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2 Wild Boar Run Residence  
Carmel CA  
Tree Assessment/Forest Management Plan

Prepared for:

Katherine Wolovsky

Prepared by:

Ono Consulting  
Members Society of American Foresters  
ISA Certified Arborist #WE-0536A  
ISA Board Certified Master Arborist WE-9388B  
1213 Miles Avenue  
Pacific Grove, CA 93950

March 25, 2021

Owner:

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Architect:

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## SUMMARY

Development is proposed for this site located at 2 Wild Boar Run, Carmel CA (Santa Lucia Preserve Phase 'E') that will require tree removal and protection. The property is located within the Rancho San Carlos special Treatment area, a high visual sensitive area, and located within a very-high fire hazard zone. The removal of any trees larger than 6 inches in diameter measured 24 inches above natural grade requires DRB approval and the owner must mitigate at a ratio of 3:1 for all trees over 6 inches in diameter, measured 24 inches above natural grade, and 5:1 for all Landmark Trees (24 inches in diameter or greater as measured 24 inches above natural grade). Because the site is forested with Oak trees, a tree resource assessment/arborist report is prepared that identifies and addresses the effects that the project will have on the existing tree resources on-site as well as a list of recommendations for the potential project. The number of oaks on an acre may not be reduced to less than 25% canopy.

The project proposes to construct within an area of existing Coast live oak trees (*Quercus agrifolia*). In studying the project, construction for this design consists of the main structure with an attached garage, a detached garage and studio, and a barn. Square footages for the project are as follows:

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- Main house: 3791, Main Attached Garage: 407 Main House Hardscape: 2085 = 6283
- Detached Garage: 753, Detached Garage Studio: 420, Detached Garage Hardscape: 107 = 1280
- Barn: 753, Barn Hardscape: 762 = 1515

Total 9078 square feet of disturbance on the 22.6-acre lot.

Construction for the project as presented requires removal of a deteriorating Oak tree (1802), pruning of several existing adjacent Oak trees, and installation of tree protection for other remaining trees adjacent to the proposed construction considered to be in fair or better condition both structurally and in health; these are to be protected and retained. An additional oak (1807) is identified as being in poor health and structure is also recommended for removal, making the total of trees for removal two landmark trees, which is less than 25% of the existing oak canopy.

## **ASSIGNMENT/SCOPE OF PROJECT**

To ensure the protection of the tree resources on site, the architect, Holdren + Lietzke Architecture representing the property owner, Katherine Wolovsky, has requested an assessment of the trees in proximity to proposed development areas and an arborist report prepare regarding construction impact for trees that are adjacent to developed 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 the 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 Holdren + Lietzke Architecture.
- 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 number of trees affected by construction 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 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 Holdren + Lietzke Architecture dated March 3, 2021, to assess the effects of potential construction on trees within or adjacent to construction activities. While other plans were reviewed by prior owners, this assessment has been made of these plans specifically. Only minor grading and erosion details are discussed in this report as it relates to tree health.

## **PURPOSE AND GOAL**

This tree resource assessment/construction impact and management report/plan are prepared for this parcel due to proposed construction activities. The purpose of the report is to prepare an independent assessment of the existing trees that are on-site and to determine what 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 of the Monterey County Zoning Ordinance.

The goal of this plan is to protect and maintain the Santa Lucia and Carmel Valley forested resources through adherence to 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 the proposed development on the property while encouraging forest stability and sustainability, perpetuating the forested character of the property and the immediate vicinity.

## INTRODUCTION

This tree resource assessment/construction impact/ and management plan is prepared for the owner of the property Ms. Katherine Wolovsky, as requested by Holdren + Lietzke Architecture. The report is prepared by Ono Consulting, Urban Foresters, and Certified Arborists due to potential construction. Monterey County requires a forest management plan when removal of more than 3 protected trees is necessary on a lot per Title 21: 21.64.260.D.3. to preserve and maintain the forest and its beneficial uses. The County identifies Oak trees as a specific native tree species requiring special consideration for management.

## SITE DESCRIPTION

- 1) Assessor's Parcel Number: 239-102-004-000
- 2) Location: 2 Wild Boar Run, Carmel CA in the Santa Lucia Preserve Phase 'E'
- 3) Parcel size: 22.670 Acres (as per Monterey County Assessor)
- 4) Existing Land Use: The parcel is a vacant lot and zoned RG/10-D-S-RAZ|LDR/5-D-S-RAZ. It is in Rancho San Carlos special Treatment area and a high-sensitive visual area.
- 5) Slope: The parcel is on a softened rolling ridge. Slopes range from 5% to over 25%
- 6) Soils: The Monterey County Soil Report classifies the soils in this area as Santa Lucia shaly clay-loam series soils. This is moderately steep soil on uplands. Slopes associated with this soil type mostly about 20 percent or more. Runoff is medium, and the erosion hazard is moderate. Roots can penetrate to a depth of 20 to 40 inches. The available water capacity is 2 to 5.5 inches.
- 7) Vegetation: The site has varying slopes with of the slopes covered with vegetation while the remainder is covered with coastal scrub. Vegetation consists mainly of Coast Live Oak (*Quercus agrifolia*) as the upper story canopy on the property throughout the homeland portion of the property with lower story vegetation and groundcover consisting of Genista, Baccharis, wood mint, Poison oak, hemlock, and grasses. Canopy coverage is open and the canopy structure appearing to be uneven-aged.
- 8) Forest Condition and Health: The forest condition and health are evaluated with the use of the residual trees and those of the surrounding area as a stand. This is an uneven-aged stand and a fragmented oak woodland forest that appears to be declining surrounded by grassland. Several trees are exhibiting signs of internal decay with insect activity (Western oak bark beetle) promoting the decline of their structural integrity and crown dieback. Several trees exhibit crown dieback due to *Diplodia quercina*, which kills small branches (usually those less than 1 inch, but up to 4 inches in diameter), causing leaves to turn brown, wilt, die, and remain attached in the canopy. Oak branch dieback outbreaks follow years of below-average rainfall.

## BACKGROUND/PROJECT DESCRIPTION

On March 8, 2021, we (Ono Consulting) were contacted by Mr. David Dwight Senior Project Manager, Holdren + Lietzke Architecture, requested that we visit this site for an assessment of trees adjacent to or within the proposed construction areas. Mr. Dwight requested the findings from the review and assessment of trees to the proposed design development be prepared and documented in a report that would work in conjunction with other conditions for approval of the building permit application.

A site visit was taken to the property on March 22, 2021, 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, maintaining the viewshed 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. The trees' critical root zones (CRZ) are evaluated using the trees' crown spreads as predictions as to locations for the CRZ. 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 on the short- and long-term health of the tree. All meetings and field reviews 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 Coast live oak (*Quercus agrifolia*). The stand is in fair condition however several trees are hollow, have internal decay, and/or have crowns in decline due to biotic sources (i.e., fungal, bacterial, or insect activity).
- One fragmented oak tree (#1802 - 84" diameter) is proposed for removal with this design. This tree is fragmented with multiple branch failures and cavities. It has significant decay spreading in its trunk and branch attachments. The base of the tree is ruptured, however, growth in the crown appears to be healthy. Retention of this tree is not recommended because the base of the tree will not be able to support the weight of extending weakly attached epicormic formation of new branching and foliage. It presents future safety concerns for a developed project.
- An additional tree, (#1807 - 48" diameter) is located adjacent to the proposed structure and in decline due to the presence of Diplodia. The tree is located adjacent to the proposed structure. It is in poor condition and should be removed, it will be impacted not survive the grading process.
- Tree #1803 (43" oak) has a very full crown with overextended limbs lying on the ground.
- Tree #1809 (53" diameter oak) also with full crown and has limbs lying on the ground.
- Tree #1812 (47" diameter oak) the tree is considered in fair condition but is in poor structural condition. The base of the tree appears to be decaying where it appears that the tree has lost a large branch.
- Tree #1819 (60" diameter oak) and has an artist's conk (*Ganoderma applanatum*) emerging from its trunk, a wood-decay fungus, using primarily dead heartwood, but also a pathogen on live sapwood, particularly on older trees.

## TREE CHART

The trees listed and identified in the following table have been observed in the field. They are rated Excellent, Good, Fair, Poor, or Dead according to their health, vigor\* and structural condition. Trees with an excellent rating are trees are specimens in the best condition and health. Trees identified with a good rating are trees in better condition and health with little or no structural health problem. Trees identified as fair are usually trees of lesser condition that may have some structural problem or health factor limiting them from fully developing as a healthy tree. Trees that are rated poor are of less quality condition and have either a structural problem that cannot be overcome over time, or that are in general poor health. Dead trees are trees that are dead or near death.

ID	Diameter	Species	Health	Structure	Position	Comments
1802	84	QuAg	Fair	Poor	Codominant	Extensive stem decay, Hollow
1803	42	QuAg	Good	Fair	Codominant	Large limbs on the ground
1804	50	QuAg	Good	Fair	Codominant	Overextended limbs
1804.1	8	QuAg	Good	Good	Dominant	
1805	43	QuAg	Good	Fair	Codominant	Overextended limbs
1806	52	QuAg	Good	Good	Codominant	
1807	48	QuAg	Poor	Fair	Codominant	Beetles, Crown dieback, Diplodia, Large stem gall
1808	40	QuAg	Fair	Fair	Dominant	Large limbs resting on the ground
1809	53	QuAg	Fair	Fair	Codominant	Overextended limbs
1810	40	QuAg	Fair	Good	Codominant	Ganoderma and Phytophthora
1811	55	QuAg	Good	Fair	Codominant	Overextended limbs
1812	47	QuAg	Fair	Poor	Dominant	Ganoderma Decay, hollow base
1813	46	QuAg	Fair	Poor	Dominant	Crown dieback
1814	39	QuAg	Fair	Fair	Codominant	Crown dieback
1815	48	QuAg	Good	Fair	Dominant	
1816	49	QuAg	Good	Fair	Dominant	Large limb on the ground, stem failure
1817	22	QuAg	Excellent	Good	Dominant	
1818	38	QuAg	Fair	Poor	Codominant	Stem failure
1819	60	QuAg	Fair	Poor	Dominant	Ganoderma Conk, Heart rot
1820	52	QuAg	Fair	Poor	Codominant	overextended limbs
1821	15	QuAg	Good	Good	Codominant	
1822	9	QuAg	Good	Good	Codominant	
1823	15	QuAg	Good	Fair	Codominant	Multiple stems

QuAg = Coast Live Oak (*Quercus agrifolia*)

\*Tree vigor correlates with canopy position within the stand and measured by leaf and crown area. Tree rated dominant and co-dominant are trees generally with larger crowns capable of supporting more leaves, and a generally healthy appealing growth form. Dominant trees are trees with wide crowns above the level of the forest canopy receiving the sunlight from above as well as the sides. Codominant trees are larger crowned trees at the general level of the forest canopy receiving the sunlight from above and partly from the sides. Crowns are somewhat smaller than dominant but healthy and vigorous. Trees rated intermediate and particularly suppressed trees have smaller crowns are less vigorous. Intermediate trees have much of the canopy below the general level of the forest or crowns pinched at the sides. They receive sunlight from above but little to none from the sides. Suppressed trees are trees overtopped by large trees receiving no direct sun from above or from the sides.



## PROJECT ASSESSMENT/CONCLUSION

With this design, two trees are recommended for removal for construction purposes (one -#1802 is within the building and grading areas, the other -#1807, is in poor health and structure). Removal is the minimum for this case to build a single-family residence and driveway and. The project as planned maintains the existing oak woodland environment allowing it to continue to exist and regenerate over time; tree removal conforms to Oak woodland best management practices. The remaining tree cover shall remain undisturbed. A natural opening has been expanded to accept the development components while keeping the perimeter of the existing woodland intact with the main footprint of the development located in a large opening that occurs naturally between the tree groupings. The proposed tree removal does not significantly disturb the integrity of the entire stand, fragment the overstory component or create a new forest "edge". Home construction and driveway development will be near several trees, but adverse effects may be mitigated through alternative building techniques such as root bridging and/or avoidance.

Whenever construction activities take place near trees, the potential for surrounding trees to experience a 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.

Site disturbance will occur during driveway and home construction. Construction for this design consists of the main structure with an attached garage, a detached garage and studio, and a barn.

Square footages related to me for the project are as follows:

Main house: 3791, Main Attached Garage: 407 Main House Hardscape: 2085 = 6283

Detached Garage: 753, Detached Garage Studio: 420, Detached Garage Hardscape: 107 = 1280

Barn: 753, Barn Hardscape:762 = 1515

Total 9078 square feet of disturbance on the 22.6-acre lot.

### Short Term Impacts

Approximately 9078 square feet of the parcel will be occupied by the improvements planned (home site, driveway, and leach line). This is approximately 9% of the parcel size. The shallow slopes upon which the construction is planned are 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 large amount of area designated as Scenic Easement, and the relatively small amount of area that will be occupied by the proposed residence and driveway. Approximately 9% 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

The Santa Lucia Preserve has replanting requirements for tree removal. Trees less than 24 inches in diameter are replaced at a ratio of three trees planted for each tree removed. Trees 24 inches and larger are replaced at a ratio of five trees planted for each tree removed. Two landmark sized trees (greater than 24" diameter) need removal, therefore a total of 10 replacement trees are required by the guidelines for the removal of two landmark size trees. Once the tree removal and fuel management plans have been completed the planting areas will be selected for optimum success and planted in those areas with the greatest opening in the stand to allow for a minimum of competition and maximum sunlight. 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 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 dripline may encourage the development of oak root fungus (*Armillaria mellea*) or water mold fungus (*Phytophthora sp.*). 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 principles 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 from February through May.
- E) Oak material greater than 3 inches in diameter remaining on-site for more than one month that is not cut and split into firewood should be covered with clear plastic that is dug in securely around the pile. This will discourage infestation and dispersion of bark beetles.
- F) 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

Before 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 using temporary fencing set out to tree drip lines and through the wrapping of trunks with protective materials. No stripping of topsoil or unapproved 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 course of action.
- Fencing shall consist of chain link, hay bales, or plastic mesh reinforced with dimensional lumber. Again, fencing shall be set to the tree dripline unless previously approved by a qualified professional.
- 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 base of the tree to protect the area within the trees drip line (no closer than 10-12 feet away from the base of a tree or 5 times (5X's) the trunk diameter, whichever is furthest).
- 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 shall be monitored by a qualified arborist or forester to ensure against drilling or cutting into or through major roots. Again, no stripping of topsoil or grubbing of understory shall occur in tree preservation zones.
- The project architect and/or qualified arborist shall 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 2-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 significant roots (roots over 2" in diameter) are discovered:

- The arborist/forester will be authorized to halt excavation until appropriate mitigation measures are formulated and implemented.

- When 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.

## **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. 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.
- The type of pruning is determined by the size of the 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.

Remedial pruning should occur before 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 area of the improvements and if any decline in health that is attributable to the construction is noted, additional trees should be planted on the site.

## **Fuel Management**

The Fuel Management Standards (FMS) addresses the Lot-based landscaping guidelines for fuel management actions and is based on vegetation types and outlines the process Owners must follow to implement fuel management. A copy of the FMS is available from The Conservancy. The FMS requires the following Lot-specific design components:

- A non-combustible zone consists of non-combustible landscape and hardscape materials within the first 5 feet of all structures.
- Fire-safe landscaping incorporates landscape design and fire-resistant hardscape and landscape materials that do not create fuel ladders and continuous flammable fuels, which allow firefighters to protect structures and occupants from adjacent wildfire.
- Vegetation management zones, required under the FMS, are intended to manage native vegetation for 30 to 300 feet from all structures, depending on vegetation types and fuel zones.

## Fire Defensible Space (Amended PRC 4291 Effective January 1, 2019)

In addition to any pruning for construction or aesthetics, California's Department of Forestry and Fire Protection (CalFire) has instituted a set of rules and guidelines for vegetation management and fire safety for homes in the wildland-urban interface (WUI). These rules have been adopted to reduce the fuels around homes and allow firefighters a better chance to combat the increasing wildfires that have been occurring in California. The

The law (Public Resource Code 4291) is as follows.

(a) A person who owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining a mountainous area, forest-covered lands, brush-covered lands, grass-covered lands, or land that is covered with flammable material, shall always, do all the following:

(1) Maintain defensible space of 100 feet from each side and the front and rear of the structure, but not beyond the property line except as provided in paragraph (2). The amount of fuel modification necessary shall take into account the flammability of the structure as affected by building material, building standards, location, and type of vegetation. Fuels shall be maintained in a condition so that a wildfire burning under average weather conditions would be unlikely to ignite the structure. This paragraph does not apply to single specimens of trees or other vegetation that are well-pruned and maintained to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to a structure or from a structure to other nearby vegetation. The intensity of fuel management may vary within the 100-foot perimeter of the structure, the most intense being within the first 30 feet around the structure. Consistent with fuels management objectives, steps should be taken to minimize erosion. For the purposes of this paragraph, "fuel" means any combustible material, including petroleum-based products and wildland fuels.

(2) A greater distance than that required under paragraph (1) may be required by state law, local ordinance, rule, or regulation. Clearance beyond the property line may only be required if the state law, local ordinance, rule, or regulation includes findings that the clearing is necessary to significantly reduce the risk of transmission of flame or heat sufficient to ignite the structure, and there is no other feasible mitigation measure possible to reduce the risk of ignition or spread of wildfire to the structure. Clearance on the adjacent property shall only be conducted following written consent by the adjacent landowner.

(3) An insurance company that ensures an occupied dwelling or occupied structure may require a greater distance than that required under paragraph (1) if a fire expert, designated by the director, provides findings that the clearing is necessary to significantly reduce the risk of transmission of flame or heat sufficient to ignite the structure, and there is no other feasible mitigation measure possible to reduce the risk of ignition or spread of wildfire to the structure. The greater distance may not be beyond the property line unless allowed by state law, local ordinance, rule, or regulation.

(4) Remove that portion of a tree that extends within 10 feet of the outlet of a chimney or stovepipe.

(5) Maintain a tree, shrub, or other plant adjacent to or overhanging a building free of dead or dying wood.

(6) Maintain the roof of a structure free of leaves, needles, or other vegetative materials.

(7) Prior to constructing a new building or structure or rebuilding a building or structure damaged by a fire in an area subject to this section, the construction or rebuilding of which

requires a building permit, the owner shall obtain a certification from the local building official that the dwelling or structure, as proposed to be built, complies with all applicable state and local building standards, including those described in subdivision (b) of Section 51189 of the Government Code, and shall provide a copy of the certification, upon request, to the insurer providing course of construction insurance coverage for the building or structure. Upon completion of the construction or rebuilding, the owner shall obtain from the local building official, a copy of the final inspection report that demonstrates that the dwelling or structure was constructed in compliance with all applicable state and local building standards, including those described in subdivision (b) of Section 51189 of the Government Code, and shall provide a copy of the report, upon request, to the property insurance carrier that insures the dwelling or structure.

(b) A person is not required under this section to manage fuels on land if that person does not have the legal right to manage fuels, nor is a person required to enter upon or to alter property that is owned by any other person without the consent of the owner of the property.

(c) (1) Except as provided in Section 18930 of the Health and Safety Code, the director may adopt regulations exempting a structure with an exterior constructed entirely of nonflammable materials or conditioned upon the contents and composition of the structure, the director may vary the requirements respecting the removing or clearing away of flammable vegetation or other combustible growth with respect to the area surrounding those structures.

(2) An exemption or variance under paragraph (1) shall not apply unless and until the occupant of the structure, or if there is not an occupant, the owner of the structure, files with the department, in a form as the director shall prescribe, a written consent to the inspection of the interior and contents of the structure to ascertain whether this section and the regulations adopted under this section are always complied with.

(d) The director may authorize the removal of vegetation that is not consistent with the standards of this section. The director may prescribe a procedure for the removal of that vegetation and make the expense a lien upon the building, structure, or grounds, in the same manner that is applicable to a legislative body under Section 51186 of the Government Code.

(e) The department shall develop, periodically update, and post on its Internet Web site a guidance document on fuels management pursuant to this chapter. Guidance shall include, but not be limited to, regionally appropriate vegetation management suggestions that preserve and restore native species that are fire resistant or drought tolerant, or both, minimize erosion, minimize water consumption, and permit trees near homes for shade, aesthetics, and habitat; and suggestions to minimize or eliminate the risk of flammability of nonvegetative sources of combustion such as woodpiles, propane tanks, decks, and outdoor lawn furniture.

(f) As used in this section, "person" means a private individual, organization, partnership, limited liability company, or corporation.

Detailed descriptions of the firebreaks described in subsections (a)(1) and (a)(2) of Public Resource Code 4291. These spacings are to be used in and around proposed home site.

## Zone 1

Zone 1 extends 30 feet out from buildings, structures, decks, etc.

- Remove all dead plants, grass, and weeds (vegetation).
- Remove dead or dry leaves and pine needles from your yard, roof, and rain gutters.
- Trim trees regularly to keep branches a minimum of 10 feet from other trees.

- Remove branches that hang over your roof and keep dead branches 10 feet away from your chimney.
- Relocate wood piles into Zone 2.
- Remove or prune flammable plants and shrubs near windows.
- Remove vegetation and items that could catch fire from around and under decks.
- Create a separation between trees, shrubs, and items that could catch fire, such as patio furniture, wood piles, swing sets, etc.

## Zone 2

Zone 2 extends 100 feet out from buildings, structures, decks, etc.

- Cut or mow annual grass down to a maximum height of 4 inches.
- Create horizontal spacing between shrubs and trees.
- Create vertical spacing between grass, shrubs, and trees.
- Remove all dead trees.
- Remove fallen leaves, needles, twigs, bark, cones, and small branches. However, they may be permitted to a depth of 3 inches.

### Fuel Modification within Scenic and Conservation easements

The non-native grasses and shrubs should be cut or mowed to a height of no more than four inches to allow rootstock to remain to hold soils together. Poison oak and grasses shall be mowed adjacent to vehicular traffic areas ranging between 10-30 feet off roadways, where feasible, with an emphasis on native plant retention. To reduce erosion hazards, no large mowers (gang mowers) should be used within the easements. Workers shall use string trimmers and brush cutters to judiciously cut back brush and grass to avoid removing sensitive native species. Large pieces of deadwood and combustible leaf litter should be removed to eliminate fuel jackpots (piles and concentrated areas) and to reduce the risk of insect brooding. Large dead branches should be removed from tree crowns to reduce deadfall onto the forest floor.

### **Agreement by Landowner**

A forest management plan for the Santa Lucia Preserve is in place, however, each parcel should have a plan that meets or exceeds that plan. The following standard conditions are part of all Monterey County Forest Management Plans:

#### A. Management Objectives

1. Minimize erosion 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 Viewshed (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. The 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 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 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, when 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 that 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: To avoid further depletion of the 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 overwatering around trees.

11. Exotic Plants: Care will be taken to eradicate and to avoid the 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 fans 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 the removal of trees outside of the proposed developed area.

## **Compliance**

It is further understood that failure to comply with this Plan will be considered as a 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 & ISA Certified Arborist #WE-0536A

March 25, 2021

\_\_\_\_\_  
Date

Recommendations Agreed to by landowner:

\_\_\_\_\_  
Landowner

\_\_\_\_\_  
Date

Forest Management Plan approved by:

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

\_\_\_\_\_  
Date

**PHOTOGRAPHS**



#1802 for removal



The base of #1802

#1807 for removal



#'s 1808 and 1809 with Diplodia fungus exhibited on branch ends and foliage



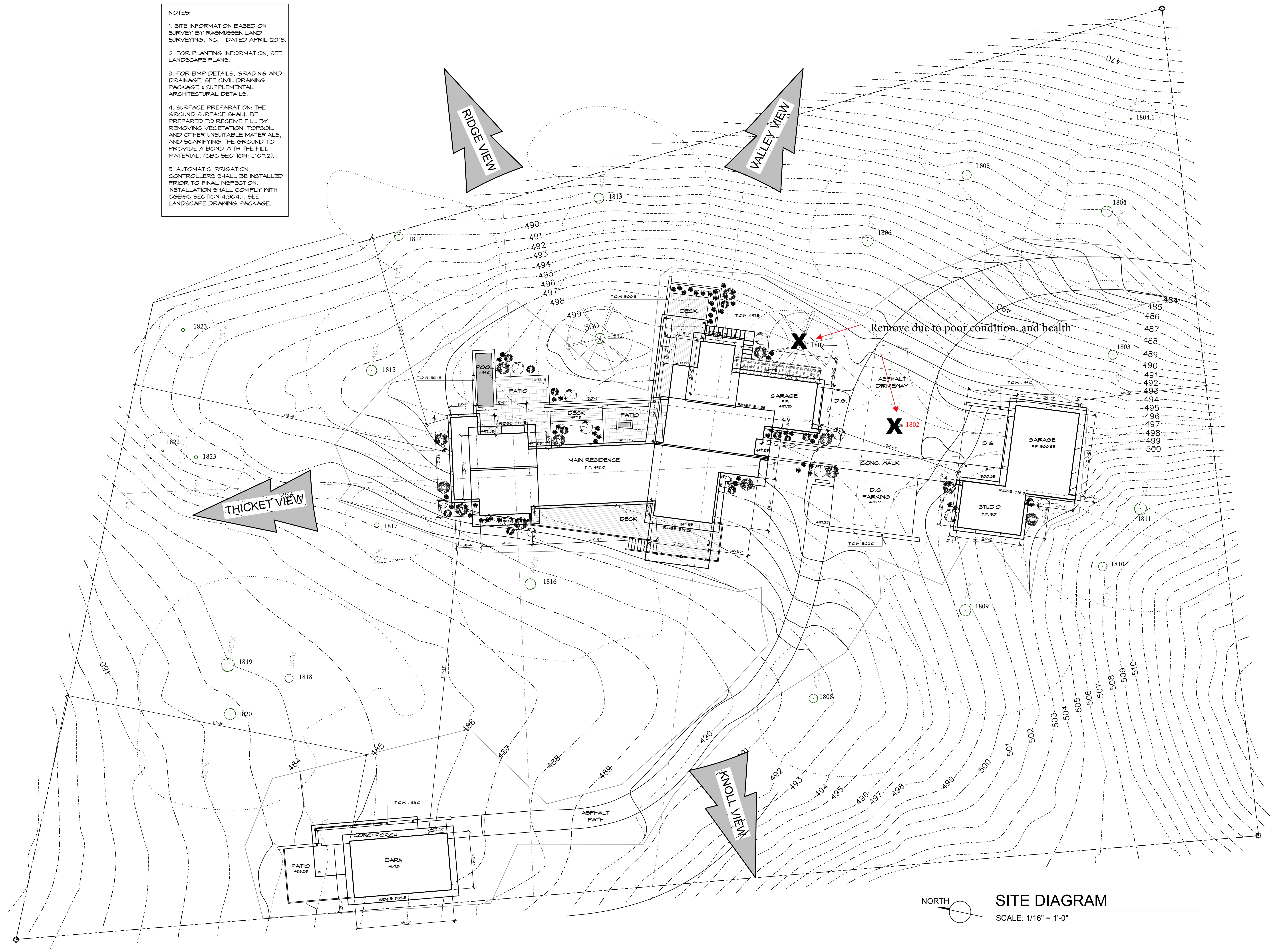
#1818



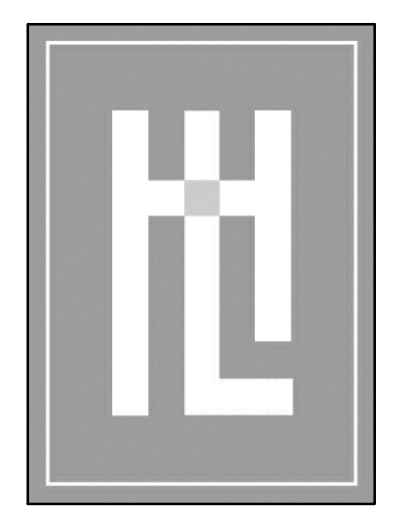
The base of #1807 – this tree is recommended for removal

**NOTES:**

1. SITE INFORMATION BASED ON SURVEY BY RASMUSSEN LAND SURVEYING, INC. - DATED APRIL 2013.
2. FOR PLANTING INFORMATION, SEE LANDSCAPE PLANS.
3. FOR BMP DETAILS, GRADING AND DRAINAGE, SEE CIVIL DRAWING PACKAGE & SUPPLEMENTAL ARCHITECTURAL DETAILS.
4. SURFACE PREPARATION: THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, TOPSOIL AND OTHER UNSUITABLE MATERIALS, AND SCARIFYING THE GROUND TO PROVIDE A BOND WITH THE FILL MATERIAL. (CBC SECTION: J107.2).
5. AUTOMATIC IRRIGATION CONTROLLERS SHALL BE INSTALLED PRIOR TO FINAL INSPECTION. INSTALLATION SHALL COMPLY WITH CBC/CDC SECTION 4-304.1. SEE LANDSCAPE DRAWING PACKAGE.



**SITE DIAGRAM**  
SCALE: 1/16" = 1'-0"



**HOLDREN+LIETZKE  
ARCHITECTURE**

225 CANNERY ROW - SUITE A  
MONTEREY, CA 93940  
Ph: 831.649.6001  
Fax: 831.649.6003  
www.hl-arc.com

DATE:	03.05.2021
SCALE:	1/16" = 1'-0"
DRAWN:	DWD
JOB NUMBER:	19.22
REVISION:	

**SITE DIAGRAM**  
**WOLOVSKY RESIDENCE**  
2 WILD BOAR RUN  
CARMEL, CA  
A.P.N. 239-102-004

**A1.0**