

# Exhibit C

This page intentionally left blank.

**THOMPSON**  
**WILDLAND MANAGEMENT**

Environmental Management & Conservation Services  
*International Society of Arboriculture* Certified Arborist # WE-7468A  
*Department of Pesticide Regulation* Qualified Applicator Lic. #QL50949 B  
Environmental & Arborist Assessments, Protection, Restoration, Monitoring & Reporting  
Wildland Fire Property Protection, Fuel Reduction & Vegetation Management  
Invasive Weed Control, and Habitat Restoration & Management  
Soil Erosion & Sedimentation Control  
Resource Ecologist

September 19, 2023

W&Smith CA, Inc Residence  
3180 Cortez Road  
Pebble Beach, CA. 93953  
APN: 008-233-010-000

Subject: 3180 Cortez Road Pre-Construction Tree Impact Assessment

Per *Monterey County Housing & Community Development Department-Planning Services* permit requirements, a pre-construction evaluation of trees located on the property at 3180 Cortez Road (APN: 008-233-010) in Pebble Beach was recently conducted to assess tree health, proposed construction related impacts and to provide tree protection recommendations in preparation for the planned construction of a new driveway. This developed parcel is located in a mixed woodland residential community of Del Monte Forest that is dominated by mature and aging Monterey Pine (*Pinus radiata*) and Coast Live Oak (*Quercus agrifolia*) trees. No trees are proposed for removal in preparation for driveway construction activities and nearby pine and oak trees will be retained and protected for the duration of the project.

The location of trees and tree protection measures are identified on the project plans, and examples of trees on the property and in the vicinity of the proposed project site are depicted in photographs located at the end of the report (refer to *Figures 1-12*). Findings and recommendations are provided herein.

A. Construction Tree Impacts & Protection Measures:

As noted above, this developed property is located in a mixed woodland residential community that is dominated by mature and senescing upper-canopy Monterey Pines (*Pinus radiata*) and mid- to lower-canopy Coast Live Oak (*Quercus agrifolia*) trees. There is currently a relatively low density of previously mowed and maintained understory vegetation on the property, which is primarily composed of native and introduced shrubs, grasses and broadleaf forbs.

Per the design plans, no trees that are protected by *Monterey County Housing & Community*

*Development Department-Planning Services* tree preservation ordinances are proposed for removal in preparation for this project. The proposed new driveway will provide safer and improved ingress and egress to the property off of Oleada Road, and will be constructed of permeable pavers, which will assist in minimizing impacts to trees. Root system impacts are not expected to occur at levels that will significantly compromise or be detrimental to tree health.

Based on the project site plans and a pre-construction tree assessment, several naturally occurring oak and pine trees located in the vicinity of proposed driveway construction activities are not expected to be significantly impacted or adversely affected by driveway construction activities and will be adequately protected with tree protection fencing for the duration of the project. Given the proper implementation of tree protection and preservation measures provided in this report, as well as the routine monitoring and inspection of trees and construction activities, the trees in the vicinity of driveway construction operations are expected to withstand and tolerate grading activities with minimal adverse effects (refer to attached photos, *Figures 1-12*).

In regards to the health of native oak and pine trees occurring on the property, harmful biotic disorders (e.g., pathogens, disease and/or insect pests) appear to be absent in levels that are detrimental to the health and viability of trees and woodland habitat. At this time the overall health and condition of most trees on the lot generally appears to be fair to good. Additionally, natural regeneration and recruitment of native oak and pine seedlings and saplings on the lot appears to be sufficient for supporting and sustaining woodland health and character. Where possible, young oak or pine seedlings located within the proposed construction footprint should be relocated to safe and suitable areas where healthy tree development can occur.

Per Monterey County requirements and resource preservation BMP's, the following tree and resource protection measures shall be implemented for this driveway construction and property improvement project located at 3180 Cortez Road in Pebble Beach. Not all of these tree protection measures may be necessary or applicable to this specific project, but may come in useful at some point during project operations and should be provided in case they are needed. The proper implementation of tree and resource preservation BMP's and regular construction site monitoring will assist in protecting and preserving the health and welfare of trees, habitat and surrounding ecological resources. The location of tree protection measures will be determined on-site by the project arborist and project design team, and tree and resource preservation measures will be regularly inspected and properly maintained for the duration of the project to ensure they are functioning effectively:

**1)** Prior to commencing with grading and construction activities install high visibility exclusionary fencing that clearly defines the work area, limits unnecessary disturbance to surrounding areas, and protects the critical root zone (i.e., CRZ area defined by the outermost portion of the canopy dripline, 360 degrees around the tree, or a 10 to 12 distance from the base of the tree, whichever is greater) of individual trees and tree groupings. For protecting the canopy dripline and critical root zone (CRZ) areas of trees use a more durable and heavier duty

orange exclusionary fencing (e.g., *Resinet Heavy Duty Square Mesh Access Control Barrier Fence*) anchored in with steel T-posts, or in some cases consideration should be given to using a much stronger and more durable chain link fencing to protect the most valuable and important trees located in the vicinity of proposed construction activities (refer to the project plans that shows the location of tree protection fencing). Where possible, tree protection fencing will be installed along the outer portion of the canopy dripline (i.e., the CRZ area) or beyond the canopy dripline of trees located within and/or adjacent to the project site to avoid impacting critical roots. Perform necessary repairs, modifications and maintenance on a as needed basis for the duration of the project.

**2)** Install appropriate sedimentation control measures (e.g., silt fence) along downslope perimeter of construction site and, if necessary, apply soil stabilization and source control measures (e.g., rice straw mulch, erosion control blankets, all-weather surfaces) to exposed soil surfaces to prevent erosion problems and sediment runoff during rain events. Perform routine monitoring, as well as the necessary maintenance, modifications and improvements on a as needed basis to ensure that erosion & sedimentation control and resource protection measures are functioning effectively. It should be noted that erosion problems and sediment deposition around trees can adversely affect tree health and stability.

**3)** If it's necessary to perform grading activities within the canopy dripline and critical root zone (CRZ) area of trees the following practices should be implemented: 1) Try to maintain natural grade as much as possible; 2) Where feasible use permeable surface materials at final grade; and 3) Avoid cut (i.e., lowering grade) and fill (i.e., raising grade with fill material) operations (particularly lowering grade) within the CRZ that could result in significant root loss or damage to large primary roots that are important to supporting and sustaining tree health and structural stability.

**4)** If it is necessary to perform grading and construction activities within 5 feet of trees install trunk and stem protection measures (e.g., 2x4 lumber forming protective barrier around circumference of trunk and lower stem of tree). Tree protection measures should be securely installed to trees with rope and high visibility exclusionary fencing. If it is necessary to perform any pruning use proper tree pruning practices to minimize impacts and maximize wound healing.

**5)** If it is necessary to temporarily store construction materials or equipment within the canopy dripline (i.e., critical root zone [CRZ]) of nearby trees (which will be avoided), apply 2 to 4 inches of clean and properly sourced woodchip mulch to limit soil disturbance and prevent soil compaction within the critical root zone area. In some cases a deeper and more protective mulch layer may be necessary.

**6)** Where possible, avoid damaging or cutting roots located within the critical root zone (i.e., canopy dripline) of trees, especially roots that are 2 inches diameter or larger, and to the extent possible avoid grading or significant soil disturbance within a radius that is a minimum five times (5X) the diameter (DBH) of the subject trees, which is the most sensitive portion of a tree's

critical root zone (CRZ) area. It should be noted that, where possible, root zone disturbance should ideally be avoided within the entire CRZ and canopy dripline area (i.e., the outer most portion of the canopy dripline 360 degrees around the tree) and even expanded to the area beyond the canopy dripline and primary root zone. Construction footings should be designed and excavation activities performed in a manner to minimize impacts to primary roots, or alternative foundation designs (e.g., pier and grade beam) that are less impactful to critical root systems should be considered. If significant roots are encountered efforts should be made to carefully excavate (e.g., tunnel or dig) under or around primary lateral roots. Grading or trenching operations that may occur within the critical root zone of retained trees should be performed under the guidance and monitoring of the project arborist. Tree roots severed or significantly damaged during grading and excavating operations should be cleanly cut and promptly covered with moist burlap fabric or equivalent until roots are permanently covered with backfill material or until the exposed grading cut and soil profile is permanently stabilized and protected. If burlap covered cut roots are exposed to the outside environment for an extended period of time a project attendant shall be assigned the task of regularly wetting burlap covered roots to prevent root desiccation. Additionally, in the absence of rain during the wet season it may be necessary to perform supplemental watering (i.e., regular deep irrigating throughout the remaining portions of the critical root zone) to construction impacted trees. Frequency, quantity and duration of supplemental watering should be determined by the project arborist or a qualified landscape professional or tree care professional with similar experience.

**7)** Healthy oaks and pines can be fairly tolerant of low to moderate levels of root system impacts; however, they are generally less tolerant to increases (i.e., introduction of fill material) or decreases (i.e., cut slopes) in natural grade. Where possible, avoid altering the natural grade (particularly lowering grade) within the CRZ to reduce the likelihood of causing root loss and tree stress, decline and/or mortality. Lowering natural grade can result in significant root loss or damage and raising the grade (i.e., introducing fill material, particularly around the lower trunk and root crown) can lead to trunk and root decay disorders that are detrimental to the health and structural integrity of trees. Where possible, root loss and root system impacts should be avoided and minimized to the greatest extent possible, and this important factor should be considered when developing a construction design plan. It should be noted that root loss or root system impacts does not always result in an immediate or significant decline in tree health, but instead often occurs slowly and gradually over a period of several years or decades. Per the site assessment and analysis of the project plans, it appears that trees in the vicinity of proposed construction operations will likely tolerate grading activities with minimal to moderate impacts and are suitable for being retained, protected and preserved..

**8)** Avoid storing construction tools, materials and equipment within the critical root zone (i.e., canopy dripline) of trees, and do not wash out or dispose of excess materials (e.g., paint, plaster, concrete, or other potentially harmful substances) within critical root zone areas. As previously noted, if it is unavoidable and necessary to temporarily store or stockpile materials and equipment within the CRZ of trees, apply 2 to 4 inches of clean and properly sourced woodchip mulch to prevent soil compaction and root zone disturbance.

**9)** If tree pruning is necessary it is important to utilize proper pruning BMP's that will assist in minimizing harmful impacts to trees. In most cases, tree pruning should ideally be performed during the fall through early winter months when the trees are at a lower level of physiological activity, the exception being deadwood removal or minor pruning, which can occur during any time of year. A general principle to follow is that it is important to make proper pruning cuts, keeping them as small as possible while removing as few living branches as necessary to achieve the objective. Large pruning wounds often do not completely heal over with wound wood callus tissue, which creates a permanently exposed entry point for decay, disease and insect pests. Excessive pruning can stress, injure and harm trees by depleting energy reserves and reducing food making processes (i.e., photosynthesis), which can compromise a trees ability to perform essential physiological functions and to recover and replenish essential reserves during periods of stress (e.g. root disturbance and drought conditions). As noted above, excessive pruning can create an abundance of exposed wounds providing entry points for potentially harmful biotic disorders (e.g., disease, decay and/or insect pests) that can adversely affect the health and structural integrity of trees. It should be noted that pruning involving the removal of 30% or more of living canopy material requires a County permit. Additional pruning BMP's and guidelines are available upon request.

**10)** The primary objective of pruning operations should be as follows: To remove dead and unhealthy limbs and branches (i.e., deadwood removal); improve canopy balance and symmetry and maintain natural form; thin out overly dense and heavy portions of the canopy; and, if necessary, perform targeted and selective weight reduction pruning of the canopy and large limbs (i.e., end weight reduction pruning) to assist in preventing significant structural failures that could be detrimental to tree health and potentially hazardous to property and areas with human activity. As suggested in the previous sentence, perform necessary pruning to reduce and mitigate hazard concerns to occupied structures and areas with human activity; and perform necessary pruning to reduce wildland fire hazards and combustible fuel loads, and to improve property protection and defensible space around structures.

**11)** Perform pre-construction meeting with contractor to ensure that tree and resource protection measures are properly located, positioned and installed. Additionally, perform regular construction site inspections for the duration of the project to monitor the condition of tree and resource protection measures, and to determine if any repairs, adjustments or modifications are necessary. Trees impacted by site development should be periodically monitored and assessed during and following the project to determine if any tree care and management actions are necessary, and to make certain trees do not present a hazard to property and/or nearby structures.

In regards to additional tree care and management practices, landscaping activities associated with property development will be designed and implemented in manner that will avoid or minimize impacts to nearby trees. For example, landscaping should be avoided or limited within the critical root zone area (i.e., canopy dripline) of trees, with minimal soil disturbance, grading, irrigation, planting and introduction of soil or other landscaping materials. Landscaping plants

should be drought tolerant and lower combustibility vegetation that is appropriate to oak savanna and woodland habitat. Lower density, lower growing and properly irrigated, spaced and maintained plants and planting configurations should be used that are less flammable and more fire resistant.

Additionally, several oak and pine trees that are located in relatively close proximity to the proposed project site may need to be pruned to maintain and preserve tree health, provide adequate clearance around structures, improve aesthetics, reduce combustible fuel loads (i.e., ladder fuels) and improve defensible space for wildland fire protection. Pruning operations should occur during the proper time of year (preferably fall through early winter) and will utilize proper pruning BMP's to minimize impacts to trees.

As previously noted, during project operations the trees on the property will be routinely monitored and adequately protected, and in the event that large primary roots are encountered the project arborist will be notified and consulted to assist in providing guidance and recommendations to minimize impacts to protected trees. If trees exhibit any signs or symptoms of stress and decline due to possible construction related impacts or any other factors (e.g., biotic and/or abiotic disorders) specific treatments can be performed (e.g., supplemental deep watering, radial or vertical mulching, growth regulator treatments, among others) to assist in mitigating adverse impacts and to aid in the recovery of impacted trees, but none of these treatments are anticipated to be necessary.

Per *Monterey County Housing & Community Development Department-Planning Services* tree preservation ordinances and resource protection best management practices (BMP's), the trees on the property will be retained and protected from construction activities for the duration of the property development project (refer to tree protection BMP's provided in this report, as well as the project site plans that show the location of tree protection fencing). Tree and resource protection measures will assist in preserving and protecting ecological resources and minimizing impacts to trees and oak savanna habitat.

#### B. Tree Repair & Replacement:

Per tree care and preservation BMP's, if any trees are damaged during construction operations they should be promptly repaired and/or treated per arborist specifications. Remedial or mitigation treatments may vary and will depend largely on the damage or injury sustained, as well as the condition of a specific tree at the time of injury. As previously noted, trees impacted by project operations should be periodically monitored and assessed by the project arborist during and following the project to determine if any tree care and management actions are necessary that will assist in preserving and improving tree health and preventing tree hazards.



C. Conclusion:

In conclusion, given the proper implementation and maintenance of tree and resource protection BMP's provided in this report (e.g., tree protection fencing and erosion & sedimentation control measures) for the proposed driveway construction project located at 3180 Cortez Road in Pebble Beach, as well as regular monitoring and inspections of tree protection measures and tree health by a qualified arborist for the duration of the project, construction related impacts are not expected to be significant or harmful to tree health. No trees are proposed for removal for this project and other than the proper installation and maintenance of tree and resource protection measures, no further mitigation actions should be necessary.

Best regards,

*Rob Thompson*  
ISA Certified Arborist # WE-7468A  
Resource Ecologist

*September 19, 2023*  
Date

Thompson Wildland Management (TWM)  
57 Via Del Rey  
Monterey, CA. 93940  
Office (831) 372-3796; Cell (831) 277-1419  
Email: [thompsonwrm@gmail.com](mailto:thompsonwrm@gmail.com) ; Website: [www.wildlandmanagement.com](http://www.wildlandmanagement.com)

THIS REPORT HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF CLIENT. THOMPSON WILDLAND MANAGEMENT (TWM) ACCEPTS NO RESPONSIBILITY FOR ITS USE BY OTHER INDIVIDUALS OR PARTIES.

CLIENT ACKNOWLEDGES THAT THIS REPORT, AND ANY OPINIONS, ADVICE OR RECOMMENDATIONS EXPRESSED OR GIVEN, ARE BASED ON THE INFORMATION SUPPLIED BY CLIENT AND ON THE DATA, INSPECTIONS, MEASUREMENTS AND ANALYSIS IMPLEMENTED AND OBTAINED BY TWM.

THIS REPORT IS BASED ON A LIMITED VISUAL INSPECTION FOR OBVIOUS DEFECTS AND OF TREE CONDITION FROM GROUND LEVEL. IT IS NOT A COMPLETE HEALTH AND HAZARD EVALUATION, AS SOME HEALTH AND HAZARD CONDITIONS ARE NOT VISIBLE AND CANNOT BE CONFIRMED BY SUCH LIMITED INSPECTION. A COMPREHENSIVE HEALTH AND HAZARD ASSESSMENT WOULD INCLUDE OTHER INVESTIGATION MEASURES INCLUDING, BUT NOT LIMITED TO, CORE SAMPLES, TISSUE ANALYSIS, ROOT COLLAR EXCAVATION, SOIL ANALYSIS, AND VISUAL INSPECTION OF THE ENTIRE TREE VIA CLIMBING. ESTIMATES FOR THIS WORK ARE AVAILABLE UPON REQUEST.

BE ADVISED THAT HEALTHY TREES AND/OR LIMBS MAY FAIL UNDER CERTAIN CONDITIONS, AND THAT THE RECOMMENDATIONS IN THIS REPORT ARE BASED ON GENERAL STANDARDS OF TREE CARE. THIS REPORT IS MADE WITH THE UNDERSTANDING THAT NO REPRESENTATIONS OR WARRANTIES, EITHER EXPRESSED OR IMPLIED, ARE MADE THAT ANY TREES REFERRED TO IN THE REPORT OR LOCATED ON OR ADJACENT TO THE SUBJECT PROPERTY ARE GUARANTEED TO BE SOUND OR SAFE.

ALTHOUGH OPINIONS MAY BE OFFERED REGARDING THE RESULTS OF THE SUBJECT MATTER, TWM CANNOT GUARANTEE ANY PARTICULAR RESULT. CLIENT ACKNOWLEDGES THAT TWM HAS MADE NO PROMISE ABOUT THE OUTCOME AND THAT ANY OPINION OFFERED IN THE FUTURE WILL NOT CONSTITUTE A GUARANTEE.



Figure 1. Proposed new driveway will pass between oaks to the left and right side of photo through previously disturbed landscaped area to connect with existing driveway. Retaining wall will be removed and nearby oaks will receive tree protection measures.



Figure 2. New driveway will continue along existing home through previously disturbed landscaped area. Trees will receive tree protection measures.



Figure 3. Proposed new driveway will continue into wooded area of lot going around mature pine and oak trees in the direction of the red arrow. Trees protection fencing will be installed and properly maintained and no trees are proposed for removal.



Figure 4. Proposed permeable surfaced driveway (i.e., pavers) will pass around pine trees located right of center in the direction of red arrows.



Figure 5. Existing home and mature pine and oak trees are located a safe distance from proposed driveway construction activities and will be retained and protected.



Figure 6. Proposed new driveway will enter property at this location off of Oleada Road.



Figure 7. Proposed driveway continues up gradual slope to area where the new motor court and guest parking area will be located. Oaks and pines will be protected and retained.



Figure 8. Proposed driveway continues up towards backyard area where new motor court and guest parking area is located.



Figure 9. Existing lawn and landscaped area will be the new motor court and guest parking area.



Figure 10. More of the existing lawn and landscaped area that will be the new guest parking and motor court area.



Figure 11. Another view of previously impacted lawn area where motor court and guest parking area will be located. No tree impacts will occur in this area.



Figure 12. Natural oak and pine regeneration and recruitment is sufficient for sustaining woodland health and character.