

Exhibit C

This page intentionally left blank.

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

April 19, 2024

Polk Residence
1472 Padre Lane
Pebble Beach, CA. 93953
APN: 008-453-015-000

Subject: 1472 Padre Lane Pre-Construction Tree Impact Assessment

Per the request of the property owner, a pre-construction tree impact assessment was recently conducted for the property located at 1472 Padre Lane in Pebble Beach (APN: 008-453-015) in preparation for a proposed property development project. This tree impact analysis has determined that one (1) fairly small and immature Monterey pine (*Pinus radiata*) tree is planned for removal prior to construction activities commencing due to its location within the proposed construction footprint for this home remodel project (refer to attached photos, *Figures 1 & 2* and the *Exhibit A: Tree Removal & Protection Fencing Map* and project site plans that identifies the location of the pine tree proposed for removal and the location of construction tree protection fencing.

The subject parcel on Padre Lane is located in a mixed woodland residential community of Del Monte Forest. Dominant tree species on the property and in the surrounding woodland community 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. A few Monterey cypress (*Cupressus macrocarpa*) and coast redwoods (*Sequoia sempervirens*; which were clearly planted and not naturally occurring) are also inhabiting the subject property. Several other native and non-native introduced species of smaller growing shrubs and ornamental plants are also occurring on this lot, as well as on the surrounding neighboring properties. No sensitive habitat or special status species that have protection status were observed during the assessment and none will be impacted by proposed property development activities.

Per the assessment, it has been determined that one 12 inch DBH (diameter at breast height) Monterey pine will need to be removed in preparation for construction activities

due to its location with the proposed building footprint (refer to attached photos, *Figures 1 & 2* and the *Exhibit A: Tree Removal & Protection Fencing Map* and project site plan). This fairly small and immature pine is approximately 30 feet in height and is in good physiological health and structural condition.

Upon obtaining a permit, tree 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.

Based on the current building footprint and design plan, there is no alternative to removing the subject pine tree. Following tree removal, one 5 to 15-gallon container size replacement Monterey pine, coast live oak and/or Monterey cypress seedling or sapling of good physiological health and structural condition shall be planted on the subject property to replace the removed pine tree, which will assist in sustaining and supporting the long-term health, viability and character of this woodland residential community. Planting a coast live oak or Monterey cypress should be an acceptable alternative to planting a Monterey pine, due to these two species being native to this area of Del Monte Forest and appropriate to this mixed woodland habit type.

The 1 replacement planting 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 tree 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.

Additionally, install tree protection fencing around nearby retained trees that have the potential of being impacted by grading and construction activities (refer to the *Exhibit A: Tree Removal & Protection Fencing Map* and project site plan). Construction tree protection fencing will assist in protecting and minimizing disturbance to natural grade and critical roots within the canopy dripline and critical root zone (CRZ) of nearby trees; prevent unnecessary encroachment, storage and stockpiling of equipment and materials within the canopy dripline; and will assist in preserving overall tree health and structure.

For effectively protecting the canopy dripline and CRZ of trees located in the vicinity of construction activities installing a more durable and heavier duty orange exclusionary fencing (e.g., *Resinet Heavy Duty Square Mesh Access Control Barrier Fence*) anchored in with steel T-posts is advised. Where possible, tree protection fencing should be installed along the outer portion of the canopy dripline (i.e., the CRZ area) of trees located within or adjacent to the project site to assist in avoiding and minimizing impacts to the critical root zone area. The area that is protected by tree protection fencing is referred to as the *Tree Protection Zone (TPZ)*, which ideally should include the entire canopy dripline and CRZ. Tree protection measures shall be properly installed, monitored and maintained for the duration of the project. Perform regular monitoring and inspections of tree protection measures, as well as any necessary repairs, maintenance, modifications and improvements on a as needed basis. Additional tree protection measures are available upon request, if it is determined they are necessary.

Several trees located in relatively close proximity to the proposed project site will be pruned to maintain and preserve tree health, provide adequate clearance around structures, improve aesthetics and reduce combustible fuel loads (i.e., ladder fuels) and improve defensible space for fire protection. Pruning operations should occur during the proper time of year (preferably fall through early winter) and will utilize proper pruning BMP's to minimize impacts to trees.

Landscaping activities associated with property development will be designed and implemented in manner that will minimize impacts to nearby trees. For example, landscaping should be avoided or limited within the CRZ (i.e., canopy dripline) of trees, with minimal soil disturbance, grading, irrigation, planting and introduction of soil or other landscaping materials. Landscaping plants should be drought tolerant and lower combustibility vegetation that is appropriate to this mixed woodland environment.

In conclusion, for the reasons provided in this report it will be necessary to remove 1 fairly small and immature Monterey pine tree in preparation for a home remodel project that is planned for the property at 1472 Padre Lane in Pebble Beach. Additionally, tree protection fencing shall be installed around nearby retained trees that have the potential of being impacted by grading and construction activities (refer to the attached *Exhibit A: Tree Removal & Protection Fencing Map*).

Lastly, 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 5 to 15-gallon container size Monterey pine, coast live oak and/or Monterey cypress replacement tree shall be planted in a suitable and appropriate location on the subject property and survive a one-year monitoring period. Planting a coast live oak or Monterey cypress should be an acceptable alternative to planting a Monterey pine, due to these two

species being native to this area of Del Monte Forest and appropriate to this mixed woodland environment.

Best regards,

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

April 19, 2024
Date

Thompson Wildland Management (TWM)
57 Via Del Rey
Monterey, CA. 93940
Office (831) 372-3796; Cell (831) 277-1419
Email: thompsonwrm@gmail.com ; Website: www.wildlandmanagement.com

THIS REPORT HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF CLIENT. THOMPSON WILDLAND MANAGEMENT (TWM) ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER INDIVIDUALS OR PARTIES.

CLIENT ACKNOWLEDGES THAT THIS REPORT, AND ANY OPINIONS, ADVICE OR RECOMMENDATIONS EXPRESSED OR GIVEN, ARE BASED ON THE INFORMATION SUPPLIED BY CLIENT AND ON THE DATA, INSPECTIONS, MEASUREMENTS AND ANALYSIS CARRIED OUT OR OBTAINED BY TWM.

THIS REPORT IS BASED ON A LIMITED VISUAL INSPECTION FOR OBVIOUS DEFECTS AND OF TREE CONDITION FROM GROUND LEVEL. IT IS NOT A COMPLETE HEALTH AND HAZARD EVALUATION, AS SOME HEALTH AND HAZARD CONDITIONS ARE NOT VISIBLE AND CANNOT BE CONFIRMED BY SUCH LIMITED INSPECTION. A COMPREHENSIVE HEALTH AND HAZARD ASSESSMENT WOULD INCLUDE OTHER INVESTIGATION MEASURES INCLUDING, BUT NOT LIMITED TO, CORE SAMPLES, TISSUE ANALYSIS, ROOT COLLAR EXCAVATION, SOIL ANALYSIS, AND VISUAL INSPECTION OF THE ENTIRE TREE VIA CLIMBING. ESTIMATES FOR THIS WORK ARE AVAILABLE UPON REQUEST.

BE ADVISED THAT HEALTHY TREES AND/OR LIMBS MAY FAIL UNDER CERTAIN CONDITIONS, AND THAT THE RECOMMENDATIONS IN THIS REPORT ARE BASED ON GENERAL STANDARDS OF TREE CARE. THIS REPORT IS MADE WITH THE UNDERSTANDING THAT NO REPRESENTATIONS OR WARRANTIES, EITHER EXPRESSED OR IMPLIED, ARE MADE THAT ANY TREES REFERRED TO IN THE REPORT OR LOCATED ON OR ADJACENT TO THE SUBJECT PROPERTY ARE GUARANTEED TO BE SOUND OR SAFE.

ALTHOUGH OPINIONS MAY BE OFFERED REGARDING THE RESULTS OF THE SUBJECT MATTER, TWM CANNOT GUARANTEE ANY PARTICULAR RESULT. CLIENT ACKNOWLEDGES THAT TWM HAS MADE NO PROMISE ABOUT THE OUTCOME AND THAT ANY OPINION OFFERED IN THE FUTURE WILL NOT CONSTITUTE A GUARANTEE.



Figure 1. This fairly small and immature Monterey pine will need to be removed due to its location within the proposed construction footprint.



Figure 2. Yellow arrow identifies this insignificant pine that is proposed for removal. All other trees on the property will be retained and protected.

This page intentionally left blank