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Arborist Report  
Tree Resource Assessment  
& Fuel Management  
3363 17 Mile Drive  
Pebble Beach, Ca 93953

Prepared for:  
George & Dana Holland

**Prepared by:**

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June 23, 2025

George & Dana Holland  
3363 17 Mile  
Pebble Beach, Ca 93940

Mr. Holland

On April 3, 2025 Jason with the International Design Group reached out to my company. He requested a Tree Resource Assessment and fuel management plan. I was asked to document the trees on site and prepare a report discussing the feasibility of the construction of a ADU. On June 15, 2025 I performed a visual site inspection, the following are my observations and findings.

Sincerely,

Andrew  
Tope

## **Summary of Report**

1. My services were hired by the International Design Group to assess the impact of development on the site.
2. The development in the form of new construction on the property has been proposed for the site located at 3363 17 Mile Dr, Pebble Beach. The project proposes to construct a ADU  
There are 10 trees which were documented; the project requires the removal of 1 tree on site which was moderate in condition both structurally and in health. This tree assessment report is prepared only to assess the effects that the development project will have on the existing trees on site and recommendations for retention of trees during the project.
3. Replanting is required to conform to county regulations.

### **SCOPE OF PROJECT**

To ensure the protection of the tree resources on-site, the agent of owner, International Design Group has requested an assessment of the trees in proximity to proposed development areas and an arborist report for trees that are adjacent to these areas on this property. To accomplish this the following tasks have been completed.

- Evaluate health, structure and preservation suitability for each tree within the proposed development of trees greater than or equal to six diameter inches DBH (diameter breast height).
- Review proposed building site plans as provided.
- Make recommendations to help with tree retention.
- Document findings in the form of a report as required by the County of Monterey

## **Limitations and Disclosure**

The following are my observations and findings from the site visit on May 15, 2025. All observations were made using a digital camera, tape measure, diameter tape, and binoculars, no aerial inspections, root collar excavation, or drilling test were performed. This report was limited 3363 17 Mile, Pebble Beach. There are many other trees bordering the site that I didn't inspect.

Arborist's are specialists in tree care. They use their education, knowledge, training and hands on experience to examine trees and determine an appropriate course of action to enhance the beauty and overall health of trees and try to reduce the risk associated with living near trees. An arborist cannot detect every possible condition that could lead to a structural failure or hazardous situation; often signs and symptoms are sometimes hidden within the tree or below ground. A tree is a living organism therefore it's health is effected by many different factors. Arborist cannot guarantee a specific trees health or structural integrity for any specific time frame. To live near trees is to accept some degree of risk. Statements made in this report can be used to manage trees and reduce that risk but never entirely eliminate the risk.

### **SITE DESCRIPTION**

- . 1) Assessor's Parcel Number: 008-361-007-000
  
- . 2) Location: 3363 17 Mile, Pebble Beach
  
- . 3) Parcel size: Approximately 1.03 Acres
  
- . 4) Existing Land Use: The parcel is developed land zoned for Residential use.
  
- . 5) Slope: The parcel is on a mild sloped lot. Slopes range from 2-15%.

6) Soils: The United States Department of Agriculture has the soil as Baywood sand, 2 to 15 percent slopes. This is a somewhat excessively drained soil formed on dunes. Runoff is very low as is erosion hazard. The available water capacity is approximately 4.8 inches and the windthrow hazard is moderate.

7) Vegetation: The vegetation on site is composed primarily of upper level canopy consisting of Monterey pine, California Live Oak, and Coastal Redwood with mixed understory. Under story consist of native grasses. Ground Cover consist of bare soil and wood chips.

**OBSERVATIONS/DISCUSSION**

The following list includes observations made while on-site.

-The site is made up of 2 species of trees including:

- 9 California Live Oaks (*Quercus agricola*)
- 1 Mountain Ash

- 1 tree, number #90 is believed to be impacted by the proposed construction. It is recommended for removal a this time, The sizes, species, and condition are as followed:

Tree #	Species	DBH	Condition	recommendations
85	oak	13	thin canopy, moderate lean	preserve
84	oak	15	moderate, low live crown ratio	preserve
83	oak	16	moderate	preserve
82	oak	11	moderate, suppressed canopy	preserve
81	oak	21	moderate, double spar	preserve
90	oak	14	moderate, lean, in building footprint	remove
91	oak	18	moderate, double spar	preserve
92	ash	14	moderate	preserve
95	oak	14	thin canopy, lean	preserve
99	oak	6	moderate, large wound on trunk	preserve

Image 1: Trees 81, 82, 83, 84, 85



Image 2: Trees, 90, 91, 95, 92, 99.



**Project Conclusion:**

The proposed construction requires the removal 1 tree . The tree to be removed #90 is in the building footprint, therefor cannot be retained.

## **Conclusion**

The sites tree population is in overall moderate health. The location of the proposed ADU utilizes the open space on the lot and minimizes impacts to the nearby trees. To build the proposed ADU, 1 tree will be impacted due to its proximity to construction. With the implementation of the tree removal, tree pruning, and replanting, the sites tree resources will be preserved. It will have better age diversity and spacing to ensure long term success of the trees. Implementing the proper TPZ will ensure the trees on the site will continue to thrive and be preserved.

## **Discussion**

### **Preserving/Tree Protection**

Preserving and Protecting trees during land/lot development is not the responsibility of just the arborist. It's a joint effort from the planning stages of a project till well after the project has been completed. Owners, engineers, architect, landscape architect, grading, demolition, construction, tree and landscape contractors must be committed to tree preservation. With that goal in mind the trees that add value and beauty to a property will continue to thrive.

Tree root systems are the most common tree part to be damaged during construction. Tree roots can grow much wider than the canopy of the tree. Roots can be easily damaged by driving equipment over the root zone, storing material, digging or excavating, excessive watering, or even excessively walking over the same area. Negative effects from root or construction damage may be delayed for many years. Due to these factors a Tree Protection Zone (TPZ) should be put into place. In this area no grading, trenching or equipment should be operated in this area. All work must be performed by hand and under the supervision of an arborist. Six foot tall orange fencing would be adequate to enclose the tree protection zone. This fencing should be installed before demolition, grubbing, and grading, takes place and shall remain till all construction is completed. Ideally this area will be 1 1/2 times the size of the drip-line of the tree, however that is not always feasible. On this particular site, its recommended that the fencing enclose groups of trees instead of just one, since many of the oaks, pines, and cypress are clustered close together.

Even with the TPZ in place trees can still be damaged and stressed from the work being performed. With the extra stress that construction can put onto trees they become more susceptible to diseases and pests. Preventative measures can be taken to protect trees from these health issues. Fungicides and insecticides can be injected into the trunk of the trees around the construction site. These injections can be used to control a variety of common health issues on many tree species. Residual effects from one injection may last as long as two years depending on the formulation used. With the long lasting effects treating one time before construction begins may protect the trees the entire project.

### **Tree Protection Specifications**

- Retain trees by the installation of temporary fencing.
- Fencing materials shall be chain link or plastic mesh.
- Fencing shall not be attached to the trees.
- Fencing shall be supported using staking to make rigid and be a minimum height of 4ft above ground.
- Fencing shall be installed before the project begins and remain the duration of the project.

### **Tree Removals**

1 tree has been deemed a candidate to be removed due to its proximity to the proposed construction.. This tree would not be good candidate for tree relocation either due to location, structural issues, or proximity to other trees. The tree to be removed would not be considered a specimen tree, and removal of the tree would have an overall reduction of approximately 5% of the overall canopy coverage on the lot. The tree should be removed by a licensed contractor with special attention taken to not damage the remaining trees or their TPZ fencing.

### **Tree Pruning**

A crown cleaning could be performed on the trees in close proximity to the building site. Crown cleaning consists of removing dead, diseased, and/or broken limbs. Other advisements for pruning include:

- On mature trees no more than 25% of live foliage is recommended to be removed in one particular pruning.
- All pruning should be performed in accordance to standards set forth by the International Society of Arboriculture.

### **Tree Replanting**

A 1 for 1 ratio is required for removal of trees under 24". In total 1, 5 gallon or larger California Live Oak shall be planted. Replanted trees shall be planted making sure the root ball is equal to or slightly higher than the surrounding soil height. Mulching the area around the newly planted tree will help keep soil moist and provide nutrients to the tree.

### **Continued Monitoring Intervals**

#### Tree Protection Zones.

During the development of the site its recommended that a certified arborist periodically checks in at the site to ensure the TPZ requirements are being followed properly.

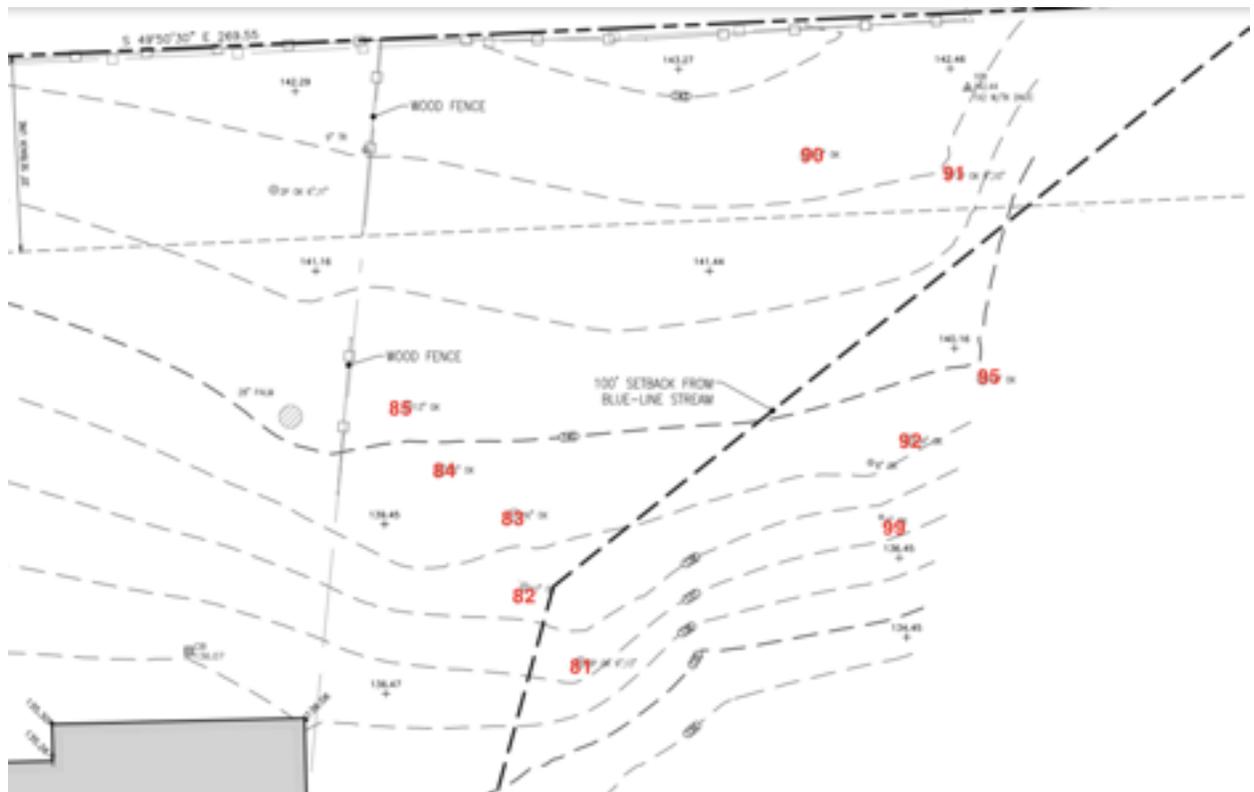
#### Replanted Trees

To ensure the continued health and survival of the replanted and relocated trees a certified arborist should monitor the newly planted trees for 3 years. It should consists of:

- Inspection of trees at the 6 month, 1 year, and 3 year interval. - Inspecting for vigor, and proper growth rates.
- Inspecting for possible diseases or pest presence.
- Identify dead or dying trees.
- Replace dead or dying trees.

Certified Arborist Andrew Tope WE-7621A

Image 3: Map of trees, #90 to be removed.



# Fuel Management Plan.

Per County Ordinance, a fuel management plan is required for new Construction. I was asked to prepare a plan to reduce fuel levels on site. The following observations were made I have also included the rules and guidelines of California's Department of Forestry and Fire Protection (CalFire)

## Observations

- The site is primarily forested with California Live Oaks in the building envelope and Monterey Pines in the ravine to the south.
- Several of these trees have dead branches throughout their canopies. - Understory and fine fuels vegetation consists of native grasses
- - Downed tree material was observed in the ravine to the south.

## Recommendations

- Reduce fine fuel load: Grasses and shrubs (fine fuels) should be mowed or cut to a height of no more than 3 inches above grade. Weed wackers or smaller mowers would be acceptable to perform work. Special attention to be taken to not damage remaining trees with weed wackers.

Remove any downed branches or trees with in 100ft of structures. Off hauling material or chipping and broadcasting wood chips on site would be an acceptable practice.

Remove any standing dead trees. Off hauling material or chipping and broadcasting wood chips on site would be an acceptable practice.

Pruning remaining trees. Trees larger than 6 inches in diameter and within 100ft of any structure shall have their canopies raised. Crown raising includes raise of the lowest branches of a tree. Specifications include raising canopy heights up to 8ft or 1/3 the

canopy of the trees canopy which ever is less. Performing crown raising helps prevent fires from climbing into the canopies of trees. A canopy cleaning/deadwooding shall be performed as well. This includes removal of any dead/dying branches. Canopy cleaning will reduce the overall fuel loads on site.

Below you will find the rules and guidelines for vegetation management in California.

**Fire Defensible Space (PRC 4291 Amended January 1, 2019)**

California's Department of Forestry and Fire Protection (CalFire) has instituted a set of rules and guidelines for vegetation management and fire safety for homes in the wildland- urban interface (WUI). These rules have been adopted to reduce the fuels around homes and allow firefighters a better chance to combat the increasing wildfires that have been occurring in California. The law (Public Resource Code 4291) is as follows.

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a) A person who owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining a mountainous area, forest-covered lands, brush-covered lands, grass-covered lands, or land that is covered with flammable material, shall at all times do all of the following:

1) Maintain defensible space of 100 feet from each side and from the front and rear of the structure, but not beyond the property line except as provided in paragraph (2). The amount of fuel modification necessary shall take into account the flammability of the structure as affected by building material, building standards, location, and type of vegetation. Fuels shall be maintained in a condition so that a wildfire burning under average weather conditions would be unlikely to ignite the structure. This paragraph

does not apply to single specimens of trees or other vegetation that are well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to a structure or from a structure to other nearby vegetation. The intensity of fuels management may vary within the 100-foot perimeter of the structure, the most intense being within the first 30 feet around the structure. Consistent with fuels management

objectives, steps should be taken to minimize erosion. For the purposes of this paragraph, “fuel” means any combustible material, including petroleum-based products and wildland fuels.

2) A greater distance than that required under paragraph (1) may be required by state law, local ordinance, rule, or regulation. Clearance beyond the property line may only be required if the state law, local ordinance, rule, or regulation includes findings that the clearing is necessary to significantly reduce the risk of transmission of flame or heat sufficient to ignite the structure, and there is no other feasible mitigation measure possible to reduce the risk of ignition or spread of wildfire to the structure. Clearance

on adjacent property shall only be conducted following written consent by the adjacent landowner.

3) An insurance company that insures an occupied dwelling or occupied structure may require a greater distance than that required under paragraph (1) if a fire expert, designated by the director, provides findings that the clearing is necessary to significantly reduce the risk of transmission of flame or heat sufficient to ignite the structure, and there is no other feasible mitigation measure possible to reduce the risk of ignition or spread of wildfire to the structure. The greater distance may not be beyond the property line unless allowed by state law, local ordinance, rule, or regulation.

4) Remove that portion of any tree that extends within 10-feet of the outlet of a chimney or stovepipe. Provide and maintain at all times a non-combustible screen over the outlet of every chimney that is attached to any fireplace, stove or other device that burns any solid or liquid fuel. Use metal screen material with openings no smaller than 3/8 inch and no larger than 1/2 inch.

5) Maintain any tree adjacent to or overhanging a building free of dead or dying wood.

6) Maintain the roof of a structure free of leaves, needles, or other dead vegetative growth. 7) Prior to constructing a new building or structure or rebuilding a building or structure damaged by a fire in such an area, the construction or rebuilding of which requires a

building permit, the owner shall obtain a certification from the local building official that the dwelling or structure, as proposed to be built, complies with all applicable state and local building standards, including those described in subdivision (b) of Section 51189 of the Government Code, and shall provide a copy of the certification, upon request, to the insurer providing course of construction insurance coverage for the building or structure. Upon completion of the construction or rebuilding, the owner

shall obtain from the local building official, a copy of the final inspection report that demonstrates that the dwelling or structure was constructed in compliance with all applicable state and local building standards, including those described in subdivision

(b) of Section 51189 of the Government Code, and shall provide a copy of the report, upon request, to the property insurance carrier that insures the dwelling or structure.

b) A person is not required under this section to manage fuels on land if that person does not have the legal right to manage fuels, nor is a person required to enter upon or to alter property that is owned by any other person without the consent of the owner of the property.

c) 1) Except as provided in Section 18930 of the Health and Safety Code, the director may adopt regulations exempting structures with exteriors constructed entirely of nonflammable materials, or conditioned upon the contents and composition of same, he or she may vary the requirements respecting the removing or clearing away of flammable vegetation or other combustible growth with respect to the area surrounding those structures.

2) An exemption or variance under paragraph (1) shall not apply unless and until the occupant of the structure, or if there is not an occupant, the owner of the structure, files with the department, in a form as the director shall prescribe, a written consent to the inspection of the interior and contents of the structure to ascertain whether this section and the regulations adopted under this section are complied with at all times.

d) The director may authorize the removal of vegetation that is not consistent with the standards of this section. The director may prescribe a procedure for the removal of that vegetation and make the expense a lien upon the building, structure, or grounds, in the same manner that is applicable to a legislative body under Section 51186 of the Government Code.

e) The department shall develop, periodically update, and post on its Internet Web site a guidance document on fuels management pursuant to this chapter. Guidance shall include, but not be limited to, regionally appropriate vegetation management suggestions that preserve and restore native species that are fire resistant or drought tolerant, or both, minimize erosion, minimize water consumption, and permit trees near homes for shade, aesthetics, and habitat; and suggestions to minimize or eliminate the risk of flammability of nonvegetative sources of combustion such as woodpiles, propane tanks, decks, and outdoor lawn furniture.

f) As used in this section, "person" means a private individual, organization, partnership, limited liability company, or corporation.

Detailed descriptions of the firebreaks described in section (A) and (B) of Public Resource Code 4291. These spacings are to be used in and around home sites.

### Zone 1

Zone 1 extends 30 feet out from buildings, structures, decks, etc.

- Remove all dead plants, grass and weeds (vegetation).
- Remove dead or dry leaves and pine needles from your yard, roof and rain gutters.
- Trim trees regularly to keep branches a minimum of 10 feet from other trees.
- Remove branches that hang over your roof and keep dead branches 10 feet away from your chimney.
- Relocate wood piles into Zone 2.
- Remove or prune flammable plants and shrubs near windows.
- Remove vegetation and items that could catch fire from around and under decks.
- Create a separation between trees, shrubs and items that could catch fire, such as patio furniture, wood piles, swing sets, etc.

### Zone 2

Zone 2 extends 100 feet out from buildings, structures, decks, etc.

- Cut or mow annual grass down to a maximum height of 4 inches.
- Create horizontal spacing between shrubs and trees.
- Create vertical spacing between grass, shrubs and trees.
- Remove all dead trees.
- Remove fallen leaves, needles, twigs, bark, cones, and small branches. However, they may be permitted to a depth of 3 inches.

### Plant and Tree Spacing

The spacing between grass, shrubs, and trees is crucial to reduce the spread of wildfires. The spacing needed is determined by the type and size of brush and trees, as well as the slope of the land. For example, a property on a steep slope with larger vegetation requires greater spacing between trees and shrubs than a level property that has small, sparse vegetation.

### Vertical Spacing

Remove all tree branches at least 6 feet from the ground.

Allow extra vertical space between shrubs and trees. Lack of vertical space can allow a fire to move from the ground to the brush to the treetops like a ladder.

6. To determine the proper vertical spacing between shrubs and the lowest branches of trees, use the formula  $3x$  the height of the shrub to obtain the vertical clearance. Example: A five-foot

shrub is growing near a tree.  $3 \times 5 = 15$  feet of clearance needed between the top of the shrub and the lowest tree branch.

### Horizontal Spacing

Horizontal spacing depends on the slope of the land and the height of the shrubs or trees. Shrub spacing generally would be a multiplier of height with trees being in multipliers of 10 feet. On a flat to mid-slope (0-20%) distance between shrubs or trees should generally be 2x the shrub height between plants. Example: a 4-foot

shrub should have 8 feet in between plants and trees should 10 feet between tree crowns.

With a moderate slope (20-40%) shrub spacing should be 4x the shrub height in between plants and the tree spacing should be 20 feet. Example: a 5-foot shrub should have 20 feet in between plants and trees should have 20 feet in between crowns.

On steep slopes (>40%) shrub spacing should be 6x shrub height in between plants and tree spacing should be 30 feet. Example: a 4-foot shrub should have 24 feet in between plants and trees should have 30 feet in between tree crowns.

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