

Exhibit C

This page intentionally left blank.

**Tree Assessment &
Forest Management Plan (FMP)**

APN # 008—091-040-000

PLN 240171
25CP 00730

Prepared for:

Alan Turpen, Architect

Prepared by:

Vaughan Forestry
Registered Professional Forester #2685
ISA Certified Arborist #WE-10039A
Member of Society of American Foresters
6010 Highway 9, Suite 6
Felton, CA 95018

July 15, 2025

Owner: Mr. and Mrs. Aaron Grech
25700 Hatton Road
Carmel, CA 93923

Architect: Alan Turpen
PO Box 3063
Carmel, CA 93921

**Arborist/
Forester:** Vaughan Forestry
Registered Professional Forester #2685
Member of Society of American Foresters
ISA Certified Arborist #WE-10039A
6010 Highway 9, Suite 6
Felton, CA 95018

SUMMARY

The Project is located at 4063 Crest Drive, Pebble Beach, CA 93953 and consists of a new single family home with an attached garage, driveway access, and modified hammerhead turnaround. It is the last undeveloped lot in an otherwise developed cul-de-sac at the end of Crest Drive. The Del Monte Forest Area Land Use Plan (LUP) and the Del Monte Forest Implementation Ordinance require a Forest Management Plan (FMP) if development requires removal of more than 3 *protected trees 6 inches or greater in diameter measured at 4.5 feet above the ground*. Because of the regional significance of the forest resources, special consideration must also be given to views from significant public viewing areas, such as the corridor along Highway 68 which lies immediately east of the Project area. The purpose of the FMP is to assure that approved land uses are as responsive as possible to the objective of preserving and maintaining the native tree species and forested character within the Del Monte Forest.

The proposed Project requires removal of 8 pine trees and 1 coast live oak which are protected under the Del Monte Forest Master Plan. The 9 trees are identified on the attached Plot Plan (*Figure 1*), and each has been tallied as a “removal” tree in *Table 1* on the following page. *Table 1* also includes 3 stumps of three trees that blew over last winter and were cleaned up. These 3 stumps were shown on the original Project Site Plan provided to me by Alan Turpen but were observed to have toppled since the Site Plan was initially prepared. The 3 stumps were obviously windthrown trees due to the observed stem angle and the heaved earth at their bases.

Table 1 additionally includes 5 “retention” trees that require specific protection and/or treatment if they are to be retained and are expected to remain healthy following construction. Three of these retention trees (#13, #14, and #17) are very large (48”+ diameter), overmature Monterey pines which will require substantial dead-limbing and clean-up if they are to be safely retained. Safety pruning must occur before construction or tree crews begin accessing the site. Trees #11 and #12 lie at the proposed driveway entrance to the parcel nearest Crest Drive. Tree #11 will need to be pruned to accommodate construction equipment, and both #11 and #12 should be fitted with tree wells to minimize fill being cast towards the base of the trees. The remaining trees on the parcel are identified on the Plot Plan but are not numbered or specifically discussed. Residual trees will require protection as outlined in Best Management Practices section below and should be inspected for stability and health once approved tree removal and final grading are complete. The subject FMP is being prepared to identify and address the effects the Project will have on the parcel’s tree resources as well as a list of recommendations for protection of residual trees.

TABLE 1: TREE ASSESSMENT AND REMOVAL

TOTAL TREE REMOVAL = 8 MONTEREY PINE & 1 COAST LIVE OAK

ID#	Diameter		Species*	Health	Structure	Remove	Retain**
1	36", 19" twin		MP	Fair	Fair	X	
2	23"		MP	Fair	Fair	X	
3	17"		MP	Fair	Fair	X	
4	16"		MP	Fair	Fair	X	
5			MP	Stump	Dead		N/A
6			MP	Stump	Dead		N/A
7	8"		CLO	Fair	Fair	X	
8	9"		MP	Poor	Poor	X	
9	12"		MP	Fair	Fair	X	
10	32"		MP	Fair	Fair	X	
11	18"		MP	Fair	Fair		TPZ
12	25"		MP	Fair	Fair		TPZ
13	48"		MP	Fair	Poor		TPZ
14	49"		MP	Fair	Poor		TPZ
15			MP	Stump	Dead		N/A
16	21"		MP	Fair	Fair	X	
17	51"		MP	Fair	Fair		TPZ

*MP = Monterey pine *CLO = coast live oak

** Retained Trees must be protected as per Tree Protection Zone (TPZ) BMPs outlined below

ASSIGNMENT/SCOPE OF PROJECT

To ensure the protection of the tree resources on-site, the property manager and architect, Alan Turpen, requested an assessment of the trees within and in proximity to the proposed homesite and for subsequent preparation of arborist report. To accomplish this assignment, the following tasks have been completed:

- Evaluate health, structure, and preservation suitability for each County-protected tree (>6" diameter) within 25' of the proposed development.
- Review proposed building Site Plan provided by Alan Turpen, Architect.
- 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 Plot Map (*Figure 1*)
- Determine the number of trees affected by construction that meet "Landmark" criteria as defined by the County of Monterey, Title 21 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

My assignment is limited to the review of a Site Plan, prepared by Lucio Surveyors on July 2023 and submitted to me by Alan Turpen, to assess potential effects from construction to trees within or adjacent to (< 25 feet) the area of construction activities. It is not the intent of this report to be a monetary valuation of the trees or to provide risk assessment for any tree on this parcel, as any tree can fail at any time. In addition to an inspection of the property, Vaughan Forestry relied on information provided in the preparation of this report (such as surveys, property boundaries, and property ownership) and must reasonably rely on the accuracy of the information provided. Vaughan Forestry is not responsible for another's means, methods, techniques, schedules, sequence or' procedures, or for contractor safety or any other related programs; or another's failure to complete the work following the plans and specifications. There was very little grading detail on the Site Plan that was provided to me for use in preparing this FMP and therefore grading specifics and erosion control details as they relate to tree health are rather general and rely primarily on BMPs. All meetings and field reviews were focused on the area immediately surrounding the proposed development.

PURPOSE

This FMP is prepared to assist in permitting proposed construction of a single family home and two-car garage at 4063 Crest Drive, Pebble Beach, CA 93953. The purpose of this independent assessment is to determine what County-protected trees will be affected by the proposed Project. Pine trees are considered protected trees as defined by the County of Monterey, Title 21 Monterey County Coastal Zoning Ordinance.

GOAL

The goal of this FMP is to protect and maintain forested resources within the Del Monte Forest Land Use Plan through adherence to development standards, which provide for the protection, and maintenance of its forest resources. It designed to aid in planning to offset any potential effects of the proposed development on the property while perpetuating the forested character of the property and the immediate vicinity.

INTRODUCTION

This FMP is being prepared for Alan Turpen, PO Box 3063, Carmel, CA 93921, by Vaughan Forestry pursuant to Monterey County's Zoning Ordinance Sec. 21.64.260D which requires an FMP when removing native trees >6" diameter. The intent is to preserve and maintain the forested character within the Del Monte Forest and its beneficial uses. The County identifies Monterey pine trees as a native tree species that require special consideration for management.

SITE DESCRIPTION

- 1) Assessor's Parcel Number: 008-091-040-000
- 2) Location: 4063 Crest Road, Pebble Beach, CA 93953
- 3) Parcel size: .456 acres
- 4) Existing Land Use: Zoned Residential MDR/4-D (CZ) PLN 24.017
- 5) Slope: The site is gently sloping, averaging less than 10%
- 6) Soils: Based on the Monterey County USDA Soil Survey, the parcel is located on soils classified as the Santa Lucia series (SfE). SfE is Santa Lucia shaly clay loam, 15 to 30 percent slopes. This is moderately steep soil on uplands. Slopes on the site are generally less than 15%. Runoff is medium, and the erosion hazard is moderate. Roots can penetrate to a depth of 20 to 40 inches with an available water holding capacity is 2 to 5.5 inches. The Soil Survey also notes that these soils commonly underlie homesites.
- 7) Vegetation: The dominant overstory trees are 75-90 year-old Monterey pines (See **Figure 2: Photos**). There are some younger pines, a few planted Monterey cypress that measures less than 6" in diameter, and handful of smaller coast live oaks. Ground cover consists mainly of non-native annual grasses with a smattering native grasses and forbs. There is a small drainage along the southern boundary of the property which emerges from what appears to be a storm drain flowing from Crest Drive (**Figure 1**).
- 8) Forest Condition and Health: Forest condition and health are evaluated relative to the residual trees on the subject property and the surrounding Monterey pine forest. The forest consists mainly of a dense stand of Monterey pines with variable health ratings. In general, the site is located in a heavily developed setting, the subject parcel being the last undeveloped lot in this cul-de-sac. The property is bordered by Crest Drive on the west, developed homesites on the north and south, and Highway 68 on the east. The subject parcel and many of the adjoining parcels have experienced wind throw. Pitch moth and some evidence of pine pitch canker were also observed. The largest pines on the site are at the end of their expected lifespan, principally Trees #13, #14, and #17 (**Figure 1**). All three of these large pine trees need to be pruned, and even then it's questionable whether they should be retained given their advanced age and poor structure in light of the abundance of targets (roads, utilities, homes, residual trees, etc.). Soil saturation in the lowering lying areas of the property may also contribute to toppling during heavy storm events.

PROJECT DESCRIPTION

Vaughan Forestry was contacted by the owner's architect and agent, Alan Turpin, who has been managing the Project for the Grech family. Mr. Turpin asked that we evaluate trees that would require removal, or would otherwise be compromised due to their adjacency, to accommodate construction of the proposed single family residence shown on the attached Site Plan (*Figure 1*). Turpin requested that the findings from our review and assessment of trees *within and adjacent to* the proposed residence be prepared and documented in a report to satisfy the conditions for approval of the building permit application. As a professional, I also felt obligated to note that the residual stand will composed mostly of trees with "fair" to "poor" health and structure ratings, and that following permitted removals and final site grading, the Forester or Arborist should reexamine the residual forest stand.

We visited the subject property on 3 occasions in May and June 2020. During these visits trees were assessed for health and condition at that time, focusing on incorporating the preliminary location of site improvements coupled with consideration for the general goals of site improvement desired by the landowner. During these site visits, 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.

OBSERVATIONS/DISCUSSION

- The site is forested primarily with Monterey pine trees (*Pinus radiata*), with some coast live oak (*Quercus agrifolia*), and variety of non-native grasses forbs.
- The largest Monterey pine trees on the parcel are near the end of their expected lifespan. To preserve these larger pine trees, the owner will need to have them pruned to remove dead material and improve overall balance.
- Following the initial phase of permitted tree removal, pruning mitigation, and the site grading, the residual stand should be reevaluated for overall forest health. Pruning or removal may be recommended but any removals would require an FMP Amendment.
- There are three planted Monterey cypress (*Hesperocyparis macrocarpa*) along the northern fenced boundary of the lot that may be removed or transplanted. They are relatively spindly trees that are not considered "protected" by County Ordinance due to their being less than 6" in diameter.
- The replanting area along the eastern boundary of the Project is intended to receive a total of 9 replacement trees, a 1:1 replacement ratio for "removal". It appears prudent to allow for Monterey pines to be replaced with Monterey cypress or coast live oak given the residential setting and the desire to screen Highway 68 to the east.
- Proposed tree removals amount to fewer than 1/3 of the trees on the parcel. Assuming these residual trees survive and the replacement trees perform well, the parcel should retain most of its forested character.
- No alternate building sites were considered for this assessment as the site is constrained by pre-existing conditions, slopes, and setbacks.
- The site appears to receive stormwater runoff from Crest Drive. Final grading should determine how the drainage is to be managed and protected where it flows through the subject parcel and adjoins the Project area.

PROJECT ASSESSMENT/CONCLUSION

The Project consists of construction of a single family home with an attached garage, driveway access, and modified hammerhead turnaround. Siting of these features attempted to minimize tree removals to the extent feasible while recognized site limitations, topography, drainage, and required setbacks. The Project was planned to maintain the existing forested environment as much as possible relative to the already developed surroundings and allow the forested landscape to continue to exist and regenerate over time. The Project requires removal of 8 Monterey pine trees and 1 coast live oak which are protected by County ordinance and the Del Monte Forest Lan Use Plan. The remainder of the property contains a moderate level of tree cover that will remain undisturbed.

Site disturbance will occur during building construction. Short-term site effects are confined to the construction envelope and immediate surroundings where 8 Monterey pines and 1 coast live are proposed to be removed 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 or foliage dieback, and potentially death. No significant long-term effects on the forest ecosystem are anticipated. The project as proposed is not likely to significantly reduce the availability of wildlife habitat over the long term, nor affect air movement or noise pollution.

Monterey County Code Section 21.64.260 addresses the preservation of oaks and other protected trees. The purpose of the Ordinance is to provide regulations for the protection and preservation of such trees. The threshold diameter size for this code is 6 inches. This document addresses all these topics in detail and is designed to conserve and protect the trees long-term.

The Del Monte Forest Master Plan is part of the Monterey County General Plan, a long-range planning document addressing all aspects of future growth, development, and conservation. The Plan describes the natural resources of the Monterey Peninsula and identifies constraints for development. Implementation of the plan requires the development of ordinances for the protection of resources and ongoing review. The ordinances include zoning regulations, subdivision regulations, and individual project reviews under the California Environmental Quality Act.

RECOMMENDATIONS

PRE-CONSTRUCTION MEETING

The Project Arborist/Forester shall meet on-site with the contractor and construction crew prior to the start of construction to communicate and instruct personnel about tree removal, retention, and protection. The pre-construction meeting will include instruction on required tree protection and exclusionary fencing to be installed before grading, excavation, and/or construction activities. Meeting attendees should include all involved parties: site clearance personnel, construction managers, heavy equipment operators, and tree service operators. A certified professional such as a Monterey County qualified Forester or Arborist will conduct training. Meeting attendees must agree to abide by tree protection and instructions as detailed in the meeting and agree to ensure tree protection will remain in place during the entire construction period.

TREE REMOVAL AND REPLANTING

8 Monterey pines trees and 1 coast live are proposed to be removed to accommodate the proposed development. All of these 9 removal trees are over 6" in diameter, are considered protected, and will require replacement on a 1:1 basis. Following tree removal activities and site grading, removed pines and oaks shall be replaced at a ratio of 1:1 with an allowance to replace pines with either coast live oak or Monterey cypress. These species are native to the Monterey Peninsula and are expected to provide better screening and a lower risk of failure later. and site It is understood that a landscape plan is to be prepared by a landscape architect.

Replacement trees shall be planted in the "Replanting Area(s)" shown in *Figure 1*. Replacement trees will be a minimum of five-gallon sized stock. Some natural regeneration of Monterey pine is expected where removed pine tops and cones are shipped on-site. The Forester/Arborist may direct the tree removal contractor to intentionally spread pine chips onto preprepared sites to encourage natural pine regeneration. This FMP does not recommend planting Monterey pine nursery stock.

BEST MANAGEMENT PRACTICES

Branches and root wads may be chipped and used as mulch for landscaping or hauled to a refuse disposal site.

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

- A) Do not deposit any fill around residual trees as it can compact soils and alter water and air exchange. Fill placed within the dripline may encourage the development of a variety of root fungus (*Armillaria spp.*).
- B) The excavation contractor shall be careful not to damage stems and/or exposed roots of trees with heavy equipment. If necessary, trees may be protected by boards, plastic fencing, or other materials.
- C) When trees inside the area of development are removed, leave a high stump (24-36 inches) to aid in removal by mechanized equipment. Before excavating the stump and root system, first, locate all roots close to the ground surface by visual inspection and probing with a shovel. These roots should be cleanly cut before trying to remove the stump. This makes stump removal easier and ensures minimal impact to other trees whose roots may be intertwined with the stump being removed.
- D) Avoid over-watering of residual trees where turf or landscape plants are grown beneath the residual tree canopy. Native oaks are not adapted to summer watering and may develop crown or root rot as a result. Do not irrigate within the dripline of oaks.
- E) Residual trees which are expected to be covered with impermeable surfaces such as driveways, courtyards, pavers, etc., should be closely monitoring during and after construction. Although the majority of the trees are expected to survive, changes in the ground surface beneath the dripline of these trees may affect their long-term health due to a decrease in water availability. These trees should be monitored for any external indicators of stress. If such indicators appear, a professional Forester or Arborist should evaluate the tree for possible removal.
- F) All trees scheduled for preservation shall be temporarily fenced during construction. Plastic fencing should surround trees as far from the trunk as possible when heavy equipment is operated nearby. This will protect as much soil around the base of trees from compaction and increase awareness to operators that fenced trees are to be protected. Fencing shall be installed before the issuance of building or grading permits. Generally, fencing shall be placed at the edge of the root zone. The root zone is determined to be that area located within a radius that is 15 times the diameter of the trunk (less if approved by the arborist). At no time shall the fencing be located closer than 3' away from the trunk of the tree, or further than 3' away from the proposed building wall line, foundation, retaining wall, or grade cuts, whichever provides the greater distance from the tree trunk. Fencing shall be of sturdy construction and be of a color that is highly visible for operator benefit. The minimum height shall be 4'. Fenced-off areas shall not be used for a material stockpile, storage, or vehicle parking. Dumping of materials, chemicals, or garbage shall be prohibited within the fenced areas. Fenced areas shall be maintained in a natural condition and not impacted. Removal of fencing shall only be approved by the County of Monterey Planning Department. All trees required to be fenced shall be marked with flagging or other identifying marks. The marking is required to notify government inspectors that the subject tree or trees are to be always fenced during construction.
- G) Before the start of construction, all Monterey Pine trees scheduled for preservation shall have the lower 8' treated prophylactically to reduce the potential for infestation of Red Turpentine Beetles. Unseasoned lumber or freshly cut pine stumps release an attractant, which draws the beetles to the site.

- H) Utility and drain lines shall be located outside the root zone of all trees to be retained. In cases where alternative routes are not available, utility conduit, pipe, wire, and drain lines shall be tunneled under major roots. Major roots are determined to be those that exceed 2" in diameter. In no case shall utility lines be permitted within 6' from the trunk.
- I) All approved construction, trenching, or grading within the root zone of retention trees shall observe the following minimum tree protection standards:
- Hand trenching at point or line of grade cuts closest to the trunk to expose major roots. In cases where rock or unusually dense soils prevent hand trenching, mechanical excavation may be approved on a case-specific basis by the planning department, if work inside the dripline is closely supervised by the applicant to prevent tearing or other significant damage to major roots.
 - Exposed major roots shall be cut with a saw to form a smooth surface and avoid tearing or jagged edges.
 - Absorbent tarp or heavy cloth fabric shall be placed over new grade cuts and secured with stakes where roots are exposed. 2"-4" of compost or wood chip should then be applied over the tarp for moisture retention. The tarped areas shall be thoroughly watered twice a week until backfilling is accomplished. At the time of backfilling the tarp shall be removed because research shows that buried tarp material tends to wick moisture from the ground into the atmosphere and may incidentally degrade the roots, which have been protected.
 - Wherever feasible, foundations within a root zone shall be of post and beam construction to eliminate root pruning or removal.
 - Planting beneath retained trees shall take into consideration the watering requirement of the tree to prevent damage from over or under-watering. Planting beneath oak trees should be avoided. At a minimum, all new irrigation should be directed away from the trunks of oak trees. Do not plant lawns within the root zones of oak trees.

FIRE DEFENSIBLE SPACE

In addition to any pruning for construction 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 always do all the following:

(1) Maintain defensible space of 100 feet from each side and from the front and rear of the structure, but not beyond the property line except as provided in paragraph (2). The amount of fuel modification necessary shall take into account the flammability of the structure as affected by building material, building standards, location, and type of vegetation. Fuels shall be maintained in a condition so that a wildfire burning under average weather conditions would be unlikely to ignite the structure. This paragraph does not apply to single specimens of trees or other vegetation that are well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to a structure or from a structure to other nearby vegetation. The intensity of fuels management may vary within the 100-foot perimeter of the structure, the most intense being within the first 30 feet around the structure. Consistent with fuels management objectives, steps should be taken to minimize erosion. For the purposes of this paragraph, "fuel" means any combustible material, including petroleum-based products and wildland fuels.

(2) A greater distance than that required under paragraph (1) may be required by state law, local ordinance, rule, or regulation. Clearance beyond the property line may only be required if the state law, local ordinance, rule, or regulation includes findings that the clearing is necessary to significantly reduce the risk of transmission of flame or heat sufficient to ignite the structure, and there is no other feasible mitigation measure possible to reduce the risk of ignition or spread of wildfire to the structure. Clearance on adjacent property shall only be conducted following written consent by the adjacent landowner.

(3) An insurance company that insures an occupied dwelling or occupied structure may require a greater distance than that required under paragraph (1) if a fire expert, designated by the director, provides findings that the clearing is necessary to significantly reduce the risk of transmission of flame or heat sufficient to ignite the structure, and there is no other feasible mitigation measure possible to reduce the risk of ignition or spread of wildfire to the structure. The greater distance may not be beyond the property line unless allowed by state law, local ordinance, rule, or regulation.

(4) Remove that portion of a tree that extends within 10 feet of the outlet of a chimney or stovepipe.

(5) Maintain a tree, shrub, or other plant adjacent to or overhanging a building free of dead or dying wood.

(6) Maintain the roof of a structure free of leaves, needles, or other vegetative materials.

(7) Prior to constructing a new building or structure or rebuilding a building or structure damaged by a fire in an area subject to this section, the construction or rebuilding of which requires a building permit, the owner shall obtain a certification from the local building official that the dwelling or structure, as proposed to be built, complies with all applicable state and local building standards, including those described in subdivision (b) of Section 51189 of the Government Code, and shall provide a copy of the certification, upon request, to the insurer providing course of construction insurance coverage for the building or structure. Upon completion of the construction or rebuilding, the owner shall obtain from the local building official, a copy of the final inspection report that demonstrates that the dwelling or structure was constructed in compliance with all applicable state and local building standards, including those described in subdivision (b) of Section 51189 of the Government Code, and shall provide a copy of the report, upon request, to the property insurance carrier that insures the dwelling or structure.

(b) A person is not required under this section to manage fuels on land if that person does not have the legal right to manage fuels, nor is a person required to enter upon or to alter property that is owned by any other person without the consent of the owner of the property.

(c) (1) Except as provided in Section 18930 of the Health and Safety Code, the director may adopt regulations exempting a structure with an exterior constructed entirely of nonflammable materials or conditioned upon the contents and composition of the structure, the director may vary the requirements respecting the removing or clearing away of flammable vegetation or other combustible growth with respect to the area surrounding those structures.

(2) An exemption or variance under paragraph (1) shall not apply unless and until the occupant of the structure, or if there is not an occupant, the owner of the structure, files with the department, in a form as the director shall prescribe, a written consent to the inspection of the interior and contents of the structure to ascertain whether this section and the regulations adopted under this section are complied with at all times.

(d) The director may authorize the removal of vegetation that is not consistent with the standards of this section. The director may prescribe a procedure for the removal of that vegetation and make the expense a lien upon the building, structure, or grounds, in the same manner that is applicable to a legislative body under Section 51186 of the Government Code.

(e) The department shall develop, periodically update, and post on its Internet Web site a guidance document on fuels management pursuant to this chapter. Guidance shall include, but not be limited to, regionally appropriate vegetation management suggestions that preserve and restore native species that are fire resistant or drought tolerant, or both, minimize erosion, minimize water consumption, and permit trees near homes for shade, aesthetics, and habitat; and suggestions to minimize or eliminate the risk of flammability of nonvegetative sources of combustion such as woodpiles, propane tanks, decks, and outdoor lawn furniture.

(f) As used in this section, "person" means a private individual, organization, partnership, limited liability company, or corporation.

Detailed descriptions of the firebreaks are described in subsections (a)(1) and (a)(2) of Public Resource Code 4291. These spacings are to be used in and around proposed home site.

Zone 1

Zone 1 extends 30 feet out from buildings, structures, decks, etc.

- Remove all dead plants, grass, and weeds (vegetation).
- Remove dead or dry leaves and pine needles from your yard, roof, and rain gutters.
- Trim trees regularly to keep branches a minimum of 10 feet from other trees.
- Remove branches that hang over your roof and keep dead branches 10 feet away from your chimney.
- Relocate wood piles into Zone 2.
- Remove or prune flammable plants and shrubs near windows.
- Remove vegetation and items that could catch fire from around and under decks.
- Create a separation between trees, shrubs, and items that could catch fire, such as patio furniture, wood piles, swing sets, etc.

Zone 2

Zone 2 extends 100 feet out from buildings, structures, decks, etc.

- Cut or mow annual grass down to a maximum height of 4 inches.
- Create horizontal spacing between shrubs and trees.
- Create vertical spacing between grass, shrubs, and trees.
- Remove all dead trees.
- Remove fallen leaves, needles, twigs, bark, cones, and small branches, however, they may be permitted to a depth of 3 inches.

AGREEMENT BY LANDOWNER

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

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 FMP or an Amended FMP.
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).
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 or to address safety hazards.
5. Thinning: Trees less than six inches diameter breast height may be thinned to promote the growth of neighboring trees, without 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.): Use of fire may only be used as a forest management tool under the direction of CalFire, 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 FMP, provided that such Amendments are consistent with the provisions of the discretionary permit or building submittal. Amendments to this FMP will be required for proposed tree removal not shown on the attached Site Map when the proposed removal falls within the description of an FMP or Amendment to an existing FMP.

Amended Forest Management Plan

A) An amended FMP shall be required when:

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

B) At a minimum, the Amended FMP 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 FMP will be considered as a failure to comply with the conditions of the Use Permit.

Transfer of Responsibility

This FMP 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 binding on the new owner as it is on the present owner. As a permanent management program, this FMP will also be conveyed to the future owner upon sale of the property.



Cassady Bill Vaughan, Registered Professional Forester # 2685
ISA Certified Arborist # WE-10039A

Recommendations Agreed to by landowner:

Landowner

Date

Forest Management Plan approved by:

Director of Planning

Date

LEGEND:

- RECORD BOUNDARY
- RECORD RIGHT OF WAY
- RECORD LOT LINE
- OLD RECORD LOT
- PRODUCT BENCHMARK
- 50' --- CONTOUR (MAJOR)
- 10' --- CONTOUR (MINOR)
- 20'-0" --- EDGE OF PAVEMENT
- 20'-0" --- EDGE OF DRIVEWAY
- FLOWLINE
- APPROXIMATE BUILDING OUTLINE
- WATER VALVE
- 20'-0" --- WATER METER
- 20'-0" --- FUEL HYDRANT
- 20'-0" --- SANITARY SUMP MANHOLE
- 20'-0" --- SANITARY SEWER CLEAN-OUT
- 1" --- UTILITY VAULT
- WOOD FENCE
- ROCK RIP RAP
- EDGE OF SMALL REDWOOD TREE GROVE
- 1" --- HILL WITH SLOPE AND TYPE
- 1" --- OAK
- 1" --- PINE
- 1" --- HAWTHORN
- 1" --- TREE
- SPOT ELEVATION

NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY PUBLIC DATA. ALL BOUNDARY DATA SHOWN HEREON ARE FROM THE TITLE REPORT.
2. ENCUMBRANCES OR ENCUMBRANCES AFFECTING THIS PROPERTY MAY NOT NECESSARILY BE SHOWN.
3. UTILITY'S SHOWN ARE EXPOSED (DEPTH) AND DECATS THEREOF.
4. CONTOUR INTERVAL - ONE FOOT
5. TREE TYPES (IF ANY) ARE INDICATED WHERE KNOWN. DIMENSIONS OF TREES ARE SHOWN IN BRACKETS AND ARE APPROXIMATE ONLY. TO BE VERIFIED BY AN APPROVED ARBORIST PROVIDED BY OTHERS. PER AGREEMENT WITH THE SURVEYOR. TREES SMALLER THAN 6" IN DIAMETER MAY BE IDENTIFIED BY TYPE. (SPECIES OR COMMON NAME) AND TREE SHAPE TO BE VERIFIED BY OTHERS.
6. POSITION AND DIMENSIONS (IF ANY) OF BUILDINGS AND OTHER STRUCTURES ARE SHOWN HEREON APPROXIMATE ONLY DUE TO MEASUREMENT LIMITATIONS. (RECTANGULAR SHAPE OF BRICK FACING, POP-UPS, BULB NOSE CORNERS, ETC. SQUARE FOOTAGE OF BUILDINGS (IF ANY) IS SHOWN APPROXIMATE ONLY, AND SUBJECT TO REVISION AT ANY TIME.
7. NOT ALL UTILITY BODIES AND/OR UTILITY STRUCTURES ARE SHOWN INCLUDING BUT NOT LIMITED TO HOSE BIDS AND REGULATION VALVES. ONLY THE VISIBLE UTILITY BODIES AND/OR UTILITY STRUCTURES THAT WERE CONSIDERED TO CONVEY THE GENERAL UTILITY CONDITIONS ARE SHOWN.
8. THIS MAP CORRECTLY REPRESENTS A SURVEY PREPARED BY ME AND/OR UNDER MY DIRECTION FROM FIELD DATA COLLECTED BY ME IN 2023.

FOREST MANAGEMENT PLAN & TREE ASSESSMENT PLOT PLAN

TOPOGRAPHIC SITE SURVEY

OF
4063 Crest Road

per
APN 008-091-040-000
Records of Monterey County

PREPARED FOR
Kim Grech

LUCIDO SURVEYORS

Boundary and Construction Surveys Topographic and Planimetric Mapping
ALTA Surveys and GIS Database Management Land Planning and Consulting

2 Squanto Avenue
LOS ANGELES, CALIFORNIA 90040



info@lucidosurveyors.com
(818) 400-6622



SCALE: 1"=10' PROJECT No. 3240 JULY 2023
PEBBLE BEACH COUNTY OF MONTEREY STATE OF CALIFORNIA

ONE SHEET ONLY

Front 20'-0"
Side 10'-0"
20'-0" 20'-0"
Rear 10'-0"
10'-0" 10'-0"
10'-0" 10'-0"

BENCHMARK:
ELEVATIONS FOR THIS SURVEY ARE BASED ON AN ASSUMED DATUM.
AN ELEVATION OF 80.00 FEET IS ASSIGNED TO A MARK NAIL IN DRILL
SET IN THE PAVEMENT NEAR THE WESTERLY BOUNDARY OF THE
SUBJECT PROPERTY AS SHOWN HEREON.

WGP
10'-0" 10'-0"
20'-0" 20'-0"
20'-0" 20'-0"

Kim Grech
Surveyor
665 8450

Holman Highway

Client:
Mr. Andrew Grech
25700 Hutton Road
Carmel, CA 95018

Alan Turpin, Assistant
Paul Sandoz
Carmel, CA 95018
Tel: 831 2833

FIGURE 2: SITE PHOTOS AT ENTRY THEN ENDING WITH VIEW TOWARDS HIGHWAY 68



This page intentionally left blank