

# Exhibit E

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LOT-SPECIFIC FUEL MANAGEMENT PLAN

MAY 11, 2021

DOCUMENT PREPARED IN COORDINATION WITH:



**LOT E1 FUEL MANAGEMENT PLAN**

2 WILD BOAR RUN; APN: 239-102-004

PREPARED BY CAROL RICE, FIRE ECOLOGIST

WILDLAND RES. MGT.

TABLE OF CONTENTS

LOT E1 FUEL MANAGEMENT PLAN ..... 2

    PURPOSES ..... 2

    CURRENT CONDITIONS ..... 4

        STRUCTURES ..... 5

        LOCATION ..... 5

        ROADS OR TRAILS..... 5

        TERRAIN ..... 7

        VEGETATION ..... 8

        FIRE HAZARD ..... 9

FUEL MANAGEMENT..... 11

    Non-Combustible Zone – to a distance of 5 feet ..... 14

    Landscaping Zone – within entire landscaped area ..... 14

    Driveway Zone – 15 feet from edge of driveway pavement ..... 14

    Grassland Zone – to a distance of 30 feet from structures ..... 15

    Oak Savanna Zone – to a distance of 150 feet ..... 16

    Oak-Shrub Woodland Zone – to a distance of **200 feet** ..... 18

    Coastal Scrub Zone – to a distance of 200 feet ..... 20

ACKNOWLEDGE, RELEASE, AND HOLD HARMLESS AGREEMENT ..... 24

PHOTOS OF LOT E1..... 25

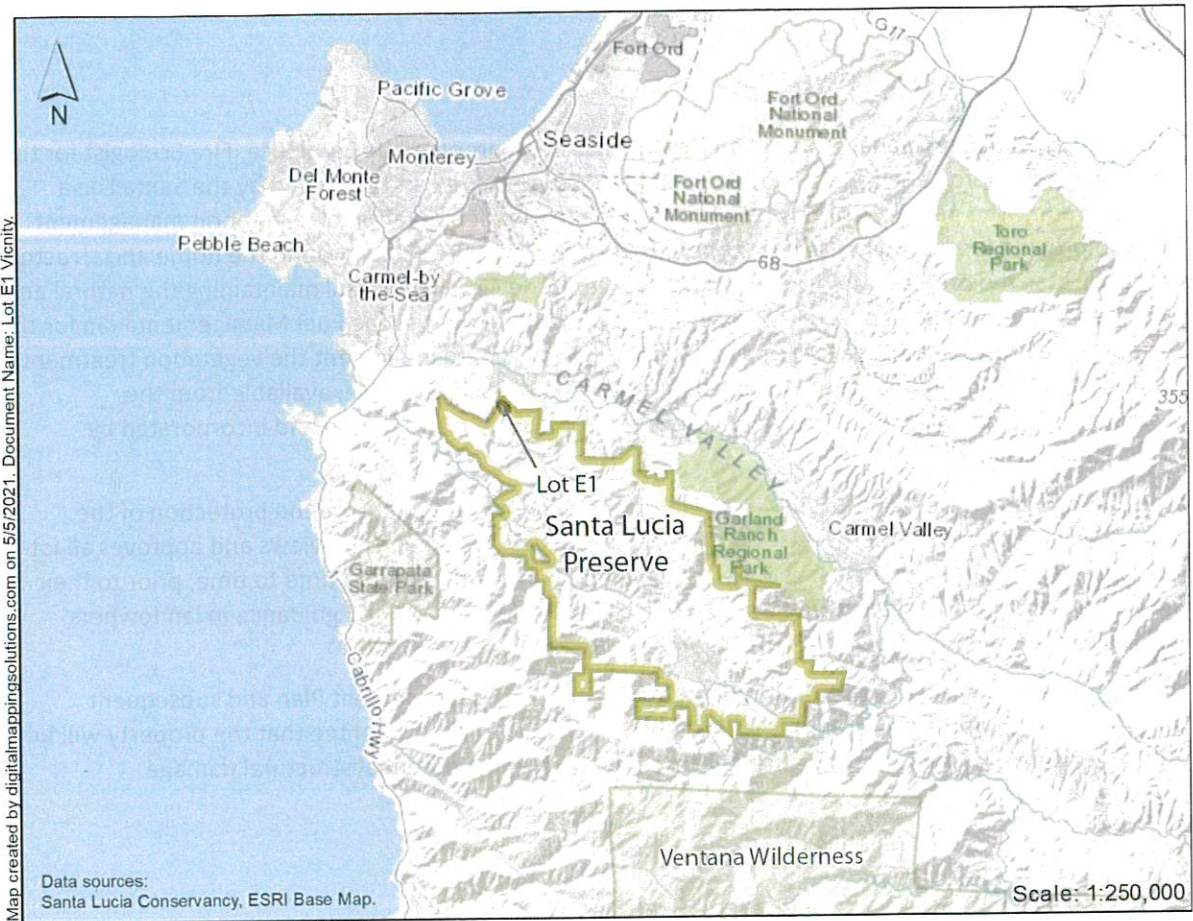
## LOT E1 FUEL MANAGEMENT PLAN

### PURPOSES

This Lot-Specific Fuel Management Plan (“Plan”) has been prepared by Carol Rice, Fire Ecologist for the homeowners, Aaron and Kate Wolovsky, and has been reviewed and approved by the Santa Lucia Conservancy. The purposes of this Plan are to guide the implementation of vegetation management and to provide for the Owner sufficient defensible space and fire safety around the home and structure on Lot E1, as required by California Public Resources Code 4291, while still maintaining the natural and aesthetic values of the Santa Lucia Preserve. This plan is pursuant to the Fuel Management Plan for the Santa Lucia Preserve as it may be updated from time to time, to implement the vegetation treatments outlined in the Fuel Management Standards for the Santa Lucia Preserve, available from the Conservancy’s webpage (<http://www.slconservancy.org/>), attached hereto and incorporated by reference herein.

The Santa Lucia Conservancy’s wildfire related responsibilities are to ensure the protection of the natural values protected by the easements. The Santa Lucia Conservancy reviews and approves all lot-specific fuel management plans, as they are developed and updated from time to time, prior to their implementation. Conservancy staff are also available to offer support and guidance in landowners’ efforts to plan and implement fuel management activities.

It is important to note that the creation of a Lot-Specific Fuel Management Plan and subsequent implementation of the prescribed treatments found below do not guarantee that the property will be 100% fire-safe, but it will improve fire-fighter safety and lessen potential structural damage.





### CURRENT CONDITIONS

Through an analysis of aerial imagery and during a site visit on April 26<sup>th</sup>, 2021 the following conditions were observed by Carol Rice (all photos by Carol Rice unless otherwise noted).



FIGURE 1. PHOTOS OF LOT E1 TYPICAL VEGETATION. NOTE LARGE AREAS OF FRENCH BROOM AND COYOTE BRUSH JUST OUTSIDE THE HOMELAND BOUNDARY.

## STRUCTURES

Currently, there are no structures on the lot. Several buildings are proposed that include a garage, barn, guest house, and an additional dwelling unit, all in addition to the main house. There is also extensive hardscaping along with a pool planned for the Homeland. The planned buildings and extensive hardscaping represent roughly 12% of the Homeland.

## LOCATION

Lot E1 is in the northern most portion of The Preserve, south of the Gatehouse, on Wild Boar Run. Lot E1 has a 2.2-acre Homeland situated on the central portion of a 22.7-acre lot. The lot is flanked by two Wildlands lots, Parcel JJ-CE and Parcel KK – both over 50 acres. Beyond those lots is non-Preserve property. Immediately to the south are similarly sized residential Preserve lots, some of which are currently occupied.

The property can be accessed via Rancho San Carlos Road. Fire station distances and estimated drive times are provided in Table 1 below.

Station Name	Address	Distance (in miles)	Drive Time (minutes, est.)
Santa Lucia Preserve Gatehouse	1 Rancho San Carlos Road	0.5	Less than 5 minutes
Santa Lucia Preserve Corporate Yard	121 Rancho San Carlos Road	9.4	More than 20 minutes
Cypress Fire Department	3775 Rio Road	4.0	10 minutes
Mid Valley #5 Fire Department	8455 Carmel Valley Road	4.2	10 minutes

TABLE 1. FIRE STATION LOCATION, DISTANCE FROM LOT E1, AND ESTIMATED DRIVE TIME.

## ROADS OR TRAILS

Lot E1 is accessed using Wild Boar Run just off Chamisal Pass. The driveway to the residence is relatively short at less than 450 feet. In addition, the driveway traverses a gentle grade, does not cross any other lots, and does not pose a hindrance to access or maintenance.

To exit The Preserve, travel south on the private driveway until driveway meets Wild Boar Run; turn left and travel north/northeast until road meets Chamisal Pass. Turn left onto Chamisal Pass and travel north to Rancho San Carlos Road. Turn right onto Rancho San Carlos Road (gated) to travel off the Preserve.





FIGURE 2. PHOTO OF LOT E1'S ACCESS ROUTE – CURRENTLY UNDEVELOPED.



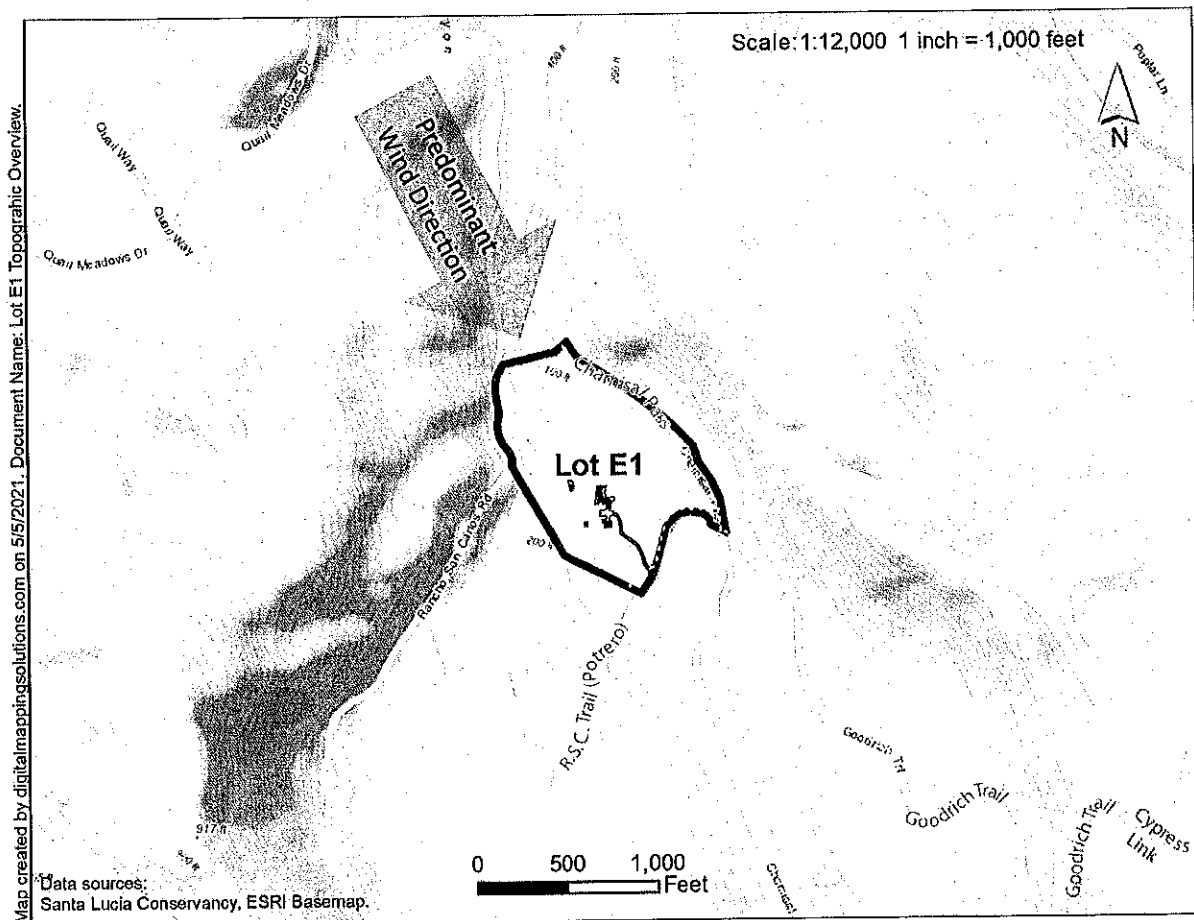
FIGURE 3. AERIAL MAP OF LOT E1. THICK LINES ARE PARCEL BOUNDARIES, THIN LINES ARE HOMELAND BOUNDARIES. PLANNED DRIVEWAY, BUILDINGS, AND HARDSCAPING ARE SHOWN IN SHADES OF BLACK AND GRAY.

### TERRAIN

The lot sits at the confluence of two significant ridges that form the mouth of Potrero Canyon. While the lot itself sits on gentle, rolling terrain, the sides of the valley are steep, almost canyon-like. Potrero Creek runs along the Chamisal Pass Road and Potrero Trail.

The lot has an elevation range of 115 feet to 210 feet. The northeastern boundary of the lot is formed by Chamisal Pass and the western edge aligns with Rancho San Carlos Road. The lot is primarily north-east facing. The terrain on the Homeland and Openlands does not restrict fuel management.

The predominant wind flows through the area are from the northwest and can be quite strong in the afternoon due to terrain influences (funneled into the mouth of Potrero Canyon).



**FIGURE 4. TOPOGRAPHIC MAP OF LOT E1. LARGE BLUE ARROWS INDICATE WIND FLOWS AROUND LOT E1, WHICH ARE INFLUENCED BY TERRAIN.**



## VEGETATION

There are five vegetation types mapped on Lot E1: a large expanse of Coyote bush (CoBu) dominates the western portions of the lot. This transitions to an area dominated by Poison Oak (PoOa) in the south. This in turn gives way to a section of Grasslands (GRS) in the eastern part of the lot. In the center is a stand of open Coast Live Oak (Clo). Surrounding this open area to the north is a finger of denser Coast Live Oak with shrubs in the understory. Along the creek is a large stand of well-established Arroyo Willow (Aw) that also exists immediately next to the denser Coast Live Oak.

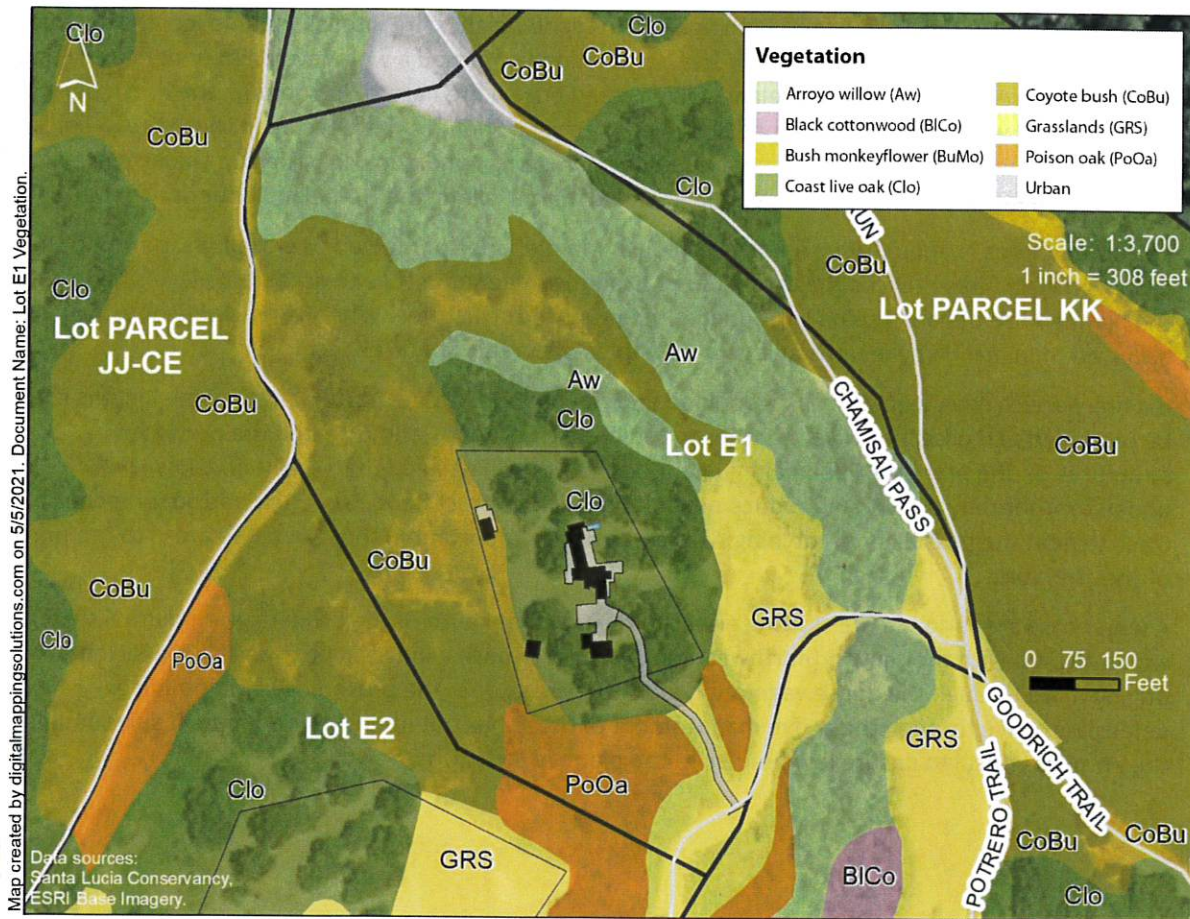


FIGURE 5. VEGETATION MAP OF LOT E1.

On-site observations noted a clear persistence of invasive species throughout the stands of Coyote Brush and Poison Oak. Noted on site were French broom (*Genista monspessulana*) and hemlock (*Conium maculatum*). Care must be taken to remove all invasive species within the designated fuel management zones (outlined later in this document).

Review of the Santa Lucia Conservancy database revealed that much of the mapped Coyote Brush is potential Coastal Prairie habitat. Potrero Creek hosts a riparian corridor where the presence of woodrat nests was noted. In addition, Potrero Creek itself is protected as an important spawning area for Steelhead trout. No work should be performed within the riparian corridor and the woodrat nest should not be disturbed.

The presence of cows grazing on the lot was evident.

## FIRE HAZARD

The vegetative fuels are comprised of annual grass and oak woodland; these fuel types produce fires that are usually non-threatening when the grass and shrubby fuels are maintained. Because of the open nature of these vegetation types, fire behavior can be expected to be relatively low if shrubs have not become dense and tall. If a well-developed understory is present fire behavior can be anticipated to be challenging.

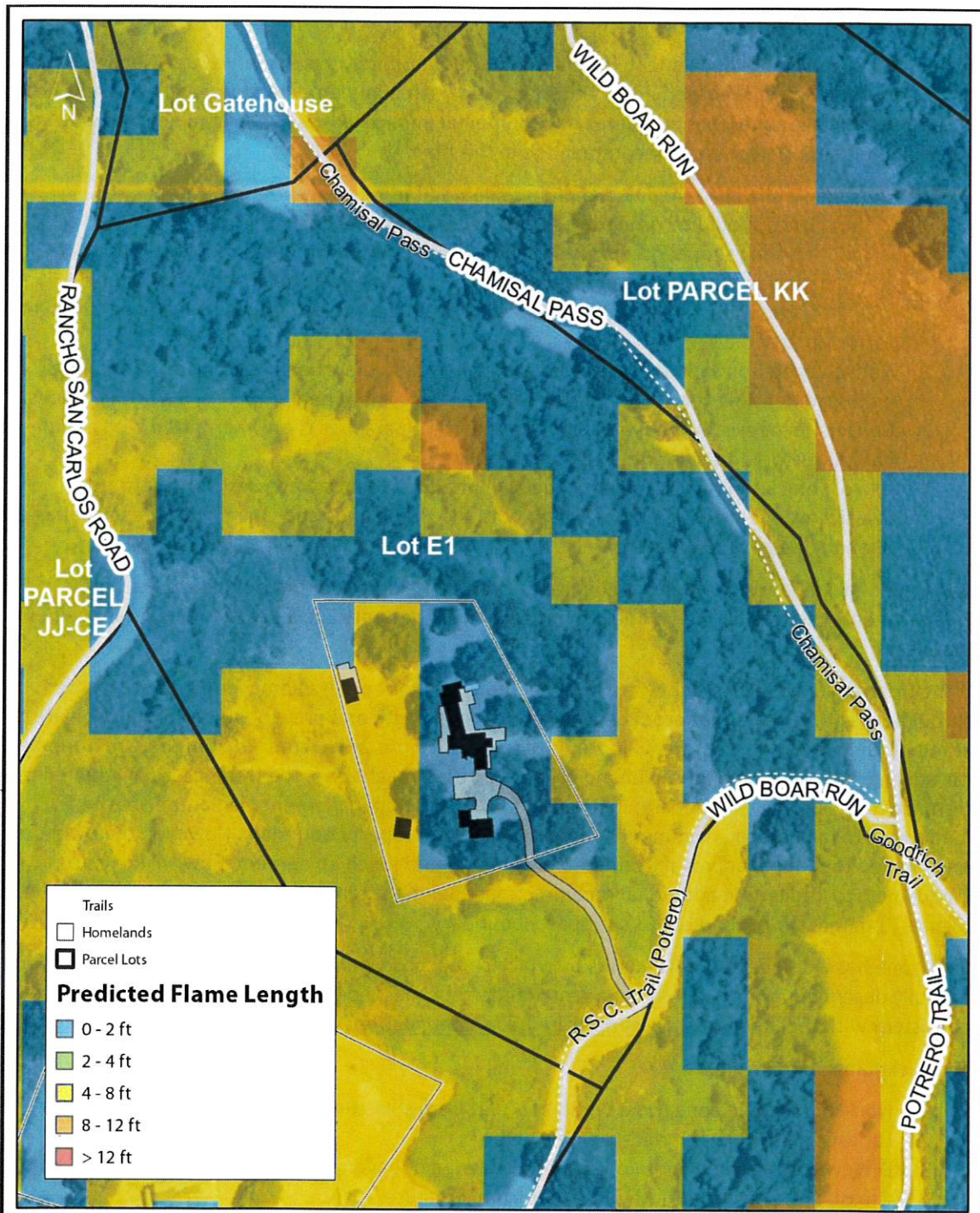
Fire behavior modeling indicates under current conditions, a wildfire on the property would burn fairly low (flame lengths less than 2 feet) with pockets of slightly higher fire intensity (flame lengths between 4 to 8 feet with some up to 12 feet). On-site observation confirmed a well-developed understory along the riparian area north of the Homeland, which could pose a fire hazard. In addition, the brush fields to the south and west are well developed and over 8 feet tall. Should a fire develop in these brush fields, extensive flame lengths could be generated under the wrong conditions. Breaking up the expanse of brush would lower the chances of creating a "wall of flame" along the Homeland boundary.

Fire spread rates in annual grass can be quite fast. Maintenance of mowed or grazed grass around the proposed structures reduces the threat of fire from this vegetation type to acceptable levels because of the planned use of hardscaping surrounding the proposed structures. Wherever mowing or grazing has occurred, minimal flame lengths and very slow rates of spread can be expected.

If a fire were to develop in the oak woodland and riparian area to the north, longer flame lengths could be produced and possibly cause the trees to torch the oak canopy and threaten the proposed structures on the property. Fuel management on the site will be needed to maintain a low level of understory shrubby growth and reduce dead debris on the forest floor. Prune the bottom branches of trees to limit the possibility of torching. This is especially important in those wooded areas to the north of the structures.

A worst-case scenario is a fire starting either to the north or south of the property with diurnal strong winds aligned with the canyon (northwest to southeast). These winds can be especially persistent, driving a fire through the dense vegetation along the creek or in the brush fields. Maintaining defensible space through the active management of the zones outlined in this document surrounding the home is critical to ensure low fire risk to the planned structures.





Map created by digitalmapping solutions.com on 5/5/2021. Document Name: Lot E1 Flame Length.

### Predicted Flame Lengths Santa Lucia Conservancy Monterey County, California

Data sources:  
Santa Lucia Conservancy, ESRI Base Imagery.

0 100 200  
Feet  
Scale: 1:2,700 1 inch = 225 feet

FIGURE 6. MAP OF PREDICTED FLAME LENGTHS ON LOT E1 (WITHOUT TREATMENT).



## FUEL MANAGEMENT

In addition to the Fuel Management Treatment Zones, the Santa Lucia Preserve Fuel Management Standards outline Best Management Practices to help ensure implementation of each Lot-Specific Plan is conducted in a manner that minimizes environmental impacts. Please keep in mind the following tips when implementing treatments recommended in this plan.

1. Treatments shall be scheduled and implemented for the appropriate season.
  - a. Trees should be pruned between November and April.
  - b. Mowing should occur late spring to early summer. Timing of mowing affects the species composition in subsequent years. A lot-specific plan may advise for the appropriate timing and frequency to retain desirable wildflowers, native grasses, or protected species.
2. Native vegetation should be retained as much as possible when creating and maintaining enough defensible space and safe access to protect watershed functions and scenic values.
3. Conversion of existing native habitat types in the Openlands is only permitted with a multi-year habitat restoration plan with the Conservancy.
4. Use of vehicles in the Openlands shall be limited to the area necessary for treatment.
5. Invasive weeds shall be removed from both the Homelands and Openlands of each Lot as part of annual vegetation management.

For additional guidance on ways to minimize environmental impacts, please refer to the Best Management Practices for Fuel Management section of the Santa Lucia Preserve Fuel Management Standards.

If the treatments described below are implemented, two-foot or less flame lengths are expected throughout Lot E1. Fuels that produce a two-foot flame length and prevent ember production are the result of fuel mitigation treatments in zones of varying actions and distances from the structure, based on existing vegetation and terrain in and around Lot E1. In each zone, the distance is constrained by the distance to the property boundary; in no case does this fuel management plan authorize the landowner to take fuel management actions beyond the property boundary. However, the owner is encouraged to request approval from the Conservancy and reach an agreement with adjacent landowners to implement additional recommended fuel management treatments shown on the map (Figure 7) that occur beyond Lot E1's property boundary.

Each zone has a unique set of standards by which compliance will be gauged. Treatments in each zone are fully described in the Fuel Management Standards. Unless specified here, treatments must be consistent with the Standards. **Exceptions and additional actions are noted in bold, underlined italics.**

The fuel management zones are:

1. Non-combustible Zone, for a width of 5 feet from structure
2. Landscaping Zone, per landscaping plans
3. Driveway Zone, for a width of 15 feet from edge of pavement
4. Grassland Zone, for a width of 30 feet from structure
5. Oak Savanna Zone, for a width of 150 feet from structure
6. Oak-Shrub Woodland Zone, for a width of **200 feet** from structure
7. Coastal Scrub Zone, for a width of 200 feet from structure



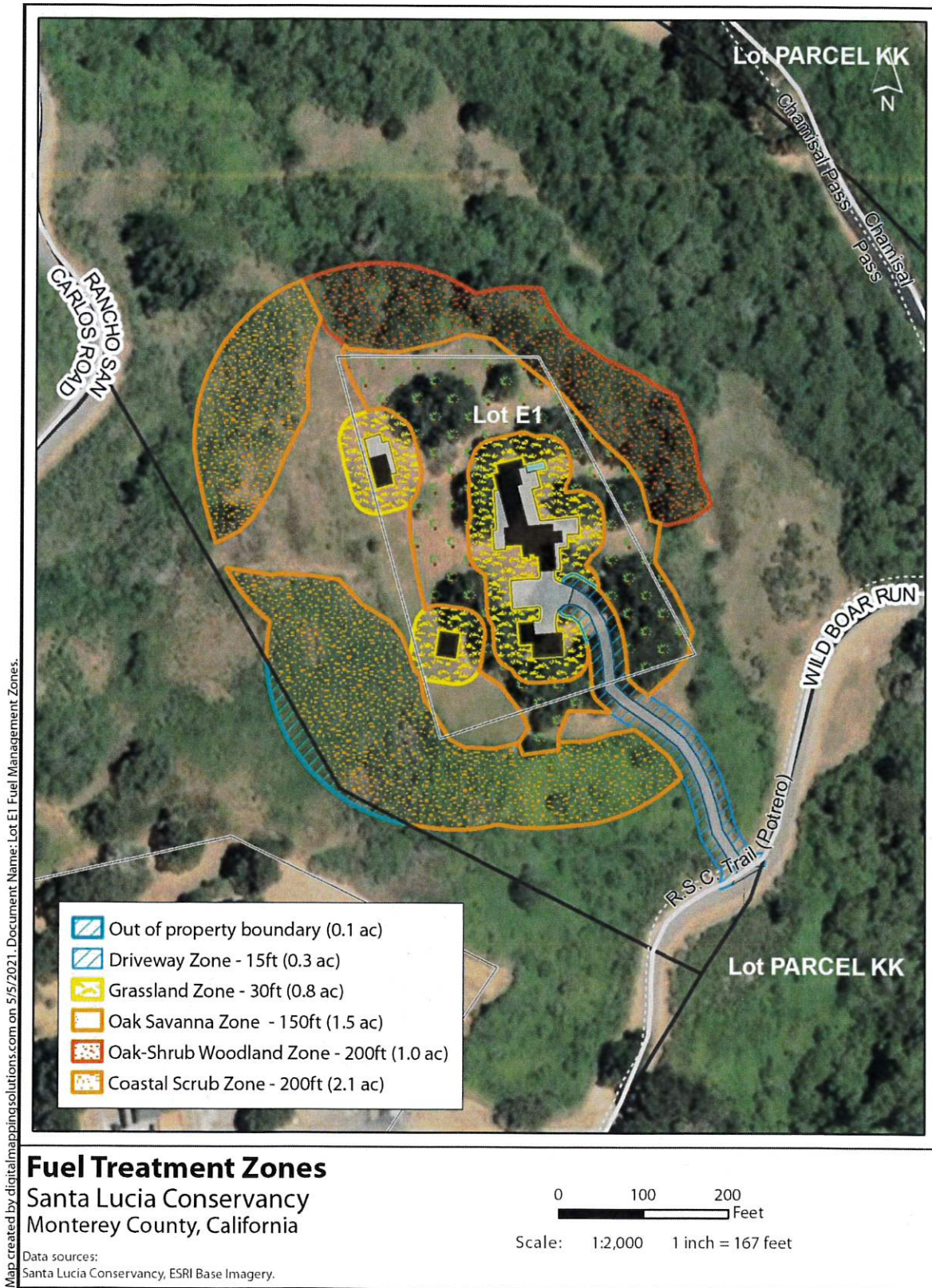


FIGURE 7. FUEL MANAGEMENT MAP WITH ZONES DELINEATED.



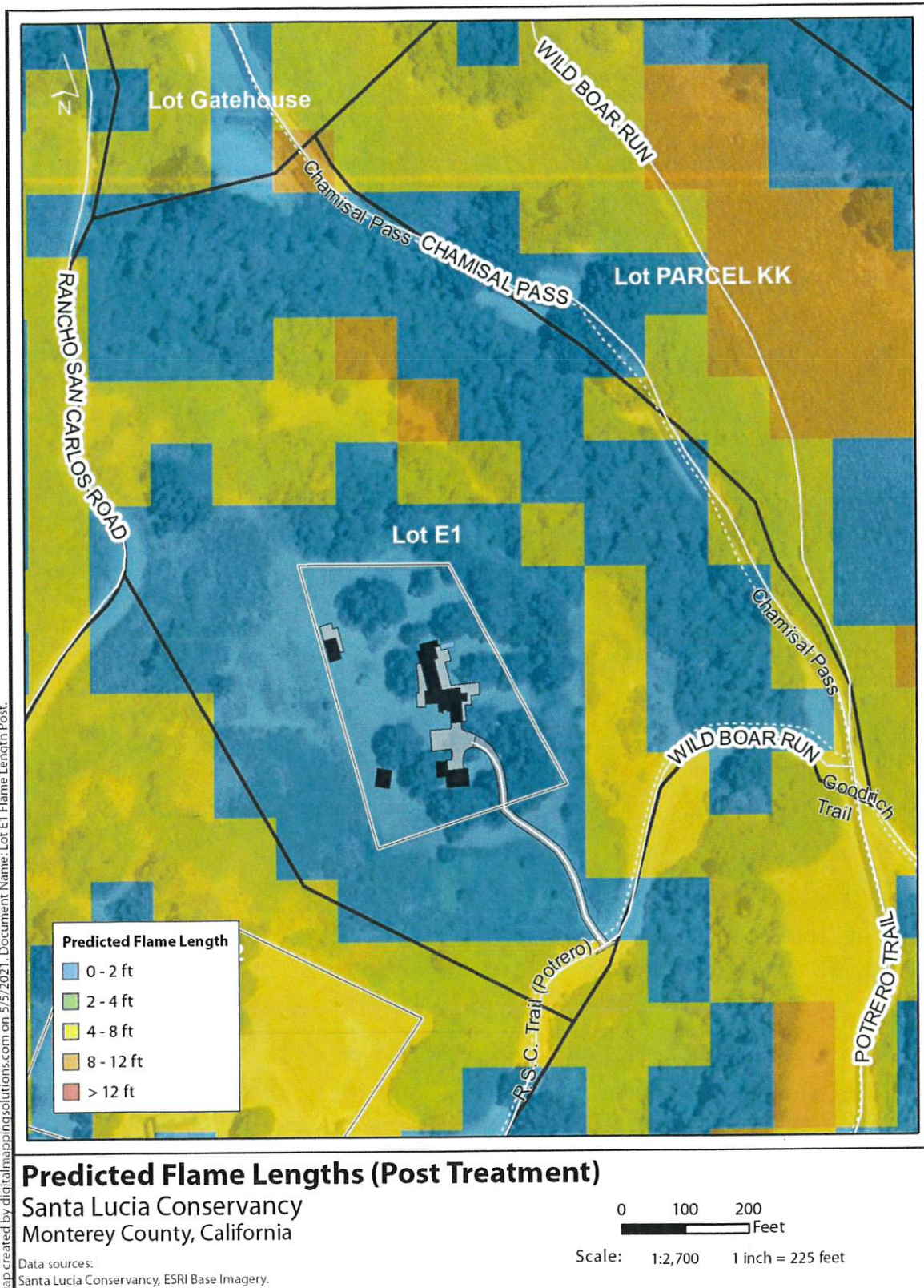


FIGURE 8. MAP OF PREDICTED FLAME LENGTHS ON LOT E1 (WITH TREATMENT).



There is a small portion of the fuel treatment falling into an adjacent parcel (Lot E2). It was also noted during the site visit that dense vegetation on Lot E2 could pose a threat to the structures on Lot E1. To fully comply with the Fuel Management Standards, the homeowner is encouraged to work closely with the Santa Lucia Conservancy and their neighbors to coordinate fuel management efforts.

For reference, here are the fuel management standards for the zones on Lot E1.

#### NON-COMBUSTIBLE ZONE – TO A DISTANCE OF 5 FEET

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

Hardscape surfaces (such as patios, gravel, and bare soil), and landscape materials (such as lawn and succulent herbaceous plants) are examples of non-combustible surfaces. Wood mulch is not considered non-combustible. Landscape architects are encouraged to make liberal use of hardscaping within 5 feet of structures. Care should be taken in the design phase to ensure there is adequate room within the Homeland for such treatments.

#### LANDSCAPING ZONE – WITHIN ENTIRE LANDSCAPED AREA

*Approved landscaping must be designed and maintained to minimize flammability. All landscaping occurs within the Homeland area.*

Ornamental landscaping often results in large amounts of shrubby flammable vegetation being planted near structures. Many commonly used landscape plants, such as conifers, flammable woody shrubs, and tall ornamental grasses, should be avoided because they may create a fire threat to a home that would otherwise be fire safe. All plant material that is removed from the landscaping must be composted within the Homeland or removed from The Preserve and disposed of properly. In no case can material from the Landscaping Zone be left in the Openlands and must be processed if it will remain in the Homeland. The spacing between landscaping plants and volume of landscaping biomass should mimic the Oak Woodland Zone, and landscape areas should be maintained according to the recommendations in the Oak/Shrub Woodland Zone on page 18.

#### DRIVEWAY ZONE – 15 FEET FROM EDGE OF DRIVEWAY PAVEMENT

*Safe ingress and egress must be maintained along the driveway.*

The Driveway Zone is important to allow for safe passage and to provide a location where firefighter resources can travel and engage in fire response. The treatments required correspond to vegetation type.

- a. Grassland, and the understory of all Oak Savanna, and Oak Woodland vegetation should be mowed within 15 feet from the pavement edges, according to the recommendations in the Grassland Zone.
- b. All Chaparral, Coastal Scrub, and Oak/Shrub Woodland vegetation should be treated to 30 feet from the pavement edge, according to their respective recommendations.
- c. All tree branches extending over driveway surfaces should be pruned to ensure 15 feet of vertical clearance. Whenever possible, healthy overhanging branches higher than 15 feet should be left in place to shade driveway areas and thereby reduce weed and understory growth.
- d. Every residential structure shall have a dedicated fire hydrant and a hammerhead or other safe turnaround for fire equipment access as detailed in the Santa Lucia Preserve Design Guidelines. Vegetation around these facilities must be maintained as needed to ensure visibility and access, vegetation must be cleared three feet around fire hydrant.

A minimum 3-foot radius from each fire hydrant shall be free of vegetation.



FIGURE 9. TYPICAL DRIVEWAY CONDITIONS FOUND ON SITE. BE SURE TO THIN POISON OAK AND OTHER SHRUB SPECIES, FAVORING NATIVE SPECIES SUCH AS COFFEEBERRY. BE SURE TO LIMB UP OVERHANGING BRANCHES SO THAT A VERTICAL CLEARANCE OF 15 FEET IS MAINTAINED FOR FIRE ENGINE ACCESS. ILLUSTRATION NOT TO SCALE.

#### GRASSLAND ZONE – TO A DISTANCE OF 30 FEET FROM STRUCTURES

*Grassland zones must be mowed at least once annually in late spring or early summer.*

Because grasslands dry and become flammable at the start of every summer, grassland areas will need annual attention, typically by mowing prior to the beginning of each summer. By mowing in late spring, native grasses and wildflowers are retained and may contribute in a lower-hazard condition. Woody weed species such as French broom, poison hemlock and thistles must be completely removed annually.

- a. Within 30 feet from structures, all annual grassland areas should be mowed in early summer to maintain a minimum height of 4 inches during the summer.
- b. Native perennial grasses and wildflower stands should not be mowed more frequently than 60 days, ideally shortly after they have set seed. This may require a delayed mowing schedule in wetter years to maintain their density. Consult with the Conservancy staff as needed.
- c. Trees growing within the Grassland Zone should be treated according to the recommendations made in the Oak Woodland Zone.
- d. Coyote bush, and a number of other shrub species, growing within the grassland zone, may be removed to maintain open herbaceous grasslands as part of an approved Lot-Specific Plan.





**FIGURE 10. GRASSLANDS ARE CURRENTLY GRAZED TO AN ACCEPTABLE HEIGHT.**

OAK SAVANNA ZONE – TO A DISTANCE OF 150 FEET

*Grass under trees must be mowed annually, and small-diameter lower tree branches must be pruned.*



**FIGURE 11. TYPICAL OAK WOODLAND CONDITIONS FOUND ON SITE. KNEELING (OR LARGE, LOW) BRANCHES CAN BE RETAINED IF ALL FLAMMABLE MATERIAL IS TRIMMED OR REMOVED FROM WITHIN 5 FEET OF THE BRANCH. COBBLES, OR OTHER NON-COMBUSTIBLE MATERIALS CAN BE PLACED UNDER LOW TREE BRANCHES.**



Oak savannas consist of scattered oaks growing within a grassy understory, and both trees and grass should be maintained to provide a vertical separation between the ground and the tree canopy. This corresponds to the area mapped as Valley Oak. According to fire behavior predictions, many areas of oak savanna are expected to produce flame lengths less than 4 feet before treatment. Mowing grass under and around trees reduces fire intensity and rate of spread of fire to an acceptable level, and diminishes the possibility that fire can climb into tree canopy. Pruning the small lower tree branches, as noted below, will reduce the possibility fire can spread into the tree crowns. Woody weed species such as French broom, poison hemlock and thistles must be completely removed annually.

**Prescriptions for grass mowing:**

- Within 30 feet of structures, all grassland areas should be mowed in early summer to a height of four inches, according to the recommendations in the Grassland Zone.
- Within 100 feet of structures, all grass growing under trees, out to 6 feet beyond the driplines of trees, should be mowed in early summer to a height of four inches.
- Within 30-100 feet of structures (depending on slope and other factors), grass growing in the open, away from trees, does not need to be mowed.

**Prescriptions for removing dead wood on the ground:**

- Throughout the Fuel Management Zones, remove all dead branches on the ground smaller than 6-inch diameter.
- Large dead material located within the fuel management zone may be removed or relocated as recommended by a Lot-Specific Plan. Dead limbs larger than 8 inches in diameter, in the Fuel Management Zones within the Openlands, should remain on the site if isolated from dead material that is smaller than 4-inches in diameter, if not under a tree canopy, or if moved at least 100 feet from the structure. Large woody material by itself does not ignite readily and does not produce long flames. Retaining these features in open areas serves a beneficial purpose of retaining soil moisture and supports important wildlife, including native pollinators. Once dead logs become rotted through and friable, they should be removed or scattered in the general area to avoid a concentration of lighter fuels.

**Prescriptions for tree pruning:**

- All branches, living or dead, less than 3 inches diameter in width and less than either 8 feet from the ground or three times the height of any understory shrubs whichever is greater, shall be removed (Figure 12).
- Living branches that are greater than 3 inches in diameter but lower than 8 feet in height can be retained, provided that the area within the drip-line of trees is maintained. Oaks with live limbs resting on the ground need not be removed, but all ground debris around and beneath the limbs

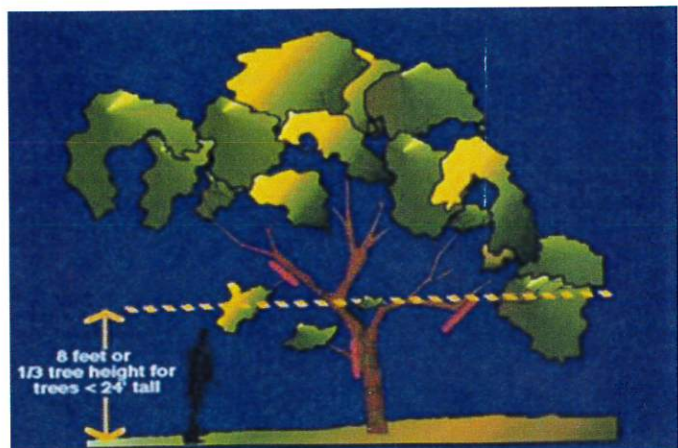


FIGURE 12. CREATE VERTICAL SPACING UNDER LOWER TREE BRANCHES BY REMOVING SMALL TREE BRANCHES FROM THE BOTTOM 8 FT OF THE TREE OR FROM THE BOTTOM ONE-THIRD OF THE TREE, WHICHEVER IS LESS.



- must be removed to reduce fire risk.
- c. Dead limbs less than 8 feet in height shall be removed.
- d. In landscaped areas, healthy tree branches less than 3 inches in diameter or 8 inches diameter if split or diseased, should be removed to provide vertical clearance of 3 times the height of the understory plants, or 8 feet above understory plants, whichever is greater.
- e. For trees shorter than 24 inches in height, remove lower 1/3 of branches smaller than 3 inches in diameter, or alternatively, treat as a shrub grouping.
- f. Once initial pruning is accomplished, tree pruning is likely to be needed infrequently, on an interval of about once every 3 to 5 years.
- g. **Do not thin or prune the tree canopy**, as this will promote more understory shrub growth as well as lower parts of the tree, and will result in increased risk that fire will spread to the tree canopy.
- h. Sometimes small trees may need to be cut to the ground in order to achieve the separation of the ground level from the tree canopy, or because mowing equipment cannot avoid the small trees. **In all circumstances, removal of seedlings and saplings of black oak, valley oak, or blue oak in the Openlands requires prior approval from the Santa Lucia Conservancy.**

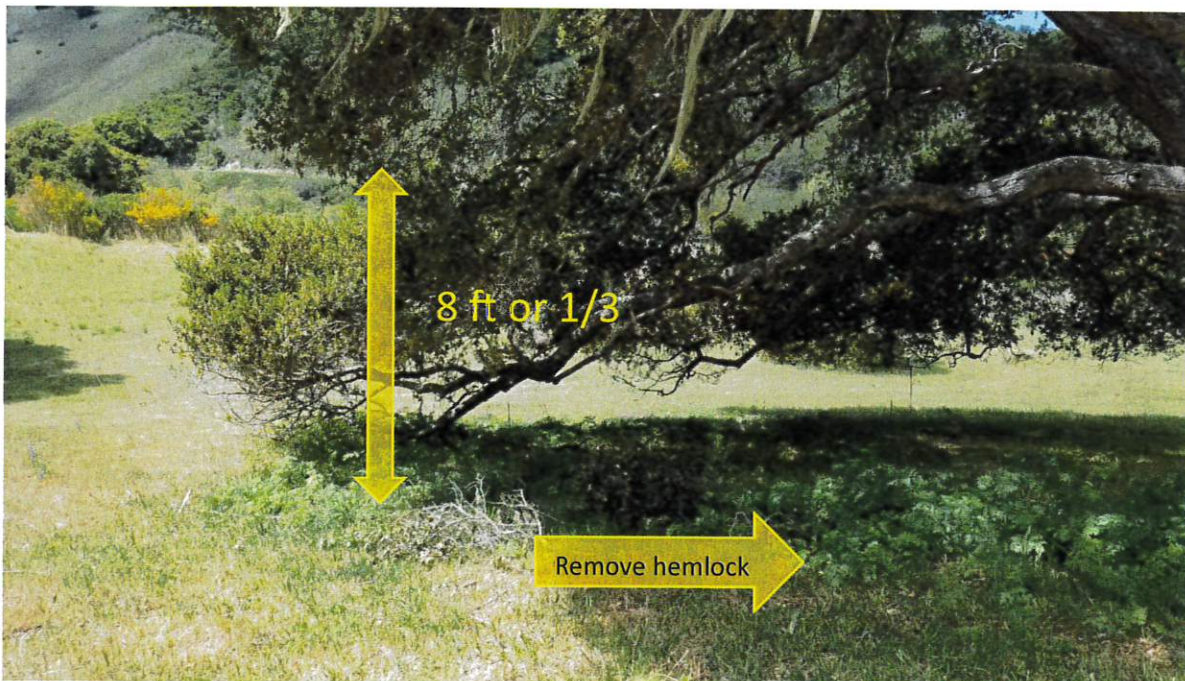


FIGURE 13. LOWER BRANCHES OF TREES SHOULD BE PRUNED TO 8 FT IN HEIGHT OR ONE-THIRD THE HEIGHT OF THE TREE; HOWEVER, CARE SHOULD BE TAKEN TO REMOVE ONLY BRANCHES SMALLER THAN 3 INCHES IN DIAMETER. ILLUSTRATION NOT TO SCALE. ALSO, REMOVE ALL INVASIVE SPECIES FROM HOMELAND. ALTERNATIVELY, MAINTAIN AREA UNDER BRANCHES IN A FUEL-FREE CONDITION (WITH COBBLES, OR NON-COMBUSTIBLE MATERIALS) BELOW THE BRANCHES.

OAK-SHRUB WOODLAND ZONE – TO A DISTANCE OF 200 FEET

*Understory plants must be kept short, and small lower tree branches must be removed.*

The goal of the following treatment is to facilitate the conversion from a transitional woodland / shrubland vegetation type, into a more fire-safe oak woodland with an understory consisting of grass, herb or other low-growing fire-resistant plants. Native understory shrubs are acceptable, if



maintained to a maximum height of 2.5 feet, and if kept free of dead branches. Once the conversion has been made to a stable oak woodland, little vegetation treatment will be necessary other than the normal treatments for the Oak Woodland Zone. Woody non-native weeds such as French broom should be vigorously suppressed.

**Prescriptions for understory maintenance:**

- a. Understory vegetation should not be completely removed. Instead, selectively remove all French broom and flammable native species like coyote bush, and prune-back and remove dead branches from less-flammable desirable species such as coffee berry and wild rose. **Some large logs in this zone were observed and should be removed within the next five years.**
- b. Within 30 feet of structures, at the end of each spring mow grass according to the Grassland Zone.
- c. Remove chamise, a highly flammable dense-growing native (*Adenostoma fasciculatum*), under tree canopies. Where chamise is found outside of tree canopies, mow chamise at ground level, or create shrub groupings, according to the recommendations in the per the Coastal Scrub Zone. If other shrub species are present with the chamise, retain them at the expense of the chamise.



**FIGURE 14. LARGE LOGS MAY REMAIN WITHIN THE OAK-SHRUB WOODLAND ZONE UNTIL THEY BECOME FRIABLE. THESE LOGS SHOULD BE REMOVED IN THE NEXT FEW YEARS. DEAD SMALLER MATERIAL IN BACKGROUND SHOULD BE REMOVED THIS YEAR.**

**Prescriptions for tree pruning:**

- a. All branches, living or dead, less than 3 inches diameter in width and less than either 8 feet from the ground or three times the height of any understory shrubs whichever is greater, shall be removed (Figure 1).
- b. Living branches that are greater than 3 inches in diameter but lower than 8 feet in height can be retained, provided that the area within the drip-line of trees is maintained Oaks with live limbs



resting on the ground need not be removed, but all ground debris around and beneath the limbs must be removed to reduce fire risk.

- c. Dead limbs less than 8 feet in height shall be removed retained. .
- d. In landscaped areas, healthy tree branches less than 3 inches in diameter or 8 inches diameter if split or diseased, should be removed to provide vertical clearance of 3 times the height of the understory plants, or 8 feet above understory plants, whichever is greater.
- e. For trees shorter than 24 inches in height, remove lower 1/3 of branches smaller than 3 inches in diameter, or alternatively, treat as a shrub grouping.
- f. Once initial pruning is accomplished, tree pruning is likely to be needed infrequently, on an interval of about once every 3 to 5 years.
- g. Do not thin or prune the tree canopy, as this will promote more understory shrub growth as well as lower parts of the tree, and will result in increased risk that fire will spread to the tree canopy.
- h. Sometimes small trees may need to be cut to the ground in order to achieve the separation of the ground level from the tree canopy, or because mowing equipment cannot avoid the small trees. In all circumstances, removal of seedlings and saplings of black oak, valley oak, or blue oak in the Openlands requires prior approval from the Santa Lucia Conservancy.



**FIGURE 15. SEPARATE AND THIN IN THE DENSER OAK WOODLAND TO THE NORTH OF THE HOMELAND. TAKE CARE TO RETAIN NATIVE SPECIES AND REMOVE ALL INVASIVE SPECIES. TRIM TREE BRANCHES TO 8-FT IN HEIGHT OR TO 1/3 THE HEIGHT OF THE TREE (WHICHEVER IS LESS).**

#### COASTAL SCRUB ZONE – TO A DISTANCE OF 200 FEET

*All shrubs within coastal scrub must be thinned or mowed within 200 feet of structures.*

Like chaparral, coastal scrub is an important habitat type on the Santa Lucia Preserve. Coastal scrub is comprised of a diverse mixture of native shrub species including coyote bush, native sage, blackberry, coffeeberry, and poison oak. Like most chaparral shrubs on the Santa Lucia Preserve, shrub species growing within coastal scrub habitat will stump-sprout vigorously when mowed or burned, so coastal scrub zones will need to be retreated on a regular basis.



- a. In open areas away from trees, within 200 feet of structures, change the pattern into discontinuous groups of shorter, younger, more succulent shrubs and ensure the distance between groups of shrubs is at least 2 times the height of the shrub patch (see Figure 16).
- b. In coyote brush dominated stands, if other shrub species are present, retain them at the expense of coyote brush. Retain less-flammable desirable shrubs, such as ceanothus, currant, coffee berry, native rose, and sticky monkey flower.
- c. It is not necessary to eliminate coyote brush within the fuel management zone. Instead, change the pattern into discontinuous groups of shorter, younger, more succulent shrubs. If native bunch grasses are present, consult with the Conservancy regarding restoring grassland conditions through permanent removal of encroaching brush species.
- d. Remove all dead branches from less-flammable desirable shrubs, such as ceanothus, currant, coffee berry, native rose, and sticky monkey flower.
- e. All healthy trees within the 200-foot Coastal Scrub Zone should be retained. As trees increase within the chaparral, they provide a long-term reduction in shrub cover and fire hazard.



FIGURE 16. CREATE HORIZONTAL SPACING BETWEEN TREES AND SHRUBS, BY REMOVING SHRUBS FROM AROUND TREES WITHIN A RADIUS THAT EXTENDS 3 FEET FROM THE TREE'S DRIP LINE. FOR TREES TALLER THAN 6 FEET, REMOVE SHRUBS WITHIN A DISTANCE OF 6 FEET FROM THE TREE'S DRIP LINE.

- f. Trees growing within coastal scrub zones should be encouraged by removing shrubs from within an area around the tree as shown below (Figure 17):
  - When the tree is shorter than 6 feet high, all shrubs should be removed from within a distance of 3 feet from the tree's drip line.
  - When a tree is taller than 6 feet high, all shrubs should be removed from within a distance of 6 feet from tree crown edge.

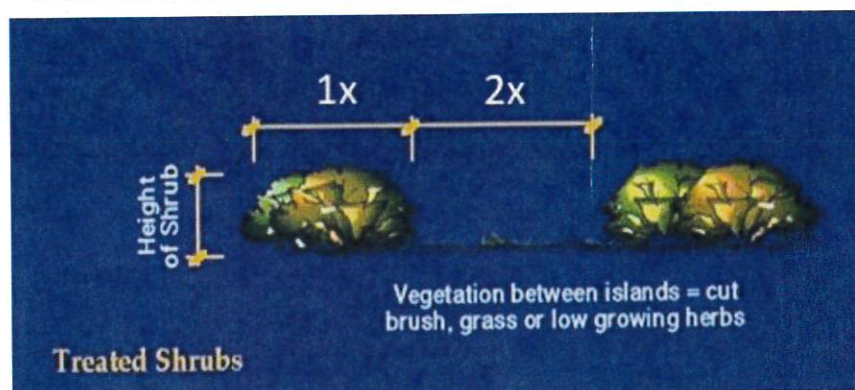


FIGURE 17. CREATE GROUPS OF SHRUB GROUPINGS TO PROVIDE HORIZONTAL SEPARATION BETWEEN SHRUBS. EACH GROUP OF SHRUBS SHOULD BE NO WIDER THAN 2 TIMES ITS HEIGHT, OR LESS THAN 120 SQUARE FEET IN AREA. THE SPACE BETWEEN SHRUB GROUPS SHOULD BE AT LEAST TWO TIMES THE HEIGHT OF THE SHRUBS, OR A DISTANCE OF 10 FEET, WHICHEVER IS GREATER.





**FIGURE 18. OPEN UP DENSE STANDS OF COYOTE BRUSH AND FRENCH BROOM BY REMOVING FRENCH BROOM AND RETAINING THE COYOTE BRUSH AND OTHER NATIVE SPECIES. FOLLOW THE GUIDELINES OUTLINED IN FIGURES 16 AND 17.**





**FIGURE 19. GRAZING COWS HAVE ALREADY OPENED SOME AREAS THROUGH THE DENSE SHRUBS. USE THESE AS STARTING POINTS TO SEPARATE THE VEGETATION EVEN FURTHER PER THE GUIDELINES OUTLINED IN FIGURES 16 AND 17.**




**ACKNOWLEDGE, RELEASE, AND HOLD HARMLESS AGREEMENT**

In consideration of the Santa Lucia Conservancy's preparation of this Plan, by signing below, the undersigned acknowledge and agree that:


- 1) Owner has read this Plan;
- 2) The current conditions described in this Plan generally characterize the existing conditions of Lot E1;
- 3) Owner is solely responsible for implementing and maintaining vegetation consistent with this Plan. Any duty for wildfire protection or suppression on the part of the Santa Lucia Conservancy to Owner is limited to approval of the plan of action embodied in this Plan;
- 4) Owner is aware that living adjacent to natural habitats found in the Openlands and Wildlands in The Preserve involves inherent risks, including risks of serious bodily injury or death/harm or injury of any type or degree arising from or in connection with wildfire;
- 5) Owner assumes all risks of any manner or degree arising from or in connection with wildfire and hereby waives, releases and forever discharges the Santa Lucia Conservancy and its officers, directors, agents, employees and other representatives from any and all liability arising from or in connection with the preparation this Plan or its implementation by any person or entity;
- 6) Owner shall indemnify, defend and hold harmless the Santa Lucia Conservancy from any and all loss, liability, damage or expense that may arise from or in connection with the preparation this Plan or its implementation by any person or entity;
- 7) In the event of any dispute arising out of this agreement, the prevailing party shall be entitled to collect its reasonable attorneys' fees, costs and expenses from the other party.

Executed at Carmel, California and effective as of the latest date set forth opposite the signatures below.

HOMEOWNER

By 	Dec 1, 2021
Aaron Wolovsky, Owners Lot E1, 2 Wild Boar Run Santa Lucia Preserve, Carmel, California	Date

Reviewed and approved by:  
SANTA LUCIA CONSERVANCY

By 	Dec 1, 2021
Jamison Watts Executive Director	Date

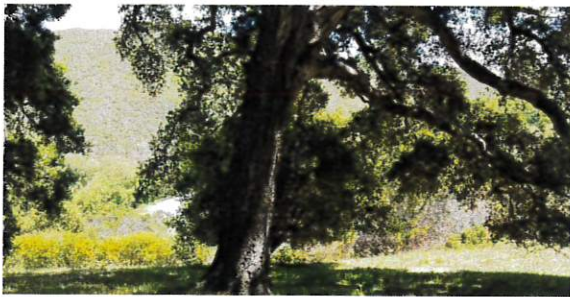


### PHOTOS OF LOT E1

The following photos, not used elsewhere in this document, are provided as a record of conditions found on-site during our site visit.







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