

# Exhibit G

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LOT-SPECIFIC FUEL MANAGEMENT PLAN

SEPTEMBER 28, 2023

DOCUMENT PREPARED IN COORDINATION WITH:



LOT 115 FUEL MANAGEMENT PLAN

40 ARROYO SEQUOIA; APN 239-091-040

PREPARED BY BENJAMIN R. EICHORN

CENTRAL COAST LAND MANAGEMENT



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## LOT 115 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, Tim and Anne Fischell, 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 on Lot 115, 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 August 14, 2023, the following conditions were observed by Benjamin Eichorn (all photos by Benjamin R. Eichorn).



FIGURE 1. PHOTO OF LOT 115 TYPICAL VEGETATION.

## STRUCTURES

There is one Main Residence planned for construction within the Homeland. The proposed hardscape surrounding the home and the driveway leading to the home represent 24,613 square feet (including the portion of the driveway that passes through Lot 116).

## LOCATION

Lot 115 is located in the southeastern portion of The Preserve, at 40 Arroyo Sequoia. Lot 115 has a 2.691-acre Homeland situated in the Southeast portion of a 36.68 acre Lot. Lot 115 abuts Lot 116 to the northwest, Lot 114 to the North, Lot Parcel S to the East, Lot Parcel J to the South, and Lot 117 to the West.

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 straight on Rancho San Carlos Road until Ranch San Carlos Road dead ends into Robinson Canyon Road. Exit the Preserve gate and turn right onto Robinson



Canyon Road. Travel straight on Robinson Canyon Road and turn left, re-entering the Preserve gate onto San Clemente Trail. Travel straight on San Clemente Trail and turn right onto Arroyo Sequoia. Follow Arroyo Sequoia to Lot 115, 40 Arroyo Sequoia, at the end of the roundabout on Arroyo Sequoia. Note that Lot 115 shares a driveway with Lot 116, 38 Arroyo Sequoia (lot 115 is on the left, 116 on the right).

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	2.7	5-10
Santa Lucia Preserve Gatehouse	1 Rancho San Carlos Road	11.6	25-30
Cypress Fire Department	3775 Rio Road	15.5	35
Mid Valley #5 Fire Department	8455 Carmel Valley Road	10.8	25-30

TABLE 1. FIRE STATION LOCATION, DISTANCE FROM LOT 115 AND ESTIMATED DRIVE TIME.



FIGURE 2. AERIAL MAP OF LOT 115. THICK LINES ARE PARCEL BOUNDARIES, THIN LINES ARE HOMELAND BOUNDARIES.

## ROADS OR TRAILS

Lot 115 is accessed from Rancho San Carlos Road, as described above. The driveway to the residence from the named road is narrow, shared with Lot 116, and is more than 900 feet in length. The driveway traverses a moderate to steep grade, containing multiple turns. The driveway does not pose a hindrance to access or maintenance but offers few places for two vehicles to pass one another.

To exit The Preserve, travel north, down the driveway to Arroyo Sequoia. Proceed on Arroyo Sequoia to San Clemente Trail, turn left, exit the Preserve gate, and turn right onto Robinson Canyon Road. Then turn left onto Rancho San Carlos Road, reentering through the Preserve gate, and proceed straight on Rancho San Carlos Road to the Preserve Gate House.



FIGURE 3. PHOTO OF LOT 115'S ACCESS ROUTE.

## TERRAIN

The lot is located on a small ridge, with slopes oriented to the North, East and Southeast, offering expansive views of the Santa Lucia Range. The entire lot is best characterized by moderate to steeply sloped terrain, with an elevation range of 1,500 to 2,150 feet. The terrain on the Homeland and Openlands does not restrict fuel management, though hand work may be necessary in steeper areas less than are accessible for equipment, particularly the Oak Savannah zone to the Southeast of the proposed home.



The predominant wind flows through the area from the northwest, except for north/northeasterly “offshore” seasonal winds in the fall and winter.

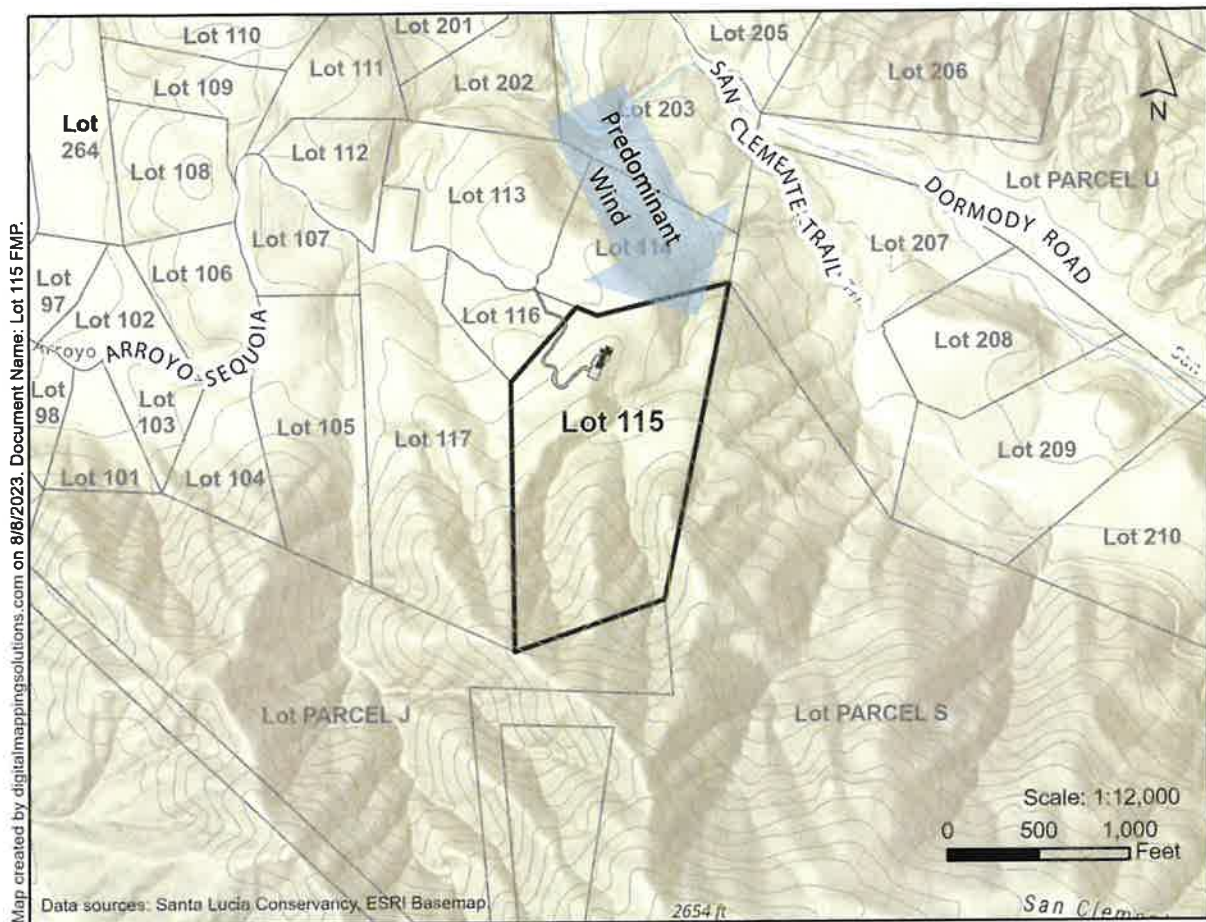


FIGURE 4. TOPOGRAPHIC MAP OF LOT 115. LARGE BLUE ARROW INDICATES WIND FLOWS AROUND LOT 115, WHICH ARE INFLUENCED BY TERRAIN.

#### VEGETATION

There are three vegetation types mapped on Lot 115: California black oak (Cbo), the dominant vegetation type throughout the lot’s Homeland and the Southwest and Northeast portions of the lot, Valley oak (VaOa) to the immediate North and East of the Homeland, and Coast live oak (Clo) comprising the majority of the Openlands Southeast of the planned home.

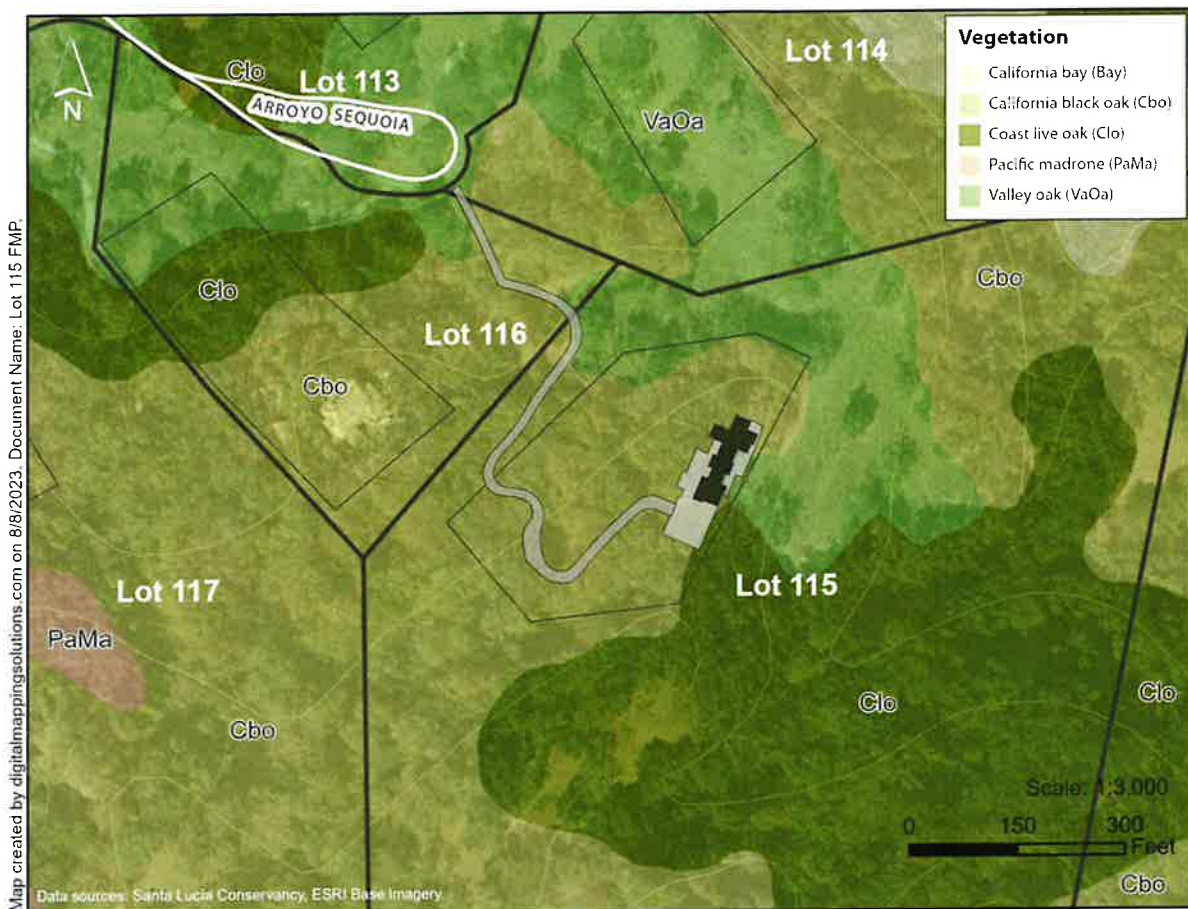


FIGURE 5. VEGETATION MAP OF LOT 115.

During the site visit on August 14, 2023, the grasses and shrubs in the areas mapped as California black oak (Clo) to the West of the planned home appeared to have been recently mowed.

Low-hanging oak branches along the driveway and throughout the treatment zones will need to be pruned, and the understory mowed seasonally, according to prescriptions below, specifically in the area mapped as Oak Woodland in Figure 7 below.

General observations of the vegetation on Lot 115 include the following: (1) Very little vegetation management work appears to have been done in the recent past, aside from the mowing mentioned above, (2) Hand work (i.e. mowing with a weedwhacker as opposed to heavy equipment) is recommended in the Oak Savannah zone Southeast of the planned home due to the steepness of the terrain, (3) Due to the desire for privacy and screening (particularly from the nearby home on Lot 116), some low-hanging tree branches may be retained as long as leaves and other debris are removed down to bare mineral soil below and adjacent to them, according to prescriptions below.

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

## FIRE HAZARD

The majority of vegetative fuels found on lot 115 are comprised of annual grasses, oak woodland and oak savannah 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 that under current conditions, a wildfire on the property would burn with high fire intensity throughout the Homeland. If left untreated, some areas, including the Oak Woodland zones adjacent to the proposed home site, have predicted flame lengths greater than 12 feet. See Figure 6 below for details.

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 home 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 untreated zones, 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 to limit the possibility of torching or crowning. This is especially important in the California black oak (Cbo) vegetation zone (Oak Woodland treatment zone) on the center of the homeland and the Northern slope (including the driveway zone), where dense ladder fuels were observed on August 14, 2023.

A worst-case fire scenario would be a fast-moving wildfire moving uphill through the property from the southeast (i.e. either spotting from a larger wildfire, or originating along a nearby road or adjacent property), 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 driveway becoming compromised by a fast-moving wildfire, impeding emergency ingress by fire-fighting personnel or emergency egress for the residents.

Once a regular fuel management regimen is adopted and implemented on Lot 115 according to the prescriptions of this lot-specific Fuel Management Plan and the standards set by the Santa Lucia Conservancy, wildfire risk exposure will be significantly reduced.



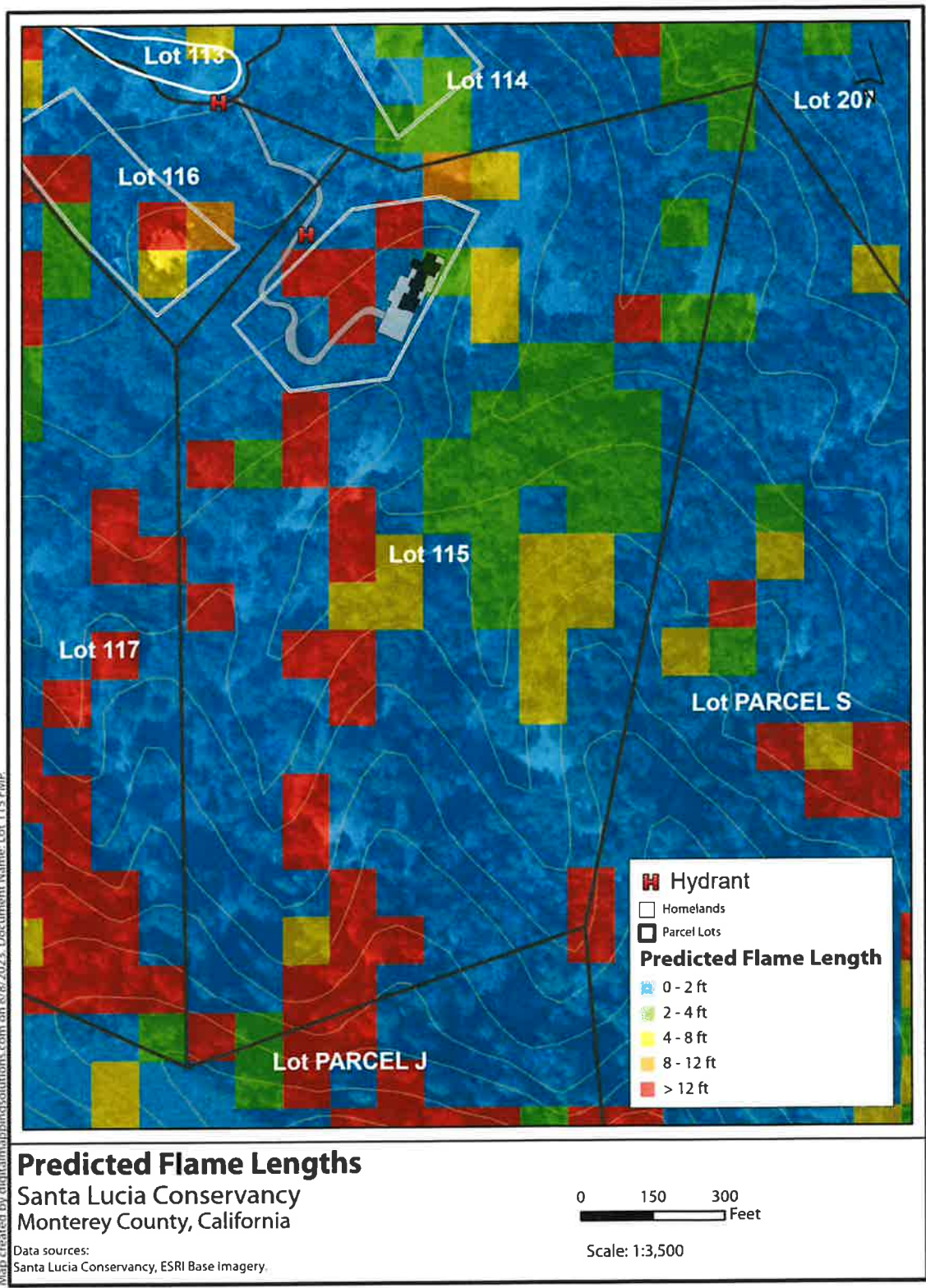


FIGURE 6. MAP OF PREDICTED FLAME LENGTHS ON LOT 115 (PRE-TREATMENT).



## 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 115, 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 115. 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 115'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 on Lot 115 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 structures
5. Oak Woodland Zone, to a distance of 150 feet from structures
6. Oak Savannah Zone, to a distance of 150 feet from structures

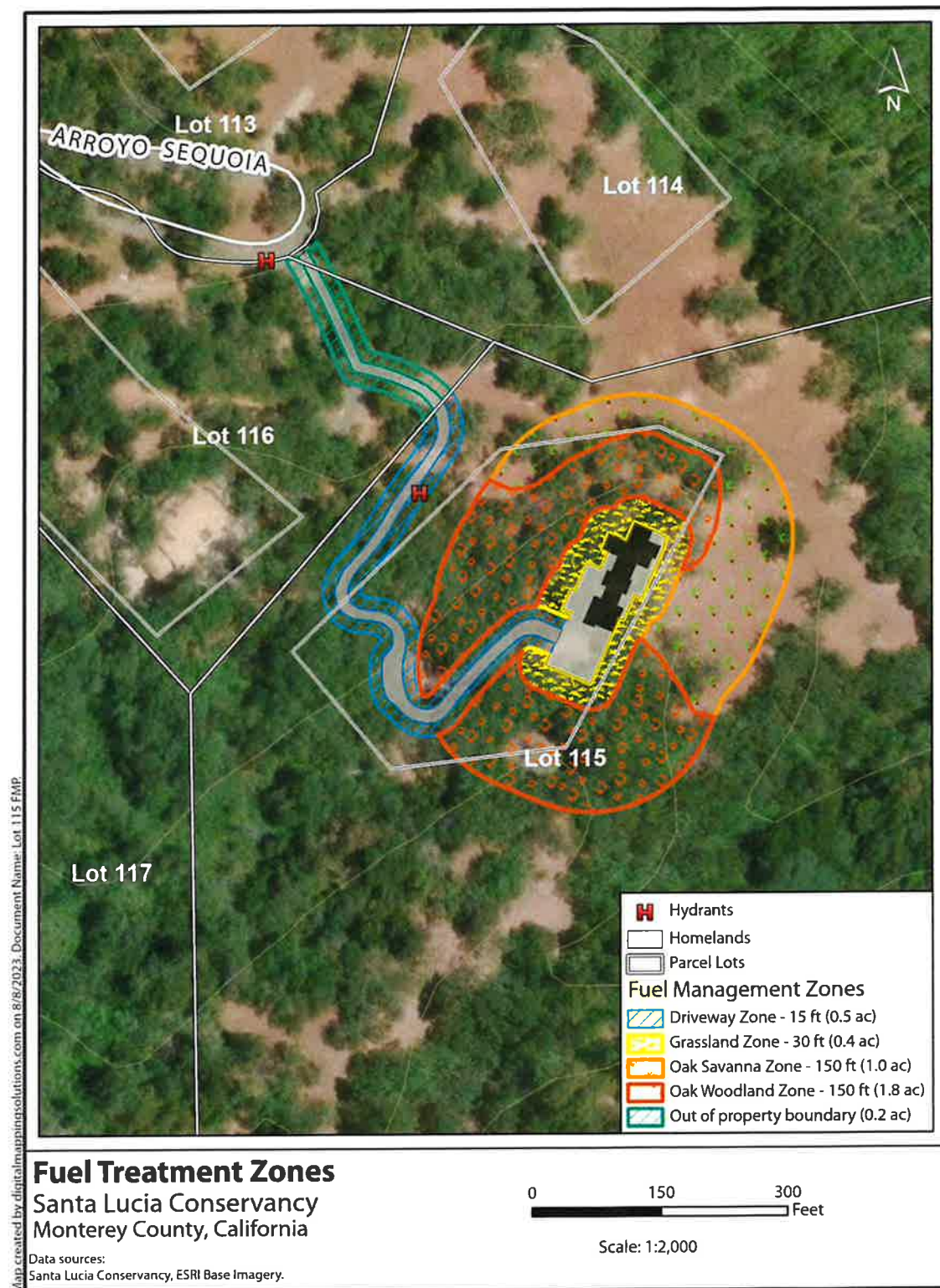


FIGURE 7. LOT 115 FUEL MANAGEMENT MAP WITH ZONES DELINEATED.



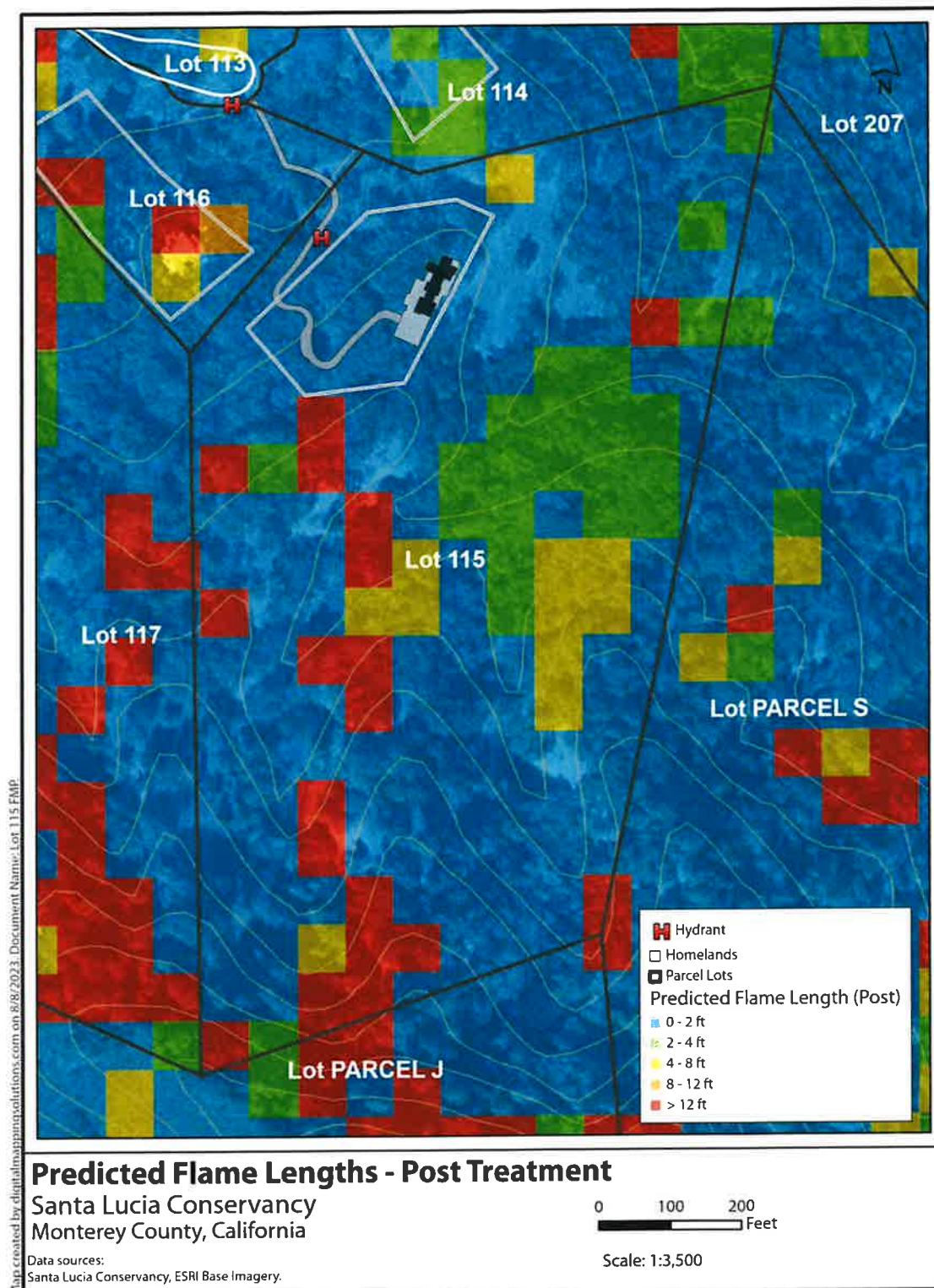


FIGURE 8. MAP OF PREDICTED FLAME LENGTHS ON LOT 115 (POST - TREATMENT).

For reference, here are the fuel management standards for the zones found on Lot 115.

**NON-COMBUSTIBLE ZONE – TO A DISTANCE OF 5 FEET**

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

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



**FIGURE 9. EXAMPLE OF BENEFICIAL USE OF HARDSCAPE AS PART OF THE NON-COMBUSTIBLE ZONE (PHOTO NOT OF LOT 115).**

The most important steps a homeowner can take to improve the wildfire resilience of their home are to regularly remove leaf litter from roof valleys and gutters, cover any exterior vents with non-combustible, non-corrosive 1/8" gauge mesh or less, and ensure that all materials located within the first five feet extending out from the base of the exterior wall and decks are 100% Non-Combustible.

Once the home is built according to Wildland Urban Interface codes (Chapter 7A of the California Building Code), do not allow leaf litter to accumulate on the roof, in gutters or adjacent to the exterior walls and remove combustible items (baskets, wicker furniture, cushions, brooms, etc.) from the non-combustible zone when leaving home for long periods of time or if evacuation is necessary (only if time allows).



#### LANDSCAPING ZONE – WITHIN ENTIRE LANDSCAPED AREA

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



FIGURE 10. MAINTAIN SPACE BETWEEN PLANTINGS, AVOID USE OF THICK LAYERS OF COMBUSTIBLE MULCH, AND REGULARLY REMOVE LEAF AND NEEDLE LITTER FROM THE LANDSCAPE ZONE (PHOTO NOT OF LOT 115).

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.

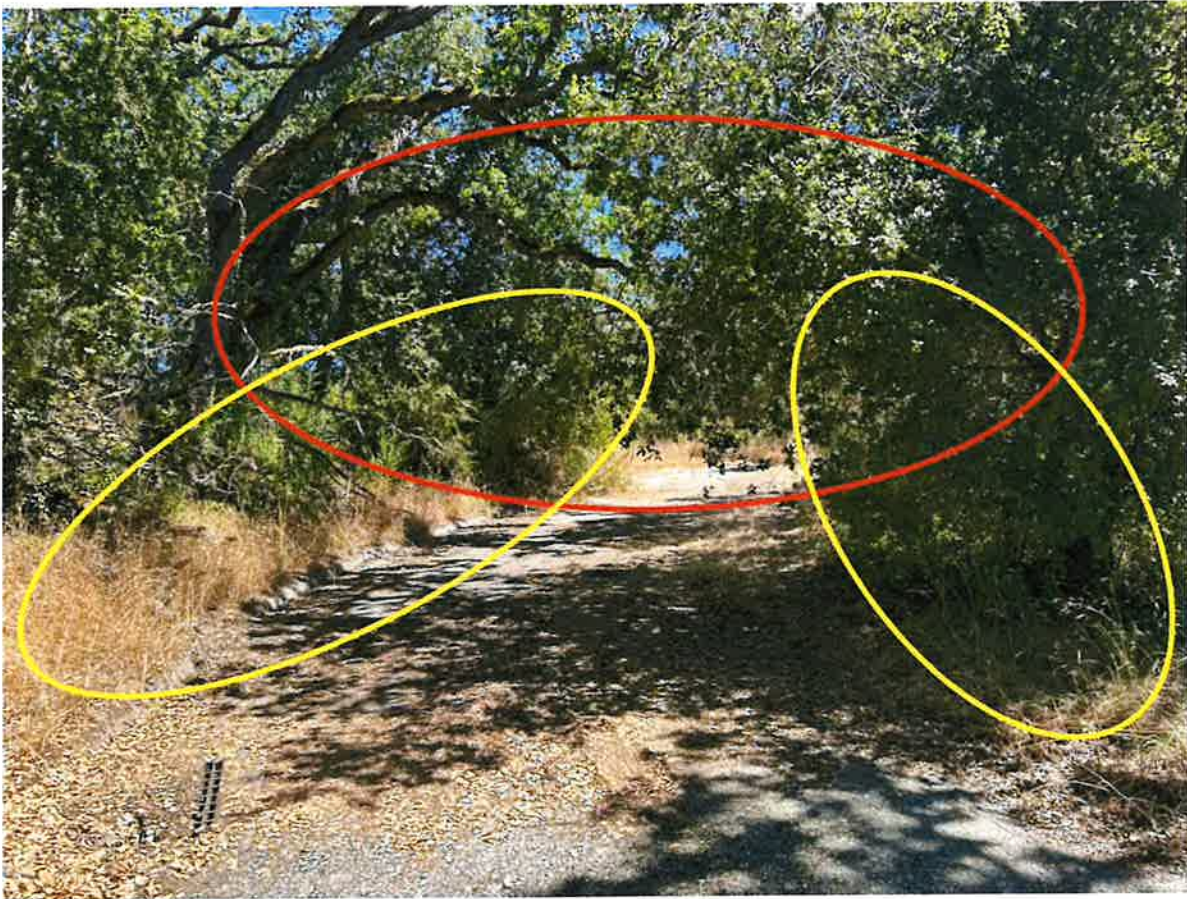


FIGURE 11. TYPICAL DRIVEWAY CONDITIONS FOUND ON LOT 115. REMOVE LOW HANGING BRANCHES TO 15 FEET VERTICAL CLEARANCE FROM ROAD SURFACE (EX. AREA CIRCLED RED), REMOVE LADDER FUELS NEAREST ROAD SURFACE AND MOW TO 15FT ON EITHER SIDE OF ROADWAY ONCE NATIVE GRASSES HAVE SET SEED (EX. AREAS INDICATED IN YELLOW). TREAT OAK WOODLAND AREAS TO 30 FEET FROM PAVEMENT EDGE, WHICH MAY BE FURTHER THAN INDICATED BY THE AREAS CIRCLED ABOVE.

- 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.
- e. **Note: Owner must coordinate with neighboring owner of Lot 116 to maintain fuels along driveway found outside of the Lot 115 property boundary.**

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

***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 12).
- 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 12. 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.



#### 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.*



FIGURE 14. TYPICAL GRASSLAND CONDITIONS FOUND ON LOT 115.

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 must 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 WOODLAND ZONE – TO A DISTANCE OF 150 FEET

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



**FIGURE 15.** LOWER BRANCHES OF TREES SHOULD BE PRUNED TO 8 FT IN HEIGHT OR  $\frac{1}{3}$  THE TREE'S HEIGHT, WHICHEVER IS LESS (EX. AREA CIRCLED IN RED ABOVE). CARE SHOULD BE TAKEN TO REMOVE ONLY BRANCHES SMALLER THAN 3 INCHES IN DIAMETER.

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:**

Refer to page 16.

**OAK SAVANNA ZONE – TO A DISTANCE OF 150 FEET**

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



FIGURE 16. TYPICAL OAK SAVANNAH CONDITIONS FOUND ON LOT 115.

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. This corresponds to the area mapped as Valley Oak in Figure 5 above. According to fire behavior predictions, many areas of oak savanna are expected to produce flame lengths less than 4 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 **150 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 **30-150 feet** of structures (depending on slope and other factors), grass growing in the open, away from trees, does not need to be mowed.

***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.



FIGURE 17. LARGE LOGS MAY REMAIN WITHIN THE TREATMENT ZONE UNTIL THEY BECOME FRIABLE.

***Prescriptions for tree pruning:***

Refer to Page 16.



## ACKNOWLEDGE, RELEASE, AND HOLD HARMLESS AGREEMENT

In consideration of the Santa Lucia Conservancy's approval 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 115;
- 3) Owner is solely responsible for implementing and maintaining vegetation consistent with this Plan. Any duty for wildfire protection or suppression (for Lot 115) 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 115) 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

Tim and Anne Fischell  
Tim and Anne Fischell (2014-10-04 21:02 EDT)

Oct 4, 2023

Tim and Anne Fischell, Owners  
Lot 115, 40 Arroyo Sequoia  
Santa Lucia Preserve, Carmel, CA, 93923

Date

Reviewed and approved by:

### SANTA LUCIA CONSERVANCY

By

Jamison Watts  
Jamison Watts (2014-10-05 11:24 PDT)

Oct 5, 2023

Jamison Watts  
Executive Director

Date



## PHOTOS OF LOT 115

The following photos, not used elsewhere in this document, are provided as a record of conditions found on-site during our site visit on August 14, 2023.

### DRIVEWAY ZONE – Genista will need to be removed along roadside (top right)



### OAK WOODLAND ZONE







**OAK SAVANNAH ZONE**





**FIRE HYDRANT – Keep a 3' radius clear of combustible debris at all times**





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