Exhibit F

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Krimson Coast Holdings Residence

36240 Highway One
Forest Management Plan

Prepared for:

Krimson Coast Holdings

Prepared by:

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

September 27, 2023

Owner:

Krimson Coast Holdings
1509 Laurelwood Crossing Terrace
San Jose, CA 95138

Architect:

Eric Miller Architects, Inc.
211 Hoffman Avenue
Monterey, CA 93940

Forester and Arborist

Ono Consulting
ISA Certified Arborist #WE-0536A
ISA Board Certified Master Arborist WE-9388B
311 forest Avenue
Pacific Grove, CA 93950

SUMMARY

Proposed development requests the following:

Combined Development Permit consisting of:

1. Coastal Administrative Permit and Design Approval to demolish existing single-family dwelling and construct a new two-level single-family residence.
2. A new single-story accessory dwelling unit with a new driveway
3. Coastal Development Permits for development within 50 feet of a coastal bluff, on slopes greater than 30%, and within 750 feet of archaeological resources

The project as designed requires the removal of six (6) Cypress trees and a small eucalyptus as designed because the site is constrained by slope and space. The trees that are proposed for removal are either located within the building footprint or so close to excavation that they will not survive or be safe. A tree resource assessment/construction impact assessment in the form of a forest management plan has been prepared that identifies and addresses the effects that the project will have on the existing tree resources on site as well as a list of recommendations for the project that requires the protection of other cypresses adjacent to construction.

ASSIGNMENT/SCOPE OF PROJECT

To ensure the protection of the tree resources on site, the property owner, Krimson Coast Holdings has requested an assessment of the trees in proximity to proposed development areas and a tree resource assessment/ forest management plan prepared for this property.

To accomplish this assignment, the following tasks have been completed;

- Evaluate health, structure, and preservation suitability for each tree within or adjacent (15 feet or less) to the proposed development of trees greater than or equal to six diameter inches at 24 inches above grade.
- Review proposed building site plans as provided by Eric Miller, Architect.
- Make recommendations for preconstruction treatments to facilitate tree retention.
- Create preservation specifications, as it relates to numbered trees keyed to an annotated Tree Location Map.
- Determine the number of trees affected by construction as defined by the County of Monterey, Title 20 Monterey County Coastal 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 Eric Miller, architects Inc., dated September 12, 2023, to assess the effects of potential construction to trees within or adjacent to construction activities. While other designs were reviewed, this assessment is of this plan specifically. Only minor grading and erosion details are discussed in this report as they relate to tree health.

PURPOSE AND GOAL

This tree resource assessment/forest management report is prepared for this parcel due to proposed construction activities located at 36240 Highway One, Carmel CA. The purpose of this independent assessment is to determine what trees will be affected by the proposed project and mitigation for removed trees. Native Monterey Cypress trees are considered protected trees as defined by the County of Monterey, Title 20 Monterey County Coastal Zoning Ordinance.

The goal of this plan is to protect and maintain the Big Sur Coast 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 Arborist report to aid in planning to offset any potential effects of the proposed development on the property while encouraging forest stability and sustainability, perpetuating the forested character of the property and the immediate vicinity.

INTRODUCTION

This forest management plan is prepared for Krimson Coast Holdings, the owner of the property at 36240 Highway One, Carmel CA, by Ono Consulting, Urban Foresters and Certified Arborists. The site is located within the Coast Big Sur Planning area and in the coastal zone RDR/40-D(14)(CZ). Monterey County's Coastal Implementation Plan Sec. 20.146. requires a forest management plan when tree removal is necessary of native trees six inches in diameter or greater to preserve and maintain the forest and its beneficial uses. The County identifies the Monterey cypress as a tree species that requires special consideration for management.

SITE DESCRIPTION

1) Assessor's Parcel Number: 243-251-011-000

2) Location: 36240 Highway One, Carmel CA

3) Parcel size: approximately 3 Acres

4) Existing Land Use: The parcel is developed, zoned RDR/40-D(14)(CZ)

5) Slope: The parcel has slopes that range from 10% to over 25%

6) Soils: The parcel is located on Sheridan (SoG) and Rock outcrop-Xerorthents association (Rc) soil. Sheridan soil is a steep and very steep soil on hills and mountains. Runoff is rapid or very rapid, and the erosion hazard is high or very high, however, seedling mortality is slight or moderate, and the windthrow hazard is slight. RC soil has generally rapid runoff and the erosion hazard is very high where the soil is exposed. Drainage, permeability, effective rooting depth, and available water capacity are extremely variable within short distances. Some roots will penetrate the rock where it is fractured or weathered.

7) Vegetation Condition and Health: The vegetation is almost all planted Monterey cypress with some non-native ornamental understory present. There is no forest on or surrounding this site; the upper canopy is a planted stand in good condition, given the harsh coastal climate of the area.

BACKGROUND/PROJECT DESCRIPTION

Ono Consulting was contacted by Eric Miller Architects, who requested an assessment of trees that are adjacent to or within the proposed construction areas on the site owned by Krimson Coast Holdings. Miller Architects requested the findings from our review of trees and property assessment be prepared and documented in a report to work in conjunction with other conditions for approval of the building permit application.
Several site visits were taken to the property to assess trees for health and condition and focus on incorporating the preliminary location of site improvements coupled with consideration for the general goals of site improvement desired by the landowner. During these site visits, the proposed improvements assessed included preserving trees to the greatest extent feasible, maintaining the view shed, and general aesthetic quality of the area while complying with county codes.

The study of the individual trees determined the treatments necessary to complete the project as designed and meet the goals of the landowner. Trees within and immediately adjacent to the proposed development area were located, measured, inspected, and recorded and 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 to the short- and long-term health of the tree. All meetings and field reviews were focused on the area immediately surrounding the proposed development.

OBSERVATIONS/DISCUSSION

The following list includes observations made while on site and summarizes details discussed during this stage of the planning process.

- The site is forested mainly with Monterey cypress (*Hesperocyparis macrocarpa*), and a smaller diameter eucalyptus is within the area where the access would be for the ADU. Six Monterey cypress trees are necessary for removal due to the configuration of the proposed structure. The trees on the property are of varying diameter sizes composing the majority of the stand of trees. 15 trees are 24” in diameter or more, 22 trees are 11-23” in diameter, and 5 trees are 6-10” in diameter.
- Six trees are proposed for removal to accommodate construction:
    - #75 is a 43” diameter cypress tree within the new footprint, this tree is in fair health but has poor structure and has half its crown already removed.
    - #78 is a 24” diameter cypress tree located within the lower driveway footprint.
    - #82 is a 31” diameter Monterey cypress also located within the new lower driveway footprint.
    - #85 is a 15” diameter cypress tree within the new footprint. It has a severe lean and poor structure.
    - #86 is a 32” diameter cypress tree within the footprint and also has poor structure and well-developed lean.
    - #87 is a 30” diameter cypress tree located within the area adjacent to the lower driveway area and impacted by grading.

- Other trees adjacent to construction will most likely need crown reduction pruning (some significant) where grading may encroach into root zones for the Main house foundation and the ADU driveway.
- The site has been previously graded to accommodate the existing structure with a small pathway where the driveway is proposed. Going down the pathway a small stonewall elevates the area where the driveway is to be placed. Trees #77, #76, and #84 are in this area to the south of the driveway, grading will likely not affect these trees, however, these trees have tall extended stems that may need additional crown reduction and monitoring for safety due to the presence of high winds in this area.
- Trees #80 and #81 are located on the north side of the proposed driveway. Access will be limited to installing the driveway, therefore these trees, at a minimum, require pruning. Retention and pruning or removal of these trees is dependent on the required cut or fill for the driveway especially #81 (27" diameter tree), this tree and any adjacent to it may need some of its roots to be removed and branches pruned to accommodate access.
- Two cypress groves that consist of smaller diameter stems also will need to be pruned back for the driveway. The cypress grove nearest tree #79 has multiple dead limbs that need to be removed to assist in making space to accommodate the driveway access.
- Two trees were not tagged but are numbered near the proposed ADU site. The 6" diameter cypress (#92) will not be affected, however, the 10" diameter eucalyptus (#91E) may require significant pruning.
- An additional small and topped Eucalyptus was not noted on the site map but will also need to be removed because it sits in the ADU footprint.
- The site is constrained by pre-existing conditions and a lack of available space for the size of the structure.

PROJECT ASSESSMENT/CONCLUSION

Whenever construction activities take place near trees, the potential exists for those trees to experience a decline in the long term. The greatest attempt has been made to identify safe tree retention treatments and recommend the removal of those trees likely to experience such a decline.

Trees proposed for removal all have poor structure and are within or immediately adjacent to the proposed construction footprint, consequently, their proposed removal is warranted concerning the design. The majority of the property contains tree cover, most of which will remain. Two smaller cypress groves and trees adjacent to the ADU driveway will require pruning and protection from construction impacts. At this time what effects grading and cut or fill may have on the stability of the taller remaining trees adjacent south of the lower driveway, is unclear due to the dynamic nature of the environmental factors (winds) therefore these trees will need to be monitored as to their success.

The site is well hidden from the highway and the proposed tree removals will not be noticed as the bulk of trees screen the property. No significant long-term impacts on the stand's ecosystem are anticipated. The project as proposed retains most of the trees on-site and is not likely to significantly reduce the availability of wildlife habitat over the long term. No significant effects from erosion to the stand are anticipated, however, it is recommended that taller cypress trees that remain be judiciously pruned and reduced in height and mass in anticipation of limb breakage or instability of remaining cypresses.

RECOMMENDATIONS

Tree Removal or Pruning for Construction

Trees #75, #78, #82, #85, #86, and #87 will need to be removed for the new structure and the driveway.

Trees #72, #76, #77, #75, #83, #82, #79, #80, #81, #87, and #81 will require pruning, some significant. These are the trees closest to the proposed structure improvements and driveway.

Pruning shall consist of the removal of only limbs required for access, structural clearance, or to improve fire defensibility. Tree pruning will be a crown raising of limbs 2–4-inch diameters unless the situation requires a larger diameter for safety or clearance. Tree pruning and removal shall conform to ANSI A-300 standards. Pruning may also include the trees that have deadwood or are exhibiting some minor structural defect or minor disease that must be compensated.

Trees should be monitored on occasion for health and vigor after pruning. Remedial pruning should occur before construction. Following construction, any above-ground tree pruning/trimming should be delayed until one year after completion of construction. Following construction, a qualified forester/arborist should monitor trees adjacent to the area of the improvement and if any decline in health that is attributable to the construction is noted, additional trees should be planted on the site. Should the health and vigor of any tree decline it will be treated as appropriately recommended by a certified arborist or qualified forester.

Replacement Tree Planting

The site is well stocked with planted Monterey cypresses therefore the replacement of removed trees does not appear n however necessary, if any planting occurs, native trees and/or plants that can accommodate windy salt-laden environments should be planted in the immediate areas just to the north and west of the proposed structures to assist in screening of the new structures and those areas with the greatest opening in the stand to allow for a minimum of competition and maximum sunlight. Occasional deep watering (more than two weeks apart) during the late spring, summer, and fall is recommended during the first two years after establishment. Grinding of stumps onsite is permissible.

Tree Protection

The health of trees remaining should not be affected if the following practices are adhered to:

A) Do not deposit any fill around trees, which may compact soils and alter water and air relationships. Avoid depositing fill, parking equipment, or staging construction materials near existing trees. Covering and compacting soil around trees can alter water and air relationships with the roots. Fill placed within the dripline may encourage the development of oak root fungus (Armillaria mellea). As necessary, trees may be protected by boards, fencing, or other materials to delineate protection zones.

B) Pruning shall be conducted so as not to unnecessarily injure the tree. General principles of pruning include placing cuts immediately beyond the branch collar, making clean cuts by scoring the underside of the branch first, and for live oak, avoiding the period from February through May.

C) 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.

D) 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.

E) 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 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.

F) 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 by the contractor and approved by a qualified arborist or forester:

- Trees located adjacent to the construction area shall be protected from damage by construction equipment by the use of temporary fencing and through wrapping of trunks with protective materials. No grading or stripping of topsoil or grubbing of the 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 link, snowdrift, plastic mesh, hay bales, or field fence. Existing fencing may also be used.
- 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 tree's base to protect the area within the tree's drip line (typically 10-12 feet away from the base of a tree).
- In cases where access or space is limited for tree protection, it is permissible to protect the tree within the 10-12 foot distance after determination and approval by a qualified forester or arborist.
- Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, cleaning of concrete or plaster, and/or dumping of spoils or materials shall not be allowed adjacent to trees on the property especially within or near fenced areas.

During grading and excavation activities:

- All trenching, grading, or any other digging or soil removal that is expected to encounter tree roots should 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 qualified arborist should 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.

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 affect 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.

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 fire.
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 (DBH), or more than 1,000 years old.

4. Dead Trees: Because of their great value for wildlife habitat (particularly as nesting sites for insect-eating birds) large dead trees will normally be left in place. Smal1er dead trees will normally be removed to reduce the fire hazard. Dead trees may be removed at the convenience of the owner.

5. Thinning: Trees less than six inches 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 that are located close to the construction site shall be protected from inadvertent damage by construction equipment through wrapping of trunks with protective materials, bridging or tunneling under major roots where exposed in foundation or utility trenches, and other measures appropriate and necessary to protect the well-being of the retained trees.

7. Fire prevention: In addition to any measures required by the local California Department of Forestry fire authorities, the owner will;

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

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

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

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

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

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

Amendments

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

Amended Forest Management Plan

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

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

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

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

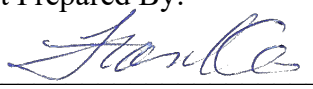
Compliance

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

Transfer of Responsibility

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

Report Prepared By:



Frank Ono, SAF #48004, ISA Certified Arborist #WE-0536A — September 27, 2023 Date

Recommendations Agreed to by the landowner:

_____ _____

Landowner — Date

Forest Management Plan approved by:

_____ _____

Director of Planning — Date

PHOTOGRAPHS (not all trees are pictured)

Tree #75 has half its crown removed

The trunk of #75 with significant stem removal

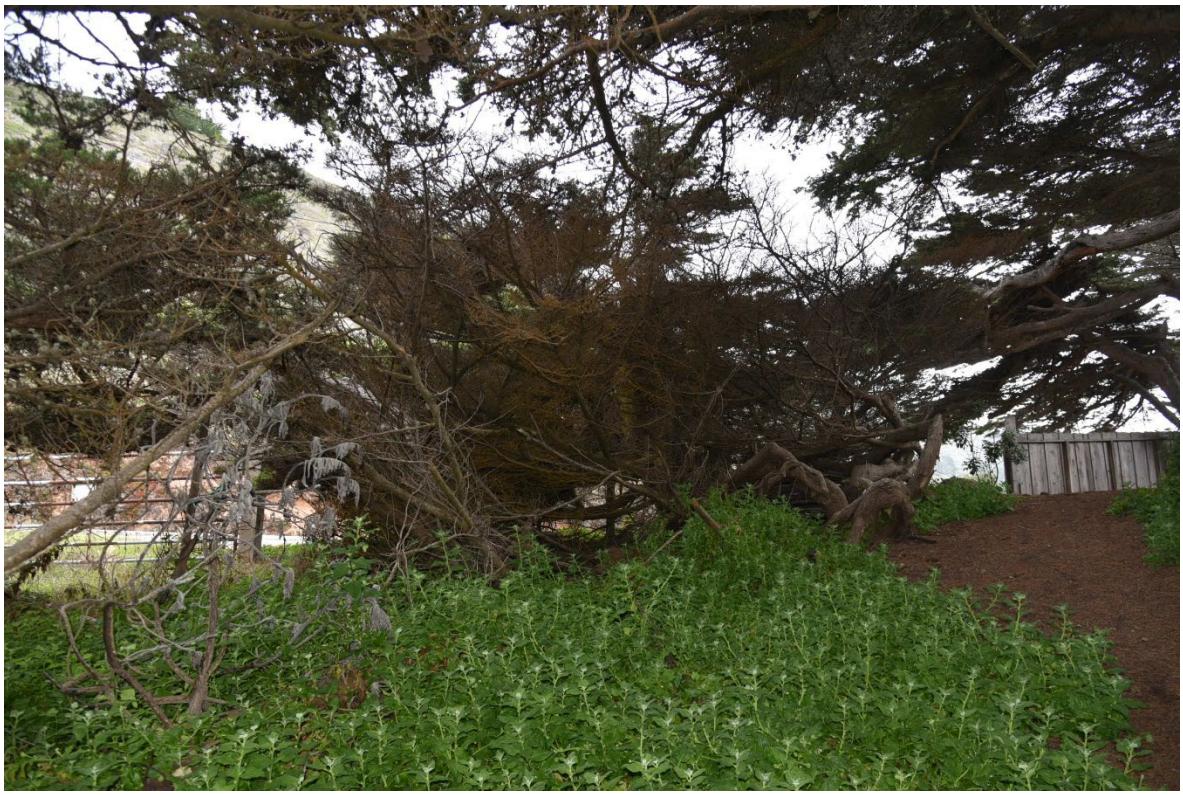
Tree #85 is located within the structure footprint; this tree has a significant lean as well as other adjacent trees.

Tree #85 is located within the structure

Tree #86 is a 32” diameter cypress. The tree is in the footprint as well as tree #87. Both trees have significant leans and are already recipients of large limb removal.

Tree #86

The footpath where the ADU driveway is to be constructed will require pruning of dead wood and over-extended limbs.



View looking up to driveway entrance, the small cypress grove will require pruning

View looking down from the driveway entrance toward the proposed ADU site. This will require pruning of several larger diameter limbs for access on the right. Trees #78 and #82 are to the left of the pathway and will need to be removed to accommodate the driveway.

Tree Chart

Tag	Diameter			Species	Condition	Remove	Comments
51	27			MC	Fair		
52	48			MC	Fair		
53	26			MC	Fair		
54	8			MC	Poor		Suppressed
55	16			MC	Fair		
56	23			MC	Fair		
57	16			MC	Fair		
58	11			MC	Fair		
59	25			MC	Fair		
60	21			MC	Fair		
61	24			MC	Fair		
62	19			MC	Fair		
63	9			MC	Poor		Suppressed
64	24			MC	Fair		
65	12			MC	Poor		Suppressed
66	34			MC	Fair		
67	12			MC	Poor		Suppressed
68	22			MC	Fair		
69	18			MC	Fair		
70	35			MC	Fair		
71	17			MC	Fair		
72	19			MC	Fair		
73	32			MC	Fair		
74	26			MC	Fair		
75	43			MC	Fair	x	Remove
76	22			MC	Fair		
77	33			MC	Fair		
78	24			MC	Fair	x	Remove
79	Various			MC	Fair		Cypress Grove
80	11			MC	Fair		
81	Various			MC	Fair		Cypress Grove
82	31			MC	Fair		
83	16			MC	Fair		
84	19			MC	Fair		
85	15			MC	Fair	x	Remove
86	30			MC	Fair	x	Remove

Tag	Diameter			Species	Condition	Remove	Comments
87	30			MC	Fair	x	Remove
88	11			MC	Fair		
89	10			MC	Fair		
90	17			MC	Fair		
91	19	12	9	MC	Fair		
91E	10			Euc			
92	6			MC			
							MC = Monterey cypress
							Euc = Eucalyptus

PROPOSED SITE PLAN

REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ▪ FAX (831) 372-7840 ▪ WEB: www.ericmillerarchitects.com

Proposed Site Plan

JOB NAME: Naik-Desai Residence
36240 & 36242 CA Highway 1
Monterey, CA 93940
A.P.N. 243-251-011-000

DATE:	9/12/2023
SCALE:	1/16" = 1'-0"
DRAWN:	HRM
JOB NUMBER:	21.14

A-1.1
SHEET OF

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February 11, 2025

Owner:

Krimson Coast Holdings
1509 Laurelwood Crossing Terrace
San Jose, CA 95138

Architect:

Eric Miller Architects, Inc.
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The project as designed requires the removal of two (2) Cypress trees and a small ornamental tree as designed. The site is constrained by slope and space. The trees proposed for removal are located close to excavation so they will not survive or be safe if retained. This tree resource assessment/construction impact assessment in the form of a forest management plan is prepared to identify and address the effects that the project will have on the existing tree resources on site as well as list recommendations for the project requiring the protection of other cypresses adjacent to construction.

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4) Existing Land Use: The parcel is developed, zoned RDR/40-D(14)(CZ)

5) Slope: The parcel has slopes that range from 10% to over 25%

6) Soils: The parcel is located on Sheridan (SoG) and Rock outcrop-Xerorthents association (Rc) soil. Sheridan soil is a steep and very steep soil on hills and mountains. Runoff is rapid or very rapid, and the erosion hazard is high or very high, however, seedling mortality is slight or moderate, and the windthrow hazard is slight. RC soil generally has rapid runoff, and the erosion hazard is very high where the soil is exposed. Drainage, permeability, effective rooting depth, and available water capacity are extremely variable within short distances. Some roots will penetrate the rock where it is fractured or weathered.

7) Vegetation Condition and Health: The vegetation is almost all planted Monterey cypress with some non-native ornamental understory present. There is no forest on or surrounding this site; the upper canopy is a planted stand in fair to good condition, given the harsh coastal climate of the area.

BACKGROUND/PROJECT DESCRIPTION

Ono Consulting was contacted by Eric Miller Architects, who requested a re-assessment of trees that are adjacent to or within the proposed construction areas on the site owned by Krimson Coast Holdings. A previous site design requiring six cypress trees for removal was submitted in 2023 but has now changed with fewer trees for removal. Miller Architects requested the findings from our recent review of trees and property assessment be prepared and documented in a report to work in conjunction with other conditions for approval of the building permit application. Several site visits were taken to the property to assess trees for health and condition and focus on incorporating the preliminary location of site improvements coupled with consideration for the general goals of site improvement desired by the landowner.

During these site visits, the proposed improvements assessed included preserving trees to the greatest extent feasible, maintaining the view shed, and general aesthetic quality of the area while complying with county codes. The study of the individual trees determined the treatments necessary to complete the project as designed and meet the goals of the landowner. Trees within and immediately adjacent to the proposed development area were located, measured, inspected, and recorded and 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 to the short- and long-term health of the tree. All meetings and field reviews were focused on the area immediately surrounding the proposed development.

OBSERVATIONS/DISCUSSION

The following list includes observations made while on site and summarizes details discussed during this stage of the planning process.

- The site is forested mainly with Monterey cypress (*Hesperocyparis macrocarpa*), and smaller diameter eucalyptus near the area of the pool and ADU.
- The trees on the property are of varying diameter sizes composing the majority of the stand of trees. 15 trees are 24” in diameter or more, 22 trees are 11-23” in diameter, and 5 trees are 6-10” in diameter.
- Two Monterey cypress trees are necessary for removal due to the proposed driveway and retaining wall. This area was previously graded with a small pathway and now will require a retaining wall where root pruning will destabilize these trees:
    - #80, an 11” diameter Monterey cypress adjacent to the new lower driveway footprint.
    - #81, a 27” diameter cypress tree adjacent to the new driveway footprint.
- Two additional trees adjacent to construction will most likely need monitoring due to construction where grading encroaches close into root zones for the garage and main house foundation:
    - #66, a 32” diameter cypress tree adjacent to the main residence’s footprint. This tree is located on a high berm that will be partially excavated. Significant surface roots are exposed to the west side of the tree.
    - #85, a 15” diameter cypress tree adjacent to the lower-level garage area and rots are impacted by grading. This tree has a poor structure and well-developed lean.

- Two cypress groves that consist of smaller diameter stems also will need to be pruned back for the driveway. The cypress grove nearest tree #79 has multiple dead limbs that need to be removed to assist in making space to accommodate the driveway access.

PROJECT ASSESSMENT/CONCLUSION

Whenever construction activities take place near trees, the potential exists for those trees to experience a decline in the long term. The greatest attempt has been made to identify safe tree retention treatments and recommend the removal of those trees likely to experience such a decline.

Trees proposed for removal are within or immediately adjacent to the proposed construction footprint, consequently, their proposed removal is warranted concerning the design. The majority of the property contains tree cover, most of which will remain. Two smaller cypress groves and trees adjacent to the ADU driveway will require pruning and protection from construction impacts. At this time what effects grading and cut, or fill may have on the stability of the taller remaining trees adjacent south of the lower driveway, is unclear due to the dynamic nature of the environmental factors (winds) therefore these trees will need to be monitored as to their success.

Two cypresses are located adjacent to the structure.

- #85 is located near the lower garage. This tree is proposed for retention but leans significantly. Roots will be disturbed during construction excavation, so the tree must be monitored for stability. Its removal may be necessary if it becomes unstable.
- #66 is a shorter stout cypress that appears stable and well-rooted. This tree's roots will be disturbed during excavation. The tree crown will need pruning, and its roots severed. It will likely survive the construction process but will need monitoring for stability.

The site is obscured from the highway, and the proposed tree removals will not be visible as the majority of trees screen the property. No significant long-term impacts on the stand's ecosystem are expected. The project retains most of the on-site trees and is not likely to significantly reduce the availability of wildlife over the long term. No significant effects from erosion to the stand are expected. It is recommended that the remaining tall cypress trees should be pruned to reduce height and mass, preventing limb breakage or instability in the remaining cypresses.

RECOMMENDATIONS

Tree Removal or Pruning for Construction

Trees #80 and 81 need to be removed for the new structure's driveway retaining wall.

Trees #66, and #85 require root pruning, potentially some significant. These are the trees closest to the proposed structure improvements, therefore will need monitoring for stability.

Pruning shall consist of the removal of only limbs required for access, structural clearance, or to improve fire defensibility. Tree pruning will be a crown raising of limbs 2–4-inch diameters unless the situation requires a larger diameter for safety or clearance. Tree pruning and removal shall conform to ANSI A-300 standards. Pruning may also include the trees that have deadwood or are exhibiting some minor structural defect or minor disease that must be compensated.

Trees should be monitored on occasion for health and vigor after pruning. Remedial pruning should occur before construction. Following construction, any above-ground tree pruning/trimming should be delayed until one year after completion of construction. Following construction, a qualified forester/arborist should monitor trees adjacent to the area of the improvement and if any decline in health that is attributable to the construction is noted, additional trees should be planted on the site. Should the health and vigor of any tree decline it will be treated as appropriately recommended by a certified arborist or qualified forester.

Replacement Tree Planting

The site is well stocked with planted Monterey cypresses therefore the replacement of removed trees does not appear to be necessary, if any planting occurs, native trees and/or plants that can accommodate windy salt-laden environments should be planted in the immediate areas just to the north and west of the proposed structures to assist in screening of the new structures and those areas with the greatest opening in the stand to allow for a minimum of competition and maximum sunlight. Occasional deep watering (more than two weeks apart) during the late spring, summer, and fall is recommended during the first two years after establishment. Grinding of stumps onsite is permissible.

Tree Protection

The health of trees remaining should not be affected if the following practices are adhered to:

A) Do not deposit any fill around trees, which may compact soils and alter water and air relationships. Avoid depositing fill, parking equipment, or staging construction materials near existing trees. Covering and compacting soil around trees can alter water and air relationships with the roots. Fill placed within the dripline may encourage the development of oak root fungus (Armillaria mellea). As necessary, trees may be protected by boards, fencing, or other materials to delineate protection zones.

B) Pruning shall be conducted so as not to unnecessarily injure the tree. General principles of pruning include placing cuts immediately beyond the branch collar, making clean cuts by scoring the underside of the branch first, and for live oak, avoiding the period from February through May.

C) 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.

D) 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.

E) 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 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.

F) 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 by the contractor and approved by a qualified arborist or forester:

- Trees located adjacent to the construction area shall be protected from damage by construction equipment by the use of temporary fencing and through wrapping of trunks with protective materials. No grading or stripping of topsoil or grubbing of the 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 link, snowdrift, plastic mesh, hay bales, or field fence. Existing fencing may also be used.
- 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 tree's base to protect the area within the tree's drip line (typically 10-12 feet away from the base of a tree).
- In cases where access or space is limited for tree protection, it is permissible to protect the tree within the 10–12-foot distance after determination and approval by a qualified forester or arborist.
- Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, cleaning of concrete or plaster, and/or dumping of spoils or materials shall not be allowed adjacent to trees on the property especially within or near fenced areas.

During grading and excavation activities:

- All trenching, grading, or any other digging or soil removal that is expected to encounter tree roots should be monitored by a qualified arborist or forester to ensure against drilling or cutting into or through major roots. Again, no striping of topsoil or grubbing of the understory shall occur in tree preservation zones.
- The project architect and qualified arborist should 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.

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 affect 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.

Agreement by Landowner

The following standard conditions are made as 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 that is not necessary for the proposed development will be limited to that required for the overall health and long-term maintenance of the forest, as verified in this plan or subsequent amendments to this plan.

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

4. Dead Trees: Because of their great value for wildlife habitat (particularly as nesting sites for insect-eating birds) large dead trees will normally be left in place. Smal1er dead trees will normally be removed to reduce the fire hazard. Dead trees may be removed at the convenience of the owner.

5. Thinning: Trees less than six inches 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 that are located close to the construction site shall be protected from inadvertent damage by construction equipment through wrapping of trunks with protective materials, bridging or tunneling under major roots where exposed in foundation or utility trenches, and other measures appropriate and necessary to protect the well-being of the retained trees.

7. Fire prevention: In addition to any measures required by the local California Department of Forestry fire authorities, the owner will;

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

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

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

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

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

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

Amendments

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

Amended Forest Management Plan

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

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

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

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

Compliance

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

Transfer of Responsibility

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

Report Prepared By:

Frank Ono, SAF #48004, ISA Certified Arborist #WE-0536A — February 11, 2025 Date

Recommendations Agreed to by the landowner:

_____ _____

Landowner — Date

Forest Management Plan approved by:

_____ _____

Director of Planning — Date

PHOTOGRAPHS (not all trees are pictured)

Tree #66 will require pruning and root removal on the new structure side.

#66. Significant surface roots will need to be severed to accomplish grading for the structure. The tree will require monitoring during excavation.

#85 is adjacent to the structure footprint. This tree is leaning significantly like other nearby trees. This tree is to be retained, however, because grading will be close to its roots, it will require judicious root pruning and monitoring.

Tree #85 is located adjacent to the new structure

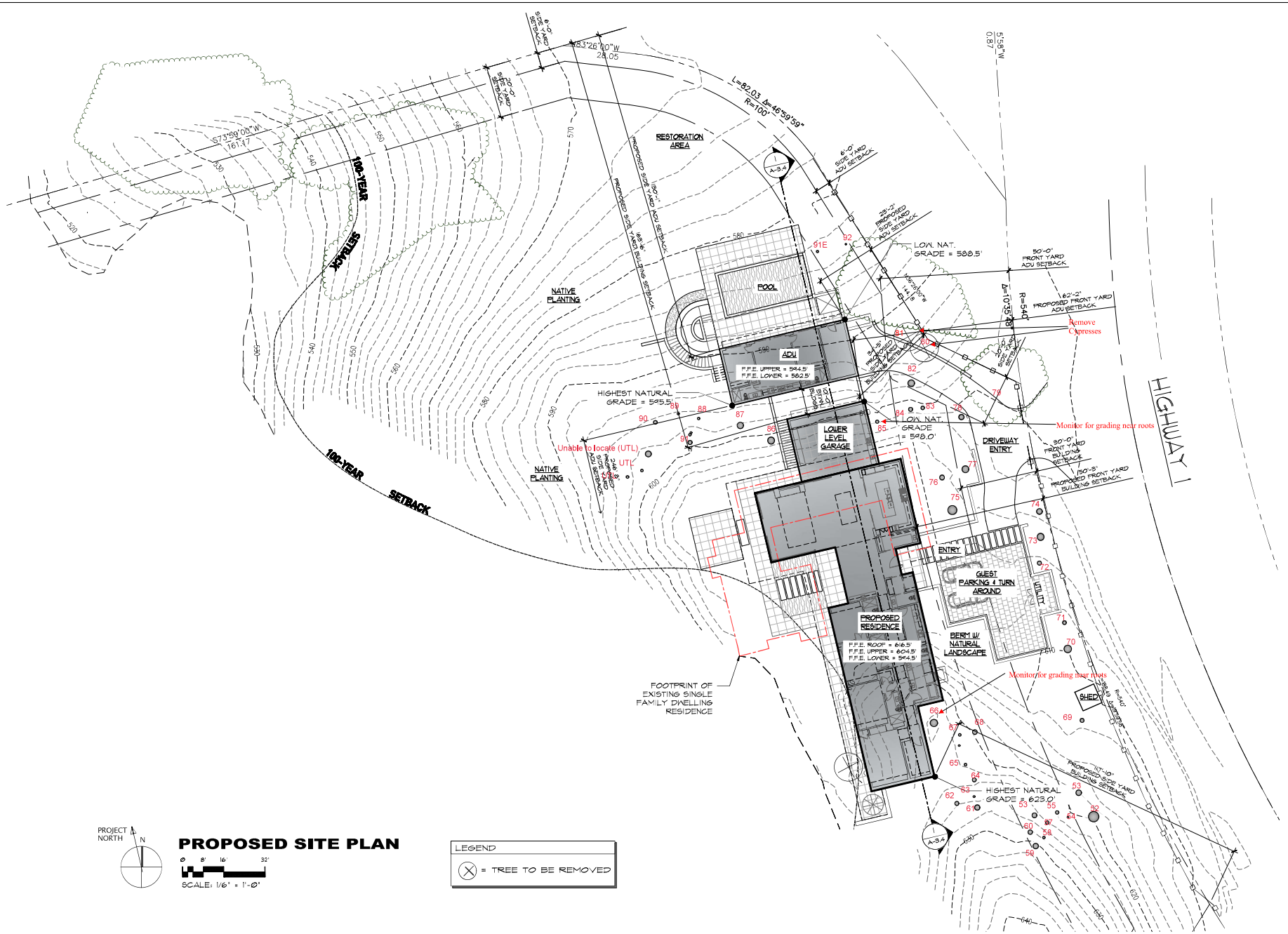
Trees 80 and 81 are to be removed for the driveway

The footpath where the driveway will be constructed. It requires pruning of dead wood and over-extended limbs.

Tree Chart

Tag	Diameter			Species	Condition	Remove	Comments
51	27			MC	Fair		
52	48			MC	Fair		
53	26			MC	Fair		
54	8			MC	Poor		Suppressed
55	16			MC	Fair		
56	23			MC	Fair		
57	16			MC	Fair		
58	11			MC	Fair		
59	25			MC	Fair		
60	21			MC	Fair		
61	24			MC	Fair		
62	19			MC	Fair		
63	9			MC	Poor		Suppressed
64	24			MC	Fair		
65	12			MC	Poor		Suppressed
66	34			MC	Fair		Monitor grading
67	12			MC	Poor		Suppressed
68	22			MC	Fair		
69	18			MC	Fair		
70	35			MC	Fair		
71	17			MC	Fair		
72	19			MC	Fair		
73	32			MC	Fair		
74	26			MC	Fair		
75	43			MC	Fair		
76	22			MC	Fair		
77	33			MC	Fair		
78	24			MC	Fair		
79	Various			MC	Fair		Cypress Grove
80	11			MC	Fair		Remove
81	27			MC	Fair		Remove
82	31			MC	Fair		
83	16			MC	Fair		
84	19			MC	Fair		
85	15			MC	Fair		Monitor grading
86	30			MC	Fair		

Tag	Diameter			Species	Condition	Remove	Comments
87	30			MC	Fair		
88	11			MC	Fair		
89	10			MC	Fair		
90	17			MC	Fair		
91	19	12	9	MC	Fair		
91E	10			Euc			
92	6			MC			
							MC = Monterey cypress
							Euc = Eucalyptus



REVISION	No.

CONSULTANT:

ARCHITECT

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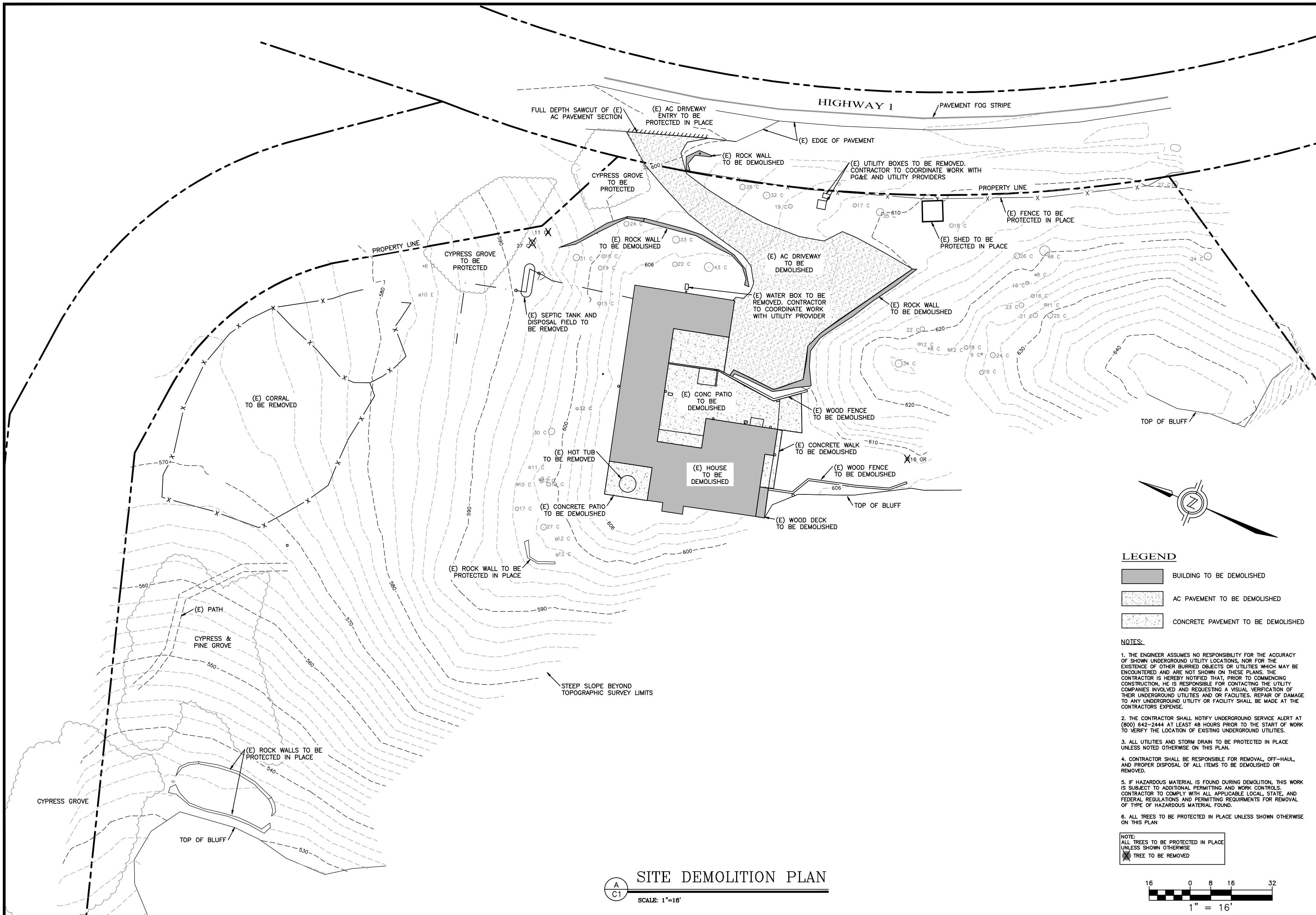
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-3410 • FAX (831) 372-7840 • WEB www.ericmillerarchitects.com

Proposed Site Plan

JOB NAME: Naik-Desai Residence
36240 & 36242 CA Highway 1
Monterey, CA 93940
A.P.N. 243-251-011-000

DATE:	1/13/2025
SCALE:	1/16" = 1'-0"
DRAWN:	HRM
JOB NUMBER:	2114

A-1.1
SHEET OF



SITE DEMOLITION PLAN

A / C1

SCALE: 1"=16'

LEGEND

- BUILDING TO BE DEMOLISHED
- AC PAVEMENT TO BE DEMOLISHED
- CONCRETE PAVEMENT TO BE DEMOLISHED

NOTES:

1. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF SHOWN UNDERGROUND UTILITY LOCATIONS, NOR FOR THE EXISTENCE OF OTHER BURRIED OBJECTS OR UTILITIES WHICH MAY BE ENCOUNTERED AND ARE NOT SHOWN ON THESE PLANS. THE CONTRACTOR IS HEREBY NOTIFIED THAT, PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND REQUESTING A VISUAL VERIFICATION OF THEIR UNDERGROUND UTILITIES AND OR FACILITIES. REPAIR OF DAMAGE TO ANY UNDERGROUND UTILITY OR FACILITY SHALL BE MADE AT THE CONTRACTORS EXPENSE.

2. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 642–2444 AT LEAST 48 HOURS PRIOR TO THE START OF WORK TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES.

3. ALL UTILITIES AND STORM DRAIN TO BE PROTECTED IN PLACE UNLESS NOTED OTHERWISE ON THIS PLAN.

4. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL, OFF–HAUL, AND PROPER DISPOSAL OF ALL ITEMS TO BE DEMOLISHED OR REMOVED.

5. IF HAZARDOUS MATERIAL IS FOUND DURING DEMOLITION, THIS WORK IS SUBJECT TO ADDITIONAL PERMITTING AND WORK CONTROLS. CONTRACTOR TO COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS AND PERMITTING REQUIRMENTS FOR REMOVAL OF TYPE OF HAZARDOUS MATERIAL FOUND.

6. ALL TREES TO BE PROTECTED IN PLACE UNLESS SHOWN OTHERWISE ON THIS PLAN

NOTE:
ALL TREES TO BE PROTECTED IN PLACE UNLESS SHOWN OTHERWISE
TREE TO BE REMOVED

16 0 8 16 32
1" = 16'

L&S ENGINEERING AND SURVEYING, INC
2460 Garden Road, Suite G, Monterey, California 93940
P: 831.655.2723 F: 831.655.3425
LandSengineers.com

REGISTERED PROFESSIONAL ENGINEER · CHRISTOPHER J. ... · EXP. 12-31-25 · CIVIL · STATE OF CALIFORNIA
PLANNING SUBMITTAL

DRAWN BY: MRS
DESIGNED BY: MRS
DATE: 1-9-2025
SCALE: AS SHOWN
JOB NUMBER: 22-82
LAST REVISED: N/A
REVISED BY: N/A

SITE DEMOLITION PLAN

DESAI RESIDENCE
36240 & 36242 CA HIGHWAY 1
MONTEREY, CALIFORNIA 93940
APN 243-251-011

SHEET C1
OF
8 SHEETS