Exhibit C

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Albert Weisfuss
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ISA Tree Risk Assessor Qualified
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4/13/24

RE: Tree assessment with proposed development
Tree Address: 25836 El Paseo Real-Bay Ridge
APN: 416-132-010-000
Client Name: Paul Flores

SUMMARY

Monterey Bay Treeworks was requested to review provided site plans from Mr. Flores. The site plan provided proposes development of the site. Five site visits were completed to determine the location of project footprint and tagging of trees that are within the footprint or impacted by development.
Site plans provided by Mr. Flores have been resubmitted to MBT with some changes noted requiring additional site visits to determine trees impacted for development. A total of 32 trees are requested for removal.

Because the site is forested with protected trees that may or may not require removal, my services were requested to review the provided site plans and make available an objective assessment to monitor development of the property and minimize impacts during construction while securing the necessity of the flora and fauna habitat.

Thirty-two trees are impacted and requested for removal. It is recommended to remove and box acceptable trees and store onsite prior to construction and be installed during the landscape installation.

The area of proposed development is west of laurels Grade, north of Carmel Valley road and south of HWY 68.

This area of the Monterey Peninsula develops inland with a primary soil type indicated by Monterey County Soil Survey, classified as Santa Lucia channery clay loam usually developing on 15 to 30 percent slopes. A parent material of Residium weathered from acid shale. This soil feature has a drainage class of well drained with a high run-off. This area supports a canopy with a strong component of Coast live oak, oak woodland, savanna, and grassland.

Some plant species noted on site:

Cyote brush -	Baccharis pilularis
Creeping snowberry -	Symphoricarpos mollis
Coastal woodfern -	Dryopteris arguta
Side-Oats Grams -	Bouteloua curtipendula

Arborists Disclosure:

1. Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of the trees and attempt to reduce the risk of living near trees. Arborists cannot detect every condition that could possibly lead to the structural failure to a tree. Since trees are living organisms, conditions are often hidden within the tree and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specific period of time. Likewise, remedial treatments cannot be guaranteed. Trees can be managed but they cannot be controlled. To live near trees is to accept some degree of risk and the only way to eliminate all risk associated with trees is to eliminate all of the trees.
2. Where the treatment, pruning and/or removal of trees are involved, it is the Client's responsibility to advise Consultant of any issues regarding property boundaries, property ownership, site lines, disputes between neighbors and other related issues.
3. Consultant shall invoice Client periodically for the services rendered. Client shall pay such invoices upon receipt. If invoices are not paid within 30 days, a late payment shall be charged of 1 ½ percent per month.
4. Consultant shall perform its services in a manner consistent with the standard of care and skill ordinarily exercised by members of the profession practicing under similar conditions in the geographic vicinity and at the time the services are performed. No warranty, representation or guarantee, express or implied, is intended by this agreement.
5. Services provided under this agreement, including all reports, information or recommendations prepared or issued by Consultant, are for the exclusive use of the Client for the project specified herein. No other use is authorized under this agreement. Client will not distribute or convey Consultant's reports or recommendations to any other person or organization other than those identified in the project description without Consultant's written authorization. Client releases Consultant from liability and agrees to defend, indemnify and hold harmless Consultant from any and all claims, liabilities, damages or expenses arising, in whole or in part, from such distribution.
6. Consultant is not responsible for the completion or quality of work that is dependent upon or performed by the Client or third parties not under the direct control of the Consultant, nor responsible for their acts or omissions or for any damages resulting there from.
7. Client and Consultant agree to mediate any claims or disputes arising out of this agreement, before initiating any litigation. The mediation shall be conducted by a mediation service acceptable to the parties. The parties shall make a demand for mediation within a reasonable time after a claim or dispute arises and the parties agree to mediate in good faith. In no event shall any demand for mediation be made after such claim or dispute would be barred by applicable law. Mediation fees would be shared equally. In the event that mediation does not resolve the issue, the parties agree to proceed through binding arbitration. The prevailing party in such proceeding shall be entitled to a reasonable sum for attorney's fees and expert witness fees.
8. Client agrees to indemnify, defend and hold harmless Consultant from and against any and all claims, liabilities, suits, demands, losses, costs and expenses, including, but not limited to, reasonable attorneys' fees and all legal expenses and fees incurred through appeal, and all interest thereon, accruing or resulting to any and all persons, firms or any other legal entities on account of any damages or losses to property or persons, including injuries or death, or economic losses, arising out of the project and/or this agreement, except to the extent that said damages or losses are caused by Consultant's sold negligence or willful misconduct.
9. If, during the course of performance of this agreement, conditions or circumstances are discovered which were not contemplated by Consultant at the commencement of this agreement, Consultant shall notify Client in writing of the newly discovered conditions or circumstances, and Client and Consultant shall renegotiate, in good faith, the terms and conditions of this agreement. If amended terms and conditions cannot be agreed upon within 30 days after notice, Consultant may terminate this agreement and be compensated under paragraph 4 in this agreement.
10. This agreement may be terminated by either party upon 10 days' notice sent first class mail. In the event of a termination, Client shall pay for all reasonable charges for work performed by Consultant through the 10th day after mailing the notice of termination. The limitation of liability and indemnity obligations of this agreement shall be binding notwithstanding any termination of this agreement.
11. This agreement is the entire and integrated agreement between Client and Consultant and supersedes all prior negotiations, statements or agreements, either written or oral. Writing signed by both parties may only amend this agreement.
12. In the event that any term or provision in this agreement is found to be unenforceable or invalid for any reason, the remainder of this agreement shall continue in full force and effect, and the parties agree that any unenforceable or invalid term or provision shall be amended to the minimum extent required to make such term or provision enforceable and valid.
13. Neither Client nor Consultant shall assign this agreement without the written consent of the other.
14. Nothing in this agreement shall create a contractual relationship for the benefit of any third party.

Introduction and Overview

I, Albert Weisfuss conducted an assessment of regulated trees and prepared the following arborist's report for Mr. Flores while meeting the requirements of the County of Monterey, and for use in preparation of development. Forest management is the application of appropriate technical forestry principles, practices, and techniques. The management of an urban forest is to achieve the owner's objectives. Monterey County's primary management objective is to balance wildlife habitat protection and enhancement. A tree on streets and on other publicly owned properties provides a multitude of aesthetic and environmental benefits. Beyond shade and beauty, trees also have practical benefits and a real monetary value that property owners sometimes are unaware of. Unlike other public infrastructure components, properly planted and maintained trees increase in value over time, which in turn increases the value of your property.

Methods / Limitations

The trunks of the trees are measured using an arborist's diameter tape at 48" above soil grade.
In cases where the main trunk divides below 48", the tree is measured at the point where the trunks divide. Where multiple trunks arise the trunks are measured and divided by the number of trunks to determine the trunk diameter.
The condition of each tree is assessed by visual observation only from a standing position without climbing or using aerial equipment. No invasive equipment is used. Consequently, it is possible that individual tree(s) may have internal (or underground) health problems or structural defects, which are not detectable by visual inspection.

- Inventory Methods

The assessment conducted consisted of a general walkthrough with a review of site plans with Mr. Flores and determining the footprint of the proposed project. The site was marked with string and 2x4's prior to my site visit by Mr. Flores indicating corners of structures and property boundaries. The site visit composed the use of measuring with Lufkin diameter tape, iPhone camera and tagging/recording of subject trees. Using the above criteria all trees requested within the scope of work were inventoried and numbered with round aluminum tags. Information recorded for each of these trees included tree number, species, and DBH. Tree condition was rated good, fair, or poor with "poor" meaning that that tree was failing due to a variety of conditions.

Limitations

This report may only be used for the purpose of making decisions regarding development involving the subject tree(s).
The information provided in this report is based on the conditions identified at the time of inspection. Tree conditions do change over time so reassessment is recommended annually and after development if tree retention is recommended.
Bird nesting is not visible on site within 300 feet.

- New site plans by Jack C Camp, PE Central Coast Civil & Structural Engineering, Inc. were used for the tree inventories on 4/5 & 4/8/24

• Assessment Methods

Subject tree(s) were assessed on 8/8, 8/15, 8/23, 4/5 and 4/8/2024. The data collection consisted of the following steps:

1. Identify the subject tree(s) as requested .
2. Tagging of subject tree(s) with an identifying number and recording findings of diameter and condition of subject tree(s).
3. Determine if the tree was within the footprint or impacted by development
4. Evaluating the health and structural condition using a scale of 0 – 5.

   5 A healthy, vigorous tree, reasonably free of signs and symptoms of disease, with good structure and form typical of the species.

   4 Tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.

   3 Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated with regular care.

   2 Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant structural defects that cannot be abated.

   1 Tree in severe decline, dieback of scaffold branches and/or trunk; most of foliage from epicormics; extensive structural defects that cannot be abated.

   0 Dead with no living foliage.

Upon conducting field inventory efforts, it has been determined that 32 Quercus agrifolia (Coast live oak) trees within the project area are recommended for removal. This recommendation is based on the nature and extent of the proposed project, as observed during the inventory process. Retaining these trees within the proposed project area may pose hazards, particularly depending on their proximity to planned development activities.
It is essential to note that the recommendation for removal is primarily influenced by the location of the trees and their proximity to development. Despite the inherent value of trees, certain factors, such as safety concerns and long-term viability, necessitate their removal to ensure the integrity of the project and mitigate potential risks from developing to close to trees. For reference, some trees which have been recommended for removal due to the location of the tree and proximity of development, does not allow for long-term retention of the tree. Trees range in category of poor to fair with 8 trees rated as poor and 24 as fair. Decay was noted in poor trees along with suppression and poor form.

The following trees have been recorded in the field and listed on table 1:1. Trees were rated as good, fair, poor, and dead with poor and dead being recommended for removal. Trees rated fair may have some degree of health conditions or structural integrity limiting their development. Trees rated as good would be considered the best candidates on site for the age and condition of the stand.

Table 1:1

Tree Species	**ID #**	**diameter In inches**	comments	**Condition 0=Dead 1-2=Poor 3-4=Fair 5=Excellent**	**Impacts**	**Suitable for Preservation**
Quercus agrifolia	735	21		4-Fair	Grading for new building	No Impacted
Quercus agrifolia	736	7,8,9	Suppressed	3-Fair	Grading for new building	No Within footprint of development
Quercus agrifolia	738	12		4-Fair	Grading for new building	No Impacted
Quercus agrifolia	739	14		4-Fair	Grading for new building	No Impacted
Quercus agrifolia	740	7	Suppressed	3-Fair	Grading for new building	No Impacted
Quercus agrifolia	741	7,6	Suppressed	2-Poor	Grading for new building	No Within footprint of development
Quercus agrifolia	742	9	Suppressed Decay	2-Poor	Grading for new building	No Within footprint of development
Quercus agrifolia	743	9,11,13,6	Decay Previous tag #415	3-Fair	Grading for new building	No Within footprint of development
Quercus agrifolia	744	17	Suppressed	3-Fair	Grading for new building	No Within footprint of development
Quercus agrifolia	745	11	Suppressed	3-Fair	Grading for new building	No Within footprint of development
Quercus agrifolia	746	5	Suppressed Under 6” not protected	3-Fair	Grading for new building	No Within footprint of development
Quercus agrifolia	747	11		4-Fair	Grading for new building	No Within footprint of development
Quercus agrifolia	748	10,11		4-Fair	Grading for new building	No Impacted
Quercus agrifolia	758	8		2-Poor	Grading for new building	No Impacted
Quercus agrifolia	759	10		4-Fair	Grading for new building	No Impacted
Quercus agrifolia	763	12,12		4-Fair	Grading for new building	No Within footprint of development

Tree Species		Diameter In inches	Comments	Condition 0=Dead 1-2=Poor 3-4=Fair 5=Excellent	Impacts	Suitable for Preservation
Quercus agrifolia	779	8,7		4-Fair	Grading for new building	No Within footprint of development
Quercus agrifolia	780	13,10	Decay Present	2-Poor	Grading for new building	No Within footprint of development
Quercus agrifolia	781	3	Suppressed	2-Poor	Grading for new building	No Impacted
Quercus agrifolia	786	7	Suppressed	2-Poor	Grading for new building	No Within footprint of development
Quercus agrifolia	787	11		4-Fair	Grading for new building	No Impacted
Quercus agrifolia	788	12		4-Fair	Grading for new building	No Impacted
Quercus agrifolia	789	11,11	Suppressed	4-Fair	Grading for new building	No Impacted
Quercus agrifolia	790	9	Suppressed	2-Poor	Grading for new building	No Impacted
Quercus agrifolia	791	11,9		4-Fair	Grading for new building	No Impacted
Quercus agrifolia	792	14	Advanced decay	2-Poor	Grading for new building	No Impacted
Quercus agrifolia	794	6,9		4-Fair	Grading for new building	No Impacted
Quercus agrifolia	795	9,6	Near 1505 Limits stake	4-Fair	Grading for new building	No Impacted
Quercus agrifolia	799	13		4-Fair	Grading for new building	No Impacted
			Sequence change in numbers			
Quercus agrifolia	967	13		4-Fair	Grading for new building	No Within footprint of development
Quercus agrifolia	970	6,4		4-Fair	Grading for new building	No Within footprint of development
Quercus agrifolia	971	18		4-Fair	Grading for new building	No Within footprint of development

TREE REMOVAL & TREE RETENTION PLANS

Removal is based on condition of trees at the time of the assessment.
24 trees have been assessed in the fair category with 8 assessed in the poor category. Removal of 32 trees is based on location within the project and condition of the tree.

Retention is based on condition of trees at the time of the assessment. Future maintenance of the trees is recommended.
Trees retained are outside of the scope of work and will require tree protection prior to any work.

Summary and Conclusion

A savanna is generally defined as a plant community where trees are a component but where their density is so low that it allows grasses and other herbaceous vegetation to become the actual dominants of the community. A landscape is a mosaic of vegetation types, with sizes varying with the topography and other characteristics of the land. A savanna oak generally develops in an open area where competition is reduced. Thus, oak savannas and prairies are closely linked ecologically as well as topographically.

Artificial regeneration by planting both removed boxed trees from the site and trees purchased from a nursery will support an adequate pool of variations of uneven-aged savanna and woodlands tree for restoration. The overall goal of ecological restoration is to return an ecosystem to a former condition that includes the entire complement of plants and animals and the dynamic processes found in the current naturally-occurring state where the proposed development is to take place.

Goals for oak woodland restoration

1. Reestablish appropriate oak species in areas that did or could have supported oak woodlands previously and are now capable of supporting this vegetation type. This location is likely near the road edge and lower portion of the property. If feasible, appropriate trees selected for relocating should be established to support the growth of newly planted trees. It is also suggested that the trees be tagged so that they are planted with the same sun aspect as before removal.
2. Establish sustainable populations of historically known and likely indigenous plant species and associations within oak woodlands.
3. Manage remnant oak woodlands near the project site and restore stands to permit natural regeneration and maximize the cover and dominance of indigenous plant species while minimizing the cover of non-indigenous species.
4. Promote reestablishment of natural biotic systems, including interacting microbial, invertebrate, and vertebrate communities, within restored woodlands. This can be accomplished with the removal of parent soil that is within the current location of the proposed build site. Stockpile of this soil to be used within the area of the established restoration site during the landscape phase. Oaks are strongly mycorrhizal, although the mycorrhizal fungi associated with California oaks are poorly characterized. Soil taken from existing woodlands can serve as a source of inoculum for mycorrhizal fungi and other beneficial soil microorganisms and invertebrates.
5. Locally-collected tree source is recommended for restoration plantings for two interrelated reasons. First, local genotypes are likely to be well-adapted to local soil and climate conditions, and therefore are likely to perform well. It is recommended that when the trees are removed that all chipped mulch from the trees be stockpiled to use as a compost within the area of reestablishment. Any acorn seeds in this chipped compost will propagate and continue with the gene pool of an established oak woodland and contribute to the multi aged regeneration.

Ultimately, all four goals should be met in a successful restoration. However, it may not be possible to effectively address all goals in the initial phase of a restoration project. Because oaks provide structure and canopy influence that drives both vegetation and wildlife dynamics in oak woodland ecosystems, establishing oak canopy is usually the initial goal addressed in a restoration project.

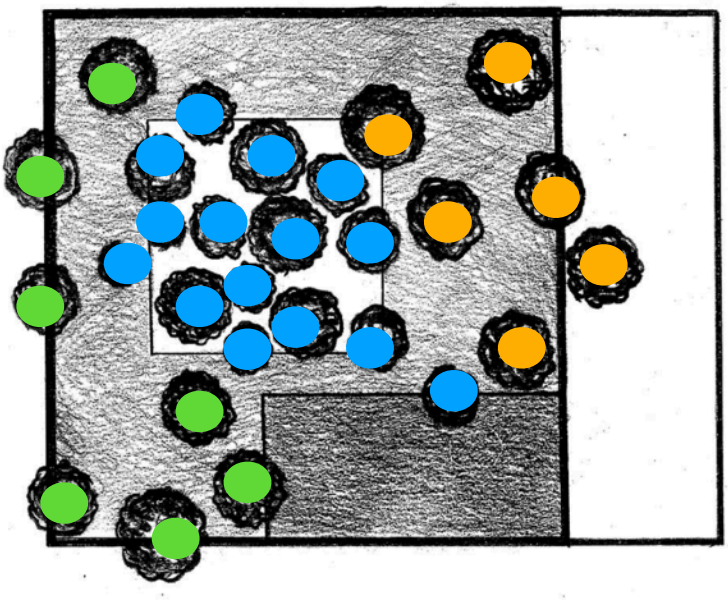
Monterey County Resource Management Agency requires a 1:1 ratio replacement for protected trees measuring less than 24" in diameter and 2:1 ratio replacement for protected trees measuring greater than 24" in diameter. The subject trees removed will be replanted in locations on the property in areas to allow for optimum canopy and root development. Spacing between trees should be at least 15 feet. Occasional deep watering (1 to 2 times per week) during the late spring, summer, and fall is recommended during the first two years after establishment with supplemental watering during dry winter months. Because the replacement trees will be in different age brackets, watering will need to be adjusted to eat tree requirement.

A typical aggregation of savanna tree canopy is 10-30% per acre. (Diagram 1) The property is currently 3.8 acres with a proposed development of 4.9% of lot coverage. It is feasible to presume that proper tree coverage for the remaining property after construction and non allowable planting space due to constraints such as septic or hardscape, could be considered at 1/2 acre with 10% canopy coverage.

[1]

Average tree diameter (canopy trees only)	***Trees per acre (10 % canopy)***	***Trees per acre (20 % canopy)***	***Trees per acre (30 % canopy)***
4	55	105	160
6	40	60	80
8	20	40	60
10	15	25	40
12	10	20	30
14	7	15	20
16	5	11	16
18	4	8	13
20	3	7	11

Sample planting detail.



Trees should be planted in a group to reconstruct the oak savanna tree canopy. Native vegetation is recommended for understory.

Boxed trees from site

24" boxed nursery trees

5 gallon nursery trees

Proposed build site (estimated)

Proposed replant site (estimated)

Subject trees requested for removal will not involve a risk of adverse environmental impacts such as:

1. Soil erosion;
2. Water Quality: The removal of the trees will not substantially lessen the ability for the natural assimilation of nutrients, chemical pollutants, heavy metals, silt and other noxious substances from ground and surface waters;
3. Ecological Impacts: The removal will not have a substantial adverse impact upon existing biological and ecological systems, climatic conditions which affect these systems, or such removal will not create conditions which may adversely affect the dynamic equilibrium of associated systems;
4. Noise Pollution: The removal will not significantly increase ambient noise levels to the degree that a nuisance is anticipated to occur;
5. Air Movement: The removal will not significantly reduce the ability of the existing vegetation to reduce wind velocities to the degree that a nuisance is anticipated to occur;
6. Wildlife Habitat: The removal will not significantly reduce available habitat for wildlife existence and reproduction or result in the immigration of wildlife from adjacent or associated ecosystems; or c. The tree is diseased, injured, in danger of falling too close to existing or proposed structures, creates unsafe vision clearance, or is likely to promote the spread of insects of disease.
7. Conditions of Approval: In granting any permit as provided herein, the appropriate authority may attach reasonable conditions to mitigate environmental impacts and ensure compliance with the provisions of this Section, including but not limited to replacement of trees removed.

Tree protection

Planning Phase

1. Before assessing trees and other site structures and conditions, mark the site boundaries on plans and in the field to delineate which trees and stands of trees will be inventoried.

2. Perform a tree inventory that includes at minimum the location, size, and health of each tree and delineates quality stands of trees. Scope of the inventory should be based on communication and needs of the project team (developer, planner, engineer, architect, landscape architect, and other professionals involved), as well as county ordinances. This is the time to confer with the project team on conceptualizations for site design, so that way long- term tree protection and health gets integrated into the design.

Design Phase

3. Communicate with the project team to accurately site structures and utilities and determine the trees to remain on site. Conserve and protect trees in stands or groups where possible. Make sure the trees and stands of trees selected to be saved go into plans and construction documents. Include in all plans the Tree Protection Zone (TPZ) for all saved trees to avoid conflict with the protected area and placement of structures and utilities during construction.

Pre-construction Phase

4. Prior to pre-construction activities, including tree removal, access roads, construction staging areas, and building layout, erect tree protection barriers to visually indicate TPZs. Be sure to:
   - ✏ Use tree protection barriers that are highly visible, sturdy, and restrict entry into the TPZ.
   - ✏ Install or erect signs along the tree protection barrier stating that no one is allowed to disturb this area.

✏ Remove any branches or trees that pose an immediate risk to structures or people prior to any construction activities.

✏ Construction Phase

5. Communicate the intent of the tree protection barriers to the construction manager and workers to ensure that TPZs are not disturbed during construction activities. Have the construction manager sign a contract of compliance.

Prohibit these activities in the TPZ:

- ✏ Stockpiling of any type, including construction material, debris, soil, and mulch
- ✏ Altering soils, including grade changes, surface treatment, and compaction due to vehicle, equipment, and foot traffic
- ✏ Trenching for utility installation or repair and irrigation system installation
- ✏ Attaching anything to trunks or use of equipment that causes injury to the tree

7. Schedule site visits to ensure the contract is being met by the construction manager and that tree health is not being compromised by construction activity. Inspect and monitor trees for any decline or damages.

8. Keep in place all tree protection barriers until the project is completed.

Post-construction Phase

9. Perform a final inspection and continue monitoring after construction. Monitoring includes maintaining mulch, managing soil moisture, assessing tree damage, inspecting for insects and pests, and fertilization if needed.

Grading Limitations within the Tree Protection Zone

1. Grade changes outside of the TPZ shall not significantly alter drainage to the tree.
2. Grade changes within the TPZ are not permitted.
3. Grade changes under specifically approved circumstances shall not allow more than 6-inches of fill soil added or allow more than 4-inches of existing soil to be removed from natural grade unless mitigated
4. Grade fills over 6-inches or impervious overlay shall incorporate notes: an approved permanent aeration system, permeable material or other approved mitigation.
5. Grade cuts exceeding 4-inches shall incorporate retaining walls or an appropriate transition equivalent.

Trenching, Excavation and Equipment Use

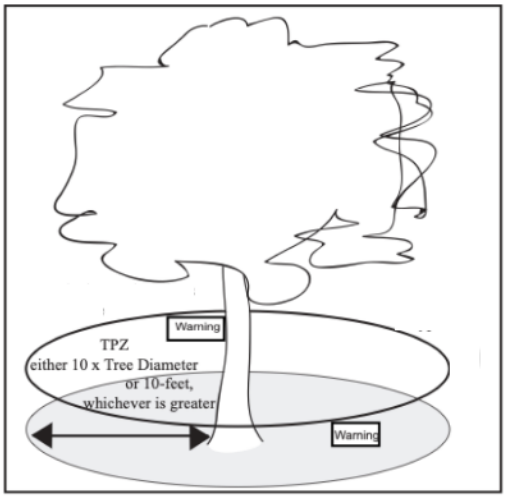
Notification. Contractor shall notify the project arborist a minimum of 24 hours in advance of the activity in the TPZ.

1. Root Severance. Roots that are encountered shall be cut to sound wood and repaired Roots 2- inches and greater must remain injury free.
2. Excavation. Any approved excavation, demolition or extraction of material shall be performed with equipment sitting outside the TPZ. Methods permitted are by hand digging, hydraulic or pneumatic air excavation technology. Avoid excavation within the TPZ during hot, dry weather. If excavation or trenching for drainage, utilities, irrigation lines, etc., it is the duty of the contractor to tunnel under any roots 2-inches in diameter and greater. Prior to excavation for foundation/footings/walls, grading or trenching within the TPZ, roots shall first be severed cleanly 1- foot outside the TPZ and to the depth of the future excavation. The trench must then be hand dug and roots pruned with a saw, sawzall, narrow trencher with sharp blades or other approved root pruning equipment.
3. Heavy Equipment. Use of backhoes, steel tread tractors or any heavy vehicles within the TPZ is prohibited unless approved by the project arborist. If allowed, a protective root buffer is required. The protective buffer shall consist of a base course of tree chips spread over the root area to a minimum of 6-inch depth, layered by 3/4-inch quarry gravel to stabilize 3/4-inch plywood on top. This buffer within the TPZ shall be maintained throughout the entire construction process.
    - Structural design. If injurious activity or interference with roots greater than 2-inches will occur within the TPZ, plans shall specify a design of special foundation, footing, walls, concrete slab or pavement designs subject to project arborist approval. Discontinuous foundations such as concrete pier and structural grade beam must maintain natural grade (not to exceed a 4-inch cut), to minimize root loss and allow the tree to use the existing soil.
    - Removal of regulated trees shall not be attempted by demolition or construction personnel, grading or other heavy equipment. A certified arborist or tree worker shall remove the tree carefully in a manner that causes no damage above or below ground to trees that are retained.

Tree Protection Zone (TPZ) shown in grey

(radius of TPZ equals 10-times the diameter of the tree or 10-feet, whichever is greater).

The Tree Protection Zone (TPZ) is a restricted area around the base of the tree with a radius of ten-times the diameter of the tree's trunk or ten feet; whichever is greater, enclosed by fencing.



Tree protection has three primary functions:

Type I Tree Protection: The fence shall enclose the entire TPZ of the tree(s) to be protected throughout the life of the construction project.

1) Keep the foliage canopy and branching structure clear from contact by equipment, materials and activities.
2) Preserve roots and soil conditions in an intact and non-compacted state and
3) Identify the Tree Protection Zone (TPZ) in which no soil disturbance is permitted and activities are restricted unless otherwise approved.

Fuel Management Plan

25836 Paseo Real Monterey

Fuel Management - Introduction

This fuel management plan has been prepared as a guideline for the implementation of defensible space / vegetation management for the fire safety around the newly proposed residence identified as 25836 Paseo Real Monterey, CA . The Fuel Management Zones are specific to the areas where vegetation has been removed or modified in a manner that increases the likelihood that structures will survive wildfires. Improving the defensible space around structures reduces the amount of fuel available for a wildfire.

California Public Resource Code 4291

Maintain defensible space of 100 feet from each side and from the front and rear of the structure, but not beyond the property line. The amount of fuel modification necessary shall consider the flammability of the structure as affected by building material, building standards, location, and type of vegetation. Fuels shall be maintained and spaced in a condition so that a wildfire burning under average weather conditions would be unlikely to ignite the structure. The intensity of fuels management may vary within the 100-foot perimeter of the structure, with more intense fuel reductions being utilized between 5 and 30 feet around the structure, and an ember-resistant zone being required within 5 feet of the structure.

Non-Combustible Zone:

(0-5 feet)

- Hardscape surfaces including gravel, pavers, decomposed granite and bare soils are all approved non- combustible surfaces.
- Succulent plant species are examples of non-combustible plant materials.
- Plant placement is the most important criteria for fire-resistant plant selection.
- No wooden trellis, climbing vines, trees or shrubs should be integrated into this zone.
- No combustible mulch. Rock mulch is acceptable and has the greatest fire resistance.

Landscape Zone:

(5-30 feet)

Landscape Zones incorporate multiple planting types. All zones are proposed with fire-appropriate plant materials and adequate spacing posing less hazard for ignition. Increase space between trees, remove lower branches and create areas of irrigated landscape islands.

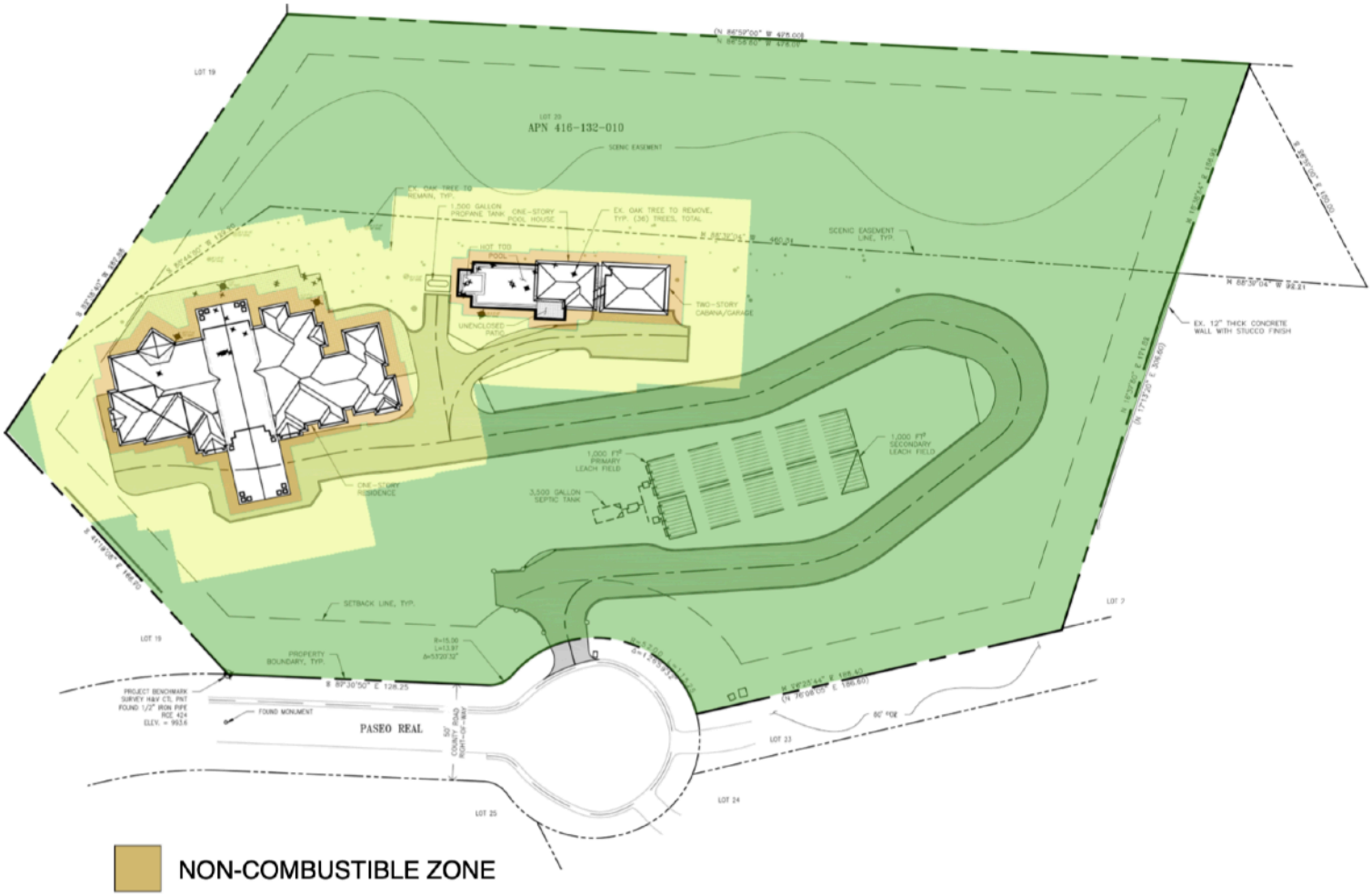
- Safe egress must be maintained regularly along the driveway. It is important to allow for safe passage and to provide a location where firefighter resources can travel and engage in fire response.
- Grassland, and the understory of all oak woodland vegetation should be mowed within 10 feet of the pavement edges.
- All chaparral, coastal scrub and oak/shrub woodland vegetation should be treated to 30 feet from the pavement edge providing both vertical and horizontal clearance.

Management Zone

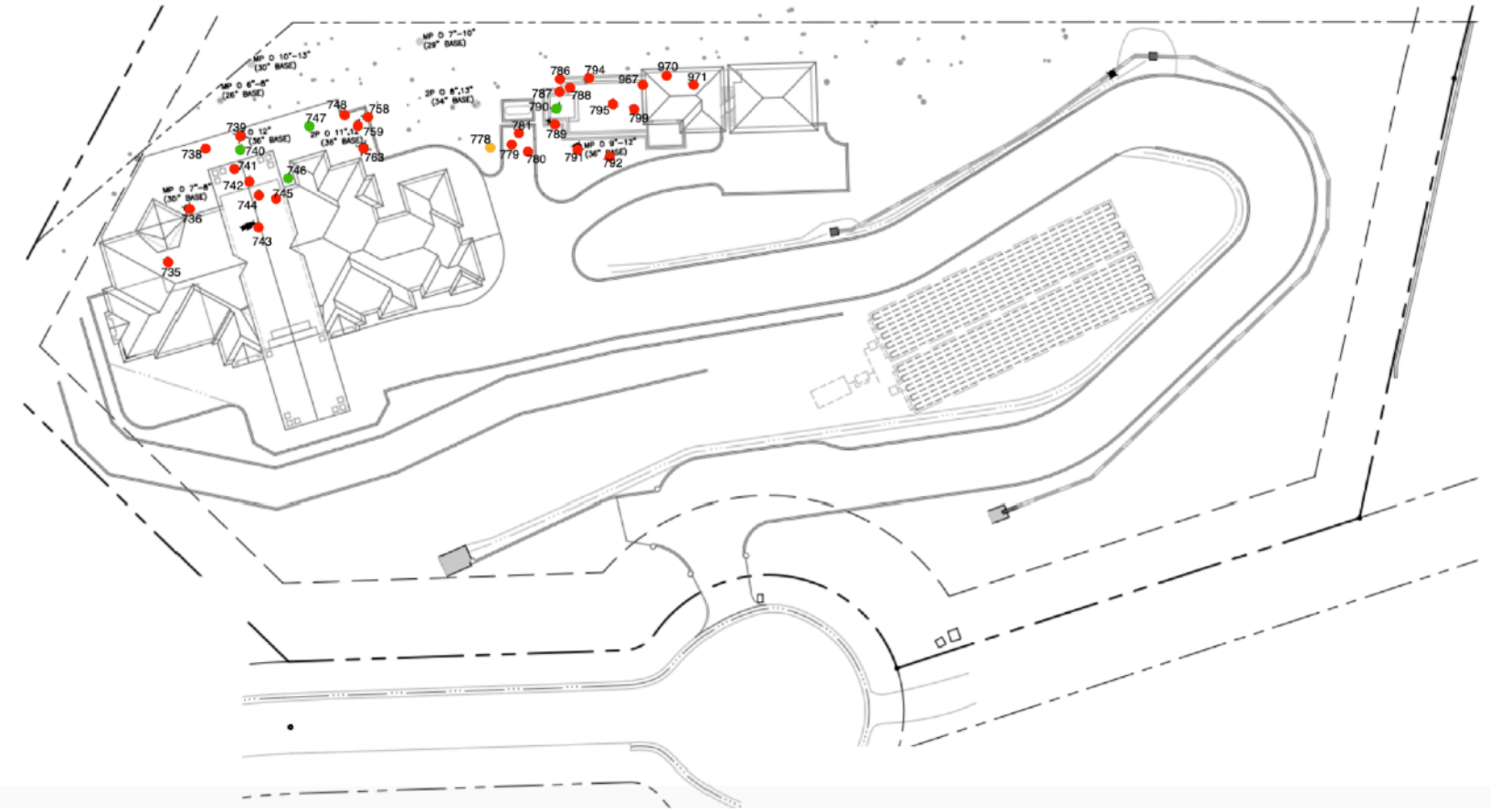
(30-100 feet)

Understory plants must be kept short, and small lower tree branches must be removed. The understory of oak woodland habitat includes shade tolerant shrubs and grasslands. The goal of this standard is to maintain an existing oak woodland with a short-statured understory of herbaceous plants and shrubs and a tree canopy at least 8 feet above the ground. An initial treatment will be required to prune smaller benches of trees up to 8 feet above the ground and to reduce density and stature of understory shrubs. Annual maintenance could be required to maintain this recommended height.

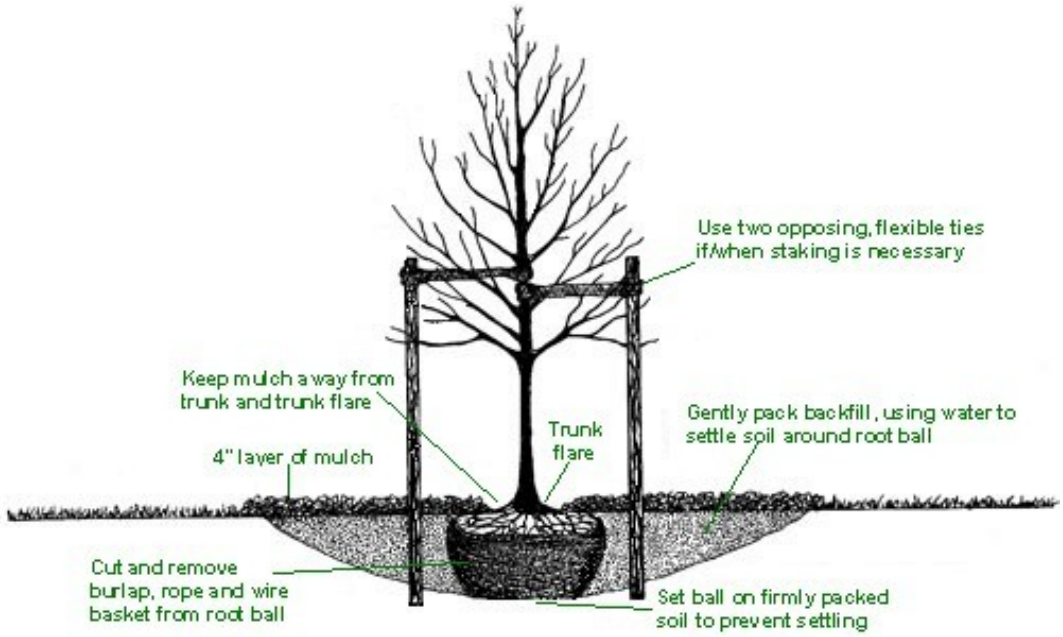
- Understory vegetation should not be completely removed. Instead, selectively remove non-native flammable species and remove dead branches from desirable native vegetation.
- Native understory shrubs are to be kept free of dead branches and no more than 2.5 feet in height.
- Leaf litter depth should be kept no greater than 4 inches.
- Once initial tree pruning is completed, pruning is likely to be needed less frequently with an interval of three to five years.


APN 416-132-010
SCENIC EASEMENT
EX. OAK TREE TO REMAIN, TYP.
1,500 GALLON PROPANE TANK
ONE-STORY POOL HOUSE
EX. OAK TREE TO REMOVE, TYP. (36) TREES, TOTAL
HOT TUB
POOL
TWO-STORY CABANA/GARAGE
UNENCLOSED PATIO
ONE-STORY RESIDENCE
1,000 FT² PRIMARY LEACH FIELD
1,000 FT² SECONDARY LEACH FIELD
3,500 GALLON SEPTIC TANK
SETBACK LINE, TYP.
PROPERTY BOUNDARY, TYP.
EX. 12" THICK CONCRETE WALL WITH STUCCO FINISH
PROJECT BENCHMARK SURVEY HUV CTL PNT FOUND 1/2" IRON PIPE RCE 424 ELEV. = 983.6
FOUND MONUMENT
PASEO REAL
50' COUNTY ROAD RIGHT-OF-WAY
LOT 19
LOT 20
LOT 23
LOT 24
LOT 25
LOT 7
NON-COMBUSTIBLE ZONE
LANDSCAPE ZONE
MANAGEMENT ZONE

Approximate tree locations



Public Resources Code §4291. Structures in Mountainous Areas; Flammable Materials.
A person that owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining any mountainous area, forest-covered lands, brush-covered lands, grass-covered lands, or any land that is covered with flammable material, shall at all times do all of the following:
(a) Maintain around and adjacent to the building or structure a firebreak made by removing and clearing away, for a distance of not less than 30 feet on each side of the building or structure or to the property line, whichever is nearer, all flammable vegetation or other combustible growth. This subdivision does not apply to single specimens of trees or other vegetation that is well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to any building or structure.
(b) Maintain around and adjacent to the building or structure additional fire protection or firebreak made by removing all brush, flammable vegetation, or combustible growth that is located within 100 feet from the building or structure or to the property line or at a greater distance if required by state law, or local ordinance, rule, or regulation. This section does not prevent an insurance company that insures a building or structure from requiring the owner of the building or structure to maintain a firebreak of more than 100 feet around the building or structure. Grass and other vegetation located more than 30 feet from the building or structure and less than 18 inches in height above the ground may be maintained where necessary to stabilize the soil and prevent erosion. This subdivision does not apply to single specimens of trees or other vegetation that is well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to a dwelling or structure.
(c) Remove that portion of any tree that extends within 10 feet of the outlet of a chimney or stovepipe.
(d) Maintain any tree adjacent to or overhanging a building free of dead or dying wood. (e) Maintain the roof of a structure free of leaves, needles, or other dead vegetative growth.
(f) Prior to constructing a new building or structure or rebuilding a building or structure damaged by a fire in such an area, 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.
(g) Except as provided in Section 18930 of the Health and Safety Code, the director may adopt regulations exempting structures with exteriors constructed entirely of nonflammable materials, or conditioned upon the contents and composition of same, he or she 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. No exemption or variance shall apply unless and until the occupant thereof, or if there is not an occupant, the owner thereof, 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.
(h) 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.
(i) As used in this section, "person" means a private individual, organization, partnership, limited liability company, or corporation.



Planting Detail If trees must be staked, place stakes as low as possible but no higher than 2/3 the height of the tree. Materials used to tie the tree to the stake should be flexible and allow for movement all the way down to the ground so that trunk taper develops correctly. Remove all staking material after roots have established. This can be as early as a few months, but should be no longer than one growing season. Materials used for permanent tree protection should never be attached to the tree.

Tree Age	Frequency	Quantity	Drip* & Sprinkler*** Run Time
Three days after planted	Fill the watering basin 3 times, using a total of 15-20 gallons	15-20 gallons	Hand watering best at this stage
First three weeks after planting	Fill the watering basin once a week	5-10 gallons	Drip & Bubbler run time: Depends on flow rate
Two – Six months following planting	Fill the watering basin every week or every other week	10-15 gallons	Drip & Bubbler run time: Depends on flow rate
Remainder of first year	Water every other week in absence of soaking rain	10-15 gallons	Drip & Bubbler run time: Depends on flow rate
Year Two	Every two to four weeks when rain is scarce	15-20 gallons	Drip & Bubbler run time: Depends on flow rate
Year Three-Five	Once a month	20-30 gallons	Drip & Bubbler run time: Depends on flow rate

Certifying Statement

I, Albert Weisfuss, certify that:

- I have personally overseen the inspection of this tree and property referred to in this report, and have stated my findings accurately.
- I have no current or prospective interest in the vegetation or the property that is the subject of this report and have no personal interest or bias with respect to the parties involved.
- The opinions and conclusions stated herein are my own.
- My compensation is not contingent upon the reporting of a predetermined conclusion that favors the cause of the client or any other party.

Albert Weisfuss

April 13, 2024

Date