Exhibit C

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Forest Management Plan
for the
Jack Rabbit Ranch (Knoop) Property
Project – Driveway Phase

July 2025

Prepared for

Mike and Michelle Knoop
C/O Studio Schicketanz
PO Box 2704
Carmel, CA 93921

Prepared by

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ATTACHMENTS

1. SUMMARY

Denise Duffy & Associates, Inc. (DD&A) is contracted by the landowners (Mike and Michelle Knoop) and Studio Schicketanz, to provide arboricultural consulting services for the Jack Rabbit Ranch (Knoop) Property Project – Driveway Phase (project or proposed project), located at 120 Country Club Heights in the Carmel Valley area of unincorporated Monterey County (County), California. The project is located on County Assessor Parcel Numbers (APN) 187-021-042-000, 187-021-028-000, and 187-021-013-000.

Tree removal within the project site is subject to the jurisdiction of Monterey County Code of Ordinances (County Code) and the Carmel Valley Master Plan (CVMP). To determine potential project impacts to trees, DD&A conducted a tree assessment within the project site on February 22, 2023, May 16, 2025, and most recently on June 26, 2025 (**Attachment A**). This Forest Management Plan (FMP) documents the results of the tree inventories and recommends measures to avoid, minimize, or mitigate potential adverse impacts of tree removal. This report is consistent with the 2020 Tree Resource Assessment completed for the project (Ono, 2020; **Attachment B**).

2. METHODS

2.1 Limitations

It is not the intent of this report to provide a monetary valuation of the trees or provide risk assessment for any tree on this parcel, as any tree can fail at any time. The inspection of these trees consisted solely of a visual inspection from the ground. While more thorough techniques are available for inspection and evaluation, they were neither requested nor considered necessary or appropriate at this time. No clinical diagnosis was performed on any pest or pathogen that may or may not be present within the site. In addition to an inspection of the property, DD&A relied on information provided by Studio Schicketanz (e.g., survey boundaries, property boundaries, project description) to prepare this report, and must reasonably rely on the accuracy of the information provided. Trees can be managed but not controlled. To live near trees, regardless of their condition, is to accept some degree of risk. The only way to eliminate all risks associated with trees is to eliminate all trees. DD&A shall not be responsible for another's means, methods, techniques, schedules, or procedures, or for contractor safety or any other related programs, or for another's failure to complete work in accordance with approved plans and specifications.

2.2 Regulatory Setting

2.2.1 County of Monterey Code of Ordinances

Monterey County Code Section 16.60 (Preservation of Oaks and Other Protected Trees) requires a tree removal permit from the County to remove, cut down, or trim more than one-third of the green foliage of any protected tree within County limits. Removal of more than three protected trees on a lot in a one-year period requires an FMP and approval of a Use Permit by the County. In accordance with the County Code Section 16.60.030, protected trees within the Carmel Valley Master Plan Area include oaks, madrones, and redwoods six inches or more in diameter two feet above ground level. Landmark trees are defined as oak 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.

2.2.2 Carmel Valley Master Plan

CV-3.11. The County shall discourage the removal of healthy native oak and madrone and redwood trees in the Carmel Valley Master Plan Area. A permit shall be required for the removal of any of these trees with a trunk diameter in excess of six inches, measured two feet above ground level. Where feasible, trees removed will be replaced by nursery-grown trees of the same species and not less than one gallon in size.

A minimum fine, equivalent to the retail value of the wood removed, shall be imposed for each violation. In the case of emergency caused by the hazardous or dangerous condition of a tree and requiring immediate action for the safety of life or property, a tree may be removed without the above permit, provided the County is notified of the action within ten working days. Exemptions to the above permit requirement shall include tree removal by public utilities, as specified in the California Public Utility Commission's General Order 95, and by governmental agencies.

2.2.3 California Fish and Game Code

Section 3503 of the California Fish and Game Code states that it is "unlawful to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto." Section 3503.5 prohibits the killing, possession, or destruction of any birds in the orders Falconiformes or Strigiformes (birds of prey). Section 3511 prohibits take or possession of fully protected birds. Section 3513 prohibits the take or possession of any migratory nongame birds designated under the federal Migratory Bird Treaty Act. Section 3800 prohibits take of nongame birds.

2.3 Survey Methods

DD&A ISA Certified/Tree Risk Assessment Qualified (TRAQ) Arborist Patric Krabacher conducted an inventory of all trees in and within 15 feet of the project's development envelope on February 22, 2023, May 16, 2025, and most recently on June 26, 2025. Trees were inventoried in accordance with the following protocol:

- All trees 6" in diameter at breast height (DBH) or greater were documented.
- DBH was recorded two feet above ground or, for multi-stemmed trees, at the most representable location.
- Multi-stemmed trees were recorded as one tree if the root crown (the point where the trunk meets natural grade) was contiguous. Multi-stemmed tree DBH was calculated by taking the square root of the squared sum of all stems measured ($\sqrt{[\text{Stem 1 DBH}^2 + \text{Stem 2 DBH}^2 + \text{Stem 3 DBH}^2 ...]}$). This equation returns the diameter at the base of the tree (Chojnacky, 1999).
- Tree dripline (tree protection zone or TPZ) was determined by six (6) times the DBH in young or semi mature trees, eight (8) times the DBH in mature trees, and twelve times the DBH in over mature trees in accordance with American National Standards Institute (ANSI) A300 Part 8 & Part 5 (ANSI, 2023).
- Critical root zone (CRZ) was determined by three (3) times the DBH in accordance with ANSI A300 Part 8 & Part 5 (ANSI, 2023).
- Species, size, hazard conditions, and photographs were recorded for each tree.

Tree health data gathered was based on the following definitions:

- *Good*. Tree is healthy and vigorous as indicated by color of foliage and density, has no apparent signs of insect, disease, structural defects or mechanical injury. Tree has good form and structure.
- *Fair*. Tree is in average condition and vigor for the area, but may show minor insect, disease, or physiological problems. Trees rated as Fair may be improved with correctional pruning.
- *Poor*. Tree is in a general state of decline and may show severe structural or mechanical defects which may lead to failure, and may have insect or disease damage, but is not dead.
- *Dead/Snags.* Dead standing trees.

3. RESULTS

DD&A inventoried 34 trees[1] within the survey area (**Attachment A**). Trees observed and documented include 31 coast live oaks (*Quercus agrifolia*), one (1) western sycamore (*Platanus racemosa*), one (1) bay laurel (*Umbellularia californica*), and one (1) California buckeye (*Aesculus californica*). These results include additional trees not inventoried in the 2020 Tree Resource Assessment (**Attachment B**) and five (5) trees that were previously included in a tree removal permit that is currently under review (**Attachment C**); these include tree tag #2, #13, #15, #34, and #36.

Most of the trees within the survey are in fair condition (**Attachment A**). However, tree #5 is in poor condition and is showing signs of decay with the presence of fungal conks, and tree #14 failed from a storm last winter (winter 2024/2025). Trees in fair condition are in average vigor for the area but are showing signs of California oakworm, Phytophthora root and crown rot, or poor trimming techniques (topping) to clear overhead powerlines. No symptoms of sudden oak death were observed.

3.1 Site Conditions

The project site is located in a low density rural residential area on an undeveloped parcel. The existing gravel driveway consists of ruderal habitat with little to no vegetation. The driveway is surrounded by scrub, coast live oak woodland, and non-native grassland habitats. Dominant plant species in adjacent areas include black sage (*Salvia mellifera*), coyote brush (*Baccharis pilularis*), coast live oak, and non-native annual grass species such as slender wild oat (*Avena barbata*) and ripgut brome (*Bromus diandrus*). A small ephemeral drainage is located parallel to a portion of the driveway and contains surface water only immediately following rain events.

The Monterey County Soil Survey (USDA, 1978) identifies three map units within the evaluation area. All three soil types exhibit moderately rapid permeability, rapid or very rapid runoff, and high or very high erosion hazard. Vista Course Sandy Loam is a steep to very steep well drained soil occurring on ridges. Roots can penetrate to a depth of 20 to 36 inches and the available water capacity is about two to five inches. Cieneba fine gravelly sandy loam consist of excessively drained soils on mountains. Roots penetrate to a depth of 7 to 18 inches and the available water capacity is one to two inches. Sheridan coarse sandy loam is a well-drained soil that occupies steep and very steep hills and mountains. Roots penetrate to a depth of 20 to 40 inches and the available water capacity is three to six inches.

4. DISCUSSION AND FOREST MANAGEMENT PLAN

Six (6) coast live oak trees, including four (4) landmark oak trees, were documented within or immediately adjacent to the project's grading limits and would require removal to facilitate construction of the project **(Attachment A** and **Attachment D**). One (1) of the proposed tree removals (#5) is in poor condition and is showing signs of decay with the presence of fungal conks, while the remaining five (5) trees (#1, #3, #4, #6, and #8) are in fair condition. All other trees should be protected in place throughout construction with the implementation of Best Management Practices (BMPs) provided in **Attachment E**.

In accordance with Monterey County Code Section 16.60, a tree removal permit is required for removal of the six (6) coast live oak trees. In addition, because the project would result in the removal of more than three (3) protected trees in one calendar year, an FMP is required prior to the removal of the protected oak trees. All requirements of an FMP are outlined in this report. Lastly, tree #14 (24" landmark oak tree) failed from a winter 2024/2025 storm between the previous site visits in 2023 and the most recent site visits in 2025. This tree is recommended for retroactive replacement outlined below.

[1] Five (5) trees were previously included in a tree removal permit that was submitted to the County, these trees are presented in **Attachment A** and included in **Attachment C** for reference/consistency.

4.1 Short Term Effects

Short-term site effects are confined to the construction envelope plus an approximately 15 foot buffer. Trees to be protected in place should be trimmed out of construction impacts to improve health of trees and avoid collisions with equipment. The pruning of trees may have a short term effects, including a reduction of growth and potential limb dieback.

4.2 Long Terms Effects

No significant long-term effects on the oak woodland are anticipated because the project proposes to enhance an existing fire road. Wildlife impacts could occur if tree removal initiates during the nesting bird season (approximately February 1 through September 15). The greatest attempt has been made to identify for removal those trees likely to experience decline. Evaluation of the potential for adverse environmental impacts due to tree removals can be found in **Attachment B**.

5. RECOMMENDATIONS

It is recommended that trees which are not proposed for removal are protected prior to and during all construction related activities in accordance with the recommended BMPs identified in **Attachment E**. Tree removal must conform to any requirements identified in the tree removal permit. The following additional mitigation measures are recommended to satisfy the County's tree replacement requirements to avoid or minimize potential impacts to birds protected under the California Fish and Game Code:

1. Tree removal shall be timed to avoid the breeding and nesting season for raptors and other protected avian species to the extent feasible. If tree removal must occur during the avian breeding and nesting season (approximately February 1 through September 15), a survey for nesting birds shall be conducted no more than 15 days prior to removal of trees. If nesting birds are identified during the survey, an appropriate buffer shall be imposed by a qualified biologist which no work or disturbance will take place. A qualified biologist shall be on-site during work re-initiation in the vicinity of the nest offset to ensure that the buffer is adequate and that the nest is not stressed and/or abandoned. No work shall proceed in the vicinity of an active nest until such time as all young are fledged, or until after September 16, when young are assumed fledged.

2. If additional removals are determined necessary, the applicant shall immediately contact County RMA-Planning to determine whether additional permits or modifications of the project are required.

3. The County requires a 2:1 replacement ratio for removal of protected trees measuring 24" or larger DBH and a 1:1 ratio replacement ratio for removal of protected trees measuring less than 24" DBH, unless replacement at these ratios would overcrowd the forest. Four (4) protected oak trees proposed for removal are greater than 24" DBH and therefore require a 2:1 replacement ratio. The remaining tree (1) would require a 1:1 replacement ratio. Therefore, nine (9) trees would need to be planted on-site following construction to achieve the County's replacement requirements.

   Replacement plantings shall be 15 five-gallon coast live oaks sourced from a local nursery in locations with the greatest openings to minimize competition and maximum sunlight. (If 15-gallon oaks are unavailable, smaller sizes may be substituted.) The spacing between trees shall be at least eight (8) feet. Watering for establishment within the first two (2) months shall be at least once (1) per week, then every two (2) weeks during the late spring, summer, and fall for two (2) years.

4. Following construction and installation of replacement plantings, replacement plantings and trees whose CRZ was within the areas impacted by construction shall be monitored annually by a qualified arborist for a period of no less than five (5) years. If any noticeable decline in the health of any tree is observed, additional trees shall be planted onsite at a 1:1 ratio in a suitable location as determined by a qualified arborist or forester.

If you have any comments or questions about this report, please contact Patric Krabacher at pkrabacher@ddaplanning.com or (831) 373-4341 ext. 29.

6. REFERENCES

American National Standards Institute (ANSI). 2023. American National Standard for Tree Care Operations Part 8 & Part 5.

Chojnacky, D., C. 1999. Converting Tree Diameter Measured at Root Collar to Diameter at Beast Height.

Ono, F. 2020. Tree Resource Assessment for 120 Country Club Heights. Prepared for Mike Knoop & Michelle Wright c/o Studio Schicketanz. September 29, 2020

ATTACHMENT A

Tree Survey Results/Tree Table

Tree ID Number	Species	Common	Individual Stem DBH (in)	Total DBH (in)	Tree Protection Zone (ft)	Critical Root Zone (ft)	Health	Status	Landmark	Comments
1	Quercus agrifolia	Coast Live Oak	40	40	20	10	Fair	Remove	Yes	Greater than 50% of tree's root zone is within the grading limits. Tree is recommended for removal due to proposed impacts and age.
3	Quercus agrifolia	Coast Live Oak	29	29	15	7	Fair	Remove	Yes	Greater than 50% of tree's root zone is within the grading limits. Tree is recommended for removal due to proposed impacts and age.
4	Quercus agrifolia	Coast Live Oak	24	24	12	6	Fair	Remove	Yes	Greater than 50% of tree's root zone is within the grading limits. Tree is recommended for removal due to proposed impacts and age.
5	Quercus agrifolia	Coast Live Oak	14	14	7	4	Poor	Remove	No	Greater than 50% of tree's root zone is within the grading limits. Tree is recommended for removal due to proposed impacts and age.
6	Quercus agrifolia	Coast Live Oak	16	16	8	4	Fair	Remove	No	Greater than 50% of tree's root zone is within the grading limits. Tree is recommended for removal due to proposed impacts and age.
7	Quercus agrifolia	Coast Live Oak	26	26	13	7	Fair	Protect in Place	Yes	BMPs shall be implemented per Attachment E
8	Quercus agrifolia	Coast Live Oak	32	32	16	8	Fair	Remove	Yes	Greater than 50% of tree's root zone is within the grading limits. Tree is recommended for removal due to proposed impacts and age.
9	Platanus racemosa	Sycamore	43	43	22	11	Fair	Protect in Place	Yes	BMPs shall be implemented per Attachment E
10	Quercus agrifolia	Coast Live Oak	14	14	7	4	Fair	Protect in Place	No	BMPs shall be implemented per Attachment E
11	Quercus agrifolia	Coast Live Oak	8	8	4	2	Fair	Protect in Place	No	BMPs shall be implemented per Attachment E

Tree ID Number	Species	Common	Individual Stem DBH (in)					Total DBH (in)	Tree Protection Zone (ft)	Critical Root Zone (ft)	Health	Status	Landmark	Comments
14	Quercus agrifolia	Coast Live Oak	12	10				16	8	4	Fair	Removed	No	Tree failed in winter 2024/2025 storm
16	Quercus agrifolia	Coast Live Oak	7	12	12	36	17	44	22	11	Fair	Protect in Place	Yes	BMPs shall be implemented per Attachment E
17	Quercus agrifolia	Coast Live Oak	22					22	11	6	Fair	Protect in Place	No	BMPs shall be implemented per Attachment E
18	Quercus agrifolia	Coast Live Oak	12					12	6	3	Fair	Protect in Place	No	BMPs shall be implemented per Attachment E
19	Quercus agrifolia	Coast Live Oak	10					10	5	3	Fair	Protect in Place	No	BMPs shall be implemented per Attachment E
20	Quercus agrifolia	Coast Live Oak	12					12	6	3	Fair	Protect in Place	No	BMPs shall be implemented per Attachment E
21	Quercus agrifolia	Coast Live Oak	8					8	4	2	Fair	Protect in Place	No	BMPs shall be implemented per Attachment E
22	Quercus agrifolia	Coast Live Oak	14					14	7	4	Fair	Protect in Place	No	BMPs shall be implemented per Attachment E
25	Quercus agrifolia	Coast Live Oak	12	14	16	10		26	13	7	Fair	Protect in Place	Yes	BMPs shall be implemented per Attachment E
26	Umbellularia californica	Bay Laurel	9					9	5	2	Fair	Protect in Place	No	BMPs shall be implemented per Attachment E

Tree ID Number	Species	Common	Individual Stem DBH (in)		Total DBH (in)	Tree Protection Zone (ft)	Critical Root Zone (ft)	Health	Status	Landmark	Comments
27	Aesculus californica	California buckeye	14		14	7	4	Fair	Protect in Place	No	BMPs shall be implemented per Attachment E
28	Quercus agrifolia	Coast Live Oak	16		16	8	4	Fair	Protect in Place	No	BMPs shall be implemented per Attachment E
29	Quercus agrifolia	Coast Live Oak	15		15	8	4	Fair	Protect in Place	No	BMPs shall be implemented per Attachment E
30	Quercus agrifolia	Coast Live Oak	14		14	7	4	Fair	Protect in Place	No	BMPs shall be implemented per Attachment E
31	Quercus agrifolia	Coast Live Oak	18		18	9	5	Fair	Protect in Place	No	BMPs shall be implemented per Attachment E
32	Quercus agrifolia	Coast Live Oak	30	19	36	18	9	Fair	Protect in Place	Yes	BMPs shall be implemented per Attachment E
33	Quercus agrifolia	Coast Live Oak	17		17	9	4	Fair	Protect in Place	No	BMPs shall be implemented per Attachment E
35	Quercus agrifolia	Coast Live Oak	14		14	7	4	Fair	Protect in Place	No	BMPs shall be implemented per Attachment E

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ATTACHMENT B

2020 Tree Resource Assessment

Tree Resource Assessment
120 Country Club Heights
September 29, 2020

Prepared for:

Mike Knoop & Michelle Wright c/o Studio Schicketanz

Prepared by:

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

September 29, 2020

Owner:

Mike Knoop & Michelle Wright c/o Studio Schicketanz

Architect:

Studio Schicketanz
P.O. Box 2704
Carmel, CA 93921

Forester and Arborist

Frank Ono, Member SAF #48004, ISA Certified Arborist #536
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1213 Miles Ave
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SUMMARY

Development is proposed for this site requiring improvements to an existing road. The development includes widening the road to 12' where necessary, turnouts per fire department where required, installation of new road base, and installation of road gate. There are existing native trees, mostly coast live oak as well as some naturalized Eucalyptus and black acacia. Existing trees range from poor to fair health and condition. both structurally and in health. Construction cut and fill practices will be performed near several oak trees; at this time, it appears the project requires the removal of five Oak trees. A tree assessment/arborist report has been prepared that identifies and addresses the trees affected by the project and what effect the project may have on the existing tree resources, as well as a list of recommendations regarding adjacent trees on the project.

INTRODUCTION

This tree assessment/arborist report is prepared for Mike Knoop & Michelle Wright, the owners of the property located at 120 Country Club Heights, Carmel Valley CA by Frank Ono, Urban Forester and Certified Arborist (member Society of American Foresters #48004 and International Society of Arboriculture Certified Arborist #536) due to the proposed construction. The Carmel Valley Land Use Plan and Monterey County Zoning Ordinance Title 21 identify native Coast live oak trees as species requiring protection and special consideration for management.

ASSIGNMENT/SCOPE OF PROJECT

To ensure the protection of the tree resources on-site, the property owner, Mike Knoop & Michelle Wright, have requested an assessment of the trees in proximity to the proposed development driveway areas. The findings of the report are to be documented in an arborist report to work in conjunction with other conditions for approval of the building permit application. To accomplish this assignment, the following tasks have been completed;

- Evaluate health, structure, and preservation suitability for each tree within or adjacent (15 feet or less) to 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 to me by Studio Schicketanz.
- Create preservation specifications, as it relates to a Tree Location/Preservation 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 Studio Schicketanz dated August 3, 2020, by Whitson Engineers to assess effects from potential construction to trees within or adjacent to construction activities for the driveway improvements. Only the grading and erosion details discussed in this report relate to tree health. It is not the intent of this report to be a monetary valuation of the trees or provide a risk assessment for any tree on this parcel, as any tree can fail at any time. No clinical diagnosis was performed on any pest or pathogen that may or may not be present. In addition to an inspection of the property, F.O. Consulting relied on information provided in the preparation of this report (such as surveys, property boundaries, and property ownership) and must reasonably rely on the accuracy of the information provided. F.O. Consulting shall not be responsible for another's means, methods, techniques, schedules, sequence, or procedures, or for contractor safety or any other related programs; or another's failure to complete the work following the plans and specifications.

PURPOSE AND GOAL

This Tree Resource Assessment/Arborist report is prepared for this parcel due to proposed construction activities located at 120 Country Club Heights, Carmel Valley. The purpose of the assessment is to determine what trees will be affected by the proposed project. Oak trees are considered protected trees as defined by the County of Monterey, Title 21 Monterey County Zoning Ordinance unless otherwise proven to be an introduced or planted species.

The goal of this report is to protect and maintain the Carmel Valley forested resources through the adherence of development standards, which allow the protection, and maintenance of its forest resources. Furthermore, it is the intended goal of this report to aid in planning to offset any potential effects of the proposed development on the property while encouraging forest stability and sustainability, perpetuating the forested character of the property and the immediate vicinity.

SITE DESCRIPTION

1) Assessor's Parcel Number: 187-021-040 & 187-021-041.

2) Location: 120 Country Club Heights.

3) Parcel size: 262.7 ACRES.

4) Existing Land Use: The parcel is zoned RDR/10-D-S-RAZ & PG-40-VS.

5) Slope: The parcel ranges from mild to steep-sloped. Slopes range from 5% to over 25%.

6) Soils: The parcel is dissected by several draws in the hillside and is located on soils classified by the Natural Resource Conservation Service as "Cineba fine gravely loam", "Vista coarse sandy loam", and "Sheridan coarse sandy loam" soils. Cineba is a somewhat excessively drained soil about 14 inches deep. Paralithic bedrock can be generally found at a depth of 11-inches. Runoff is medium and the erosion hazard is low. Vista is a well-drained soil about 25-inches deep. Paralithic bedrock can be generally found at a depth of 25-inches. Runoff is medium and the erosion hazard is low. Sheridan is a well-drained soil about 40-inches deep. Paralithic bedrock can be generally found at a depth of 39-inches. Runoff is medium and the erosion hazard is low.

7) Vegetation: The vegetation on site is composed primarily of a few native Coast live oaks and related understory, the top of the hill where the proposed home will be constructed is comprised of grassland with scattered red gum trees (*Eucalyptus spp.*) in the higher elevations, then with oak woodland in the lower more protected ravines along the roadway. Typical plants observed consist of coastal scrub to include Ceanothus, Toyon, Chemise, and Artemisia. Several large Sycamores were also observed.

8) Forest Condition and Health: The stand of trees and health are evaluated with the use of the residual trees combined with surrounding adjacent trees as a complete stand. It is an open oak savanna type of forest. The site has been previously developed in the form of a road leading to a cellular site with overhead electrical conductors following the road as well. The existing trees range in poor to fair condition with a high number of trees exhibiting exposed roots and trees topped for electrical clearance. The major disease observed was Oak wilt (*Diplodia quercina*) and Oak anthracnose (*Discula umbrinella*). The diseases are widespread but a natural occurrence that should not be fatal to the trees.

BACKGROUND

The assessment focuses on the incorporation of the preliminary location of site improvements coupled with consideration for the general goals of the site improvement desired of the landowner. Proposed improvements assessed included preserving trees to the greatest extent feasible, maintaining the viewshed, and general aesthetic quality of the area while complying with Monterey County Codes. The study of individual trees determined treatments necessary to complete the project and meet the goals of the landowner. Trees within and immediately adjacent proposed development areas were located, measured, inspected, flagged, 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 developed in the sense there is an existing dirt road leading to a cellular site. Tree count is estimated to be over 200+ trees of varying diameters on the site.
- Thirteen trees along the roadway prism were studied that could be impacted by the required grading. Out of the thirteen trees, five (5) trees are identified and proposed for removal with the current road design.
    - Tree #1 is a 40” diameter Coast live oak in poor condition. The tree has been topped for utility clearance and has fungal
    - Tree #2 is a 16” diameter Coast live Oak in poor condition. This tree has decay within its stem and is located within the road prism where there is a tight turn to be improved.
    - Tree #4 is a 24” diameter coast live oak that along the roadway prism that will be potentially affected because of grading and damage to its roots. It is adjacent to tree #3 which is further downslope that will not be affected.
    - Tree #5 is a 16” diameter tree in poor condition that has been continually topped for line clearance and has a significant amount of soil mounded at its base.
    - Tree #13 is a 24” diameter Tree also in poor condition. It will be impacted by the inclusion of a retaining wall for the roadway. This tree is seriously decaying as evidenced with fungal conks emerging on its trunk.
- Tree #8 is also along the roadway prism; however, it is my understanding the road could be narrowed to accommodate the tree, therefore at this time is to be retained.
- The remaining tees are mostly in fair or better condition along the roadway and will not be affected by the proposed construction. They may need some minor incidental pruning for clearance

CONCLUSION/PROJECT ASSESSMENT

This proposal to build improve the existing access driveway is planned to maintain the existing forested environment, allowing the oak woodland to continue to exist and regenerate over time. Between the two properties, over 25% of the site is covered with over two hundred oaks. Five trees (which is 2.5% or less) are proposed for removal to safely construct the roadway improvements. All remaining trees are expected to survive when properly protected and monitored. The remainder of the property contains tree cover, which will remain undisturbed.

Short Term Effects

Site disturbance will occur during construction. Short-term site effects are confined to the construction envelope and immediate surroundings some trees may be trimmed and root systems are reduced. The pruning of tree crowns above 30% and the reduction of root area may have a short term effect on those trees treated, including a reduction of growth and potential limb dieback.

Long Term Effects

No significant long-term effects on the forest ecosystem are anticipated as this is already a developed graded road. The project as proposed is not likely to significantly reduce the availability of wildlife habitat over the long term. Whenever construction activities take place near trees, there is the potential for those trees to experience a decline in the long term as well. The greatest attempt has been made to identify for removal those trees likely to experience decline.

Evaluation of the potential for adverse environmental impacts due to tree removals are in the following subject areas:

Soil Erosion: The potential is moderate. Slopes, where construction and grading are to occur, is on previously graded terrain, appropriate erosion control measures will apply to address potential impacts.

Water Quality: Tree removal at this site is unlikely to generate harmful substances that could be detrimental to the plant, animal, or human environment.

Ecological Impacts: Negligible potential. No significant change in land use is proposed in this already semi-developed rural/residential area. Outside of the developed area, the remaining native trees on the property will be retained.

Noise Pollution: Not a significant factor. The roadway traverses on an existing path nestled out of sight and earshot from main roadways.

Air Movement: Removal of trees will have little or no effect on the movement of air in this vicinity. The trees that will be removed are a fragmented portion of a stand and not part of the larger contiguous stand of Oaks.

Wildlife Habitat: Negligible impact as the site is on an existing developed access roadway, which has conditioned wildlife use in the area.

RECOMMENDATIONS

Tree Removal

The following chart is of impacted trees to be removed

ID#	Diameter	Species	Health	Structure	Remove	Comments
1	40	Coast Live Oak	Poor	Poor	x	Headed, Topped, fungus
2	16	Coast Live Oak	Fair	Poor	x	Decayed stem, in road prism
4	24	Coast Live Oak	Fair	Fair	x	Exposed roots
5	16	Coast Live Oak	Fair	Poor	x	Topped, Headed
13	24	Coast Live Oak	Poor	Poor	x	Decay in the stem, fungal conks

Tree Pruning

It is to be understood that the pruning of retained trees may be expected for this site, especially near roadway construction areas. Pruning will include trees with deadwood, minor structural defects or disease that must be compensated, and possibly vehicle or pedestrian clearance. Trees should be monitored on occasion for health and vigor after pruning. Should the health and vigor of any tree decline it will be treated as appropriately recommended by a certified arborist or qualified forester. Following construction, a qualified 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.

Tree Protection

Before the commencement of construction activities:

- Trees located adjacent to construction areas shall be protected from damage by construction equipment by the use of temporary fencing and through wrapping of trunks with protective materials.
- Fencing shall consist of chain link, snowdrift, plastic mesh, hay bales, or field fence.
- Fencing must not be to be attached to the tree. It shall be free-standing or self-supporting so as not to damage trees. Fencing shall be rigidly supported and shall stand a minimum of a height of four feet above grade.
- Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, and/or dumping of materials should not be allowed adjacent to trees on the property especially within fenced areas.
- Fenced areas and the trunk protection materials must remain in place during the entire construction period.

During grading and excavation activities:

- All trenching, grading or any other digging or soil removal that is expected to encounter tree roots will be monitored by a qualified arborist or forester to ensure against drilling or cutting into or through major roots.
- The project arborist should be on-site during excavation activities to direct any minor field adjustments that may be needed.
- Trenching for the retaining wall and driveway located adjacent to any tree should be

done by hand where practical and any roots greater than 2-inches diameter should be bridged or pruned appropriately.

- Any roots that must be cut should be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock-saw, narrow trencher with sharp blades, or other approved root pruning equipment.
- Any roots damaged during grading or excavation should be exposed to sound tissue and cut cleanly with a saw.

If at any time potentially significant roots are discovered:

- The arborist/forester will be authorized to halt excavation until appropriate mitigation measures are formulated and implemented.
- If significant roots are identified that must be removed that will destabilize or negatively affects the target trees, 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..

Best Management Practices to Observe (BMP)

The following best management practices must be adhered to:

A) Tree Service Contractors will verify animal or bird nesting before tree work. If the nesting activity of migratory birds is found, work must stop and a wildlife biologist consulted before commencing work (the typical bird nesting season ranges from February 22 to August 1).
B) Do not deposit any fill around trees, which may compact soils and alter water and air relationships. Avoid depositing fill, parking equipment, or staging construction materials near existing trees. Covering and compacting soil around trees can alter water and air relationships with the roots. Fill placed within the drip line may encourage the development of oak root fungus (Armillaria mellea). As necessary, trees may be protected by boards, fencing, or other materials to delineate protection zones.
C) Pruning shall be conducted so as not to unnecessarily injure the tree. General-Principals of pruning include placing cuts immediately beyond the branch collar, making clean cuts by scoring the underside of the branch first, and for live oak, avoiding the period from February through May.
D) Native live trees are not adapted to summer watering and may develop crown or root rot as a result. Do not regularly irrigate within the drip line of oaks. Native, locally adapted, drought-resistant species are the most compatible with this goal.
E) Root cutting should occur outside of the springtime. Late June and July would likely be the best. Pruning of the live crown should not occur February through May.
F) Tree material greater than 3 inches in diameter remaining on-site more than one month that is not cut and split into firewood must be covered with thick clear plastic that is dug in securely around the pile to discourage infestation and dispersion of bark beetles.
G) A mulch layer up to approximately 4 inches deep should be applied to the ground under selected trees following construction. Only 1 to 2 inches of mulch should be applied within 1 to 2 feet of the trunk, and under no circumstances should any soil or mulch be placed against the root crown (base) of trees. The best source of mulch

would be from chipped material generated on-site.

H) If trees along near the development are visibly declining in vigor, a Professional Forester or Certified Arborist should be contacted to inspect the site to recommend a course of action.

Report Prepared By:

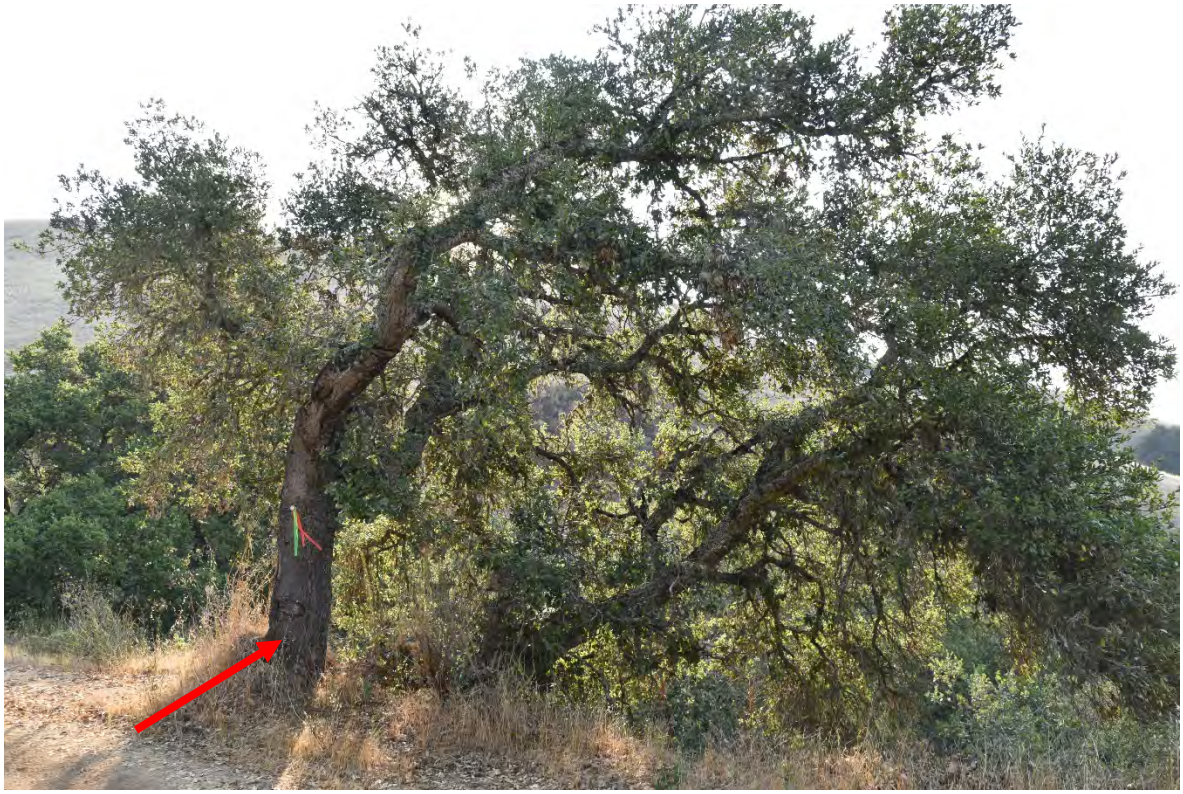
Frank Ono, SAF Forester #48004 and ISA Certified Arborist #536 September 29, 2020 Date

PHOTOGRAPHS

Tree #1

Tree #2

Trees #’s 3 with #4 behind



Tree #5

Tree #13

Fingal conks on stem

ATTACHMENT C

Arborist Report and Tree Assessment
for the
Jack Rabbit Ranch (Knoop) Property
Project – Driveway Phase
June 2025

Arborist Report and Tree Assessment for the Jack Rabbit Ranch (Knoop) Property Project – Driveway Phase

June 2025

Prepared for

Mike and Michelle Knoop
C/O Studio Schicketanz
PO Box 2704
Carmel, CA 93921

Prepared by

Denise Duffy and Associates, Inc
Patric Krabacher, ISA Certified Arborist 11759
TRAQ Certified / Registered Consulting Arborist #887
947 Cass Street, Suite 5
Monterey, California 93940

TABLE OF CONTENTS

ATTACHMENTS

1. SUMMARY

Denise Duffy & Associates, Inc. (DD&A) is contracted by the landowners (Mike and Michelle Knoop) and Studio Schicketanz, to provide arboricultural consulting services for the Jack Rabbit Ranch (Knoop) Property Project – Driveway Phase (project or proposed project), located at 120 Country Club Heights in the Carmel Valley area of unincorporated Monterey County (County), California. The project is located on County Assessor Parcel Numbers(APN) 187-021-040, 187-021-041, 187-021-028, and 187-021-013.

Tree removal within the project site is subject to the jurisdiction of Monterey County Code of Ordinances (County Code) and the Carmel Valley Master Plan (CVMP). To evaluate concern for trees that are potentially hazardous and determine potential project impacts to trees, DD&A conducted a tree assessment within the project site on February 22, 2023, May 16, 2025, and most recently on June 26, 2025. This Tree Assessment and Arborist Report (Assessment) documents the results of the site visits and recommends measures to avoid, minimize, or mitigate potential adverse impacts of tree removal.

2. METHODS

2.1 Limitations

It is not the intent of this report to provide a monetary valuation of the trees or provide risk assessment for any tree on this parcel, as any tree can fail at any time. The inspection of these trees consisted solely of a visual inspection from the ground. While more thorough techniques are available for inspection and evaluation, they were neither requested nor considered necessary or appropriate at this time. No clinical diagnosis was performed on any pest or pathogen that may or may not be present within the site. In addition to an inspection of the property, DD&A relied on information provided by Studio Schicketanz (e.g., survey boundaries, property boundaries, project description) to prepare this report, and must reasonably rely on the accuracy of the information provided. Trees can be managed but not controlled. To live near trees, regardless of their condition, is to accept some degree of risk. The only way to eliminate all risks associated with trees is to eliminate all trees. DD&A shall not be responsible for another's means, methods, techniques, schedules, or procedures, or for contractor safety or any other related programs, or for another's failure to complete work in accordance with approved plans and specifications.

2.2 Regulatory Setting

2.2.1 County of Monterey Code of Ordinances

Monterey County Code Section 16.60 (Preservation of Oaks and Other Protected Trees) requires a tree removal permit from the County to remove, cut down, or trim more than one-third of the green foliage of any protected tree within County limits. Removal of more than three protected trees on a lot in a one-year period requires an FMP and approval of a Use Permit by the County. In accordance with the County Code Section 16.60.030, protected trees within the Carmel Valley Master Plan Area include oaks, madrones, and redwoods six inches or more in diameter two feet above ground level. Landmark trees are defined as oak 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.

2.2.2 Carmel Valley Master Plan

CV-3.11. The County shall discourage the removal of healthy native oak and madrone and redwood trees in the Carmel Valley Master Plan Area. A permit shall be required for the removal of any of these trees with a trunk diameter in excess of six inches, measured two feet above ground level. Where feasible, trees removed will be replaced by nursery-grown trees of the same species and not less than one gallon in size. A minimum fine, equivalent to the retail value of the wood removed, shall be imposed for each violation. In the case of emergency caused by the hazardous or dangerous condition of a tree and requiring immediate

action for the safety of life or property, a tree may be removed without the above permit, provided the County is notified of the action within ten working days. Exemptions to the above permit requirement shall include tree removal by public utilities, as specified in the California Public Utility Commission's General Order 95, and by governmental agencies.

2.2.3 California Fish and Game Code

Section 3503 of the California Fish and Game Code states that it is "unlawful to take, possess, or destroy the nest or eggs of any such bird except as otherwise provided by this code or any regulation adopted pursuant thereto." Section 3503.5 prohibits the killing, possession, or destruction of any birds in the orders Falconiformes or Strigiformes (birds of prey). Section 3511 prohibits take or possession of fully protected birds. Section 3513 prohibits the take or possession of any migratory nongame birds designated under the federal Migratory Bird Treaty Act. Section 3800 prohibits take of nongame birds.

2.3 Survey Methods

DD&A ISA Certified/Tree Risk Assessment Qualified (TRAQ) Arborist Patric Krabacher conducted a tree assessment of all trees within 15 feet of the project's development envelope on February 22, 2023, May 16, 2025, and most recently on June 26, 2025, with a focus on which trees are required to come out immediately due to project design or hazard rating. Trees were inventoried in accordance with the following protocol:

- All trees 6" diameter at breast height (DBH) or greater were documented.
- DBH was recorded two feet above ground or, for multi-stemmed trees, at the most representable location.
- Multi-stemmed trees were recorded as one tree if the root crown (the point where the trunk meets natural grade) was contiguous. Multi-stemmed tree DBH was calculated by taking the square root of the squared sum of all stems measured ($\sqrt{[\text{Stem 1 DBH}^2 + \text{Stem 2 DBH}^2 + \text{Stem 3 DBH}^2 ...]}$). This equation returns the diameter at the base of the tree (Chojnacky, 1999).
- Tree dripline (tree protection zone or TPZ) was determined by six (6) times the DBH in young or semi mature trees, eight (8) times the DBH in mature trees, and twelve times the DBH in over mature trees in accordance with American National Standards Institute (ANSI) A300 Part 8 & Part 5 (ANSI, 2023).
- Critical root zone (CRZ) was determined by three (3) times the DBH in accordance with American National Standards Institute (ANSI) A300 Part 8 & Part 5 (ANSI, 2023).
- Species, size, hazard conditions, and photographs were recorded for each tree.
- ISA Tree Hazard Evaluation Form was also prepared for each tree.

Tree health data gathered was based on the following definitions:

- *Good.* Tree is healthy and vigorous as indicated by color of foliage and density, has no apparent signs of insect, disease, structural defects or mechanical injury. Tree has good form and structure.
- *Fair.* Tree is in average condition and vigor for the area, but may show minor insect, disease, or physiological problems. Trees rated as Fair may be improved with correctional pruning.
- *Poor.* Tree is in a general state of decline and may show severe structural or mechanical defects which may lead to failure, and may have insect or disease damage, but is not dead.
- *Dead/Snags.* Dead standing trees.

3. RESULTS

DD&A inventoried five (5) trees within the survey area (**Attachment B**) that are recommended for removal to construct retaining walls associated with the driveway phase of the project. Trees observed and documented included five (5) coast live oaks (*Quercus agrifolia*). Three (3) of the five (5) were determined

to be hazardous (rating of 9 or more per County code), these include trees #13, #15, and #34. The remaining two (2) trees are located within the grading limits to construct retaining walls for the driveway. Results from the tree survey can be found below in **Table 1**.

Table 1. Tree Survey Results

TREE ID	SPECIES	COMMON	DBH (IN)	TREE PROTECTION ZONE (FT)	CRITICAL ROOT ZONE (FT)	HEALTH	STATUS	LANDMARK	HAZARD
2	Quercus Agrifolia	Coast Live Oak	16	8	4	Poor	Remove	No	No
13	Quercus Agrifolia	Coast Live Oak	24	12	6	Poor	Remove	Yes	Yes
15	Quercus Agrifolia	Coast Live Oak	30	15	8	Poor	Remove	Yes	Yes
34	Quercus Agrifolia	Coast Live Oak	24	12	6	Poor	Remove	Yes	Yes
36	Quercus Agrifolia	Coast Live Oak	48	16	8	Poor	Remove	Yes	No

All of the trees surveyed are in poor condition (**Attachment B**) and are showing signs of decay with the presence of fungal conks, signs of California oakworm, Phytophthora root and crown rot, poor trimming techniques (topping) to clear overhead powerlines, or have been determined as hazardous (**Attachment B**) to the existing road. No symptoms of sudden oak death were observed.

3.1 Hazard Trees

Trees #13, #15, and #34 were determined to be hazardous with a rating of 10 on all three (3) trees[1]. This conclusion was mainly determined due to the uphill road cut currently eroding and undermining the tree's root systems (**Attachment B**), causing the roots to be exposed. In time, these three (3) trees will fail due to erosion alone. In addition to the erosion factor, these trees are in a state of decline with the presence of decay and conks and are leaning towards the existing driveway. If just one of the three trees was to fail, it will prevent access to the residence as this is the only access to the residence. ISA Tree Hazard Evaluation Forms for each of these trees are included in **Appendix B**. Photographs are also included in **Appendix B**.

4. DISCUSSION

Aside from the three (3) trees determined to be hazardous, two (2) trees were documented within or immediately adjacent to the project's grading limits and would require removal to facilitate construction of the project (specifically the retaining walls, **Attachment A**). All five (5) trees are in poor condition and are showing signs of decay with the presence of fungal conks. All other trees would be protected in place at this point until the Forest Management Plan is approved with the implementation of Best Management Practices (BMPs) provided in **Attachment C**.

In accordance with Monterey County Code Section 16.60, a tree removal permit is required for removal of the three (3) coast live oak trees.

[1] Please note all three (3) trees have similar forms and hazard ratings because they all fall within the same category of having exposed roots that are being eroded.

5. RECOMMENDATIONS

It is recommended that all five (5) trees be removed and replaced. All other trees adjacent to the project that are not proposed for removal should be protected prior to and during all construction related activities in accordance with the recommended BMPs identified in **Attachment C**. Tree removal must conform to any requirements identified in the tree removal permit. The following additional mitigation measures are recommended to satisfy the County's tree replacement requirements to avoid or minimize potential impacts to birds protected under the California Fish and Game Code:

1. Tree removal shall be timed to avoid the breeding and nesting season for raptors and other protected avian species to the extent feasible. If tree removal must occur during the avian breeding and nesting season (approximately February 1 through September 15), a survey for nesting birds shall be conducted no more than 15 days prior to removal of trees. If nesting birds are identified during the survey, an appropriate buffer shall be imposed by a qualified biologist which no work or disturbance will take place. A qualified biologist shall be on-site during work re-initiation in the vicinity of the nest offset to ensure that the buffer is adequate and that the nest is not stressed and/or abandoned. No work shall proceed in the vicinity of an active nest until such time as all young are fledged, or until after September 16, when young are assumed fledged.

2. If additional removals are determined necessary, the applicant shall immediately contact County RMA-Planning to determine whether additional permits or modifications of the project are required.

3. The County requires a 2:1 replacement ratio for removal of protected trees measuring 24" or larger DBH and a 1:1 ratio replacement ratio for removal of protected trees measuring less than 24" DBH, unless replacement at these ratios would overcrowd the forest. Four (4) protected oak trees proposed for removal are greater than 24" DBH and therefore require a 2:1 replacement ratio. The remaining tree would require a 1:1 replacement ratio. Therefore, nine (9) trees would need to be planted on-site following construction to achieve the County's replacement requirements.

   The replacement plantings should be 15 five-gallon coast live oaks sourced from a local nursery in locations with the greatest openings to minimize competition and maximum sunlight. (If 15-gallon oaks are unavailable, smaller sizes may be substituted.) The spacing between trees shall be at least eight (8) feet. Watering for establishment within the first two (2) months shall be at least once (1) per week, then every two (2) weeks during the late spring, summer, and fall for two (2) years.

4. Following construction and installation of replacement plantings, replacement plantings and trees whose CRZ was within the areas impacted by construction shall be monitored annually by a qualified arborist for a period of no less than five (5) years. If any noticeable decline in the health of any tree is observed, additional trees shall be planted onsite at a 1:1 ratio in a suitable location as determined by a qualified arborist or forester.

If you have any comments or questions about this report, please contact Patric Krabacher at pkrabacher@ddaplanning.com or (831) 373-4341 ext. 29.

6. REFERENCES

ANSI. 2023. American National Standard for Tree Care Operations Part 8 & Part 5.

Chojnacky, D., C. 1999. Converting Tree Diameter Measured at Root Collar to Diameter at Beast Height.

ATTACHMENT A

Project Plans

811 Know what's below. Call before you dig.

KEY NOTES

1. FIRE DEPARTMENT TURNOUT PER DETAIL 7|C0.2.
2. ROCK SLOPE PROTECTION PER DETAIL 9|C0.2.
3. AC DIKE PER DETAIL 2|C0.2.
4. RETAINING WALL PER 10|S3.3.
5. EX. UTILITY POLE TO REMAIN; PROTECT IN PLACE.
6. EX. WOOD POST.
7. SWALE BEHIND WALL PER 6|C0.2.
8. PROTECT EX. MONUMENT; TYP.
9. SIDE OPENING INLET PER 2|C0.3.
10. REMOVE EXISTING CULVERT.

NOTE:

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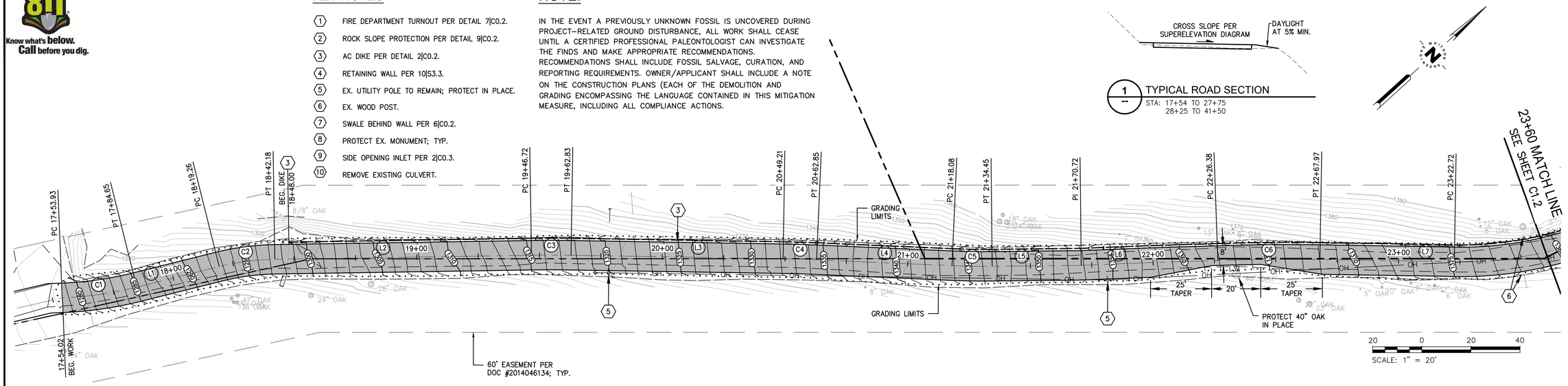

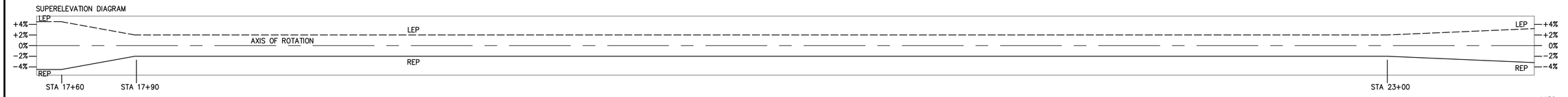

CURVE TABLE			
No.	DELTA	RADIUS	LENGTH
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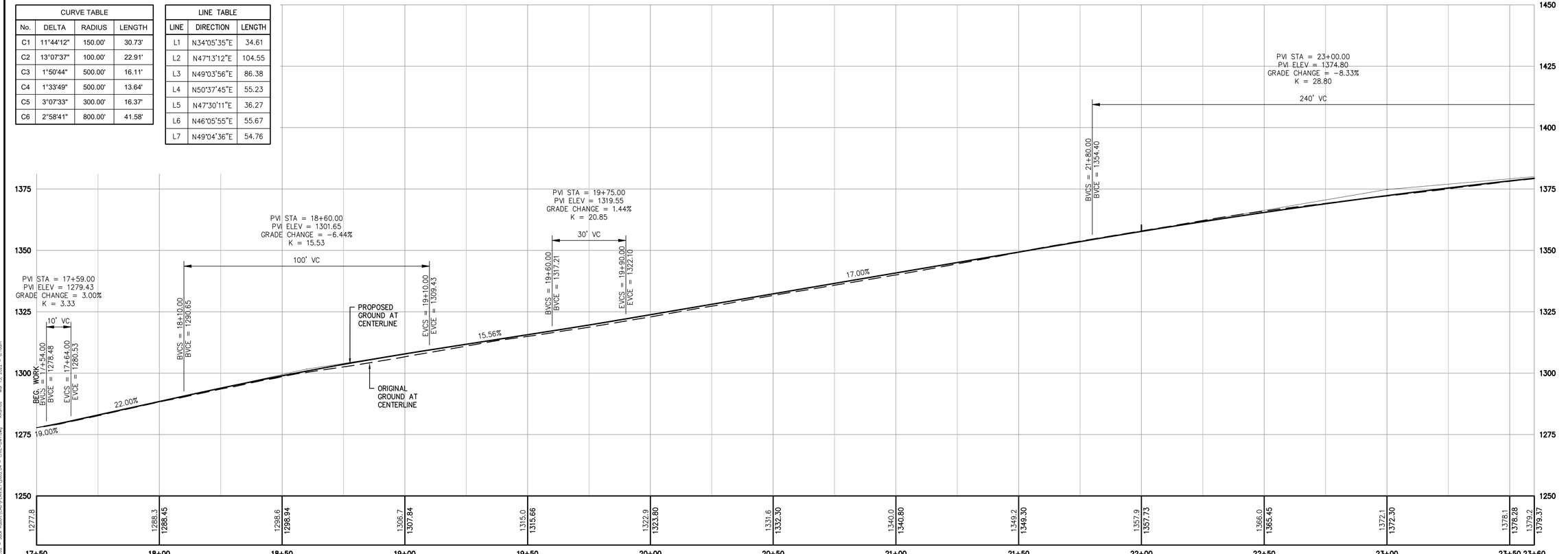
C2	13°07'37"	100.00'	22.91'
C3	1°50'44"	500.00'	16.11'
C4	1°33'49"	500.00'	13.64'
C5	3°07'33"	300.00'	16.37'
C6	2°58'41"	800.00'	41.58'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N34°05'35"E	34.61
L2	N47°13'12"E	104.55
L3	N49°03'56"E	86.38
L4	N50°37'45"E	55.23
L5	N47°30'11"E	36.27
L6	N46°05'55"E	55.67
L7	N49°04'36"E	54.76



DRIVEWAY CENTERLINE PROFILE

SCALE: 1" = 20'

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Civil Engineering
Land Surveying
4 Harris Court
Monterey, California
831.649.5225
whitsonengineers.com

Whitson ENGINEERS

REGISTERED PROFESSIONAL ENGINEER RICHARD P. WEBER No. 55019 CIVIL STATE OF CALIFORNIA

SUBMITTAL / REVISION			
1	09/01/2021	RS	BUILDING PERMIT SUBMITTAL
1	02/08/2022	RAA	DRIVEWAY WIDENING

KNOOP RESIDENCE - DRIVEWAY PLANS
120 COUNTRY CLUB HEIGHTS

Carmel Valley, California

APN 187-021-040 & 187-021-041

DRIVEWAY PLAN AND PROFILE - STA: 17+50.00 - 23+60.00

SCALE:	
DRAWN:	RA
JOB No.:	2602.04
SHEET	C1.1
	OF 20

BUILDING PERMIT SUBMITTAL

Know what's below. Call before you dig.

KEY NOTES

1. FIRE DEPARTMENT TURNOUT PER DETAIL 7|C0.2.
2. ROCK SLOPE PROTECTION PER DETAIL 9|C0.2.
3. AC DIKE PER DETAIL 2|C0.2.
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6. EX. WOOD POST.
7. SWALE BEHIND WALL PER 6|C0.2.
8. PROTECT EX. MONUMENT; TYP.
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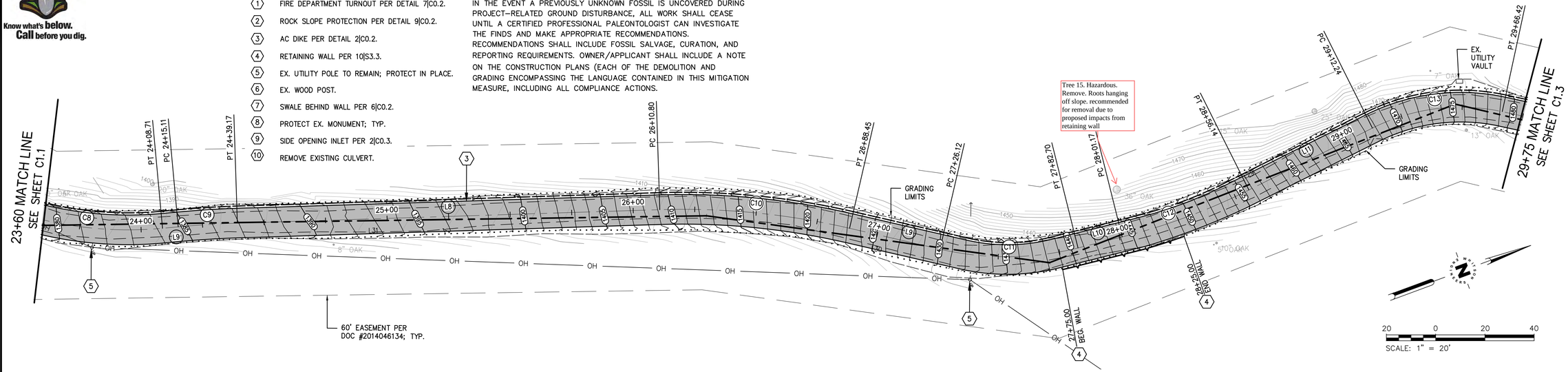
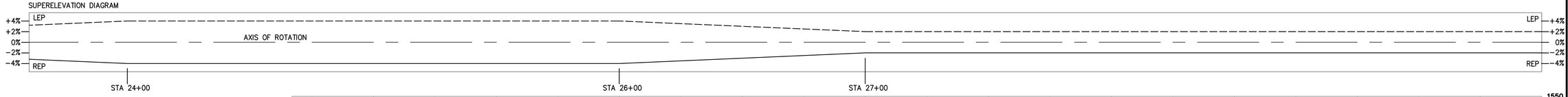


SUPERELEVATION DIAGRAM



CURVE TABLE			
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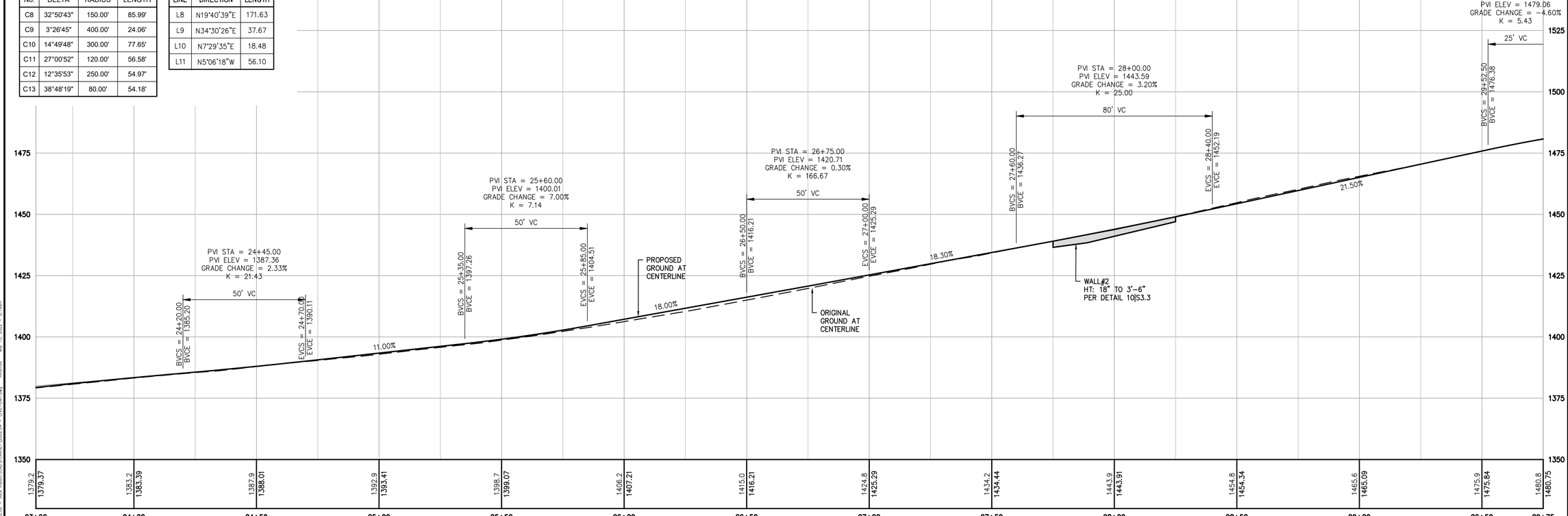
C9	3°26'45"	400.00'	24.06'
C10	14°49'48"	300.00'	77.65'
C11	27°00'52"	120.00'	56.58'
C12	12°35'53"	250.00'	54.97'
C13	38°48'19"	80.00'	54.18'

LINE TABLE		
LINE	DIRECTION	LENGTH
L8	N19°40'39"E	171.63
L9	N34°30'26"E	37.67
L10	N7°29'35"E	18.48
L11	N5°06'18"W	56.10



DRIVEWAY CENTERLINE PROFILE
SCALE: 1" = 20'

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831.649.5225
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Whitson ENGINEERS

REGISTERED PROFESSIONAL ENGINEER RICHARD P. WEBER No. 52019 CIVIL STATE OF CALIFORNIA

SUBMITTAL / REVISION			
1	09/01/2021	RS	BUILDING PERMIT SUBMITTAL
1	02/08/2022	RAA	DRIVEWAY WIDENING

KNOOP RESIDENCE - DRIVEWAY PLANS
120 COUNTRY CLUB HEIGHTS

Carmel Valley, California

DRIVEWAY PLAN AND PROFILE - STA: 23+60.00 - 29+75.00

APN 187-021-040 & 187-021-041

SCALE:
DRAWN: RA
JOB No.: 2602.04
SHEET C1.2 OF 20

BUILDING PERMIT SUBMITTAL

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Know what's below. Call before you dig.

KEY NOTES

1. FIRE DEPARTMENT TURNOUT PER DETAIL 7|C0.2.
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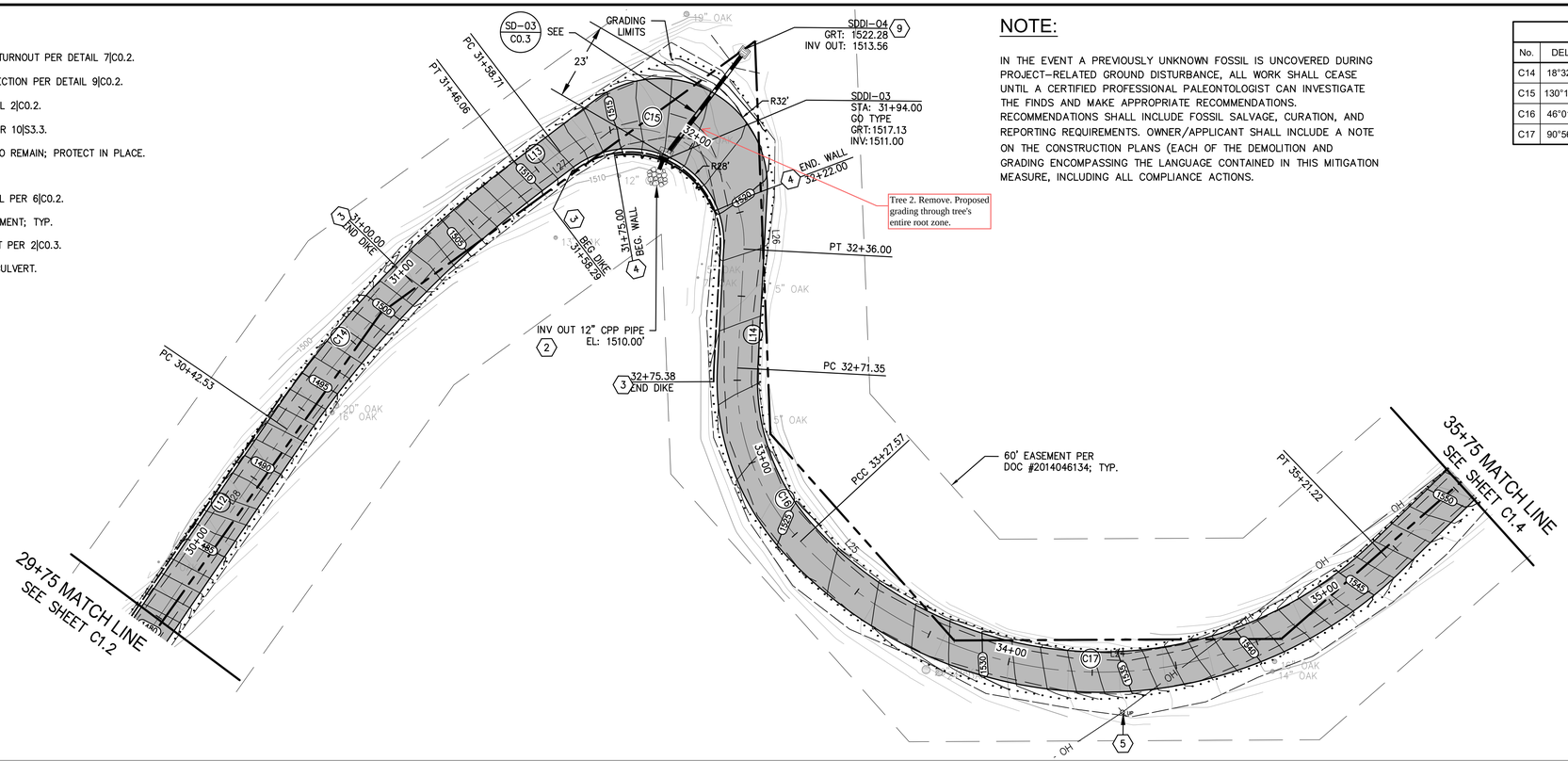

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CURVE TABLE			
No.	DELTA	RADIUS	LENGTH
C14	18°32'12"	320.00'	103.53'
C15	130°13'56"	34.00'	77.28'
C16	46°01'16"	70.00'	56.23'
C17	90°56'35"	122.00'	193.65'

LINE TABLE		
LINE	DIRECTION	LENGTH
L12	N33°42'01"E	76.11
L13	N52°14'13"E	12.66
L14	S2°28'08"W	35.35

DRIVEWAY CENTERLINE PROFILE

SCALE: 1" = 20'

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6 Harris Court
Monterey, California
831.649.3225
whitsonengineers.com

Whitson ENGINEERS

REGISTERED PROFESSIONAL ENGINEER RICHARD P. WEBER No. 55019 CIVIL STATE OF CALIFORNIA

SUBMITTAL / REVISION

1	09/01/2021	RS	BUILDING PERMIT SUBMITTAL
1	02/08/2022	RAA	DRIVEWAY WIDENING

KNOOP RESIDENCE - DRIVEWAY PLANS
120 COUNTRY CLUB HEIGHTS

Carmel Valley, California

DRIVEWAY PLAN AND PROFILE - STA: 29+75.00 - 35+75.00

APN 187-021-040 & 187-021-041

SCALE:	
DRAWN:	RA
JOB No.:	2602.04

SHEET C1.3 OF 20

BUILDING PERMIT SUBMITTAL

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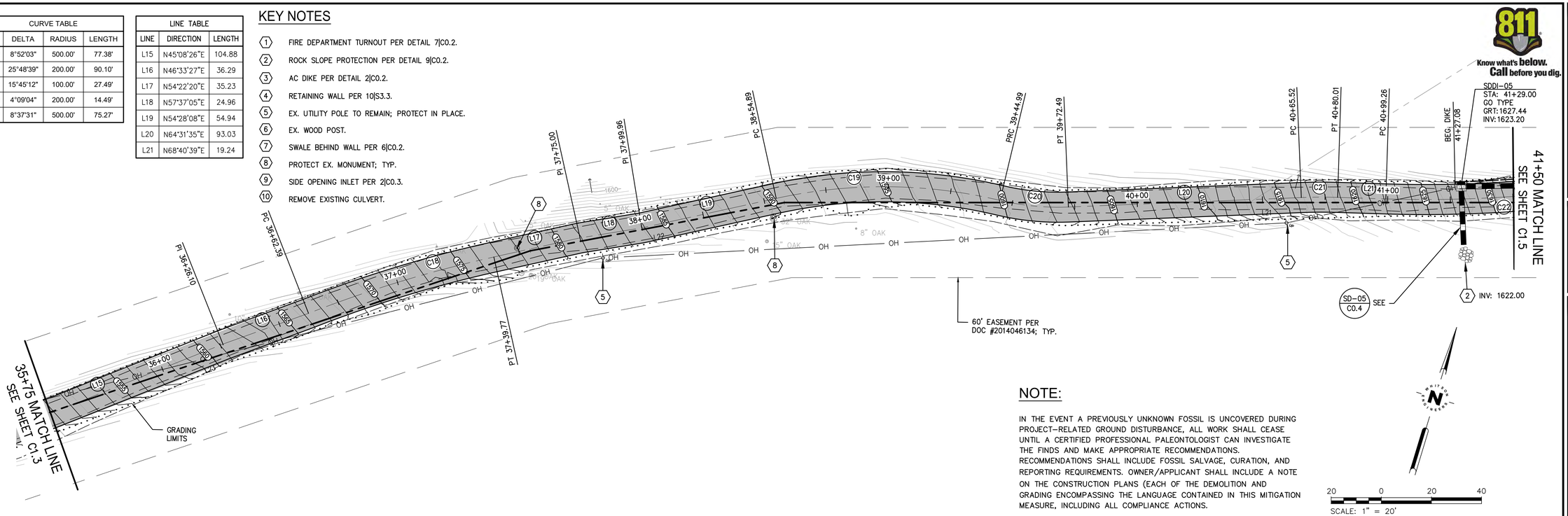
CURVE TABLE			
No.	DELTA	RADIUS	LENGTH
C18	8°52'03"	500.00'	77.38'
C19	25°48'39"	200.00'	90.10'
C20	15°45'12"	100.00'	27.49'
C21	4°09'04"	200.00'	14.49'
C22	8°37'31"	500.00'	75.27'

LINE TABLE		
LINE	DIRECTION	LENGTH
L15	N45°08'26"E	104.88
L16	N46°33'27"E	36.29
L17	N54°22'20"E	35.23
L18	N57°37'05"E	24.96
L19	N54°28'08"E	54.94
L20	N64°31'35"E	93.03
L21	N68°40'39"E	19.24

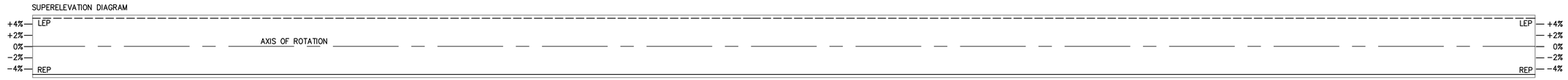
KEY NOTES

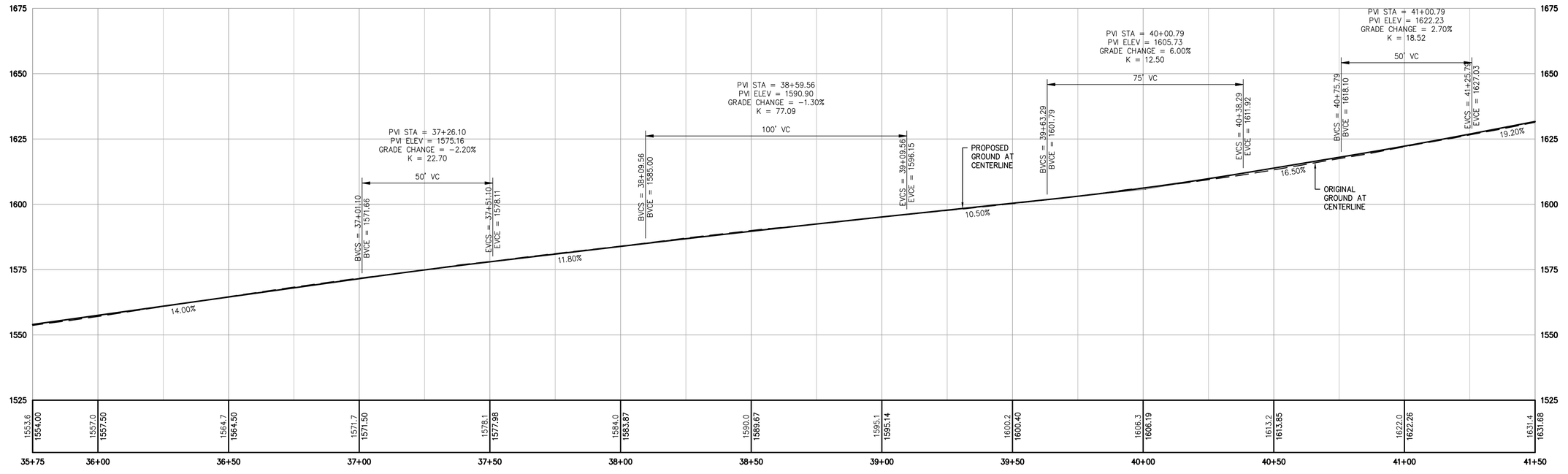
1. FIRE DEPARTMENT TURNOUT PER DETAIL 7|C0.2.
2. ROCK SLOPE PROTECTION PER DETAIL 9|C0.2.
3. AC DIKE PER DETAIL 2|C0.2.
4. RETAINING WALL PER 10|S3.3.
5. EX. UTILITY POLE TO REMAIN; PROTECT IN PLACE.
6. EX. WOOD POST.
7. SWALE BEHIND WALL PER 6|C0.2.
8. PROTECT EX. MONUMENT; TYP.
9. SIDE OPENING INLET PER 2|C0.3.
10. REMOVE EXISTING CULVERT.



NOTE:

IN THE EVENT A PREVIOUSLY UNKNOWN FOSSIL IS UNCOVERED DURING PROJECT-RELATED GROUND DISTURBANCE, ALL WORK SHALL CEASE UNTIL A CERTIFIED PROFESSIONAL PALEONTOLOGIST CAN INVESTIGATE THE FINDS AND MAKE APPROPRIATE RECOMMENDATIONS. RECOMMENDATIONS SHALL INCLUDE FOSSIL SALVAGE, CURATION, AND REPORTING REQUIREMENTS. OWNER/APPLICANT SHALL INCLUDE A NOTE ON THE CONSTRUCTION PLANS (EACH OF THE DEMOLITION AND GRADING ENCOMPASSING THE LANGUAGE CONTAINED IN THIS MITIGATION MEASURE, INCLUDING ALL COMPLIANCE ACTIONS.





DRIVEWAY CENTERLINE PROFILE

SCALE: 1" = 20'

Civil Engineering
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REGISTERED PROFESSIONAL ENGINEER
RICHARD P. WEBER
No. 55019
CIVIL
STATE OF CALIFORNIA

SUBMITTAL / REVISION			
1	09/01/2021	RS	BUILDING PERMIT SUBMITTAL
1	02/08/2022	RAA	DRIVEWAY WIDENING

KNOOP RESIDENCE - DRIVEWAY PLANS
120 COUNTRY CLUB HEIGHTS
Carmel Valley, California

DRIVEWAY PLAN AND PROFILE - STA: 35+75.00 - 41+50.00

APN 187-021-040 & 187-021-041

SCALE:	
DRAWN:	RA
JOB No.:	2602.04
SHEET	C1.4
	OF 20

BUILDING PERMIT SUBMITTAL

0 1 2 INCHES 3

Know what's below. Call before you dig.

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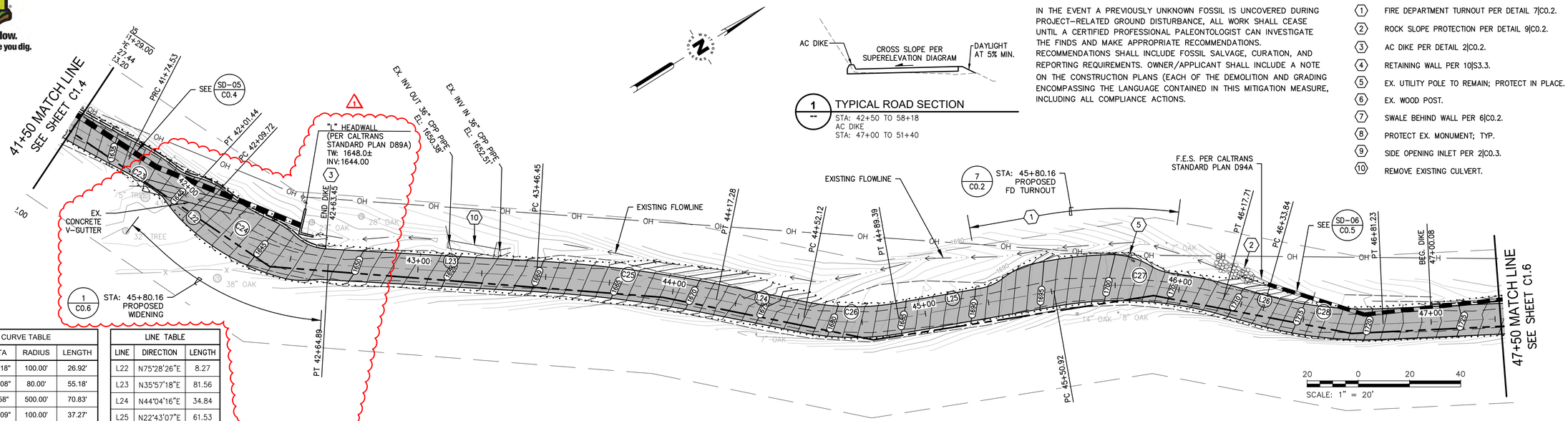
AC DIKE — CROSS SLOPE PER SUPERELEVATION DIAGRAM — DAYLIGHT AT 5% MIN.

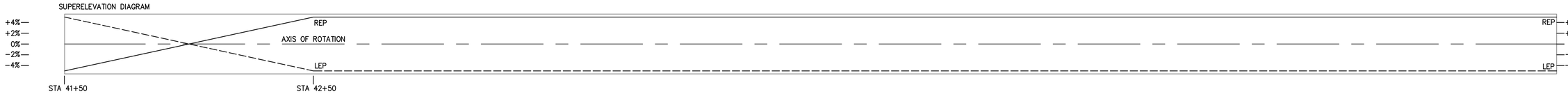
1 -- TYPICAL ROAD SECTION
STA: 42+50 TO 58+18
AC DIKE
STA: 47+00 TO 51+40

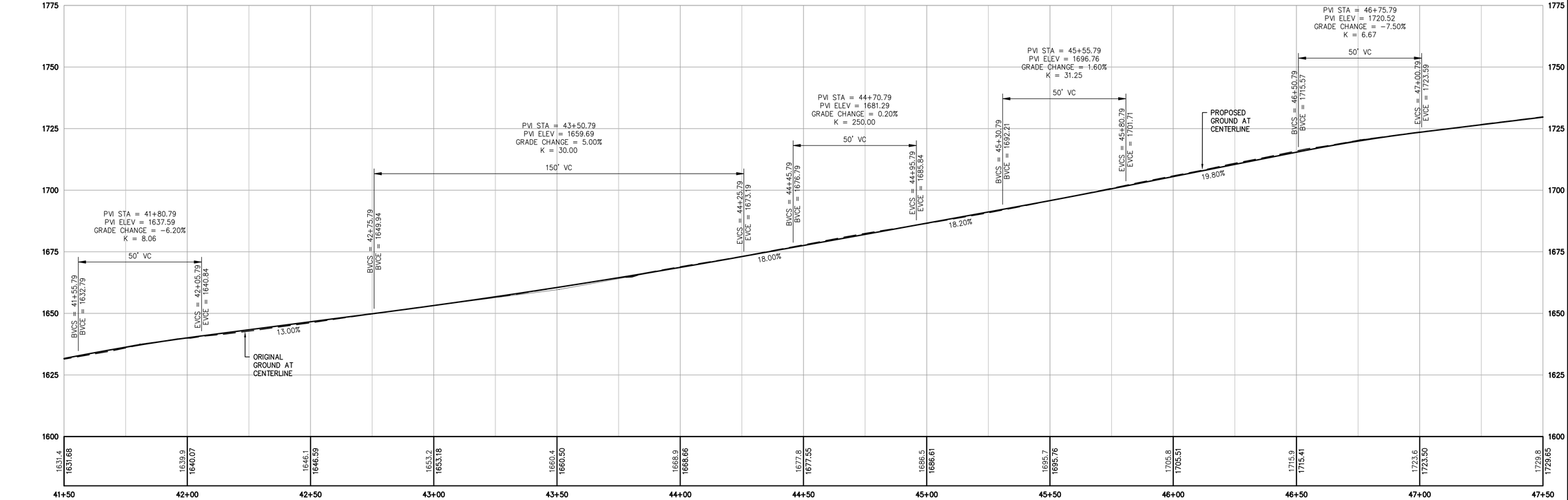


CURVE TABLE			
No.	DELTA	RADIUS	LENGTH
C23	15°25'18"	100.00'	26.92'
C24	39°31'08"	80.00'	55.18'
C25	8°06'58"	500.00'	70.83'
C26	21°21'09"	100.00'	37.27'
C27	25°30'38"	150.00'	66.79'
C28	18°06'05"	150.00'	47.39'

LINE TABLE		
LINE	DIRECTION	LENGTH
L22	N75°28'26"E	8.27
L23	N35°57'18"E	81.56
L24	N44°04'16"E	34.84
L25	N22°43'07"E	61.53
L26	N48°13'45"E	16.13

SUPERELEVATION DIAGRAM





DRIVEWAY CENTERLINE PROFILE
SCALE: 1" = 20'

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PROFESSIONAL ENGINEER — RICHARD P. WEBER — No. 55019 — CIVIL — STATE OF CALIFORNIA

SUBMITTAL / REVISION

1	09/01/2021	RS	BUILDING PERMIT SUBMITTAL
1	02/08/2022	RAA	DRIVEWAY WIDENING

KNOOP RESIDENCE - DRIVEWAY PLANS
120 COUNTRY CLUB HEIGHTS
Carmel Valley, California

DRIVEWAY PLAN AND PROFILE - STA: 41+50.00 - 47+50.00

APN 187-021-040 & 187-021-041

SCALE:	
DRAWN:	RA
JOB No.:	2602.04
SHEET	C1.5
	OF 20

BUILDING PERMIT SUBMITTAL

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CURVE TABLE			
No.	DELTA	RADIUS	LENGTH
C29	26°42'29"	100.00'	46.61'
C30	11°52'59"	150.00'	31.11'
C31	47°43'44"	80.00'	66.64'
C32	15°09'39"	250.00'	66.15'
C33	13°33'35"	210.00'	49.70'

LINE TABLE		
LINE	DIRECTION	LENGTH
L27	N30°07'40"E	94.72
L28	N56°50'09"E	123.00
L29	N68°43'08"E	6.52
L30	N20°59'24"E	36.91
L31	N36°09'03"E	44.07

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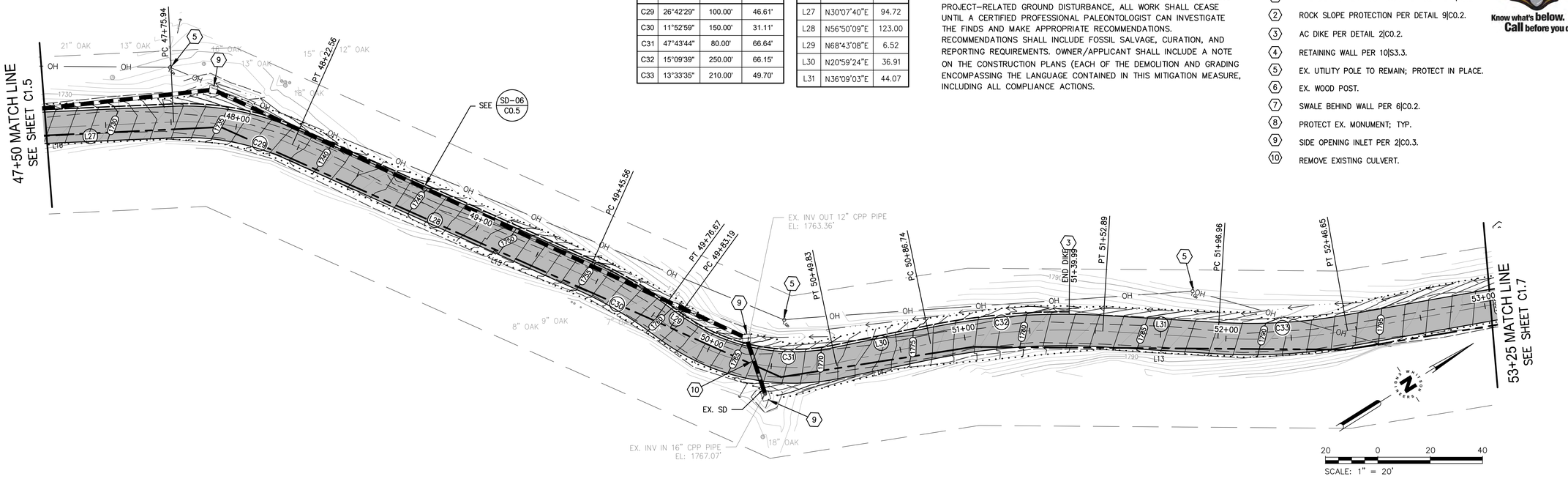
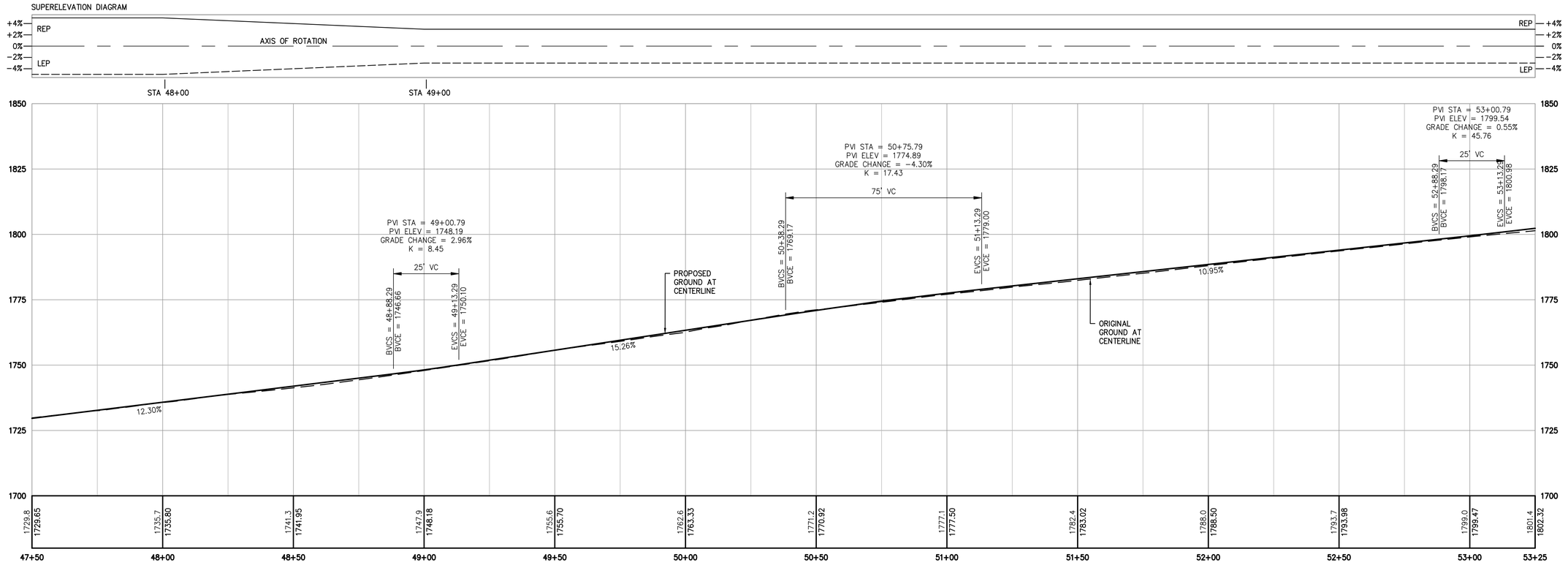
Know what's below. Call before you dig. 811





DRIVEWAY CENTERLINE PROFILE

SCALE: 1" = 20'

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120 COUNTRY CLUB HEIGHTS

Carmel Valley, California

DRIVEWAY PLAN AND PROFILE - STA: 47+50.00 - 53+25.00

APN 187-021-040 & 187-021-041

SCALE:	
DRAWN:	RA
JOB No.:	2602.04
SHEET	C1.6
	OF 20

BUILDING PERMIT SUBMITTAL

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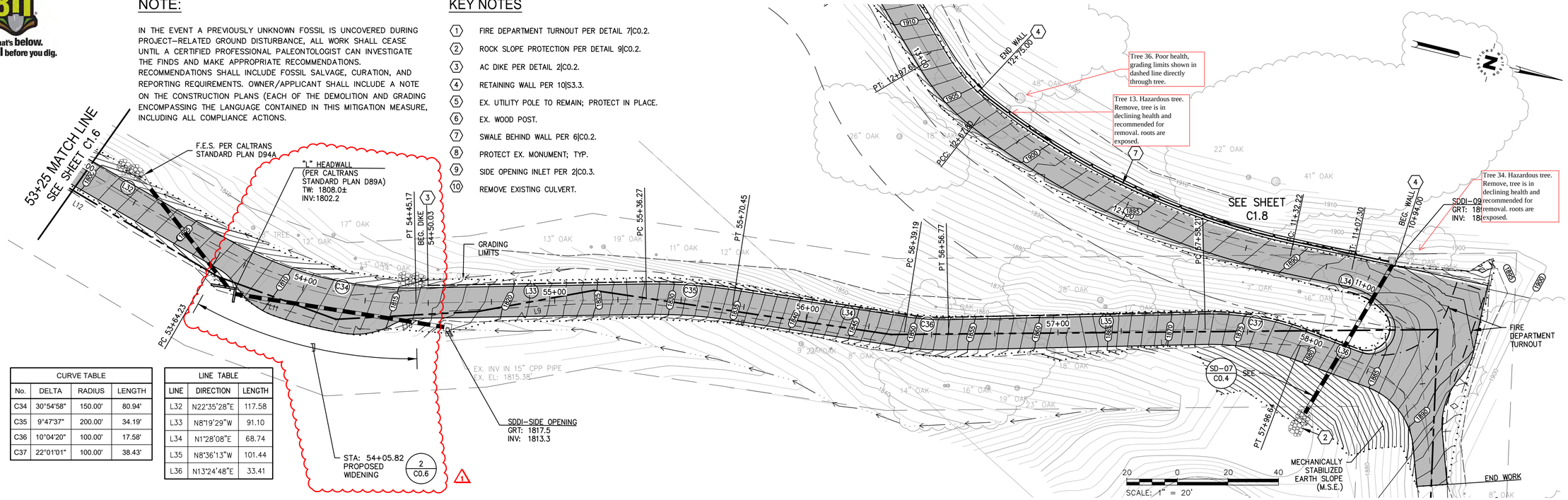
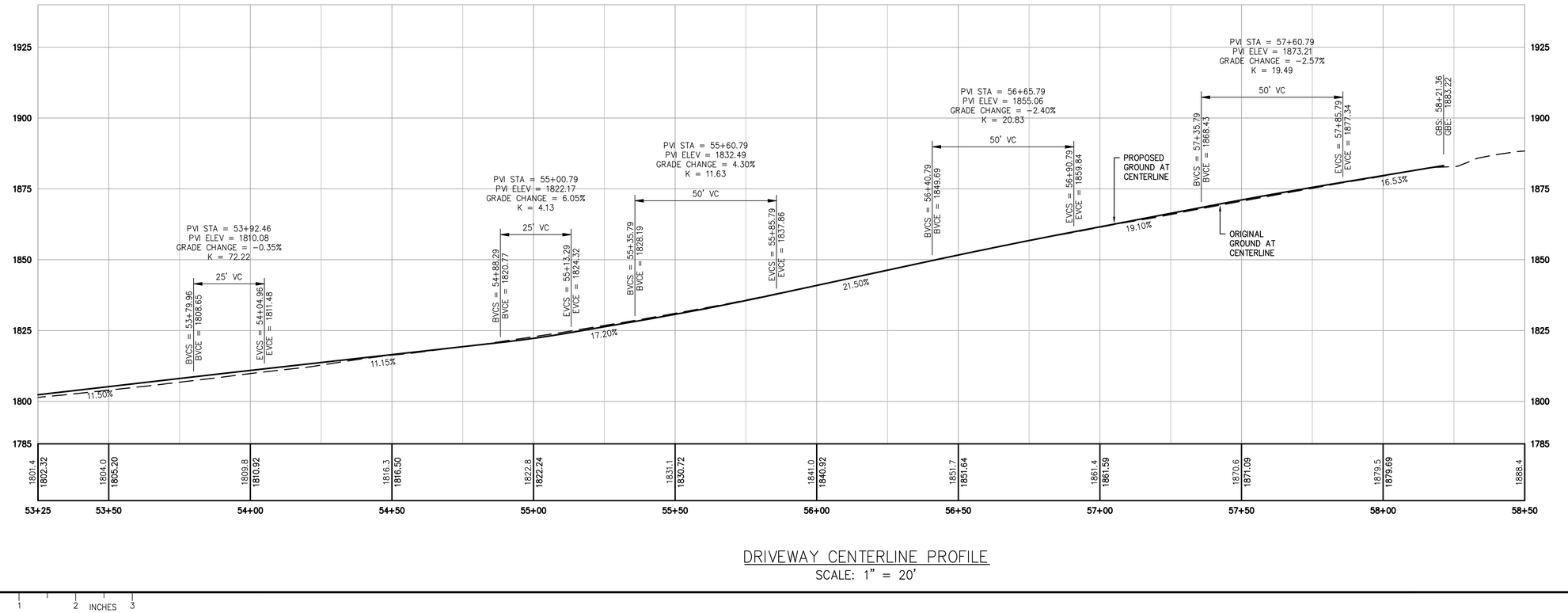


CURVE TABLE			
No.	DELTA	RADIUS	LENGTH
C34	30°54'58"	150.00'	80.94'
C35	9°47'37"	200.00'	34.19'
C36	10°04'20"	100.00'	17.58'
C37	22°01'01"	100.00'	38.43'

LINE TABLE		
LINE	DIRECTION	LENGTH
L32	N22°35'28"E	117.58
L33	N8°19'29"W	91.10
L34	N1°28'08"E	68.74
L35	N8°36'13"W	101.44
L36	N13°24'48"E	33.41

SUPERELEVATION DIAGRAM



DRIVEWAY CENTERLINE PROFILE
SCALE: 1" = 20'

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	RS		
2	02/08/2022	DRIVEWAY WIDENING	
	RAA		

KNOOP RESIDENCE - DRIVEWAY PLANS
120 COUNTRY CLUB HEIGHTS
Carmel Valley, California

DRIVEWAY PLAN AND PROFILE - STA: 53+25.00 - 59+20.00
APN 187-021-040 & 187-021-041

SCALE:	
DRAWN:	RA
JOB No.:	2602.04
SHEET	C1.7
	OF 20

BUILDING PERMIT SUBMITTAL

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ATTACHMENT B

ISA Tree Hazard Evaluation Forms and Tree Locations

A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas

TREE HAZARD EVALUATION FORM 2nd Edition

Site/Address: 120 Country Club Heights, Carmel Valley

Map/Location: 36.499774° lat -121.729060° long

Owner: public ____ private X unknown ____ other ____

Date: 6/26/25 Inspector: Patric Knabaher

Date of last inspection: 6/26/25

HAZARD RATING:

Failure Potential	+	Size of part	+	Target Rating	=	Hazard Rating
3	+	4	+	3	=	10

X Immediate action needed

____ Needs further inspection

____ Dead tree

TREE CHARACTERISTICS

Tree #: 13 Species: Quercus agrifolia (Coast live oak)

DBH: 24" # of trunks: 1 Height: 15' Spread: 12'

Form: ☐ generally symmetric ☐ minor asymmetry ☒ major asymmetry ☐ stump sprout ☐ stag-headed

Crown class: ☐ dominant ☐ co-dominant ☒ intermediate ☐ suppressed

Live crown ratio: 30 % **Age class:** ☐ young ☐ semi-mature ☐ mature ☒ over-mature/senescent

Pruning history: ☐ crown cleaned ☐ excessively thinned ☐ topped ☐ crown raised ☐ pollarded ☒ crown reduced ☐ flush cuts ☐ cabled/braced ☐ none ☐ multiple pruning events Approx. dates: Unk

Special Value: ☐ specimen ☐ heritage/historic ☐ wildlife ☐ unusual ☐ street tree ☐ screen ☐ shade ☒ indigenous ☐ protected by gov. agency

TREE HEALTH

Foliage color: ☒ normal ☐ chlorotic ☐ necrotic **Epicormics?** (Y) N

Foliage density: ☐ normal ☐ sparse **Leaf size:** ☐ normal ☐ small

Annual shoot growth: ☐ excellent ☐ average ☐ poor **Twig Dieback?** Y N

Woundwood development: ☐ excellent ☐ average ☐ poor ☒ none

Vigor class: ☐ excellent ☐ average ☐ fair ☒ poor

Growth obstructions:

☐ stakes ☐ wire/ties ☐ signs ☐ cables

☐ curb/pavement ☐ guards

☒ other Road cut

Major pests/diseases: oak wilt (Diplodia quercina), Oak anthracnose, Decay, fungal conks

SITE CONDITIONS

Site Character: ☒ residence ☐ commercial ☐ industrial ☐ park ☐ open space ☐ natural ☐ woodland\forest

Landscape type: ☐ parkway ☐ raised bed ☐ container ☐ mound ☐ lawn ☒ shrub border ☐ wind break

Irrigation: ☒ none ☐ adequate ☐ inadequate ☐ excessive ☐ trunk wettled

Recent site disturbance? (Y) N ☐ construction ☒ soil disturbance ☐ grade change ☐ line clearing ☐ site clearing

% dripline paved:	(0%)	10-25%	25-50%	50-75%	75-100%	**Pavement lifted?** Y N
% dripline w/ fill soil:	(0%)	10-25%	25-50%	50-75%	75-100%	
% dripline grade lowered:	0%	10-25%	25-50%	(50-75%)	75-100%	

Soil problems: ☐ drainage ☒ shallow ☐ compacted ☐ droughty ☐ saline ☐ alkaline ☐ acidic ☐ small volume ☐ disease center ☐ history of fail ☐ clay ☐ expansive ☒ slope 20 ° aspect: East

Obstructions: ☐ lights ☐ signage ☐ line-of-sight ☐ view ☐ overhead lines ☐ underground utilities ☐ traffic ☐ adjacent veg. ☐ ____

Exposure to wind: ☐ single tree ☐ below canopy ☐ above canopy ☐ recently exposed ☒ windward, canopy edge ☐ area prone to windthrow

Prevailing wind direction: NW Occurrence of snow/ice storms ☒ never ☐ seldom ☐ regularly

TARGET

Use Under Tree: ☐ building ☐ parking ☒ traffic ☐ pedestrian ☐ recreation ☐ landscape ☐ hardscape ☐ small features ☐ utility lines

Can target be moved? Y (N) **Can use be restricted?** Y (N)

Occupancy: ☐ occasional use ☐ intermittent use ☒ frequent use ☐ constant use

TREE DEFECTS

ROOT DEFECTS:

Suspect root rot: (Y) N **Mushroom/conk/bracket present:** (Y) N **ID:** Unk

Exposed roots: ☒ severe ☐ moderate ☐ low **Undermined:** ☐ severe ☐ moderate ☐ low

Root pruned: NO distance from trunk **Root area affected:** > 50 % **Buttress wounded:** Y (N) **When:**

Restricted root area: ☒ severe ☐ moderate ☐ low **Potential for root failure:** ☒ severe ☐ moderate ☐ low

LEAN: 15 deg. from vertical ☒ natural ☐ unnatural ☐ self-corrected **Soil heaving:** Y (N)

Decay in plane of lean: Y (N) **Roots broken** (Y) N **Soil cracking:** (Y) N

Compounding factors: Erosion from Road Cut Causing failure **Lean severity:** ☐ severe ☒ moderate ☐ low

CROWN DEFECTS: Indicate presence of individual defects and rate their severity (s = severe, m = moderate, l = low)

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep				
Codominants/forks				
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits	S			
Hangers	S			M
Girdling				
Wounds/seam				
Decay		S		
Cavity				
Conks/mushrooms/bracket		S		
Bleeding/sap flow				
Loose/cracked bark		M		
Nesting hole/bee hive				
Deadwood/stubs		M		
Borers/termites/ants		M		
Cankers/galls/burls		M		
Previous failure		M	M	

HAZARD RATING

Tree part most likely to fail: Entire Tree failure

Inspection period: _____ annual _____ biannual _____ other Remove

Failure Potential + Size of Part + Target Rating = Hazard Rating

3 + 4 + 3 = 10

Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe
Size of part: 1 - <6″ (15 cm); 2 - 6-18″ (15-45 cm); 3 - 18-30″ (45-75 cm); 4 - >30″ (75 cm)
Target rating: 1 - occasional use; 2 intermittent use; 3 - frequent use; 4 - constant use

HAZARD ABATEMENT

Prune: ☒ remove defective part ☐ reduce end weight ☐ crown clean ☐ thin ☐ raise canopy ☐ crown reduce ☐ restructure ☐ shape

Cable/Brace: N/A **Inspect further:** ☐ root crown ☐ decay ☐ aerial ☐ monitor

Remove tree: (Y) N **Replace?** (Y) N **Move target:** Y (N) **Other:**

Effect on adjacent trees: ☒ none ☐ evaluate

Notification: ☒ owner ☐ manager ☐ governing agency **Date:**

COMMENTS

A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas

TREE HAZARD EVALUATION FORM 2nd Edition

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Map/Location: 36.499774° lat -121.729060° long

Owner: public ____ private X unknown ____ other ____

Date: 6/26/25 Inspector: Patric Knabaher

Date of last inspection: 6/26/25

HAZARD RATING:

3 (Failure Potential) + 4 (Size of part) + 3 (Target Rating) = 10 (Hazard Rating)

X Immediate action needed

____ Needs further inspection

____ Dead tree

TREE CHARACTERISTICS

Tree #: 15 **Species:** Quercus agrifolia (Coast live oak)

DBH: 30" **# of trunks:** 1 **Height:** 15' **Spread:** 10'

Form: ☐ generally symmetric ☐ minor asymmetry ☒ major asymmetry ☐ stump sprout ☐ stag-headed

Crown class: ☐ dominant ☐ co-dominant ☒ intermediate ☐ suppressed

Live crown ratio: 20 % **Age class:** ☐ young ☐ semi-mature ☐ mature ☒ over-mature/senescent

Pruning history: ☐ crown cleaned ☐ excessively thinned ☒ topped ☐ crown raised ☐ pollarded ☒ crown reduced ☐ flush cuts ☐ cabled/braced ☐ none ☐ multiple pruning events Approx. dates: Unk

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Foliage density: ☐ normal ☐ sparse **Leaf size:** ☐ normal ☐ small

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Recent site disturbance? (Y) N ☐ construction ☒ soil disturbance ☐ grade change ☐ line clearing ☐ site clearing

% dripline paved: (0%) 10-25% 25-50% 50-75% 75-100% **Pavement lifted?** Y N

% dripline w/ fill soil: (0%) 10-25% 25-50% 50-75% 75-100%

% dripline grade lowered: 0% 10-25% 25-50% (50-75%) 75-100%

Soil problems: ☐ drainage ☒ shallow ☐ compacted ☐ droughty ☐ saline ☐ alkaline ☐ acidic ☐ small volume ☐ disease center ☐ history of fail ☐ clay ☐ expansive ☒ slope 20 ° aspect: East

Obstructions: ☐ lights ☐ signage ☐ line-of-sight ☐ view ☐ overhead lines ☐ underground utilities ☐ traffic ☐ adjacent veg. ☐ ____

Exposure to wind: ☐ single tree ☐ below canopy ☐ above canopy ☐ recently exposed ☒ windward, canopy edge ☐ area prone to windthrow

Prevailing wind direction: NW Occurrence of snow/ice storms ☒ never ☐ seldom ☐ regularly

TARGET

Use Under Tree: ☐ building ☐ parking ☒ traffic ☐ pedestrian ☐ recreation ☐ landscape ☐ hardscape ☐ small features ☐ utility lines

Can target be moved? Y (N) **Can use be restricted?** Y (N)

Occupancy: ☐ occasional use ☐ intermittent use ☒ frequent use ☐ constant use

TREE DEFECTS

ROOT DEFECTS:

Suspect root rot: (Y) N **Mushroom/conk/bracket present:** (Y) N **ID:** Unk

Exposed roots: ☒ severe ☐ moderate ☐ low **Undermined:** ☐ severe ☐ moderate ☐ low

Root pruned: N/O distance from trunk **Root area affected:** >50 % **Buttress wounded:** Y (N) **When:** _____

Restricted root area: ☒ severe ☐ moderate ☐ low **Potential for root failure:** ☒ severe ☐ moderate ☐ low

LEAN: 10 deg. from vertical ☒ natural ☐ unnatural ☐ self-corrected **Soil heaving:** Y (N)

Decay in plane of lean: Y (N) **Roots broken** (Y) N **Soil cracking:** (Y) N

Compounding factors: Erosion from Toad Cut Causing failure **Lean severity:** ☐ severe ☒ moderate ☐ low

CROWN DEFECTS: Indicate presence of individual defects and rate their severity (s = severe, m = moderate, l = low)

DEFECT	ROOT CROWN	TRUNK	SCAFFOLDS	BRANCHES
Poor taper				
Bow, sweep				
Codominants/forks				
Multiple attachments				
Included bark				
Excessive end weight				
Cracks/splits	S			
Hangers	S			M
Girdling				
Wounds/seam				
Decay		S		
Cavity				
Conks/mushrooms/bracket		S		
Bleeding/sap flow				
Loose/cracked bark		M		
Nesting hole/bee hive				
Deadwood/stubs		M		
Borers/termites/ants		M		
Cankers/galls/burls		M		
Previous failure		M	M	

HAZARD RATING

Tree part most likely to fail: Entire Tree failure

Inspection period: _____ annual _____ biannual _____ other Remove

Failure Potential + Size of Part + Target Rating = Hazard Rating

3 + 4 + 3 = 10

Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe
Size of part: 1 - <6″ (15 cm); 2 - 6-18″ (15-45 cm); 3 - 18-30″ (45-75 cm); 4 - >30″ (75 cm)
Target rating: 1 - occasional use; 2 intermittent use; 3 - frequent use; 4 - constant use

HAZARD ABATEMENT

Prune: ☒ remove defective part ☐ reduce end weight ☐ crown clean ☐ thin ☐ raise canopy ☐ crown reduce ☐ restructure ☐ shape

Cable/Brace: N/A **Inspect further:** ☐ root crown ☐ decay ☐ aerial ☐ monitor

Remove tree: (Y) N **Replace?** (Y) N **Move target:** Y (N) **Other:** _____

Effect on adjacent trees: ☒ none ☐ evaluate

Notification: ☒ owner ☐ manager ☐ governing agency **Date:** _____

COMMENTS

A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas

TREE HAZARD EVALUATION FORM 2nd Edition

Site/Address: 120 Country Club Heights, Carmel Valley

Map/Location: 36.499774° lat -121.729060° long

Owner: public ____ private X unknown ____ other ____

Date: 6/26/25 Inspector: Patric Knabaher

Date of last inspection: 6/26/25

HAZARD RATING:

3 (Failure Potential) + 4 (Size of part) + 3 (Target Rating) = 10 (Hazard Rating)

X Immediate action needed

____ Needs further inspection

____ Dead tree

TREE CHARACTERISTICS

Tree #: 34 **Species:** Quercus agrifolia (Coast live oak)

DBH: 29" **# of trunks:** 3 **Height:** 15' **Spread:** 10'

Form: ☐ generally symmetric ☐ minor asymmetry ☒ major asymmetry ☐ stump sprout ☐ stag-headed

Crown class: ☐ dominant ☐ co-dominant ☒ intermediate ☐ suppressed

Live crown ratio: 25 % **Age class:** ☐ young ☐ semi-mature ☐ mature ☒ over-mature/senescent

Pruning history: ☐ crown cleaned ☐ excessively thinned ☐ topped ☐ crown raised ☐ pollarded ☒ crown reduced ☐ flush cuts ☐ cabled/braced ☐ none ☐ multiple pruning events Approx. dates: Unk

Special Value: ☐ specimen ☐ heritage/historic ☐ wildlife ☐ unusual ☐ street tree ☐ screen ☐ shade ☒ indigenous ☐ protected by gov. agency

TREE HEALTH

Foliage color: ☒ normal ☐ chlorotic ☐ necrotic **Epicormics?** (Y) N

Foliage density: ☐ normal ☐ sparse **Leaf size:** ☐ normal ☐ small

Annual shoot growth: ☐ excellent ☐ average ☐ poor **Twig Dieback?** Y N

Woundwood development: ☐ excellent ☐ average ☐ poor ☒ none

Vigor class: ☐ excellent ☐ average ☐ fair ☒ poor

Growth obstructions:

☐ stakes ☐ wire/ties ☐ signs ☐ cables

☐ curb/pavement ☐ guards

☒ other Road cut

Major pests/diseases: oak wilt (Diplodia quercina), Oak anthracnose, Decay, fungal conks

SITE CONDITIONS

Site Character: ☒ residence ☐ commercial ☐ industrial ☐ park ☐ open space ☐ natural ☐ woodland\forest

Landscape type: ☐ parkway ☐ raised bed ☐ container ☐ mound ☐ lawn ☒ shrub border ☐ wind break

Irrigation: ☒ none ☐ adequate ☐ inadequate ☐ excessive ☐ trunk wettled

Recent site disturbance? (Y) N ☐ construction ☒ soil disturbance ☐ grade change ☐ line clearing ☐ site clearing

% dripline paved: (0%) 10-25% 25-50% 50-75% 75-100% **Pavement lifted?** Y N

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Cavity				
Conks/mushrooms/bracket		S		
Bleeding/sap flow				
Loose/cracked bark		M		
Nesting hole/bee hive				
Deadwood/stubs		M		
Borers/termites/ants		M		
Cankers/galls/burls		M		
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Remove tree: (Y) N **Replace?** (Y) N **Move target:** Y (N) **Other:** _____

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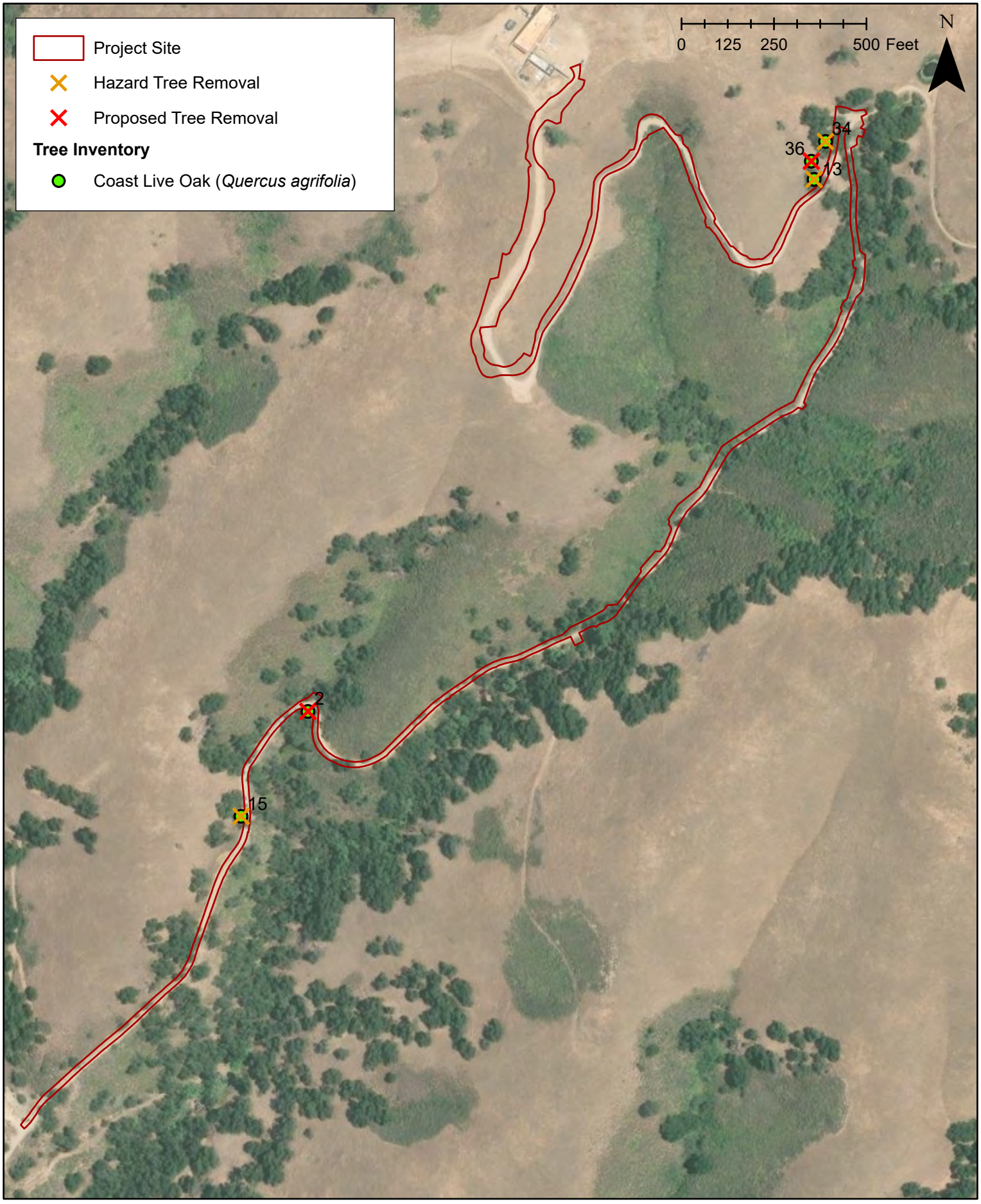
COMMENTS



Tree Survey Results

Date
6/26/2025

Scale
1:4,000

Denise Duffy & Associates, Inc.
Planning and Environmental Consulting

Attachment
B

Path: C:\GIS\2020-08 Knoop\Knoop_Permitting.aprx

<table>
<tr><td>  </td><td>  </td></tr>
<tr><td>Tree #2; Within grading limits, recommended for removal.</td><td>Tree #15; Recommended for removal, soil eroding under tree.</td></tr>
<tr><td>  </td><td>  </td></tr>
<tr><td>Tree #13 (left); Recommended for removal, soil eroding under tree.
Tree #36 (right); Within grading limits for retaining wall footprint.</td><td>Tree #34; Recommended for removal, soil eroding under tree.</td></tr>
</table>

ATTACHMENT C

Best Management Practices While Working Near Trees

Tree Protection and Best Management Practices (BMPs)

Prior to the commencement of project related activities, the following tree BMPs 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 through the use of temporary fencing and wrapping of trunks with protective materials.
- Fencing shall consist of chain link, supported snowdrift or plastic mesh, hay bales, or field fence. Fencing shall have cross bracing (typically 2x4 material) on both the top and lower edges of the fencing material to prevent sagging and provide lateral support. Fencing shall stand a minimum height of four feet above grade and be placed to the farthest extent possible from the base of the trees, protecting the trees drip line area (typically 10-12 feet away from the base of a tree).
- In the cases where access or space is limited it is permissible to protect trees within the 10-12-foot distance after determination and approval are made by a qualified forester or arborist.
- Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, and/or dumping of materials is not permitted adjacent to trees on the property, especially within fenced areas.
- Fenced areas and the trunk protection materials shall remain in place during the entire construction period. Torn or damaged roots shall be cleanly cut to sound wood wherever possible to minimize decay entry points. Any roots found that must be cut should be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment. No tree seals shall be used as the seal material only promotes decay.
- A mulch layer up to approximately 4 inches deep should be applied to the ground under-protected trees following construction. Only 1 to 2 inches of mulch should be applied within 1 to 2 feet of the trunk, and under no circumstances should any soil or mulch be placed against the root crown (base) of trees. The best source of mulch would be from chipped material generated on-site.
- Irrigation should be that of normal for exterior planting. Normal watering means that soil should be kept evenly moist and watered regularly, as conditions require. Most plants prefer one (1) inch of water a week during the growing season, but care needs to be taken not to over water. It is better to water once (1) a week and water deeply (over 24 inches), than to water frequently for a few minutes.

Tree Pruning

It is to be understood that the pruning of retained trees is expected for this site. Pruning shall conform to the following standards:

- Clear the crown of diseased, crossing, weak, and dead wood to a general minimum size of 1-1/2 inch in diameter.
- Remove stubs, cutting outside the wound wood tissue that has formed around the branch.
- Interior branches shall not be stripped out.

- Reduce end weight on heavy, horizontal branches by selectively removing small- diameter branches, no greater than three (3) inches, near the ends of the scaffolds. In some cases, larger diameters may be removed depending on the situation (where critical for safety).
- Pruning cuts larger than four (4) inches in diameter, except for deadwood, shall be avoided, unless deemed crucial for safety (broken, cracked, crossing, rubbing, etc.). Pruning cuts that expose heartwood shall be avoided whenever possible.
- Pruning shall not be performed during periods of flight of adult boring insects because fresh wounds attract pests (generally spring). Pruning shall be performed only when the danger of infestation has passed.
- All pruning shall be performed by a qualified arborist or under the supervision of an ISA Certified Arborist or Tree Worker. Arborists are required to have a State of California Contractors License for Tree Service (C-61/D49) and provide proof of worker's compensation and general liability insurance.
- All pruning shall be following the Tree Pruning Guidelines (International Society of Arboriculture) and/or the ANSI A300 Pruning Standard (American National Standard for Tree Care Operations) and adhere to the most recent edition of ANSI Z133.1.
- No more than 20 percent of live foliage shall be removed within the trees.
- Brush shall be chipped, and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 6 inches, leaving the trunk clear of mulch.

Following construction, a qualified 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.

Root Barriers

Severe pruning of tree roots may lead to a major decline or tree death. The best solution is to select trees that are less likely to become a problem or to plant further away from foundations, curbs, gutters, parking lots, sidewalks, and driveways to reduce tree growth or to allow them to grow in another direction. Place barriers in the soil to a depth of 18 to 24 inches (see landscape details) by trenching along the area to be protected at a distance of five (5) times the trunk diameter. In the cases where access or space is limited, it is permissible to reduce the distance after determination and approval are made by a qualified forester or arborist.

ATTACHMENT D

Project Plans

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Know what's below. Call before you dig.

KEY NOTES

1. FIRE DEPARTMENT TURNOUT PER DETAIL 7|C0.2.
2. ROCK SLOPE PROTECTION PER DETAIL 9|C0.2.
3. AC DIKE PER DETAIL 2|C0.2.
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9. SIDE OPENING INLET PER 2|C0.3.
10. REMOVE EXISTING CULVERT.

NOTE:

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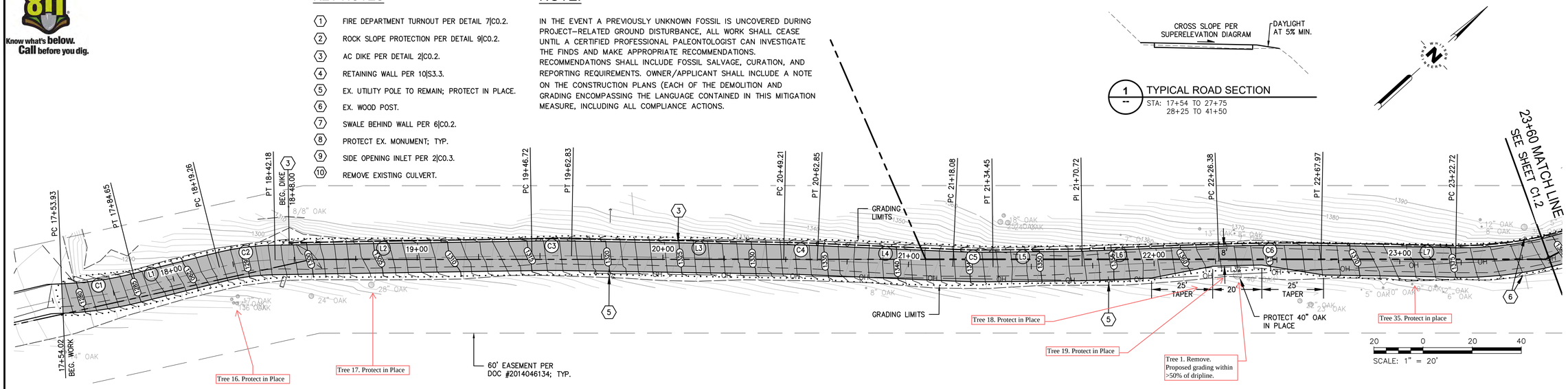
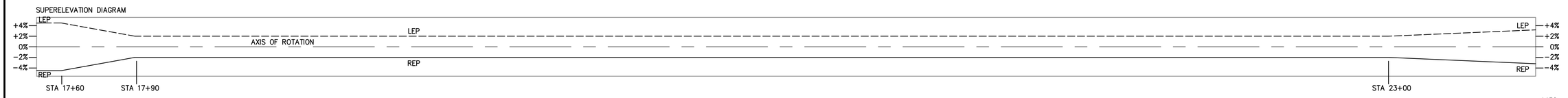
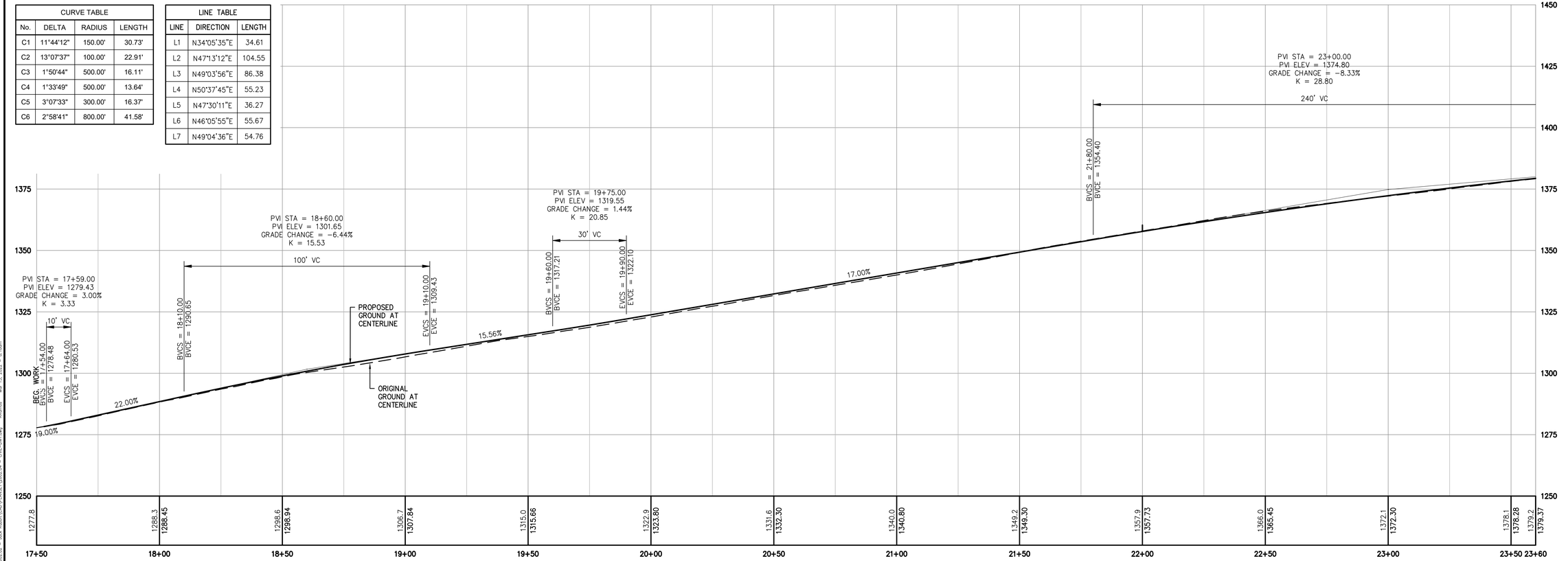




CURVE TABLE			
No.	DELTA	RADIUS	LENGTH
C1	11°44'12"	150.00'	30.73'
C2	13°07'37"	100.00'	22.91'
C3	1°50'44"	500.00'	16.11'
C4	1°33'49"	500.00'	13.64'
C5	3°07'33"	300.00'	16.37'
C6	2°58'41"	800.00'	41.58'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N34°05'35"E	34.61
L2	N47°13'12"E	104.55
L3	N49°03'56"E	86.38
L4	N50°37'45"E	55.23
L5	N47°30'11"E	36.27
L6	N46°05'55"E	55.67
L7	N49°04'36"E	54.76



DRIVEWAY CENTERLINE PROFILE

SCALE: 1" = 20'

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Civil Engineering
Land Surveying
6 Harris Court
Monterey, California
831.649.5225
whitsonengineers.com

Whitson ENGINEERS

REGISTERED PROFESSIONAL ENGINEER RICHARD P. WEBER No. 55019 CIVIL STATE OF CALIFORNIA

SUBMITTAL / REVISION			
1	09/01/2021	RS	BUILDING PERMIT SUBMITTAL
2	02/08/2022	RAA	DRIVEWAY WIDENING

KNOOP RESIDENCE - DRIVEWAY PLANS
120 COUNTRY CLUB HEIGHTS

Carmel Valley, California

APN 187-021-040 & 187-021-041

DRIVEWAY PLAN AND PROFILE - STA: 17+50.00 - 23+60.00

SCALE:	
DRAWN:	RA
JOB No.:	2602.04
SHEET	C1.1
	OF 20

BUILDING PERMIT SUBMITTAL

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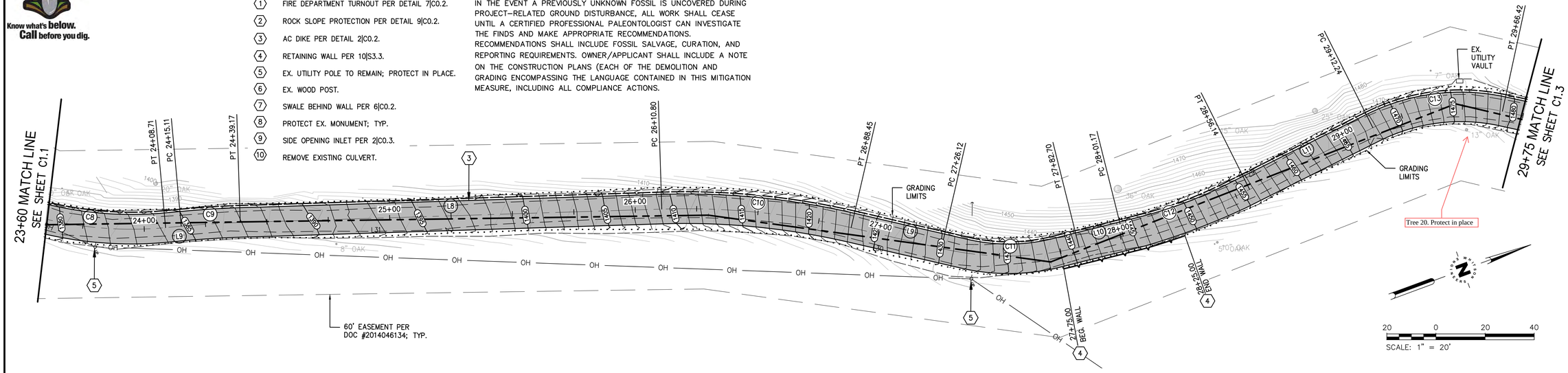
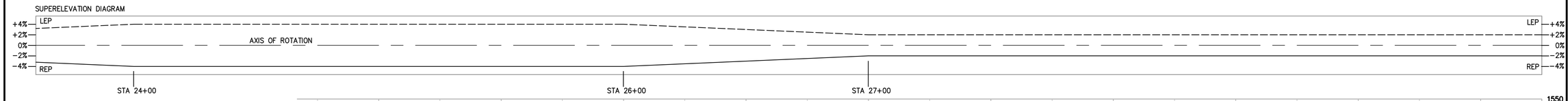
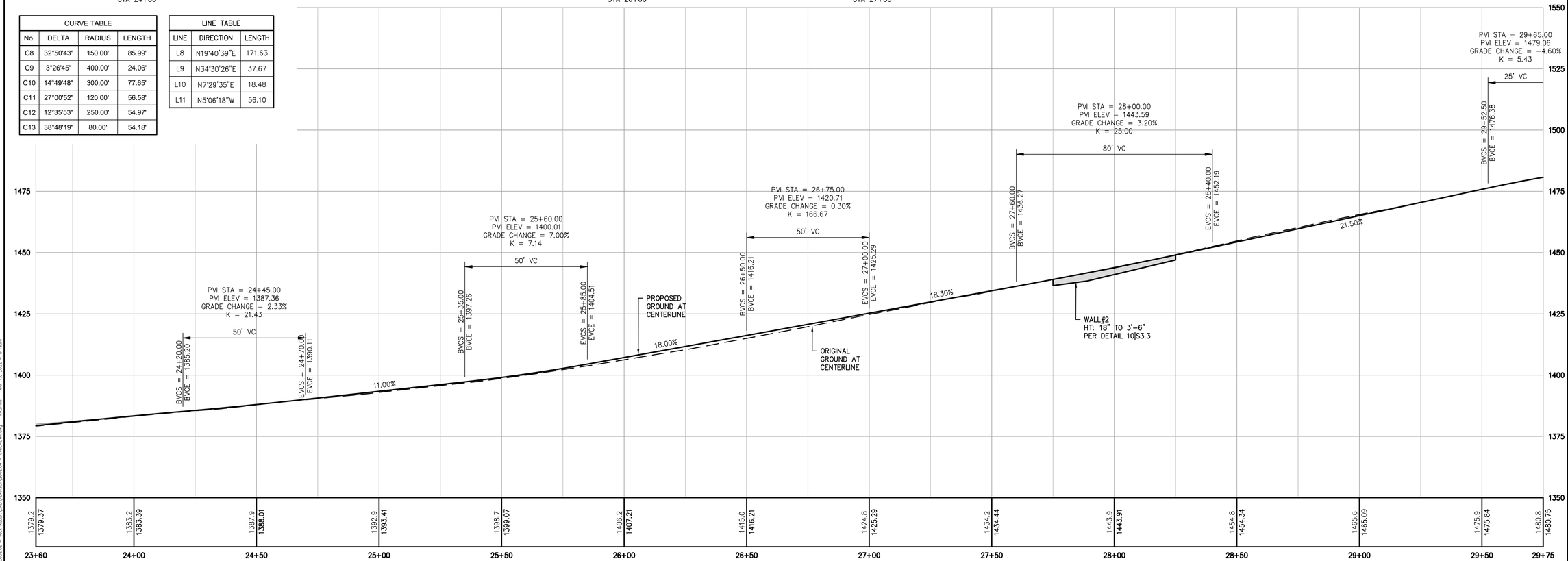




CURVE TABLE			
No.	DELTA	RADIUS	LENGTH
C8	32°50'43"	150.00'	85.99'
C9	3°26'45"	400.00'	24.06'
C10	14°49'48"	300.00'	77.65'
C11	27°00'52"	120.00'	56.58'
C12	12°35'53"	250.00'	54.97'
C13	38°48'19"	80.00'	54.18'

LINE TABLE		
LINE	DIRECTION	LENGTH
L8	N19°40'39"E	171.63
L9	N34°30'26"E	37.67
L10	N7°29'35"E	18.48
L11	N5°06'18"W	56.10



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811 Know what's below. Call before you dig.

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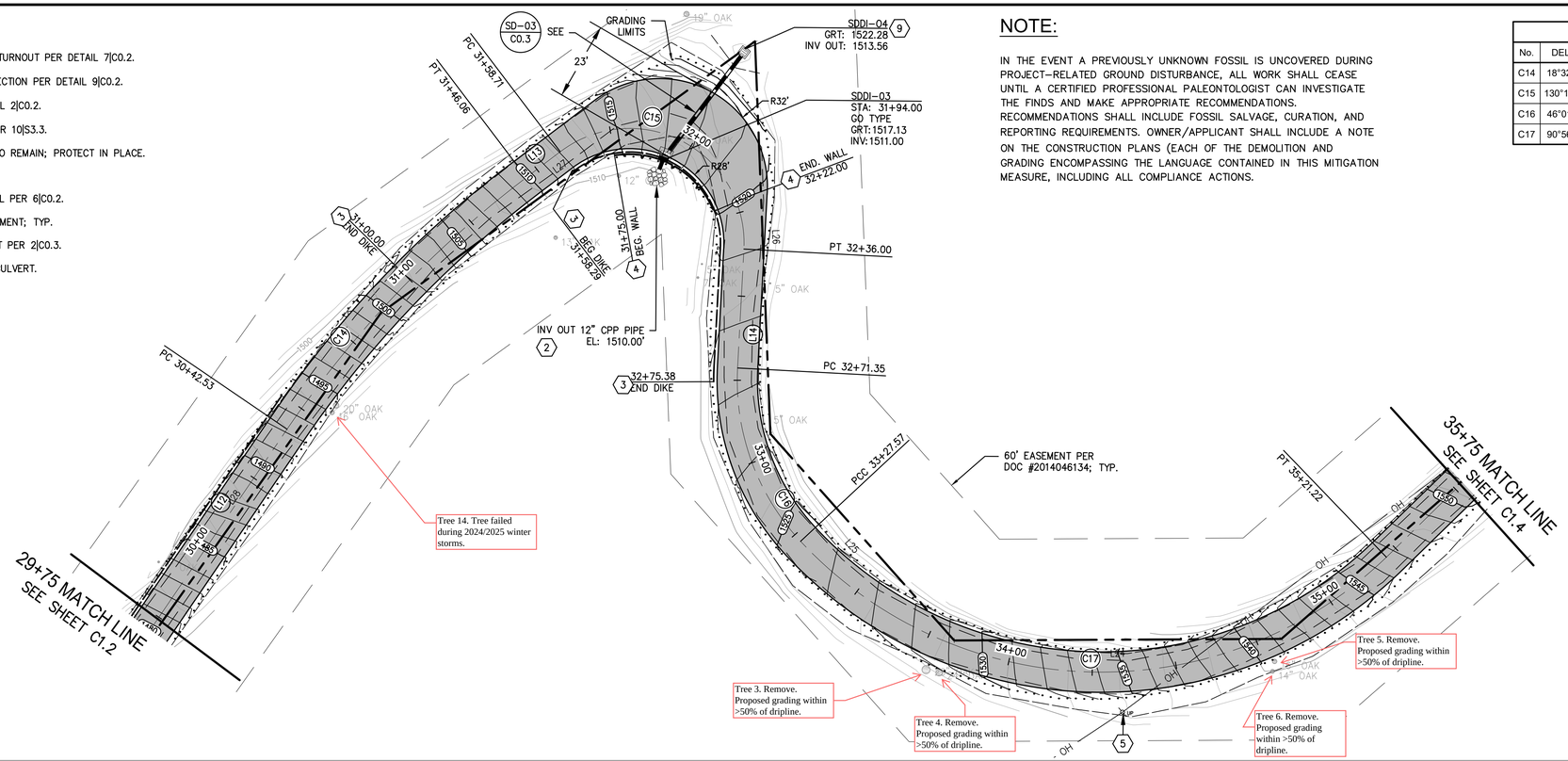

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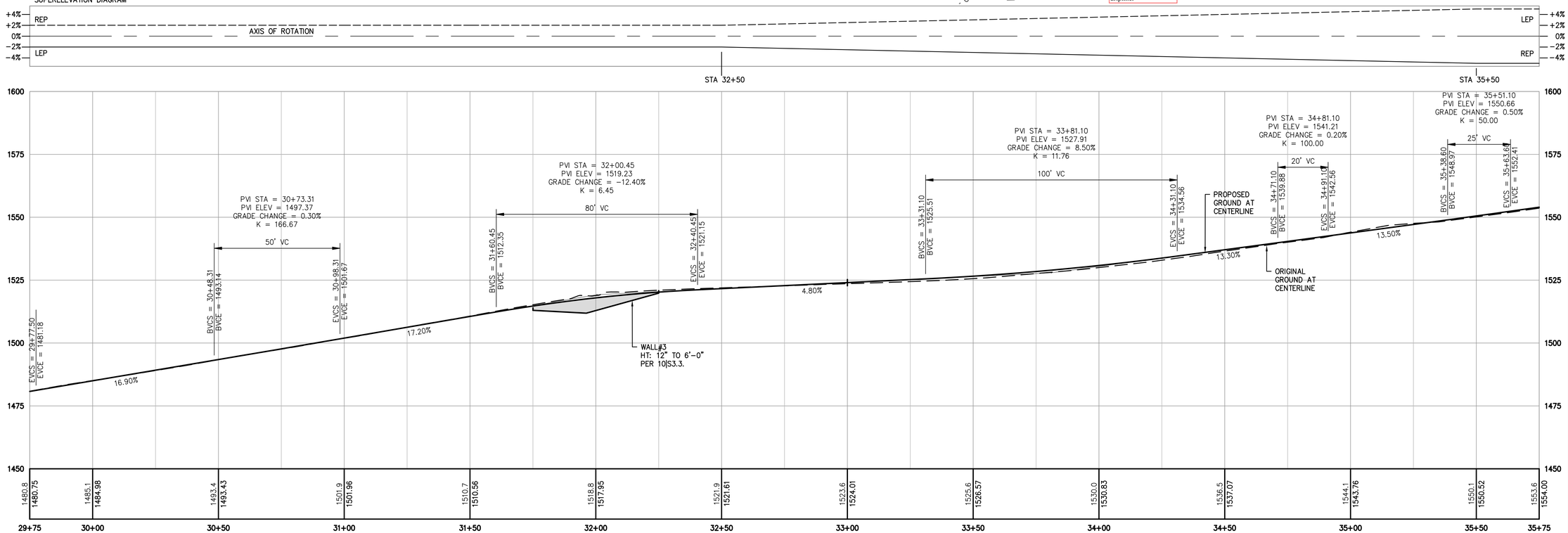
C16	46°01'16"	70.00'	56.23'
C17	90°56'35"	122.00'	193.65'

LINE TABLE		
LINE	DIRECTION	LENGTH
L12	N33°42'01"E	76.11
L13	N52°14'13"E	12.66
L14	S2°28'08"W	35.35



DRIVEWAY CENTERLINE PROFILE
SCALE: 1" = 20'

Civil Engineering
Land Surveying
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Monterey, California
831.649.5225
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REGISTERED PROFESSIONAL ENGINEER RICHARD P. WEBER No. 55019 CIVIL STATE OF CALIFORNIA

SUBMITTAL / REVISION			
1	09/01/2021	RS	BUILDING PERMIT SUBMITTAL
2	02/08/2022	RAA	DRIVEWAY WIDENING

KNOOP RESIDENCE - DRIVEWAY PLANS
120 COUNTRY CLUB HEIGHTS
Carmel Valley, California

DRIVEWAY PLAN AND PROFILE - STA: 29+75.00 - 35+75.00

APN 187-021-040 & 187-021-041

SCALE:	
DRAWN:	RA
JOB No.:	2602.04
SHEET	C1.3
	OF 20

BUILDING PERMIT SUBMITTAL

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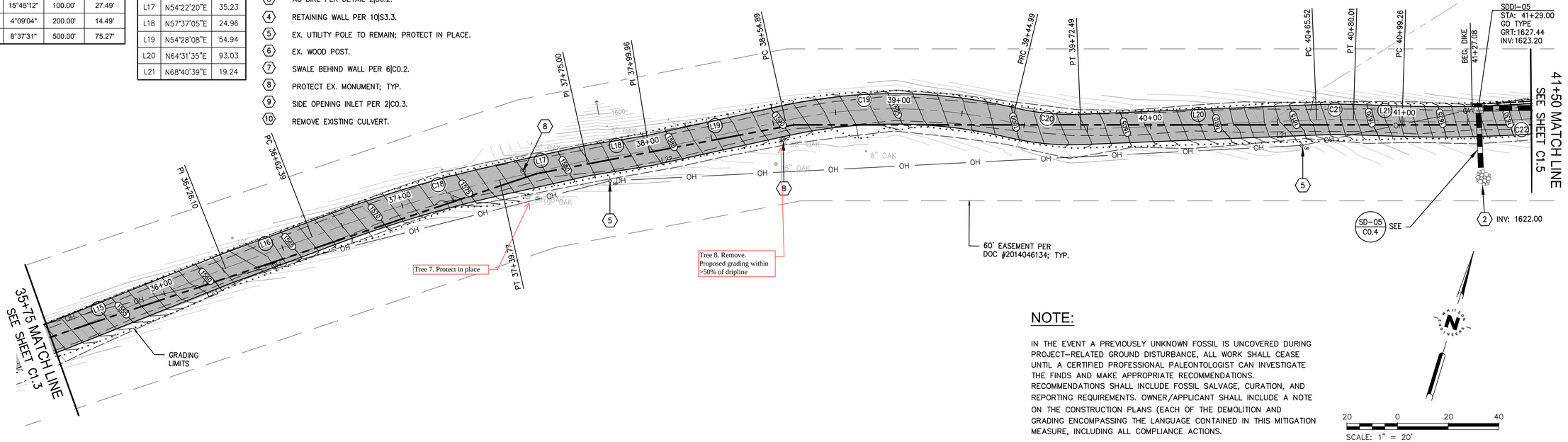
0 1 2 INCHES 3

CURVE TABLE			
No.	DELTA	RADIUS	LENGTH
C18	8°52'03"	500.00'	77.38'
C19	25°48'39"	200.00'	90.10'
C20	15°45'12"	100.00'	27.49'
C21	4°09'04"	200.00'	14.49'
C22	8°37'31"	500.00'	75.27'

LINE TABLE		
LINE	DIRECTION	LENGTH
L15	N45°08'26"E	104.88
L16	N46°33'27"E	36.29
L17	N54°22'20"E	35.23
L18	N57°37'05"E	24.96
L19	N54°28'08"E	54.94
L20	N64°31'35"E	93.03
L21	N68°40'39"E	19.24

KEY NOTES

1. FIRE DEPARTMENT TURNOUT PER DETAIL 7|C0.2.
2. ROCK SLOPE PROTECTION PER DETAIL 9|C0.2.
3. AC DIKE PER DETAIL 2|C0.2.
4. RETAINING WALL PER 10|S3.3.
5. EX. UTILITY POLE TO REMAIN; PROTECT IN PLACE.
6. EX. WOOD POST.
7. SWALE BEHIND WALL PER 6|C0.2.
8. PROTECT EX. MONUMENT; TYP.
9. SIDE OPENING INLET PER 2|C0.3.
10. REMOVE EXISTING CULVERT.



NOTE:

IN THE EVENT A PREVIOUSLY UNKNOWN FOSSIL IS UNCOVERED DURING PROJECT-RELATED GROUND DISTURBANCE, ALL WORK SHALL CEASE UNTIL A CERTIFIED PROFESSIONAL PALEONTOLOGIST CAN INVESTIGATE THE FINDS AND MAKE APPROPRIATE RECOMMENDATIONS. RECOMMENDATIONS SHALL INCLUDE FOSSIL SALVAGE, CURATION, AND REPORTING REQUIREMENTS. OWNER/APPLICANT SHALL INCLUDE A NOTE ON THE CONSTRUCTION PLANS (EACH OF THE DEMOLITION AND GRADING ENCOMPASSING THE LANGUAGE CONTAINED IN THIS MITIGATION MEASURE, INCLUDING ALL COMPLIANCE ACTIONS.

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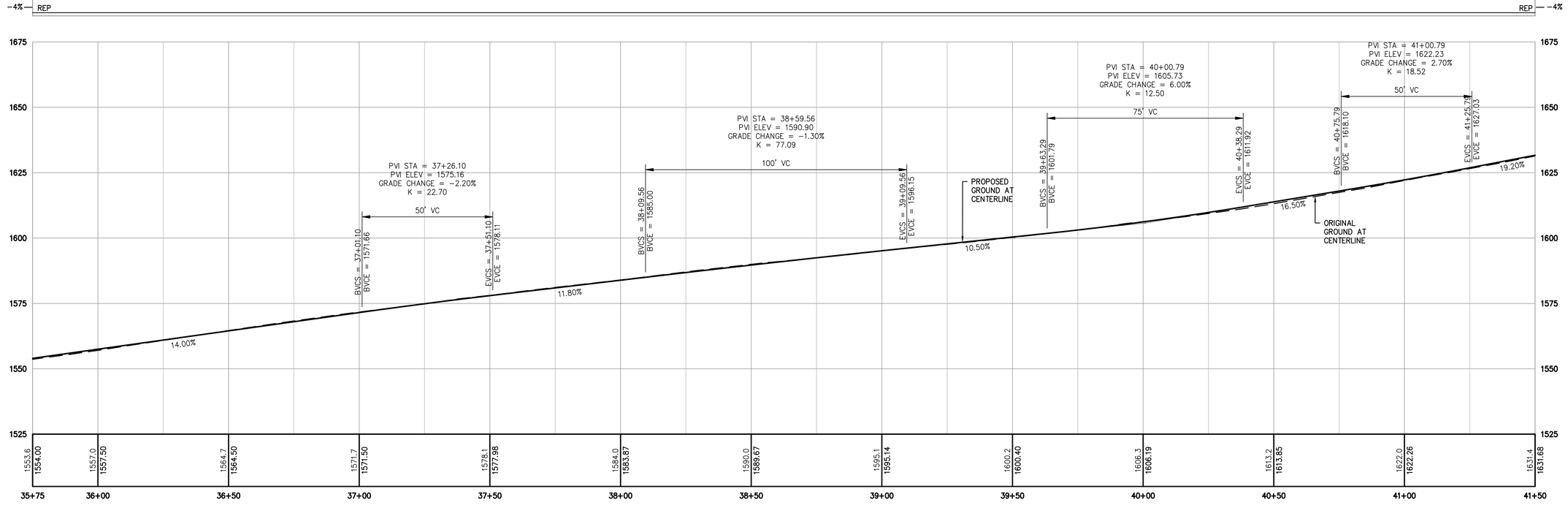
SCALE: 1" = 20'



DRIVEWAY CENTERLINE PROFILE

SCALE: 1" = 20'

0 1 2 INCHES 3

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KNOOP RESIDENCE - DRIVEWAY PLANS
120 COUNTRY CLUB HEIGHTS

Carmel Valley, California

APN 187-021-040 & 187-021-041

DRIVEWAY PLAN AND PROFILE - STA: 35+75.00 - 41+50.00

SCALE:	
DRAWN:	RA
JOB No.:	2602.04
SHEET	C1.4
	OF 20

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2. ROCK SLOPE PROTECTION PER DETAIL 9|C0.2.
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8. PROTECT EX. MONUMENT; TYP.
9. SIDE OPENING INLET PER 2|C0.3.
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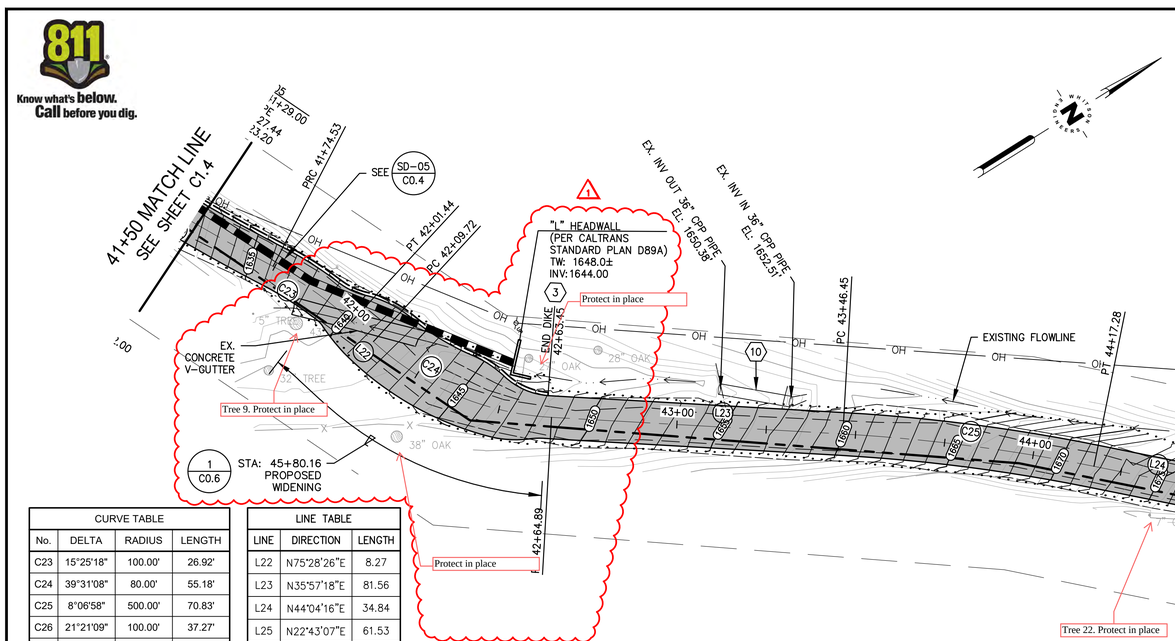
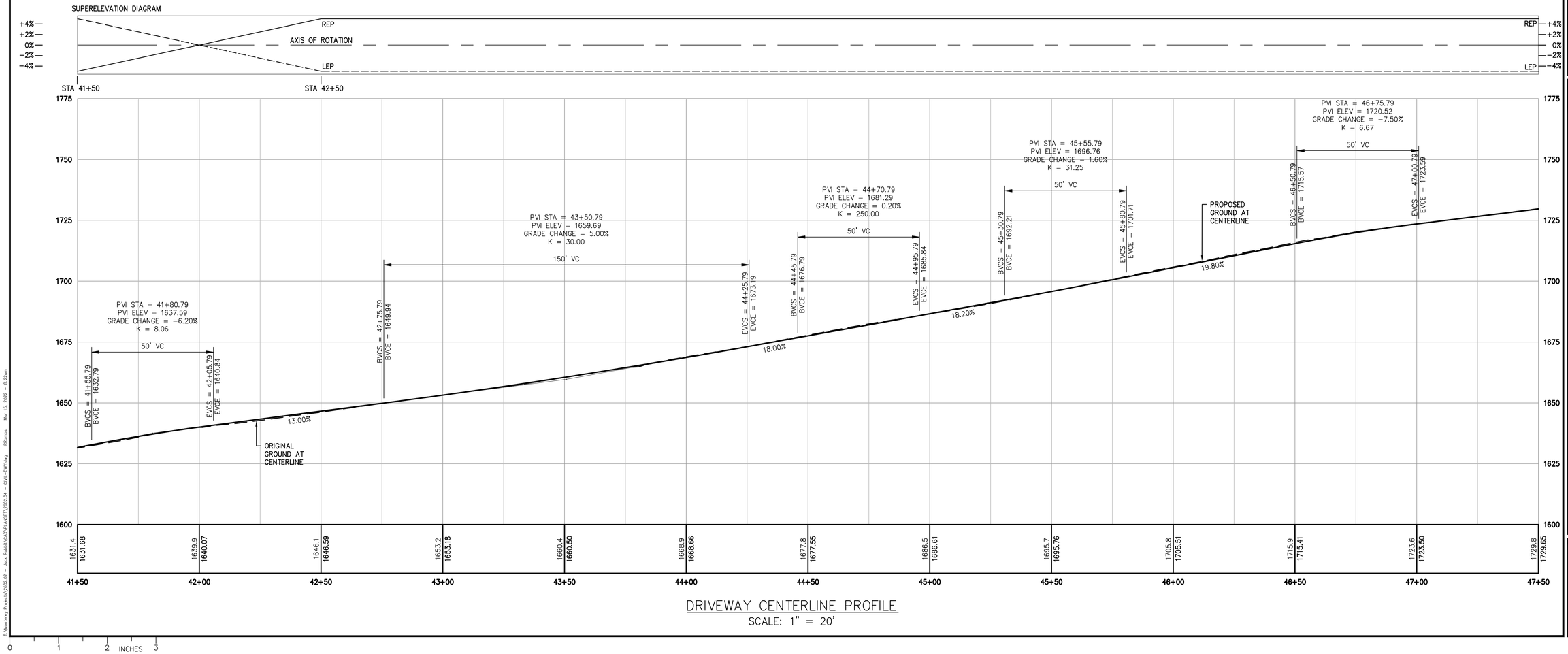


1 -- TYPICAL ROAD SECTION
STA: 42+50 TO 58+18
AC DIKE
STA: 47+00 TO 51+40

CURVE TABLE			
No.	DELTA	RADIUS	LENGTH
C23	15°25'18"	100.00'	26.92'
C24	39°31'08"	80.00'	55.18'
C25	8°06'58"	500.00'	70.83'
C26	21°21'09"	100.00'	37.27'
C27	25°30'38"	150.00'	66.79'
C28	18°06'05"	150.00'	47.39'

LINE TABLE		
LINE	DIRECTION	LENGTH
L22	N75°28'26"E	8.27
L23	N35°57'18"E	81.56
L24	N44°04'16"E	34.84
L25	N22°43'07"E	61.53
L26	N48°13'45"E	16.13



DRIVEWAY CENTERLINE PROFILE
SCALE: 1" = 20'

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KNOOP RESIDENCE - DRIVEWAY PLANS
120 COUNTRY CLUB HEIGHTS
Carmel Valley, California

DRIVEWAY PLAN AND PROFILE - STA: 41+50.00 - 47+50.00

APN 187-021-040 & 187-021-041

SCALE:	
DRAWN:	RA
JOB No.:	2602.04
SHEET	C1.5
	OF 20

BUILDING PERMIT SUBMITTAL

0 1 2 INCHES 3

CURVE TABLE			
No.	DELTA	RADIUS	LENGTH
C29	26°42'29"	100.00'	46.61'
C30	11°52'59"	150.00'	31.11'
C31	47°43'44"	80.00'	66.64'
C32	15°09'39"	250.00'	66.15'
C33	13°33'35"	210.00'	49.70'

LINE TABLE		
LINE	DIRECTION	LENGTH
L27	N30°07'40"E	94.72
L28	N56°50'09"E	123.00
L29	N68°43'08"E	6.52
L30	N20°59'24"E	36.91
L31	N36°09'03"E	44.07

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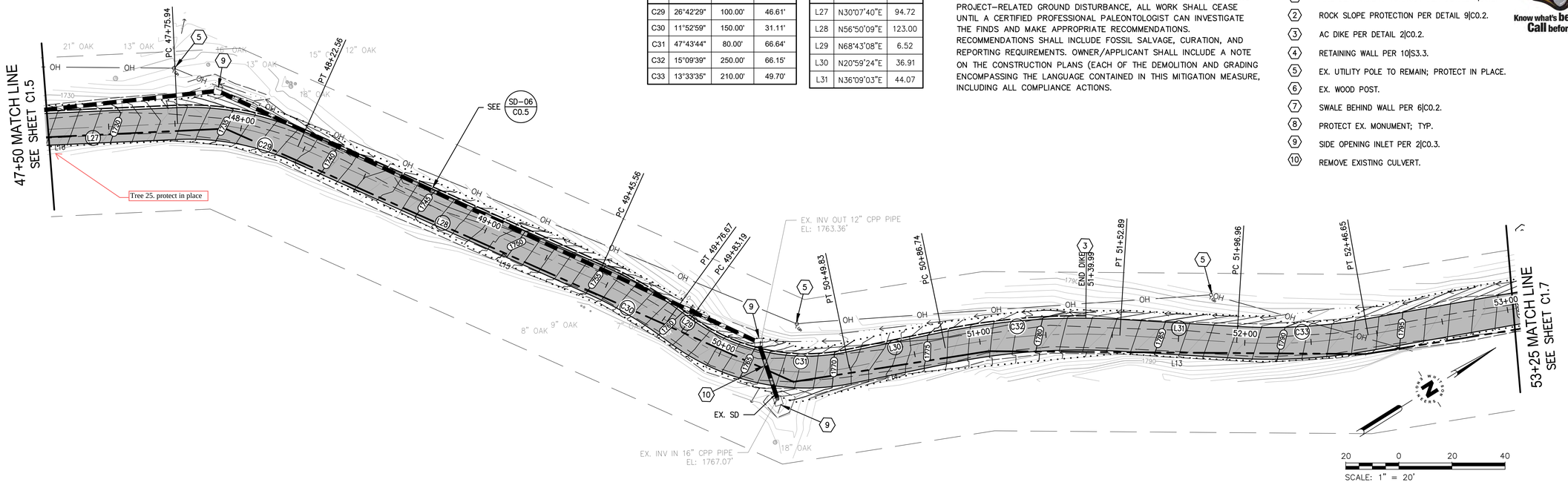
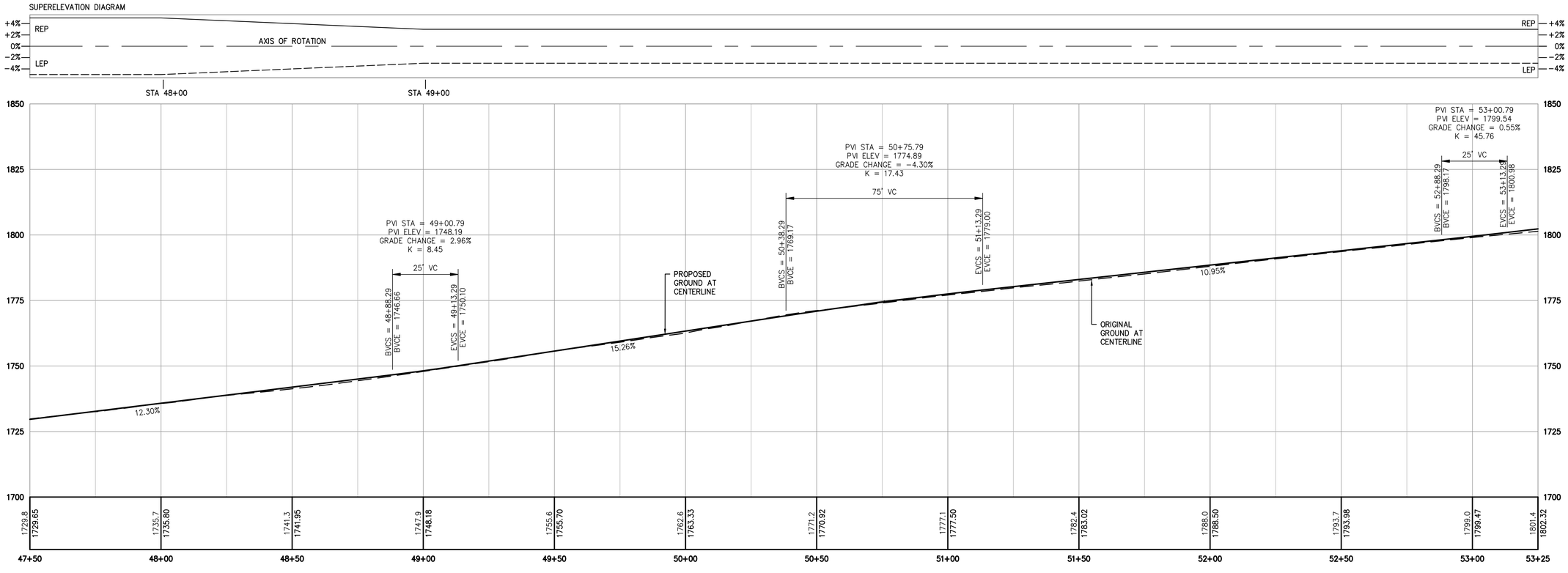
2. ROCK SLOPE PROTECTION PER DETAIL 9|C0.2.
3. AC DIKE PER DETAIL 2|C0.2.
4. RETAINING WALL PER 10|S3.3.
5. EX. UTILITY POLE TO REMAIN; PROTECT IN PLACE.
6. EX. WOOD POST.
7. SWALE BEHIND WALL PER 6|C0.2.
8. PROTECT EX. MONUMENT; TYP.
9. SIDE OPENING INLET PER 2|C0.3.
10. REMOVE EXISTING CULVERT.

Know what's below. Call before you dig. 811





DRIVEWAY CENTERLINE PROFILE

SCALE: 1" = 20'

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KNOOP RESIDENCE - DRIVEWAY PLANS
120 COUNTRY CLUB HEIGHTS

Carmel Valley, California

DRIVEWAY PLAN AND PROFILE - STA: 47+50.00 - 53+25.00

APN 187-021-040 & 187-021-041

SCALE:	
DRAWN:	RA
JOB No.:	2602.04
SHEET	C1.6
	OF 20

BUILDING PERMIT SUBMITTAL

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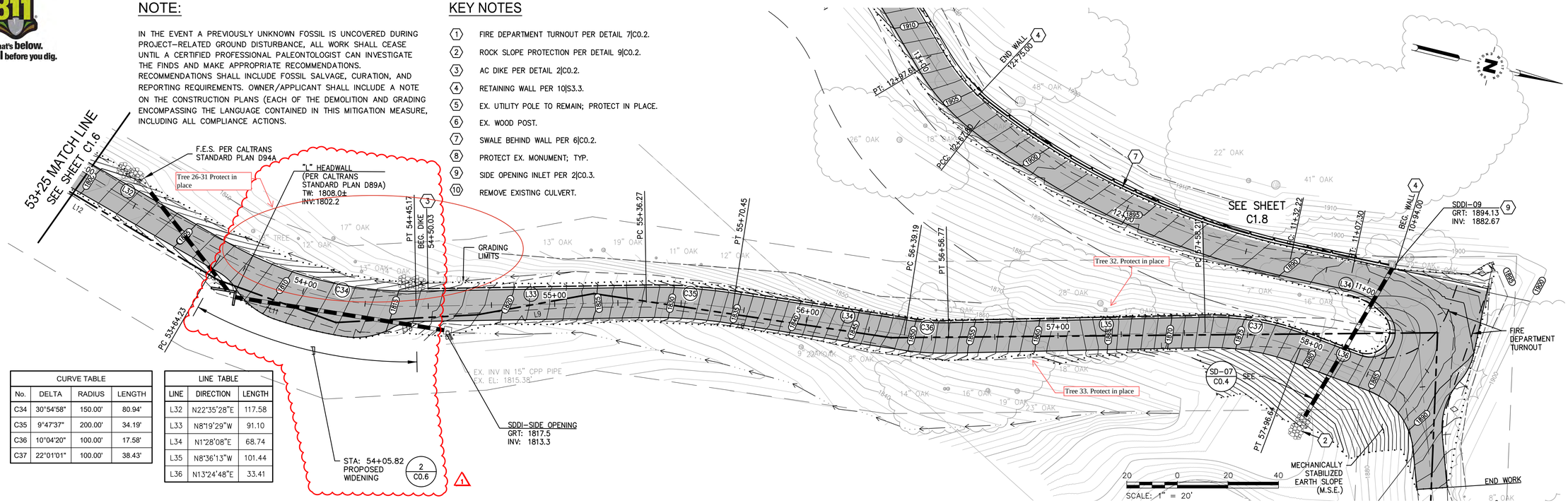
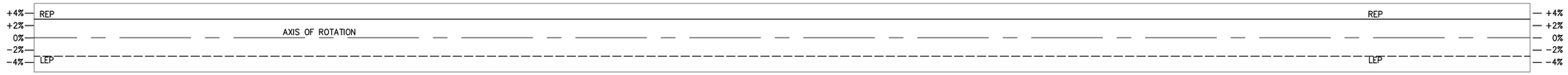
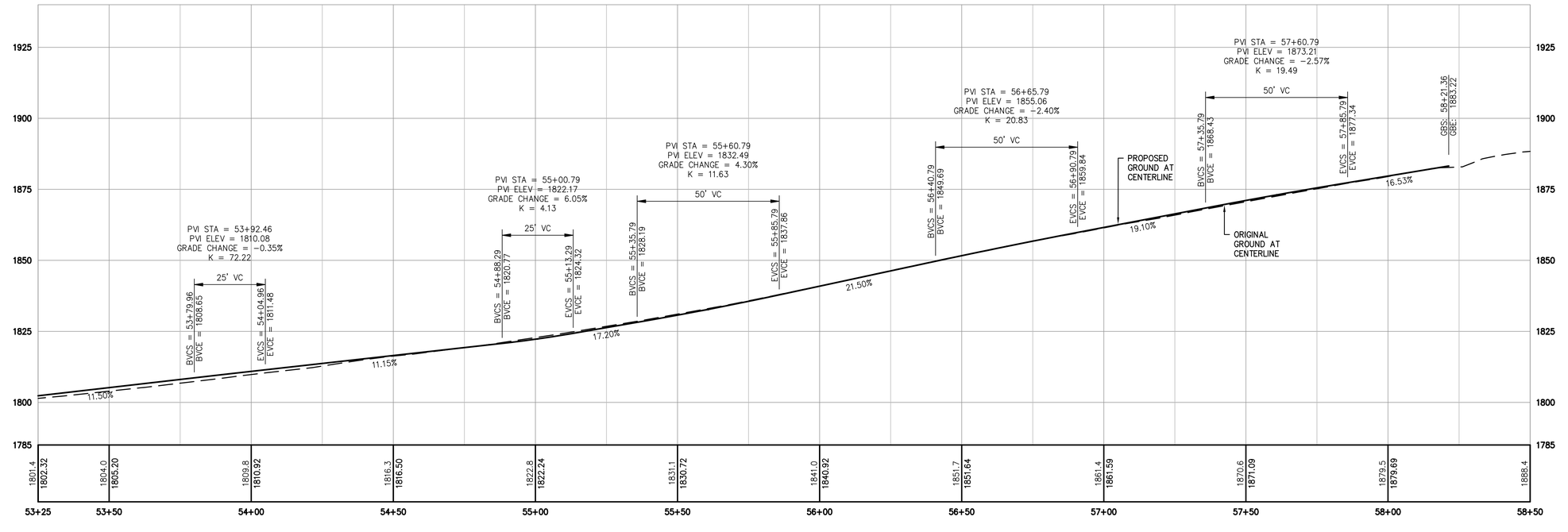


CURVE TABLE			
No.	DELTA	RADIUS	LENGTH
C34	30°54'58"	150.00'	80.94'
C35	9°47'37"	200.00'	34.19'
C36	10°04'20"	100.00'	17.58'
C37	22°01'01"	100.00'	38.43'

LINE TABLE		
LINE	DIRECTION	LENGTH
L32	N22°35'28"E	117.58
L33	N8°19'29"W	91.10
L34	N1°28'08"E	68.74
L35	N8°36'13"W	101.44
L36	N13°24'48"E	33.41

SUPERELEVATION DIAGRAM





DRIVEWAY CENTERLINE PROFILE
SCALE: 1" = 20'

0 1 2 INCHES 3

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SUBMITTAL / REVISION

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1	02/08/2022	RAA	DRIVEWAY WIDENING

KNOOP RESIDENCE - DRIVEWAY PLANS
120 COUNTRY CLUB HEIGHTS
Carmel Valley, California

DRIVEWAY PLAN AND PROFILE - STA: 53+25.00 - 59+20.00

APN 187-021-040 & 187-021-041

SCALE:	
DRAWN:	RA
JOB No.:	2602.04
SHEET	C1.7
	OF 20

BUILDING PERMIT SUBMITTAL

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ATTACHMENT E

Best Management Practices While Working Near Trees

Tree Protection and Best Management Practices (BMPs)

Prior to the commencement of project related activities, the following tree BMPs 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 through the use of temporary fencing and wrapping of trunks with protective materials.
- Fencing shall consist of chain link, supported snowdrift or plastic mesh, hay bales, or field fence. Fencing shall have cross bracing (typically 2x4 material) on both the top and lower edges of the fencing material to prevent sagging and provide lateral support. Fencing shall stand a minimum height of four feet above grade and be placed to the farthest extent possible from the base of the trees, protecting the trees drip line area (typically 10-12 feet away from the base of a tree).
- In the cases where access or space is limited it is permissible to protect trees within the 10-12-foot distance after determination and approval are made by a qualified forester or arborist.
- Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, and/or dumping of materials is not permitted adjacent to trees on the property, especially within fenced areas.
- Fenced areas and the trunk protection materials shall remain in place during the entire construction period. Torn or damaged roots shall be cleanly cut to sound wood wherever possible to minimize decay entry points. Any roots found that must be cut should be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment. No tree seals shall be used as the seal material only promotes decay.
- A mulch layer up to approximately 4 inches deep should be applied to the ground under-protected trees following construction. Only 1 to 2 inches of mulch should be applied within 1 to 2 feet of the trunk, and under no circumstances should any soil or mulch be placed against the root crown (base) of trees. The best source of mulch would be from chipped material generated on-site.
- Irrigation should be that of normal for exterior planting. Normal watering means that soil should be kept evenly moist and watered regularly, as conditions require. Most plants prefer one (1) inch of water a week during the growing season, but care needs to be taken not to over water. It is better to water once (1) a week and water deeply (over 24 inches), than to water frequently for a few minutes.

Tree Pruning

It is to be understood that the pruning of retained trees is expected for this site. Pruning shall conform to the following standards:

- Clear the crown of diseased, crossing, weak, and dead wood to a general minimum size of 1-1/2 inch in diameter.
- Remove stubs, cutting outside the wound wood tissue that has formed around the branch.
- Interior branches shall not be stripped out.

- Reduce end weight on heavy, horizontal branches by selectively removing small- diameter branches, no greater than three (3) inches, near the ends of the scaffolds. In some cases, larger diameters may be removed depending on the situation (where critical for safety).
- Pruning cuts larger than four (4) inches in diameter, except for deadwood, shall be avoided, unless deemed crucial for safety (broken, cracked, crossing, rubbing, etc.). Pruning cuts that expose heartwood shall be avoided whenever possible.
- Pruning shall not be performed during periods of flight of adult boring insects because fresh wounds attract pests (generally spring). Pruning shall be performed only when the danger of infestation has passed.
- All pruning shall be performed by a qualified arborist or under the supervision of an ISA Certified Arborist or Tree Worker. Arborists are required to have a State of California Contractors License for Tree Service (C-61/D49) and provide proof of worker's compensation and general liability insurance.
- All pruning shall be following the Tree Pruning Guidelines (International Society of Arboriculture) and/or the ANSI A300 Pruning Standard (American National Standard for Tree Care Operations) and adhere to the most recent edition of ANSI Z133.1.
- No more than 20 percent of live foliage shall be removed within the trees.
- Brush shall be chipped, and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 6 inches, leaving the trunk clear of mulch.

Following construction, a qualified 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.

Root Barriers

Severe pruning of tree roots may lead to a major decline or tree death. The best solution is to select trees that are less likely to become a problem or to plant further away from foundations, curbs, gutters, parking lots, sidewalks, and driveways to reduce tree growth or to allow them to grow in another direction. Place barriers in the soil to a depth of 18 to 24 inches (see landscape details) by trenching along the area to be protected at a distance of five (5) times the trunk diameter. In the cases where access or space is limited, it is permissible to reduce the distance after determination and approval are made by a qualified forester or arborist.

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