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LOT-SPECIFIC FUEL MANAGEMENT PLAN

AUGUST 11, 2018



DOCUMENT PREPARED IN COORDINATION WITH:



LOT ANIMUS1 FUEL MANAGEMENT
PLAN

ADDRESS, APN: 157-121-025

PREPARED BY CAROL RICE, FIRE ECOLOGIST

WILDLAND RES. MGT.

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LOT ANIMUS1 FUEL MANAGEMENT PLAN

PURPOSES

This Lot-Specific Fuel Management Plan ("Plan") has been prepared by Carol Rice, Fire Ecologist for the homeowners, Dris Uptis, 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 and structure on Lot Animus1, 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.

CURRENT CONDITIONS

Through an analysis of aerial imagery and during a site visit on July 30, 2018 the following conditions were observed by Carol Rice.



FIGURE 1 PHOTO OF ANIMUS1'S ACCESS ROUTE; PHOTO BY CAROL RICE JULY 30, 2018

LOCATION

Lot Animus1 lies at a relatively remote location off a private road that is in turn off Rancho San Carlos Road. The property lies in the north-western portion of The Preserve, north of the Ranch Club. The nearest fire station, at the Gatehouse of The Preserve, is 2 miles away via Rancho San Carlos Road (approximately 5-minute response time).

Outside the Preserve, two stations are available for response. These include the Monterey County Regional Fire Department's Mid-Valley Station at 8455 Carmel Valley Rd. (6 miles with a response time of 12 minutes). And also the Cypress Fire Protection District station at 3775 Rio Rd. in Carmel-By-The-Sea is 6 miles away with a response time of 15 minutes.

Please note: The times and distances listed above are only to where the private road off Rancho San Carlos Road begins.

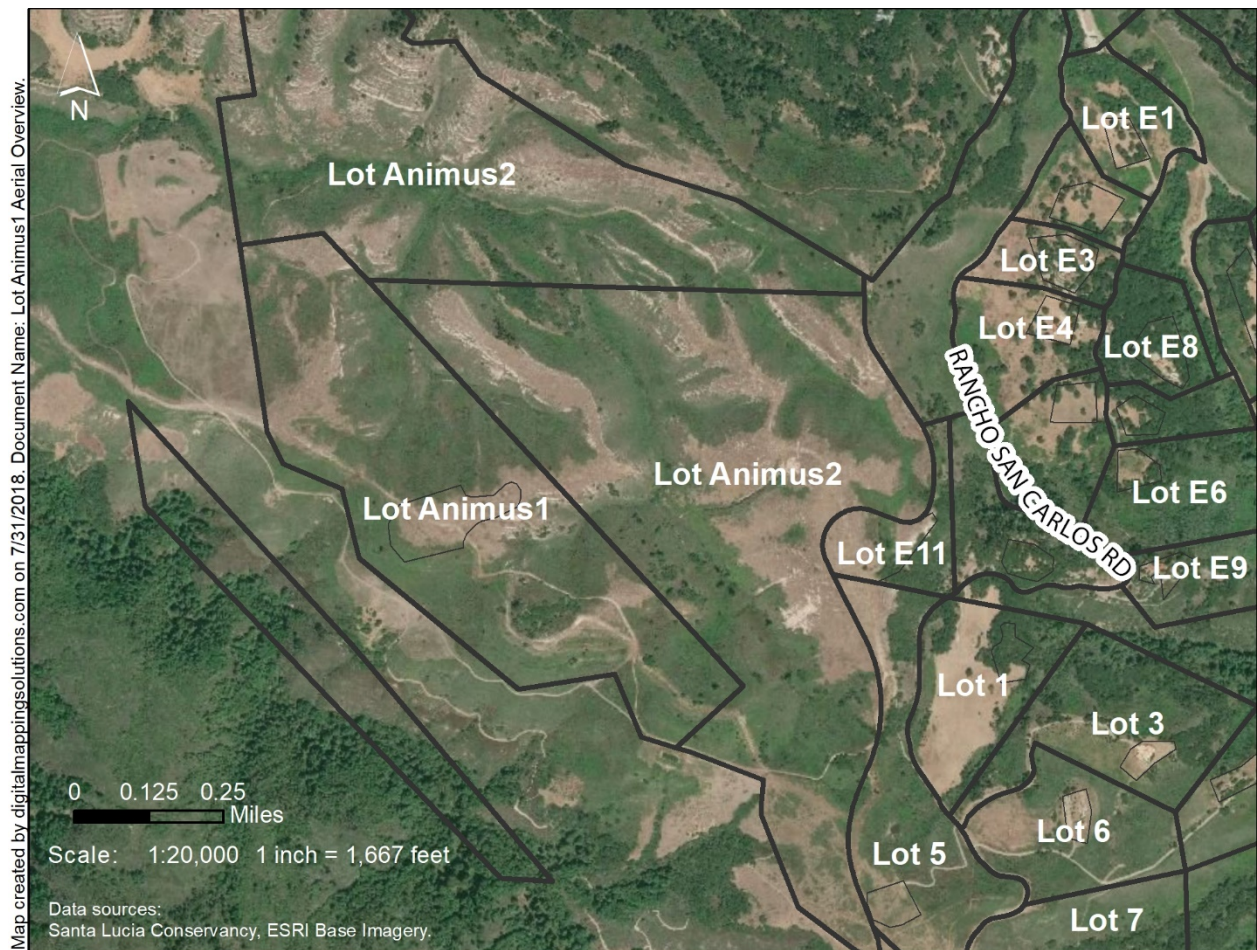


FIGURE 2 AERIAL MAP OF LOT ANIMUS1. THICK LINES ARE PARCEL BOUNDARIES, THIN LINES ARE HOMELAND BOUNDARIES.

The 1-acre Homeland is situated on the central portion of a 176-acre lot. The home structures are to be located on the western and central portions of the Homeland. Due to the siting of the structures' fuel management, roughly half of the treatment will occur in the Openland, in a mixture of grassland and coastal scrub. The rest of the fuel treatments are within the Homeland and comprise of grassland or driveway management along with landscaping.

ROADS OR TRAILS

Lot Animus1 a single access via Rancho San Carlos Road. To exit the property via the Rancho San Carlos Road route, travel south on the private driveway until the road terminates at Rancho San Carlos. Turn left onto Rancho San Carlos Road and travel north to exit The Preserve.

The private road and driveway leading to the homesite on Animus1 is long, steep, and can present a constraint to access during significant rainfall events. No other vehicular access exists on the lot.

TERRAIN

The lot lies atop a ridge just south of the North Fork San Jose Creek and west of Potrero Canyon. Elevation ranges from 700ft to 1081ft. The lot presents all aspects, though is predominately north-east facing. The homesite has 360 views. Terrain in the Homeland does not restrict fuel management.

The terrain on the property itself is not likely to affect the wind flow during a wildfire. Wind, as guided by terrain, generally flows from the northwest to the southeast under normal conditions

High fire danger (with dry air and high temperatures) is associated with winds from the northeast, which is aligned with a small canyon formed by North Fork San Jose Creek to the north of the property. These winds could facilitate fire spread to the property, if a fire were to occur in that location.

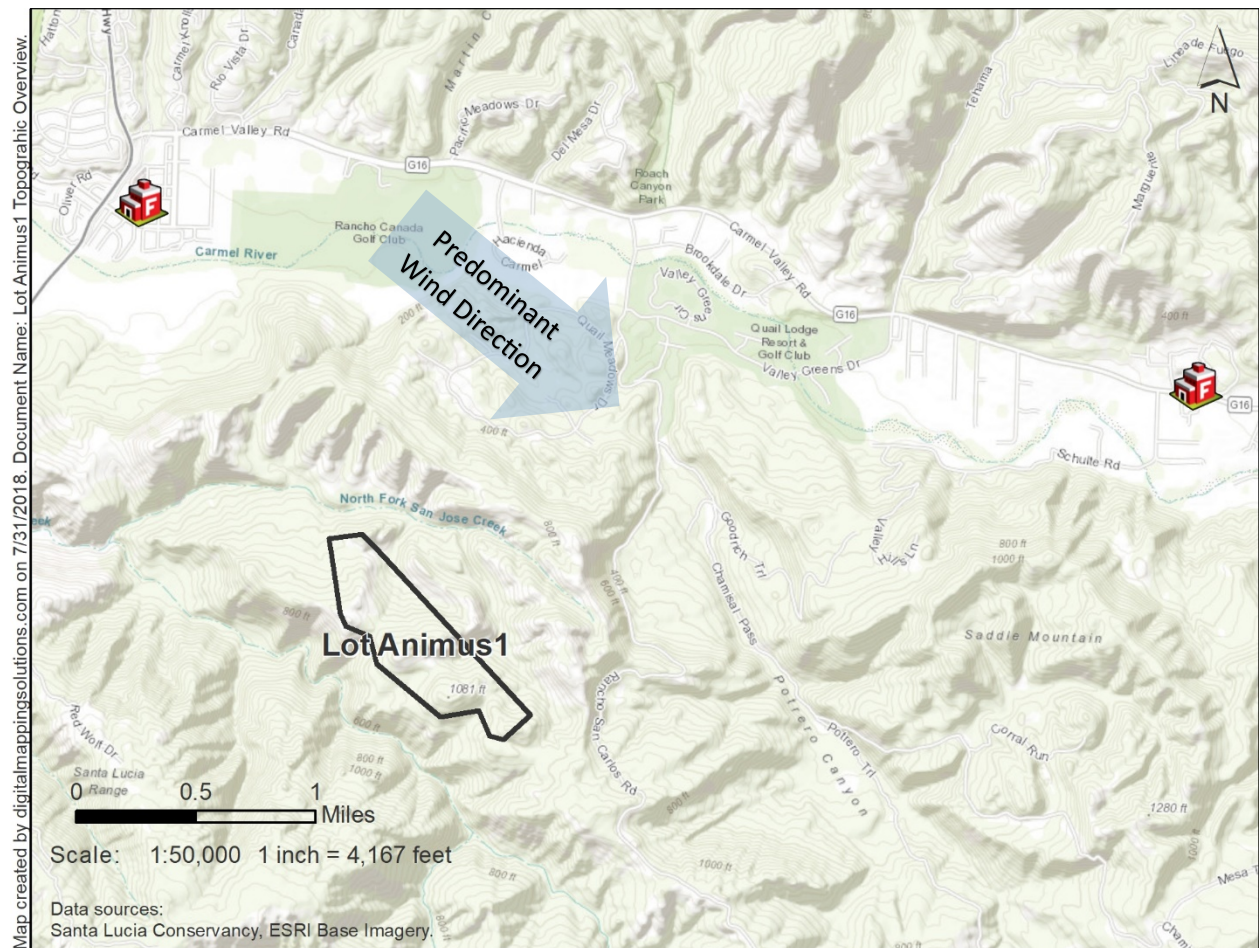


FIGURE 3 TOPOGRAPHIC MAP OF LOT ANIMUS1. LARGE BLUE ARROWS INDICATE WIND FLOWS AROUND LOT ANIMUS1, WHICH ARE INFLUENCED BY TERRAIN.

VEGETATION

There are three main vegetation types mapped on Lot Animus1: Annual Grassland (in yellow), Coastal Scrub (in orange), and Native Grasslands (in tan). Over eighty percent of the Openland is covered with coastal scrub. Native Grassland covers most of the Homeland.

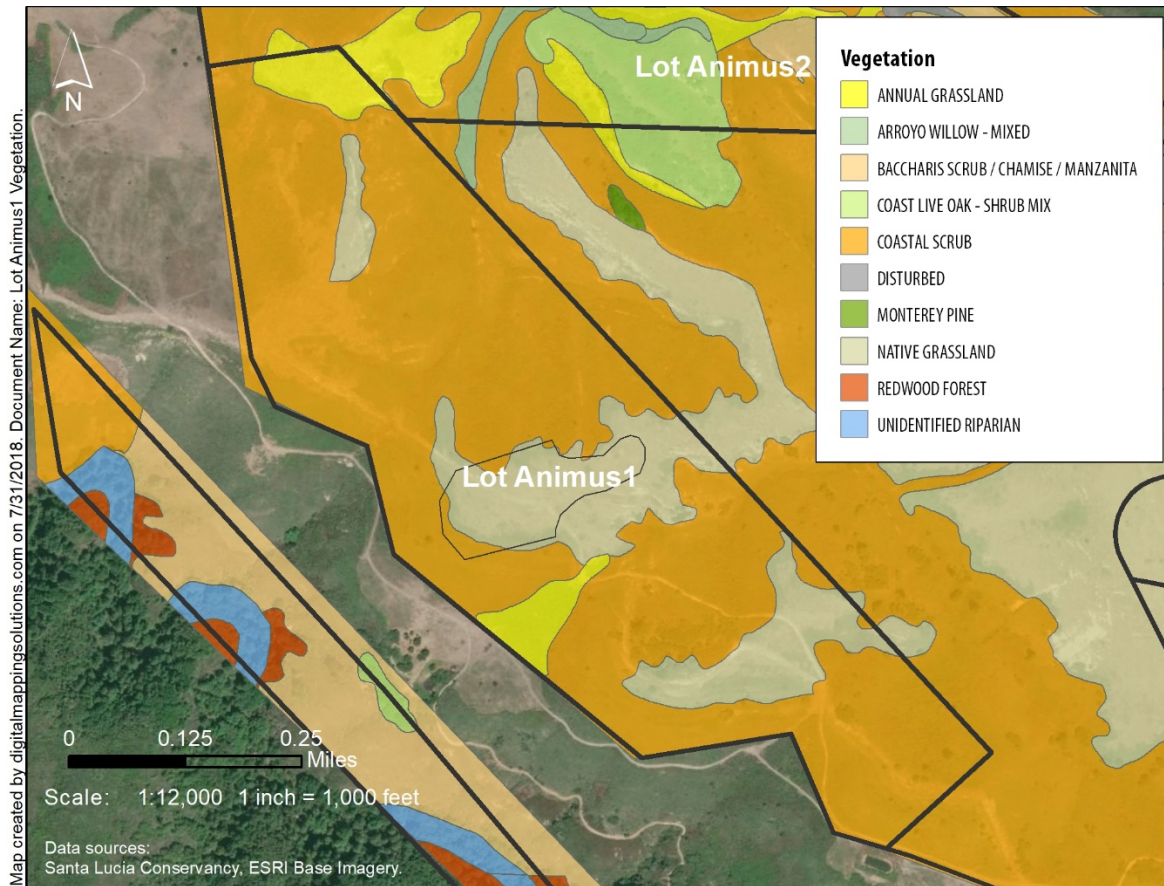


FIGURE 7 VEGETATION MAP OF LOT ANIMUS1.



FIGURE 4 PHOTO OF ANIMUS1 TYPICAL VEGETATION; PHOTO BY CAROL RICE JULY 30, 2018

FIRE HAZARD

Fire behavior modeling indicates under current conditions, a wildfire on the property would run the gamut of fire behavior; from no fire spread to very high. Most of the Openland is predicted to experience flame lengths over 12 feet, while most of the Homeland should experience flame lengths of around 4 to 8 feet.

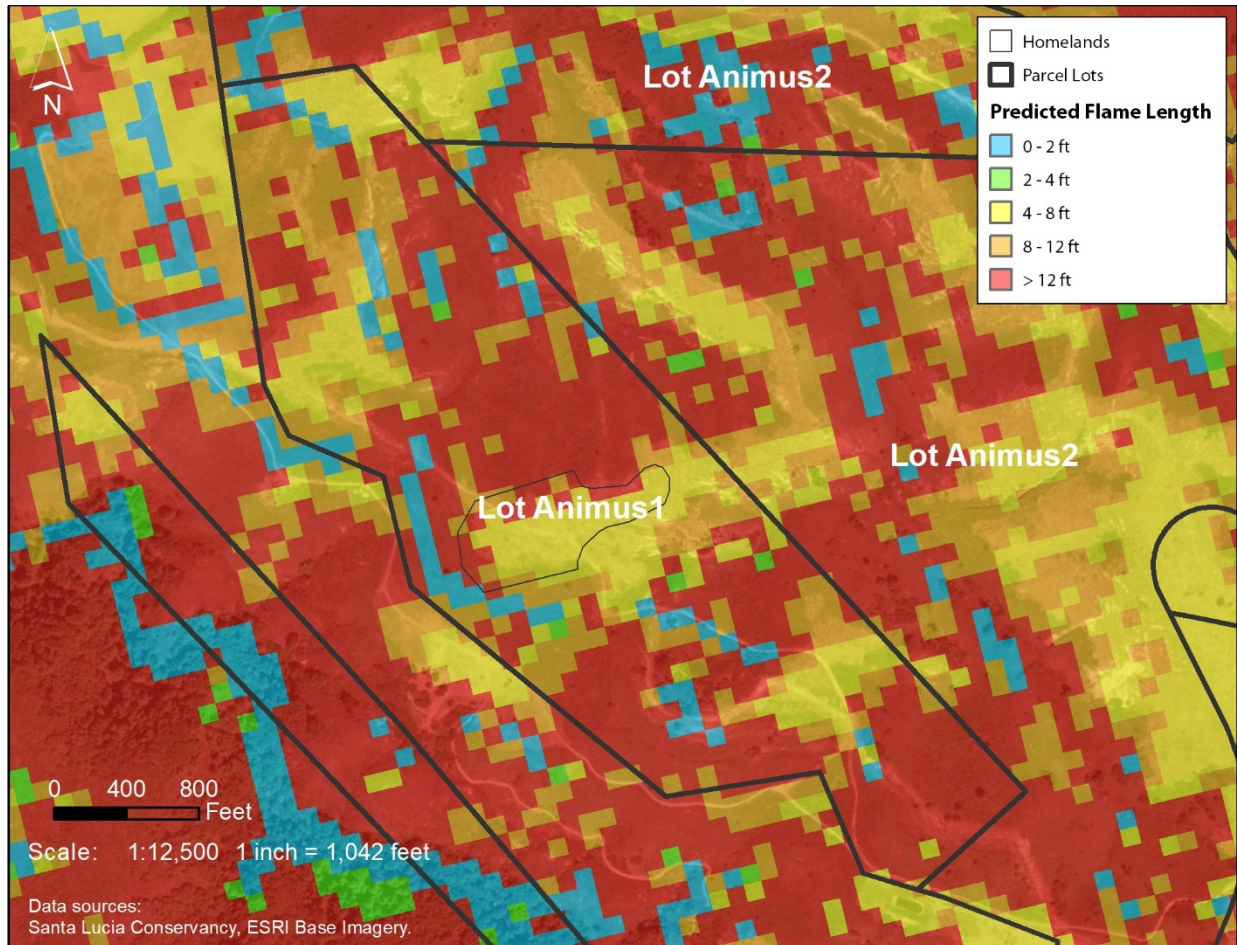


FIGURE 8 MAP OF PREDICTED FLAME LENGTHS ON LOT ANIMUS1 (WITHOUT TREATMENT).

Fire spread rates in annual grass can be quite fast. With maintenance of mowed or grazed grass around the structures the threat of fire from this vegetation type is reduced to acceptable levels because of the width of low-hazard fuels below the structure. Wherever mowing or grazing has occurred, minimal flame lengths and very slow rates of spread can be expected.

Areas of untreated coastal scrub is predicted to have threatening flame lengths (greater than 8 feet). These flame lengths would preclude the use of direct attack on the fire. Fire spread rates in coastal scrub are also quite fast. With maintenance of a grassy firebreak the threat of fire from this vegetation type is reduced to acceptable levels because of the width of low-hazard fuels below the structure.

FUEL MANAGEMENT

Fuels that produce a two-foot flame length and prevent ember production are the result of fuel mitigation treatments in five zones of varying actions and distances from the structure, based on existing vegetation and terrain in around Lot Animus1. 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. 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 and repeated here. Unless specified here, treatments must be consistent with the Standards. ***Exceptions and additional actions are noted in bold, underlined italics.***

The fuel management zones 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 **70 feet** from structure
5. Coastal Scrub Zone, for a width of 200 feet from structure

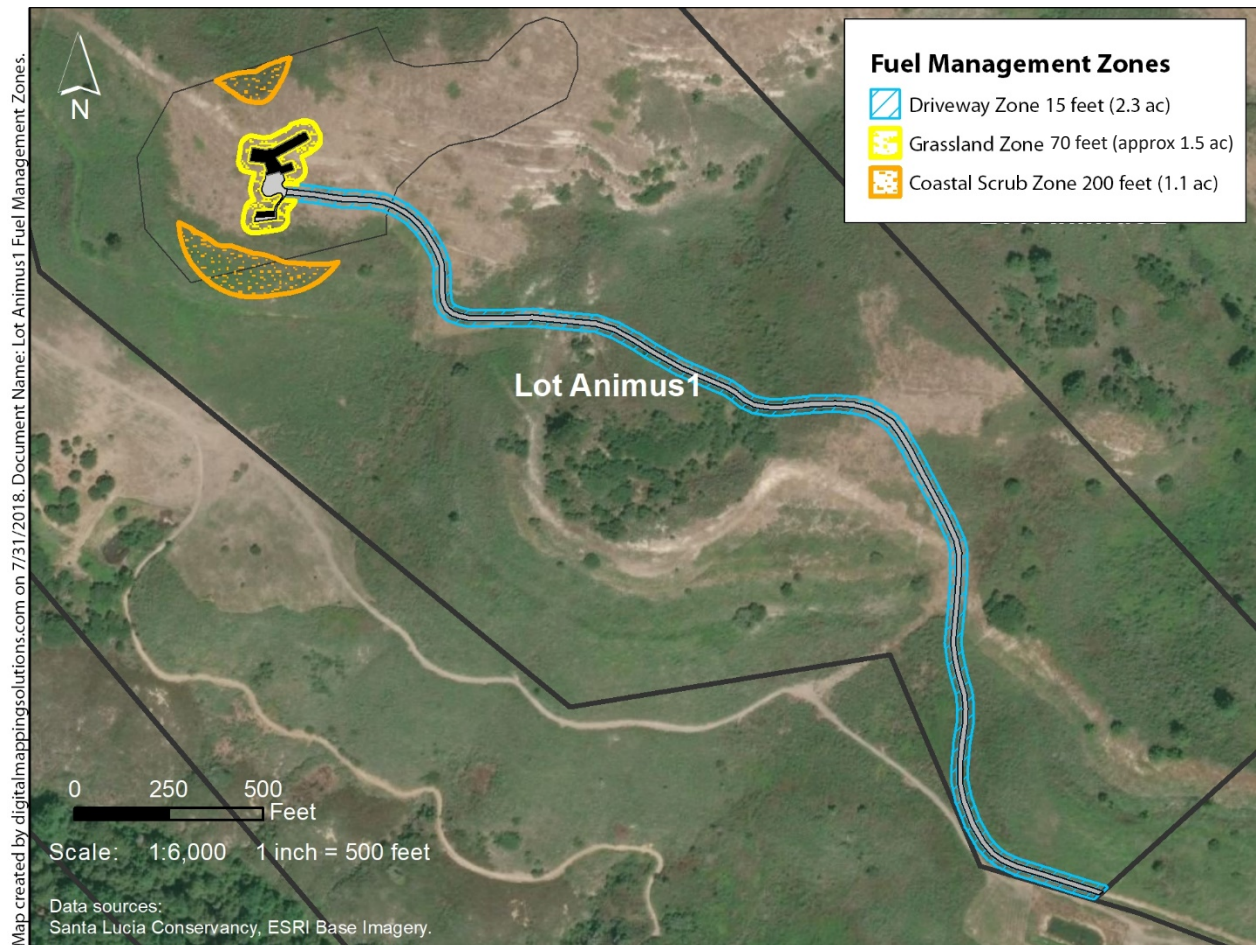


FIGURE 10 FUEL MANAGEMENT MAP WITH ZONES DELINEATED.

For reference, here are the fuel management standards for the zones on Lot Animus1.

NON-COMBUSTIBLE ZONE – TO A DISTANCE OF 5 FEET

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

Hardscape surfaces (such as patios, gravel, and bare soil), and landscape materials (such as lawn, succulent herbaceous plants, or closely mowed grass) are examples of non-combustible surfaces. Landscape architects are encouraged to make liberal use of hardscaping within 5 feet of structures and are discouraged from installing shrubs within 5 feet of structures. Care should be taken in the design phase to ensure there is adequate room within the Homeland for such treatments.

LANDSCAPING ZONE – WITHIN ENTIRE LANDSCAPED AREA

Approved landscaping shall be designed and maintained to minimize flammability.

Ornamental landscaping often results in large amounts of shrubby vegetation being planted near structures. All plant material that is removed from the landscaping shall be composted within the Homeland or disposed off of the property. In no case can material from the Landscaping Zone be left in the Openland, and shall be processed if it will remain in the Homeland.

Landscape areas should be maintained according to the recommendations in the Oak Woodland Zone (see below). Landscaping may not extend into the Openlands.

DRIVEWAY ZONE – 15 (TO 30) FEET FROM EDGE OF DRIVEWAY PAVEMENT

Safe ingress and egress shall be maintained along the driveway.

The Driveway Zone is important to allow for safe passage and to provide a location where firefighter resources can be deployed. The treatments required correspond to vegetation type.

- a. Grassland vegetation shall be mowed or grazed within 15 feet from the pavement edges.
- b. The grass in all vegetation types shall be mowed within 15 feet from the pavement edges, according to the recommendations in the Grassland Zone. Understory shrubs shall be trimmed according to recommendations in the Oak Woodland Zones.
- c. All Chaparral, Coastal Scrub, and Oak/Shrub Woodland vegetation should be treated to 30 feet from the pavement edge, according to their respective recommendations.
- d. All tree branches extending over driveway surfaces should be pruned to ensure at least 13.5 feet of vertical clearance.

GRASSLAND ZONE – 70 FEET FROM STRUCTURES

Grassland zones shall be mowed at least once annually at the beginning of every summer.

Because grasslands dry and become flammable at the start of every summer, grassland areas will need annual attention, typically by mowing at the beginning of each summer. By mowing in late spring, after seeds have set, native grasses and wildflowers will thrive in a low-hazard condition.

- a. Within 70 feet from structures, all annual grassland areas shall be mowed or grazed in early summer to maintain a maximum height of 4 inches during the summer. The mowing (or grazing) distance on this property exceeds what is typically required by the 2013 Fuel Management Standards due to the long emergency response times.
- b. Native perennial grasses should be mowed shortly after they have set seed in early summer to maintain their density. Native perennial grasses should not be mowed more than once a year. Consult with the Conservancy staff as needed.
- c. Trees growing within the Grassland Zone shall be treated according to the recommendations made in the Oak Savanna Zone.

- d. Coyote bush, and a number of other shrub species, growing within the grassland zone, may be removed to maintain open herbaceous grasslands. Otherwise, treat shrubs as per the standards set forth in the Coastal Scrub fuel management zone.

COASTAL SCRUB ZONE – TO A DISTANCE OF 200 FEET

All shrubs within coastal scrub shall be thinned or shortened within 200 feet of structures.

Coastal scrub is an important habitat type, comprised of a diverse mixture of native shrub species. Shrub species growing within coastal scrub habitat will stump-sprout vigorously when moved or burned, so coastal scrub zones will need to be retreated on a regular basis to maintain fire safety goals.

- Do not eliminate coastal scrub within the fuel management zone. Instead, change the pattern into discontinuous groups of shorter, younger, more succulent scrubs.
- In open areas away from trees, within 200 feet of structures, distance between groups of shrubs should be at least 2 times the height of the shrub patch (see Figure 10).
- Retain less-flammable desirable shrubs, such as ceanothus, currant, coffee berry, native rose, and sticky monkey flower. If other shrub species are present with coyote brush, retain them at the expense of coyote brush. Remove all dead branches from the plants that are retained.
- All trees within the 200-foot Coastal Scrub Zone should be retained. As trees increase within the coastal scrub, they provide a long-term reduction in shrub cover and fire hazard.
- Trees growing within coastal scrub should be encouraged by removing shrubs from within a zone around the tree (Figure 11):
 - When the tree is shorter than 6 feet high, all shrubs should be removed from within a distance of 3 feet from the tree's drip line.
 - When a tree is taller than 6 feet high, all shrubs should be removed from within a distance of 6 feet from tree crown edge.

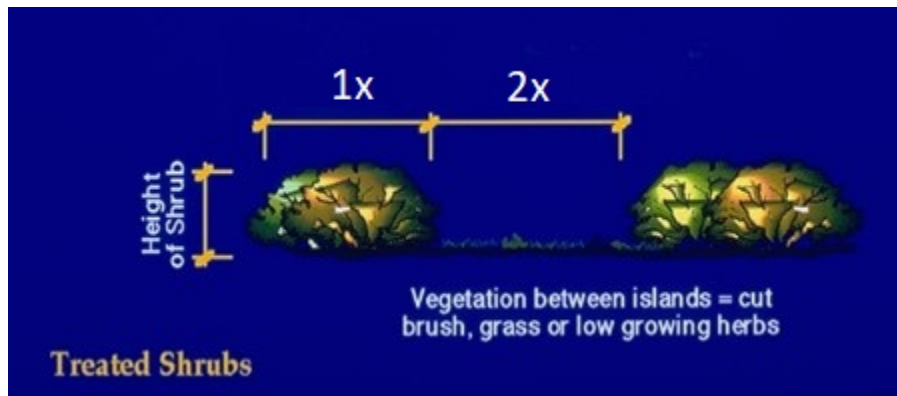


FIGURE 10 CREATE GROUPS OF SHRUB GROUPINGS TO PROMOTE HORIZONTAL SEPARATION BETWEEN SHRUBS.



FIGURE 11 CREATE HORIZONTAL SPACING BETWEEN TREES AND SHRUBS BY REMOVING SHRUBS FROM AROUND TREES WITHIN A RADIUS THAT IS EQUAL TO 2 TIMES THE HEIGHT OF THE SHRUBS, OR 6 FEET, WHICHEVER IS GREATER

ACKNOWLEDGE, RELEASE, AND HOLD HARMLESS AGREEMENT

In consideration of the Santa Lucia Conservancy's preparation 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 Animus1;
- 3) Owner is solely responsible for implementing and maintaining vegetation consistent with this Plan. Any duty for wildfire protection or suppression 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 is aware that living adjacent to natural habitats found in the Openlands and Wildlands in the Preserve involves inherent risks, including risks of serious bodily injury or death/harm or injury of any type or degree arising from or in connection with wildfire;
- 5) Owner assumes all risks of any manner or degree arising from or in connection with wildfire 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;
- 6) Owner shall indemnify, defend and hold harmless the Santa Lucia Conservancy from any and all loss, liability, damage or expense that may arise from or in connection with the preparation this Plan or its implementation by any person or entity;
- 7) 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

Dris Upitis, Owner
 Lot Animus1, 10 Rancho San Carlos Rd.
 Santa Lucia Preserve, Carmel, California

Date

Reviewed and approved by:

SANTA LUCIA CONSERVANCY

By

Christina Fischer
 Its Executive Director

Date

PHOTOS OF LOT ANIMUS1