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LOT-SPECIFIC FUEL MANAGEMENT PLAN

DECEMBER 5, 2022

DOCUMENT PREPARED IN COORDINATION WITH:



LOT 119 FUEL MANAGEMENT PLAN

21 EAST PRONGHORN RUN; APN 239-091-044

PREPARED BY BENJAMIN R. EICHORN
CENTRAL COAST LAND MANAGEMENT



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LOT 119 FUEL MANAGEMENT PLAN

PURPOSES

This Lot-Specific Fuel Management Plan (“Plan”) has been prepared by Benjamin R. Eichorn, NFPA - Certified Wildfire Mitigation Specialist and owner of Central Coast Land Management, for the homeowners, Kristin and Brian Maxwell, and has been reviewed and approved by the Santa Lucia Conservancy. The purposes of this Plan are to guide the implementation of vegetation management and to provide for the Owner sufficient defensible space and fire safety around the home and planned structure on Lot 119, as required by California Public Resources Code 4291, while still maintaining the natural and aesthetic values of the Santa Lucia Preserve. This plan is pursuant to the Fuel Management Plan for the Santa Lucia Preserve as it may be updated from time to time, to implement the vegetation treatments outlined in the Fuel Management Standards for the Santa Lucia Preserve, available from the Conservancy’s webpage (<http://www.slconservancy.org/>), attached hereto and incorporated by reference herein.

The Santa Lucia Conservancy’s wildfire related responsibilities are to ensure the protection of the natural values protected by the easements. The Santa Lucia Conservancy reviews and approves all lot-specific fuel management plans, as they are developed and updated from time to time, prior to their implementation. Conservancy staff are also available to offer support and guidance in landowners’ efforts to plan and implement fuel management activities.

It is important to note that the creation of a Lot-Specific Fuel Management Plan and subsequent implementation of the prescribed treatments found below do not guarantee that the property will be 100% fire-safe, but it will improve fire-fighter safety and lessen potential structural damage.

VICINITY MAP



CURRENT CONDITIONS

Through a site visit on November 29, 2022, the following conditions were observed by Benjamin Eichorn (all photos by Benjamin Eichorn unless otherwise indicated).



FIGURE 1. PHOTO OF LOT 119 TYPICAL VEGETATION.

STRUCTURES

There is one main residential structure with a detached garage planned for construction in the northernmost portion of the Homeland. The buildings, hardscape and driveway surrounding the home represent 28,323 square feet, or approximately .65 acres, roughly 28% of the Homeland.

LOCATION

Lot 119 is located in the southeastern portion of The Preserve, at 21 East Pronghorn Run. Lot 119 has a 2.31-acre Homeland situated in the southern portion of a 20.79-acre lot. Lot 119's southeastern boundary abuts Lot 120, its northeast boundary abuts Lot 156, its northwest boundary abuts Lot 157, and Lot 264, the Preserve Golf Course, borders Lot 119 to the southwest.

The property can be accessed via Rancho San Carlos Road or Robinson Canyon Road. For purposes of this Plan, Rancho San Carlos Road will be considered the primary access route. After entering through the Gatehouse of the Santa Lucia Preserve, proceed on Rancho San Carlos Road past the Sports Center and Equestrian Center and turn left onto West Pronghorn toward Robinson Canyon Road. Pass through the gate, cross Robinson Canyon Road, and proceed through the next gate onto East Pronghorn Run.

The entrance to the property is located on the lefthand side of the road. Fire station distances and estimated drive times are provided in Table 1 below.

Station Name	Address	Distance (in miles)	Drive Time (minutes, est.)
Santa Lucia Preserve Corporate Yard	121 Rancho San Carlos Road	1.7	5
Santa Lucia Preserve Gatehouse	1 Rancho San Carlos Road	9.5	25
Cypress Fire Department	3775 Rio Road	13	30
Mid Valley #5 Fire Department	8455 Carmel Valley Road	8.5	25

TABLE 1. FIRE STATION LOCATION, DISTANCE FROM LOT 119 AND ESTIMATED DRIVE TIME.



FIGURE 2. AERIAL MAP OF LOT 119. THICK LINES ARE PARCEL BOUNDARIES, THIN LINES ARE HOMELAND BOUNDARIES.

ROADS OR TRAILS

Lot 119 is accessed from East Pronghorn Run, as described above. The driveway to the residence from the named road is narrow, shared with the Preserve Golf Course, and is approximately 1,140 feet in length. The driveway traverses a moderate grade, containing multiple turns and a long, wood-framed bridge. The driveway does not pose a hindrance to access or maintenance. The majority of the driveway is shared with the Golf Course (Lot 264). A short segment of the golf course access road passes through Lot 119 immediately southwest of Lot 119's Homeland.

To exit The Preserve, travel south across the bridge, on the shared driveway until the driveway meets East Pronghorn Run; turn right and travel west until the road meets Robinson Canyon Road. Cross Robinson Canyon, re-enter the Preserve through the gate and onto West Pronghorn. When West Pronghorn dead ends into Rancho San Carlos Road turn right and travel north/northwest on Rancho San Carlos Road to the Preserve Gatehouse.



FIGURE 3. PHOTO OF LOT 119'S ACCESS ROUTE.

TERRAIN

The lot is primarily oriented to the south, offering expansive views of the prominent Valley oaks that typify the region, with views of the Santa Lucia mountain range in the distance. The entire lot is best characterized by sloped terrain, with an elevation range of 1,500 feet to 1,750 feet. The terrain on the Homeland and Openlands does not restrict fuel management.

The predominant wind flows through the area are from the northwest, with the exception of north/northeasterly “offshore” seasonal winds in the fall and winter, which can be associated with high fire danger.

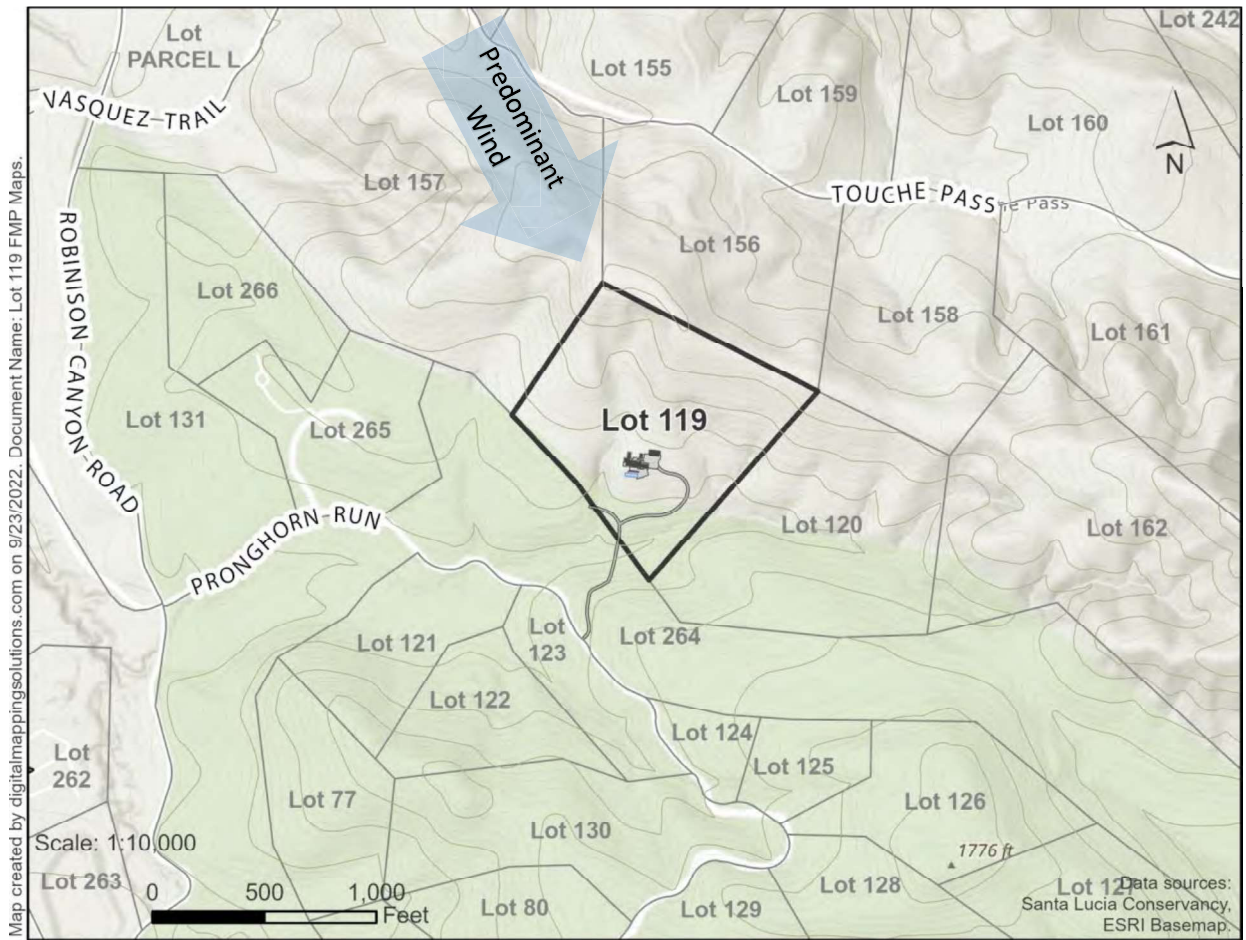


FIGURE 4. TOPOGRAPHIC MAP OF LOT 119. LARGE BLUE ARROW INDICATES WIND FLOWS AROUND LOT 119, WHICH ARE INFLUENCED BY TERRAIN.

VEGETATION

There are six vegetation types mapped on Lot 119: Valley Oak (VaOa) located in the northern, northeastern and central southern portion of the lot, comprising the majority of the Homeland and the Openlands. Wild rye (WiRy) is found in the northwestern portion of the Openlands and the northernmost portion of the Homeland. A narrow stand of Valley oak/ Coast live oak (VoClo) is found in the Openlands between the Homeland and the lot line shared with the Golf Course (GC). California black oak (Cbo) is found in the southernmost portion of the Openlands, adjacent to the Lot access road and wooden bridge. A small patch of Coast live oak (Clo) and Coyote bush (CoBu) are found along the southeastern border of the Lot, which is shared with Lot 120.

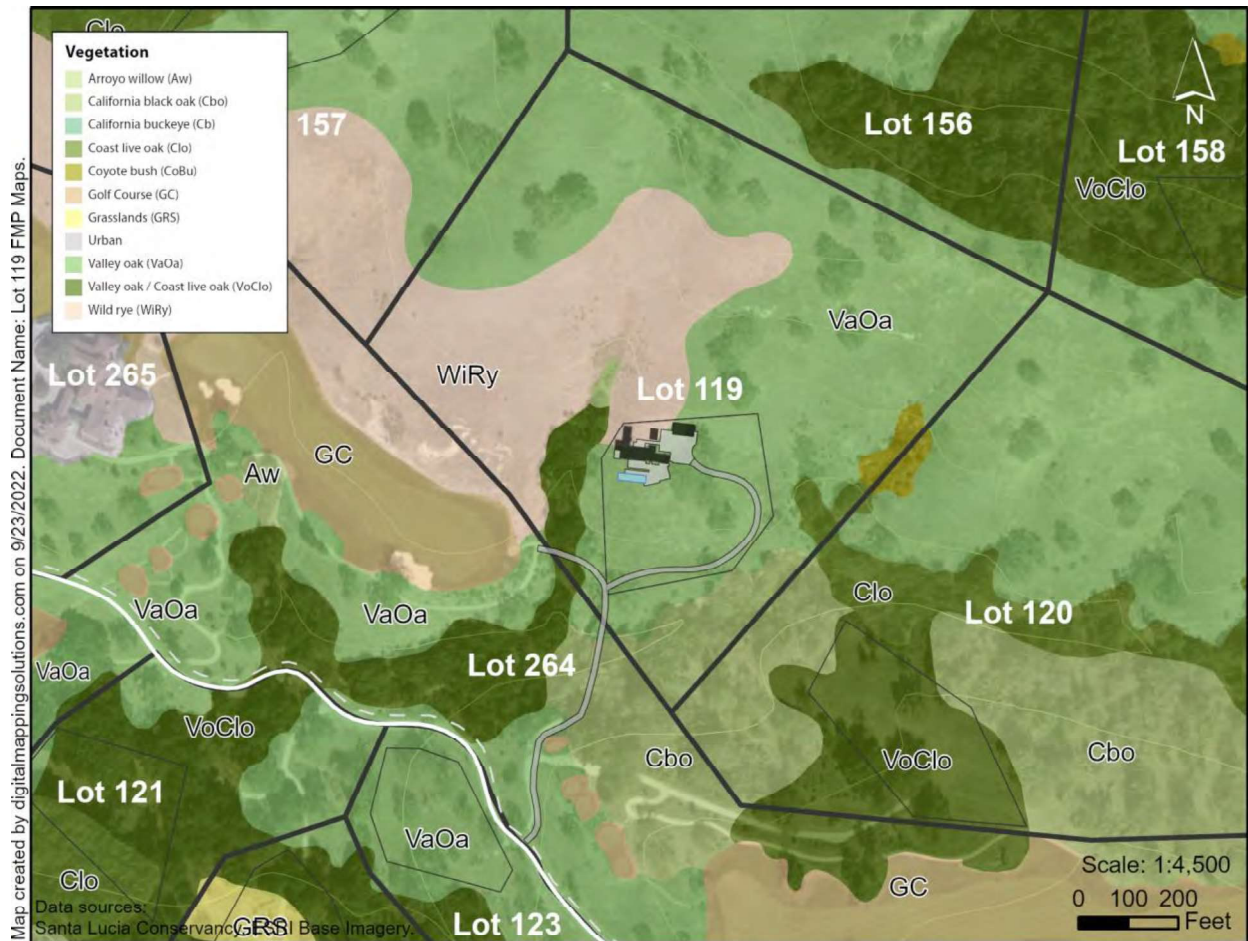


FIGURE 5. VEGETATION MAP OF LOT 119.

During the site visit, the grasses appeared to have been mowed recently in the Valley oak (VaOa) savannah zones within the Homeland perimeter. Low hanging oak branches appear to have been pruned in the past but will need to be pruned again, and the understory mowed seasonally, according to prescriptions below.

General observations of the vegetation on Lot 119 include the following: (1) there is an overabundance of vegetation (and dense ladder fuels) in the understory of the Valley oak/ Coast live oak (VoClo) woodland area between the planned structures and the Golf Course (GC); (2) There is an overabundance of ladder fuels and tall grasses along the shared driveway. Coordination with the owner of the adjacent Lot 264 (the Golf Course), which share the majority of the driveway, will be necessary in order to appropriately treat the fuels and provide for safe ingress and egress for civilian and emergency vehicles; (3) Densely growing ladder fuels are growing in direct contact with the wooden bridge within the area designated as containing Sensitive Resources - Riparian (See Figure 6 for details); (4) Invasion of Coyote Bush (CoBu) is more extensive than indicated in the maps above, particularly in the Valley oak (VaOa) and Wild rye (WiRy) areas. Consult the Santa Lucia Conservancy and coordinate with the owner(s) of the Golf Course in order to have an Openlands Management Plan (a free service) created in order to address these issues.

Further guidance on managing excess fuel loads and recommended measures to be taken to protect the planned structures are outlined below.

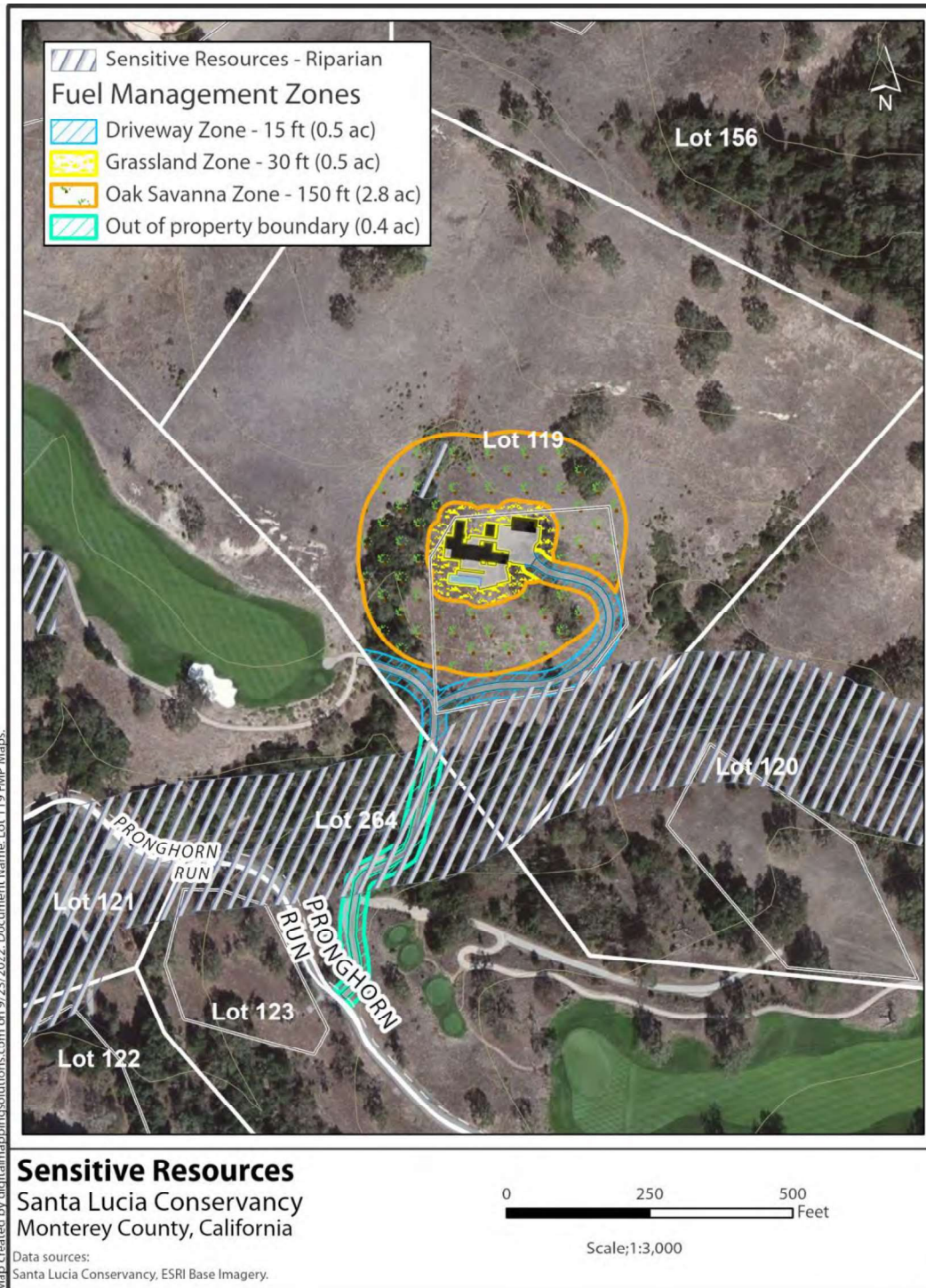


FIGURE 6. SENSITIVE RESOURCES FOUND ON LOT 119.

Note: Please refer to the Riparian Zone when managing fuel loads in the areas delineated in Figure 6 above as Sensitive Resources Riparian, both south of the driveway on Lot 119 and along and under the bridge on Lot 264 which leads to Lot 119.

FIRE HAZARD

The majority of vegetative fuels found on lot 119 are comprised of annual grasses, oak savannah and oak woodland species; these fuel types produce fires that are usually non-threatening when the grasses and shrubby ladder fuels are maintained. Because of the open nature of these vegetation types, fire behavior can be expected to be relatively low if grasses are regularly mowed, shrubs do not become dense and tall and if tree canopies above ladder fuels are pruned regularly and according to prescriptions. If a well-developed understory is present fire behavior can be anticipated to be unpredictable, potentially more destructive and difficult to control.

Fire behavior modeling indicates under current conditions, a wildfire on the property would burn fairly low with pockets of greater fire intensity. Flame lengths are generally under 8 feet throughout the oak savannah and grassland portions of the lot. Flame lengths at the entrance of the lot are expected to be under 2 feet, however taller flame lengths (4-8 feet) are mapped along the driveway and around the planned structures.

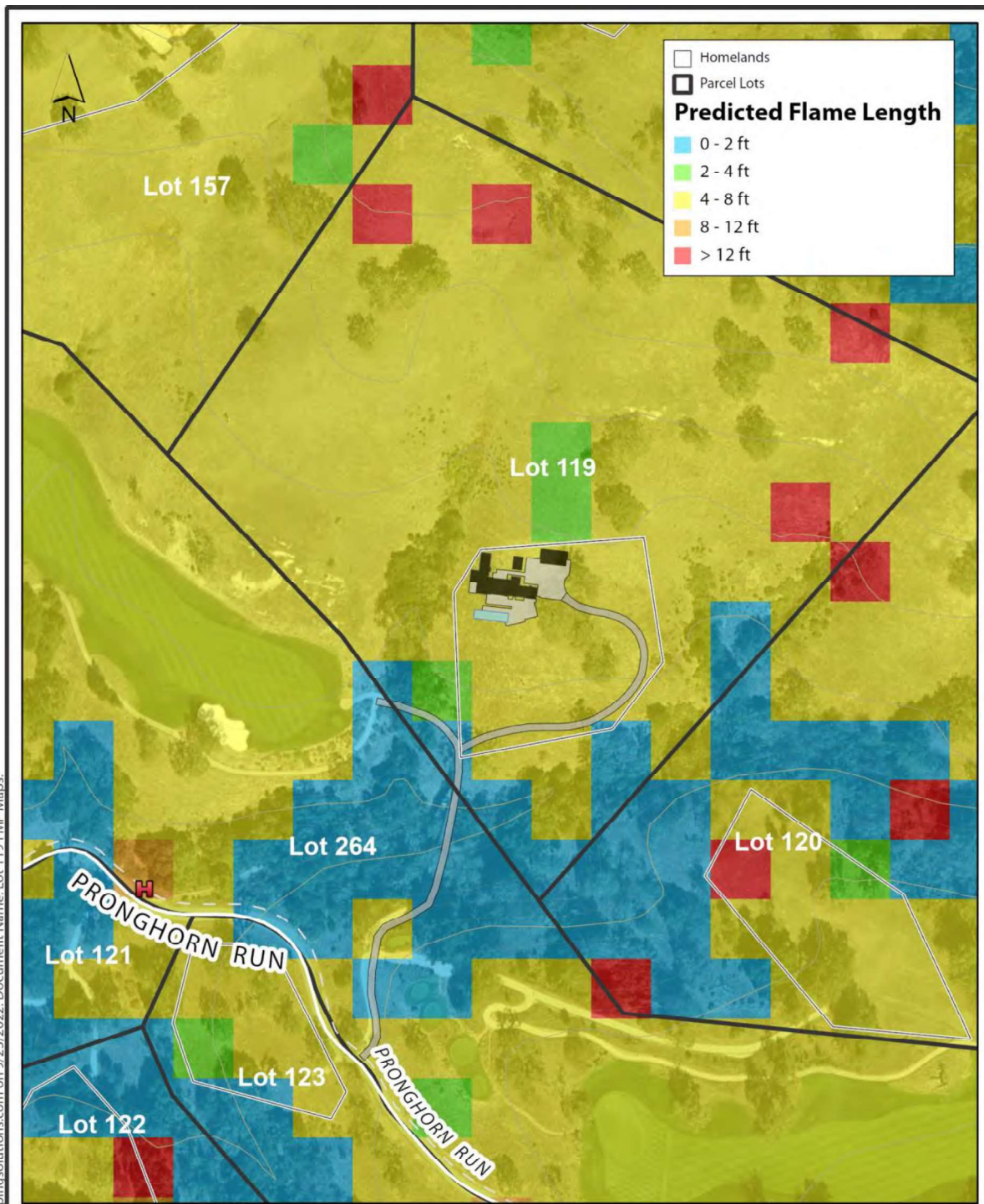
There are pockets of fuel in the Valley oak and Coast live oak areas where the fire behavior is predicted to be more intense, producing flame lengths in excess of 12 feet.

As indicated above, the ladder fuels in the Valley oak/Coast live oak area to the west of the planned structures are also in need of treatment as fire approaching from the Lot 264 (or the Golf Course) is a possible scenario where there are various potential sources of ignition (ex. Equipment or vehicle fire, cigarette butt, etc.). See Figure 8 Fuel Treatment Zones map for more details. Fuels may be treated in a "mosaic" pattern to allow for maximum ecological benefit and in order to keep desired visual screening for privacy.

Fire spread rates in annual grasslands can be quite fast even if predicted flame lengths are not particularly tall. Maintenance of mowed or grazed grass around the structures reduces the threat of fire from this vegetation type to acceptable levels, which is especially important below the planned structures since fire tends to move uphill more quickly. Wherever a regular mowing or grazing regimen is maintained (according to prescriptions), minimal flame lengths and slower rates of fire spread can be expected. Note: Fire behavior modeling does not take into consideration current management practices which include mowing throughout the Homeland and into the Openlands.

If a fire were to develop in the unmowed oak savannah and untreated oak woodland areas, longer flame lengths could be produced and possibly cause the trees to torch the oak canopy and threaten the structures on the property. Fuel management on the site will be needed to maintain a low level of understory shrubby growth ("ladder fuels") and reduce densely accumulated dead debris on the forest floor. Prune the bottom branches of trees according to prescriptions below in order to limit the possibility of torching or crowning. This is especially important in the wooded areas to the west of planned structures as indicated above. Note: Consult with the Conservancy to consider an Openlands Management Plan for the long term treatment of coyote brush within the grasslands of the Openlands.

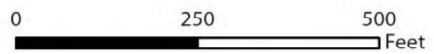
A worst-case fire scenario would be a fast-moving wildfire moving uphill through the property from the south (i.e. originating along the shared access road), aided by strong winds, which normally occur in the afternoon. The structures could be threatened as fire moves up slope especially quickly when aided by wind and receptive fuels such as dry grasses and shrubby ladder fuels. Another worst-case scenario would involve the narrow driveway, particularly the bridge, becoming compromised by a fast-moving wildfire, impeding emergency ingress by fire-fighting personnel or emergency egress for the residents. Proper fuel maintenance in these areas and as described below will reduce these scenarios.



Predicted Flame Lengths

Santa Lucia Conservancy
 Monterey County, California

Data sources:
 Santa Lucia Conservancy, ESRI Base Imagery.



Scale: 1:3,000

FIGURE 7. MAP OF PREDICTED FLAME LENGTHS ON LOT 119 (WITHOUT TREATMENT).

FUEL MANAGEMENT

In addition to the Fuel Management Treatment Zones, the Santa Lucia Preserve Fuel Management Standards outline Best Management Practices to help ensure implementation of each Lot-Specific Plan is conducted in a manner that minimizes environmental impacts. Please keep in mind the following when implementing treatments recommended in this plan:

1. Treatments shall be scheduled and implemented for the appropriate season.
 - a. Trees should be pruned between November and April.
 - b. Mowing should occur late spring to early summer. Timing of mowing affects the species composition in subsequent years. A lot-specific plan may advise for the appropriate timing and frequency to retain desirable wildflowers, native grasses, or protected species.
2. Native vegetation should be retained as much as possible when creating and maintaining enough defensible space and safe access to protect watershed functions and scenic values.
3. Vegetation management in the Openlands is only permitted with a Fuel Management Plan or multi-year Openlands Management Plan with the Conservancy.
4. Use of vehicles in the Openlands shall be limited to the area necessary for treatment.
5. As part of the annual vegetation management, it is strongly advised that noxious weeds which act as a ladder fuel or have the potential to intensify fire behavior such as French broom, yellow star thistle, and poison hemlock be eradicated from the property. Any vegetation management that is outside of the designated fuel treatment zones of this Fuel Management Plan and in the Openlands requires an Openlands Management Plan with the Conservancy.

For additional guidance on ways to minimize environmental impacts, please refer to the Best Management Practices for Fuel Management section of the Santa Lucia Preserve Fuel Management Standards.

If the treatments described below are implemented, two-foot flames are expected throughout the Homeland of Lot 119, and no flame lengths should exceed 8 feet in height throughout the Openlands. Fuels that produce smaller flame lengths prevent ember production and are the result of fuel mitigation treatments in zones located at various distances from the structure, based on existing vegetation and terrain in and around Lot 119. In each zone, the distance is constrained by the distance to the property boundary; in no case does this fuel management plan authorize the landowner to take fuel management actions beyond the property boundary. However, the owner is encouraged to request approval from the Conservancy and reach an agreement with adjacent landowners to implement additional recommended fuel management treatments that occur beyond Lot 119's property boundary. The homeowner must fulfill compliance with the Fuel Management Standards.

Each zone has a unique set of standards by which compliance will be gauged. Treatments in each zone are fully described in the Fuel Management Standards. Unless specified here, treatments must be consistent with the Standards. **Exceptions and additional actions are noted in bold, underlined italics.**

The fuel management zones are:

1. Non-combustible Zone, for a width of 5 feet from structure
2. Landscaping Zone, per landscaping plans
3. Driveway Zone, for a width of 15 feet from edge of pavement
4. Grassland Zone, for a width of 30 feet from structure
5. Oak Savanna Zone, for a width of 150 feet from structure
6. Oak Woodland Zone, for a width of 150 feet from structure

7. Riparian Zone, within the creek channel and 20 feet from creekbank



FIGURE 8. LOT 119 FUEL MANAGEMENT MAP WITH ZONES DELINEATED.

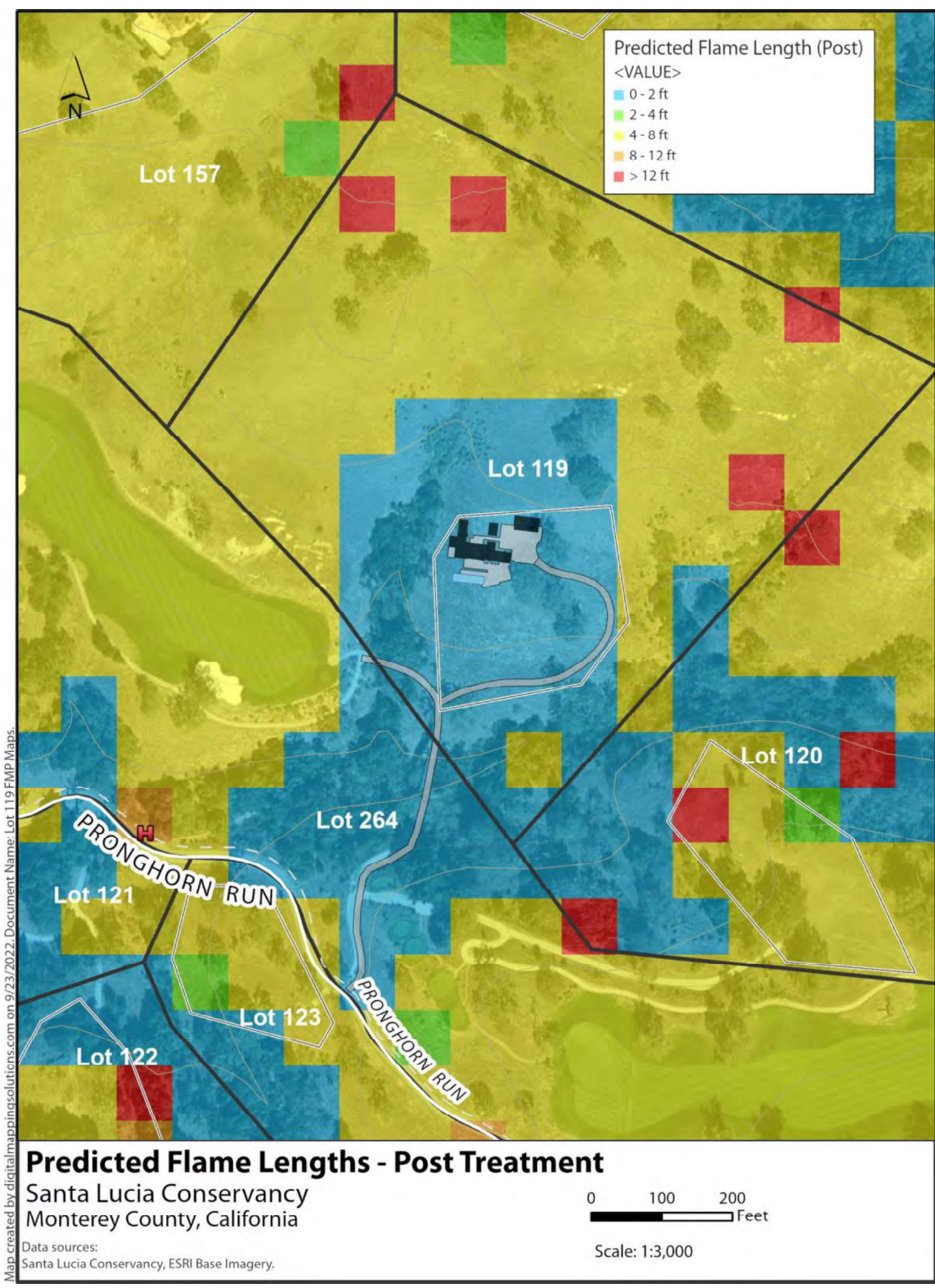


FIGURE 9. MAP OF PREDICTED FLAME LENGTHS ON LOT 119 (WITH TREATMENT).

For reference, here are the fuel management standards for the zones found on Lot 119.

NON-COMBUSTIBLE ZONE – TO A DISTANCE OF 5 FEET

A non-combustible zone should be maintained within a 5-foot buffer around structures.

Hardscape surfaces (such as patios, gravel, and bare soil) are examples of non-combustible surfaces. Wood mulch is not considered non-combustible.



FIGURE 10. EXAMPLE OF BENEFICIAL USE OF HARDSCAPE AS PART OF THE NON-COMBUSTIBLE ZONE, AND FIRE-SAFE LANDSCAPING (PHOTO NOT OF LOT 119).

LANDSCAPING ZONE – WITHIN ENTIRE LANDSCAPED AREA

Approved landscaping must be designed and maintained to minimize flammability. All landscaping occurs within the Homeland area.



FIGURE 11. MAINTAIN SPACE BETWEEN PLANTINGS, AVOID USING WOOD CHIP MULCH AND REGULARLY REMOVE LEAF LITTER FROM THE LANDSCAPE ZONE (PHOTO NOT OF LOT 119).

Ornamental landscaping often results in large amounts of shrubby flammable vegetation being planted near structures. Many commonly used landscape plants, such as conifers, flammable woody shrubs, and tall ornamental grasses, should be avoided because they may create a fire threat to a home that would otherwise be fire safe. All plant material that is removed from the landscaping must be composted within the Homeland or removed from The Preserve and disposed of properly. In no case can material from the Landscaping Zone be left in the Openlands, and must be processed if it will remain in the Homeland. The spacing between landscaping plants and volume of landscaping biomass should mimic the Oak Woodland Zone, and landscape areas should be maintained according to the recommendations in the Oak Woodland Zone.

DRIVEWAY ZONE – 15 FEET FROM EDGE OF DRIVEWAY PAVEMENT

Safe ingress and egress must be maintained along the driveway.

The Driveway Zone is important to allow for safe passage and to provide a location where firefighter resources can travel and engage in fire response. The treatments required correspond to vegetation type.



FIGURE 12. TYPICAL DRIVEWAY CONDITIONS FOUND ON LOT 119. SUGGEST REMOVING LOW HANGING BRANCHES (EX. AREA CIRCLED IN RED), REMOVE LADDER FUELS NEAREST ROAD SURFACE (EX. AREAS CIRCLED IN YELLOW), MOWING TO 15FT ON EITHER SIDE OF ROADWAY ONCE NATIVE GRASSES HAVE SET SEED (EX. AREA INDICATED IN BLUE)

- a. Grassland, and the understory of all Oak Savanna, and Oak Woodland vegetation should be mowed within 15 feet from the pavement edges, according to the recommendations in the Grassland Zone.
- b. All Chaparral, Coastal Scrub, and Oak/Shrub Woodland vegetation should be treated to 30 feet from the pavement edge, according to their respective recommendations.
- c. All tree branches extending over driveway surfaces should be pruned to ensure 15 feet of vertical clearance. Whenever possible, healthy overhanging branches higher than 15 feet should be left in place to shade driveway areas and thereby reduce weed and understory growth.
- d. Every residential structure shall have a dedicated fire hydrant and a hammerhead or other safe turnaround for fire equipment access as detailed in the Santa Lucia Preserve Design Guidelines.

Vegetation around these facilities must be maintained as needed to ensure visibility and access, vegetation must be cleared three feet around fire hydrant. **Note: during the site visit on November 29, 2022, no fire hydrant was found on the property and a hammerhead turn-around adequate for emergency or oversized vehicles had not yet been constructed. The nearest fire hydrant is located approximately 520 ft on Pronghorn Run to the south west of the Lot 119.**

A minimum 3-foot radius from each fire hydrant shall be free of vegetation.

GRASSLAND ZONE – TO A DISTANCE OF 30 FEET FROM STRUCTURES

Grassland zones must be mowed at least once annually in late spring or early summer.

Because grasslands dry and become flammable at the start of every summer, grassland areas will need annual attention, typically by mowing prior to the beginning of each summer. By mowing in late spring, native grasses and wildflowers are retained and may contribute in a lower-hazard condition. Woody weed species such as French broom, poison hemlock and thistles should be completely removed annually.

- a. Within 30 feet from structures, all annual grassland areas should be mowed in early summer to maintain a minimum height of 4 inches during the summer.
- b. Native perennial grasses and wildflower stands should not be mowed more frequently than 60 days, ideally shortly after they have set seed. This may require a delayed mowing schedule in wetter years to maintain their density. Consult with the Conservancy staff as needed.
- c. Trees growing within the Grassland Zone should be treated according to the recommendations made in the Oak Woodland Zone.
- d. Coyote bush, and a number of other shrub species, growing within the grassland zone, may be removed to maintain open herbaceous grasslands as part of an approved Lot-Specific Plan.

OAK SAVANNA ZONE – TO A DISTANCE OF 150 FEET

Grass under trees must be mowed annually, and small-diameter lower tree branches must be pruned.



FIGURE 13. TYPICAL OAK SAVANNAH CONDITIONS FOUND ON LOT 119.

Oak savannas consist of scattered oaks growing within a grassy understory, and both trees and grass should be maintained to provide a vertical separation between the ground and the tree canopy. The area photographed above corresponds to the area mapped as Valley oak (VaOa) in Figure 5 above. According to fire behavior predictions, many areas of oak savanna are expected to produce flame lengths 4-8 in height feet before treatment. Mowing grass under and around trees reduces fire intensity and rate of spread of fire to an acceptable level, and diminishes the possibility that fire can climb into tree canopy. Pruning the small lower tree branches, as noted below, will reduce the possibility fire can spread into the tree crowns. Woody weed species such as French broom, poison hemlock and thistles must be completely removed annually.

Prescriptions for grass mowing:

- a. Within 30 feet of structures, all grassland areas should be mowed in early summer to a height of four inches, according to the recommendations in the Grassland Zone.
- b. Within 100 feet of structures, all grass growing under trees, out to 6 feet beyond the driplines of trees, should be mowed in early summer to a height of four inches.

- c. Within 30-100 feet of structures (depending on slope and other factors), grass growing in the open, away from trees, does not need to be mowed.



FIGURE 14. GRASS HEIGHT AND EXTENT WITHIN THE OAK SAVANNAH TREATMENT ZONE. RECOMMEND MOWING UNDER TREE CANOPIES, REMOVING DEAD MATERIAL, REMOVING LEAF LITTER AND LOW HANGING LIMBS, ACCORDING TO PRESCRIPTIONS.

Prescriptions for removing dead wood on the ground:

- a. Throughout the Fuel Management Zones, remove all dead branches on the ground smaller than 6-inch diameter.
- b. Large dead material located within the fuel management zone may be removed or relocated as recommended by a Lot-Specific Plan. Dead limbs larger than 8 inches in diameter, in the Fuel Management Zones within the Openlands, should remain on the site if isolated from dead material that is smaller than 4-inches in diameter, if not under a tree canopy, or if moved at least 100 feet from the structure. Large woody material by itself does not ignite readily and does not produce long flames. Retaining these features in open areas serves a beneficial purpose of retaining soil moisture and supports important wildlife, including native pollinators. Once dead logs become rotted through and friable, they should be removed or scattered in the general area to avoid a concentration of lighter fuels. **Note: some dead branches and larger logs were observed in this zone during the November 29, 2022 site visit.**



FIGURE 15. LARGE DEAD LOGS MAY REMAIN WITHIN THE OAK SAVANNA TREATMENT ZONE UNTIL THEY BECOME ROTTED OR FRIABLE.

Prescriptions for tree pruning:

a. All branches, living or dead, less than 3 inches diameter in width and less than either 8 feet from the ground or three times the height of any understory shrubs whichever is greater, shall be removed (Figure 16).

b. Living branches that are greater than 3 inches in diameter but lower than 8 feet in height can be retained, provided that the area within the drip-line of trees is maintained. Oaks with live limbs resting on the ground need not be removed, but all ground debris around and beneath the limbs must be removed to reduce fire risk.

c. Dead limbs less than 8 feet in height shall be removed.

d. In landscaped areas, healthy tree branches less than 3 inches in diameter or 8 inches diameter if split or diseased, should be removed to provide vertical clearance of 3 times the height of the understory plants, or 8 feet above understory plants, whichever is greater.

e. For trees shorter than 24 inches in height, remove lower 1/3 of branches smaller than 3 inches in diameter, or alternatively, treat as a shrub grouping.

f. Once initial pruning is accomplished, tree pruning is likely to be needed infrequently, on an interval of about once every 3 to 5 years.

g. Do not thin or prune the tree canopy, as this will promote more understory shrub growth as well as lower parts of the tree, and will result in increased risk that fire will spread to the tree canopy.

h. Sometimes small trees may need to be cut to the ground in order to achieve the separation of the ground level from the tree canopy, or because mowing equipment cannot avoid the small trees. **In all circumstances, removal of seedlings and saplings of black oak, valley oak, or blue oak in the Openlands requires prior approval from the Santa Lucia Conservancy.**



FIGURE 16 CREATE VERTICAL SPACING UNDER LOWER TREE BRANCHES BY REMOVING SMALL TREE BRANCHES FROM THE BOTTOM 8 FT OF THE TREE OR FROM THE BOTTOM ONE-THIRD OF THE TREE, WHICHEVER IS LESS.



FIGURE 17. CARE SHOULD BE TAKEN TO REMOVE ONLY BRANCHES SMALLER THAN 3 INCHES IN DIAMETER (SEE AREA CIRCLED IN YELLOW ABOVE). IF RETAINING BRANCHES FOR SCREENING OR AESTHETIC PURPOSES, UNDERSTORY MUST BE CLEARED TO BARE MINERAL SOIL BELOW LOW HANGING BRANCHES. NOTE COYOTE BUSH STAND IN THE OAK SAVANNAH ZONE (CIRCLED IN RED), WHICH SHOULD BE REMOVED.

OAK WOODLAND ZONE – TO A DISTANCE OF 150 FEET

Understory plants must be kept short, and small lower tree branches must be removed.

The understory of oak woodland habitat includes shade tolerant shrubs and grasslands. The goal of this standard is to maintain an existing oak woodland with a short-statured understory of herbaceous plants and shrubs, and a tree canopy at least 8 feet above the ground. An initial treatment will be required to prune smaller branches of trees up to 8 feet above the ground and to reduce density and stature of understory shrubs. After the initial treatment, annual maintenance will be needed to cut back shrub sprouts in order to maintain a maximum height of 2.5 feet.

Prescriptions for understory maintenance:

- a. Within 30 feet from structures, at the beginning of each summer, ensure that the herbaceous understory is maintained at a maximum height of 4 inches.
- b. Understory vegetation should not be completely removed. Instead, selectively remove flammable species like coyote bush, and prune-back and remove dead branches from less-flammable desirable species such as coffee berry, currant and wild rose.

- c. Native understory shrubs are to be kept free of dead branches and no more than 2.5 feet in height.
- d. Leaf litter depth should be kept to no greater than 4 inches.

Prescriptions for tree pruning:

- a. All branches, living or dead, less than 3 inches diameter in width and less than either 8 feet from the ground or three times the height of any understory shrubs whichever is greater, shall be removed (Figure 16).
- b. Living branches that are greater than 3 inches in diameter but lower than 8 feet in height can be retained, provided that the area within the drip-line of trees is maintained Oaks with live limbs resting on the ground need not be removed, but all ground debris around and beneath the limbs must be removed to reduce fire risk.
- c. Dead limbs less than 8 feet in height shall be removed.
- d. In landscaped areas, healthy tree branches less than 3 inches in diameter or 8 inches diameter if split or diseased, should be removed to provide vertical clearance of 3 times the height of the understory plants, or 8 feet above understory plants, whichever is greater.
- e. For trees shorter than 24 inches in height, remove lower 1/3 of branches smaller than 3 inches in diameter, or alternatively, treat as a shrub grouping.
- f. Once initial pruning is accomplished, tree pruning is likely to be needed infrequently, on an interval of about once every 3 to 5 years.
- g. Do not thin or prune the tree canopy, as this will promote more understory shrub growth as well as lower parts of the tree, and will result in increased risk that fire will spread to the tree canopy.
- h. Sometimes small trees may need to be cut to the ground in order to achieve the separation of the ground level from the tree canopy, or because mowing equipment cannot avoid the small trees. **In all circumstances, removal of seedlings and saplings of black oak, valley oak, or blue oak in the Openlands requires prior approval from the Santa Lucia Conservancy.**



FIGURE 18. DENSE LADDER FUELS GROWING IN THE VALLEY OAK / COAST LIVE OAK (VOCL) ZONE IN THE OPENLANDS, WITHIN THE 150 FOOT TREATMENT RADIUS, DUE WEST OF THE PLANNED STRUCTURES ON LOT 119.

RIPARIAN ZONE

Riparian areas – delineated based on ecological attributes that differentiate streamside areas from adjacent uplands such as moist soils and distinctive plant species and communities.

- Exotic, non-native vegetation should be removed entirely. Removal must be done by hand.
- Only hand removal treatments are permitted within 50 feet of riparian areas
- No fuel management shall be conducted on stream slopes or in stream channels.
 - If the fuel management plan preparer determines that there are excessive fuels in the stream channel or along the slopes that need to be removed, vegetation should be managed to maintain a mosaic. Diverse vegetation structure is important to maintain the quality of wildlife habitat necessary for riparian dependent species.

Canopy cover shall not be modified. Maintain shade over water systems, it is important for temperature regulation, fish distribution, and oxygen and nutrient cycles.

- Presence of sensitive wildlife species will preclude fuel reduction treatments in riparian areas.
- No mowing in Riparian Zone
- No pruning in Riparian Zone



ACKNOWLEDGE, RELEASE, AND HOLD HARMLESS AGREEMENT

In consideration of the Santa Lucia Conservancy’s preparation of this Plan, by signing below, the undersigned acknowledge and agree that:

- 1) Owner has read this Plan;
- 2) The current conditions described in this Plan generally characterize the existing conditions of Lot 119;
- 3) Owner is solely responsible for implementing and maintaining vegetation consistent with this Plan. Any duty for wildfire protection or suppression (for Lot 119) on the part of the Santa Lucia Conservancy to Owner is limited to approval of the plan of action embodied in this Plan;
- 4) Owner assumes all risks of any manner or degree arising from or in connection with wildfire (on Lot 119) and hereby waives, releases and forever discharges the Santa Lucia Conservancy and its officers, directors, agents, employees and other representatives from any and all liability arising from or in connection with the preparation this Plan or its implementation by any person or entity;
- 5) In the event of any dispute arising out of this agreement, the prevailing party shall be entitled to collect its reasonable attorneys’ fees, costs and expenses from the other party.


Executed at Carmel, California and effective as of the latest date set forth opposite the signatures below.

HOMEOWNER

By  <small>Kristin Maxwell (Dec 21, 2022 12:39 PST)</small>	 <small>Brian Maxwell (Dec 21, 2022 16:37 PST)</small>	Dec 21, 2022
Kristin and Brian Maxwell, Owners Lot 119, 21 East Pronghorn Run Santa Lucia Preserve, Carmel, CA, 93923		Date

Reviewed and approved by:

SANTA LUCIA CONSERVANCY

By  <small>J. Watts (Dec 22, 2022 11:35 PST)</small>	Dec 22, 2022
Jamison Watts Executive Director	Date

PHOTOS OF LOT 119

The following photos, not used elsewhere in this document, are provided as a record of conditions found on-site during our site visit on November 29, 2022.

Valley oak (VaOa) Zones adjacent to and surrounding building site on Lot 119.



Shared Driveway and Wooden Bridge.



Panoramic View of Lot 119 facing South with Santa Lucia Mountain Range in the background.

