Exhibit B

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103A Laguna Place
Amended Tree Resource Assessment
Forest Management Plan

Prepared for:

Mr. Ray Harrod

Prepared by:

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Urban Forester
Member Society of American Foresters 48004
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1213 Miles Avenue
Pacific Grove, CA 93950

July 3, 2024

Owner:

Mr. Ray Harrod
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Salinas, CA 93908 Engineer:

C3 Engineering
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Monterey, CA 93940

Urban Forester and Arborist

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F.O. Consulting
1213 Miles Ave
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SUMMARY

This report is the latest report for this property and updates all reports to this date and amends forest management plans dated August 17, 2020, and April 30, 2024. Much of the site description information in the reports is the same and still applies to the design. This report also updates previous grading plans with septic areas and includes explanations for the additional tree removals.

Development proposed for this site located at 103A Laguna Place (APN161-231-036- 000), proposes the construction of a new 4061 square-foot single-family structure, garage, and metal barn, grading, septic area, and the installation of a driveway. A of the site 2020 analysis resulted in 32 live oaks and one pine tree affected by this new design, however, again time passed by with slight variations to the design for septic and grading. The number of trees for removal due to grading for the driveway entrance, retaining wall, and slopes to allow for driveway construction has now increased by 17 trees from the 2020 report. The new project as proposed now requires the removal of 49 Coast live oaks and one Monterey pine tree. This latest design was reviewed with the lens of development but also incorporates more vegetation removal to increase fire defensibility.

Assignment/scope of project

The development of this parcel may have various effects on the adjacent trees from the proposed construction. To ensure the protection of the tree resources on site, the property owner, Mr. Ray Harrod has requested a Tree Resource Assessment of the area of trees in proximity to the proposed development. To accomplish this assignment, the following tasks have been completed:

- Evaluate overall health, structure, and preservation suitability for trees six diameter inches or greater at 24 inches above grade, within or adjacent to proposed development areas.
- Review proposed conceptual building site plans and Engineering drawings prepared by C3 Engineering.
- Recommend tree preservation specifications.
- Determine the quantity 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 the construction footprint drawings for a 4061 square foot single-family structure, garage, septic area, metal barn, and driveway on a 2.6-acre parcel. I am to assess the site for preliminary effects from potential construction to trees within or adjacent to construction activities to be used along with other required documents for application for Use Permit. The assessment has been made of drawings submitted, field visits, and discussion with the project engineer. Previous drawings were also submitted to me or reviewed. Grading and erosion details discussed in this report are only those that relate to tree health.

PURPOSE

This report is a Tree Resource Assessment/Forest Management Plan prepared for this parcel due to proposed construction activities. The assessment is to review the existing trees and the condition of the oak forest on site to determine the trees or groups of trees affected by the proposed project. Oak trees are protected trees, as defined by the County of Monterey, Title 21 Monterey County Zoning Ordinance, and the Toro Area Land Use Plan.

GOAL

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

INTRODUCTION

This Forest Management Plan is prepared for 103A Laguna Place by Frank Ono, Urban Forester, and Certified Arborist, (member S.A.F. #48004 and ISA CA #536) due to the proposed development. Monterey County's Zoning Ordinance Title 21 requires a Forest Management Plan when removal of native oak trees is necessary, regardless of size or amount to preserve and maintain the forest and its beneficial uses. The County also sometimes identifies Monterey pine trees as native tree species that may require special consideration for management.

SITE DESCRIPTION

1) Assessor's Parcel Number: 161-231-036

2) Location: 103A Laguna Place, Salinas, CA 93901

3) Parcel size: approximately 2.6 acres.

4) Existing Land Use: The parcel is undeveloped and zoned LDR/1-VS.

5) Slope: The parcel has varying terrain. The terrain is steep on slopes that make way to a softened ridge with mildly sloped areas. Slopes vary ranging from 10% on the softened areas to 30% or more on the steeper slopes.

6) Soils: According to the Natural Resource Conservation Service reports, soils on the property consist of the following soil type; Santa Ynez fine sandy loam, 15 to 30 percent slopes The Santa Ynez series consists of moderately well-drained soils that formed on terraces in alluvium derived from sandstone and granitic rock. Slopes are 2 to 30 percent. The vegetation consists of annual grasses, forbs, scattered oaks, and brush.

7) Vegetation: The vegetation type is oak woodland, chaparral, and grassland. There are an estimated 195 trees on the lot of various diameter classes. Oak canopy (primarily oaks) is estimated to cover approximately 56% of the lot; the remainder of the lot is covered by either chaparral-type plants, grasses, or rock formations. The perennial groundcover below the oaks consists of poison oak, blackberry, sticky monkey flower, and coffee berry.

8) Forest Condition and Health: The site is covered predominantly with Coast live oak as the canopy over-story interspersed with some scattered Monterey pines. The canopy cover is semi-open with areas moderately dense and varied in height consisting mainly of saplings and multiple stemmed groupings of oaks. The condition of the Monterey pines appears healthy. The Oak's condition varies but is considered mostly in fair condition. Oak twig borers (*Agrilus angelicus (Buprestidae*) were observed at the time of my assessment on a few of the oaks but not at significant levels. No significant infestations of pests such as the California Oak Moth (*Phryganidia californica*) or diseases such as Sudden Oak Death (SOD) (*Phytophthora ramorum*) were apparent at the time of my assessment.

BACKGROUND/PROJECT DESCRIPTION

In July 2020, Mr. Ray Harrod contacted Ono Consulting to update a previously approved forest management plan for the site located at 103A Laguna Place, Salinas, CA 93901. That previous plan was written in 2014 for the previous owner (Siino) and the requested report updates the plan with new grading and tree removal details. Ono Consulting was again requested in March of 2024 for an additional updated plan with a proposed septic area, driveway grading, and results in additional tree removal.

Site visits were taken to the property during June and July 2014, April 2020, and April 2024 where trees were assessed for health and condition. During these site visits, the proposed improvements were assessed to the greatest extent feasible; to maintain the viewshed and general aesthetic quality of the area while complying with County codes. A study of the wooded area determines potential treatments necessary to safely complete the project and meet the goals of the landowner while maintaining the integrity of oak woodlands, i.e., old trees/forests, maintaining rare and representative habitats, riparian corridors, water quality and quantity, ecosystem functions, and natural connectivity. The assessment of the area concluded with a general opinion of the trees to be removed or preserved, based on the extent and effect of construction activity on the short and long-term health of the trees and for the integrity of this section of the woodland. Meetings and field reviews were focused on the area immediately surrounding the proposed development.

OBSERVATIONS/DISCUSSION

- The site is forested mainly with Coast live oak (*Quercus agrifolia*) with a few Monterey pines (*Pinus radiata*). Oaks are in groupings throughout the lot with multiple stemmed trees and saplings consisting of many stems less than 6" in diameter located in upper portions of the slopes with taller larger trees at the bottom of the slope.
- According to random samples taken on the property, it is estimated that there are 75 trees per acre (a total of 195 on this 2.6-acre property consisting of five Monterey pines with the rest being coast live oaks). Spacing (where trees are located) averages approximately 20 feet apart or less with stem size ranging from 4" in diameter to approximately 20" in diameter.
- The project proposes development in an area that is moderately degraded and bordered by previous developments. There are "ranchette" style houses that dot the landscape of surrounding properties.
- Past grazing and soil disturbances appear to have impaired oak regeneration in areas on this site, along with some observed mortality of specific oaks and leaning and unstable trees on the slope, and roadway and new constructions on nearby parcels.
- Most of the trees on the property are of moderate size (less than 10" in diameter), many of which are within or near the building and driveway areas. No landmark-sized oaks (trees that measure over 24" in diameter) were observed (within or near construction areas) that will be required for removal or impacted by grading. Trees to be removed are located at the toe of the slope where the driveway entrance is to be installed, on slope faces that are to be graded, where the driveway will be installed, and the building footprint. Many of these oaks are multiple-stemmed oaks with stems measured in the 4"-6" diameter class.

- The driveway access areas and slope grading require a larger number of oaks for removal as well as trees for pruning to minimize limb or trunk damage to trees from required grading and excavation.
- The numbering system utilized between the reports has changed slightly, however, wherever possible the original tags were used when found.
- In reviewing the property and septic area one tree, (#2016.1) was saved by a slight relocation of the septic lines.
- The additional 17 trees for removal are due to several factors and are as follows:
    - Cut-and-fill process along the first third of the driveway (#'s 1998-2002)
    - Cut slopes located along the upper bank of the new driveway (#2008.2) and retaining wall and those trees located below the driveway impacted by grading cuts and more importantly, soil fills around their root collar (#'s 2012.1 – 2013.2).
    - Several trees also were not originally identified along or within the driveway and grading areas (#'s 2008.1, 2009.1, and 2009.20).
    - The parking area near the home and the house footprint also had trees that were not originally identified but were later identified in the last report (#'s 2021.2. 2023, 2029.1, and 2029.2.

PROJECT ASSESSMENT/CONCLUSION

Tree removal is unavoidable to build a 4061 square-foot single-family structure, garage, and metal barn, with development access complicated due to the site's steep slope and congested vegetation on its lower slope. Development with this site plan requires tree removal for the driveway, slope grading, and building footprints. The estimated required tree removal of 49 oak trees and 1 pine will consist of many smaller diameter trees ranging from 14" in diameter to 6" in diameter. No landmark-sized trees are to be removed.

Vegetation on this site is oak woodland type, primarily coast live oak with a fragmented and semi-open canopy. The applicant's count of 195 existing trees on the site is based on a sampling of five separate one-tenth-acre areas on site and determined to be representative of the site's tree cover. Only trees over 6 inches in diameter were counted. The proposed tree removal is necessary because of the grading required to access and build on this lot and requires vegetation removal to make the homesite site defensible from fire. No landmark-sized trees are proposed for removal. Tree removal evaluations are in the following areas:

- Air Movement- Removal of these trees would not result in adverse or significant changes to air movement as removal of the trees will have little or no effect on the movement of air in this vicinity.
- Erosion - Appropriate erosion control measures will be applied to address potential impacts.
- Water Quality - No watercourses are near the planned construction; 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, the remaining native trees on the property will be retained.
- Noise Pollution – is not a significant factor.
- Wildlife Habitat - Negligible impact as portions of the surrounding sites are developed. Wildlife use in the area is being conditioned by surrounding residential and human use.

Short Term Impacts

Site disturbance will occur during construction. The steep slope upon which the driveway must be installed is a factor in the disturbance that must take place for the construction. Site impacts are to be confined to construction envelopes and immediate surroundings of the driveway and homesite where 49 oak and one pine tree will be removed and trimmed, and root systems reduced.

Long Term Impacts

No significant long-term impacts to the forest ecosystem are anticipated due to the remaining wooded area left untouched by development occupied by the proposed planned activities. The project as proposed is unlikely to reduce the availability of wildlife habitat over the long term due to the heavily oak-forested areas that surround the site.

RECOMMENDATIONS

Pre-Construction Meeting

Before the start of construction, a meeting and training session must be conducted to communicate and instruct personnel about tree retention and protection. The pre-construction meeting will include required tree protection and exclusionary fencing installed before grading, excavation, and construction procedures. Meeting attendees will be all involved parties including site clearance personnel, construction managers, heavy equipment operators, and tree service operators; a certified professional such as a Monterey County qualified forester or County qualified arborist will conduct training. A list of pre-construction attendees and the materials discussed will be maintained to be provided to the county. Meeting attendees must agree to abide by tree protection and instructions as indicated during the meeting.

Tree Removal

It anticipated no more than 49 Coast live oak trees over 6” in diameter and one Monterey pine would be removed by the proposed development.

Tree Retention

Oak trees should be assessed by a qualified professional for vigor, aesthetic value, and potential degree of remedial pruning required. Building locations should be staked in the field before the setting of the final building lines. Feasible modifications in building and/or road design should be conducted to retain as many trees as possible by adjusting road alignments to avoid as many trees as possible.

Tree Planting

Because it is recommended that replacement of removed trees be undertaken, replacement planting is necessary. As necessary, trees should be planted in areas with the greatest opening in the stand allowing minimum competition and maximum sunlight. Replacement trees should be five-gallon stock on a 1:1 ratio or greater with Coast live oak. If larger stock is available (such as 15-gallon size), then replanting will be performed on a 1:2 ratio. The thought is that larger stock will survive better from rodents and insects in such a rural area.

The spacing between replanted trees may be variable, planted in groupings to mimic multiple stemmed clusters that were removed, these groupings should be at least 8 feet apart and may consist of five trees per group. It is recommended that a temporary drip irrigation system be installed to water new trees. Occasional deep watering (more than two weeks apart) during the late spring, summer, and fall is recommended during the first two years after establishment.

Best Management Practices (BMP)

The following Best Management Practices are to be implemented:

A. Do not deposit fill soil 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 soil placed within the drip line may encourage the development of oak rot fungus (*Armillaria mellea*). As necessary, trees may be protected by boards, fencing, or other materials to delineate protection zones.

B. Before any tree work, the absence of active bird or animal nesting sites must be verified by the tree contractor before any tree work commences. If evidence of active nesting sites is found then a wildlife biologist must be consulted for further advice.

C. Pruning shall be conducted to prevent injury to a tree. General principles of pruning include placing cuts immediately beyond the branch collar, making clean cuts by scoring the underside of the branch first, and for live oak, avoiding the period from February through May.

D. Do not regularly irrigate within the drip line of oaks. Native live oaks are not adapted to summer watering and may develop crown or root rot from too much irrigation.

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 from February through May.

F. Oak material greater than 2 inches in diameter remaining on-site for more than one month that is not cut and split into firewood should be covered with clear plastic that is dug in securely around the pile. This will discourage infestation and dispersion of bark beetles.

G. A mulch layer up to approximately 4 inches deep should be applied to the ground under selected oaks following construction. Only 1 to 2 inches of mulch shall be applied within 1 to 2 feet of the trunk. Under no circumstances should soil or mulch be placed against the root crown (base) of trees changing its soil grade. The best source of mulch would be from chipped material generated on-site.

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

Tree Protection Standards

Before the commencement of any construction activity, the following tree protection measures shall be implemented and approved by a qualified arborist or forester:

- Trees located adjacent to the construction area shall be protected from damage by construction equipment using temporary fencing set out to tree drip lines and through the wrapping of trunks with protective materials. No stripping of topsoil or grubbing of understory shall occur in tree preservation zones. Fenced areas and trunk protection materials shall remain in place during the entire construction period. Should access to the area be necessary a Professional Forester or Certified Arborist must be contacted to inspect the site for a recommended course of action.

- Fencing shall consist of chain links, hay bales, or plastic mesh reinforced with dimensional lumber. Again, fencing shall be set to the tree dripline unless previously approved by a qualified professional. Fencing is not to be attached to the tree but free-standing or self-supporting so as not to damage trees. Fencing shall be rigidly supported and shall stand a minimum height of four feet above grade and should be placed to the farthest extent possible from the base of the tree to protect the area within the tree drip line (no closer than 10-12 feet away from the base of a tree or 5 times (5X's) the trunk diameter, whichever is furthest).

- In cases where access or space is limited for tree protection, it is permissible to alter the distance after determination and approval by a qualified forester or arborist. Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, cleaning of concrete or plaster, and/or dumping of spoils or materials shall not be allowed adjacent to trees on the property especially within or near fenced areas.

During grading and excavation activities:

- All trenching, grading, or any other digging or soil removal that is expected to encounter tree roots shall be monitored by a qualified arborist or forester to ensure against drilling or cutting into or through major roots. Again, no stripping of topsoil or grubbing of the understory shall occur in tree preservation zones.
- The project architect and/or qualified arborist shall be on-site during excavation activities to direct any minor field adjustments that may be needed.
- Trenching for retaining walls or footings located adjacent to any tree shall be done by hand where practical and any roots greater than 2 inches in diameter shall be bridged or pruned appropriately.
- Any roots that must be cut shall be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root-pruning equipment.
- Any roots damaged during grading or excavation shall be exposed to sound tissue and cut cleanly with a saw.
- Grade Stabilization from Loose Soils, if trenching occurs outside of the drip line and there may be a possibility of movement of loose soils falling down the slope, downslope areas must be protected from soil movement. The best approach would be the installation of a drift fence and/or installing straw wattles to prevent soil movement or drift.
- If at any time significant roots (2" or greater in diameter) are discovered: Halt excavation until appropriate mitigation measures are implemented. A determination, as required by law, for treatment of the area consistent with appropriate construction design approaches will be made to minimize effects, such as hand digging, bridging, or tunneling under roots.

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 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 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 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.
- Do not paint pruning cuts.
- 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 per 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 from 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 improvements area and if any decline in health that is attributable to the construction is noted, additional trees should be planted on the site.

FUEL MANAGEMENT PLAN

The area must be placed in compliance with the requirements of California State Defensible Space Regulations conforming to California Public Resource Code (PRC) 4291.

Vegetation Management and Slash Removal

Before planting, the area must be prepared and maintained for fuel management and defensible space. A fuel ladder is a continuous line of vegetation from the ground into the canopy or upper branches of a tree that may allow a fire to climb into the canopy. The idea is to make the homesite defensible by breaking up the continuity of fuels in both vertical and horizontal directions. Deadfall and cut branches which are fuel for a fire must be removed from the treatment area. This may be done either by hauling it off or by hiring a tree service to chip. The following are management measures to be taken and maintained for trees within the disturbed and outlying area.

- Cut dry and dead grass to a maximum height of 4 inches. The exceptions are grasses and forbs which are isolated from other fuels or those necessary to minimize erosion and may be maintained at a height of 18 inches.

- Dead plants should be cut to ground level, do not remove them as roots may still be present to minimize potential soil erosion. Maintain all remaining live landscape plants with regular water, keeping dead branches, leaves, and needles removed.

- Remove limbs within ten (10) feet of chimneys.

- Horizontal Clearances (within 100 feet of structures)
    - Trees- must have a spacing of at least 10 feet between crowns on shallow or almost level slopes (an exception is that trees growing as clusters with continuous canopy or aggregate may be treated as an individual tree to make a shaded fuel break). Where slopes are steep (over 40 %) the spacing must be increased to 30 feet between crowns of individual trees or stands of trees intended to be a shaded fuel break.
    - Shrubs- must have a four-foot clearance on shallow or almost level slopes. Where slopes are steep (over 40 %) the spacing must be 40 feet between shrubs.

- Vertical Clearances of trees and large shrubs (within 100 feet of structures)
    - Trees and shrubs must have a vertical clearance of at least 6 feet from ground fuels on shallow or almost level slopes. Remove all limbs within 6 feet of ground fuel from the ground fuel's highest point and trim dead portions of tree limbs up to 10 feet. Where slopes are steep (over 40 %) the clearance must be higher up to 30 feet.
    - Shrubs- must have four-foot clearance on shallow or almost level slopes. Where slopes are steep (over 40 %) the clearance must be 40 feet from ground fuels.

- Remove from the area dead fallen material unless embedded in the soil.

- Remove all cut material from the area or chip and spread it on site.

AGREEMENT BY LANDOWNER

The following standard conditions are made a part of all Monterey County Forest Management Plans:

A. Management Objectives

1. Minimize erosion to prevent soil loss and siltation.
2. Preserve natural habitat including native forest, understory vegetation, and associated wildlife.
3. Prevent forest fires.
4. Preserve scenic forest canopy as located within the Critical View shed (any public viewing area).
5. Preserve landmark trees to the greatest extent possible as defined below.

B. Management Measures

1. Tree Removal: No tree will be removed without a Forest Management Plan or an Amended Forest Management Plan.

2. Application Requirements: Trees proposed for removal will be conspicuously marked by flagging or by paint. The proposed removal of native trees greater than six inches will be the minimum necessary for the proposed development. Removal not necessary for the proposed development will be limited to that required for the overall health and long-term maintenance of the forest, as verified in this plan or subsequent amendments to this plan.

3. Landmark Trees: All landmark trees will be protected from damage if not permitted to be removed as a diseased tree, which threatens to spread the disease to nearby healthy trees, or as a dangerous tree, which presents an immediate danger to human life or structures. Landmark oaks are trees that are visually, historically, or botanically significant specimens or are greater than 24 inches or more in diameter at breast height (D.B.H.), or more than 1,000 years old.

4. Dead Trees: Because of their great value for wildlife habitat (particularly as nesting sites for insect-eating birds) large dead trees will normally be left in place. Smaller dead trees will normally be removed to reduce the fire hazard.

5. Thinning: Trees less than six inches in diameter breast height may be thinned to promote the growth of neighboring trees, without first developing a Forest Management Plan.

6. Protection of Trees: All trees other than those approved for removal shall be retained and maintained in good condition. Trimming, where not injurious to the health of the tree, may be performed wherever necessary in the judgment of the owner, particularly to reduce personal safety and fire hazards. Retained trees located close to the construction site shall be protected from inadvertent damage by construction equipment through wrapping of trunks with protective materials, bridging or tunneling under major roots where exposed in foundation or utility trenches, and other measures appropriate and necessary to protect the well-being of the retained trees.

7. Fire prevention: In addition to any measures required by the local or state fire authorities, the owner will;

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

8. Use of fire (for clearing, etc.): Open fires will be set or allowed on the parcel only as a forest management tool under the direction of the Department of Forestry authorities, under local fire ordinances and directives.

9. Clearing Methods: Brush and other undergrowth, if removed, will be cleared through methods that do not materially disturb the ground surface. Hand grubbing, crushing, and mowing will normally be the methods of choice.

10. Irrigation: To avoid further depletion of groundwater resources, prevent root diseases, and maintain favorable conditions for the native forest, the parcel will not be irrigated except within developed areas. Caution will be exercised to avoid over-watering around trees.

11. Exotic Plants: Care will be taken to eradicate and to avoid introduction of the following pest species:

    A) Pampas grass
    B) Genista (Scotch broom, French broom)
    C) Eucalyptus (large types)

Amendments

The Monterey County Director of Planning may approve amendments to this plan, provided that such amendments are consistent with the provisions of the discretionary permit or building submittal. Amendments to this Forest Management Plan will be required for proposed tree removal not shown as part of this Plan when the proposed removal fans within the description of a Forest Management Plan or Amendment to an existing Forest Management Plan.

Amended Forest Management Plan

A) An Amended Forest Management Plan shall be required when:

1. The Monterey County Director of Planning has previously approved a Forest Management Plan for the parcel.
2. The proposed tree removal as reviewed as part of a development has not been shown in the previously approved Forest Management Plan.

B) At a minimum, the Amended Forest Management Plan shall consist of:

1. A plot showing the location, type, and size of each tree proposed for removal, as well as the location and type of trees to be replanted,
2. A narrative describing reasons for the proposed removal, alternatives to minimize the amount and impacts of the proposed tree removal, tree replanting information, and justification for the removal of trees outside of the developed area if proposed.

Compliance

It is further understood that failure to comply with this Plan will be considered as failure to comply with the conditions of the Use Permit.

Transfer of Responsibility

This plan is intended to create a permanent forest management program for the site. It is understood, therefore, that in the event of a change of ownership, this plan shall be as binding on the new owner as it is on the present owner. As a permanent management program, this Plan will be conveyed to the future owner upon sale of the property.

Report Prepared By:

Frank Ono, Member SAF #48004 and ISA Certified Arborist #536 July 3, 2024
Date

Recommendations Agreed to by the landowner:

Landowner Date

Forest Management Plan approved by:

Director of Planning Date

Tree Chart

The following trees were identified in the field that are in a position to be affected by the proposed construction. Oaks are Coast live oak (*Quercus agrifolia*), and Pines are Monterey pines (*Pinus radiata*). Trees indicated as multiple-stemmed have more than two stems, in this case, only the largest and smallest size stems are listed.

ID	Diameter	Diameter2	Species	Condition	Impacted	Comments	
1998	16		Oak	Fair	x	Driveway	
2001	6		Oak	Fair	x	Driveway	
2004	6		Oak	Good	x	Grading	
2004.2	6		Oak	Fair	x	Grading	
2005	12		Oak	Fair	x	Driveway	
2006	9		Oak	Fair	x	Driveway	
2006.1	6		Oak	Fair	x	Driveway	
2006.2	8	6	Oak	Poor	x	Grading	Multiple stemmed
2006.3	8		Oak	Fair	x	Grading	
2007	12	12	Oak	Fair	x	Grading	
2008	6	6	Oak	Fair	x	Grading	Multiple stemmed
2008.1	8		Oak	Poor	x	Grading	
2008.2	6		Oak	Poor	x	Grading	
2009	8		Oak	Fair	x	Grading	
2010	9		Oak	Fair	x	Driveway	
2010.1	6		Oak	Fair	x	Grading	
2011	6	6	Oak	Fair	x	Grading	
2012	8		Oak	Fair	x	Driveway	
2013	9	6	Oak	Fair	x	Driveway	Multiple stemmed
2013.1	6		Oak	Fair	x	Grading	
2013.2	12		Oak	Fair	x	Grading	
2014	10		Oak	Fair	x	Driveway	
2015	8	6	Oak	Fair	x	Driveway	
2016	6		Oak	Fair	x	Driveway	
2016.1	16		Oak	Fair	x	Septic	
2017.1	6		Oak	Fair	x	Driveway	
2017.2	8		Oak	Fair	x	Driveway	
2018.1	14	8	Oak	Fair	x	Driveway	
2019.1	12		Oak	Fair	x	Grading	
2020	10	6	Oak	Fair	x	Driveway	Multiple stemmed
2020.1	8	6	Oak	Fair	x	Driveway	Multiple stemmed
2021	10	6	Oak	Fair	x	Driveway	Multiple stemmed
2021.2	8	6	Oak	Fair	x	Driveway	Multiple stemmed
2022	6	3	Oak	Fair	x	Driveway	Multiple stemmed
2024	6		Oak	Fair	x	Barn	
2025	14	8	Oak	Fair	x	Barn	
2026	10		Oak	Fair	x	Barn	

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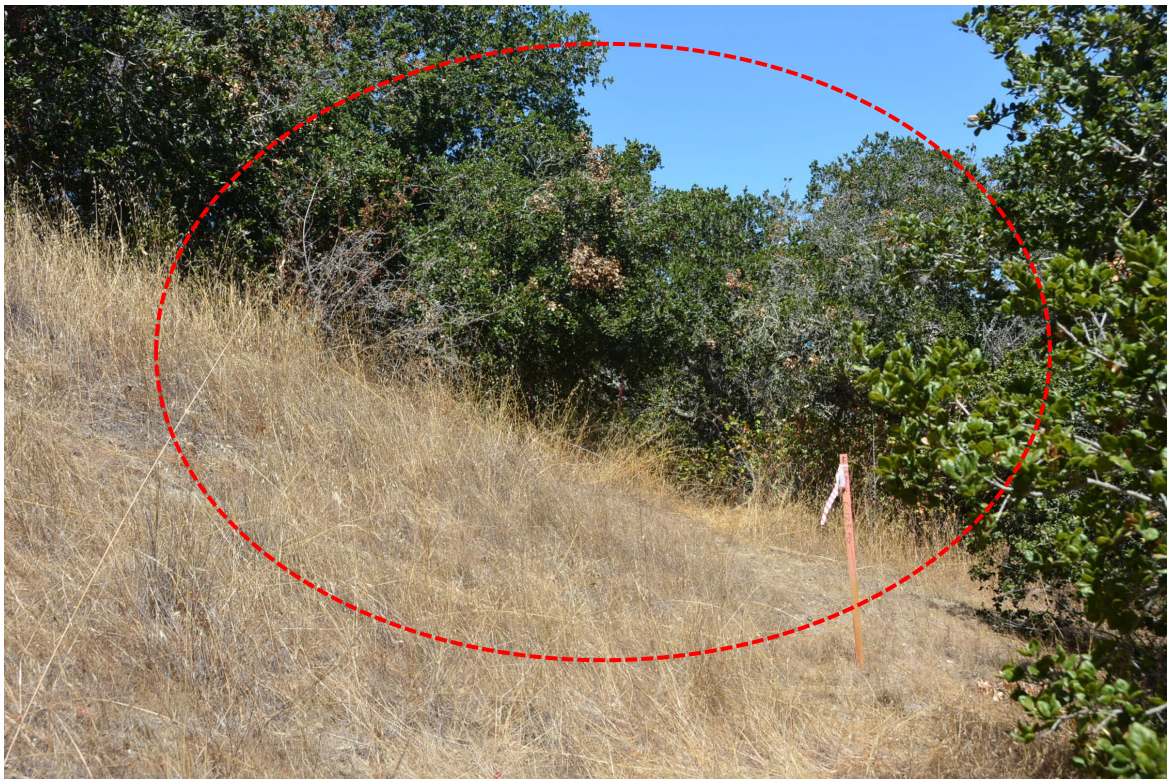
Tree Chart Continued

ID	Diameter	Diameter2	Species	Condition	Impacted	Comments
2027	6	4	Oak	Fair	x	Garage
2028	6	4	Oak	Fair	x	Garage Multiple stemmed
2028.1	6	4	Oak	Fair	x	House
2029	6		Pine	Good	x	House
2029.1	10	6	Oak	Fair	x	House
2029.2	10	6	Oak	Fair	x	Grading
1999	8		Oak	Fair	x	Grading
2000	6		Oak	Fair	x	Driveway
2002	6		Oak	Fair	x	Driveway
2012.1	8		Oak	Fair	x	Grading
2012.2	10		Oak	Fair	x	Grading
2023	10		Oak	Fair	x	Driveway

PHOTOGRAPHS

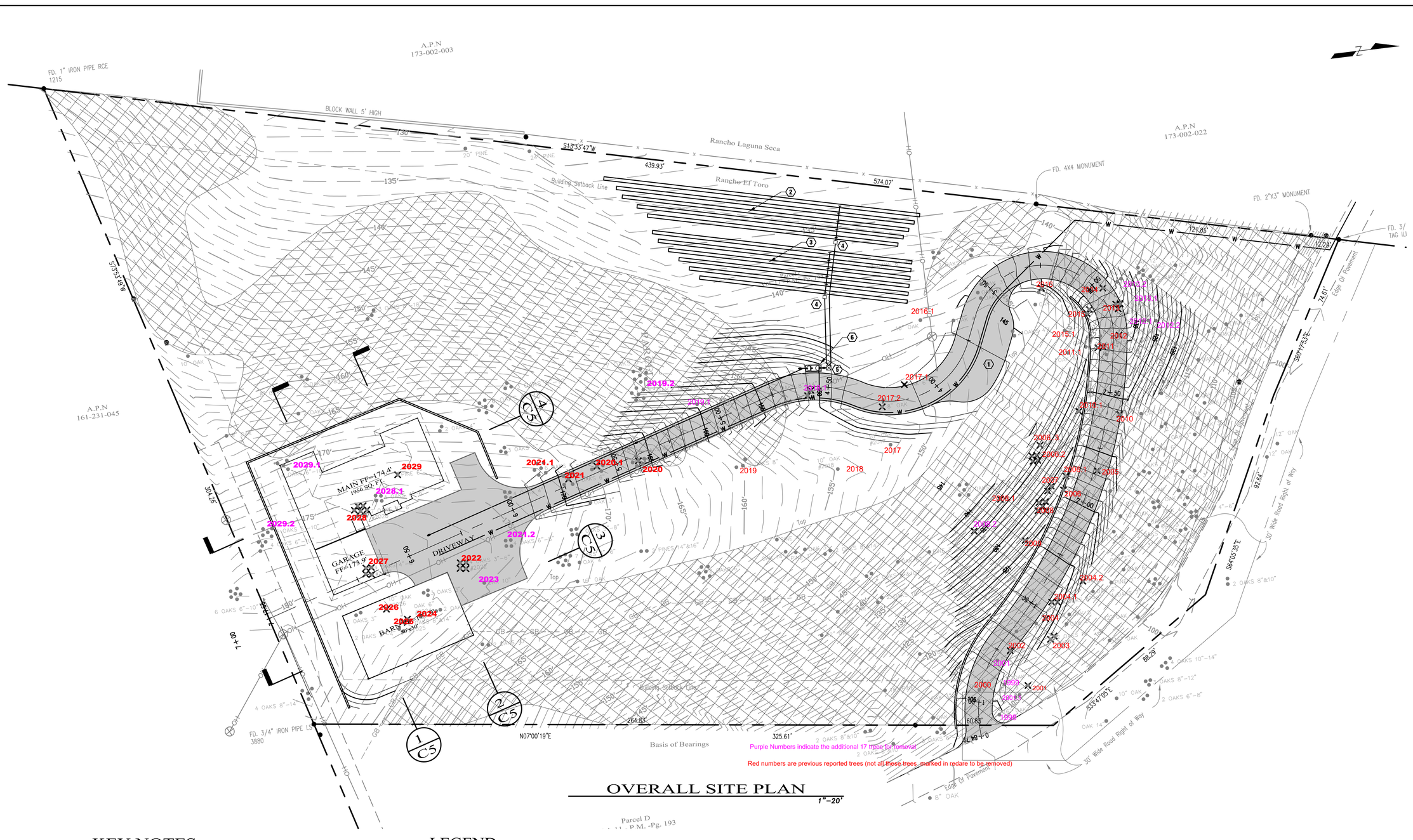
Site entrance –smaller diameter trees will need to be removed (2003)



The site marker is the centerline of the roadway prism where trees will need to be removed. Pictured are #2006-#2009 to the left, tree #2005 is directly behind the marker.

The upper slope road centerline will travel along tree line; tree #2017 is to the right.

The area for the structure will require tree removal (pictured are trees #2027, 2028, and 2029)



KEY NOTES

1. FIRE DEPT TURN OUT
2. PRIMARY LEACH FIELD (625LF TOTAL), SEE E/C6
3. PRIMARY LEACH FIELD (625LF TOTAL), SEE E/C6
4. DISTRIBUTION BOX
5. DIVERSION VALVE
6. 1500 GALLON SEPTIC TANK, SEE D/C6

LEGEND

- SLOPES EXCEED 25%
- 30"K — TREE WITH SIZE
- X 30"K — TREE(S) OVER 6" IN DIAMETER TO BE REMOVED
- CLEAN OUT (C/C6)

Scale 1" = 20'

REV.	DATE	DESCRIPTION	BY
1	02/26/22	Plan Check (HCDES 02-01-21)	FJC

MADE IN THE USA

C3 ENGINEERING INCORPORATED
Civil Engineering Land Development
Stormwater Management
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
mail@C3Engineering.net

REGISTERED PROFESSIONAL ENGINEER FRANK J. CAMPO No. 61390 CIVIL STATE OF CALIFORNIA EXP. 06/30/23

OVERALL SITE PLAN

PRIVATE DRIVEWAY
LAGUNA PLACE
APN# 161-231-036
LAGUNA PLACE, SALINAS, CA 93901
PREPARED FOR: Greg Harrod

SCALE:	AS NOTED
DATE:	01/22/2020
DESIGN BY:	FJC
DRAWN BY:	ECH
CHECKED BY:	FJC
SHEET NUMBER:	C3
OF 7 SHEETS	
PROJECT#	118196

Drawing file: Z:\Projects\118196 Harrod – Laguna Place\Dwg\118196 XBase.dwg
Plotted: Jul 26, 2022 – 2:21pm

Frank Ono

International Society of Arboriculture
Certified Arborist # 536
Society of American Foresters Professional Member 48004
1213 Miles Avenue
Pacific Grove CA, 93950
Telephone (831) 373-7086
Cellular (831) 594-2291

February 7, 2025

Son Pham-Gallardo
Senior Planner
Housing and Community Development
1441 Schilling Place South 2nd Floor, Salinas, CA 93901

RE: PLN180503 Harrod – Report Language Amendment - Tree Resource Assessment
103A Laguna Place

Ms. Gallardo;

This letter is an amendment to the wording in the Harrod Tree Resource Assessment Dated July 23, 2024, found on page 4 – Site Description number 6) Vegetation,

The wording change in that section is from “chaparral” to “coastal scrub”.

Thank you very much and please feel free to call if there are any questions or if I can be of further assistance.

Sincerely,

Frank Ono
Certified Arborist # 536
Society of American Foresters # 048004

C.C. Ray Harrod
Enclosures

INTRODUCTION

This Forest Management Plan is prepared for 103A Laguna Place by Frank Ono, Urban Forester, and Certified Arborist, (member S.A.F. #48004 and ISA CA #536) due to the proposed development. Monterey County's Zoning Ordinance Title 21 requires a Forest Management Plan when removal of native oak trees is necessary, regardless of size or amount to preserve and maintain the forest and its beneficial uses. The County also sometimes identifies Monterey pine trees as native tree species that may require special consideration for management.

SITE DESCRIPTION

1) Assessor's Parcel Number: 161-231-036

2) Location: 103A Laguna Place, Salinas, CA 93901

3) Parcel size: approximately 2.6 acres.

4) Existing Land Use: The parcel is undeveloped and zoned LDR/1-VS.

5) Slope: The parcel has varying terrain. The terrain is steep on slopes that make way to a softened ridge with mildly sloped areas. Slopes vary ranging from 10% on the softened areas to 30% or more on the steeper slopes.

6) Soils: According to the Natural Resource Conservation Service reports, soils on the property consist of the following soil type; Santa Ynez fine sandy loam, 15 to 30 percent slopes The Santa Ynez series consists of moderately well-drained soils that formed on terraces in alluvium derived from sandstone and granitic rock. Slopes are 2 to 30 percent. The vegetation consists of annual grasses, forbs, scattered oaks, and brush.

7) Vegetation: The vegetation type is oak woodland, coastal scrub, and grassland. There are an estimated 195 trees on the lot of various diameter classes. Oak canopy (primarily oaks) is estimated to cover approximately 56% of the lot; the remainder of the lot is covered by either coastal scrub-type plants, grasses, or rock formations. The perennial groundcover below the oaks consists of poison oak, blackberry, sticky monkey flower, and coffee berry.

8) Forest Condition and Health: The site is covered predominantly with Coast live oak as the canopy over-story interspersed with some scattered Monterey pines. The canopy cover is semi-open with areas moderately dense and varied in height consisting mainly of saplings and multiple stemmed groupings of oaks. The condition of the Monterey pines appears healthy. The Oak's condition varies but is considered mostly in fair condition. Oak twig borers (*Agrilus angelicus buprestidae*) were observed at the time of my assessment on a few of the oaks but not at significant levels. No significant infestations of pests such as the California Oak Moth (*Phryganidia californica*) or diseases such as Sudden Oak Death (SOD) (*Phytophthora ramorum*) were apparent at the time of my assessment.

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