along the perimeter of the property. In addition, the County also requires independent monitoring of replanted trees to insure replanting is successful.

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 and agree to insure tree protection will remain in place during entire construction period.

Tree Protection Zone Establishment

Tree Protection Zones (TPZ) should be established before any site work begins. The most common method is to place the TPZ at the drip line of the canopy or as an alternative to the drip-line method; the TPZ can be calculated by multiplying the dbh in inches by 1.5 to get the TPZ diameter in feet. In this case it is recommended that at the edges of the dripline be used to protect the oak trees. Even when the TPZ is placed at the drip line or when using the trunk diameter method, portions of the root system may be disturbed during grading.

Tree Pruning

It is to be understood that the pruning of retained trees may be expected for this site, especially near building construction areas. Pruning will include trees with deadwood, minor structural defects or disease that must be compensated, and possibly vehicle or pedestrian clearance. 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. Remedial pruning should occur prior to construction. Following construction, any above ground tree pruning/trimming should be delayed until one year after completion of construction. 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.

Tree Protection

Prior to the commencement of construction activities:

- Trees located adjacent to construction areas 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 may also be used.
- Fencing must not be to be attached to the tree. It shall be 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.
- 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 must 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 will be monitored by a qualified arborist or forester to ensure

- against drilling or cutting into or through major roots.
- The project arborist should be on site during excavation activities to direct any minor field adjustments that may be needed.
- Trenching for the retaining wall and driveway 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 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 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..

Fire prevention

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

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

Best Management Practices to Observe (BMP)

The following best management practices must be adhered to:

- A) Tree service Contractors will verify animal or bird nesting prior to tree work. If nesting activity of migratory birds are found, work must stop and a wildlife biologist consulted before commencing work (the typical bird nesting season ranges from February 22 to August 1).
- B) 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.
- C) 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.
- D) Native live trees 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.
- E) 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.
- F) Tree material greater than 3 inches in diameter remaining on site more than one month that is not cut and split into firewood must be covered with thick clear plastic that is dug in securely around the pile to discourage infestation and dispersion of bark beetles.
- G) 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.
- H) 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.

Report Prepared By:



November 14, 2017

PHOTOGRAPHS



#464 and #465



Tree #468 will need removal



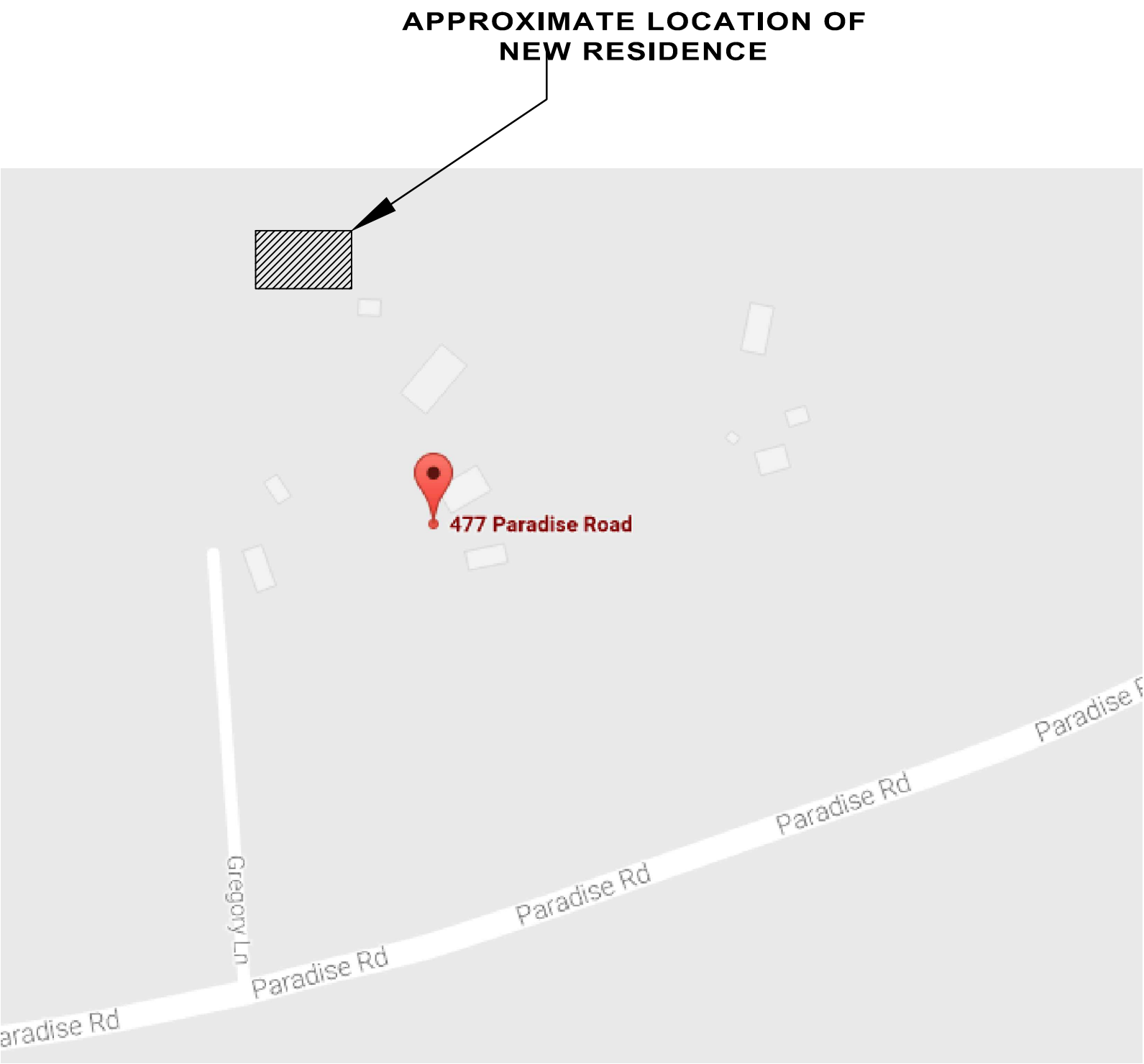
Trees #469 and #470 will be retained



Trees #466 and #467 will be retained

PROJECT DATA	
INFORMATION	MAILING ADDRESS: 813 AMARILLO WAY, SALINAS, CA 93905
	ADDRESS: NOT YET ASSIGNED
	APN: 129-091-071-000
	OCCUPANCY GROUP: R-3 / U
	TYPE OF CONSTRUCTION: V-B
SCOPE OF WORK	NUMBER OF STORIES: 1
	ZONING: LDR/2.5(CZ)
	LOT SIZE: 37089.44 S.F.
REGULATIONS	1. PROPOSAL TO BUILD A NEW ONE STORY HOUSE.
	ENERGY METHOD: YES
	SPRINKLER SYS: YES
	FIRE RET. ROOFING: NOT REQUIRED
	ENGINEERING CALCS: YES
CODES	GEOTECHNICAL REPORT: YES
	TRUSS CALCS: YES
	ALL WORK SHALL BE IN COMPLIANCE WITH
	COUNTY OF MONTEREY MUNICIPAL CODE AND
	THE FOLLOWING APPLICABLE CODES AND REGULATIONS:
LOT COVERAGE BY FOOTPRINT	• 2016 CALIFORNIA RESIDENTIAL CODE
	• 2016 CALIFORNIA BUILDING CODE
	• 2016 CALIFORNIA FIRE CODE
	• 2016 CALIFORNIA MECHANICAL CODE
	• 2016 CALIFORNIA PLUMBING CODE
TOTAL SURFACE AREA SOIL DISTURBANCE	• 2016 CALIFORNIA ELECTRICAL CODE
	• 2016 CALIFORNIA ENERGY CODE
	• 2016 CALIFORNIA GREEN CODE
	TOTAL LOT AREA 37089.44 S.F.
	NEW HOUSE 1,568 S.F.
TOTAL SURFACE AREA SOIL DISTURBANCE	NEW COVERED PORCH 448.0 S.F.
	NEW GARAGE 541.0 S.F.
	NEW STORAGE 243.0 S.F.
	EXISTING STORAGE 240.0 S.F.
	TOTAL SURFACE AREA SOIL DISTURBANCE 3,040.0 S.F.
3,040 / 37089.44 = 8.2 %	

SHEET INDEX	
A-1.1	SITE PLAN
A-1.2	PROPOSED WELL LOCATION
A-2.1	PROPOSED FLOOR PLAN
A-3.1	PROPOSED ELEVATIONS
G-1.1	PROPOSED CONTOUR/ GRADING PLAN



LOCATION MAP

NTS

LCP LAND USE DESIGNATION:

Residential- Low Density

ADMINISTRATIVE BOUNDARIES AND DISTRICTS:

City: None
Recreation District: None
North County Water Impact Area: Yes
Water Management Agency: None
MCWRA Zone 2C: Yes
Within a CCO Appeal Area: None
School District -Building, Fees: North Monterey County
Fire District: North County FPD
CAL-AM Service Area: None

AGRICULTURAL AND SOIL:

Williamson Act Contract: None
Important Farmlands/Other Land
Soil Survey: Ar/AKF

POTENTIAL HAZARDS:

Fire Hazard Zone (SRA setback): High
Seismic Hazard Zone: IV
FEMA Flood: X (Unshaded)
Floodway
Erosion Hazard Rating: High
Liquefaction susceptibility: Low
Landslide susceptibility: Moderate
Slope> 25%: Yes
Active/Potential Active Faults (660 Buffer): None

PLANNING:

Pescadero watershed: None
Del Monte Forest Sub-Planning Area: None
Subdivision: None
2nd Unit Restricted Area: None
FORA Land Use: None
Castroville Community Plan: None

BIOLOGY:

Monterey Spine flower Critical Habitat: None
Snowy plover Critical Habitat: None
Environmental Impact reports: None

HISTORICAL RESOURCES:

Historical Site: None
Archaeological Sensitivity: low
Spreckels Historic District: None

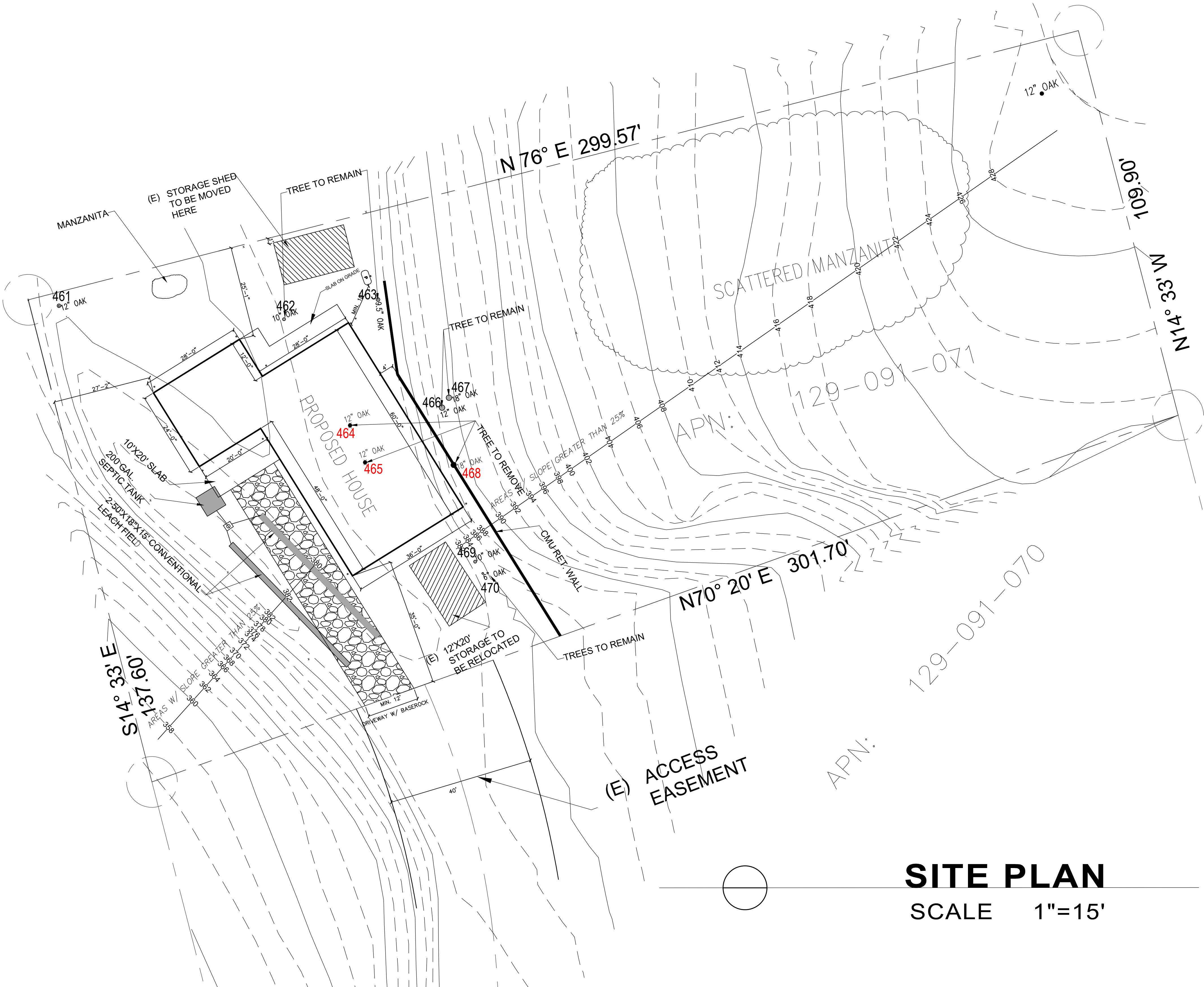
OTHERS:

Urbanized Area 2010: Yes
TAMC Development Fee Area: North County
Traffic Fee Impact Area: None
Coastal Zone: Yes

LEGEND

(E) MAJOR CONTOURS @ 6' INTERVAL

(E) MINOR CONTOURS @ 2' INTERVAL



SITE PLAN

SCALE 1"=15'

NO.	REVISIONS



Geri Martin Daliva
Engineers & Designs
(831) 800-7671 / (831) 840-4284

NEW RESIDENCE

Project: NEW RESIDENCE
Address: XXX PARADISE RD, SALINAS, CA
Owner: DAVID MARTINEZ

SITE PLAN

Sheet Content:
Drawn: JAMIE BARCELOS
CD

A-1.1
SHEET # OF