

Exhibit C

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THOMPSON

WILDLAND MANAGEMENT

Environmental Management & Conservation Services
International Society of Arboriculture Certified Arborist # WE-7468A
Department of Pesticide Regulation Qualified Applicator Lic. #QL50949 B
Arborist & Environmental Assessments, Protection, Restoration, Monitoring & Reporting
Wildland Fire Property Protection, Fuel Reduction & Vegetation Management
Invasive Weed Control, and Habitat Restoration & Management
Soil Erosion & Sedimentation Control
Resource Ecologist

December 19, 2023

Covin Residence
3307 #4 17 Mile Drive
Pebble Beach, CA. 93953
APN: 008-521-004-000

Subject: 3307 #4 17 Mile Drive tree removal report

Per the request of the property owner, a pre-construction tree impact assessment was recently conducted for a coast live oak (*Quercus agrifolia*) tree located on the property at 3307 #4 17 Mile Drive in Pebble Beach (APN: 008-521-004) in preparation for a proposed home remodel project (refer to the attached *Exhibit A: Project Site Plan* and attached photos, *Figures 1-4*). This property is located in a woodland residential community that primarily consist of mature upper canopy Monterey Pine (*Pinus radiata*) and mid to lower canopy Coast Live Oak (*Quercus agrifolia*) trees that are native to the region, as well as several other introduced species of trees and shrubs occurring in this fairly densely developed area of Del Monte Forest.

Per the assessment, it has been determined that a 12 inch DBH (diameter at breast height) Coast Live Oak is recommended for removal prior to construction activities commencing due to it being too close to the proposed structure and construction footprint. This oak is located approximately 3 feet from the existing home and has a height of approximately 20 feet and an asymmetrical canopy spread of roughly 15 feet.

The subject oak currently appears to be in fair physiological health, but has signs and symptoms of a declining tree. These include a thinning canopy and water sprouts (i.e., suckers that are also known as epicormic shoots) occurring along the upper stems, which is a stress indicator that is commonly seen in declining trees that are in poor and declining health and condition. The close proximity of the tree to the existing home is likely a contributing factor to its declining condition, which will be further compounded by new construction and grading activities associated with the home remodel project. Additionally, the subject oak has poor form and structure (i.e., poor candy balance and

symmetry), which is primarily due to its close proximity to the side of the existing structure. This oak also has structurally deficient co-dominant stems in the lower and mid-stem section, one of which appears to have included bark in the co-dominant stem attachment, which can compromise structural integrity.

Other than removal, there are no good alternatives or reasonable mitigation actions that will effectively address concerns and potential problems associated with this oak being too close to the existing building and proposed construction activities, so unfortunately tree removal is recommended and appears to be the most appropriate course of action. Consequently, the property owner and project design team is requesting approval to remove the subject oak tree in preparation for planned home construction activities.

If tree removal is approved, removal should be performed by licensed and insured tree workers trained in accordance with ANSI Z133.1 safety regulations, as required by OSHA. If necessary, tree protection measures should be installed to nearby trees that could be impacted and affected by tree removal and/or construction operations. Additionally, if substantial soil disturbance occurs at the removal site it may be necessary to install erosion and sedimentation control measures to effectively stabilize exposed soil surfaces and contain sediment runoff. Furthermore, best management practices involved with tree removal, disposal, and the cleaning and sterilization of tools and equipment should be implemented to minimize the movement of potentially harmful biotic disorders.

Following tree removal, one 5 to 15-gallon container size replacement Coast Live Oak seedling or sapling of good physiological health and structural condition shall be planted on the subject property to replace the removed oak tree, which will assist in sustaining the long-term health, viability and character of this woodland residential community.

The replacement tree should be acquired from a local native plant nursery that has a good selection of specimens that are free from harmful pathogens, insect pests and/or structural disorders. Furthermore, the replacement planting should be planted during the appropriate time of year (i.e., fall or winter) using proper tree planting techniques and best management practices (e.g., adequate irrigation and tree protection from wildlife), and should be planted in a suitable location that will support healthy establishment and maturation. Successful completion of this *Monterey County Housing & Community Development Department-Planning Services* tree removal permit compliance action shall be achieved when the replacement planting survives a one-year monitoring period.

If necessary, install tree protection measures around any retained trees near the construction site that could be impacted by property development activities. Tree protection fencing will assist protecting and preserving primary roots and tree health and structure, and shall be properly installed and maintained for the duration of the project.

In conclusion, for the reasons provided in this report the subject Coast Live Oak (*Quercus agrifolia*) located on the property at 3307 #4 17 Mile Drive in Pebble Beach is recommended for removal due to impacts from proposed home construction activities. Additionally, this mature oak is in declining physiological health and has poor form and structure. Consequently, in preparation for the home remodel project the property owner and project design team is requesting a Monterey County permit to remove this declining oak that is located too close to the existing home and proposed new grading and construction operations.

Additionally, in the interest of complying with *Monterey County Housing & Community Development Department-Planning Services* tree removal permit conditions and sustaining the health and character of this mixed woodland residential community, one replacement planting consisting of a 5 to 15-gallon container size Coast Live Oak shall be planted in a suitable and appropriate location on the subject property and survive a one-year monitoring period.

Best regards,

Rob Thompson
ISA Certified Arborist # WE-7468A
Resource Ecologist

12-19-23
Date

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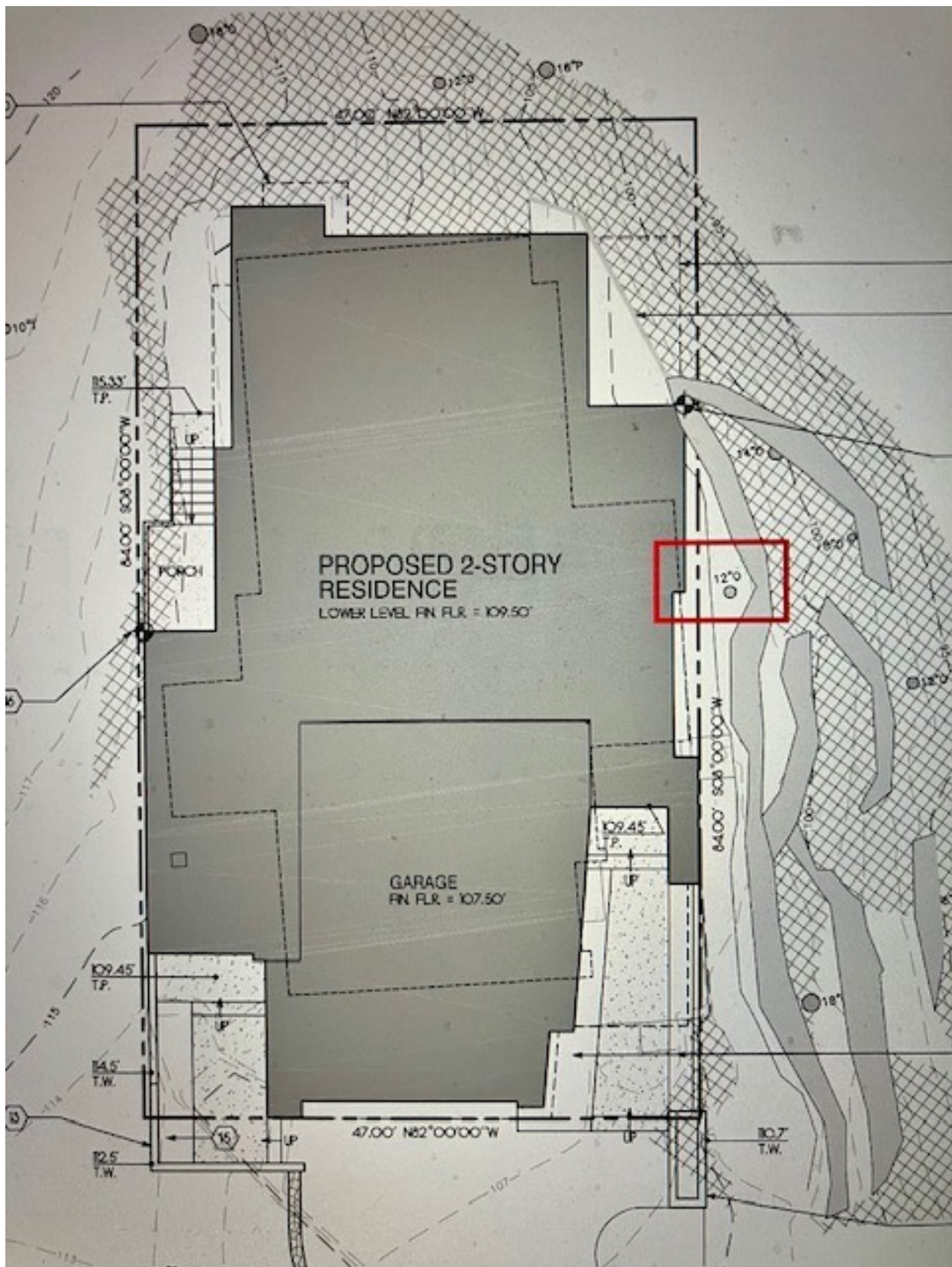


Exhibit A: Red square identifies the location of the subject oak tree that is recommended for removal.



Figure 1. Subject oak recommended for removal is identified with red arrow.



Figure 2. Another view of subject oak that is located too close to existing structure and proposed construction footprint.



Figure 3. Oak has poor form and structure due to its close proximity to the existing home and has a thinning canopy that indicates declining health.



Figure 4. Co-dominant attachment in lower stem appears to have structurally compromising included bark (red arrow).

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