Exhibit D

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Frank Ono

International Society of Arboriculture
Certified Arborist # 536
Society of American Foresters Professional Member 48004
1213 Miles Avenue
Pacific Grove CA, 93950
Telephone (831) 373-7086
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April 3, 2025

Ms. May Nagafuji
25745 Hatton Road
Carmel, CA 93923

RE: 25475 Hatton Proposed ADU and Redwoods

Ms. Nagafuji,

You requested that I observe the site and trees where you wished to construct a new accessory dwelling Unit (ADU) located in your rear yard. The trees in question are coastal redwood *(Sequoia sempervirens*). My understanding is that the opposition to your construction of the ADU is based on the potential for failure of a grouping of semi-mature redwood trees and on the severance of roots that may affect the vertical stability of the redwoods as they grow in height. In my opinion as a qualified tree risk assessor, I do not see that the construction of the ADU on your initial proposed site area will create a high-risk situation based on the facts of your case.

A good case study can be taken of a project located on Carmel Hills Drive where the project dictated that a foundation be installed 10 feet away from a 48" diameter redwood in March of 2010. These trees remain healthy and have survived the construction processes, not to mention having successfully endured the recent storms and high-wind events that the peninsula has experienced in the last 14 years.

As stated by previous tree reports and confirmed by my observations, the redwood trees are in good health and structural condition. They have grown in a cluster, and though their roots are shallow, the roots are bound and grafted together, making them stronger and resistant to winds. One just needs to look at redwoods growing along an eroded riverbank to know that these trees can readily acclimate to soil loss and root disturbances.

Trees and Development (Mattheny and Clark) is a manual that was written to assist development, design, and engineering professionals and arborists in preserving trees during the process of land development. The manual states that the redwood trees are rated as having good relative tolerance to development impacts. Additionally, redwood trees are highly resistant to decay; construction can be successfully performed within proximity to the root zones of the redwood trees.

To protect your trees from construction, several methods exist :

- Dripline method. This method identifies an appropriate root protection area as the area within the drip line for broad-canopied trees or up to 1&1/2 times the drip line for narrow-canopied trees. This is not an appropriate root protection method for the redwood trees on this site because the canopies of the trees are relatively small in comparison to the underground root system.

- Tree height method. This method identifies an appropriate root protection area as a circular area with a radius equal to the height of the tree. General root protection guidelines based on tree height are not very useful here due to variations in root distribution, tree response (species, age, size), and site variables (soil, understory plants).

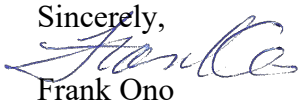
- Trunk diameter method. This method identifies an appropriate root protection area as 1 to 1 1/2 feet of space around the trunk for every inch of trunk diameter at breast height (DBH). This method does not take into account the age and vigor of trees, which affect trees' tolerance of construction impacts (i.e., trees that are old and of low vigor are less tolerant of construction impacts), and therefore, is not appropriate on this site.

- Optimal tree root preservation zone (OTPZ) method. This is the ISA-preferred root protection method and is best suited for this project. Under this method, the OTPZ is calculated based on trunk diameter, as well as the species' tolerance to impacts ("good," "moderate," or "poor") and the age of the tree ("young," "mature," or "over mature"). Within the appropriate root protection area, a certain percentage of root area can be lost or disturbed without resulting in the death, decline, or instability of the tree. On this site, the disturbance of roots will be 25 percent or less of the root area and will not result in the death, decline, or instability of the trees on the site.

The OTPZ method is the recommended protection method because large buttress roots that originate at the base of a tree rapidly decrease in diameter three to ten feet from the base of the trunk. Few large roots are found beyond the ten feet distance from the trunk, and much of a tree's water absorbing roots are under and close to the base of a tree. (Tree Roots-Major Considerations for the Developer, Hagen). My understanding is that several pits were dug to investigate what roots were in the ground at a distance of 10 feet away from the nearest redwood tree. These pits found no primary roots, ensuring the stability of the trees after soil disturbance.

In conclusion, the current ADU structure placement does not create a likely risk for failure of the redwood trees. While the foundation requires some root disturbance and removal, other alternative construction methods, such as Pier and Grade beam foundations, may be used to circumvent proximity near tree root zones and foundations. This is where foundations are supported by vertical piers; the diameter, depth, and spacing of the piers depend on the soil characteristics and weight to be borne (Trees and Development, Matheny and Clarke). The minimum distance that the piers should be is ten feet or more away from the base of the tree.

Sincerely,



Frank Ono
ISA Certified Arborist # 536 - Tree Risk Assessment Qualified
Society of American Foresters # 048004

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THOMPSON
WILDLAND MANAGEMENT
Environmental Management & Conservation Services
International Society of Arboriculture Certified Arborist # WE-7468A
Department of Pesticide Regulation Qualified Applicator Lic. #QL50949 B
Environmental & Arborist Assessments, Protection, Restoration, Monitoring & Reporting
Wildland Fire Property Protection, Fuel Reduction & Vegetation Management
Invasive Weed Control, and Habitat Restoration & Management
Soil Erosion & Sedimentation Control
Resource Ecologist

March 30, 2025

Nagafuji Residence
25745 Hatton Road
Carmel, CA. 93923
APN: 009-251-010-000
Permit#: PLN240104

Subject: ADU Tree Impact Assessment for 25745 Hatton Road, Carmel

Per the request of the property owner, an arborist-conducted pre-construction impact assessment was recently performed for 4 mature and healthy coast redwood (*Sequoia sempervirens*) trees that are located in the backyard of the property at 25745 Hatton Road in Carmel (APN 009-251-010). This properly located and laid out ADU has been approved by the *Monterey County HCD* and, in my professional opinion, will have minimal and insignificant impacts to nearby trees, including the 4 large redwood trees addressed in this report (identified by *Tag#s 533-536*). These 4 redwoods are located at distances ranging from approximately 10 to 20 feet from the proposed ADU (refer to the project plans and attached photos, *Figures 1-6*), which is a safe and sufficient distance away from construction activities, especially considering the fact that the foundation will be floated (i.e., raised and elevated) above natural grade in order to avoid impacting significant roots.

The purpose of this report is to address concerns expressed by the neighboring property owner regarding construction related impacts to the 4 redwood trees. In response to these concerns and, per the project design plans, it is my professional opinion that construction related impacts to these 4 redwoods will be insignificant and not harmful to tree health due to the fact these redwoods are a safe distance away from the proposed ADU and, more importantly, the foundation of the ADU will be elevated (i.e., floated) resulting in minimal and inconsequential impacts to the critical root zones of the subject trees.

Three exploratory holes have been excavated by hand that identify the location of the footings that will be constructed for the ADU (refer to *Figure 4*). These exploratory holes

for the 3 footings only impact a small area and have uncovered small and insignificant roots that will be affected during the installation of these footings, which will be necessary in order for the floated foundation to be constructed. These minor excavation operations will not significantly impact or be harmful to the health or structural stability of the 4 redwoods.

Per the evaluation, there is no reason to be believe that proposed construction activities will adversely affect or compromise the health and structural integrity of the 4 subject redwoods that currently appear to be healthy and structurally sound. Furthermore, hazard concerns associated with these trees to nearby occupied structures (i.e., the home on the property, the proposed ADU and the neighboring home) is presently insignificant and is not expected to increase due to proposed construction activities. Consequently, there is no good reasoning or justification for preventing ADU development from occurring.

Prior to construction activities beginning, tree protection fencing will be installed around nearby trees, including the subject redwoods, and will be properly monitored and maintained for the duration of the project for the purpose of protecting and preserving tree health. It should be noted, that it is clear that the property owner is more than willing to take steps and measures that will assist in avoiding and minimizing impacts to the 4 redwood trees, such as constructing a more complex and expensive floated foundation that will serve to prevent and minimize root system impacts. Considering impacts to trees will be minimal and insignificant, this ADU construction project, which has already been approved by the *Monterey County HCD*, should be allowed to move forward without further delay.

Best regards,

Rob Thompson *3-30-25*
ISA Certified Arborist # WE-7468A Date
Resource Ecologist

Thompson Wildland Management (TWM)
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Monterey, CA. 93940
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Website: www.wildlandmanagement.com

THIS REPORT HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT AND IS BASED ON THE FINDINGS AND PROFESSIONAL OPINION OF A ISA CERTIFIED ARBORIST WITH *THOMPSON WILDLAND MANAGEMENT* (TWM). TWM ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER INDIVIDUALS OR PARTIES.

CLIENT ACKNOWLEDGES THAT THIS REPORT, AND ANY OPINIONS, ADVICE OR RECOMMENDATIONS EXPRESSED OR GIVEN, ARE BASED ON THE INFORMATION SUPPLIED BY CLIENT AND ON THE DATA, INSPECTIONS, MEASUREMENTS AND ANALYSIS CARRIED OUT AND OBTAINED BY TWM.

THIS REPORT IS BASED ON A LIMITED VISUAL INSPECTION OF TREE HEALTH AND CONDITION AND FOR OBVIOUS STRUCTURAL DEFECTS FROM GROUND LEVEL. IT IS NOT A COMPLETE HEALTH AND HAZARD EVALUATION, AS SOME HEALTH AND HAZARD CONDITIONS ARE NOT VISIBLE AND CANNOT BE CONFIRMED BY A LIMITED INSPECTION. A COMPREHENSIVE HEALTH AND HAZARD ASSESSMENT WOULD INCLUDE OTHER INVESTIGATION MEASURES INCLUDING, BUT NOT LIMITED TO, CORE SAMPLES, TISSUE ANALYSIS, ROOT COLLAR EXCAVATION, SOIL ANALYSIS, AND VISUAL INSPECTION OF THE ENTIRE TREE VIA CLIMBING. ESTIMATES FOR THIS WORK ARE AVAILABLE UPON REQUEST.

BE ADVISED THAT TREES AND/OR LIMBS MAY FAIL UNDER CERTAIN CONDITIONS, AND THAT THE RECOMMENDATIONS IN THIS REPORT ARE BASED ON GENERAL STANDARDS OF TREE CARE AND BMP's. TREES, INCLUDING TREES THAT APPEAR HEALTHY AND STRUCTURALLY SOUND, MAY FAIL UNEXPECTEDLY WITHOUT ANY VISIBLE SIGNS OF BEING PHYSIOLOGICALLY AND/OR STRUCTURALLY UNSOUND AND COMPROMISED, PARTICULARLY DURING PERIODS OF INCLEMENT WEATHER, BUT TREES MAY ALSO FAIL DURING PERIODS OF FAIR WEATHER. THIS REPORT IS PREPARED WITH THE UNDERSTANDING THAT NO REPRESENTATIONS OR WARRANTIES, EITHER EXPRESSED OR IMPLIED, ARE GIVEN THAT ANY TREES REFERRED TO IN THE REPORT OR LOCATED ON OR ADJACENT TO THE SUBJECT PROPERTY ARE GUARANTEED TO BE SOUND OR SAFE.

ALTHOUGH OPINIONS MAY BE OFFERED REGARDING THE RESULTS OF THE SUBJECT MATTER, TWM CANNOT GUARANTEE ANY PARTICULAR RESULT. CLIENT ACKNOWLEDGES THAT TWM HAS MADE NO PROMISE ABOUT THE OUTCOME AND THAT ANY OPINION OFFERED IN THE FUTURE WILL NOT CONSTITUTE A GUARANTEE.

Figure 1. The proposed ADU and subject redwood trees are visible in this photo.

Figure 2. The ADU located a safe distance to the left of the redwoods will have a floated foundation to avoid and minimize root system impacts.

Figure 3. Another view of mature redwoods that will not be significantly impacted by ADU construction activities.

Figure 4. Three wood covers seen from lower center to upper right corner of photo identify the location of footings for the floated foundation.

Figure 5. Another photo showing the location of the redwoods in relation to the proposed ADU. Significant tree impacts is not expected to occur due to the design (i.e., 3 small footings) of the floated foundation.

Figure 6. Per the design plans and given the proper installation, maintenance and monitoring of tree protection fencing, the health of the subject redwoods will not be adversely affected by the ADU due to a floated foundation and the trees are not expected to be a hazard concern to nearby structures.

Albert Weisfuss

ISA Certified Arborist #WE-1388A
ISA Tree Risk Assessment Qualified
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montereybaytreeworks.com

2/15/25
Owners Name: May Nagafuji
APN: 009-251-010
Type of Construction: 1200 sf Detached ADU
Project Location: 25745 Hatton Road Carmel, CA 93923

Summary:
Monterey Bay Treeworks conducted a comprehensive assessment of the proposed site development, focusing on protected tree documentation, impact assessment, and compliance with Monterey County Resource Management Agency (MCRMA) guidelines.

Key Findings
This report provides the following information:

- An evaluation of how the proposed development is designed in the most suitable location for long term maintenance of tree resources and to minimize tree removal.
- Include an aerial map of the project site identifying locations of protected trees ≥6" DBH.
- Discuss all applicable policies, regulations and findings.
- Illustrate areas where tree replacements may occur.

Site Visit and Tree Survey:

- A walkthrough with the property owner and review of site plans was completed to identify and document protected trees within or near the project limits.
- 22 protected trees were recorded.
- Sixteen (16) Quercus agrifolia.
- One (1) Pinus radiata.
- Five (5) Sequoia sempervirens

Tree Removal:

- No landmark trees (≥24" DBH) are included in the removal request.
- One tree <24" DBH identified as 552 is recommended for removal based on health, condition and location to project.

Bird Nesting:

- No visible bird nesting observed within 300 feet of the site during the survey.
- Nesting period is February 22 to August 1.

Background:
Plans will be submitted to Monterey County Resource Management Agency, Planning Department for construction of a detached ADU development at 25745 Hatton Road Carmel, CA.
Ms. Nagafuji requested my services to assess the condition of twenty-two trees within or near the project limits, and the construction impacts that may affect them. Further, to provide a report with my findings and recommendations to meet MCMRA planning requirements.

Assignment:
To complete this assignment, site plans provided by Glenn E Warner Architect were reviewed and trees located. An arborist report that includes an assessment of the trees within the project area is to be provided to the property owner. The assessment is to include the species, size (trunk diameter, height and canopy diameter spread), condition (health and structure), and suitability for preservation ratings. Three test sites 2'x2' width and 2' depth, were also requested to be dug prior to my second site visit on the north side of the the proposed footprint near the redwood trees to observe if any, and what size, tree roots might be impacted by development to those trees.

Limits of the assessment:
The information provided in this report is limited to the assessment date of 2/12/2025. This assessment is based on visual observation only, with no invasive testing or equipment used (e.g., climbing, aerial inspections). Root zone examination was completed for root impacts to S. sempervirens.. As such, internal health issues or structural defects that may not be visible from ground level does not guarantee that problems or non-visible defects of the trees in question may not arise in the future.

Inventory Methods
The first site visit conducted consisted of a general walkthrough and a review of site plans with the property owner. A second site visit consisted of tagging trees for inventory mapping. Using a Lufkin diameter tape, iPhone camera and recording condition of subject trees. Utilizing the above criteria all trees requested within the scope of work were inventoried and numbered with aluminum tags. Information recorded for each of these trees included tree number, species, and DBH. Tree condition was then recorded as good, fair, poor or dead with "poor" meaning that that tree was failing due to a variety of conditions. Trees were then plotted onto a provided site plan and a tree location map was then created.

Purpose and use of this report:
This report may only be used for the purpose of making decisions regarding development involving the subject tree(s) by the tree owner, developer and MCMRA.
The information provided in this report is based on the conditions identified at the time of assessment. Tree conditions do change over time so reassessment is recommended annually after development for any changes to trees tree retained.

Discussion:
I, Albert Weisfuss, conducted a comprehensive assessment of the regulated trees on the subject property and prepared this arborist's report in compliance with the requirements of Monterey County Resource Management Agency. This report is intended to support the preparation of development plans, ensuring that proper consideration is given to tree preservation, management, and the potential risks posed by the trees during the development process.
Forest management, as defined in this context, involves applying appropriate technical forestry principles and practices to ensure that trees are maintained, preserved, and integrated into the development process. Monterey County's primary management objective is to balance wildlife habitat protection with the enhancement of the environment. The management of trees on streets and publicly owned properties offers multiple benefits, including:

- *Aesthetic value:* Trees contribute significantly to the landscape's visual appeal.
- *Environmental benefits:* Trees improve air quality, provide shade, and support local wildlife.
- *Monetary value:* Well-maintained trees increase in value over time, enhancing the overall property value.

Unlike other public infrastructure elements, trees are dynamic assets that can grow in value, both in terms of aesthetics and practical benefits. Proper planting, care, and maintenance of these trees will not only improve their health but will also positively impact the surrounding environment and property value.

Assessment Categories:

- Good: The tree is healthy and structurally sound.
- Fair: The tree is in moderate condition but may show early signs of stress or damage.
- Poor: The tree is failing or severely compromised due to disease, pests, structural issues, or other factors.
- Dead: The tree has died and poses a higher risk to the surrounding targets.

Tree Health Rating (0–5 Scale):

- 5: Healthy, vigorous tree.
- 3–4: Moderate decline or structural issues, manageable with care.
- 0–2: Severe decline, defects, or dead trees.

Construction Impacts

High: Development elements proposed that are located within the Tree Protection Zone that would severely impact the health and /or stability of the tree. The tree impacts cannot be mitigated without design changes. The tree may be located within the building footprint.

Moderate: Development elements proposed that are located within the Tree Protection Zone that will impact the health and or stability of the tree and can be mitigated with tree protection treatments.

Low: Development elements proposed that are located within or near the Tree Protection Zone that will have a minor impact on the health of the tree and can be mitigated with tree protection treatments.

None: Development elements will have no impact on the health and stability of the tree.

Tree Condition Changes Over Time:

The condition of trees may change between the time of inspection and the implementation of development plans. Regular reassessments are recommended, especially if tree retention is part of the development proposal. This annual reassessment will help ensure that the trees remain safe and viable during construction.

Mapping and Inventory:

The tree inventory is based on the provided site plans, and trees have been mapped to the best of my knowledge. Variations in the site conditions, potential changes in tree health, or unforeseen obstacles may not be fully reflected.

Purpose of the Report:

This report is prepared specifically for decision-making purposes related to the proposed development. It is not intended to serve as a general tree management or maintenance plan. Use of the report for any other purpose beyond the scope outlined would be inappropriate.

Species of trees identified

Common Name	Botanical Name	Number of trees
Coast live oak	Quercus agrifolia	16
Coast redwood	Sequoia Sempervirens	5
Monterey pine	Pinus radiata	1
Total regulated tree count		22

Table 1:1

ID #	DIAMETER	SPECIES	ASSESSMENT RATING	HEALTH RATING	CONSTRUCTION IMPACTS		NOTES
532	18	Sequoia sempervirens	Good	5	None	◦	The tree is healthy and structurally sound.
533	36	Sequoia sempervirens	Good	5	None	◦	The tree is healthy and structurally sound. Slight lean with correction.
534	31,31	Sequoia sempervirens	Good	5	None	◦	The tree is healthy and structurally sound.
535	37	Sequoia sempervirens	Good	5	None	◦	The tree is healthy and structurally sound.
536	42	Sequoia sempervirens	Good	5	None	◦	The tree is healthy and structurally sound.
537	15	Quercus agrifolia	Fair	4	None		
538	11	Quercus agrifolia	Fair	4	None	◦	Moderate vigor, moderate twig and small branch dieback, crown may be thinning
539	14,13	Quercus agrifolia	Fair	4	None		
540	13	Quercus agrifolia	Fair	4	None		
541	17	Quercus agrifolia	Fair	4	Low	◦	The tree is within 8' of proposed project. Small pruning cut with decay present.
542	9	Quercus agrifolia	Fair	4	None		
543	27	Pinus radiata	Good	5	None	◦	The tree is healthy and structurally sound. Some red turpentine beetle activity is present at the base.
544	9	Quercus agrifolia	Fair	4	None		
545	8	Quercus agrifolia	Fair	4	None		
546	8	Quercus agrifolia	Fair	4	None	◦	The tree is within 11' of proposed project
547	13	Quercus agrifolia	Fair	4	None		
548	11	Quercus agrifolia	Fair	4	Moderate	◦	The tree is within 5' of proposed project.
549	8	Quercus agrifolia	Fair	4	None	◦	The tree is within 10' of proposed project
550	6	Quercus agrifolia	Fair	4	None		
551	7	Quercus agrifolia	Fair	4	None		
552	10,7	Quercus agrifolia	Poor	2	Moderate	◦	The tree has poor structure with a poor history of pruning.
553	12,7	Quercus agrifolia	Fair	3	Moderate	◦	The tree is within 10' of proposed project. Suppressed

Monterey Bay Treeworks

Observations:
The Proposed project is located at 26754 Hatton Road Carmel, west of Hwy 1. The project consist of building a detached single story ADU of approximately 1200sf to the rear of the current occupied structure.

Twenty-two trees ≥ 6" DBH were observed and recorded around and near the proposed project including five of those trees recorded as landmark trees ≥ 24"DBH.

Four Sequoia sempervirens are observed to the north of the proposed project that measure ≥ 24" DBH and are considered landmark trees.
One sequoia sempervirens is ≥ 6" DBH and is protected under 21.64.260 Preservation of Oak and Other Protected Trees.

One pinus radiata is observed to the south of the proposed project. The tree measures ≥ 24" DBH and is considered a landmark tree.

21.64.260 PRESERVATION OF OAK AND OTHER PROTECTED TREES
Landmark trees are those trees which are twenty-four (24) inches or more in diameter when measured two feet above the ground, or trees which are visually significant, historically significant, or exemplary of their species.

- Sixteen Quercus agrifolia surround the proposed project and vary in health and condition. Because the trees are ≥ 6" DBH, they are a protecter tree under 21.64.260.
- Seven Pinus radiata seedlings are present near the site. The trees are developing within industry standards.
- Three test sites 2'x2' width and 2' depth to the north side where the proposed footprint will be constructed were present.

Discussion:
Provided site plans indicated the proposed build site along with an alternative site. Both sites were reviewed for an evaluation of how either location would be most suitable for long term maintenance of tree resources and to minimize any tree removal. Site "A" original plan has the least consequences of any long term tree impacts with the alternative site "B" requiring the removal of thirteen Quercus agrifolia and the likely removal of one Pinus radiata considered a landmark tree.
The development of the original build site has little to no impacts on the surrounding trees. One tree is recommended to be removed more on tree condition than location.

Concern was expressed on the impacts to five Sequoia sempervirens regarding potential root impacts from development. Three test sites were requested to be excavated for a visual inspection of any possibility of root impacts where the foundation is to be installed. The sites were hand dug on 2/6/25 and measured 2'x2' width and 2' in depth. The sites were viewed the following day 2/7/25 during the tree assessment and inventory. The holes are located 17' south of the redwood trees and in line with the north wall foundation based on the site plans and story poles.

Upon inspection of the three test sites, the following was observed:

A. Soil characteristics appeared average with no change in composition. A cumulation of water was observed at different levels at the bottom of each hole indicating there is the likelihood of excessive water beneath the ground. Considering that groundwater levels can fluctuate greatly with the seasons, it is possible this was due to current rains.
B. Roots observed were ≤ 1" in diameter. These roots are considered non-woody roots. The primary function of non-woody roots, also called "feeder roots," is to absorb water and nutrients from the soil, as they are primarily located in the upper layers of the soil where most readily available nutrients are found; essentially acting as the main absorption site for a plant's root system.
C. No primary roots were observed. The primary function of woody roots is to provide strong anchorage and support for a tree, by firmly anchoring it in the soil, while also absorbing water and nutrients from the ground and transporting them upwards through the plant; essentially acting as a structural foundation for the tree while facilitating its water and nutrient uptake.

Sixteen Quercus agrifolia were observed near the proposed project . The trees are mature and have the appearance of care according to I.S.A. industry standards. The trees develop in a natural state with minimal defects present. Because it is a natural stand of trees, some trees develop in a suppressed manner but are still viable trees. One tree inventoried as #552 develops on the east side of the project. The trunk roots into the ground ~10' from the east wall foundation based on site plans and story poles. The tree bifurcates at the root-crown with indications of included bark. Past, poor pruning practices, are present with branch failures and decay present. The west portion of the tree develops over the proposed east wall of the structure and would likely have to be removed leaving insufficient tree canopy and form for proper tree development. This portion of the property lends itself to removal of tree #552 and replant with another Quercus agrifolia onsite in a more suitable location.

One mature Pinus radiata develops to the south of the project. The tree appears healthy in stature with no visible defects. The canopy appears to be average in size, density and color compared to other Pinus radiata trees in the area. Some insect activity is present at the base.

Tree Protection and Care:
If tree retention is recommended as part of the development project, ongoing care and protection measures will be essential to preserve the trees health and prevent damage during construction. This includes installation of Tree Protection Zones (TPZs), regular monitoring, and adjustments to project plans to avoid root or crown damage.
This arborist's report aims to provide a clear, accurate, and comprehensive evaluation of the trees on the subject property, offering an informed perspective on their condition, potential risks, and viability in relation to the proposed development. By following the guidance provided and taking proactive steps to manage tree health and safety, the development can proceed in harmony with the natural environment, balancing ecological and aesthetic values with the functional needs of the property.
Trees near/within the proposed footprint have been recorded in the field and listed on table 1:1. Trees were rated as good, fair, poor and dead. limiting their development. Trees rated as good would be considered the best candidates on site for the age and condition of the stand.

Tree Removal & Tree Retention Plans
Removal is based on condition or impacts from development of trees at the time of this assessment.
6 trees assessed in the good category.
15 trees assessed in the fair category
1 tree assessed in there poor category
0 trees assessed in the dead category
1 tree are recommended for removal. One Quercus agrifolia.
21 Documented trees near the proposed project are to be retained with tree protection.

Retention is based on condition/location of trees at the time of the assessment.
Trees retained within the scope of work will require tree protection prior to any work.
Retained trees are recommended for trimming for safety and/or building clearance using Best Management Practice (BMP) developed by the International Society of Arboriculture (ISA)

Subject trees requested for removal will not involve a risk of adverse environmental impacts such as:
1. Soil erosion.
2. Water Quality: The removal of the trees will not substantially lessen the ability for the natural assimilation of nutrients, chemical pollutants, heavy metals, silt and other noxious substances from ground and surface waters;
3. Ecological Impacts: The removal will not have a substantial adverse impact upon existing biological and ecological systems, climatic conditions which affect these systems, or such removal will not create conditions which may adversely affect the dynamic equilibrium of associated systems;
4. Noise Pollution: The removal will not significantly increase ambient noise levels to the degree that a nuisance is anticipated to occur;

5. Air Movement: The removal will not significantly reduce the ability of the existing vegetation to reduce wind velocities to the degree that a nuisance is anticipated to occur;
6. Wildlife Habitat: The removal will not significantly reduce available habitat for wildlife existence and reproduction or result in the immigration of wildlife from adjacent or associated ecosystems. The tree is diseased, injured, in danger of falling too close to existing or proposed structures, creates unsafe vision clearance, or is likely to promote the spread of insects of disease.

In Monterey County, tree replacement for protected trees follows specific guidelines. For trees < 24 inches in diameter, a 1:1 replacement is required, while trees ≥ 24 inches require a 2:1 replacement ratio. The removed trees will be replanted in locations that provide adequate space (at least 15 feet apart) for canopy and root growth, and initial care includes deep watering once or twice a week through the first two years, with supplemental watering during dry months.
For this development project, 1 tree is recommended for removal.

Replant list			
Species	***Common name***	***Size***	***# of trees replanted***
Quercus agrifolia	Coast live oak	5 gallon	1

It is possible as the project develops, some crown cleaning, raising or reduction of canopies will be required to obtain proper distance between established trees and the proposed project. Visible decay was present on some trees that will require care for safety and health. This pruning cycle is recommended at the end of construction along with post construction care of the retained trees.
All pruning will be completed by a qualified professional following ISA **B**est **M**anagement **P**runing guidelines.

Tree Protection - Before/During/After

Planning Phase
1. Before assessing trees and other site structures and conditions, mark the site boundaries on plans and in the field to delineate which trees and stands of trees will be inventoried.

2. Perform a tree inventory that includes at minimum the location, size, and health of each tree and delineates quality stands of trees. Scope of the inventory should be based on communication and needs of the project team (developer, planner, engineer, architect, landscape architect, and other professionals involved), as well as county ordinances. This is the time to confer with the project team on conceptualizations for site design, so that way long- term tree protection and health gets integrated into the design.

Design Phase
3. Communicate with the project team to accurately site structures and utilities and determine the trees to remain on site. Conserve and protect trees in stands or groups where possible. Make sure the trees and stands of trees selected to be saved go into plans and construction documents. Include in all plans the Tree Protection Zone (TPZ) for all saved trees to avoid conflict with the protected area and placement of structures and utilities during construction.

Pre-construction Phase
4. Prior to pre-construction activities, including tree removal, access roads, construction staging areas, and building layout, erect tree protection barriers to visually indicate TPZs. Be sure to:
   - ✏Use tree protection barriers that are highly visible, sturdy, and restrict entry into the TPZ.
   - ✏Install or erect signs along the tree protection barrier stating that no one is allowed to disturb this area.
- ✏Remove any branches or trees that pose an immediate risk to structures or people prior to any construction activities.

✏*Construction Phase*

5. Communicate the intent of the tree protection barriers to the construction manager and workers to ensure that TPZs are not disturbed during construction activities. Have the construction manager sign a contract of compliance.

Prohibit these activities in the TPZ:

✏Stockpiling of any type, including construction material, debris, soil, and mulch
✏Altering soils, including grade changes, surface treatment, and compaction due to vehicle, equipment, and foot traffic
✏Trenching for utility installation or repair and irrigation system installation
✏Attaching anything to trunks or use of equipment that causes injury to the tree

7. Schedule site visits to ensure the contract is being met by the construction manager and that tree health is not being compromised by construction activity. Inspect and monitor trees for any decline or damages.

8. Keep in place all tree protection barriers until the project is completed.

Post-construction Phase

9. Perform a final inspection and continue monitoring after construction. Monitoring includes maintaining mulch, managing soil moisture, assessing tree damage, inspecting for insects and pests, and fertilization if needed.

Grading Limitations within the Tree Protection Zone

1. Grade changes outside of the TPZ shall not significantly alter drainage to the tree.
2. Grade changes within the TPZ are not permitted.
3. Grade changes under specifically approved circumstances shall not allow more than 6-inches of fill soil added or allow more than 4-inches of existing soil to be removed from natural grade unless mitigated
4. Grade fills over 6-inches or impervious overlay shall incorporate notes: an approved permanent aeration system, permeable material or other approved mitigation.
5. Grade cuts exceeding 4-inches shall incorporate retaining walls or an appropriate transition equivalent.

Trenching, Excavation and Equipment Use

Notification. Contractor shall notify the project arborist a minimum of 24 hours in advance of the activity in the TPZ.

1. Root Severance. Roots that are encountered shall be cut to sound wood and repaired Roots 2- inches and greater must remain injury free.
2. **Excavation.** Any approved excavation, demolition or extraction of material shall be performed with equipment sitting outside the TPZ. Methods permitted are by hand digging, hydraulic or pneumatic air excavation technology. Avoid excavation within the TPZ during hot, dry weather. If excavation or trenching for drainage, utilities, irrigation lines, etc., it is the duty of the contractor to tunnel under any roots 2-inches in diameter and greater. Prior to excavation for foundation/footings/walls, grading or trenching within the TPZ, roots shall first be severed cleanly 1- foot outside the TPZ and to the depth of the future excavation. The trench must then be hand dug and roots pruned with a saw, sawzall, narrow trencher with sharp blades or other approved root pruning equipment.
3. **Heavy Equipment.** Use of backhoes, steel tread tractors or any heavy vehicles within the TPZ is prohibited unless approved by the project arborist. If allowed, a protective root buffer is required. The protective buffer shall consist of a base course of tree chips spread over the root area to a minimum of 6-inch depth, layered by 3/4-inch quarry gravel to stabilize 3/4-inch plywood on top. This buffer within the TPZ shall be maintained throughout the entire construction process.
    - Structural design. If injurious activity or interference with roots greater than 2-inches will occur within the TPZ, plans shall specify a design of special foundation, footing, walls, concrete slab or pavement designs subject to project arborist approval. Discontinuous foundations such as concrete pier and structural grade beam must maintain natural grade (not to exceed a 4-inch cut), to minimize root loss and allow the tree to use the existing soil.

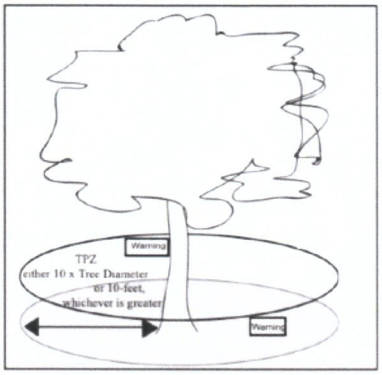
Tree Removal

✏Removal of regulated trees shall not be attempted by demolition or construction personnel, grading or other heavy equipment. A certified arborist or tree worker shall remove the tree carefully in a manner that causes no damage above or below ground to trees that are retained.

Fuel Management - Introduction

Tree Protection Zone (TPZ) shown in grey

(radius of TPZ equals 10-times the diameter of the tree or 10-feet, whichever is greater. (Or as space allows under the guidance of the project arborist).



Tree protection has three primary functions,

- Keep the foliage canopy and branching structure clear from contact by equipment, materials and activities.
- Preserve roots and soil conditions in an intact and non-compacted state.
- Identify the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted, unless otherwise approved.
- The Tree Protection Zone (TPZ) is a restricted area around the base of the tree with a radius of ten-times the diameter of the tree's trunk or ten feet; whichever is greater, enclosed by fencing.

Monterey Bay Treeworks

This fuel management plan has been prepared as a guideline for the implementation of defensible space / vegetation management for the fire safety around the newly proposed project. The Fuel Management Zones are specific to the areas where vegetation has been removed or modified in a manner that increases the likelihood that structures will survive wildfires. Improving the defensible space around structures reduces the amount of fuel available for a wildfire.

California Public Resource Code 4291

Maintain defensible space of 100 feet from each side and from the front and rear of the structure, but not beyond the property line. The amount of fuel modification necessary shall consider the flammability of the structure as affected by building material, building standards, location, and type of vegetation. Fuels shall be maintained and spaced in a condition so that a wildfire burning under average weather conditions would be unlikely to ignite the structure. The intensity of fuels management may vary within the 100-foot perimeter of the structure, with more intense fuel reductions being utilized between 5 and 30 feet around the structure, and an ember-resistant zone being required within 5 feet of the structure.

Non-Combustible Zone:
(0-5 feet)

- Hardscape surfaces including gravel, pavers, decomposed granite and bare soils are all approved non- combustible surfaces.
- Succulent plant species are examples of non-combustible plant materials.
- Plant placement is the most important criteria for fire-resistant plant selection.
- No wooden trellis, climbing vines, trees or shrubs should be integrated into this zone.
- No combustible mulch. Rock mulch is acceptable and has the greatest fire resistance.

Landscape Zone:
(5-30 feet)

Landscape Zones incorporate multiple planting types. All zones are proposed with fire-appropriate plant materials and adequate spacing posing less hazard for ignition. Increase space between trees, remove lower branches and create areas of irrigated landscape islands.

- Safe egress must be maintained regularly along the driveway. It is important to allow for safe passage and to provide a location where firefighter resources can travel and engage in fire response.
- Grassland, and the understory of all oak woodland vegetation should be mowed within 10 feet of the pavement edges.
- All chaparral, coastal scrub and oak/shrub woodland vegetation should be treated to 30 feet from the pavement edge providing both vertical and horizontal clearance.

Management Zone
(30-100 feet)

Understory plants must be kept short, and small lower tree branches must be removed. The understory of oak woodland habitat includes shade tolerant shrubs and grasslands. The goal of this standard is to maintain an existing oak woodland with a short-statured understory of herbaceous plants and shrubs and a tree canopy at least 8 feet above the ground. An initial treatment will be required to prune smaller benches of trees up to 8 feet above the ground and to reduce density and stature of understory shrubs. Annual maintenance could be required to maintain this recommended height.

- Understory vegetation should not be completely removed. Instead, selectively remove non-native flammable species and remove dead branches from desirable native vegetation.
- Native understory shrubs are to be kept free of dead branches and no more than 2.5 feet in height.
- Leaf litter depth should be kept no greater than 4 inches.
- Once initial tree pruning is completed, pruning is likely to be needed less frequently with an interval of three to five years.

Not All Trees Have Been Photographed

S. sempervirens with 3 test sites to determine if any roots are impacted by development.

Test site 1 has minimal ≤ 1" diameter non-woody roots and no primary roots. Impacts are none.

Test site 2 has minimal ≤ 1" diameter non-woody roots and no primary roots. Impacts are none.

Test site 3 has minimal ≤ 1" diameter non-woody roots and no primary roots. Impacts are none.

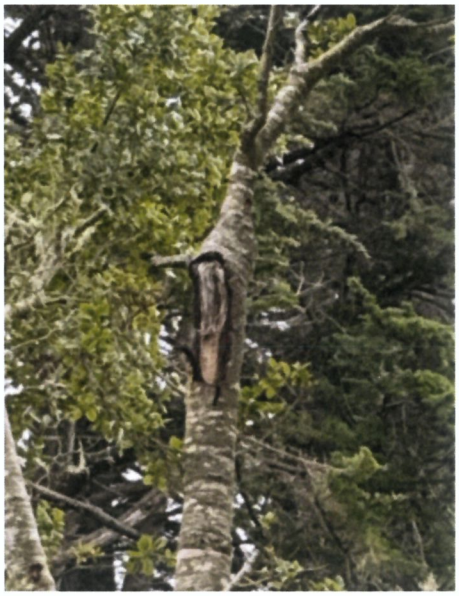
P. radiata tree #543

Monterey Bay Treeworks

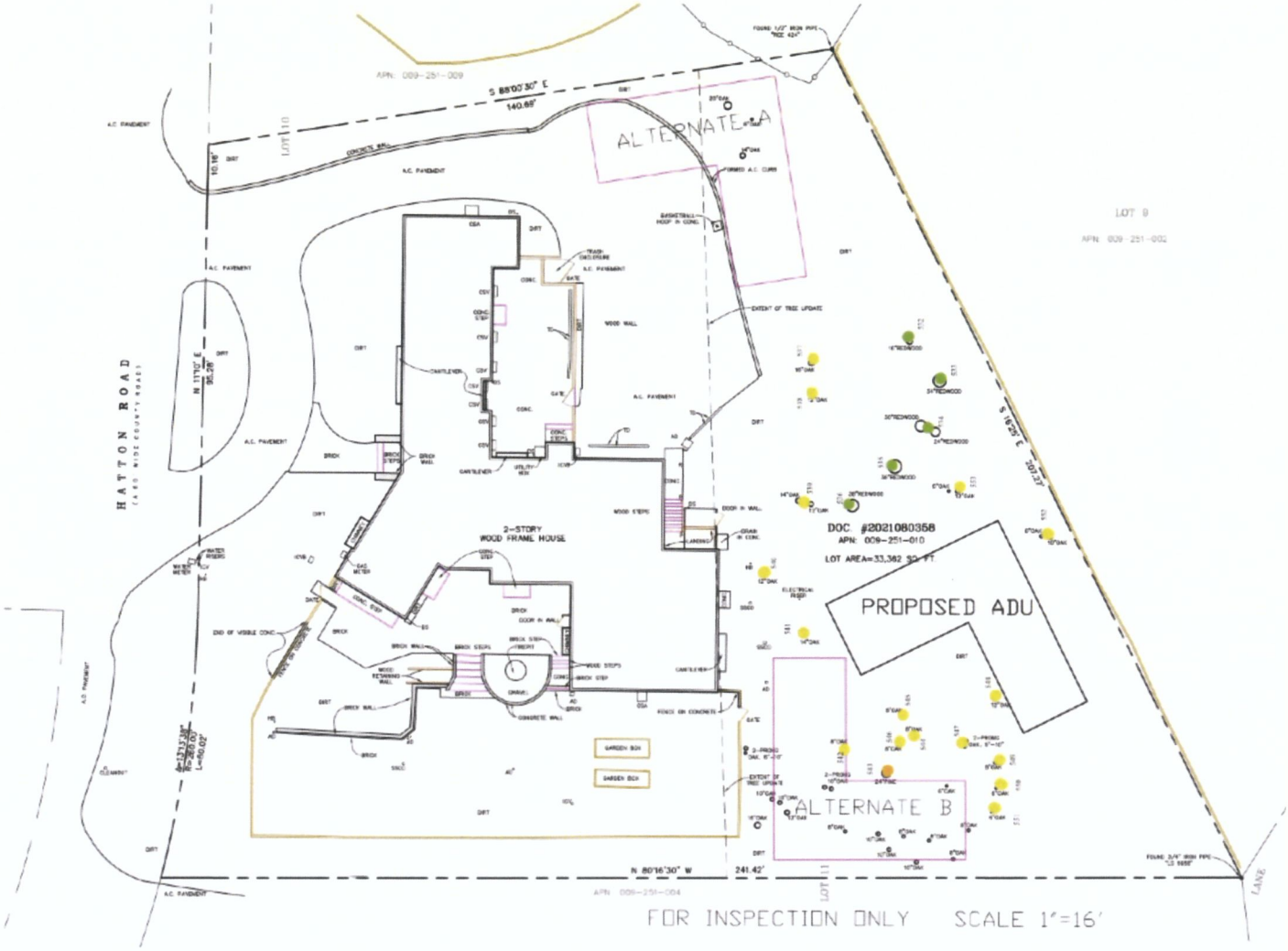
Q. Agrifolia trees 539-541
Tree 541 is within 8' of the project. All soil excavating will have to be completed by hand with any roots ≥ 2" diameter will require inspection by the project arborist before cutting takes place.

Q. Agrifolia trees 546-549
Tree 548 is within 5' of the project. All soil excavating will have to be completed by hand with any roots ≥ 2" diameter will require inspection by the project arborist before cutting takes place.

Q. Agrifolia tree 552
Poor form and pruning cuts.
Recommend removal.



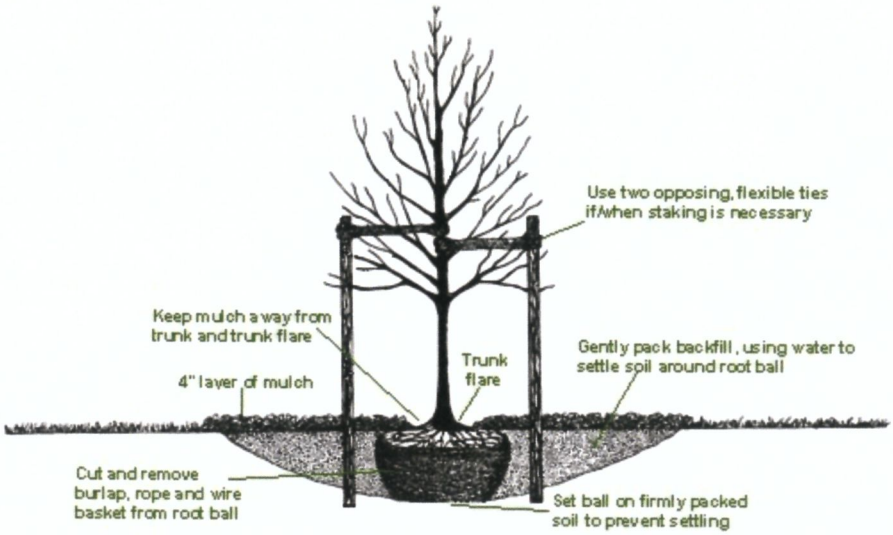
Monterey Bay Treeworks



Monterey Bay Treeworks

Planting Detail

If trees must be staked, place stakes as low as possible but no higher than 2/3 the height of the tree. Materials used to tie the tree to the stake should be flexible and allow for movement all the way down to the ground so that trunk taper develops correctly. Remove all staking material after roots have established. This can be as early as a few months, but should be no longer than one growing season. Materials used for permanent tree protection should never be attached to the tree.



Watering Guidelines

Tree Age	Frequency	Quantity	Drip* & Sprinkler*** Run Time
Three days after planted	Fill the watering basin 3 times, using a total of 15-20 gallons	15-20 gallons	Hand watering best at this stage
First three weeks after planting	Fill the watering basin once a week	5-10 gallons	Drip & Bubbler run time: Depends on flow rate
Two - Six months following planting	Fill the watering basin every week or every other week	10-15 gallons	Drip & Bubbler run time: Depends on flow rate
Remainder of first year	Water every other week in absence of soaking rain	10-15 gallons	Drip & Bubbler run time: Depends on flow rate
Year Two	Every two to four weeks when rain is scarce	15-20 gallons	Drip & Bubbler run time: Depends on flow rate
Year Three-Five	Once a month	20-30 gallons	Drip & Bubbler run time: Depends on flow rate

Certifying Statement

I, Albert Weisfuss, certify that:

- I have personally overseen the inspection of this tree and property referred to in this report, and have stated my findings accurately.
- I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
- The opinions and conclusions stated herein are my own.
- My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

Albert Weisfuss

February 16, 2024

Date

Arborists Disclosure:

1. Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of the trees and attempt to reduce the risk of living near trees. Arborists cannot detect every condition that could possibly lead to the structural failure to a tree. Since trees are living organisms, conditions are often hidden within the tree and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specific period of time. Likewise, remedial treatments cannot be guaranteed. Trees can be managed but they cannot be controlled. To live near trees is to accept some degree of risk and the only way to eliminate all risk associated with trees is to eliminate all of the trees.
2. Where the treatment, pruning and/or removal of trees are involved, it is the Client's responsibility to advise Consultant of any issues regarding property boundaries, property ownership, site lines, disputes between neighbors and other related issues.
3. Consultant shall invoice Client periodically for the services rendered. Client shall pay such invoices upon receipt. If invoices are not paid within 30 days, a late payment shall be charged of 1 ½ percent per month.
4. Consultant shall perform its services in a manner consistent with the standard of care and skill ordinarily exercised by members of the profession practicing under similar conditions in the geographic vicinity and at the time the services are performed. No warranty, representation or guarantee, express or implied, is intended by this agreement.
5. Services provided under this agreement, including all reports, information or recommendations prepared or issued by Consultant, are for the exclusive use of the Client for the project specified herein. No other use is authorized under this agreement. Client will not distribute or convey Consultant's reports or recommendations to any other person or organization other than those identified in the project description without Consultant's written authorization. Client releases Consultant from liability and agrees to defend, indemnify and hold harmless Consultant from any and all claims, liabilities, damages or expenses arising, in whole or in part, from such distribution.
6. Consultant is not responsible for the completion or quality of work that is dependent upon or performed by the Client or third parties not under the direct control of the Consultant, nor responsible for their acts or omissions or for any damages resulting there from.
7. Client and Consultant agree to mediate any claims or disputes arising out of this agreement, before initiating any litigation. The mediation shall be conducted by a mediation service acceptable to the parties. The parties shall make a demand for mediation within a reasonable time after a claim or dispute arises and the parties agree to mediate in good faith. In no event shall any demand for mediation be made after such claim or dispute would be barred by applicable law. Mediation fees would be shared equally. In the event that mediation does not resolve the issue, the parties agree to proceed through binding arbitration. The prevailing party in such proceeding shall be entitled to a reasonable sum for attorney's fees and expert witness fees.
8. Client agrees to indemnify, defend and hold harmless Consultant from and against any and all claims, liabilities, suits, demands, losses, costs and expenses, including, but not limited to, reasonable attorneys' fees and all legal expenses and fees incurred through appeal, and all interest thereon, accruing or resulting to any and all persons, firms or any other legal entities on account of any damages or losses to property or persons, including injuries or death, or economic losses, arising out of the project and/or this agreement, except to the extent that said damages or losses are caused by Consultant's sold negligence or willful misconduct.
9. If, during the course of performance of this agreement, conditions or circumstances are discovered which were not contemplated by Consultant at the commencement of this agreement, Consultant shall notify Client in writing of the newly discovered conditions or circumstances, and Client and Consultant shall renegotiate, in good faith, the terms and conditions of this agreement. If amended terms and conditions cannot be agreed upon within 30 days after notice, Consultant may terminate this agreement and be compensated under paragraph 4 in this agreement.
10. This agreement may be terminated by either party upon 10 days' notice sent first class mail. In the event of a termination, Client shall pay for all reasonable charges for work performed by Consultant through the 10th day after mailing the notice of termination. The limitation of liability and indemnity obligations of this agreement shall be binding notwithstanding any termination of this agreement.
11. This agreement is the entire and integrated agreement between Client and Consultant and supersedes all prior negotiations, statements or agreements, either written or oral. Writing signed by both parties may only amend this agreement.
12. In the event that any term or provision in this agreement is found to be unenforceable or invalid for any reason, the remainder of this agreement shall continue in full force and effect, and the parties agree that any unenforceable or invalid term or provision shall be amended to the minimum extent required to make such term or provision enforceable and valid.
13. Neither Client nor Consultant shall assign this agreement without the written consent of the other.
14. Nothing in this agreement shall create a contractual relationship for the benefit of any third party.

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1925-2005

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ALEX J. LORCA

ALorca@fentonkeller.com
ext. 258

February 14, 2025

VIA EMAIL (zeppz@countyofmonterey.gov)

Carmel Land Use Advisory Committee
c/o Zoe Zepp, Planning Staff Liaison
1441 Schilling Place, South 2nd Floor
Salinas, CA 93901

Re: PLN240104 – 25745 Hatton Rd., Carmel (Kitayama Nagafuji)
Our File: 60107.70158

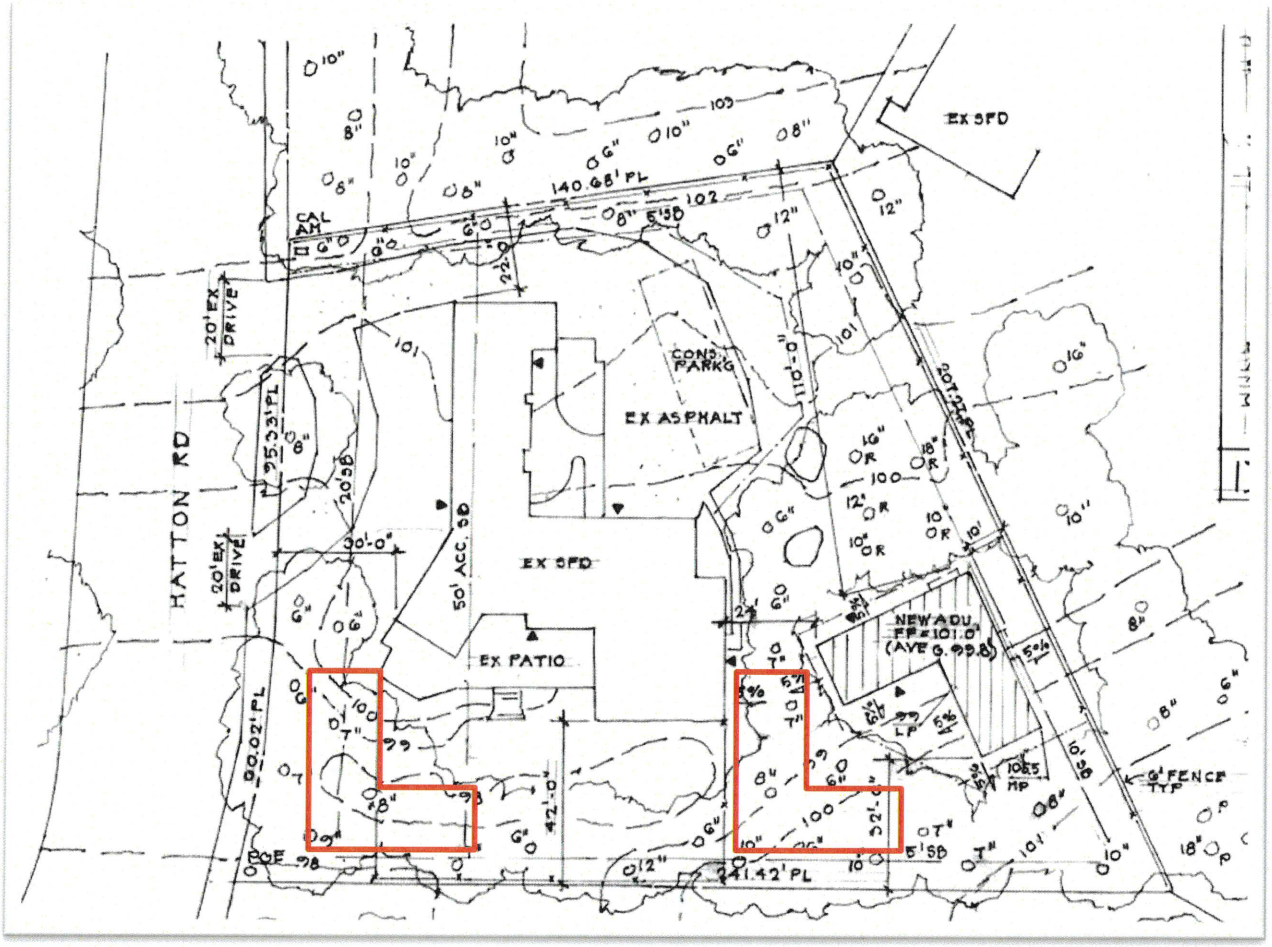
Dear Committee Members:

This office represents Thomas Russ and Anne Hill Russ, neighbors to Ms. Kitayama Nagafuji, the applicant for the above-referenced planning project ("Project"), which is on the February 18, 2025, Carmel LUAC agenda. Mr. and Mrs. Russ object to the currently planned location of the Accessory Dwelling Unit ("ADU") on Ms. Kitayama Nagafuji's property, as detailed in our letter dated January 10, 2025 to Zoe Zepp (attached hereto and incorporated herein).

As noted in the letter, Certified Arborist Bryan Bradford was retained by our clients to review the Project. Mr. Bradford determined that if the ADU is approved in its proposed location, the critical root area of the adjacent redwood trees will be damaged. This fact makes it impossible for the applicant to meet the requirements of Section 20.64.030 of the Monterey County Code, which states that "resource constraints that may ***preclude development*** of an Accessory Dwelling Unit include… tree resources… and other health and safety conditions." (Monterey County Code section 20.64.030 (E)(11)(f) and (g);emphasis added.)

Since the time of our January 10, 2025 letter, Mr. Bradford has provided a supplemental report, which is attached hereto and incorporated herein. In his supplemental report, Mr. Bradford makes clear that there are two alternative locations on the applicant's property that would be the least impactful to not only the redwood trees, but also other protected trees on the property.

The alternative locations are shown to scale on the below map:



Mr. Bradford concludes that the least impactful locations for the ADU would be in the southwest or southeast corner of the applicant's property. However, as can be clearly seen from the photographs in Mr. Bradford's supplemental report, locating the ADU in the **southwestern corner** would be preferable as the trees in that area are adolescent trees - unlike the southeastern corner, which contains a mature Monterey Pine that would have to be removed.

Therefore, we urge the LUAC to review Mr. Bradford's supplemental report and recommend placement of the ADU in the **southwest corner** of the applicant's property

\\\\\

I will be attending the Carmel LUAC meeting and would be happy to answer any questions you have regarding our clients' comments. Thank you for your consideration.

Sincerely,

FENTON & KELLER
A Professional Corporation

Alex J. Lorca

AJL:kmc
Enclosure
cc: Client

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ALorca@fentonkeller.com
ext. 258

January 10, 2025

VIA EMAIL ZEPPZ@COUNTYOFMONTEREY.GOV

Zoe Zepp, Assistant Planner
County of Monterey, Housing and Community Development
1441 Schilling Place – South Second Floor
Salinas, CA 93901

Re: PLN240104 (Kitayama)
Our File: 60107.70158

Dear Ms. Zepp:

Our office represents Thomas and Anne Hill Russ in connection with the application made to the County of Monterey Housing and Community Development Department ("HCD") by Nagafuji Kitayama for a Coastal Administrative Permit and Design Approval ("Application") for the property located at 25745 Hatton Canyon Road in Carmel, California 93923 ("Kitayama Property"). The Application is for the construction of a 1,200 square foot Accessory Dwelling Unit ("Project").

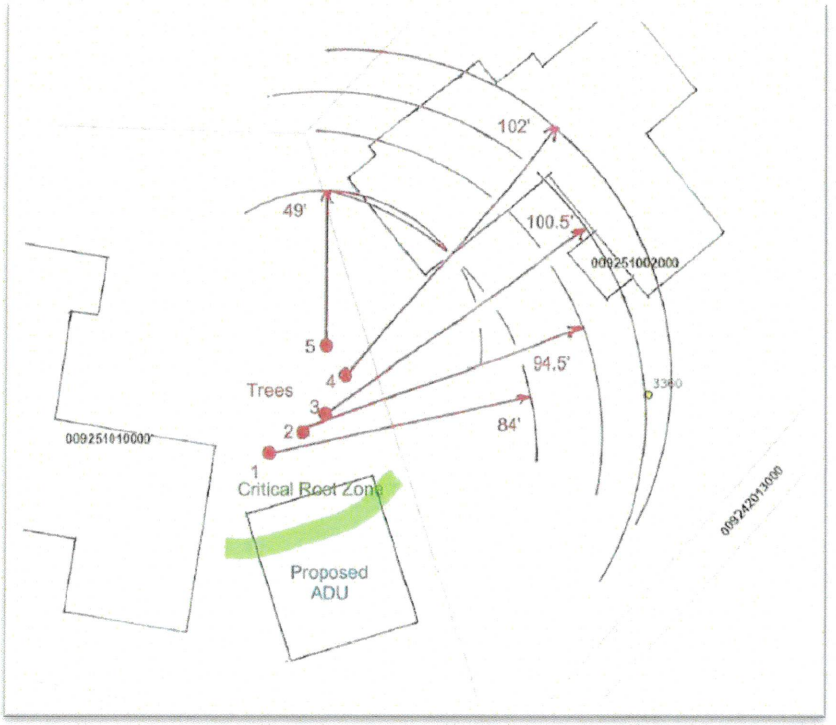
The Russes, as Trustees of the Thomas and Anne Hill Russ Revocable Trust 2001, are the owners of the property located at 3360 Mountain View Avenue in Carmel, California, 93923 ("Russ Property"), which is located next door to the Kitayama Property.

The Project is inconsistent with the requirements of Section 20.64.030 of the Monterey County Code, which states that "resource constraints that may ***preclude development*** of an Accessory Dwelling Unit include… tree resources… and other health and safety conditions." (Monterey County Code section 20.64.030 (E)(11)(f) and (g);emphasis added.)

Likewise, the Project is inconsistent with Monterey County Code section 20.64.030(F)(1), which requires the County to make a finding that "…the establishment of the Accessory Dwelling

Unit will not, under the circumstances of the particular application, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood…"

As proposed in the Application, the Project cannot be approved. Enclosed is a Report of Certified Arborist from Certified Arborist Bryan Bradford, which confirms the Project will intrude into the critical root zone of <u>all five</u> of the Redwood trees located on the Kitayama Property. Moreover, the Report clearly demonstrates the Russ Property is well within the fall radius of <u>all five</u> of the Redwood trees:



As can be seen, the Project violates Monterey County Code section 20.64.030(E)(11)(f), which specifically protects "forest health and tree resources" as it will require the applicant to cut the roots of all five Redwood trees, all of which are within the critical root zone.

Moreover, Mr. Bradford's Report confirms the Project will be detrimental to the health and safety of the Russes:

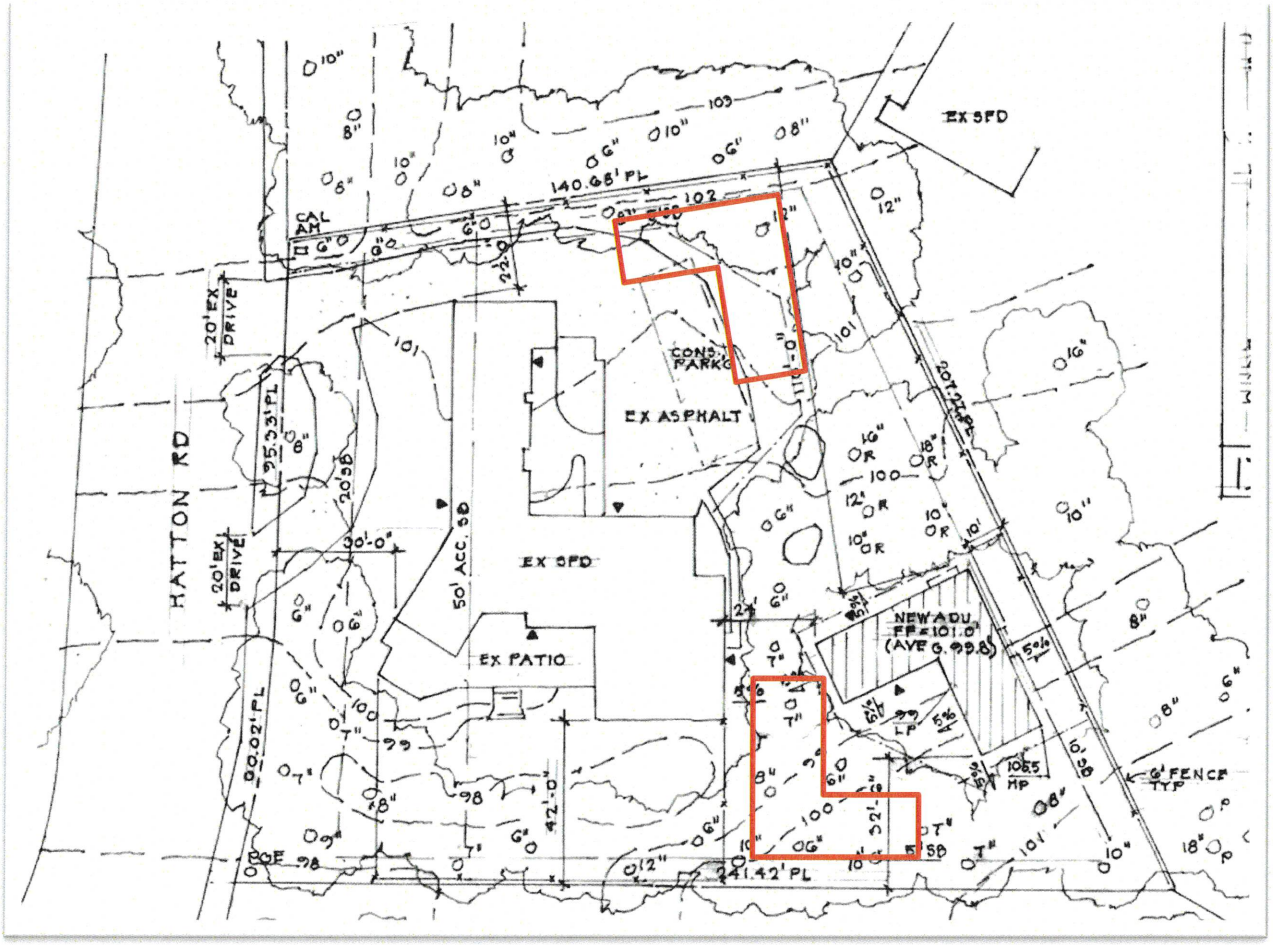
> "Installation of a concrete foundation which outlines the footprint of the ADU will require severance of the roots of those trees in that area of the grove rooting bed, and will prohibit or greatly inhibit future tree rooting in the footprint area. This can effect the vertical stability of those trees as they grow in height."

The Russ' daughter's bedroom is the closest room to the Kitayama Property. Should the Project cause one of the Redwood trees to fall (especially in a storm), their daughter would be in grave danger.

Importantly, Mr. Bradford states the Project's health and safety risks can be mitigated or eliminated by moving away from the critical root zone.

> "Relocation of the ADU footprint further way from the critical root zone of the trees would help secure vertical stability of the trees as they grow in height. In this case, the overall distance should be at least 30 feet from the base of the trees."

The following shows two clearly feasible alternative locations for the Project:



Because the Project's material health and safety risks can be mitigated or eliminated by relocating the ADU to another area of the Kitayama Property, the Application cannot be approved as presented. Rather, relocation of the ADU to the northern or southern portions of the Kitayama Property is required.

Sincerely,

FENTON & KELLER
A Professional Corporation

Alex J. Lorca

AJL:moi
Enclosure: Certified Arborist Report
cc: Client

Report of Certified Arborist

Bryan E. Bradford
Certified Arborist No. WE-5896A
International Society of Arboriculture,
and Professional Member

88 Paseo Hermoso ~ Salinas, CA ~ 93908
831-998-0439 or 831-484-1029

November 4, 2024

Mr. Alex Lorca, Esq.
Fenton & Keller
Post Office Box 791
Monterey, CA 93902-0791

Re: Russ Case
APN: 009-251-010-000
Situs: 25745 Hatton Road, Carmel

Dear Mr. Lorca,

I have examined and photographed the five Coast Redwood trees you are concerned about, located at the above-stated situs address and offer the following observations, conclusions and recommendations.

Preface

The examination and observation of the subject trees was conducted from the ground and did not afford close inspection of the trees or their features above 20 feet. Additionally, observations were limited to off-site visual examinations due to lack of physical access to the parcel which hosts the trees. Telescopic laser equipment was used to measure tree height. Unaided viewing, telescopic lens viewing and telescopic photography were used to examine the tree features above that height. Consequently, some small features may have been obscured from view by limited view angle or visual obstruction. Hence, there may be serious faults and weaknesses in the tree structure which have remained unobserved that present an enhanced hazard for various property and people residing within the fall radius of any of these trees. Positional measurements for the trees, the "story pole" structure representing the proposed additional dwelling unit and structures on the Russ property were made with a mix of conventional scales and telescopic laser equipment. This has allowed for the production of a site map with an

expected accuracy error of +/- 3 percent. Each individual tree is referred to by a number, 1 through 5, for clarity in describing each one. No inventory or tagging of these trees was done for this report.

Observations

The five subject trees located at 25745 Hatton Road, Carmel comprise a grove, planted many decades ago, which is situated in the northeast portion of parcel APN: 009-251-010-000 near the northeast boundary common to APN: 009-251-002-000. All five trees are Coast Redwood (*Sequoia sempervirens*) The grove occupies an elongated plot of ground about 30 feet long ending about 10 feet from the common boundary. The estimated diameter of each tree at breast height exceeds 30 inches. Tree No.1 is located at the southwest end of the grove. It has a height of about 84 feet and a well foliated broad crown spread. Tree No. 2 is located about 12 feet northeast of Tree No. 1. It has a height of about 94.5 feet and a well foliated crown spread. Tree No. 3 is located six feet northeast of Tree No. 2. It has a two parent stem configuration, has a height of about 100.5 feet and a well foliated crown spread. Tree No. 4 is located at the northeast end of the grove. It has a height of about 102 feet and a well foliated crown spread. Tree No. 5 is located about 10 feet northwest of Tree No. 4. It has a height of about 49 feet and a well foliated asymmetric crown spread with an off-set weighting to the northeast.

The rooting bed of the grove appears to be covered with an accumulated layer of natural tree litter from the combined crown of the grove. The extent and pattern of the rooting of each tree is unknown. The health and vigor of each tree seems to be good. The prospect for future growth in girth, height and extent of rooting seems excellent. A "story pole" structure describing the footprint and elevations of a proposed additional dwelling unit (ADU) is situated about 17 feet to the southeast of Tree No. 1, about 21 feet to the southeast of Tree No. 2, and about 25 feet to the southeast of Tree No. 3. This footprint is within the critical root zone of each of these trees. The standard calculation for the critical root zone of these large trees is one foot distance from the tree base for every one inch of diameter measured at breast height (4.5 feet). In this case that would imply a 30 foot radius perimeter around the base of each tree. Installation of a concrete foundation which outlines the footprint of the ADU will require severance of the roots of those trees in that area of the grove rooting bed, and will prohibit or greatly inhibit future tree rooting in the footprint area. This can effect the vertical stability of those trees as they grow in height.

The great height of the first four trees and their canopy edge position exposes them to unobstructed wind pressure in the highest portions of their crowns from all directions except southeast which is moderated by a mature row of Monterey Cypress (*Cupressus macrocarpa*). Exposure to high wind pressure from the south, southwest and west is of concern due to the close proximity of the subject trees to the residential structure on parcel APN: 009-251-002-000, located at 3360 Mountain View Avenue,

Carmel. The most common prevailing winter wind direction in the Carmel area is westerly, but storms and "bomb cyclones" can increase velocity and alter direction. Such winds in 2017 reached 86 miles per hour in the area and brought down many trees.

No hazard evaluation has been prepared for any of the subject trees due to lack of access for close physical examination. Nonetheless, based on the size of each specimen and its proximity to residential structures, even with the lowest probability of a tree fall, each would merit a hazard rating of 9 on a 12 point scale. This is the threshold for a hazard tree removal permit in Monterey County.

Measurements taken on site indicate that in the event of a fall of any of the subject trees in the direction of the neighboring residence at 3360 Mountain View Avenue, such a fall could impact the residential structure itself, causing damage to the living areas of the residence and perhaps injury to inhabitants of the dwelling. (See the Fall Radius Diagram attached below)

Conclusions

Although they currently exhibit good health and vigor, in the event of a fall each of the subject trees poses a risk for damage to, or destruction of, the residential structure, and personal injury or death to persons who are present on the parcel APN: 009-125-001-000 at that time. These risks can be mitigated with preventive measures such as active care of the tree rooting system and reduction of wind pressure effect on the upper portions of the tree crowns. Complete elimination of the risk can only be accomplished by tree removal.

Recommendations

The following measures would mitigate the tree risks identified above:

The root zone of each tree should be probed to determine its rooting pattern and expanse.

Relocation of the ADU footprint further way from the critical root zone of the trees would help secure vertical stability of the trees as they grow in height. In this case, the overall distance should be at least 30 feet from the base of the trees. Additionally, if construction of the ADU is commenced, all construction activities, including foot and vehicle traffic, and materials storage should be excluded from the critical root zone of the trees. At all times the rooting bed should be left in a state of nature as much as possible and all tree litter left in place. An annual inspection of the base, parent stem (trunk) and crown and of each tree should be conducted to discover any developing decay or structural changes. Discovery of gross decay or structural changes indicating weakness should be followed with a hazard evaluation by an arborist certified by the International Society of Arboriculture.

To reduce wind pressure effect on the tree crowns, crown pruning and crown reduction can be used to reduce or limit the overall height of the crowns. Thinning of the crowns also reduces wind pressure effect. To be effective these measures should be applied on a regular basis of every three or four years.

As illustration of the descriptions given in the above text, photographs and other attachments are provided below. Any questions regarding this report may be communicated to the author using the telephone numbers provided above.

Endorsed 12/13/2024

Bryan Bradford

Consulting Arborist

Figure No. 1: Subject grove of Coast Redwood trees showing "story poles" for the ADU and the neighboring residence (lower right corner).

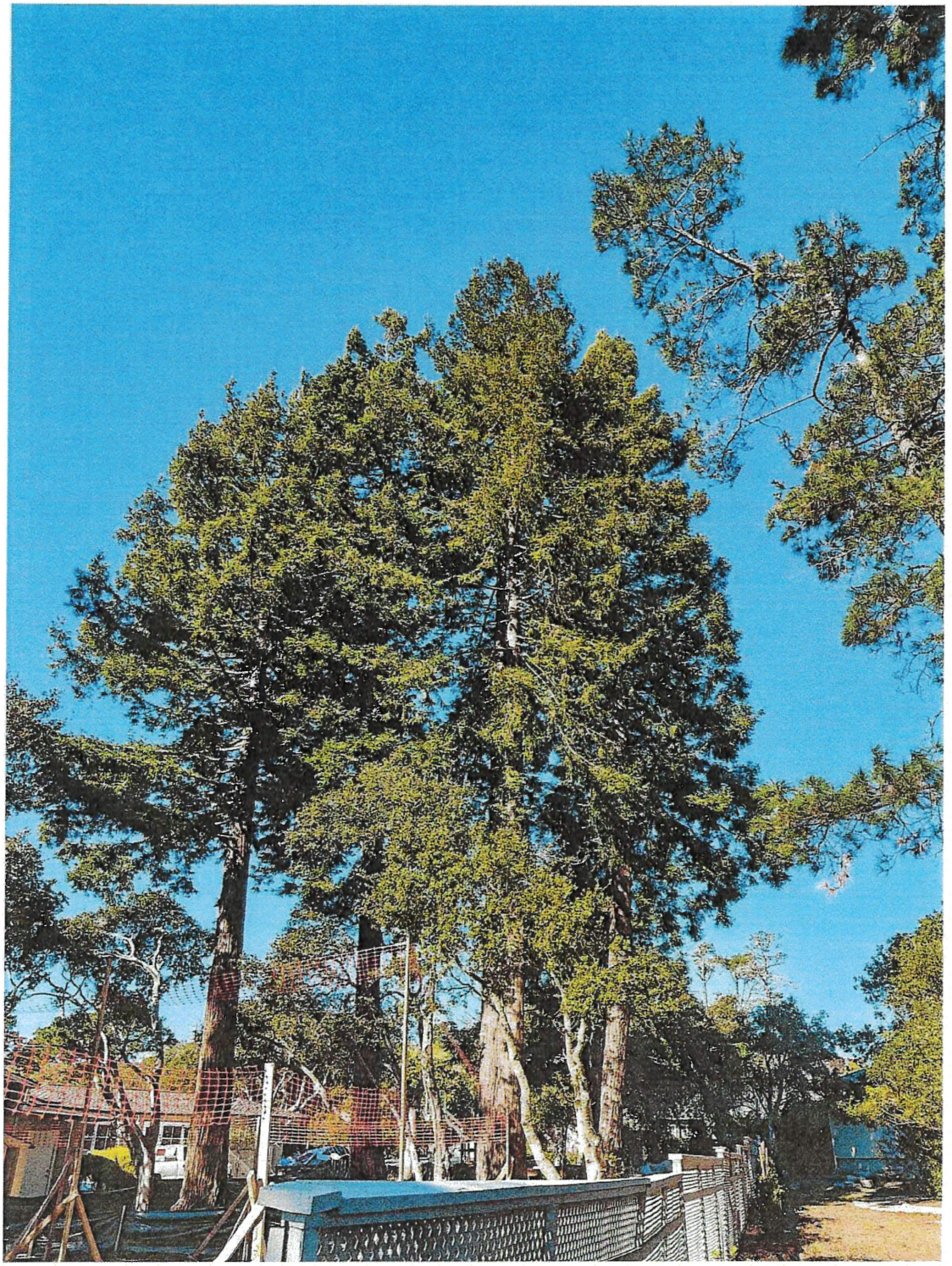
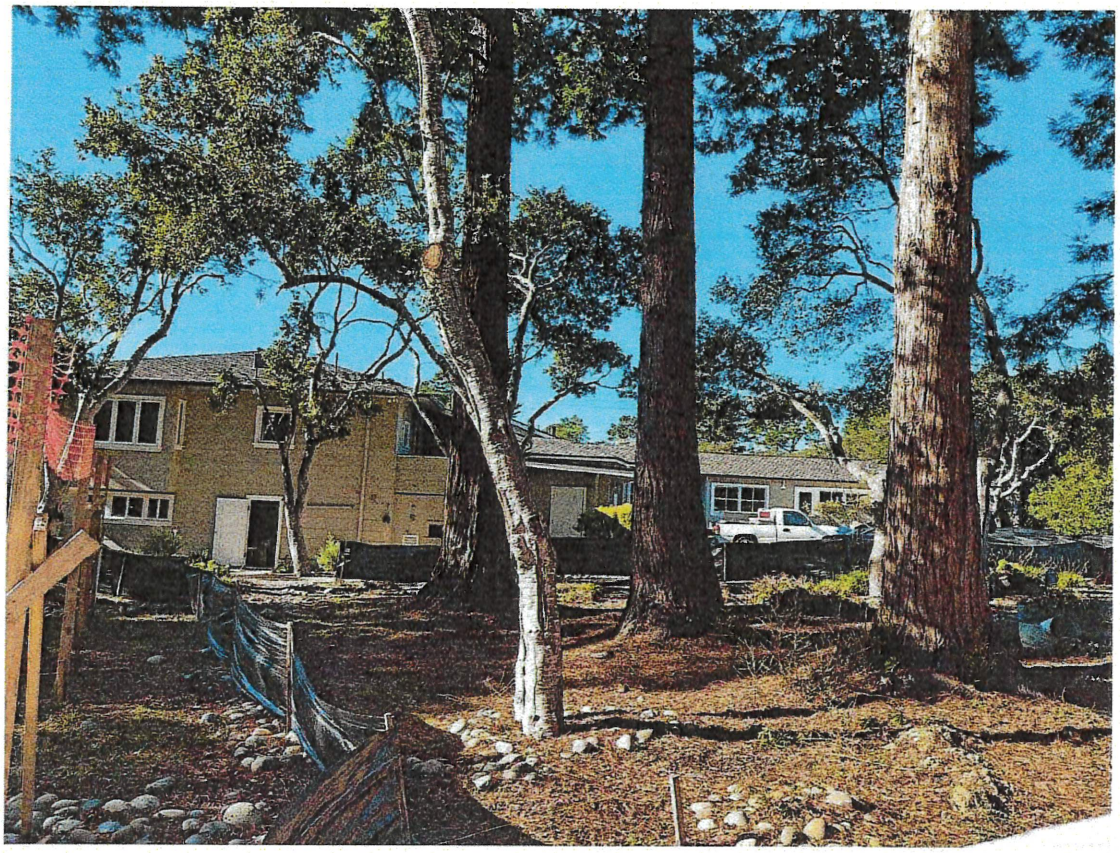
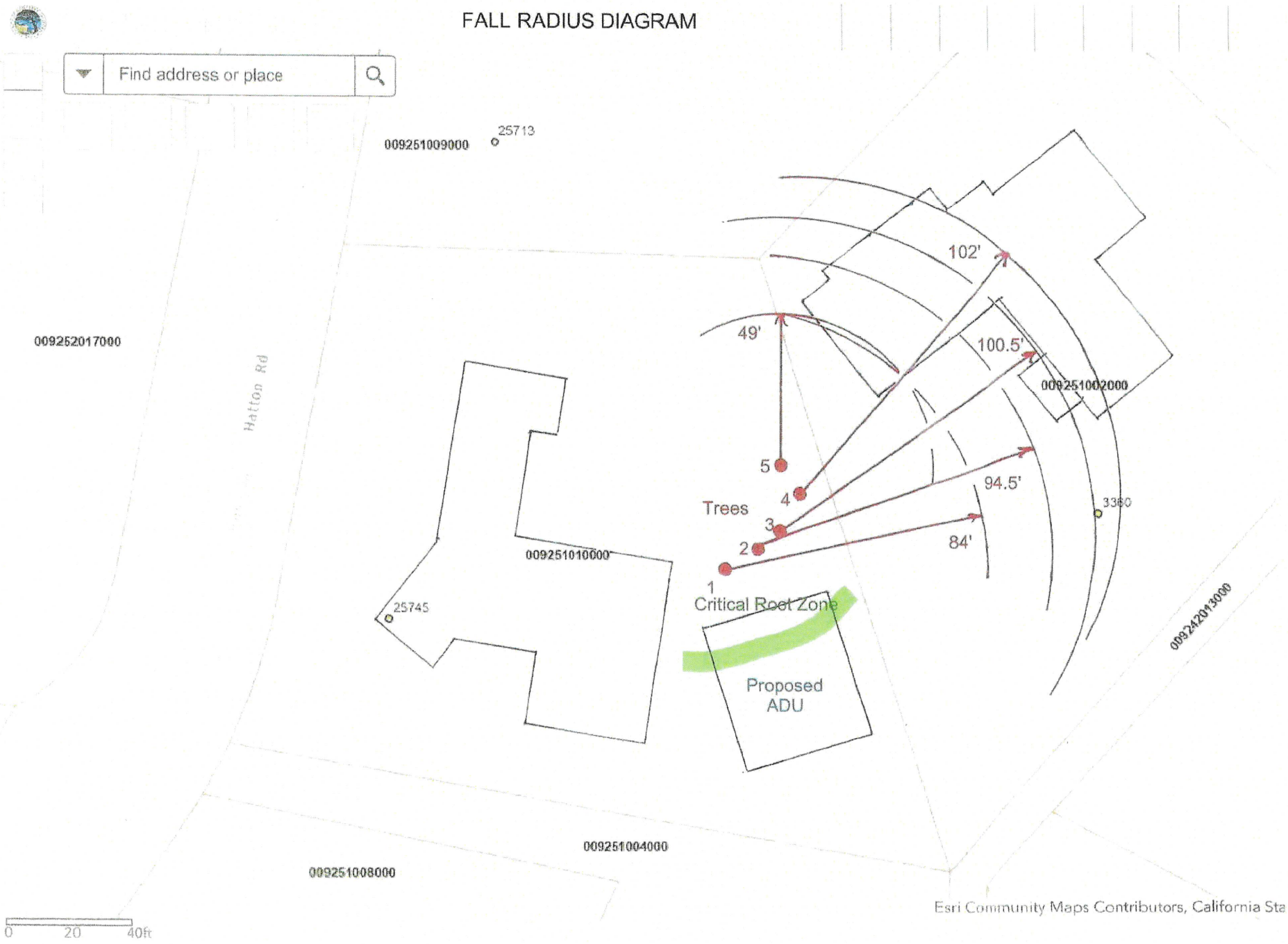
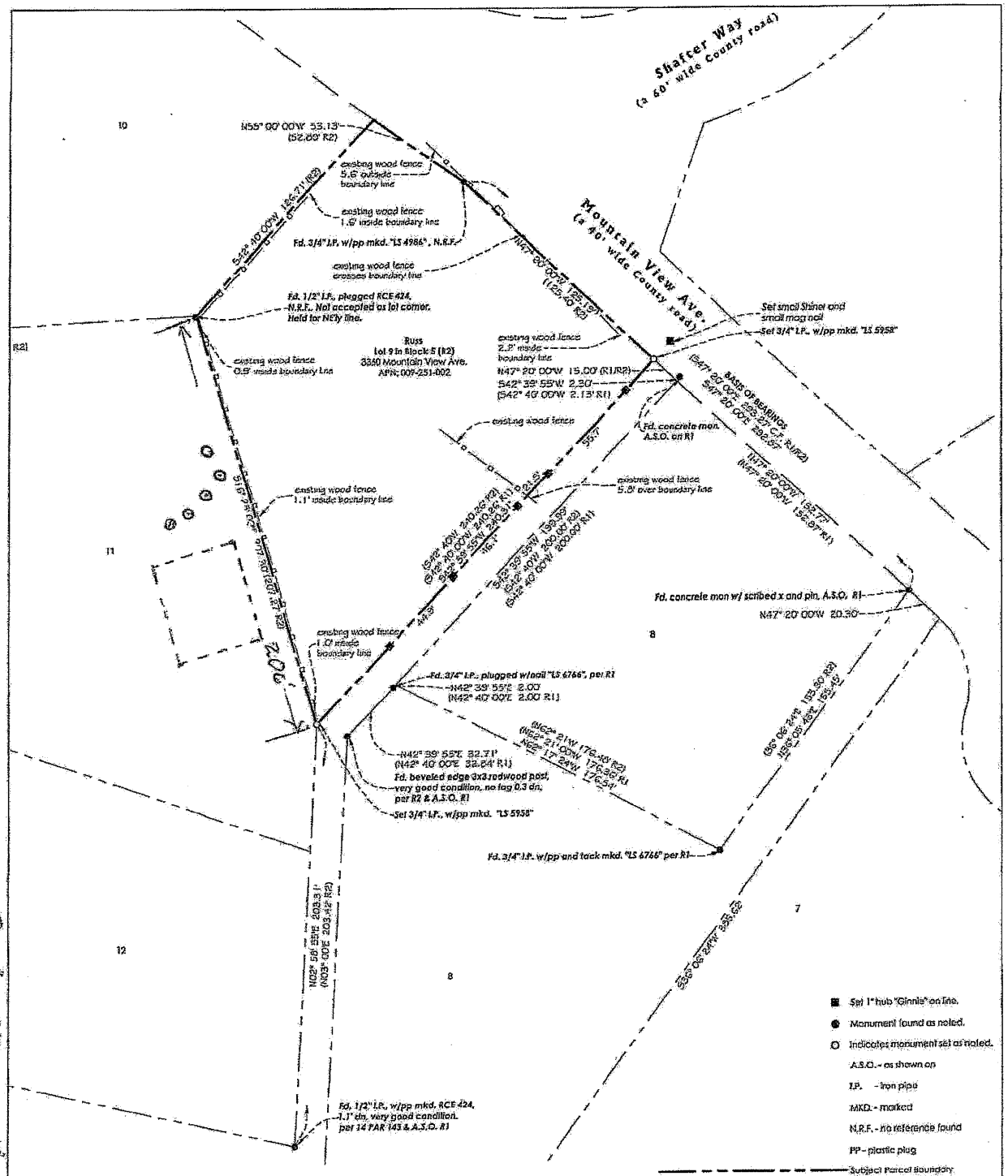


Figure No. 2: Showing critical root zone of trees numbered 1, 2 and 3 in close proximity to the proposed ADU foundation area.



FALL RADIUS DIAGRAM





■ Set 1" hub "Ginnie" on line.
● Monument found as noted.
O Indicates monument set as noted.
A.S.O. - as shown on
I.P. - iron pipe
MKD. - marked
N.R.F. - no reference found
PP - plastic plug
Subject Parcel Boundary
Parcel Boundary
Right of Way
Right of Way Center Line

Surveyor's Notes:

This map portrays the site at the time of the survey and does not show soils or geologic information, underground conditions, easements, zoning setbacks, regulatory information or any other items not specifically identified by the party requesting the survey. There may be easements or other rights, recorded or unrecorded, affecting the subject property which are not shown hereon.

Distances are expressed in feet and decimals thereof.

Sufficient boundary ties were made to graphically show existing features however a complete boundary survey was not performed.

Basis of Bearings: The bearing of South 47° 20' 00" East for the southwesterly line of Mountain View Ave. as shown on R1/R2 and as found monumented is taken as the basis of bearings for this survey.

Record Map References:

R1: Record of Survey filed Nov. 9, 1995 in Volume 19 of Surveys at Page 117, in the Monterey County Recorder's Office, State of California.

R2: Map of Hatton Fields, Tract No. 1" filed on Dec. 7, 1925 in Volume 3 of Cities & Towns at Page 31 in the Monterey County Recorder's Office, State of California.

1" = 30'
0' 30' 60' 90'

Survey Plat

LOT 9 IN BLOCK 5 PER MAP OF HATTON FIELDS TRACT NO. 1
3360 Mountain View Ave., APN: 009-251-002
Located in the Carmel area of
Unincorporated Monterey County, State of California

Prepared For: Thomas Russ and Anne Hill Russ
Requested By: Anne Hill Russ

February 2024

Rasmussen Land Surveying, Inc.
2150 Garden Road, Suite A-3, Monterey, California 93942
P: 831.375.7240 F: 831.375.2545

DRAWING REVISIONS:
Feb. 2024 - Original Survey

RLS W.O. # 2023-085

Report of Certified Arborist
Amendment

Bryan E. Bradford
Certified Arborist No. WE-5896A
International Society of Arboriculture,
and Professional Member

88 Paseo Hermoso ~ Salinas, CA ~ 93908
831-998-0439 or 831-484-1029

February 14, 2025

Mr. Alex Lorca, Esq.
Fenton & Keller
Post Office Box 791
Monterey, CA 93902-0791

Re: Russ Case
APN: 009-251-010-000
Situs: 25745 Hatton Road, Carmel

Dear Mr. Lorca,

I have examined the maps you have provided, depicting three alternative options for repositioning the ADU (Additional Dwelling Unit) now under consideration for construction on the above-noted situs address and offer the following observations and conclusions.

Preface

This Amendment should be read in conjunction with my original report of November 4th, 2025. As stated in that report, in considering repositioning of the ADU, the resulting tree impact most important to avoid would be on the critical root zone of the large redwood trees on site. Examination and observation of the trees on site was conducted from the ground and did not afford close inspection of them or their features above 20 feet. Additionally, observations were limited to off-site visual examinations due to lack of physical access to the parcel which hosts the trees. Unaided viewing, photography and the Warner site map attached below were used to estimate tree positions and establish the position of the proposed ADU. In that regard, it should be noted that the Warner map incorporates a tree survey from years ago which is now outdated, resulting in inaccuracies in both stated tree size and location. Some of the trees no longer exist and others have matured from seedling or sapling size to larger maturing saplings with

diameters estimated in excess of 6 inches DBH. No inventory, tagging of trees or tree height measurement was made for this report.

Observations

Reposition options suggested in the maps attached below, all of which avoid the critical root zone of the redwood trees, are as follows:

- Northeast corner of the subject parcel. This reposition implies some impingement on the dive way and the removal of two maturing adolescent Coast Live Oak trees (*Quercus agrifolia*) with estimated tree bases in excess of 16 inches diameter at breast height (DBH), well developed crowns and good separation. It would also impact the root zones of the remaining nearby Coast Live Oaks. Impact on the trees could be mitigated by the replanting of Coast Live Oak saplings at a 2 to 1 ratio.

- Southeast corner of the subject parcel. This reposition implies removal of several small adolescent Coast Live Oak trees and one mature Monterey Pine tree (*Pinus radiata*) with a base estimated in excess of 20 inches DBH. This Monterey Pine is in questionable health, showing early senescence, exhibiting an imbalanced crown leaning to the southeast, and twig and branch die-back primarily as a result of its frontier position facing recurring northwest salt winds. Mitigation of the small oak tree removals could be accomplished with a 2 to 1 ratio of replanting. Mitigation of the pine removal would be naturally accomplished with what appear to be numerous exuberant volunteer pine saplings already occurring on site.

- Southwest corner of the subject parcel. This reposition implies removal of several small adolescent and some maturing adolescent Coast Live Oak trees with estimated tree bases in excess of 12 inches DBH. As with the other options, impact on these trees could be mitigated by the replanting of Coast Live Oak saplings at a 2 to 1 ratio.

Conclusions

Of the thee reposition options proposed, it appears the two least impactful to the to the trees on site and the most easily mitigated would be the southwest and southeast options.

As illustration of the descriptions given in the above text, several attachments are provided below. Any questions regarding this report may be communicated to the author using the telephone numbers provided above.

Endorsed 2/14/25

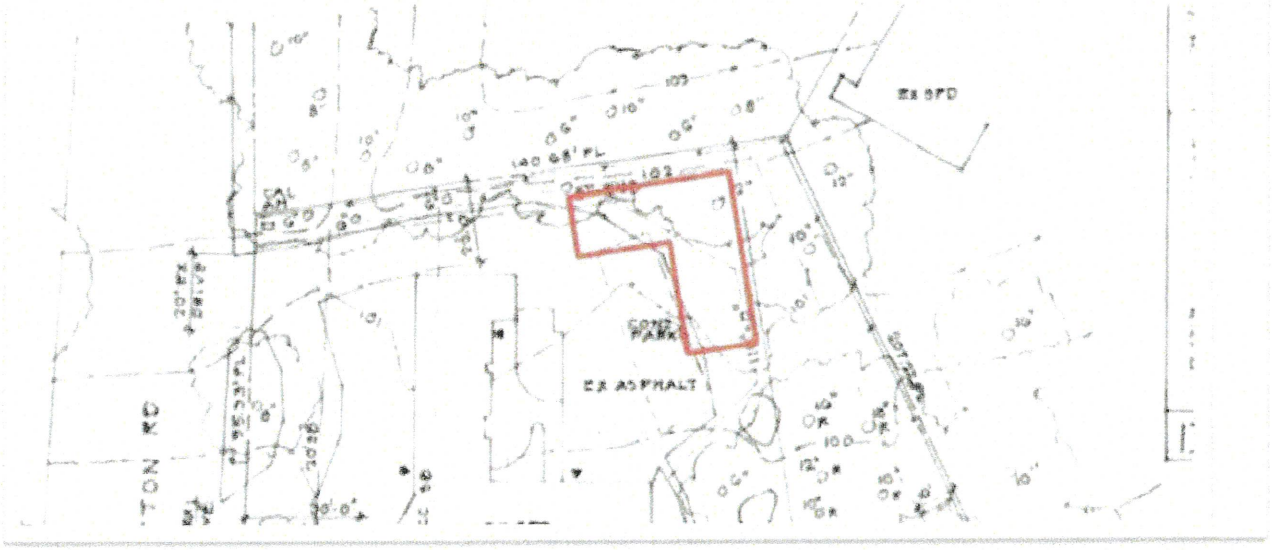
Bryan Bradford

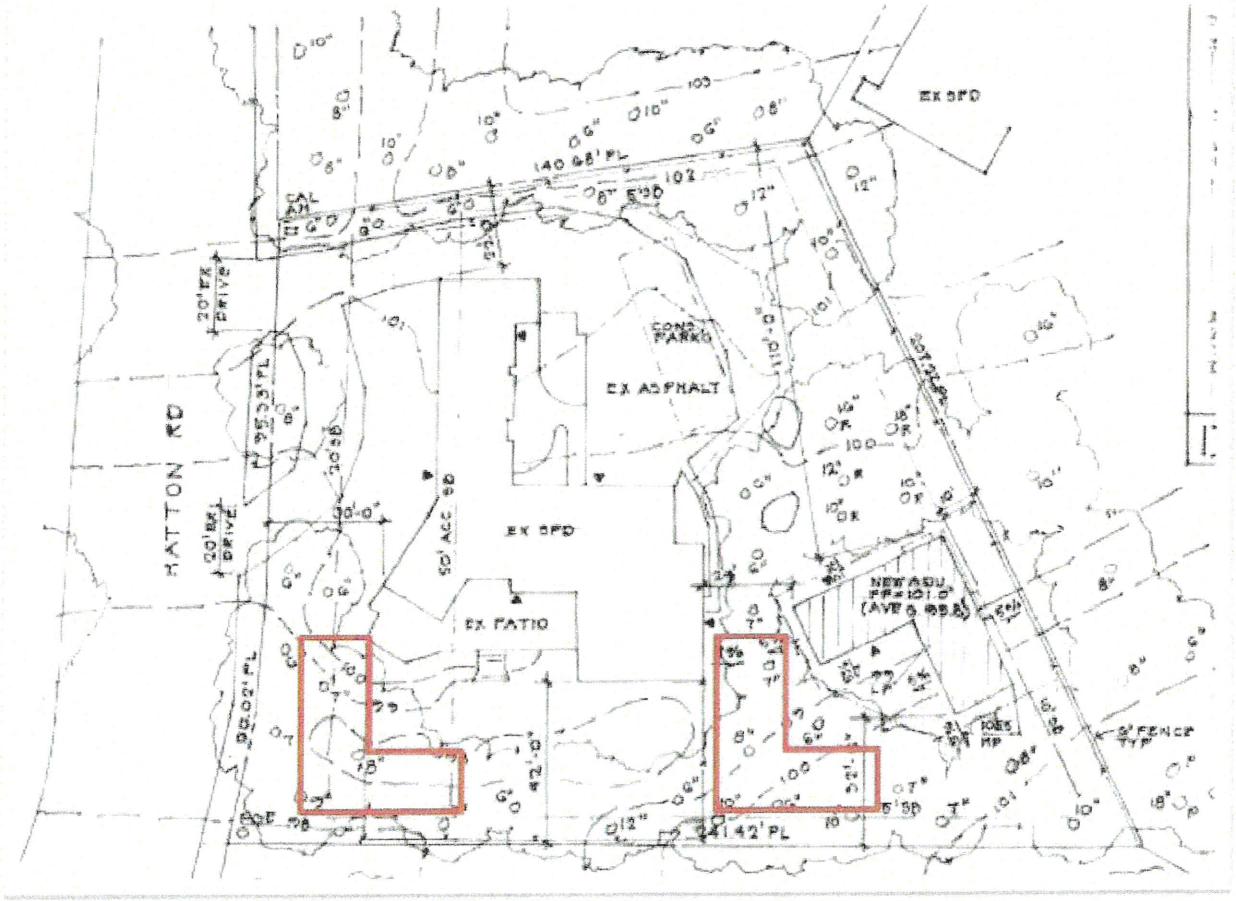
Consulting Arborist

Figure No. 1: Site of northeast ADU reposition proposal, requiring removal of two maturing large oak saplings with large diameter bases and full crowns. Notice the numerous pine saplings.

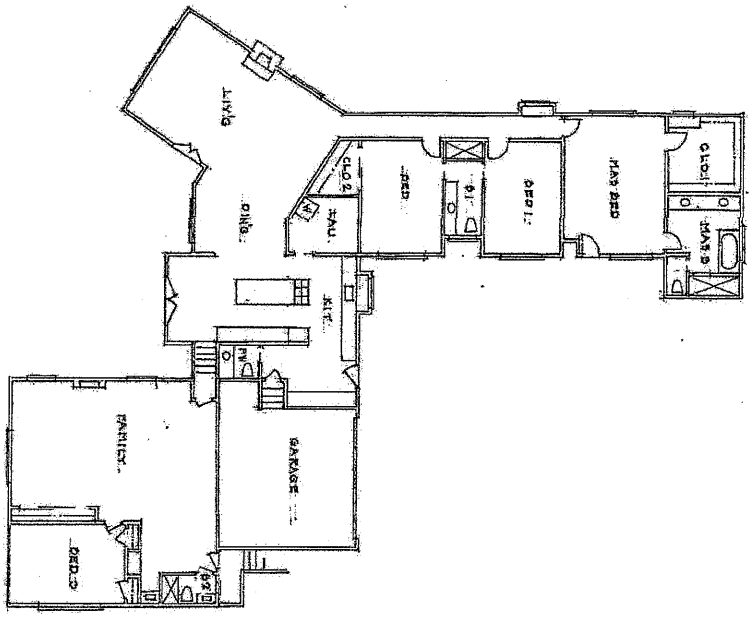
Figure No. 2: Site of southeast ADU reposition proposal, requiring removal of the senescent pine tree and small oak saplings. Notice the numerous pine saplings.

Figure No. 3: Site of southwest ADU reposition proposal, requiring removal of small and large oak saplings.

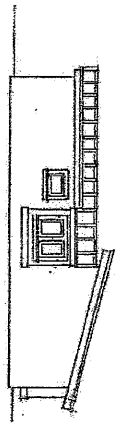

EX BFD
EX ASPHALT
NORTH


EX SFD
140.68' PL
CAL AH
20' EX DRIVE
HATTON RD
CONS PARKS
EX ASPHALT
EX SFD
EX PATIO
50' ACC SB
NEW ADU
241.42' PL
6' FENCE TYP

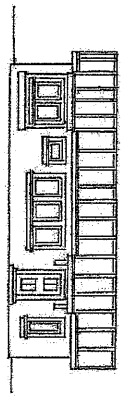
EX. SFD



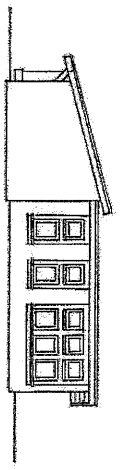
EAST



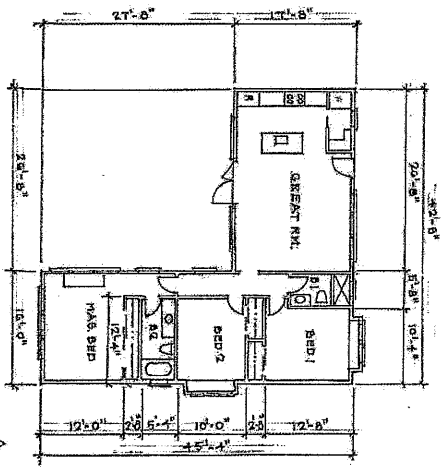
NORTH



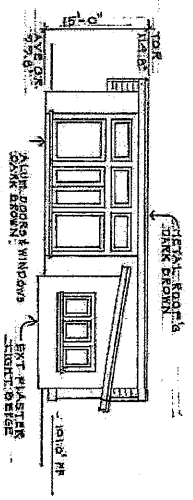
WEST



PLAN



SOUTH



A-2	25745 HATTON RD CARMEL, CA, 93923 APN: 009-251-010	GLENN E WARNER ARCHITECT 07162 PALO COLORADO RD, CARMEL, CA MAIL: P.O. BOX 22611, CARMEL, CA, 93922 (831) 625-2502

A-1 SITE
A-2 PLAN & ELEV'S

INDEX | C

OWNER: MAY NAGAFUJI
(831) 521-8692

PROJECT & OWNER ADDRESS:
25745 HATTON RD
CARMEL, CA., 93923

APN: 009-251-010

PROJECT SUMMARY:
NEW 1200 ft, 2 BED ADU.

DEC: R-3, U

AREA:
SITE ——— 33,435
EX SFD ——— 3906
NEW ADU ——— 1200

ZON'G: MDR-D (CE)

LOT COVERAGE / FAR:
5168/33435 = 15.5% (25% ALL)

GRAD'G: 10 YD 5 EXPORT (FOOTGS)

TREE REMOVAL —— 0

PARK'G: 2 COVER, 2 OPEN (3 REQ)

WATER: CAL AM

SEWER: CARMEL WASTE WATER DISTRICT

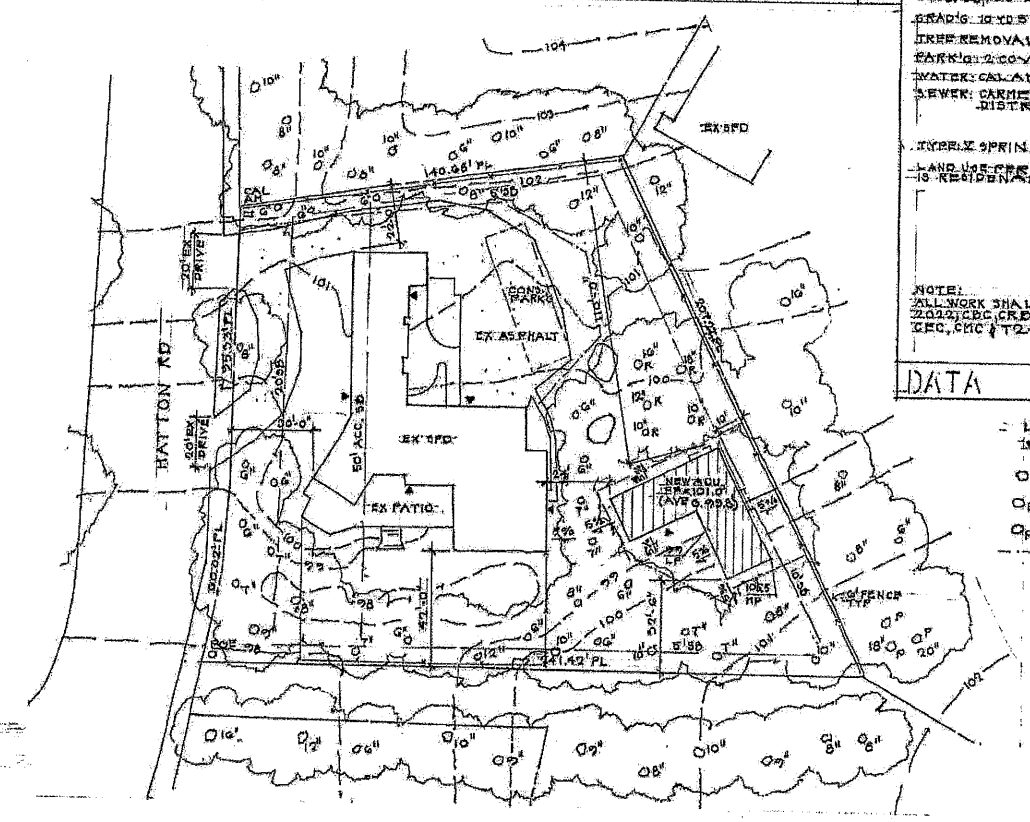
TYPE: V SPRINKLER

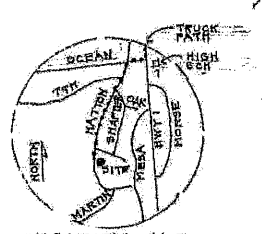
LAND USE PER GENERAL PLAN IS RESIDENTIAL

NOTE:
ALL WORK SHALL CONFORM TO 2022, CBC, CRC, CGBC, CFC, CPC CEC, CMC & T24

DATA | B

LEGEND:
HOODED 25 WATT MAX LIGHTS
OAK TREE
REDWOOD
PINE
TEMP FENCE





VICINITY MAP

SITE | 1/20" = 1'-0" | A

NORTH

GLENN E WARNER ARCHITECT
31152 PALO COLORADO RD, CARMEL, CA.
MAILING: PO BOX 22811, CARMEL, CA, 93922
(831) 625-2862

25745 HATTON RD
CARMEL, CA., 93923
APN: 009-251-010

A-1

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