Exhibit C

This page intentionally left blank.

Tree Assessment/
Forest Management Plan
6 Oak Meadow Lane

Prepared for:

Linda Sue Scott & Terryl M. Tagg

Prepared by:

Ono Consulting
International Society of Arboriculture
Certified Arborist Municipal Specialist
Board Certified Master Arborist #WE-9388BM
ASCA Registered Consulting Arborist #744
Society of American Foresters Professional Member
PO Box 508
Pacific Grove CA, 93950

March 26, 2023

Owner:

Linda Sue Scott & Terryl M. Tagg Rev. Trust
6 Oak Meadow Lane
Carmel Valley, CA 93924

Architect:

Eric Miller Architects, Inc.
211 Hoffman Ave.
Monterey, CA 93940

Forester and Arborist

Ono Consulting
ISA Board Certified Master Arborist WE-9388BM
ASCA Registered Consulting Arborist #744
PO Box 508
Pacific Grove, CA 93950

SUMMARY

Development is proposed for this site located at 6 Oak Meadow Lane, Carmel Valley, CA 93924. Because native-protected trees forest this site, a tree assessment/arborist report has been prepared that identifies and addresses the effects that the project will have on the existing tree resources on-site as well as a list of recommendations for the project.

The project proposes to demolish existing site walls and build a new detached garage with storage and powder rooms requiring the pruning/removal of trees located on-site and protection of others identified for retention. In studying the project, one (1) non-landmark tree is proposed for removal with this project. The remaining trees that are adjacent to the proposed construction are in fair condition both structurally and in health and are to be protected and retained.

ASSIGNMENT/SCOPE OF THE PROJECT

To ensure the protection of the tree resources on-site, the property owners, The Linda Sue Scott & Terryl M. Tagg Rev. Trust have requested an assessment of the trees in proximity to proposed development areas and an arborist report for trees that are adjacent to these areas on this property. To accomplish this assignment, the following tasks have been completed;

- Evaluate health, structure, and preservation suitability for each tree within or adjacent (15 feet or less) to the proposed development of trees greater than or equal to six diameter inches at 24 inches above grade.
- Review proposed building site plans as provided by Eric Miller Architects, Inc.
- 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 Tree Location Map.

- Determine the number of trees affected by construction that meet “Landmark” criteria as defined by the County of Monterey, Title 21 Monterey County 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

This assignment is limited to the review of plans submitted to me by Eric Miller Architects, Inc. dated September 2, 2022, to assess the effects of potential construction to trees within or adjacent to construction activities. The assessment has been made of these plans specifically and no other plans were reviewed, Ono Consulting and its members are neither designers nor engineers and this report is explicitly based on the plans given to us. Only minor grading and erosion details are discussed in this report as it relates to tree health. It is not the intent of this report to be a monetary valuation of the trees or provide a risk assessment for any tree on this parcel, as any tree can fail at any time. No clinical diagnosis was performed on any pest or pathogen that may or may not be present. In addition to an inspection of the property, Ono Consulting 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. Ono Consulting shall not be 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 per the plans and specifications.

PURPOSE

This tree Assessment/Forest management report is prepared for this parcel due to proposed construction activities that are intent on improving the existing structure located at 6 Oak Meadow Lane, Carmel Valley, CA 93924. The purpose of the site visit was to give an independent assessment of the existing trees that are on-site and to determine if any of the trees will be affected by the proposed project. Oak trees are considered protected trees as defined by the County of Monterey, Title 21 Monterey County Zoning Ordinance.

GOAL

The goal of this plan is to protect and maintain the Carmel Valley Area’s forested resources through the adherence to development standards, which allow the protection, and maintenance of its forest resources. Furthermore, it is the intended goal of this Arborist report to aid in planning to offset any potential effects of the proposed development on the property while encouraging forest stability and sustainability, perpetuating the forested character of the property and the immediate vicinity.

INTRODUCTION

This forest management plan is prepared for The Linda Sue Scott & Terryl M. Tagg Rev. Trust, owners of the lot located at 6 Oak Meadow Lane, Carmel Valley, CA 93924 by Ono Consulting, Urban Foresters, and Certified Arborists due to proposed construction. Monterey County's Zoning Ordinance Sec. 21.64.260D requires a forest management plan when tree removal is necessary of native trees six inches in diameter or greater to preserve and maintain the forest and its beneficial uses. The County identifies native oak trees as native tree species that require special consideration for management.

SITE DESCRIPTION

1) Assessors Parcel Number: 187-031-027-000.

2) Location: 6 Oak Meadow Lane, Carmel Valley, CA 93924.

3) Parcel size: 2.97 Acres.

4) Existing Land Use: The parcel is developed and is zoned for residential use.

5) Slope: The parcel is on a ridge, with terraced flats. Slopes range from 2% to over 25%. No development is proposed on soils over 25%.

6) Soils: The parcel is located on soils classified by the Natural Resource Conservation Service and the Monterey County Soils report as Santa Lucia channery clay loam about 30 inches deep. Lithic bedrock is found at a depth of 20 to 36 inches. Runoff is high and the erosion hazard is low.

7) Vegetation: The vegetation is of a developed Coast live oak and coastal scrub type. It is a mixture of some Coast live oak trees with a planted landscape understory present.

8) Forest Condition and Health: The forest condition and health are evaluated with the use of the residual trees and those of the surrounding Oak woodland/coastal scrub brushland as a stand. This is a this is primarily an even aged stand of trees in a transitional zone between oak woodlands, brush and grasslands, and .

BACKGROUND/PROJECT DESCRIPTION

We (Ono Consulting) were contacted by Mr. Cristo Staedler of Eric Miller Architects, Inc. who requested that we visit the site owned by The Linda Sue Scott & Terryl M. Tagg Rev. Trust for an assessment of trees adjacent to or within the proposed construction areas. Mr. Staedler requested the findings from the review and assessment of trees that occupy the land at 6 Oak Meadow Lane, Carmel Valley, CA 93924 that are adjacent to the proposed design development be prepared and documented in a report that would work in conjunction with other conditions for approval of the building permit application.

A site visit was taken to the property where trees were assessed for their health and condition. The assessment focused on incorporating the preliminary location of site improvements coupled with consideration for the general goals of site improvement desired by the landowner. During this site visit, the proposed improvements assessed included preserving trees to the greatest extent feasible, maintaining the viewshed, and general aesthetic quality of the area while complying with county codes. 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. All meetings and field reviews were focused on the area immediately surrounding the proposed development.

OBSERVATIONS/DISCUSSION

The following list includes observations made while on-site and summarizes details discussed during this stage of the planning process.

- The site is forested mainly with Coast live oak trees.
- One (1) non-landmark tree is proposed for removal to facilitate the planned construction. This tree #114 is a 15-inch diameter Coast in fair condition located in the proposed building envelope.
- Most of the trees on the property are of moderate size (less than 24" in diameter" diameter) and compose most of the stand of trees.
- No alternate building sites were considered for this assessment as the site was constrained by pre-existing development and slope.

TREE CHART

ID	Diameter	Species	Condition	Remove	Comments
111	16	Oak	Fair		
112	14	Oak	Fair		
113	24	Oak	Fair		
114	15	Oak	Fair	x	In Building
115	8,8	Oak	Fair/poor		Growing through fence
116	6	Oak	Fair		

PROJECT ASSESSMENT/CONCLUSION

This proposal to demolish existing site walls and build a new detached garage with storage and powder rooms is planned to maintain the existing oak woodland environment and will allow the forest to continue to exist and regenerate over time. The remaining areas of the property contain tree cover, which will remain undisturbed. Whenever construction activities take place near trees, there is the potential for those trees to experience a decline in the long term as well. The greatest attempt has been made to identify and remove those trees likely to experience such a decline. The tree removal proposed is the minimum required to complete the project as proposed.

Short Term Impacts

Site disturbance will occur during grading and building construction. The shallow slope upon which the construction is planned is a factor in minimizing the disturbance that must take place for the construction. Short-term site impacts are confined to the construction envelope and immediate surroundings where trees will be removed and trimmed and root systems reduced. The pruning of tree crowns and reduction of root area may have a short-term impact on those trees treated, including a reduction of growth, dieback, and potentially death. Every attempt has been made to recommend removing those trees likely to experience severe decline and death as a result of planned activities.

Long Term Impacts

No significant long-term impacts to the forest ecosystem are anticipated due to the large amount of area previously developed and the relatively small amount of area that will be occupied by the proposed construction. No significant erosion or water quality issues are expected due to shallow slopes and existing development adjacent to construction. The project as proposed is not likely to significantly alter air movement or noise pollution and will not significantly reduce the availability of wildlife habitat over the long term.

RECOMMENDATIONS

Pre-Construction Meeting

It is recommended that a project arborist/forester be retained and before the start of construction a meeting and training session shall be conducted to communicate and instruct personnel about tree removal, retention, and protection. The pre-construction meeting will include instructions on required tree protection and exclusionary fencing installed before grading, excavation, and construction procedures. Meeting attendees should include all involved parties such as site clearance personnel, construction managers, heavy equipment operators, and tree service operators. A certified professional such as a Monterey County-qualified forester or County qualified arborist will conduct training. A list of pre-construction attendees and the materials discussed may be maintained to be provided to the county. Meeting attendees must agree to abide by tree protection and instructions as indicated during the meeting and agree to ensure tree protection will remain in place during the entire construction period.

Tree Removal

There is one (1) non-landmark tree to be removed with the design as stated in the previous tree removal chart. The tree removal contractor shall verify the absence of active animal or bird nesting sites before any tree removal. If any active animal or bird nesting sites are found before tree removal, work shall be stopped until a qualified biologist is consulted for further recommendations.

Tree Planting

Because it is recommended that replacement of removed trees be undertaken replacement planting is necessary. Replacement planting shall be at a ratio of 1:1 for a total of one (1) Coast live oak. The tree needs to be planted in an area with the greatest opening in the stand to allow for a minimum of competition and maximum sunlight. The replacement tree should be five-gallon stock or larger, if available. Spacing between trees should be at least 8 feet. Occasional deep watering (more than two weeks apart) during the late spring, summer, and fall is recommended during the first two years after establishment.

Tree Protection

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

A) Do not deposit any fill around trees, which may compact soils and alter water and air relationships. Avoid depositing fill, parking equipment, or staging construction materials near existing trees. Covering and compacting soil around trees can alter water and air relationships with the roots. Fill placed within the drip-line may encourage the development of oak root fungus (Armillaria mellea). As necessary, trees may be protected by boards, fencing, or other materials to delineate protection zones.

B) Pruning shall be conducted so as not to unnecessarily injure the tree. General principles of pruning include placing cuts immediately beyond the branch collar, making clean cuts by scoring the underside of the branch first, and for live oak, avoiding the period from February through May.

C) Native live oaks are not adapted to summer watering and may develop crown or root rot as a result. Do not regularly irrigate within the drip line of oaks. Native, locally adapted, drought-resistant species are the most compatible with this goal.

D) Root cutting should occur outside of the springtime. Late June and July would likely be the best. Pruning of the live crown should not occur from February through May.

E) Oak material greater than 3 inches in diameter remaining on-site for more than one month that is not cut and split into firewood should be covered with black plastic that is dug in securely around the pile. This will discourage infestation and dispersion of bark beetles.

F) A mulch layer up to approximately 4 inches deep should be applied to the ground under selected oaks following construction. Only 1 to 2 inches of mulch should be applied within 1 to 2 feet of the trunk, and under no circumstances should any soil or mulch be placed against the root crown (base) of trees. The best source of mulch would be from chipped material generated on-site.

G) If trees along near the development are visibly declining in vigor, a Professional Forester or Certified Arborist should be contacted to inspect the site to recommend a course of action.

Tree Protection Standards

Before the commencement of any construction activity the following tree protection measures shall be implemented and approved by a qualified arborist or forester:

- Trees located adjacent to the construction area shall be protected from damage by construction equipment by the use of temporary fencing and through the wrapping of trunks with protective materials. No stripping of topsoil or grubbing of understory shall occur in tree preservation zones.
- Fenced areas and trunk protection materials shall remain in place during the entire construction period. Should access to the area be necessary a Professional Forester or Certified Arborist must be contacted to inspect the site for a recommended course of action.
- Fencing shall consist of chain link, snowdrift, plastic mesh, hay bales, or field fence. Existing fencing may also be used.
- Fencing is not to be attached to the tree but free-standing or self-supporting so as not to damage trees. Fencing shall be rigidly supported and shall stand a minimum of height of four feet above grade and should be placed to the farthest extent possible from the base of the trees to protect the area within the trees drip line (typically 10-12 feet away from the base of a tree).
- In cases where access or space is limited for tree protection, it is permissible to protect the tree within the 10-12 foot distance after determination and approval by a qualified forester or arborist.
- Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, cleaning of concrete or plaster, and/or dumping of spoils or materials shall not be allowed adjacent to trees on the property especially within or near fenced areas.

During grading and excavation activities:

- All trenching, grading or any other digging or soil removal that is expected to encounter tree roots should be monitored by a qualified arborist or forester to ensure against drilling or cutting into or through major roots. Again, no stripping of topsoil or grubbing of understory shall occur in tree preservation zones.
- The project architect and qualified arborist should be on-site during excavation activities to direct any minor field adjustments that may be needed.
- Trenching for retaining walls or footings located adjacent to any tree shall be done by hand where practical and any roots greater than 3-inches diameter shall be bridged or pruned appropriately.
- Any roots that must be cut shall be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment.
- Any roots damaged during grading or excavation shall be exposed to sound tissue and cut cleanly with a saw.

If at any time potentially significant roots are discovered:

- The arborist/forester will be authorized to halt excavation until appropriate mitigation measures are formulated and implemented.
- If significant roots are identified that must be removed that will destabilize or negatively affects the target trees, the property owner will be notified immediately and a determination for removal will be assessed and made as required by law for treatment of the area that will not risk death decline or instability of the tree consistent with the implementation of appropriate construction design approaches to minimize effects, such as hand digging, bridging or tunneling under roots, etc...

Tree Pruning

It is to be understood that the pruning of retained trees is be expected for this site. Pruning shall conform to the following standards:

- Clear the crown of diseased, crossing, weak, and dead wood to a minimum size of 1-1/2 inch in diameter;
- Remove stubs, cutting outside the wound wood tissue that has formed around the branch;
- Interior branches shall not be stripped out.
- Reduce end weight on heavy, horizontal branches by selectively removing small-diameter branches, no greater than 3 inches, near the ends of the scaffolds. In some cases, larger diameters may be removed depending on the situation (where critical for safety).
- Pruning cuts larger than 4 inches in diameter, except for deadwood, shall be avoided, unless deemed crucial for safety (broken, cracked, crossing, rubbing, etc.).
- Pruning cuts that expose heartwood shall be avoided whenever possible.
- Pruning shall not be performed during periods of flight of adult boring insects because fresh wounds attract pests (generally spring). Pruning shall be performed only when the danger of infestation has passed.
- All pruning shall be performed by a qualified arborist or under the supervision of an ISA Certified Arborist or Tree Worker. Arborists are required to have a State of California Contractors License for Tree Service (C-61/D49) and provide proof of worker's compensation and general liability insurance.
- All pruning shall be per the Tree Pruning Guidelines (International Society of Arboriculture) and/or the ANSI A300 Pruning Standard (American National Standard for Tree Care Operations) and adhere to the most recent edition of ANSI Z133.1.
- No more than 20 percent of live foliage shall be removed from the trees.

- Brush shall be chipped, and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 6 inches, leaving the trunk clear of mulch.

Following construction, a qualified arborist should monitor trees adjacent to the area of the improvements and if any decline in health that is attributable to the construction is noted, additional trees should be planted on the site.

Agreement by Landowner

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

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 Forest Management Plan or an Amended Forest Management Plan.

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), or more than 1.000 years old.

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. Smal1er dead trees will normally be removed to reduce the fire hazard. Dead trees may be removed at the convenience of the owner.

5. Thinning: Trees less than six inches diameter breast height may be thinned to promote the growth of neighboring trees, without first developing 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.): Open fires will be set or allowed on the parcel only as a forest management tool under the direction of the Department of Forestry authorities, according 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 groundwater resources, 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 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 plan, provided that such amendments are consistent with the provisions of the discretionary permit or building submittal. Amendments to this Forest Management Plan will be required for proposed tree removal not shown as part of this Plan when the proposed removal fans within the description of a Forest Management Plan or Amendment to an existing Forest Management Plan.

Amended Forest Management Plan

A) An amended forest Management Plan shall be required when:

1. The Monterey County Director of Planning has previously approved a Forest Management Plan for the parcel.
2. The proposed tree removal as reviewed as part of a development has not been shown in the previously approved Forest management plan

B) At a minimum, the Amended Forest Management Plan 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 if proposed.

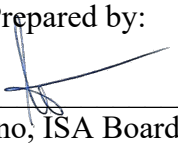
Compliance

It is further understood that failure to comply with this Plan will be considered as a failure to comply with the conditions of the Use Permit.

Transfer of Responsibility

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

Report Prepared by:



_____ March 26, 2023

Justin Ono, ISA Board Certified Master Arborist #WE-9388BM Date
ASCA Registered Consulting Arborist #744

Recommendations Agreed to by landowner:

_____ _____

Landowner Date

Forest Management Plan approved by:

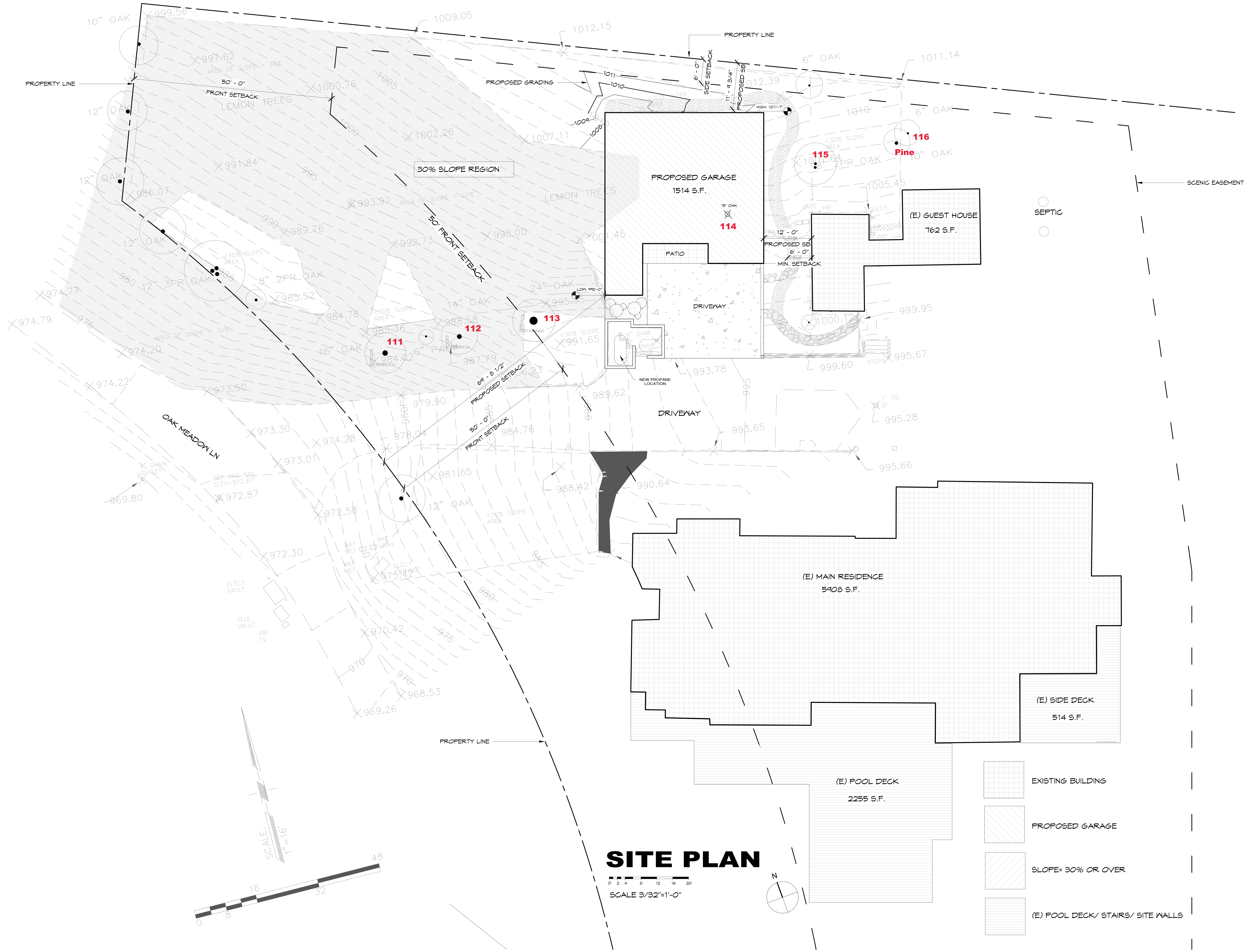
_____ _____

Director of Planning Date

PHOTOGRAPHS

Tree #114 is proposed for removal.

Trees #111, #112, and #113 are along the existing driveway and should not be impacted by construction.



PROPERTY LINE
50' - 0" FRONT SETBACK
LEMON TREES
30% SLOPE REGION
50' FRONT SETBACK
PROPOSED GRADING
SIDE SETBACK
PROPOSED SB
PROPOSED GARAGE
1514 S.F.
114
PATIO
DRIVEWAY
NEW PROPANE LOCATION
12' - 0" PROPOSED SB
6' - 0" MIN. SETBACK
(E) GUEST HOUSE
762 S.F.
SEPTIC
SCENIC EASEMENT
115
116
Pine
111
112
113
69' - 8 1/2" PROPOSED SETBACK
50' - 0" FRONT SETBACK
OAK MEADOW LN
DRIVEWAY
(E) MAIN RESIDENCE
5908 S.F.
(E) SIDE DECK
514 S.F.
(E) POOL DECK
2255 S.F.
EXISTING BUILDING
PROPOSED GARAGE
SLOPE= 30% OR OVER
(E) POOL DECK/ STAIRS/ SITE WALLS

SITE PLAN

SCALE 3/32"=1'-0"

REVISION	No.

CONSULTANT:

ARCHITECT:
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 ■ FAX (831) 372-7840 ■ WEB: ericmillerarchitects.com

PROPOSED SITE PLAN

Job Name: SCOTT GARAGE
6 Oak Meadow Lane
Carmel Valley, CA 93924
A.P.N. 187-031-021-000

DATE:	9/2/22
SCALE:	3/32" = 1'-0"
DRAWN	CS
JOB NO.	22.09

A-1.1

SHEET OF