Exhibit C

This page intentionally left blank.

Arborist Report

Tree Resource Assessment
51 Marguerite, Carmel Ca 93923

Prepared for:
Andrew Goodwin (Architect)
Jason And Pam Williams Owners

Prepared by:
Tope's Environmental, Inc.
Andrew Tope
Board Certified Master Arborist WE-7621A
ISA Tree Risk Assessor Qualified
P.O. Box 223436
Carmel, CA 93922

Date: October 11, 2025

Letter of Transmittal

Mr. Goodwin,

On September 30, 2025, you contacted me regarding your proposed project at 51 Marguerite, Carmel Ca. I was retained to document existing tree resources on the property and to evaluate potential impacts associated with the further development of an existing driveway.

On October 11, 2025, I conducted a visual inspection of the site and completed a tree inventory. This report summarizes my observations, findings, and professional recommendations.

Sincerely,
Andrew Tope
Board Certified Master Arborist WE-7621A

Executive Summary

1 My services were retained by Andrew Goodwin Architects to evaluate the tree resources at 51 Marguerite.
2 The project proposes construction of a new driveway with the appropriate turnouts per fire code. A total of 110 trees were documented on-site. Of these, 16 trees—primarily in poor to fair condition—are recommended for removal.
3 Additional trees may require removal as construction progresses. A separate hazard tree assessment should be conducted during or after project implementation.
4 This assessment is limited to evaluating the effect of the proposed development on existing trees and providing recommendations for retention where feasible.
5 Replanting will be required to comply with Monterey County regulations.

Scope of Work

To support the proposed development, the following tasks were completed:

- Conducted a site inspection and documented all trees ≥6 inches DBH.
- Evaluated tree health, structure, and suitability for preservation.
- Reviewed proposed building site plans.
- Provide recommendations to facilitate tree retention.
- Provide tree protection measures
- Provide recommendations for replanting
- Prepared this report to satisfy Monterey County tree protection requirements.

Limitations & Disclosure

Observations are based on a visual ground-level inspection using a digital camera, diameter tape, and binoculars. No aerial inspections, root crown excavations, or internal decay testing were performed.

This report is limited to trees located adjacent to the proposed driveway of 51 Marguerite per site plan.

Arborists apply education, training, and experience to assess tree condition; however, trees are living organisms subject to environmental and biological factors beyond human control. It is not possible to guarantee the absolute health or structural integrity of any tree for a specific period of time. Living near trees inherently involves some degree of risk, which can be managed but never fully eliminated.

Site Description

- Assessor's Parcel Number: 169-421-022
- Location: 51 Marguerite, Carmel Ca 93923
- Parcel Size:
- Zoning: Residential
- Topography: Moderately sloped (30-50%)
- Soils: USDA maps identify soils as Santa Lucia chancery clay loam (approx. 80 in. depth, well drained, high runoff, slight windthrow hazard, water capacity ~7.4 in.).
- Vegetation:
    - Upper canopy: Monterey pine (Pinus radiata), Coast live oak (Quercus agrifolia),
    - Understory: Native grasses , invasive French broom (Genista monspessulana)., poison oak (Toxicodendron pubescens), coffee berry (Frangula californica)

Methodology

- All trees ≥6 in. DBH were inventoried.
- Multi-stemmed trees with a shared root crown were counted as single specimens.
- Data collected included species, DBH, condition rating, and notes.
- Condition ratings were assigned as follows:
    - Good: Healthy, vigorous, no significant defects or decline.

    - Fair: Average vigor, minor defects or pest/disease symptoms; may improve with corrective pruning.
    - Poor: Significant decline, structural defects, or disease/pest issues; limited recovery potential.
    - Dead/Snag: Non-living, standing trees.
-

Tree Inventory & Findings

Trees within driveway Envelope:

- 110 trees inventoried within proposed construction zone, consisting of 2 species.
    - 23 Monterey pine (Pinus radiata)
    - 86 Coast live oak (Quercus agrifolia)
    - 1 Pacific Madrone (Arbutus menziesii)
- 16 trees were recommended for removal due to condition or conflict with development.
    - 5 Monterey pine (Pinus radiata)
    - 11 Coast live oak (Quercus agrifolia)

General Observations:

- Most Coast live oaks are in fair to good condition.
- Several Monterey pines exhibit signs of red turpentine beetle (Dendroctonus valens) activity and are in the fair to poor condition.

ID #	Species	DBH	Condition	Recommendations	Notes
1	Oak	15	Good	**Preserve**	Good
2	Oak	6	Fair	Preserve	Fair
3	Oak	10	Good	Preserve	double spars
4	Oak	10	Fair	Preserve	
5	Pine	24	Fair	Preserve	
6	Oak	18	Fair	Preserve	
7	Oak	9	Fair	Preserve	suppressed
8	Oak	12	Fair	Preserve	
9	Oak	10	Fair	Preserve	
10	Oak	10	Fair	Preserve	
11	Oak	8	Poor	Preserve	
12	Pine	10	Fair	Preserve	
14	PINE	10	dead	Preserve	
15	Oak	18	Fair	Preserve	
17	Oak	34	Fair	Preserve	double spar
19	Oak	15	poor	Preserve	decay at base
20	Oak	12	good	Preserve	
21	Pine	24	Poor	Preserve	thin canopy
22	Pine	21	Fair	Preserve	
23	Oak	10	Good	Preserve	
24	Oak	10	Fair	Preserve	
25	Oak	12	poor	Preserve	surpressed
26	Oak	24	Good	Preserve	
27	Oak	12	Fair	Preserve	
28	Oak	10	Fair	Preserve	
29	Oak	24	Good	Preserve	double spar
30	Oak	12	fair	Preserve	unbalanced
31	Oak	12	fair	Preserve	lean

32	Oak	12	fair	Preserve	
33	Oak	10	Poor	Preserve	suppressed
34	Pine	15	Poor	Preserve	severe lean
35	Pine	9	Good	Preserve	
38	Pine	28	Poor	Preserve	thin canopy
41	Oak	20	fair	Preserve	
42	madrone	12	dead	Preserve	
43	Oak	12	Good	Preserve	raise canopy
44	Oak	14	Good	Preserve	
45	Oak	14	fair	Preserve	double spar
48	Pine	12	Poor	Preserve	lean
49	Pine	26	dead	Preserve	
50	Oak	6	fair	Preserve	suppressed
53	Oak	10	poor	Preserve	uprooting
54	Pine	36	fair	Preserve	larger hangers
59	Oak	12	fair	**Remove**	turn out #1
60	Oak	20	fair	**Remove**	turn out #1
61	Oak	18	fair	**Remove**	turn out #1
62	Oak	24	fair	**Remove**	turn out #1
63	Oak	12	fair	**Remove**	turn out #1
64	Oak	8	fair	**Remove**	turn out #1
65	Oak	24	fair	Preserve	lean
66	Oak	24	fair	Preserve	
67	Oak	14	Poor	Preserve	
68	Oak	12	fair	Preserve	raise canopy
69	Oak	12	fair	Preserve	
70	Oak	12	fair	Preserve	
71	Pine	6	Good	Preserve	
72	Oak	10	Good	Preserve	

73	Oak	14	fair	Preserve	
74	Oak	12	fair	Preserve	
77	Oak	12	fair	Preserve	
79	Oak	12	Good	Preserve	
80	Oak	7	fair	Preserve	
81	Oak	12	fair	Preserve	
82	Oak	12	fair	Preserve	
83	Oak	14	fair	Preserve	raise canopy
84	Oak	8	fair	Preserve	raise canopy
85	Oak	12	fair	Preserve	raise canopy
86	Oak	12	fair	Preserve	
88	Oak	22		Preserve	double spar
89	Oak	12	fair	Preserve	
90	Oak	12	fair	Preserve	
91	Oak	12	fair	Preserve	
92	Pine	15	fair	**Remove**	turn out #2
93	oak	24	fair	**Remove**	turn out #2
94	Oak	16	fair	**Remove**	turn out #2
95	Oak	6	fair	**remove**	turn out #2
96	Pine	6	fair	**remove**	turn out #2
97	Oak	24	fair	**remove**	turn out #2
98	Pine	12	fair	**remove**	turn out #2
99	Pine	6	fair	**remove**	turn out #2
100	Pine	13	Good	**remove**	turn out #2
101	Pine	6	fair	Preserve	
102	Pine	9	fair	Preserve	
103	Pine	13	fair	Preserve	
104	Oak	28	fair	Preserve	double spar
106	Oak	8	fair	Preserve	

107	Oak	12	fair	Preserve	
108	Oak	22	fair	Preserve	double spar
110	Oak	13	Good	Preserve	
112	Oak	22	fair	Preserve	
113	Pine	24	fair	Preserve	
114	Oak	9	Poor	Preserve	
115	Oak	6	fair	Preserve	
116	Oak	6	Poor	Preserve	
117	Oak	27	fair	Preserve	double spar
119	Oak	20	Good	Preserve	
120	oak	22	fair	Preserve	double spar
122	Pine	36	fair	Preserve	
123	Oak	16	fair	Preserve	double spar
125	Oak	14	fair	Preserve	double spar
127	Oak	6	fair	Preserve	
128	Oak	6	fair	**Remove**	Proximity to driveway
129	Oak	12	fair	Preserve	double spar
131	Oak	6	fair	Preserve	
132	Oak	6	fair	Preserve	
133	Oak	6	fair	Preserve	
134	Pine	36	fair	Preserve	
135	Oak	6	fair	Preserve	
136	Oak	12	Good	Preserve	

Conclusion

The overall tree population on-site is in good health. The proposed construction has been designed to utilize the existing access to the site, thereby minimizing impacts to surrounding trees. To accommodate the project, 16 trees will be impacted due to their proximity to construction activities, and their removal is recommended at this time. Of these 1, only the eleven (11) California Live Oaks are protected at this location and would require replanting.

With the implementation of removals, targeted pruning, and replanting, the long-term sustainability of the tree resource will be improved. These measures will enhance age diversity, species composition, and spacing, supporting the site's ecological health and aesthetic value. Proper establishment and enforcement of Tree Protection Zones (TPZs) will further ensure that retained trees remain viable throughout and beyond the construction period.

Tree Preservation & Protection

Preservation of trees during site development requires a collaborative effort extending from planning and design through to construction and post-project maintenance. Owners, architects, engineers, contractors, and arborists must all contribute to tree protection. With a coordinated approach, the trees that provide the greatest value and visual quality to the property will continue to thrive.

The root system is the most vulnerable portion of a tree during construction. Roots commonly extend well beyond the canopy drip line and can be irreparably damaged by heavy equipment, grading, trenching, storage of materials, and repeated soil compaction. Such damage may not be immediately apparent and can predispose trees to failure or decline years later.

To mitigate these risks, a Tree Protection Zone (TPZ) should be established around retained trees. Within this zone:

- No grading, trenching, or equipment use should occur.
- Work must be performed by hand and under the supervision of a certified arborist.
- Six-foot-high orange mesh or chain-link fencing should be installed prior to any demolition, grubbing, or grading, and remain in place until project completion.
- The TPZ should ideally extend to 1.5 times the tree's dripline, though group fencing is recommended on this site given the clustering of oaks ands pines.

Even with TPZs in place, retained trees may be stressed by nearby activity, increasing their susceptibility to pests and disease. Preventative treatments, such as fungicide or insecticide trunk injections, may be applied before construction. Depending on the formulation, one application may protect trees for up to two years, covering the duration of the project.

Tree Protection Specifications

- Install temporary fencing around all retained trees.
- Fencing shall be chain-link or heavy-duty plastic mesh and supported with rigid stakes.
- Fencing shall not be attached to trees.
- Fencing shall be at least 4 feet in height.
- Fencing shall be installed before construction begins and remain in place for the entire project duration.

Tree Removals

Sixteen (16) trees have been identified for removal due to their proximity to proposed improvements. These trees are not considered viable candidates for relocation due to structural issues, location, and clustering. None are specimen trees. Their removal will reduce the site's canopy cover by well under 5%.

All removals should be performed by a licensed tree contractor, with care taken to avoid injury to retained trees or their TPZs.

Tree Pruning

Pruning is recommended for trees adjacent to construction areas to improve roadway clearance and keep the amount of trees to be removed to a minimum. Specifically, a crown raising should be performed, which includes removal of targeted branches to provide adequate vehicle clearance. Trees should be raised over roadways to a height of 14ft.

Pruning specifications:

- No more than 25% of live foliage should be removed from mature trees in a single pruning cycle.
- All work must comply with ANSI A300 Standards and the International Society of Arboriculture (ISA) Best Management Practices.

Tree Replanting

A 1:1 replacement ratio is required for the removal of the 11 California Live Oak trees, the following should be replanted:

- 11 Coast live oaks (5-gallon nursery stock)

Trees should be planted and evenly spaced outside the building envelope.

Replanting specifications:

- Trees shall be planted with the root ball set equal to or slightly above grade.
- Mulch shall be applied in a 3–4 ft. diameter ring around each tree, avoiding contact with the trunk.
- Irrigation should be provided until trees are established. This should consist of watering 1 time week throughout the dry season.

Monitoring & Maintenance

Tree Protection Zones

A certified arborist should conduct periodic site visits during construction to ensure compliance with TPZ requirements.

Replanted Trees

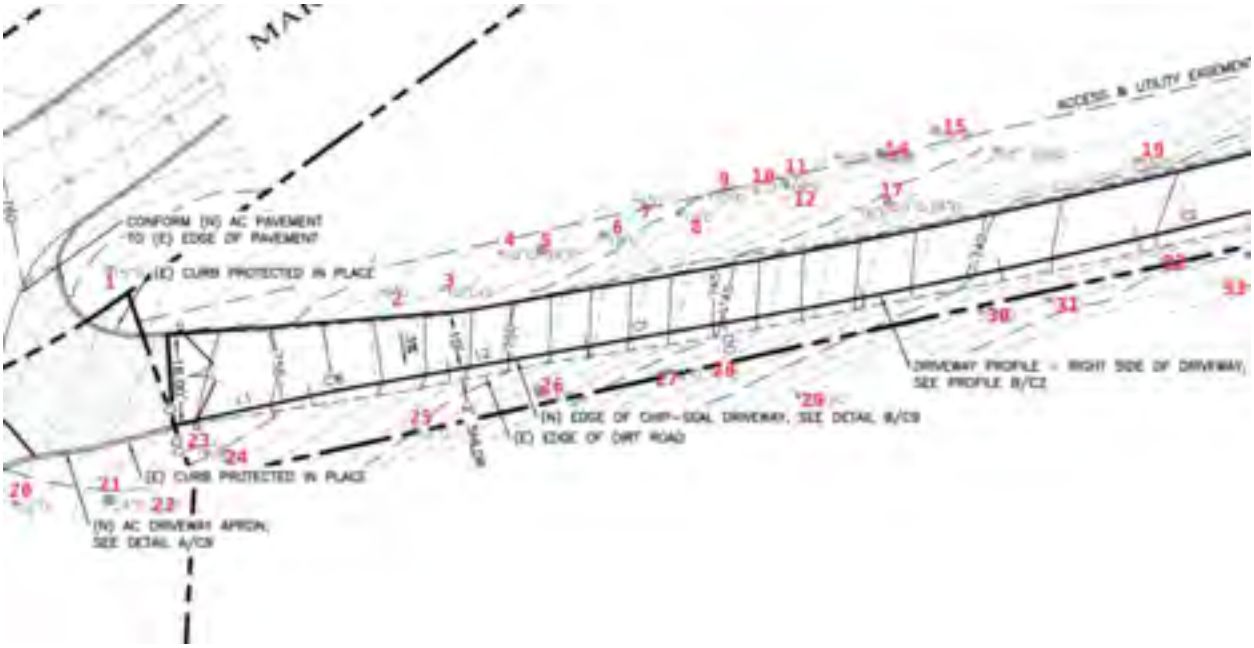
Newly planted trees should be monitored for a minimum of three years with inspections at:

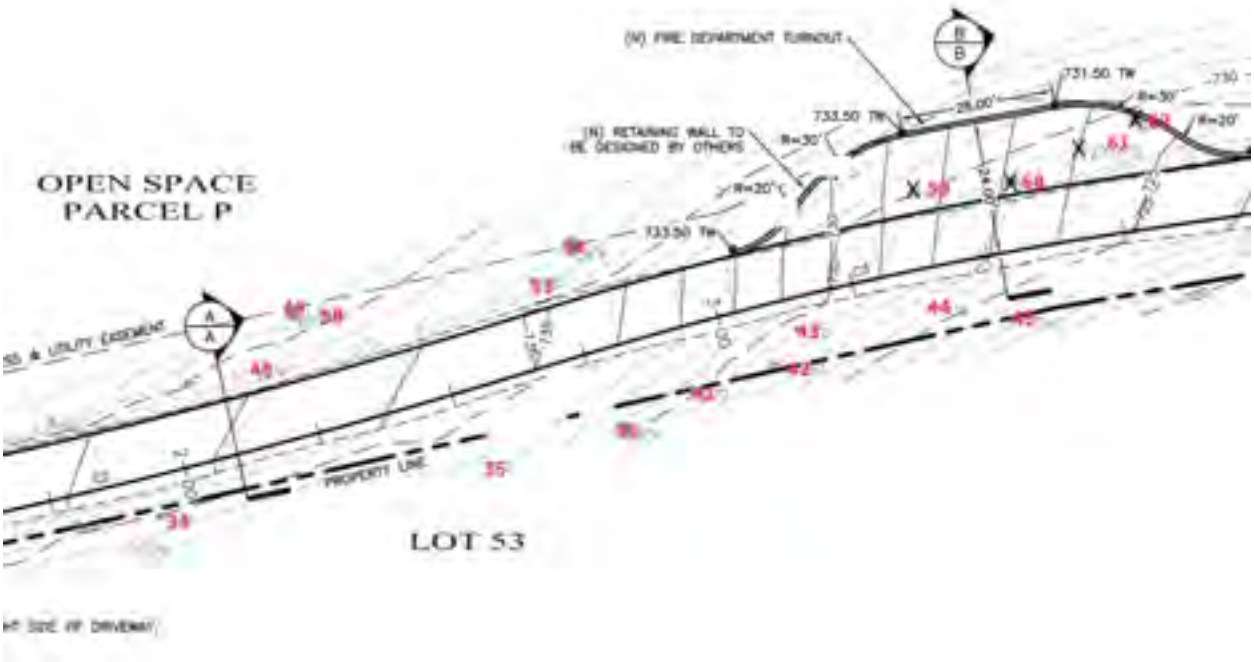
- 6 months
- 1 year
- 3 years

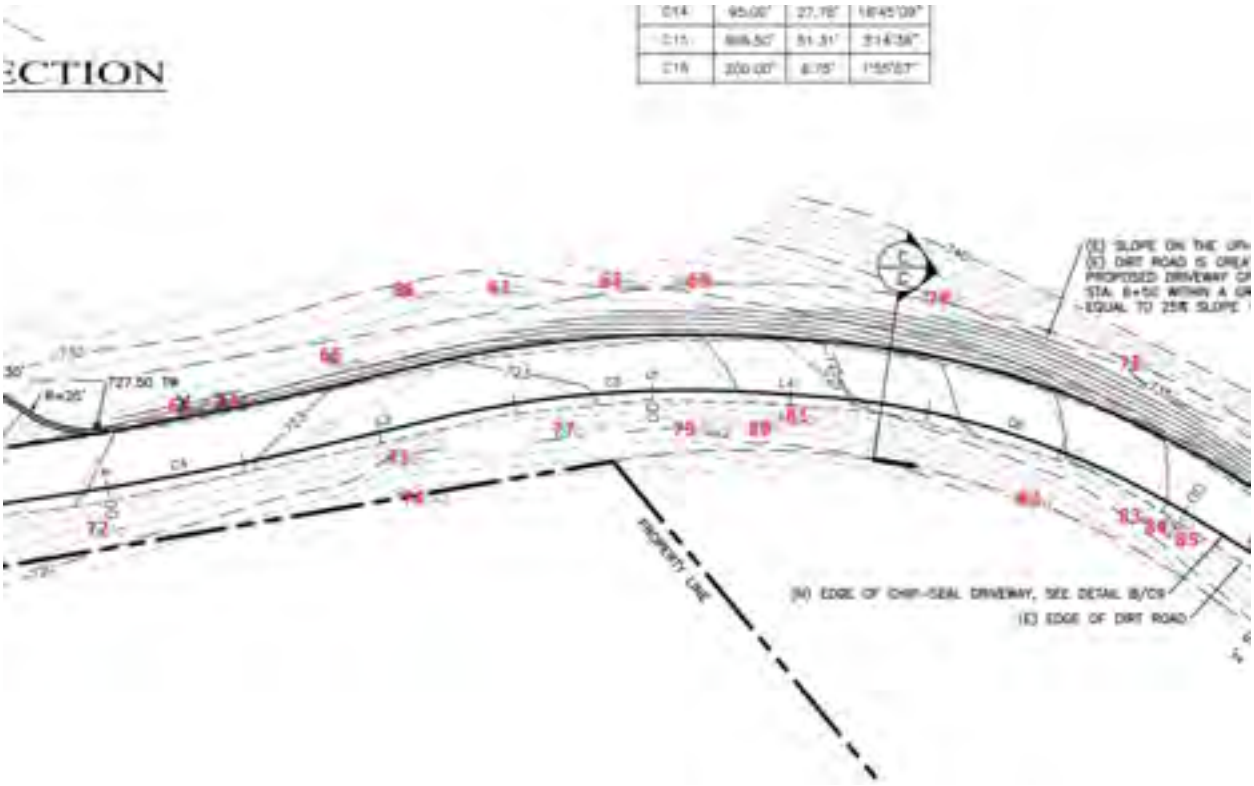
Inspections should evaluate vigor, growth rate, pest/disease presence, and overall survival. Dead or declining trees should be replaced promptly.

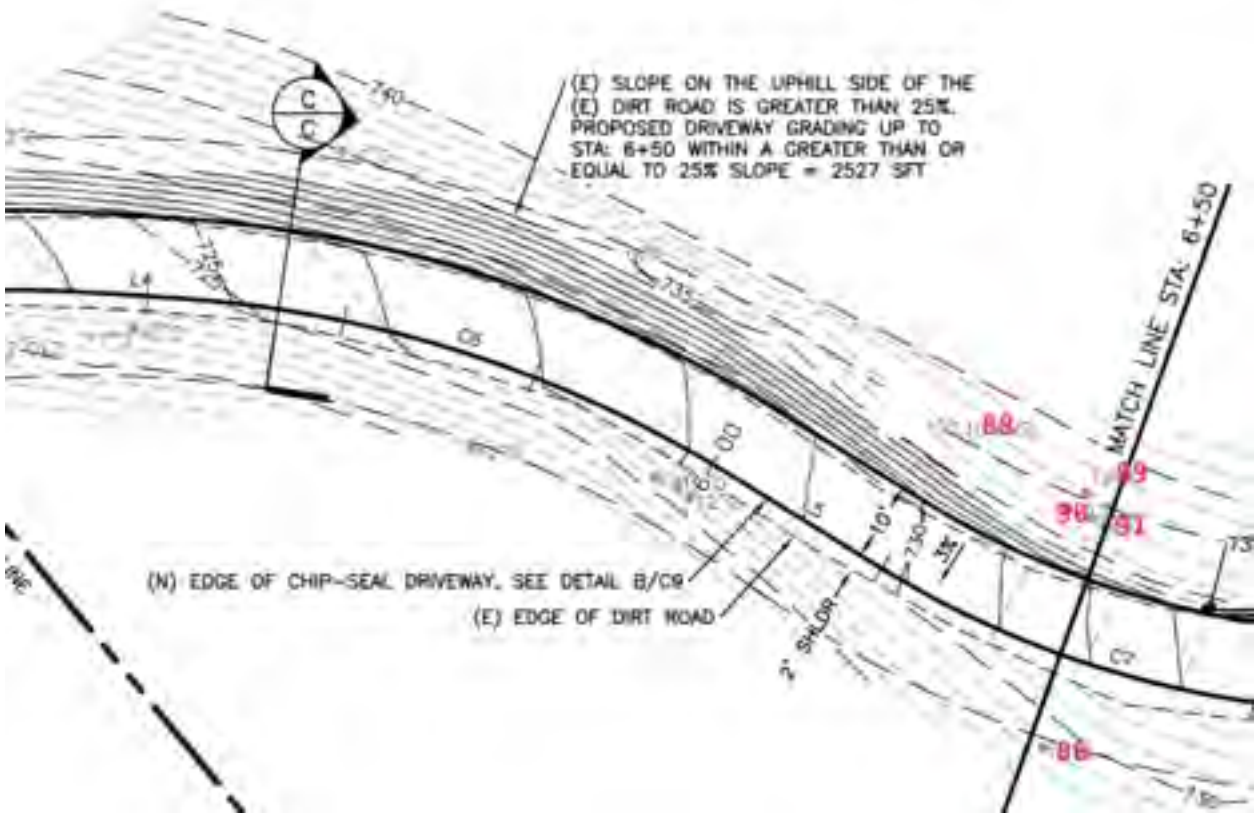
Prepared by:
Andrew Tope, WE-7621A
Board Certified Master Arborist
ISA Tree Risk Assessor Qualified

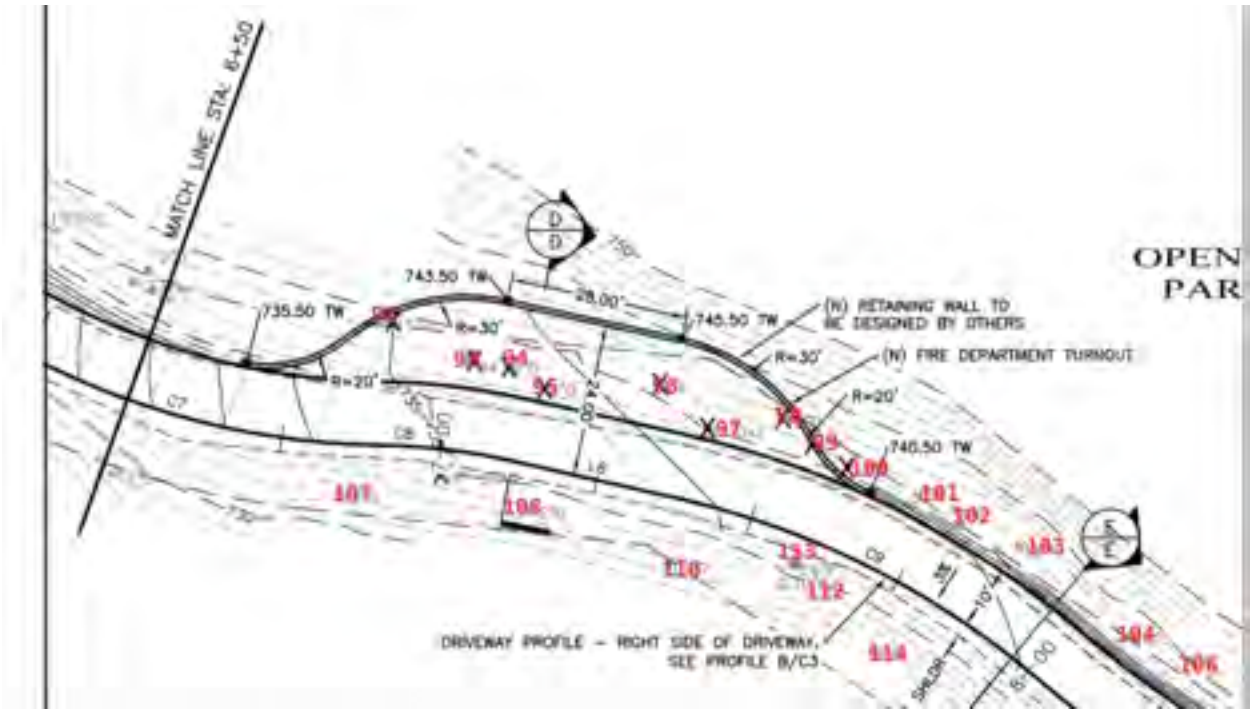
1. Site maps of trees along driveway. Numbers Coincide with tree inventory.

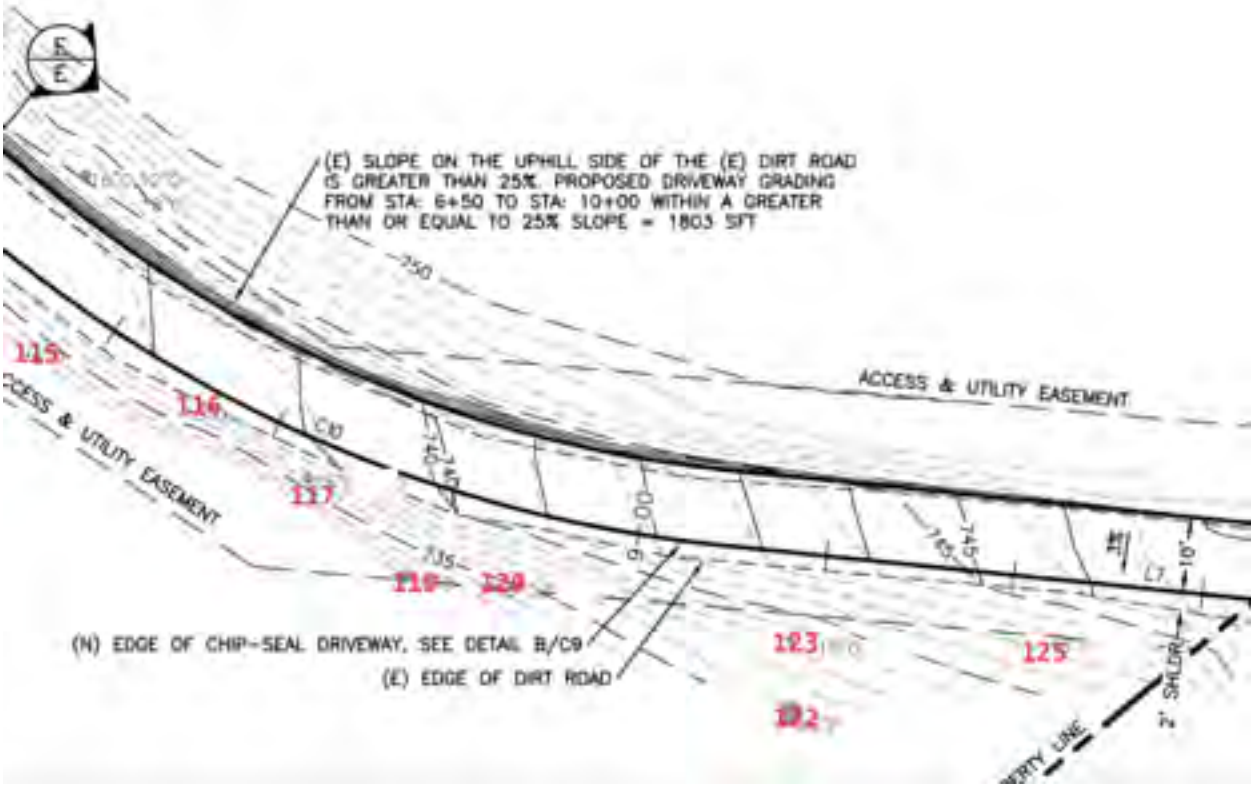


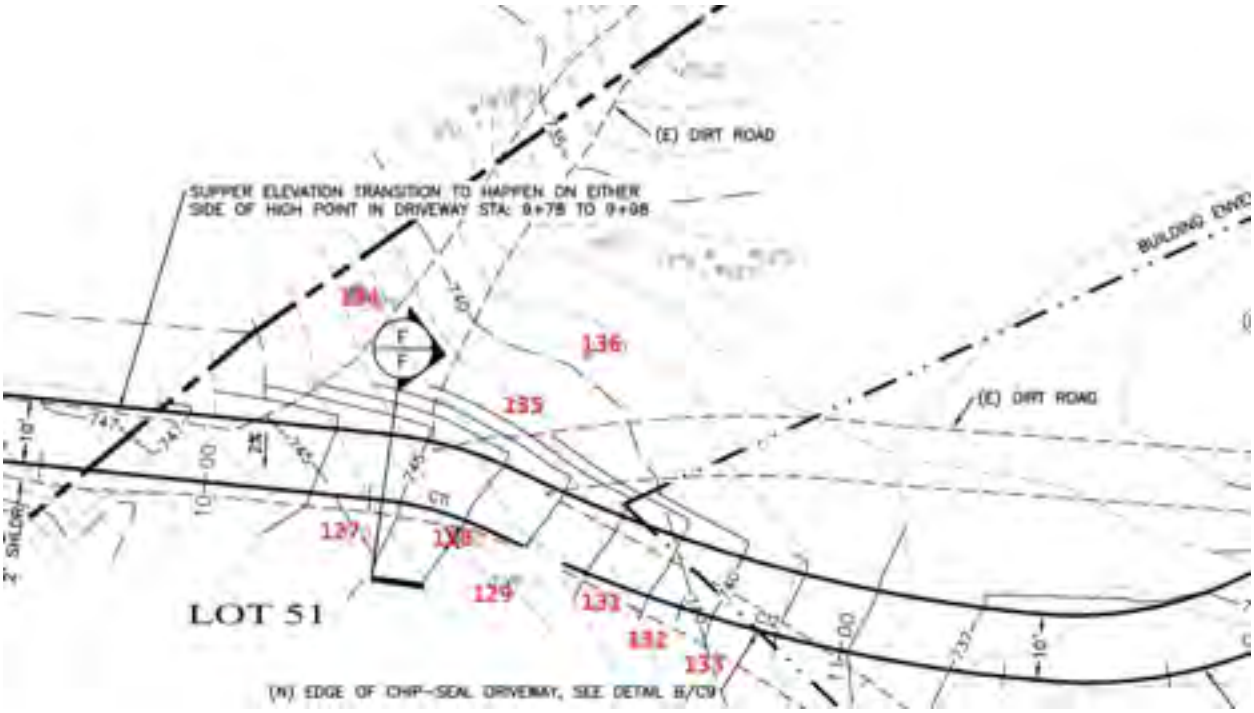



ECTION
C14 95.00' 27.76' 16°45'09"
C15 666.50' 51.31' 3°57'39"
C16 200.00' 8.75' 1°55'53"
(E) SLOPE ON THE UPHILL SIDE OF THE (E) DIRT ROAD IS GREATER THAN 25%. PROPOSED DRIVEWAY GRADING UP TO STA: 6+50 WITHIN A GREATER THAN OR EQUAL TO 25% SLOPE = 2527 SFT
PROPERTY LINE
(N) EDGE OF CHIP-SEAL DRIVEWAY, SEE DETAIL B/C9
(E) EDGE OF DIRT ROAD


(E) SLOPE ON THE UPHILL SIDE OF THE (E) DIRT ROAD IS GREATER THAN 25%. PROPOSED DRIVEWAY GRADING UP TO STA: 6+50 WITHIN A GREATER THAN OR EQUAL TO 25% SLOPE = 2527 SFT
MATCH LINE STA: 6+50
(N) EDGE OF CHIP-SEAL DRIVEWAY, SEE DETAIL B/C9
(E) EDGE OF DIRT ROAD
2" SHLDR


MATCH LINE STA: 6+50
743.50 TW
735.50 TW
745.50 TW
740.50 TW
(N) RETAINING WALL TO BE DESIGNED BY OTHERS
(N) FIRE DEPARTMENT TURNOUT
R=30'
R=20'
28.00'
DRIVEWAY PROFILE - RIGHT SIDE OF DRIVEWAY, SEE PROFILE B/C3
OPEN
PAR


(E) SLOPE ON THE UPHILL SIDE OF THE (E) DIRT ROAD IS GREATER THAN 25%. PROPOSED DRIVEWAY GRADING FROM STA: 6+50 TO STA: 10+00 WITHIN A GREATER THAN OR EQUAL TO 25% SLOPE = 1803 SFT
ACCESS & UTILITY EASEMENT
(N) EDGE OF CHIP-SEAL DRIVEWAY, SEE DETAIL B/C9
(E) EDGE OF DIRT ROAD
2' SHLDR


(E) DIRT ROAD
SUPPER ELEVATION TRANSITION TO HAPPEN ON EITHER SIDE OF HIGH POINT IN DRIVEWAY STA: 9+78 TO 9+98
134
136
135
(E) DIRT ROAD
127
128
129
131
132
133
LOT 51
(N) EDGE OF CHIP-SEAL DRIVEWAY, SEE DETAIL B/C9