

Exhibit C

This page intentionally left blank.

THOMPSON
WILDLAND MANAGEMENT

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

May 15, 2023

Peterson Residence
25600 Via Mal Paso
Carmel, CA 93923
APN: 259-092-023-000

Subject: Pre-construction tree removal report for 25600 Via Mal Paso

Per *Monterey County RMA-Planning Department* requirements, a pre-construction tree impact assessment was recently conducted for two Coast Live Oak (*Quercus agrifolia*) trees located on the undeveloped parcel at 25600 Via Mal Paso (Lot 84) on Tehama Ranch (APN: 259-092-023; refer to attached photos, *Figures 1-5*). Based on this tree evaluation and review of the construction design plans for this new single family home construction project (refer to corresponding site plans that shows the location of trees on the property), it has been determined that the two subject oaks will need to be removed in preparation for property development activities.

The subject parcel on Tehama Ranch is a total of 27.13 acres in size with a building envelope of 3.85 acres. This property is located in a rural *wildland-urban interface* (WUI) mixed oak woodland and coastal scrub community that is dominated by native mid to lower canopy Coast Live Oaks (*Quercus agrifolia*) and upper canopy Monterey Pine (*Pinus radiata*) trees. Dense coastal scrub type vegetation dominates the woodland understory. Lower growing understory vegetation is composed of non-native annual grasses and exotic broadleaf weeds, such as Italian Thistle, Milk Thistle and French Broom, as well as native scrub type vegetation (e.g., Poison Oak and Coyote Brush, among others), herbaceous perennials and some native perennial grasses.

The proposed homesite is located in a grassland clearing with a few oaks located towards the southwest end of the clearing, including the two oaks that are proposed for removal. In preparation for home construction activities it will be necessary to remove the two Coast Live Oak trees addressed in this report due to their location within the proposed building footprint. The remaining trees in the construction site area will be protected

with tree protection fencing to avoid and minimize impacts to the critical root zones of the trees that will be retained.

The relatively small in stature 16 inch DBH double trunk Coast Live Oak identified as *Tree#1* on the construction plans will need to be removed due to its location within the proposed building footprint (refer to *Figures 3-5*). This oak has a height of approximately 15 feet and is in fair physiological health and structural condition. Notable structural deficiencies include a co-dominant trunk and multiple co-dominant stem attachments in the mid and upper sections of the tree.

The small 7 inch DBH single stem Coast Live Oak identified as *Tree#2* on the construction plans is located in close proximity to *Tree#1* and will also need to be removed due to its location within the building footprint (refer to *Figures 3-5*). This oak also has a height of approximately 15 feet and is in fair physiological health and structural condition. Structural deficiencies include a significant natural lean and co-dominant stem attachments in the mid and upper sections of the tree.

It should be noted that at this time biotic disorders (e.g., disease, insect pests, decay) and/or significant structural defects appear to be absent in levels that are detrimental to the health and welfare of the subject oaks. These two oaks, as well as many of the other oaks on the property, have fairly dense and healthy canopies primarily consisting of green foliage. Significant chlorosis or necrosis in the crowns (e.g., limb or branch dieback) was not observed during the assessment.

The numerous remaining trees on the property will be retained and protected from construction activities for the duration of the property development project. Tree and resource protection measures will be properly monitored and maintained during the project to assist in preserving and protecting ecological resources and minimizing impacts to trees and woodland habitat.

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

Tree removal and/or pruning operations should be avoided during the bird nesting season, which in Monterey County may begin as early as February and continue through August. If tree work is necessary during this time period a nesting assessment is advised to determine if any nesting birds are present. A recent tree assessment and site inspection determined that actively nesting birds or raptors are presently not occurring within or

directly adjacent to the property development site; however, depending on when tree removal and construction activities begin (i.e., February-August) it may be necessary to perform an additional assessment.

When tree removal operations commence, removal should be performed by licensed and insured tree workers trained in accordance with ANSI Z133.1 safety regulations, as required by OSHA. If necessary, tree protection measures should be installed to nearby trees that could potentially be damaged during removal operations. Additionally, if substantial soil disturbance occurs at the removal site it may be necessary to install erosion and sedimentation control measures to effectively stabilize exposed soil surfaces and contain sediment runoff. Furthermore, BMP's involved with tree removal, disposal, and the cleaning and sterilization of tools and equipment should be implemented to minimize the chance of biotic disorders (that may be present) spreading to other areas.

In regards to tree replacement, two (2) 5 to 15 gallon container size Coast Live Oak replacement trees of good physiological health and structural condition shall be planted on the subject property to replace the two removed oak trees and to help preserve and sustain the long-term health, viability and character of this mixed oak woodland environment. The two replacement trees should be acquired from a local plant nursery that has a good selection of specimens that are free from harmful pathogens, insect pests and/or significant structural disorders. Furthermore, the replacement plantings should be planted during the appropriate time of year (preferably fall or winter) using proper tree planting techniques and best management practices, and should be planted in suitable locations that will support healthy establishment and maturation. The replacement plantings shall be provided the necessary irrigation, mulching and protection (i.e., welded wire fence secured with T-posts around the plantings to protect from wildlife) until they are successfully established. Successful completion of this *Monterey County RMA-Planning Department* tree removal permit compliance action shall be achieved when the two replacement plantings survive a one-year monitoring period.

In conclusion, the two Coast Live Oak trees addressed in the report that are located on the property at 25600 Via Mal Paso on Tehama will need to be removed in preparation for proposed property development activities (refer to corresponding construction site plans provided by the project architect). The remaining trees located in the vicinity of the proposed driveway and homesite will be retained and protected for the duration of the project.

Additionally, in the interest of complying with *Monterey County RMA-Planning Department* tree removal permit requirements and sustaining the health and character of this mixed oak woodland community, two 5 to 15 gallon Coast Live Oak replacement trees shall be planted in a suitable location on the subject property and survive a one-year monitoring period.

Best regards,

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

5-15-23
Date

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



Figure 1. Tree protection measures and fencing will be properly installed and maintained for several oaks located along the proposed driveway.



Figure 2. The homesite is located in a grassland clearing with a few oaks located towards the southwest end of the site.



Figure 3. The 2 oaks proposed for removal are identified with red arrows. Tree#1 is in right foreground and Tree#2 is in left background.



Figure 4. Another view of 2 oaks proposed for removal. The oak identified as Tree#1 is in right background and Tree#2 is in left foreground.



Figure 5. The 2 relatively small oaks proposed for removal are in the oak grouping to the right. The remaining oaks will be retained and protected for the duration of the home construction project.

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

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

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

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

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