

Exhibit D

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Tree Resource Assessment
26141 Rinconada Drive
Carmel Valley, CA

Prepared for:

Jonathan Noorani

Prepared by:

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

January 7, 2025

Owner:

Jonathan Noorani
16222 E Garrison Dr.
Marina, CA 93933

Architect/Designer:

AST Design Group
957 Angelus Way
Del Rey Oaks, CA 93940

Forester and Arborist

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

Development is proposed for this site requiring excavation and grading near oak trees. The project proposes building approximately 2700 square feet of living space of a single-family dwelling and 750 square foot detached garage. There are existing native trees on the site, most of which are considered to be in fair condition both structurally and in health. Excavation and grading for the structures require removing three oak trees (tagged and labeled on the site plan) within the building footprint. At this time, it appears the project does not require the removal or relocation of additional trees. A tree assessment/arborist report has been prepared that identifies and addresses the project's potential effects on the existing tree resources on-site and a list of recommendations regarding trees on the project.

INTRODUCTION

This tree assessment/arborist report is prepared for Jonathan Noorani, the owner of the property located at 26141 Rinconada Drive, 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 Toro Area Land Use Plan and Monterey County Zoning Ordinance Title 21 identify native Coast live oak as a 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, Jonathan Noorani, has requested an assessment of the trees in proximity to proposed development 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 trees within or adjacent (15 feet or less) to the proposed development that measures greater than or equal to six diameter inches at 24 inches above grade.
- Review proposed building site plans as provided by AST Design Group.
- Make recommendations for alternative methods and preconstruction treatments to facilitate tree retention.
- Create preservation specifications, as it relates to a Tree Location/Preservation Map.
- 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.
- Documented findings are in a report as required by the County of Monterey Planning Department.

LIMITATIONS

This assignment is limited to the review of plans submitted to me dated July 23, 2024, prepared by AST Design Group to assess the effects of potential construction on trees within or adjacent to construction activities. An assessment has been made of these plans specifically and no other plans were reviewed. The only minor grading and erosion details that are discussed in this report are those that 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, for contractor safety or any other related programs; or for another's failure to complete the work following the plans and specifications.

PURPOSE AND GOAL

This Tree Resource Assessment report is prepared for this parcel due to proposed construction activities located at 26141 Rinconada Drive, Carmel CA. 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 Toro Area Plan and 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 Toro Area Plan forested resources through the adherence to development standards, which allow the protection, and maintenance of its forest resources. Furthermore, it is the intended goal of this report to aid in planning to offset any potential effects of the proposed development on the property while encouraging forest stability and sustainability, perpetuating the forested character of the property and the immediate vicinity.

SITE DESCRIPTION

- 1) Assessor's Parcel Number: 416-051-026-000.
- 2) Location: 26141 Rinconada Drive, Carmel Valley CA.
- 3) Parcel size: 6.2 Acres.
- 4) Existing Land Use: Residential Rural Density 5 Acres+/Unit, the parcel is zoned for residential use (RDR/5.1VS|RDR/B8VS (100' front yard setback along Laureles Grade (40.2.4(T))).
- 5) Slope: The parcel ranges from mild to steep sloped and over 25%.
- 6) Soils: The parcel is located on soils classified by the Monterey County Soils report. There are two types of soil on the property, SfF Santa Lucia shaley clay loam and Sg- Santa Lucia-Reliz association. The Santa Lucia series consists of well-drained soils on uplands formed in material underlain by hard shale mostly of the Monterey Formation. SfF with soil, runoff is rapid, and the erosion hazard is high. Roots can generally penetrate to a depth of 20 to 40 inches, but some roots extend into the fractured shale. The available water capacity ranges from 2 to 5.5 inches, depending on the number of shale fragments in the soil. SG soil has rapid or very rapid erosion, and the erosion hazard is very high.
- 7) Forest Vegetation Condition and Health: The tree vegetation around the building site is composed primarily of native Coast live oak and Toyon and is referred to as an oak savanna by the Monterey County parcel report. Please refer to the biologist report for a complete description of vegetation. There are approximately 5 acres of forested canopy on this site containing approximately 70 trees /acre for an estimated count of 350 oak trees. The canopy around the development area is open and in fair or better condition. No abnormal presence of insects or forest diseases was apparent at the time of inspection.

BACKGROUND

The property owner wishes to build a single-family home and a detached garage on a site with pre-existing graded driveways. Several oak trees are located within the proposed building envelope. The assessment focuses on incorporating the preliminary location of site improvements coupled with consideration for the general goals of site improvement desired by the landowner. The proposed improvements assessed included preserving trees to the greatest extent feasible, maintaining the view shed, and maintaining the general aesthetic quality of the area while complying with Monterey County Codes where a study of individual trees determined the treatments necessary to complete the project and meet the goals of the landowner. Trees within and adjacent proposed development footprint area 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 tree's short and long-term health. All meetings and field reviews focused on the areas within and those 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 partially developed with existing graded driveway access and parking areas. My understanding, with the exception of the trees located within the building footprint, is the existing trees are to remain.
- The trees on the property appear to be native to the area ranging from fair to poor structural condition; surrounding lots have had trees removed over time either due to disease or safety reasons.
- Three oaks are tagged and are located within or adjacent to the building footprint that must be removed for the design as proposed.
 - Tree #965 stands approximately 30 feet tall with a crown spread of 35 feet. It exhibits fungal activity at the base bark with bark bleeding on the southeast side of the trunk. The canopy exhibits previous branch breakage. It is rated as fair overall.
 - Tree #966 consists of two major stems with a sparsely foliated crown. The tree stands approximately 25 feet tall with an overall crown spread of approximately 50 feet. The tree has poor architecture and is rated as fair to poor condition. It is missing a center stem and most of the crown mass is heavily weighted to the south side of the tree.
 - Tree # 967 stands approximately 35 feet tall with a 35-foot crown spread. The stem is visibly twisted and its bark spread and cracked. The tree is outside the building footprint but due to its poor condition will be impacted by grading.
- The project also proposes a pad for a pre-manufactured ADU that entails grading near a 14" diameter oak. Additionally, septic leach fields are sited in an opening surrounded by smaller diameter oaks. Excavation and grading toward the tree's critical root zone are at a distance that encroachment, if at all, is minimal; few roots are expected to be encountered, and these trees are expected to satisfactorily survive construction (provided work near a tree is monitored and the tree protected).

CONCLUSION/PROJECT ASSESSMENT

This proposal to build an addition to a single-family residence and expand the driveway and garage is planned to maintain the existing forested environment, allowing the forest to continue to exist and regenerate over time. The project utilizes an existing driveway and parking areas, thus minimizing soil disturbance and grading. The construction envelope and where the main residence is located are within an opening in the canopy and minimize the tree removal (three oaks) for this construction design. The remainder of the property contains tree cover that will remain undisturbed. All remaining trees are expected to survive if properly protected and monitored. No watercourses are near the planned construction.

Short Term Affects

Site disturbance will occur during building construction. Short-term effects are confined to the construction envelope and immediate surroundings; some trees may be trimmed and root systems reduced. The pruning of tree crowns above 30% and reduction of root area may have a short-term effect on those trees treated, including a reduction of growth and potential limb dieback. The greatest attempt has been made to identify for removal of those trees likely to experience decline.

Long Term Affects

Whenever construction activities take place near trees, there is the potential for those trees to experience a decline in the long term, however, no significant long-term effects on the forest ecosystem are anticipated.

The project as proposed is not likely to significantly reduce the availability of wildlife over the long term and has been evaluated for the following:

- Soil erosion; Slopes are moderate in the construction area and appear to be addressed by appropriate measures
- Water Quality: The removal of the trees will not substantially lessen the ability for the natural assimilation of nutrients, chemical pollutants, heavy metals, silt, and other noxious substances from ground and surface waters;
- Ecological Impacts: The removals will not have a substantial adverse impact upon existing biological and ecological systems, climatic conditions which affect these systems, or such removal will not create conditions which may adversely affect the dynamic equilibrium of associated systems;
- Noise Pollution: The removals will not significantly increase ambient noise levels to the degree that a nuisance is anticipated to occur;
- Air Movement: The removals will not significantly reduce the ability of the existing vegetation to reduce wind velocities to the degree that a nuisance is anticipated to occur;
- Solar shade or sunlight: The removals of trees are not landmark-sized trees and/or of poorer quality trees. The surrounding site is heavily forested.
- Wildlife Habitat: The removals will not significantly reduce available habitat for wildlife existence and reproduction or result in the immigration of wildlife from adjacent or associated ecosystems;

RECOMMENDATIONS

Tree Removal

The removal of three oaks (#965, #966, and #967) is proposed for this project; The remaining trees are to remain and be protected from construction impacts.

Tree Replacement

The site has a sufficient amount of room to replant with three oaks on a 1:1 ratio which should be included with a landscape plan. Trees may be planted on the edges of the existing tree canopies but must be planted where they can be watered and kept weed-free.

Replacement trees may be 5-gallon stock or larger. It is recommended that larger specimens be planted to avoid damage from deer browsing. Deer protection against deer browsing should be used. Replanting should avoid open spaces where trees are not now found unless there is evidence of soil deep enough and of sufficient quality to support tree plantings. Trees should be planted as necessary in those areas with the greatest opening in the stand with deep enough soils to allow for minimum competition and maximum sunlight. Spacing between trees should be at least 10 feet. Occasional deep watering (more than two weeks apart) during the late spring, summer, and fall is recommended during the first two years after establishment.

Tree Pruning

It is to be understood that the pruning of retained trees may be expected for this site, especially near building construction areas. Pruning will include trees with deadwood, minor structural defects or disease that must be compensated for, and possibly vehicle or pedestrian clearance. Remedial pruning should occur before construction. Pruning shall conform to the following standards:

- Clear crowns of diseased, crossing, weak, and dead limbs or 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 the end weight of 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 such as 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.
- 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 improvement area 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. Existing fencing may also be used.
- Fencing must not 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 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 trunk protection materials must remain in place during the 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 shall be done by hand where practical and any roots greater than 2 inches in 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 significant roots (2" or greater in diameter) are discovered:

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

- When significant roots are identified that must be removed that will destabilize or negatively affect the target trees, the property owner will be notified immediately. 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..

Fuels Management Plan

The area must follow the requirements of California State Defensible Space Regulations conforming to California Public Resource Code (PRC) 4291.

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.

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 soil, 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 must 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.
- E) Root cutting should occur outside of springtime. Late June and July would likely be the best. Pruning of the live crown should not occur from February through May.
- F) Tree material greater than 2 inches in diameter remaining on-site for 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, no soil or mulch must be placed against the root crown (base) of trees. 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.

Report Prepared By:



Frank Ono, SAF Forester #48004 and ISA Certified Arborist #536

January 7, 2025

Date

PHOTOGRAPHS

The following are the trees proposed for removal



Tree #965



The base of tree #965 with wounding and bleeding.



Tree #966 , a disfigured tree



Tree #966 with structurally weak branch attachments, decay in stem, and multiple beetle attacks.



Tree #967 with severe lean and fracturing of stem



Fractured stem on the compression side of the trunk



Fractured stem on tension side of the trunk.



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AKL

AMANDA S. TUCKERSON, LICENSED

NEW RESIDENCE
PLAN

**NOORANI
BOZORG
RESIDENCE**

26141 BINGONADA DRIVE
CARMEL VALLEY, CALIFORNIA
A.P.N.: 416-051-026

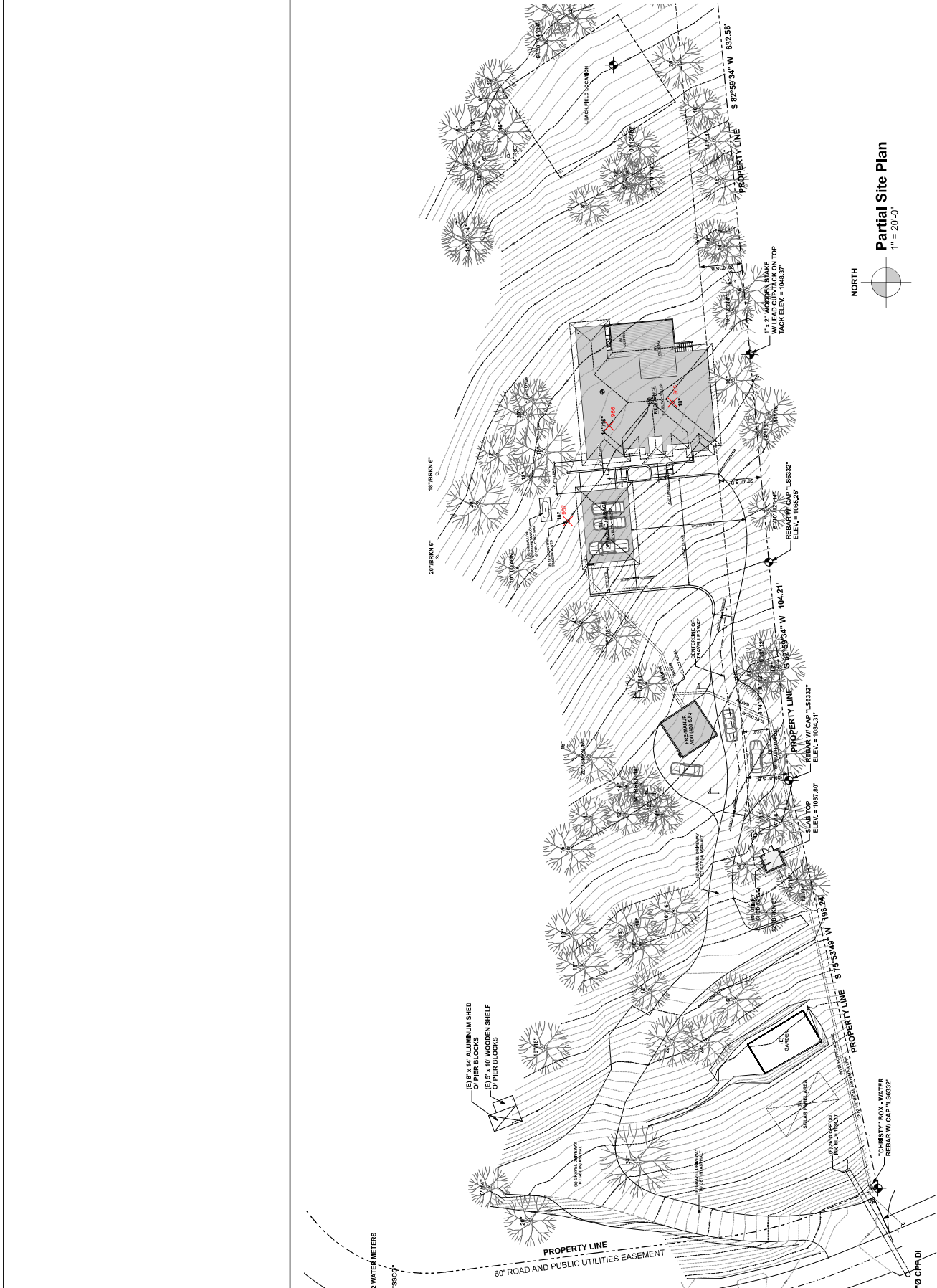
DRAWINGS:
PARTIAL SITE PLAN

DRAWN BY: ART
REVISION DATE:
JUL 23, 2024 (Revisions)
August 19, 2024 (Revisions)
September 26, 2024 (Revisions)
October 11, 2024 (Revisions)

THIS USE OF THESE PLANS FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE IS STRICTLY PROHIBITED. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS OF WAY. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS OF WAY. THE USER OF THESE PLANS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS AND RIGHTS OF WAY.

SHEET

A1.6



Partial Site Plan
1" = 20'-0"