Exhibit C

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TREE RESOURCE ASSESSMENT

&

PRELIMINARY CONSTRUCTION IMPACT ANALYSIS

Prepared by **COAST WILDLAND** for **Groza Construction** on behalf of **P. Wiley Curran, Owner**

3038 Alta Avenue, Carmel, CA 93923

APNs: 009-134-012 & 013

April 2, 2026

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ATTACHMENTS:

I. SCOPE of WORK

On March 25, 2026 I conducted a resource assessment and preliminary construction impact analysis of all trees equal or greater to 6 inches in diameter located at 3038 Alta Avenue in Carmel at the request of Groza Construction (on behalf of their client, P. Wiley Curran) in preparation for building plan submission to Monterey County.

Ahead of my site visit, Groza Construction shared a current site survey with tree locations marked (completed by Rasmussen Land Surveying, Inc., November 2023) and the design plan set for a proposed ADU by McHenry Shaffer Architecture, dated October 28, 2025.

I surveyed and affixed numbered metal tree tags to 48 trees on the subject property and marked their locations on the site plan. I have provided my recommendations for tree resource protection and preservation here based on the proposed ADU building plans as they relate to individual tree specimen locations, species, sizes and current health conditions.

Please see tree locations and diameters (marked in **green text**) and recommended tree protection fencing locations (**orange** line) on the **3038 ALTA AVENUE SITE PLAN with TREE DETAIL** dated March 25, 2026 and additional notes specific to each tree and its anticipated tolerance to the proposed construction in the **3038 ALTA AVENUE TREE INVENTORY TABLE.** Both of these documents are attached at the bottom of this report along with photographs documenting current tree conditions on the lot.

II. KEY FINDINGS

1.) One tree (tag #055) is located within the proposed ADU footprint and is proposed for removal. This tree is a 16″ diameter Coast live oak in a state of *fair* health with *poor* structure. It shows obvious signs of decay at a historic secondary trunk removal site and has a significant lean toward the fence to the southeast. There were no signs of bird nesting or activity in tree #055 at time of assessment.

2.) Based on my observations of the site, particularly the density of native and non-native landscape trees in other portions of the lot and the relative isolation of tree #055 with respect to other trees, the removal of tree #055 will have very little impact on surrounding oak woodland habitat continuity and will not result in significant changes to prevailing sun and/or wind exposure to the remaining trees.

3.) Removing tree #055 would be the minimum tree removal feasible under the circumstances.

4.) Tree #055 would be replaced with one Coast live oak with the location to be determined by the final approved Landscape Plan.
5.) Tree #035, an 8.5″ diameter Coast live oak, is obviously dead (it has no green foliage and has cracking/peeling bark). This tree should be removed for fire safety reasons. No replacement planting for this tree is recommended.
6.) There are five Landmark trees on the lot - one 55.5″ diameter Coast redwood (tag #036), one 24″ diameter Coast live oak (tag #037/491), one 38.5″ Monterey cypress (tag #048), and two Monterey pines - one 40″ diameter (tag #068) and 24.5″ diameter (tag #069). Tree protections should be established around trees #068 and #069 which are growing adjacent to the access points where traffic (crews, equipment) are expected during construction. The other Landmark trees are located sufficiently distant from the proposed ADU that construction impacts to these trees are not anticipated.
7.) Special care will need to be taken in order to minimize impacts to the oak trees growing along the access pathways leading to the proposed ADU location, and those located south of the ADU, during construction. Specifically, the Coast live oak trees most likely to be impacted by the construction are trees #052, #053, #054, #056, #057, #061, and #062, Please see location of proposed tree protection barrier fencing on the **3038 ALTA AVENUE SITE PLAN with TREE DETAIL** attached below (shown as an orange line).
8.) Of the trees listed above, tree #052, #053, #054, and #056 have the highest potential to be detrimentally impacted by the proposed construction. These trees are located immediately adjacent to the proposed ADU and will need to be carefully protected during, and monitored after, construction. See Section **V. TREE PROTECTION DURING CONSTRUCTION** below for more details.
9.) Many of the Coast live oaks on the property show signs of stress and decay, likely caused (at least in part) by summer irrigation. It is highly recommended to avoid irrigating the ground underneath mature oak canopies during the dry season in order to discourage further deterioration of the condition of these trees.

III. APPLICABLE POLICIES AND REGULATIONS

Native trees with diameters of six inches or more are protected in Monterey County. A tree removal permit is required for the removal of any protected tree specimen and tree removal must be determined to be the "minimum under the circumstances" before a tree removal permit is issued.

3038 Alta Avenue is located within the **Coastal Zone** and is subject to the **Carmel Area Land Use Plan** ("**LUP**").

Applicable sections of **Chapter 20.146.060 Forest Resources Development Standards** of the **Carmel LUP** stipulate that:

1. A Coastal Development Permit is required for the removal of native trees of any size or amount.
2. Removal of Landmark trees of all native species shall not be permitted (Landmark trees are trees that are 24" diameter DBH or greater, visually or historically significant, exemplary of their species, or more than 1,000 years old).
3. Structures shall be sited, located, sized and designed as necessary to minimize tree removal.
4. Tree removal shall be limited to that required to maintain the health and long-term maintenance of the forest.
5. Native trees to be removed which are 12" or more in diameter shall be replaced at a rate of one tree of the same variety for each tree removed, unless this would result in overcrowded, unhealthy conditions.

In compliance with this section of the Carmel Area LUP, a Coastal Development Permit is being applied for, no Landmark trees are proposed for removal, the proposed ADU has been sited to minimize tree removal and protect the long-term health of the forest, and the one 16" Coast live oak tree (tree tag #055) proposed for removal will be replaced with a Coast live oak at a rate of 1:1.

Additionally, the Coast live oak trees found at 3038 Alta Avenue are protected, native and naturally occurring oak woodland trees subject to **PRC 21083.4**. Pursuant to **PRC 21083.4**, oak woodland habitat will not be converted as a result of this project and the proposed tree removal and tree replacement planting will be monitored annually for 7 years by a certified arborist to ensure successful establishment of the replacement tree.

IV. TREE RESOURCE ASSESSMENT PROCESS

On March 25, 2026 I personally examined and affixed numbered metal tree tags to 48 trees located at 3038 Alta Avenue. Tags were placed at approximately 5 feet above grade.

Each tree was identified by its species. One Monterey cypress (planted), two Monterey pines (possibly planted), one Coast redwood (likely planted), ten non–native, planted landscape trees (*Eucalyptus, Pittosporum, and Leptospermum*), and 33 Coast live oaks were found on the property. One large (5″ diameter) Toyon (a CA native normally considered a shrub that has been pruned to grow like a tree) was marked as a tree on the base survey and was included in the tree inventory.

Tree diameters were measured at 24″ above natural grade using a specialized forestry tape measure. Trees with two trunks at 24″ above grade have two measurements listed (separated by a comma). Tree clusters have two measurements listed indicating the range of diameters from smallest to largest (separate by a dash symbol) and notes in the Arborist Comments column indicating the number of trunks in the cluster.

The current health condition and structure of each tree were assessed and listed on a scale of *"poor-fair-good-excellent"* based on a visual (Level 2) inspection of the entire tree, from the base of the root crown, trunk, scaffolds, branches and leaves.

Tree Protection Zones (TPZs) for each tree specimen have been calculated based on the ANSI A300 - 2023 Tree Care Standards (Sections 9.10.1.2 - 9.10.1.4), the species' relative tolerance to development impacts[1], the tree's estimated age, and assessed current health condition and structure (see **Section V. Tree Protection During Construction** for details below).

Potential impacts to trees related to the proposed construction were evaluated and listed on a scale of *"low-moderate-high".* Potential impacts to trees were determined based on the tree's proximity to the proposed construction and the species, size, age and health condition of the tree specimen. If no ground disturbing activity is expected within the canopy dripline of a tree,

[1] Matheney and Clark. 1998. *Trees and Development: A Technical Guide to Preservation of Trees During Land Development.* International Society of Arboriculture. p.167-179.

the potential tree impact is listed as *low.* If a moderate amount of ground disturbing activity is likely to be conducted within the canopy dripline of a tree, the potential tree impact is listed as *moderate*. If ground disturbing activity is planned within 25% or more of the canopy dripline or within 25% or more of the TPZ of an individual tree specimen, potential tree impact is listed as *high.*

Of the 48 trees surveyed, five trees (tag #s #052, #053, #054, #056 and #057) are likely to be *highly* impacted by construction. 10 trees have a *moderate* chance of being impacted due to their proximity to the proposed ADU or the access pathways leading to the ADU. These 15 trees should be carefully monitored during and after construction for any changes in health condition.

V. FOREST MANAGEMENT

Older trees generally have lower tolerances to construction impacts than smaller, younger trees do. Coast live oaks are fairly tolerant of construction impacts when compared to other tree species, however they are sensitive to fill soil being added around the base of their trunks and are especially intolerant of summer irrigation. Monterey pines are moderately tolerant of development impacts but may require irrigation after ground disturbance. Coast redwoods are tolerant of disturbance from construction but may require irrigation if growing out of their native range as well as during construction and after injury.[2]

Mature coast live oak trees should not receive regular irrigation during the dry season, unless they have suffered significant root loss due to construction.

Note: Obvious signs of decay in many of the Coast live oaks growing in irrigated landscaped areas on the property were observed. It is highly recommended that landscape irrigation be adjusted so that it does not encroach into the driplines of mature Coast live oak trees on the lot.

A layer of 2-4 inches of woodchip mulch may be applied to soils under tree canopy driplines disturbed by construction or in wooded areas. Ensure that the mulch is not in direct contact

[2] Matheney and Clark, *Trees and Development: A Technical Guide to Preservation of Trees During Land Development*. International Society of Arboriculture, 1998. p.174-177.

with the trunks or root flares of the trees as this may encourage pathogens and lead to further decay. Ensure that the mulch layer is not deeper than 4 inches as this may pose a wildfire risk.

Prune trees according to specifications indicated in the Fuel Management Plan, PRC 4291 (defensible space clearance), ANSI A300 Tree Care Standards and Best Management Practices ("BMPs") set by the International Society of Arboriculture.

Once the location for the replacement Coast live oak tree is selected, plant one Coast live oak (*Q. agrifolia*) in a 15 gallon container (5 gallon is acceptable if 15 gallon is not available). Keep the tree protected from pests (ex. Deer and gophers) and irrigate it regularly for 2 years or until it is successfully established.

These practices should also apply to any additional native tree plantings on the subject property.

Please note: **Arborist Comments** have been provided in the **TREE INVENTORY TABLE** wherever notable observations or recommendations for plan modification, tree protection, care, maintenance, or methods to reduce impacts to specific trees were made.

Photos of current site conditions (on March 25, 2026) and tree specimens of special concern or significance are also provided below.

VI. TREE PROTECTION DURING CONSTRUCTION

Wherever possible, ground disturbance should be avoided within the root zone (generally considered one-third larger than the total drip line area of an individual tree), and roots two inches or greater in diameter should not be cut. If an area one-third larger than the total drip line of an individual tree cannot be protected, a Tree Protection Zone ("TPZ") radius has been provided for each tree specimen in the **TREE INVENTORY TABLE** provided below.

Any disturbance of the soil within the TPZ's identified here or any disturbance of 25% or more of the canopy dripline of a single tree specimen should be considered significant, potentially leading to impacts detrimental to tree health, including increasing the likelihood of partial or whole tree failure.

No trenching or grade changes should occur within the TPZ without authorization from the Certified Arborist or Registered Professional Forester assigned to the project.

Before construction begins, a sturdy, highly visible tree protection exclusion fence shall be installed in the locations specified by an **orange** line in the attached **SITE PLAN with TREE DETAIL.**

Exclusion fencing will be examined and approved by the Certified Arborist or Registered Professional Forester assigned to the project prior to the commencement of construction activity, grading or heavy equipment operation in proximity to the trees inventoried here.

To the greatest extent possible soils shall be retained at natural grade level and minimum compaction, cutting and filling of undisturbed soils shall occur within the canopy drip lines of all trees on site that have potential to be impacted by the proposed construction.

If paving must be placed within the drip zone of a tree, a permeable pavement should be used. Whenever possible, avoid paving within a radius of six (6) feet around the base of any tree.

VII. CONCLUSION

Once tree #055 is removed and acceptable tree protection and care measures are taken to protect the remaining trees on the property as outlined in this report, the proposed construction of an ADU at 3038 Alta Avenue should have a minimal impact on the trees inventoried here and no significant impacts to oak woodland habitat will be anticipated.

Please reach out to my office directly if you have any questions about this report or if further information is needed.

Sincerely,

Benjamin R. Eichorn

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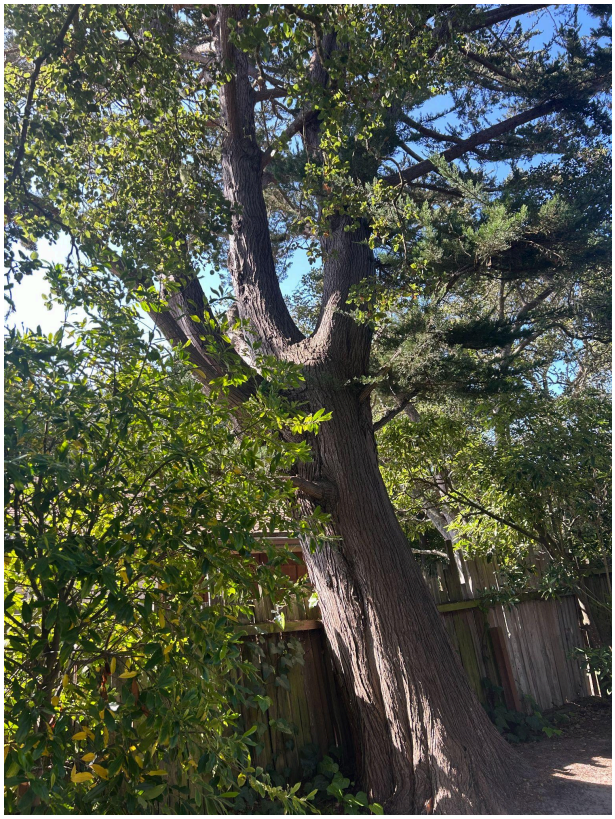
(TRAQ, WE-15536A)

VIII. PHOTOS - March 25, 2026 (all photos by Benjamin Eichorn)

Tree #035	Tree #055
	
Tree #035 is an 8.5″ Coast live oak that is obviously dead and should be removed for fire safety reasons. Replacement planting is not recommended due to crowded conditions.	*Tree #055 is a 16″ Coast live oak tree planned for removal. Obvious signs of decay are visible at an historic secondary trunk removal site. The tree has a significant lean toward the fence to the southeast and is growing within the proposed ADU footprint. There were no signs of bird nesting or activity at the time of assessment. Replace with one 15 gallon Coast live oak.*

Tree #036	Tree #037/491
	
Tree #036 is a 55″ diameter Landmark Coast redwood in good health with good structure and a large burl visible at base of trunk and root flare. It is growing along the adobe wall perimeter within the irrigated landscape area. This tree, unlike the Coast live oaks growing nearby, is likely benefiting from landscape irrigation. Regularly remove suckering water sprouts for fire safety.	*Tree #037/491 is a 24″ Landmark Coast live oak tree in poor health with fair structure. I found tag #491 on this tree. I left tag #491 and added tag #037 adjacent to it. The tree has bark missing and cankers with sap flow and decay visible at the base of its trunk and at an historic branch removal site. Significant leaf loss, twig dieback and necrotic tissue were visible in the canopy. Growing within the irrigated landscape area. Recommend not irrigating under canopy drip line during dry season in order to prevent further decay.*

Tree #048	Trees #053 and #054
	
Tree #048 is a 38.5″ Landmark Monterey cypress in good health with fair structure, leaning over the fence toward the Neighbor to the south.	*Tree #053 is a two trunk oak (13.5″, 16″) Coast live oak in fair health with fair structure leaning over the fence into the neighbor's yard.* *Tree #054 is an 8″ diameter Coast live oak in fair health with poor structure.* *Both of these trees have high potential to be impacted by the proposed construction and should be protected by highly visible, sturdy tree protection fencing.*

Tree #056	Tree #057
	
Tree #056 is a three stem (11.5″-13.5″) Coast live oak in fair health with fair structure growing adjacent to the existing shed and planned ADU. Protect with sturdy high visibility, fencing during construction and minimize ground disturbance under canopy drip line. Monitor for any changes in condition during and after construction.	*Tree #057 is a 11.5″ Coast live oak in fair health with fair structure growing within 4 feet of the existing main house. It shows signs of decay at historic branch removal sites. Protect with sturdy high visibility, fencing during construction and minimize ground disturbance under canopy drip line. Monitor for any changes in condition.*

Tree #068 and Tree #069

Tree #068 is a 40″ Landmark Monterey pine tree in good health with fair structure. Girdling roots are visible at the root flare. Protect during construction with sturdy high visibility fencing.

Tree #069 is a 24.5″ Landmark Monterey pine in fair health with fair structure. It is leaning toward utility lines and a utility pole. Protect with sturdy, high visibility fencing during construction.

IX. LIMITATIONS

Any opinions, recommendations or advice, either expressed or implied by Coast Wildland are based on information supplied by the Client (ex. surveys, building plans, geotechnical reports, etc.), and field data, measurements and observations collected on site by Coast Wildland.

Please note that all analyses provided by Coast Wildland should be considered ***limited*** *in that they are based on a visual (Level 2) inspection of site conditions, tree health and condition, and/or obvious structural defects and hazards as observed from ground level by an ISA-Certified Arborist and NFPA-Certified Wildfire Mitigation Specialist. Coast Wildland cannot offer a complete assessment of tree health and potential hazards. Many tree health and hazard conditions are not observable through a limited visual assessment. A comprehensive tree health and hazard assessment would include measures not provided in this proposed scope of work (ex. laboratory analysis of leaf tissues, tree core sampling, resistance drilling, root collar excavation, sonic tomography, sounding, soil sampling and analysis, and inspection of the entire tree canopy by climbing and/or drone imagery).*

Client is hereby advised that trees and/or limbs of trees are prone to fail under natural conditions and that the recommendations found in our analyses are based on industry accepted best management practices ("BMP"s) and standards of tree care published by the International Society of Arboriculture ("ISA"). Even trees that appear structurally sound and healthy may fail unexpectedly without any visible signs of being structurally or physiologically compromised. Trees are at increased risk of failure during episodes of rain, wind and wildfire, however they can also fail at any time and under fair weather conditions. This proposal is provided with the explicit understanding that, a.) No trees on or adjacent to the subject property are guaranteed to be safe or sound over any period of time, regardless of weather conditions, and, b.) Coast Wildland cannot be found liable for tree failure impacting the subject property (or adjacent properties) regardless of the findings of our analyses and written recommendations.

By accepting this proposal, Client acknowledges that wildfire is an inherently unpredictable natural phenomenon, that the consultation service and recommendations provided by Coast Wildland do not guarantee that Client's home, life, or property will be protected from wildfire, and that any and all actions Coast Wildland suggests be taken to reduce wildfire risk are solely the responsibility of Client. Additionally, Client acknowledges that the local fire authority having jurisdiction, not Coast Wildland, is the official authority on all matters related to fire preparedness and safety at the property in question.

Furthermore, Client acknowledges that natural forces such as storms, wind, rain and wildfires can impact tree health in unforeseen ways and that natural forces can be highly unpredictable phenomena. Client

acknowledges that the consultation service, risk assessment and recommended risk mitigations being provided by Coast Wildland, if taken, do not guarantee that Client's (or their neighbors') lives or properties will be protected from tree hazards or wildfires and that any and all actions Coast Wildland suggests be taken to reduce tree risks or wildfire risks are solely the responsibility of the Client.

Finally, if permitting is required for any activity recommended by Coast Wildland, applying for and obtaining such permits is solely the responsibility of the Client. Additionally, Coast Wildland cannot guarantee that our analyses, reports or recommendations will result in a Client's permit applications being approved.

3038 ALTA AVENUE TREE INVENTORY TABLE

Client Name: Curran Address: 3038 Alta Avenue Carmel, CA 93923 APNs: 009-134-012 & 013 Assessment Date: March 25, 2026	Species Abbreviations: Coast live oak, *Quercus agrifolia* ("Clo") Coast redwood, *Sequoia sempervirens* ("Crw") Monterey pine, *Pinus radiata* ("Mp") Monterey cypress, *Hesperocyparis macrocarpa* ("Cyp") Non–native tree species ("Nn")

* *Indicates Landmark Status (equal or greater to 24″ in diameter)*

TREE TAG #	**SPECIES**	**DIA. @ 24″ (inches)**	**HEALTH/ STRUCTURE**	**TREE PROTECTION ZONE ("TPZ") RADIUS (feet)**	**POTENTIAL IMPACTS**	**ARBORIST COMMENTS**
025	Clo	13.5″	Good/Good	7′	Low	*Growing under utility lines. One scaffold branch is in direct contact with the utility pole.*
026	Clo	13.5″	Good/Good	7′	Low	*Tree located within 10 feet of stop sign.*
027	Clo	11″	Good/Fair	5.5′	Low	*Codominant stems at approximately 7 feet above grade and leaning toward the intersection of Alta Avenue and Camino del Monte.*
028	Clo	9″	Good/Fair	4.5′	Low	*Leaning toward the intersection of Alta Avenue and Camino Del Monte.*
029	Clo	14″	Good/Fair	7′	Low	*Leaning toward Camino del Monte.*

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3038 ALTA AVENUE TREE INVENTORY TABLE

030	Clo	21.5″	Good/Fair	11′	Low	*Large oak with codominant scaffold branches at 4 feet above Grade. Growing next to the asphalt pathway. Prune branches growing above the garage according to the Fuel Management Plan and ANSI A300 Tree Care Standards.*
031	Clo	9″	Poor/Poor	9′	Low	*Bark missing and decay visible at the base of the trunk. Growing within an irrigated landscape area. Recommend not irrigating under canopy drip line during dry season in order to prevent further decay.*
032	Clo	14″	Fair/Fair	10′	Low	*Codominant branches at approximately 6 feet above Grade. Tree leaning toward and over fence. Decay visible at historic branch removal sites. Growing within an irrigated landscape area. Recommend not irrigating under canopy drip line during dry season.*
033	Clo	7″	Fair/Fair	6′	Low	*Growing immediately inside of the fence line. Growing within an irrigated landscape area. Recommend not irrigating under canopy drip line during dry season.*
034	Clo	15.5″	Poor/Poor	16′	Low	*Asymmetric canopy, bark missing and decay visible at base of trunk and at historic scaffold branch removal site. Twig dieback and necrotic tissue visible in the canopy. Growing within an irrigated landscape area. Recommend not irrigating under canopy drip line during dry season in order to prevent further decay.*

3038 ALTA AVENUE TREE INVENTORY TABLE

035	Clo	8.5′	Dead	N/A	N/A	*Dead tree. Remove for fire safety reasons. See photos. The tree is marked with red and white striped flagging tape.*
036	Crw	55.5″*	Good/Good	28′	Low	*Landmark Coast redwood. Large burl visible at base of trunk and root flare. Growing along the adobe wall perimeter within the irrigated landscape area. Tree likely benefiting from landscape irrigation. Remove suckering water sprouts for fire safety.*
037/491*	Clo	24″*	Poor/Fair	24′	Low	*Landmark Coast live oak tree. Found tag #491 on tree. Left tag #491 and added #037 adjacent to it. Bark missing, canker/sap flow and decay visible at base of trunk and at historic branch removal site. Leaf loss, twig dieback and necrotic tissue visible in the canopy. Growing within the irrigated landscape area. Recommend not irrigating under canopy drip line during dry season in order to prevent further decay.*
038	Clo	7″	Fair/Poor	7′	Low	*Growing within an irrigated landscape area leaning over the fence toward Camino Del Monte.*
039	Nn	9″	Fair/Fair	9′	Low	*Non-native (Pittosporum spp.) landscape tree. Invasive species. Monitor for sprouting and remove sprouts.*
040	Nn	10.5″	Fair/Fair	10.5′	Low	*Non-native (Eucalyptus sp.) landscape tree. Invasive species. Monitor for sprouting and remove sprouts.*
041	Clo	17.5″	Fair/Fair	17.5′	Low	*Codominant scaffold branches at 3 feet above grade. Obvious signs of rodent activity. Growing along the fence line.*

3038 ALTA AVENUE TREE INVENTORY TABLE

042	Clo	12.5″	Fair/Fair	12.5′	Low	*Codominant stems at approximately 4 feet above grade. Galls visible at base of trunk.*
043	Nn	10.5″	Fair/Fair	10.5′	Low	*Non-native (Pittosporum spp.) landscape tree. Invasive species. Monitor for sprouting and remove sprouts. Growing along fence line with canopy reaching into neighbors property.*
044	Clo Cluster	8.5-12″	Good/Fair	18′	Low	*Six trunk oak cluster growing within the irrigated landscape adjacent to the garage and adobe retaining wall.*
045	Clo	10″, 16″	Fair/Fair	14′	Low	*Two stem oak growing within the irrigated landscape area. Recommend not irrigating under canopy drip line during dry season to prevent decay. Prune according to the Fuel Management Plan and ANSI A300 Tree Care Standards.*
046	Clo	12.5″	Fair/Fair	12.5'	Low	*Growing within the irrigated landscape area immediately inside the adobe wall. Recommend not irrigating under canopy drip line during dry season to prevent decay. Prune according to the Fuel Management Plan and ANSI A300 Tree Care Standards.*
047	Clo	22.5″	Fair/Fair	22.5′	Low	*Large oak growing within 3 feet of the main house. Obvious signs of decay visible at historic branch removal sites.*

3038 ALTA AVENUE TREE INVENTORY TABLE

048	Cyp	38.5″*	Good/Fair	38.5′	Low	*Large Landmark cypress leaning on fence with a significant lean toward Neighbor to the south.*
049	Clo	11.5″	Fair/Fair	11.5′	Low	*Growing within 4 feet of the main house. Recommend removing pittosporum shrubs below the canopy for fire safety reasons.*
050	Clo	13″	Fair/Fair	13′	Low	*Growing within 4 feet of the main house.*
051	Clo	7.5″	Fair/Fair	7.5′	Low	*Growing within 8 feet of the main house. Recommend removing pittosporum shrubs below the canopy for fire safety reasons.*
052	Clo	12″	Fair/Poor	12′	High	*Leaning over the fence into the neighbor's yard. Recommend removing landscape shrubs growing below the canopy for fire safety reasons. Prune according to the Fuel Management Plan and ANSI A300 Tree Care Standards. Protect during construction with sturdy high visibility fencing.*
053	Clo	13.5″, 16″	Fair/Fair	16′	High	*Two trunk oak leaning over the fence into the neighbor's yard. Protect during construction with sturdy high visibility fencing.*
054	Clo	8″	Fair/Poor	8′	High	*Protect during construction with sturdy high visibility fencing.*

3038 ALTA AVENUE TREE INVENTORY TABLE

055	Clo	16″	Fair/Poor	N/A	N/A	*Planned for removal. Obvious signs of decay at historic secondary trunk removal site. Significant lean toward the fence to the southeast. Growing within the proposed ADU footprint. No signs of bird nesting or activity at time of assessment. Replace with one Coast live oak as mitigation.*
056	Clo Cluster	11.5″-13.5″	Fair/Fair	20′	High	*Three stem oak growing adjacent to existing shed and planned ADU. Protect with sturdy high visibility, fencing during construction and minimize ground disturbance under canopy drip line. Monitor for any changes in condition.*
057	Clo	11.5″	Fair/Fair	11.5′	High	*Growing within 4 feet of the main house. Signs of decay at historic branch removal sites. Protect with sturdy high visibility, fencing during construction and minimize ground disturbance under canopy drip line. Monitor for any changes in condition.*
058	Nn	5″	Fair/Poor	5′	Mod	*Exotic (Leptospermum spp.) landscape tree species growing adjacent to the fence.*
059	Nn	7″	Fair/Poor	7′	Mod	*Exotic (Leptospermum spp.) landscape tree species growing adjacent to the fence.*
060	Nn	7″, 11″	Fair/Poor	13′	Mod	*Exotic (Leptospermum spp.) landscape tree species growing adjacent to the fence.*

3038 ALTA AVENUE TREE INVENTORY TABLE

061	Clo	15″	Fair/Fair	15′	Mod	*Codominant stems add approximately 3 feet above grade with a lean toward the south. Large bird nest observed in canopy. protect during construction with sturdy high visibility fencing*
062	Clo	12″, 15.5″	Fair/Fair	19′	Mod	*Two stem oak with attached treehouse. Protect during construction with sturdy high visibility fencing.*
063	Nn	6″, 11.5″	Fair/Poor	13′	Low	*Exotic two stem (Leptospermum spp.) landscape tree species growing adjacent to fence.*
064	Nn	4.5″, 5.5″	Fair/Poor	7′	Low	*Exotic (Leptospermum spp.) landscape tree species growing adjacent to the fence. The smaller of two stems is girdled by tie wire.*
065	Nn	7″	Fair/Poor	7′	Low	*Exotic (Leptospermum spp.) landscape tree species growing inside bin enclosure. Leaning significantly toward Alta Avenue*
066	Clo	8″	Fair/Fair	8′	Low	*Growing between two exotic landscape trees within the bin enclosure.*
067	Nn	7″, 8″	Fair/Poor	10.5′	Low	*Two stem exotic (Leptospermum spp.) landscape tree species growing through the fence inside the bin enclosure. Leaning significantly toward Alta Avenue.Exotic*
068	Mp	40″*	Good/Fair	40′	Mod	*Landmark Monterey pine tree. Girdling roots visible at root flare. Protect during construction with sturdy high visibility fencing.*

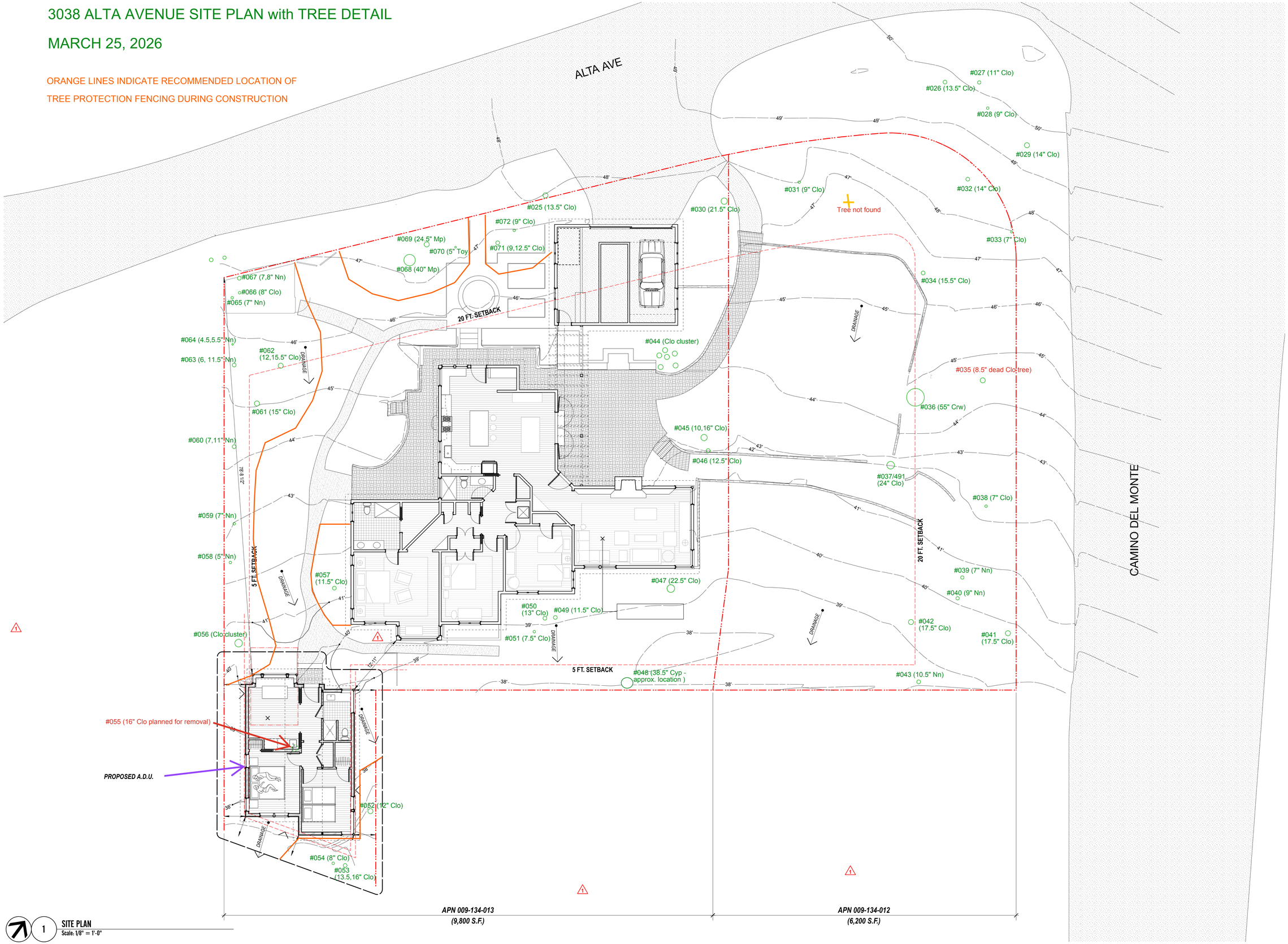
3038 ALTA AVENUE TREE INVENTORY TABLE

069	Mp	24.5″*	Fair/Fair	30′	Low	*Landmark Monterey pine with a lean toward utility lines and utility pole. Protect with sturdy, high visibility fencing during construction.*
070	Toyon	5″	Poor/Fair	5′	Mod	*CA Native Toyon shrub pruned to tree shape growing adjacent to entrance pathway. Obvious signs of decay at the base of the trunk likely made worse from irrigation. Recommend not irrigating under canopy during dry season. Protect with sturdy high visibility fencing during construction.*
071	Clo	9″, 12.5″	Fair/Fair	15.5′	Mod	*Two trunk oak with a lean toward the garage and main house, growing adjacent to the entrance footpath. Protect with sturdy high visibility fencing during construction.*
072	Clo	9″	Fair/Fair	9′	Low	*Growing directly under and into powerlines.*

3038 ALTA AVENUE SITE PLAN with TREE DETAIL

MARCH 25, 2026

ORANGE LINES INDICATE RECOMMENDED LOCATION OF
TREE PROTECTION FENCING DURING CONSTRUCTION



1 SITE PLAN
Scale: 1/8" = 1'-0"

MSA
McHENRY SHAFFER ARCHITECTURE

ARCHITECTURE:
McHENRY SHAFFER ARCHITECTURE
11 EAST GREGORY BLVD. STE. 100
KANSAS CITY, MO 64114
816.822.0897 MSARCHKC.COM

STRUCTURAL ENGINEERING:
DUCKBREW, INC.
831.659.3825 DUCKCFC@YAHOO.COM

INTERIOR DESIGN:
GEORGE TERBOVICH, INC.
816.361.2100 GTINCDESIGN.COM

GENERAL CONTRACTOR:
GROZA CONSTRUCTION
883 ABREGO STREET
MONTEREY, CA 93940
831.655.7605

REV:	DATE:	DESCRIPTION:
	09.26.2024	CONCEPT REVIEW AT MSA
	10.03.2024	DRAWINGS FOR R.J. CONSTRUCTION
	12.09.2024	MEETING AT MSA
	01.07.2025	PLANS FOR CARMEL TRIP
	01.30.2025	PLAN UPDATES BASED ON 1/28 MEETING
	02.04.2025	MONTEREY COUNTY REVIEW
1	10.28.2025	RESPONSES TO COUNTY COMMENTS / PROGRESS SET

PRELIMINARY
NOT FOR
CONSTRUCTION

CURRAN RESIDENCE - A.D.U.

PROJECT ADDRESS: 3038 ALTA AVE., CARMEL, CA 93923

PROJECT # 23020

SITE PLAN

A050

PRINT DATE: 10/28/25