

Exhibit C

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Ono Consulting
International Society of Arboriculture
Certified Arborist # 536
Board Certified Master Arborist # WE-9388B
Society of American Foresters Professional Members
1213 Miles Avenue
Pacific Grove CA, 93950

November 18, 2022

Daniel & Patricia Mansur
572 Hillside Road
Emerald Hill, CA 94062

RE: 1272 Viscaino Road -FMP Amendment -PLN220251

Mr. and Mrs. Mansur;

This letter is prepared to be an amendment to the forest management report dated September, 2021 for proposed construction at 1272 Viscaino Road due to slight changes to the design and condition of trees as they are in the thin soils. The design changes are as follows:

- The guest house has been removed allowing retention of trees 477, 478, 479.
- The house rear has been extended requiring 4 trees to remove - 463, 464, 468, 469
- 3 trees are too close to house/bedrooms/south side: 425, 426, 427
- Neighbor complaint of 3 trees close to her house: 465, 468, 467

The number of trees requested for removal is now 58 trees (10 are dead)
:

12 - trees 6-11" diameter
25 - trees 12- 23" diameter
21 – trees 24" or greater

The tree chart of your changes desired is attached as well as the design change drawing.

This amendment will need to be provided to the County by you for their consideration. Thank you very much and please feel free to call if there are any questions or if I can be of further assistance.

Sincerely,



Frank Ono
Certified Arborist # 536
Society of American Foresters # 048004

1272 Viscaino Road -FMP Amendment -PLN220251

November 18, 2022

Not an Official County Document

Map Legend:

Basis of Bearings: A calculated line between a monument marked "LS 2746" at Corner 45 (R1) and a 3/4" IP with a plastic plug marked "LS 2689" at Corner 49 (R1) with bearing and distance S46° 12' 38"W 655.29', as partially shown hereon.

Vertical Datum: Assumed.

Site Benchmark: Control Point 102 as shown hereon.

Contour Interval: Contours as shown hereon are interpolated using computer digital terrain modeling software and spot elevations. Ground may be more irregular than contours indicate.

Note: The abbreviation and symbol lists below are comprehensive and not all abbreviations or symbols will appear on the map.

Boundary Legend

A.G.S. - above ground surface
A.S.O. - as shown on
AP - angle point
BC - brass cap or begin curve
BFP - backflow preventer
B.G.S. - below ground surface
BOC - back of curb
COR - corner
CP - control point
CTL - CONTROL
DOC - document
ENG/ENGR - engineer
FD/FND - found
F.T.C. - from true corner
I.P. - iron pipe
L-T/L&T - lead & tag
LS - land surveyor
M-T - MAG NAIL & tag
MAG - MAG NAIL
MKD - marked
MON - monument
N-I - nail & tag
N.R.F. - no reference found
O.R. - Official Records, Monterey County
O.U. - origin unknown
PER - map or corner record when monument was set
POL - point on line
RCE - registered civil engineer
ROW - right of way
S.F.N.F. - searched for, not found
SPK - spike
STA - station/control point
TBM - temporary benchmark

Topography Legend

AC - asphalt concrete
AD - area drain
AL - area light
BLD/BLDG - building
BLDR(S) - boulder(s)
BOC - back of curb
BRK - brick
BTM/BOT - bottom
BW - back of sidewalk
CF - curb face
CHIM - chimney
CL - centerline
CLM - column
CONC - concrete
D - dirt
DG - decomposed granite
DK - deck
DW - driveway
EA - exposed aggregate concrete
ENCL - enclosure
EP - edge of paving
FF - finished floor
FF-THRESH - finished floor threshold
FH - fire hydrant
FL - flow line
FL-NG - flow line natural grade
FNC - fence
FNC-BRD - board fence
FNC-BW - barbed wire fence
FNC-CL - chain-link fence
FNC-GS - grapestake fence
FNC-HW - hogwire fence
FNC-I - iron fence
FNC-LAT - lattice fence
FNC-PR - post & rail fence
FNC-WD - wood fence
FNC-WI - wrought iron fence
FNC-WR - wire fence
FOB - face of building
FOW - face of wall
FS - finished surface
FTG - footing
FW - front of sidewalk
GAR - garage
GB - grade break
GUT - edge of gutter
GUYA - guy anchor
GUYP - guy pole
GVL - gravel
HC - handicap
HDG - hedge
HRAIL - hand rail

INT - intersection
LNDG - landing
LIP - edge of conc gutter
MB - mailbox
MTL - metal
NG - natural grade
P - pool
PLTR - planter
PTO - patio
PVR - paver
RD - road
RDG - ridge
ROOF-P - roof peak
ROOF-R - roof ridge
STC - stucco
STN - stone
STP - step
STRP - stripe
SW - sidewalk
SWL - swale
TC - top of curb
TOP - top of slope
TOE - toe of slope
TW/TOW - top of wall
WALL-AB - Allen Block wall
WALL-CMU - concrete masonry unit wall
WALL-CRML - Carmel stone wall
WALL-DSTN - dry stack stone wall
WALL-RR - rrtie wall
WALL-STC - stucco wall
WLK - sidewalk

Utility Legend

CAIV - cable tv
COMM - communications
CO or C/O - clean out
DDCV - double detector check valve
ELEC - electric
EM - electric meter
EO - electric outlet
GM - gas meter
GV - gas valve
HB - hose bib
ICV - irrigation control valve
IRR - irrigation
JP - joint utility pole
LT - light
LT-STD - light standard/pole
PB - utility pull box
PB-? - unmarked pull box
PF-PIN FLAG
PF-B - blue pin flag
PF-G - green pin flag
PF-O - orange pin flag
PF-P - pink pin flag
PF-PL - purple pin flag
PF-R - red pin flag
PF-W - white pin flag
PF-Y - yellow pin flag
PM - paint mark
PM-B - blue PM (water)
PM-G - green PM (sewer)
PM-O - orange PM (catv/comm)
PM-P - pink PM (unknown facilities)
PM-PL - purple PM (reclaimed water/irr)
PM-R - red PM (elec)
PM-W - white paint mark
PM-Y - yellow PM (gas)
PP - power pole
PVR - paver
SCO - sewer clean out
SDMH - storm drain manhole
SSMH - sanitary sewer manhole
ST LT - street light
STN - stone
TELCO - telephone
TG - top of drain grate
UP - utility pole
UTIL - utility
VLT - vault
VLT-GTE - GTE vault
VLT-PB - PacBell vault
VLT-PGE - PG&E vault
VLT-TELCOM - telecommunications vault
VLT-? - unmarked vault
VLT-VRZ - Verizon vault
WD-wood
WL - water line
WM - water meter
WV - water valve

Record Map References:

R1: "Record of Survey of a Portion of Rancho El Pescadero" filed in Volume 4 of Surveys at Page 95, in the Monterey County Recorder's Office, State of California.

Boundary Note:

The boundary location as shown is calculated using found survey markers to the southeast of the site and is suitable for site design and planning purposes. If the parcel corners are to be set, we would need to do additional field work to find survey markers northwesterly of the site to confirm the boundary location.



Surveyor's Notes:

This map portrays the site at the time of the survey and does not show soils or geology information, underground conditions, easements, zoning or regulatory information or any other items not specifically requested by the property owner. There may be easements or other rights, recorded or unrecorded, affecting the subject property which are not shown hereon.

Underground utilities, if any, were not located. Information regarding underground utility locations should be obtained from the appropriate utility companies or public agencies.

Elevations are based on an arbitrarily assumed datum as noted. Ground may be more irregular than contours indicate.

Distances are expressed in feet and decimals thereof.

The cross symbol (x) marks the horizontal position of the spot elevation shown. Tree symbols are drawn to scale only approximately.

Sufficient boundary ties were made to graphically show existing features however a complete boundary survey was not performed.

Topographic Survey

1272 Viscaino Rd., APN: 008-231-003
Located in Pebble Beach, Monterey County, State of California

Prepared For and Requested By: Dan Mansur

March 2021

Rasmussen Land Surveying, Inc.
2150 Garden Road, Suite A-3, Monterey, California 93942
P: 831.375.7240 F: 831.375.2545



Tree Assessment Forest Management Plan Mansur Residence

Prepared for:

Daniel & Patricia Mansur

Prepared by:

Ono Consulting
Members Society of American Foresters
ISA Certified Arborist #WE-0536A
ISA Board Certified Master Arborist WE-9388B
1213 Miles Avenue
Pacific Grove, CA 93950

September 20, 2021

Owner:

Daniel & Patricia Mansur
572 Hillside Road
Emerald Hill, CA 94062

Designer:

Angie Phares
Hastings Construction, Inc.
11 Thomas Owens Way, Suite 201
Monterey, CA 93940

Forester and Arborist

Ono Consulting
ISA Certified Arborist #WE-0536A
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1213 Miles Ave
Pacific Grove, CA 93950

SUMMARY

Development is proposed for this site located at 1272 Viscaino Road, Pebble Beach CA, and because native trees forest this site, a tree assessment/forest management plan has been prepared that identifies and addresses the effects that the project will have on the existing tree resources on-site as well as a list of recommendations for the project.

The project proposes to construct a single-family residence with a 3-car garage, and driveway, and a new detached guest house on this lot. There are 154 trees on-site with 45 pine trees estimated as candidates for removal with this project:

6-12" diameter – 16 (one 6" is dead, one 12" poor, and one 12" dead)
12-23" diameter – 15 (two 18" and one 20" are dead)
24-36" diameter- 14 (one 33" is dead and one 24" is poor)

Remaining trees that are adjacent to the proposed construction which is in fair or better condition both structurally and in health are to be protected and retained.

ASSIGNMENT/SCOPE OF PROJECT

To ensure the protection of the tree resources on-site, the property owners, Daniel & Patricia Mansur have requested an assessment of the trees in proximity to proposed development areas and report for trees that are within or adjacent to these areas on this property. To accomplish this assignment, the following tasks have been completed;

- Evaluate health, structure, and preservation suitability for each tree within or adjacent (15 feet or less) to the proposed development of trees greater than or equal to six diameter inches at 24 inches above grade.
- Review proposed building site plans as provided by Hastings Construction, the designer.
- Make recommendations for alternative methods and preconstruction treatments to facilitate tree retention.
- Create preservation specifications, as it relates to numbered trees keyed to an annotated Tree Location Map.
- Determine the number of trees affected by construction that meet “Landmark” criteria as defined by the County of Monterey, Title 20 Monterey County Coastal Zoning Ordinance; as well as mitigation requirements for those to be affected.
- Document findings in the form of a report as required by the County of Monterey Planning Department.

LIMITATIONS

This assignment is limited to the review of plans submitted to me by Mr. Mansur dated August 3, 2021, to assess effects from potential construction to trees within or adjacent to construction activities. The assessment has been made of these plans specifically and no other plans were reviewed. Only minor grading and erosion details are discussed in this report as it relates to tree health.

PURPOSE

This tree assessment/forest management report is prepared for this parcel due to proposed construction activities that are intended on improving the land located at 1272 Viscaino Road, Pebble Beach CA. Its purpose is to give an independent assessment of the existing on-site trees, determine what trees will be affected by the proposed project, and implement a permanent forest management program for the site. Monterey pine trees are considered protected trees as defined by the County of Monterey, Title 20 of the Monterey County Coastal Zoning Ordinance within the Del Monte Forest Land Use Plan.

GOAL

The goal of this plan is to protect and maintain the Del Monte Forest Land Use Plan forested resources through adherence to development standards, which allow the protection, and maintenance of its forest resources. Furthermore, it is the intended goal of this report and plans to aid in planning to offset any potential effects of the proposed development on the property while encouraging forest stability and sustainability, perpetuating the forested character of the property and the immediate vicinity.

INTRODUCTION

This forest management plan is prepared for Mr. and Mrs. Mansur owners of the lot located at 1272 Viscaino Road, Pebble Beach CA by Ono Consulting, Urban Foresters, and Certified Arborists due to construction. Monterey County's (Coastal Implementation Plan Sec. 20.146.060) or (Zoning Ordinance Sec. 21.64.260D) requires a forest management plan when tree removal is necessary of native trees six inches diameter or greater to preserve and maintain the forest and its beneficial uses. The County identifies Monterey pine trees as native tree species that require special consideration for management.

SITE DESCRIPTION

- 1) Assessor's Parcel Number: 008-231-003-000.
- 2) Location: 72 Viscaino Road, Pebble Beach CA.
- 3) Parcel size: Approximately 1.4 Acres.
- 4) Existing Land Use: The parcel is vacant and undeveloped.
- 5) Slope: The parcel is mildly sloped and less than 25%.
- 6) Soils: This is gently sloping and moderately sloping Narlon soil on dissected marine terraces. It has the profile described as representative of the series. The clay subsoil is at a depth of 15 to 20 inches. Slopes are mostly 3 to 6 percent. Runoff is slow to medium, and temporary shallow ponds form in swales in wet winters. The erosion hazard is moderate. The seedling mortality is low, and the windthrow hazard is severe. The soil has moderate productivity for Monterey pine (site index averages about 75 in fifty years). The equipment limitation is moderate or severe.
- 7) Vegetation: The vegetation on site is composed primarily of native Monterey pines with a sparse Oak understory. The site is currently vacant and undeveloped.
- 8) Forest Condition and Health: The forest condition and health are evaluated with the use of the residual trees and those of the surrounding Monterey Pine Forest as a stand. This is a mature but degrading Monterey Pine Forest with a high number of dead trees in the overstory that is either standing dead or have fallen. The Pine overstory is starting to age out. The forest floor is shaded therefore, young Monterey pine seedlings and Coast live oaks may fill in the gaps to regenerate the stand once the canopy is fragmented. Once light can penetrate the forest floor with a fruitful pinecone crop, ample seed dispersion and high pine sapling recruitment is expected.

BACKGROUND/PROJECT DESCRIPTION

On Aug 4, 2021, we (Ono Consulting) were contacted by Mr. Dan Mansur who requested an assessment of trees adjacent to or within the proposed construction areas. Mr. Mansur requested the findings from the review and assessment of trees to be prepared and documented in a report that would work in conjunction with other conditions for approval of a building permit application.

Subsequent site visits were taken to the property where trees were assessed for health and condition at that time. The assessment focused on incorporating the preliminary location of site improvements coupled with consideration for the general goals of site improvement desired by the landowner. During this site visit, the proposed improvements assessed included preserving trees to the greatest extent feasible, maintaining the viewshed, and general aesthetic quality of the area while complying with county codes. A study of the individual trees was made to determine the treatments necessary to complete the project and meet the goals of the landowner. As a result trees within and immediately adjacent to the proposed development area were located, measured, inspected, and recorded. The assessment of each tree concluded with an opinion of whether the tree should be removed, or preserved, based on the extent and effect of construction activity on the short and long-term health of the tree. All meetings and field reviews were focused on the area immediately surrounding the proposed development.

OBSERVATIONS/DISCUSSION

The following list includes observations made while on-site and summarizes details discussed during this stage of the planning process.

- The site is forested mainly with Monterey pine trees (*Pinus radiata*).
- There are 154 trees on the 1.45-acre lot, most of the trees on the property are of moderate size (less than 24" in diameter") and compose most of the stand of trees. The site is overstocked with over 100 trees/acre creating a forested lot with tall slender and weakly rooted trees.
- Existing trees are broken into the following size classes:
 - 6-12" diameter – 52 trees
 - 13-23" diameter – 55 trees
 - 24"-36" diameter – 47 trees
- Significant grading will occur on the property and require tree removal within 10 feet of the proposed structures; therefore, it is estimated that this will require at least 45 trees to be removed. Estimated tree removal is as follows:
 - 6-12" diameter – 16 (one 6" is dead, one 12" poor, and one 12" dead)
 - 12-23 diameter – 15 (two 18" and one 20" are dead)
 - 24-36" diameter- 14 (one 33" is dead and one 24" is poor)

PROJECT ASSESSMENT/CONCLUSION

Significant grading must occur to develop this site in combination with soils and grades. For the most part, the canopy is over mature and degrading, therefore tree removal is necessary for development. The proposed building is located toward the frontage of the property to reduce grading and removal of additional trees, this will allow the forest to continue to exist and regenerate over time. The Narlon soils and grading are a factor for the proposed tree removal which is the minimum allowable for the success of the design presented. The remainder of the property contains tree cover, with ample trees located at the rear of the lot, are to be retained and will remain undisturbed.

Short Term Effects

Site disturbance will occur during driveway and home construction. The shallow slope upon which the construction is planned is a factor to assist in minimizing the disturbance that must take place for the construction, however Narlon soils and shallow rooting make tree removal necessary. Short-term site effects are confined to the construction envelope and immediate surroundings where trees will be removed and trimmed, and root systems reduced. The pruning of tree crowns above 30% and reduction of root area may have a short-term effect on those trees treated, including a reduction of growth, dieback, and potentially death. Every attempt has been made to recommend removing those trees likely to experience severe decline and death as a result of planned activities.

Long Term Effects

No significant long-term effects on the forest ecosystem are anticipated. The site is heavily forested and over-stocked with a need for some tree removal. It is an overcrowded senescent stand with many of the trees in poor structural condition or declining health. The project as proposed is not likely to significantly reduce the availability of wildlife habitat over the long term as the site has surrounding forested areas which are to remain untouched. The site was evaluated for the following:

- Soil erosion; Slopes are gentle to moderate and may be addressed by appropriate measures;
- Water Quality: No watercourses are located near the construction. The removal of the trees will not substantially lessen the ability for the natural assimilation of nutrients, chemical pollutants, heavy metals, silt, and other noxious substances from ground and surface waters;
- Ecological Impacts: The removals will not have a substantial adverse impact upon existing biological and ecological systems or create climatic conditions which affect these systems. The proposed removals will not create conditions that may adversely affect the dynamic equilibrium of associated systems;
- Noise Pollution: The removals will not significantly increase ambient noise levels to the degree that a nuisance is anticipated to occur;
- Air Movement: The removals will not significantly reduce the ability of the existing vegetation to reduce wind velocities to the degree that a nuisance is anticipated to occur;
- Solar shade or sunlight: The site is overcrowded, many of the removals are of poor or lesser quality trees;
- Wildlife Habitat: Tree removal does not appear it will significantly reduce available habitat for wildlife existence and reproduction or result in the immigration of wildlife from adjacent or associated ecosystems.

RECOMMENDATIONS

Tree Removal

It is estimated approximately 45 tree removals are needed for this project. After proper authorization, the tree or trees shall be removed by a licensed insured professional tree service. The tree removal contractor shall verify the absence of active animal or bird nesting sites before any tree removal. If any active animal or bird nesting sites are found before tree removal, work shall be stopped until a qualified biologist is consulted for further recommendations. All other trees are to remain current with this design. No surrounding tree protection is necessary when the tree drop zone is clear of County protected vegetation. Tree wood and clippings are to be disposed of consistent with current California Department of Forestry guidelines which include stockpiling of material on-site or disposal at an approved refuse site.

Tree Replacement

The County of Monterey through the Del Monte Forest Land Use plan has tree replacement conditions as part of a tree removal permit when sufficient space exists to replant that does not create an overcrowded vegetated situation. The current state of the forest has had many mature overstory pine trees decline and die leaving a very strong seed crop for a prolific pine seedling growth. Due to the anticipated dense new growth, no replanting is advised for this site as it would create an overcrowded situation that would become a fire hazard in the future. Consequently, no re-planting is recommended.

Tree Pruning

It is to be understood that the pruning of retained trees may be expected for this site, especially along the roadway and near potential future building construction areas. Pruning should include the larger canopied trees that have deadwood or are exhibiting some minor structural defect or minor disease that must be compensated. Those trees that require pruning and possible monitoring are the closest to the roadways and proposed development areas. Should the health and vigor of any tree decline it will be treated as appropriately recommended by a certified arborist or qualified forester.

The following are offered as guidelines when pruning

Crown thinning is the cleaning out of or removal of dead diseased, weakly attached, or low vigor branches from a tree crown

- All trees will be assessed on how a tree will be pruned from the top down.
- Trimmers will favor branches with strong, U- shaped angles of attachment and where possible remove branches with weak, V-shaped angles of attachment and/or included bark.
- Lateral branches will be evenly spaced on the main stem of young trees and areas of fine pruning.
- Branches that rub or cross another branch will be removed where possible.

- Lateral branches will be no more than one-half to three-quarters of the diameter of the stem to discourage the development of co-dominant stems where feasible.
- In most cases, trimmers will not remove more than one-quarter of the living crown of a tree at one time. If it is necessary to remove more, it will be done over successive years.

Crown-raising removes the lower branches of a tree to provide clearance for buildings, vehicles, pedestrians, and vistas.

- Live branches on at least two-thirds of a tree's total height will be maintained wherever possible. The removal of many lower branches will hinder the development of a strong stem.

Tree Protection Standards

Before the commencement of any construction activity the following tree protection measures shall be implemented and approved by a qualified arborist or forester:

- Trees located adjacent to the construction area shall be protected from damage by construction equipment by the use of temporary fencing and through the wrapping of trunks with protective materials. No stripping of topsoil or grubbing of understory shall occur in tree preservation zones.
- Fenced areas and trunk protection materials shall remain in place during the entire construction period. Should access to the area be necessary a Professional Forester or Certified Arborist must be contacted to inspect the site for a recommended course of action.
- Fencing shall consist of chain link, snowdrift, plastic mesh, hay bales, or field fence. Existing fencing may also be used.
- Fencing is not to be attached to the tree but free-standing or self-supporting so as not to damage trees. Fencing shall be rigidly supported and shall stand a minimum of height of four feet above grade and should be placed to the farthest extent possible from the tree base to protect the area within the tree's drip line (typically 10-12 feet away from the base of a tree).
- In cases where access or space is limited for tree protection, it is permissible to protect the tree within the 10–12-foot distance after determination and approval by a qualified forester or arborist.
- Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, cleaning of concrete or plaster, and/or dumping of spoils or materials shall not be allowed adjacent to trees on the property especially within or near fenced areas.

During grading and excavation activities:

- All trenching, grading or any other digging or soil removal that is expected to encounter tree roots should be monitored by a qualified arborist or forester to ensure against drilling or cutting into or through major roots. Again, no stripping of topsoil or grubbing of understory shall occur in tree preservation zones.
- The project architect and qualified arborist should be on-site during excavation activities to direct any minor field adjustments that may be needed.
- Trenching for retaining walls or footings located adjacent to any tree shall be done

- by hand where practical and any roots greater than 3-inches diameter shall be bridged or pruned appropriately.
- Any roots that must be cut shall be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock-saw, narrow trencher with sharp blades, or other approved root pruning equipment.
- Any roots damaged during grading or excavation shall be exposed to sound tissue and cut cleanly with a saw.

If at any time potentially significant roots are discovered:

- The arborist/forester will be authorized to halt excavation until appropriate mitigation measures are formulated and implemented.
- If significant roots are identified that must be removed that will destabilize or negatively affects the target trees, the property owner will be notified immediately and a determination for removal will be assessed and made as required by law for treatment of the area that will not risk death decline or instability of the tree consistent with the implementation of appropriate construction design approaches.

Best Management Practices

The health of trees remaining should not be affected if the following practices are adhered to:

- A) Do not deposit any fill around trees, which may compact soils and alter water and air relationships. Avoid depositing fill, parking equipment, or staging construction materials near existing trees. Covering and compacting soil around trees can alter water and air relationships with the roots. Fill placed within the dripline may encourage the development of oak root fungus (*Armillaria mellea*). As necessary, trees may be protected by boards, fencing, or other materials to delineate protection zones.
- B) Pruning shall be conducted so as not to unnecessarily injure the tree. General principles of pruning include placing cuts immediately beyond the branch collar, making clean cuts by scoring the underside of the branch first, and for live oak, avoiding the period from February through May.
- C) Native live oaks are not adapted to summer watering and may develop crown or root rot as a result. Do not regularly irrigate within the drip line of oaks. Native, locally adapted, drought-resistant species are the most compatible with this goal.
- D) Root cutting should occur outside of the springtime. Late June and July would likely be the best. Pruning of the live crown should not occur from February through May.
- E) Tree material greater than 3 inches in diameter remaining on-site for more than one month that is not cut and split into firewood should be covered with clear plastic that is dug in securely around the pile. This will discourage infestation and dispersion of bark beetles.
- F) A mulch layer up to approximately 4 inches deep should be applied to the ground under selected trees following construction. Only 1 to 2 inches of mulch should be applied within 1 to 2 feet of the trunk, and under no circumstances should any soil or mulch be placed against the root crown (base) of trees. The best source of mulch would be from chipped material generated on-site.
- G) If trees along near the development are visibly declining in vigor, a Professional Forester or Certified Arborist should be contacted to inspect the site to recommend a course of action.

Fire Defensible Space (PRC 4291)

In addition to any tree work for safety or aesthetics, 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:

- (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:
 - A) Maintain around and adjacent to the building or structure a firebreak made by removing and clearing away, for a distance of not less than 30 feet on each side of the building or structure or to the property line, whichever is nearer, all flammable vegetation or other combustible growth. This subdivision does not apply to single specimens of trees or other vegetation that is well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to any building or structure.
 - B) Maintain around and adjacent to the building or structure additional fire protection or firebreak made by removing all brush, flammable vegetation, or combustible growth that is located within 100 feet from the building or structure or to the property line or at a greater distance if required by state law, or local ordinance, rule, or regulation. Grass and other vegetation located more than 30 feet from the building or structure and less than 18 inches in height above the ground may be maintained where necessary to stabilize the soil and prevent erosion.
 - C) Remove that portion of any tree that extends within 10-feet of the outlet of a chimney or stovepipe.
 - D) Maintain any tree adjacent to or overhanging a building free of dead or dying wood.
 - E) Maintain the roof of a structure free of leaves, needles, or other dead vegetative growth.
 - F) Provide and maintain at all times a screen over the outlet of every chimney or stovepipe that is attached to any fireplace, stove, or other devices that burns any solid or liquid fuel. The screen shall be constructed of nonflammable material with openings of not more than one-half inch in size.

Tree spacing on a wooded sloped area should be 20 feet or greater resulting in 100 trees per acre or less. CalFire advises a 20-foot horizontal separation between trees on slopes greater than 20%.

Agreement by Landowner

The following standard conditions are made a part of all Monterey County Forest Management Plans:

A. Management Objectives

1. Minimize erosion to prevent soil loss and siltation.
2. Preserve natural habitat including native forest, understory vegetation, and associated wildlife.
3. Prevent forest fire.
4. Preserve scenic forest canopy as located within the Critical Viewshed (any public viewing area).
5. Preserve landmark trees to the greatest extent possible as defined below.

B. Management Measures

1. Tree Removal: No tree will be removed without a Forest Management Plan or an Amended Forest Management Plan.
2. Application Requirements: Trees proposed for removal will be conspicuously marked by flagging or by paint. The proposed removal of native trees greater than six inches will be the minimum necessary for the proposed development. Removal not necessary for the proposed development will be limited to that required for the overall health and long-term maintenance of the forest, as verified in this plan or subsequent amendments to this plan.
3. Landmark Trees: All landmark trees will be protected from damage if not permitted to be removed as a diseased tree, which threatens to spread the disease to nearby healthy trees, or as a dangerous tree, which presents an immediate danger to human life or structures. Landmark oaks are trees that are visually, historically, or botanically significant specimens or are greater than 24 inches or more in diameter at breast height (DBH), or more than 1,000 years old.
4. Dead Trees: Because of their great value for wildlife habitat (particularly as nesting sites for insect-eating birds) large dead trees will normally be left in place. Smaller dead trees will normally be removed to reduce the fire hazard. Dead trees may be removed at the convenience of the owner.
5. Thinning: Trees less than six inches diameter breast height may be thinned to promote the growth of neighboring trees, without first developing a Forest Management Plan.
6. Protection of Trees: All trees other than those approved for removal shall be retained and maintained in good condition. Trimming, where not injurious to the health of the tree, may be performed wherever necessary in the judgment of the owner, particularly to reduce personal safety and fire hazards. Retained trees that are located close to the construction site shall be protected from inadvertent

damage by construction equipment through wrapping of trunks with protective materials, bridging or tunneling under major roots, where exposed in foundation or utility trenches, and other measures appropriate and necessary to protect the well-being of the retained trees.

7. Fire prevention: In addition to any measures required by the local California Department of Forestry fire authorities, the owner will;

- A) Maintain a spark arrester screen atop each chimney.
- B) Maintain spark arresters on gasoline-powered equipment.
- C) Establish a "greenbelt" by keeping vegetation in a green growing condition to a distance of at least 50 feet around the house.
- D) Break up and clear away any dense accumulation of dead or dry underbrush or plant litter, especially near landmark trees and around the greenbelt.

8. Use of fire (for clearing, etc.): Open fires will be set or allowed on the parcel only as a forest management tool under the direction of the Department of Forestry authorities, pursuant to local fire ordinances and directives.

9. Clearing Methods: Brush and other undergrowth, if removed, will be cleared through methods, which will not materially disturb the ground surface. Hand grubbing, crushing, and mowing will normally be the methods of choice

10. Irrigation: To avoid further depletion of the groundwater resource, prevent root diseases and otherwise maintain favorable conditions for the native forest, the parcel will not be irrigated except within developed areas. Caution will be exercised to avoid overwatering around trees.

11. Exotic Plants: Care will be taken to eradicate and to avoid the introduction of the following pest species:

- A) Pampas grass
- B) Genista (Scotch broom, French broom)
- C) Eucalyptus (large types)

Amendments

The Monterey County Director of Planning may approve amendments to this plan, provided that such amendments are consistent with the provisions of the discretionary permit or building submittal. Amendments to this Forest Management Plan will be required for proposed tree removal not shown as part of this Plan when the proposed removal falls within the description of a Forest Management Plan or Amendment to an existing Forest Management Plan.

Amended Forest Management Plan

A) An amended forest Management Plan shall be required when:

- 1. The Monterey County Director of Planning has previously approved a Forest Management Plan for the parcel.
- 2. The proposed tree removal as reviewed as part of a development has not been shown in the previously approved Forest management plan

B) At a minimum, the Amended Forest Management Plan shall consist of:

1. A plot showing the location, type, and size of each tree proposed for removal, as well as the location and type of trees to be replanted,
2. A narrative describing reasons for the proposed removal, alternatives to minimize the amount and impacts of the proposed tree removal, tree replanting information, and justification for the removal of trees outside of the developed area is proposed.

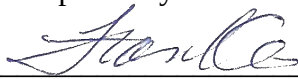
Compliance

It is further understood that failure to comply with this Plan will be considered as a failure to comply with the conditions of the Use Permit.

Transfer of Responsibility

This plan is intended to create a permanent forest management program for the site. It is understood, therefore, that in the event of a change of ownership, this plan shall be as binding on the new owner as it is on the present owner. As a permanent management program, this Plan will be conveyed to the future owner upon sale of the property.

Report Prepared By:



September 20, 2021

Frank Ono, SAF Forester #48004 & ISA Certified Arborist #WE-0536A Date

Recommendations Agreed to by landowner:

Landowner

Date

Forest Management Plan approved by:

Director of Planning

Date

Tree Chart

The following chart depicts trees found on site. Trees are rated as excellent, good, fair, poor, or dead

ID	Diameter	D2	Species	Condition	Remove	Comments
381	20		MP	Dead	x	
381.1	33		MP	Dead	x	
382	6		MP	Dead	x	
383	18		MP	Dead	x	
385	15		MP	Dead		
388	24		MP	Dead		
391	18		MP	Dead		
393	8		MP	Dead		
394	8		MP	Dead		
396	10		MP	Poor		Dying Crown
401	14		MP	Fair		Thinning Crown
402	14		MP	Fair		
403	18		MP	Fair		
404	24		MP	Fair		
404.1	24		MP	Fair		
405	10		MP	Fair		Thinning Crown
406	33		MP	Fair		
407	6		MP	Fair		
408	12		MP	Fair		
409	24	6	MP	Fair		2 Stems
410	24		MP	Fair		
411	8		MP	Fair		
412	30		MP	Fair		
413	15		MP	Fair	x	Thinning Crown
414	6		MP	Fair	x	
415	6		MP	Fair	x	
416	14		MP	Fair		
417	14		MP	Fair		
418	15		MP	Fair	x	Gall, Thinning Crown
419	15		MP	Fair	x	
420	18		MP	Fair	x	
421	24		MP	Fair	x	
422	24		MP	Fair	x	
423	12		MP	Fair	x	
424	12		MP	Fair	x	
425	30		MP	Fair		Bleeding
426	20		MP	Fair		
427	14		MP	Fair		
428	14		MP	Fair	x	Codominant Stems
429	30		MP	Fair	x	
430	24		MP	Fair	x	

MP- Monterey pine, CLO – Coast live oak, MC – Monterey cypress

ID	Diameter	D2	Species	Condition	Remove	Comments
431	6		MP	Fair	x	Thinning Crown
432	10		MP	Fair		
433	24		MP	Fair	x	
434	18		MP	Fair	x	
435	12		MP	Poor	x	Dying Crown
436	36		MP	Fair	x	Codominant Stems
437	14		MP	Fair	x	
438	6		MP	Fair	x	
439	10		MP	Fair		
440	14		MP	Poor		Severe Sweep
441	36		MP	Fair	x	
442	18		MP	Fair	x	
443	24		MP	Fair	x	
444	24		MP	Fair	x	
445	18		MP	Fair	x	
446	10		MP	Fair	x	
447	24		MP	Fair	x	
448	10		MP	Fair	x	
449	12		MP	Fair	x	
450	15		MC	Fair		
451	12		MP	Fair	x	Thinning Crown
452	24		MP	Poor	x	Dying Crown
453	12		MP	Dead	x	
454	6		MP	Fair	x	
455	27		MC	Fair		
456	15		MC	Fair		
457	14		MP	Fair		
458	36		MP	Fair	x	
459	12		MP	Fair	x	
460	8		MP	Fair	x	Thinning Crown
461	18		MP	Fair	x	
462	18		MP	Dead	x	
463	10		MP	Fair		
464	30		MP	Fair		
465	24		MP	Fair		
466	24		MP	Fair		
467	24		MP	Fair		
468	30		MP	Fair		
469	15		MP	Poor		Dying Crown
470	15		MP	Fair		
471	15		MP	Fair		

ID	Diameter	D2	Species	Condition	Remove	Comments
472	15		MP	Fair		
473	10		MP	Fair		
474	18		MP	Fair		Thinning Crown
475	10		MP	Fair		Thinning Crown
476	8		MP	Fair		
477	8		MP	Fair	x	
478	24		MP	Fair	x	
479	20		MP	Fair	x	
480	14		MP	Fair		
481	30		MP	Fair		
482	24		MP	Fair		
483	24		MP	Fair		
484	30		MP	Fair		
485	26		MP	Fair		Thinning Crown
486	18		MP	Poor		Dying Crown
487	20	18	MP	Fair		Codominant Stems
488	18		MP	Fair		
489	6		MP	Fair		
490	12		MP	Fair		Thinning Crown
491	14		MP	Fair		
492	36		MP	Fair		
493	14		MP	Fair		
494	6		MP	Fair		
495	18		MP	Fair		
496	18		MP	Fair		
497	10	10	CLO	Fair		Codominant Stems
498	20		MP	Fair		
499	10		MP	Fair		
500	6		MP	Fair		
901	14		MP	Poor		Gall, Thinning Crown
902	10		MP	Fair		
903	8		MP	Fair		
904	15		MP	Fair		
905	33		MP	Fair		
906	24		MP	Fair		
907	14		MP	Fair		
908	12		MP	Poor		Dying Crown
909	12		MP	Poor		Dying Crown
910	14		MP	Fair		
911	15		MP	Fair		
912	12		MP	Poor		Dying Crown

ID	Diameter	D2	Species	Condition	Remove	Comments
913	14		MP	Fair		
914	6		MP	Fair		
915	20		MP	Fair		
916	10		MP	Fair		
917	24		MP	Fair		
918	10		MP	Fair		
919	12		MP	Fair		
920	12		MP	Fair		
921	30		MP	Fair		
922	6		MP	Poor		Dying Crown
923	6		MP	Poor		Dying Crown
924	24		MP	Fair		Gall
925	24		MP	Fair		
926	18		MP	Fair		
927	33		MP	Fair		
928	15		MP	Fair		
929	18		MP	Fair		
930	12		MP	Fair		
931	15		MP	Fair		
932	36		MP	Fair		
933	6		MP	Dead		
934	30		MP	Fair		
935	18		MP	Fair		
936	24		MP	Fair		
937	8		MP	Fair		
938	24		MP	Fair		
939	14		MP	Fair		
940	8		MP	Fair		
941	18		MP	Poor		Dying Crown, Exposed Roots
942	30		MP	Fair		
943	24		CLO	Fair		

Map Legend:

Basis of Bearings: A calculated line between a monument marked "LS 2746" at Corner 45 (R1) and a 3/4" IP with a plastic plug marked "LS 2689" at Corner 49 (R1) with bearing and distance S46° 12' 38"W 655.29', as partially shown hereon.

Vertical Datum: Assumed.

Site Benchmark: Control Point 102 as shown hereon.

Contour Interval: Contours as shown hereon are interpolated using computer digital terrain modeling software and spot elevations. Ground may be more irregular than contours indicate.

Note: The abbreviation and symbol lists below are comprehensive and not all abbreviations or symbols will appear on the map.

Boundary Legend

A.G.S. - above ground surface
A.S.O. - as shown on
AP - angle point
BC - brass cap or begin curve
BFP - backflow preventer
B.G.S. - below ground surface
BOC - back of curb
COR - corner
CP - control point
CTL - CONTROL
DOC - document
ENG/ENGR - engineer
FD/FND - found
F.T.C. - from true corner
I.P. - iron pipe
L-T/L&T - lead & tag
LS - land surveyor
M-T - MAG NAIL & tag
MAG - MAG NAIL
MKD - marked
MON - monument
N-I - nail & tag
N.R.F. - no reference found
O.R. - Official Records, Monterey County
O.U. - origin unknown
PER - map or corner record when monument was set
POL - point on line
RCE - registered civil engineer
ROW - right of way
S.F.N.F. - searched for, not found
SPK - spike
STA - station/control point
TBM - temporary benchmark

Topography Legend

AC - asphalt concrete
AD - area drain
AL - area light
BLD/BLDG - building
BLDR(S) - boulder(s)
BOC - back of curb
BRK - brick
BTM/BOT - bottom
BW - back of sidewalk
CF - curb face
CHIM - chimney
CL - centerline
CLM - column
CONC - concrete
D - dirt
DG - decomposed granite
DK - deck
DW - driveway
EA - exposed aggregate concrete
ENCL - enclosure
EP - edge of paving
FF - finished floor
FF-THRESH - finished floor threshold
FH - fire hydrant
FL - flow line
FL-NG - flow line natural grade
FNC - fence
FNC-BRD - board fence
FNC-BW - barbed wire fence
FNC-CL - chain-link fence
FNC-GS - grapestake fence
FNC-HW - hogwire fence
FNC-I - iron fence
FNC-LAT - lattice fence
FNC-PR - post & rail fence
FNC-WD - wood fence
FNC-WI - wrought iron fence
FNC-WR - wire fence
FOB - face of building
FOW - face of wall
FS - finished surface
FTG - footing
FW - front of sidewalk
GAR - garage
GB - grade break
GUT - edge of gutter
GUYA - guy anchor
GUYP - guy pole
GVL - gravel
HC - handicap
HDG - hedge
HRAIL - hand rail

INT - intersection
LNDG - landing
LIP - edge of conc gutter
MB - mailbox
MTL - metal
NG - natural grade
P - pool
PLTR - planter
PTO - patio
PVR - paver
RD - road
RDG - ridge
ROOF-P - roof peak
ROOF-R - roof ridge
STC - stucco
STN - stone
STP - step
STRP - stripe
SW - sidewalk
SWL - swale
TC - top of curb
TOP - top of slope
TOE - toe of slope
TW/TOW - top of wall
WALL-AB - Allen Block wall
WALL-CMU - concrete masonry unit wall
WALL-CRML - Carmel stone wall
WALL-DSTN - dry stack stone wall
WALL-RR - rrtie wall
WALL-STC - stucco wall
WLK - sidewalk

Utility Legend

CAIV - cable tv
COMM - communications
CO or C/O - clean out
DDCV - double detector check valve
ELEC - electric
EM - electric meter
EO - electric outlet
GM - gas meter
GV - gas valve
HB - hose bib
ICV - irrigation control valve
IRR - irrigation
JP - joint utility pole
LT - light
LT-STD - light standard/pole
PB - utility pull box
PB-? - unmarked pull box
PF-PIN FLAG
PF-B - blue pin flag
PF-G - green pin flag
PF-O - orange pin flag
PF-P - pink pin flag
PF-PL - purple pin flag
PF-R - red pin flag
PF-W - white pin flag
PF-Y - yellow pin flag
PM - paint mark
PM-B - blue PM (water)
PM-G - green PM (sewer)
PM-O - orange PM (catv/comm)
PM-P - pink PM (unknown facilities)
PM-PL - purple PM (reclaimed water/irr)
PM-R - red PM (elec)
PM-W - white paint mark
PM-Y - yellow PM (gas)
PP - power pole
PVR - paver
SCO - sewer clean out
SDMH - storm drain manhole
SSMH - sanitary sewer manhole
ST LT - street light
STN - stone
TELCO - telephone
TG - top of drain grate
UP - utility pole
UTIL - utility
VLT - vault
VLT-GTE - GTE vault
VLT-PB - PacBell vault
VLT-PGE - PG&E vault
VLT-TELCOM - telecommunications vault
VLT-? - unmarked vault
VLT-VRZ - Verizon vault
WD-wood
WL - water line
WM - water meter
WV - water valve

Record Map References:

R1: "Record of Survey of a Portion of Rancho El Pescadero" filed in Volume 4 of Surveys at Page 95, in the Monterey County Recorder's Office, State of California.

Boundary Note:

The boundary location as shown is calculated using found survey markers to the southeast of the site and is suitable for site design and planning purposes. If the parcel corners are to be set, we would need to do additional field work to find survey markers northwesterly of the site to confirm the boundary location.



Surveyor's Notes:

This map portrays the site at the time of the survey and does not show soils or geology information, underground conditions, easements, zoning or regulatory information or any other items not specifically requested by the property owner. There may be easements or other rights, recorded or unrecorded, affecting the subject property which are not shown hereon.

Underground utilities, if any, were not located. Information regarding underground utility locations should be obtained from the appropriate utility companies or public agencies.

Elevations are based on an arbitrarily assumed datum as noted. Ground may be more irregular than contours indicate.

Distances are expressed in feet and decimals thereof.

The cross symbol (x) marks the horizontal position of the spot elevation shown. Tree symbols are drawn to scale only approximately.

Sufficient boundary ties were made to graphically show existing features however a complete boundary survey was not performed.

Topographic Survey

1272 Viscaino Rd., APN: 008-231-003
Located in Pebble Beach, Monterey County, State of California

Prepared For and Requested By: Dan Mansur

March 2021

Rasmussen Land Surveying, Inc.
2150 Garden Road, Suite A-3, Monterey, California 93942
P: 831.375.7240 F: 831.375.2545



RLS W.O. # 2021-025 Mansur

Sheet 1 of 1

Subject: RE: Mansur Property, Tree Assessment

[CAUTION: This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe.]

Zoe,

For the record, the property owner requested that the trees be removed, though I tried to talk him out of it and recommended retention and pruning, but he was adamant about removal. You can try and have the property owner try to retain them as I am not an advocate of tree removal, but caution that removal was for liability purposes. Retention of tall pine trees is not always safe; with some oaks or other understory trees, you can get excavation closer to trees without many complications and encroach the tree's canopy edge or critical root zone (oaks are shorter than pines). Tall pines have a "lever" effect, where wind forces pry on the stems and newly exposed trees will uproot as seen in this year's storms. I have found with tall pines, when soils are disturbed and especially when the canopy becomes fragmented, they will either fall easily or succumb to bark beetles later and die to become hazardous or additional fuel load.

The subject pine trees are in a stand with roots enmeshed giving strength and support to each other. They are protected by existing wind hardened surrounding trees (once the canopy is fragmented it exposes trees that are not wind hardened and accustomed to the new wind pressure). Grading for the main structure and grading requires cutting roots, what will remain are adjacent new edge trees that are weaker rooted; these may fail from wind funneling because they have lost surrounding protection of pines that were previously accustomed to the winds.

I didn't have a grading sheet to study, but essentially grade changes are either accomplished by the placement of retaining walls or cutting the slope to re-establish the grade and improve water flow away from the structure. I am to understand that in this case, he is planning to install retaining walls; this will require soil overcut and removal of roots on trees that will not be accustomed to the newly exposed wind. As to stem bleeding, this is excessive resinosity, a product of pine pitch canker, a non-curable disease that has affected and slowly killed many of the pines in this forest.

I hope these answers some of your questions. I will be away from my desk next week and part of May. Although I am no longer retained by the property owner feel free to ask me further questions on the report.

Frank Ono
ISA Certified Arborist #WE-0536
Society of American Foresters # 48004
Office 831-373-7086
Cell 831-594-2291

From: Zepp, Zoe <ZeppZ@co.monterey.ca.us>

Sent: Monday, April 17, 2023 11:27 AM

To: fonoconsulting@gmail.com

Subject: Mansur Property, Tree Assessment

Hello Frank,

I am reaching out for some clarification regarding a Tree Assessment that you completed for Dan and Tricia Mansur at 1272 Viscaino Rd in Pebble Beach. Attached are the Tree Assessment, the amendment to the Tree Assessment and a site plan with the trees in question circled in red.

As the County Planner for this project, I must make the finding that the number of trees proposed for removal is the minimum under the circumstances. Approximately 30 to 35 trees are within the footprint of the house, patios and driveway or are directly adjacent to the proposed structure; these are justifiable under the circumstances.

There are about 15 trees that I'll need an explanation of why they are recommended for removal.

Tree 467, 466 and 465 are included on the removal list in the attached amendment dated 11/18/22. These trees are said to be in fair condition but are proposed for removal due to neighbor complaints. Can you please provide clarification if these trees will be impacted by the proposed development or are hazardous?

The other trees I have questions about include 425, 426, 433, 438, 441, 445, 454, 458, 459, 460, 461 and 470. From looking at the site plan, these 15 trees appear to be far enough away from the structure that they wouldn't be directly impacted. Please let me know if this is incorrect, my understanding is if the dripline of the tree is outside of the footprint of the development it can survive.

None of these trees were deemed dead or hazardous, although some had comments regarding the tree's status in the tree removal list.

Tree 425 says "bleeding, very tall, close to bedroom", are these reasons justifiable for removing the tree? Is this tree hazardous because it is bleeding, or is it close enough to the structure to where it would be impacted by the construction?

The dripline of tree 433 extends into the proposed driveway, would this tree be impacted beyond saving? I understand each project and each tree are different but in the past I have seen some scenarios where trees were able to remain even with the dripline extending into a grading space.

To help make the finding that these 15 trees must be removed for this development project to take place, I would appreciate it if you could please provide a little more detail regarding the individual trees and the recommendation for their removal.

Thank you,

Zoe Zepp

Assistant Planner

County of Monterey

Housing and Community Development

1441 Schilling Pl, Salinas, CA, 93901

(831) 755-5198 zeppz@co.monterey.ca.us

<image004.png>

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