

# Exhibit D

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P A S T  
CONSULTANTS LLC

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August 3, 2016

Alvan and Sara Adams  
5617 N Pal Cristi Rd  
Paradise Valley, AZ 85253

Re: Phase One Historic Assessment for 24330 San Pedro Ln., Carmel, CA  
APN. 009-032-005-000

Dear Alvan and Sara:

This letter states the findings of historic significance, based on our research and conditions assessment of the property located at 24330 San Pedro Lane, Carmel, California. PAST Consultants, LLC (PAST) attended a site visit to the subject property on July 22, 2016 to photograph the property and assess its existing condition. Research in local repositories was conducted during July 2016 to determine the property's potential historic significance.

24330 San Pedro Lane contains a house (circa-1952) originally constructed in the California Ranch style (**Figures 1 and 2**).



**Figures 1 and 2.** Left image shows the front elevation with gable roof, brick wainscoting around the entrance, stucco exterior wall cladding, a single brick chimney and wood casement windows. Right image shows the right side elevation with garage entrance and fixed pane windows.

The house has gable roofs with exposed rafter tails, stucco exterior wall cladding, wood casement windows, a single brick chimney and brick wainscoting around the front entrance (**Figure 1**). The garage is entered from the right side elevation, which also contains fixed-pane windows (**Figure 2**). The rear elevation features four-part wood casement windows and a brick deck with an entrance on the left side elevation (**Figures 3 and 4**).



**Figures 3 and 4.** Left image shows the rear elevation with exposed rafter tails, and multiple-light wood casement windows. Right image shows the brick deck behind the house and off of the left side elevation.

24330 San Pedro Lane is not historically significant under National (NR) or State of California (CR) register criteria. The original permit for the house's construction is dated 1952 (*Monterey County Assessor Records*) and was granted to Donald John Crawford, who used the house as a second residence and rental property during the historic analysis period (1952 – 1966). Research did not reveal any significant contributions by Donald John Crawford to national, California, or Monterey County history. Because the house is not associated with significant events or a significant person, the house is not historic according to NR Criteria A and B (CR Criteria 1 and 2). The California Ranch-style house is a common house in the region and does not possess outstanding or distinctive examples of architectural design, construction methodology or craftsmanship (NR Criterion C/CR Criterion 3).

The property is not significant according to Monterey County Register criteria A. The California Ranch-style house on the property is not particularly representative of a distinct historical period, type, style, region or way of life (Criterion A1). The building style is not particularly rare in Monterey County (Criterion A2). The property is not connected with someone renowned (Criterion A3). The property was not designed by a master architect (Criterion A5). The property is not the site of an important historic event nor is it associated with events that have made a meaningful contribution to the nation, State, or community (Criterion A6).

The property is not significant according to Monterey County Register criteria B. The California Ranch-style property does not exemplify a particular architectural style or way of life important to the County (Criterion B1). It does not exemplify the best remaining architectural type of the community (Criterion B2). The construction materials or engineering methods do not embody



elements of outstanding attention to architectural or engineering design, detail, material or craftsmanship (Criterion B3).

The property is not significant according to Monterey County Register criteria C. The property does not materially benefit the historic character of the community (Criterion C1). The location and physical characteristics of the property do not represent an established and familiar visual feature of the community, area, or county (Criterion C2). Lastly, the preservation of the property is not essential to the integrity of a district (Criterion C4), as no district is present.

In conclusion, because the house on the subject property has no historical associations, and is not an outstanding example of a type or method of construction, the property at 24330 San Pedro Lane is not historic.

Please contact me if you have any questions about this evaluation.

Sincerely,



Seth A. Bergstein  
Principal

cc.: Monterey County Planning Department

Tree Assessment/  
Forest Management Plan  
Adams Residence

Prepared for:

Mr. and Mrs. Alvan and Sara Adams

Prepared by:

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

September 11, 2018

Owner:

Mr. and Mrs. Alvan and Sara Adams  
24330 San Pedro Lane  
Carmel, CA 93923

Architect:

Justin Pauly Architects  
550 Hartnell Street, Suite H.  
Monterey, CA 93940

Forester and Arborist

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

## **SUMMARY**

Development is proposed for this site located at 24330 San Pedro Lane, in Carmel CA. Because Monterey County protected the native trees that forest this site, a tree assessment/arborist report has been prepared to identify and address affects the project may have to the existing tree resources on site. A list of recommendations for the project are part of this report as well.

The project proposes to demolish and remodel a single-family home near several Coast live oak and Monterey pine trees which require the pruning/removal of trees located on site and protection of others identified for retention. In studying the project, three (3) trees are proposed for removal with this project that are affected by development. The site also has several hazardous trees outside the development area which need to be addressed. They are included in a separate hazard tree report to work in conjunction with this report or separately to address these several dead, dying, or hazardous trees on site.

## **ASSIGNMENT/SCOPE OF PROJECT**

To ensure protection of the tree resources on site, the property owners, Mr. and Mrs. Alvan and Sara Adams have requested an assessment of the trees in proximity to proposed development areas and a development 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 Justin Pauly, Architects.
- Make recommendations for alternative methods and preconstruction treatments to facilitate tree retention.

- Create preservation specifications, as it relates to numbered trees keyed to an annotated Tree Location Map.
- Determine the quantity of trees affected by construction that meet “Landmark” criteria as defined by the County of Monterey, Title 20 Monterey County Coastal 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 plans submitted to me by Justin Pauly Architects dated August 24, 2018 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.

## **PURPOSE**

This tree assessment/forest management report is prepared for this parcel due to proposed construction activities that are intent on demolishing and improving the existing structure located at 24330 San Pedro Lane in Carmel 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. Monterey pine and Coast live oak trees are considered protected trees as defined by the County of Monterey, Title 20 Monterey County Coastal Zoning Ordinance.

## **GOAL**

The goal of this plan is to protect and maintain the Carmel 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 Arborist Tree Assessment 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. and Mrs. Alvan and Sara Adams, owners of the lot located at 24330 San Pedro Lane in Carmel, CA by Frank Ono, Urban Forester and Certified Arborist, S.A.F. Member #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 6 inches in diameter or larger so as to preserve and maintain the forest and its beneficial uses. The County identifies Coast live oak trees and Monterey pines as native tree species that require special consideration for management.

## SITE DESCRIPTION

- 1) Assessor's Parcel Number: 009-032-005-000.
- 2) Location: 24330 San Pedro Lane, Carmel, CA 93923.
- 3) Parcel size: 0.46 Acres.
- 4) Existing Land Use: The parcel is developed and is zoned MDR/2-D(CZ) for residential use in the Coastal Zone.
- 5) Slope: The parcel is on a ridgetop. Slopes range from 0% to 15%
- 6) Soils: The parcel is located on soil classified by the Monterey County Soils Report as "Santa Lucia Channery Clay Loam" about 25 to 35 inches deep. Shale bedrock is found generally at a depth of 24 to 33 inches. Runoff is high and erosion hazard is low.
- 7) Vegetation: The vegetation is of the Monterey Pine Forest type. It is a mixture of some Monterey Pine forest over story with coast live oak understory present.
- 8) Forest Condition and Health: The forest condition and health is evaluated with the use of the residual trees and those of the surrounding Monterey Pine Forest as a stand. This is an over mature Monterey pine forest with surrounding mature Monterey pine trees dying and being removed. The site has multiple dead and decaying trees and a history of tree failure and mortality. Currently several hazardous trees were found outside the development area which need to be addressed in a separate hazardous tree report.

## **BACKGROUND/PROJECT DESCRIPTION**

On June 8, 2018, I (Frank Ono, F.O. Consulting) I was contacted by Justin Pauly Architects who requested that I visit the site owned by Mr. and Mrs. Alvan and Sara Adams for an assessment of trees adjacent or within the proposed construction areas. The findings from the review and assessment of trees located at 24330 San Pedro Lane, Carmel, CA adjacent or within to the proposed design development are to be prepared and documented in a report that will work in conjunction with other conditions for approval of the building permit application. A separate hazard tree report also has been prepared in conjunction with this report to address several dead, dying, or hazardous trees on site.

A site visit was taken to the property on September 6, 2018 where trees were assessed for health and condition at that time. 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, mitigating hazardous trees, maintaining the view shed and general aesthetic quality of the area while complying with county codes. A study of the individual trees was made to determine the treatments necessary to complete the project and meet the goals of the landowner. As a result trees within and 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 Monterey pine trees as the upper canopy.
- Three (3) trees are proposed for removal with the current design.
  - Tree #35 is a 15" diameter oak in fair condition.
  - Trees #43 and #52 are 8" diameter oaks in fair condition.
- Most of the trees on the property are of moderate size (less than 24" in diameter" diameter) and compose the majority of the stand of trees.
- Four trees were identified as being hazardous and are addressed on a separate hazard tree document.
- No alternate building sites were considered for this assessment as the site constrained by pre-existing conditions and lack of available space.

**TREE CHART** (the following chart lists trees found on the property and indicates trees to be removed for purposes of development)

ID#	Diameter	Species	Condition	Remove	Comments
1	6	Coast live oak	Fair		
2	29	Monterey pine	Fair		
3	14	Monterey pine	Fair		
4	18	Monterey pine	Fair		
5	6	Monterey pine	Fair		Dwarf Mistletoe
6	17	Monterey pine	Fair		Dwarf Mistletoe and topped
7	22	Monterey pine	Fair		
8	12	Monterey pine	Fair		
9	17	Monterey pine	Fair		
10	9	Monterey pine	Fair		Dwarf Mistletoe
11	12	Monterey pine	Fair		
12	6,7	Coast live oak	Good		Intermediate
13	16	Monterey pine	Fair		
14	16	Monterey pine	Fair		
15	20	Monterey pine	Fair		Dwarf Mistletoe
16	16	Monterey pine	Fair		
17	6	Coast live oak	Fair		Intermediate
18	16	Monterey pine	Fair		Western gall rust
19	19	Monterey pine	Dead		Hypoxylon
20	18	Coast live oak	Fair		
21	15	Coast live oak	Fair		
22	9	Coast live oak	Fair		
23	6	Coast live oak	Fair		
24	20	Monterey pine	Fair		
25	6	Coast live oak	Fair		
26	12	Monterey pine	Fair		
27	21	Monterey pine	Poor		Thinning crown,
28	17	Monterey pine	Fair		
29	36	Monterey pine	Poor		Thinning crown, Pruned roots,
30	16	Black acacia	Fair		Codominant stems, Included bark
31	20	Coast live oak	Fair		
32	9	Coast live oak	Fair		Significant lean
33	29	Coast live oak	Fair		
34	12	Coast live oak	Fair		
35	15	Coast live oak	Fair	X	Building footprint
36	24	Monterey pine	Poor		Thinning crown,
37	6	Coast live oak	Fair		

(Continued next page)

Tree Chart – continued)

ID#	Diameter	Species	Condition	Remove	Comments
38	24	Monterey pine	Poor		Thinning crown,
39	9	Coast live oak	Fair		
40	8	Coast live oak	Fair		
41	7	Monterey pine	Fair		
42	21	Monterey pine	Fair		Topped
43	8	Coast live oak	Fair	X	Building footprint
44	6	Coast live oak	Fair		
45	19	Monterey pine	Fair		
46	12	Monterey pine	Poor		Topped, Lean to south
47	6	Pittosporum	Fair		
48	6	Coast live oak	Fair		
49	7	Coast live oak	Fair		
50	6	Coast live oak	Fair		
51	15	Coast live oak	Fair		
52	8	Coast live oak	Fair	X	Building footprint
53	7	Coast live oak	Fair		

## PROJECT ASSESSMENT/CONCLUSION

This proposal to build a single-family residence and driveway is planned to maintain the existing oak Monterey pine forested environment and will allow the forest to continue to exist and regenerate over time. 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.

### Short Term Impacts

Site disturbance will occur during driveway and home construction. Approximately 7,617 square feet of the parcel will be occupied by the improvements planned (home site and driveway). This is approximately 39% of the parcel size. Current lot coverage with the existing structure and driveway is 4482 square feet (23%) and new development will cover 3155 square feet (16%). The shallow slope upon where 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 removed and 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, dieback, and potentially death. Every attempt has been made to recommend removing those trees likely to experience severe decline and death as a result of planned activities.

### Long Term Impacts

No significant long-term impacts to the forest ecosystem are anticipated due to the aging complexion of the surrounding forest and the relatively small amount of area that will be occupied by the proposed residence and driveway. Approximately 16% 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**

### **Pre-Construction Meeting**

It is recommended that a project arborist/forester (Monterey County qualified forester or County qualified arborist) be retained and prior to the start of construction a meeting and training session shall be conducted to communicate and instruct personnel about tree removal, retention, and include instruction on required tree protection and exclusionary fencing installed prior to grading, excavation and construction procedures. Meeting attendees must include all involved parties such as site clearance personnel, construction managers, heavy equipment operators, and tree service operators. 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 Removal**

There are three (3) trees to be removed with the design as stated in the previous tree removal chart. Tree removal contractor shall verify absence of active animal or bird nesting sites prior to any tree removal. If any active animal or bird nesting sites are found prior to tree removal, work shall be stopped until a qualified biologist is consulted for further recommendations.

### **Tree Planting**

Because it is recommended that replacement of removed trees be undertaken replacement planting is necessary. The County requires a 1:1 ratio replacement for trees measuring less than 24" in diameter. It is therefore recommended replanting be with three (3) five gallon Coast live oaks in locations with the greatest opening in the stand to allow for a minimum of competition and maximum sunlight (if five gallon is unavailable, smaller sizes may be substituted). Replacement trees should be five gallon stock or larger, if available. 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.

### **Tree Protection**

The health of trees remaining should not be affected if the following best management 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 live 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.
- F) A mulch layer up to approximately 4 inches deep should be applied to the ground under selected oaks 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 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. No stripping of top soil or grubbing of understory shall occur in tree preservation zones.
- Fenced areas and the trunk protection materials shall remain in place during the entire construction period. Should access to the area be necessary a Professional Forester or Certified Arborist must be contacted to inspect the site for a recommended a course of action.
- Fencing shall consist of chain link, snowdrift, plastic mesh, hay bales, or field fence. Existing fencing may 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, cleaning of concrete or plaster, and/or dumping of spoils or materials shall not be allowed adjacent to trees on the property especially within or near fenced areas.

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. Again, no stripping of top soil or grubbing of understory shall occur in tree preservation zones. 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 retaining walls or footings located adjacent to any tree shall be done by hand where practical and any roots greater than 3-inches diameter shall be bridged or pruned appropriately.
- Any roots that must be cut shall 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 shall 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..

## **Tree Pruning**

It is understood that the pruning of retained trees will be expected for this site, especially where the proposed addition is to be constructed. 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 may require pruning and possible monitoring are the closest to the proposed structure improvements. Trees should be monitored on occasion for health and vigor after pruning. 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.

## Levels or types of Pruning

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 using 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.

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 forester/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.

### **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

September 11, 2018

Date

Recommendations Agreed to by landowner:

\_\_\_\_\_  
Landowner

\_\_\_\_\_  
Date

Forest Management Plan approved by:

\_\_\_\_\_  
Director of Planning

\_\_\_\_\_  
Date



## PHOTOGRAPHS



Tree #43





Tree #52





Tree #35

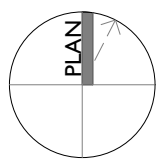




FLOOR AREA AND COVERAGE			FAR
STE AREA			
FIRST FLOOR	2,754	SQ. FT.	
GARAGE	666	SQ. FT.	
SECOND FLOOR	705	SQ. FT.	
TOTAL	4,125	SQ. FT.	21.2%
OVERHEAD DECK	99	SQ. FT.	
BUILDING COVERAGE	3,420	SQ. FT.	
TOTAL	3,519	SQ. FT.	18.1%
IMPERVIOUS COVERAGE	4,206	SQ. FT.	21.6%

TREE REMOVAL		
OAKS	3	
PINES	0	
NON-SIGNIFICANT	1	
TOTAL	4	

AVERAGE NATURAL GRADE		
1	513.62	
2	513.8	
3	513.56	
4	513.67	
5	510.2	
6	511.8	
AVERAGE	512.78	



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