

FIRE DEFENSE PLAN **for** **PEBBLE BEACH**

Including:
**EMERGENCY ACCESS ROUTES FOR
DESIGNATED OPEN SPACE AREAS
AND UNDEVELOPED PARCELS**



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Revised: August 1994
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Revised: April 2023

INTRODUCTION

This 2023 update to the *Fire Defense Plan for Pebble Beach (FDP)* addresses the threat of wildland fire within Del Monte Forest (DMF) by identifying and prioritizing those actions determined by the California Department of Forestry and Fire Protection (CAL FIRE) to provide the greatest fire protection along the wildland-urban interface (WUI). Implementation of the FDP is through Ordinance 19 of the Pebble Beach Community Services District (PBCSD), an Independent Special District in Del Monte Forest, organized under State Law and within the jurisdiction of the Local Agency Formation Commission of Monterey County. Ordinance 19 is consistent with other State Laws regarding fire protection and the Del Monte Forest Land Use Plan.

The details of the FDP have been developed in cooperation with the affected DMF agencies: PBCSD, CAL FIRE, Pebble Beach Company, the Del Monte Forest Conservancy (DMFC) and the Open Space Advisory Committee (OSAC). It is a "living" policy document and shall be reviewed and updated every other year by the Pebble Beach Fire Department for approval by the PBCSD Board of Directors in public session.

The first line of defense for every property owner in Pebble Beach is to maintain their property in accordance with state and local fire standards for defensible space and building materials. Residential Fire Inspections to enforce California Public Resources Code 4291 are a key element in educating DMF residents on how to take personal action to keep their families and homes safe from wildfire. To that end, education for residents and visitors of the Forest is a high priority. New buildings are required to be compliant with the California Fire Code, which establishes minimum standards for materials and material assemblies and provides a reasonable level of exterior wildfire exposure protection for buildings in WUI Fire Areas. Fire safety is the primary impetus behind the widely attended annual summer open house at the Pebble Beach Fire Station, promoting fire safe building materials and techniques for creating defensible space around them. Further explanatory and descriptive material on building codes, fair safe plants, defensible space, emergency notification and personal emergency planning is available on the CAL FIRE and Fire Safe Council websites.

To reduce the threat to life and property from wildland fire within Del Monte Forest, this Plan addresses emergency access and fuel treatment standards for the primary open space areas. These are the Huckleberry Hill Natural Habitat Area (and the SFB Morse Botanical Preserve contained within it), Pescadero Canyon, and Navajo Tract open space, as well as undeveloped vacant parcels.

It is worth noting there is no place within these open-space areas that is more than 1 mile from some residence in Del Monte Forest or the surrounding communities, so the entire Del Monte Forest may reasonably be regarded as a wildland-urban interface area.

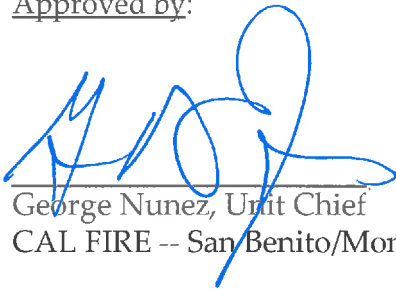
In overseeing implementation of this Plan, the Fire Department will consider and limit by specified procedures the effects that fire hazard reduction work has on the environment, endangered species, and other natural resources.

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I. Emergency Access Roads System

A network of roads shall be created, inspected, and maintained to provide safe and ready ingress and egress for emergency equipment. This road system shall consist of Fire Roads and combination Fire Road/Fuel Breaks as described below.

A. Fire Road Standards

Fire Roads are identified in **BLUE** on the attached maps labeled Appendix A, B, C, and D. Fire Roads are intended as access routes for fire equipment and personnel to the interior of the forested areas for early fire suppression, as well as egress routes if the early suppression efforts are unsuccessful.

The requirements for a fire road are:

- Minimum 12-foot roadbed width
- Minimum 13 ½ foot vertical clearance over entire width and length, including any turnouts or turnarounds
- Minimum 30-foot turn radius
- No “islands” at intersections
- Drainage and erosion measures conforming to current engineering practices
- Minimum 12-foot gate width, fully open
- Locked gates shall have a Fire Department Knox padlock.

B. Fire Road/Fuel Break Standards

Fire Road/Fuel Breaks are identified in **RED** on the attached maps labeled Appendix A, B, C, and D. In addition to the purpose of Fire Roads described above, Fire Road/Fuel Breaks are intended to provide a break in the canopy and ladder fuels of the Forest so that a crown fire may drop to the forest floor where fire crews may successfully suppress a wildland fire.

In addition to the requirements in I-A, above, for Fire Roads, all fuels within 20-feet of both road edges on roads which have been identified as Fire Road/Fuel Breaks shall be modified or removed as follows:

- Cut and remove all brush. (Chip to within 4” of the ground)
- Remove all dead standing trees.
- Remove all dead fallen material.
- Remove all dead tree limbs within 10-feet of ground level.
- Remove all other tree limbs within 5-feet of ground level.
- All cut material shall be chipped and spread or removed from the area.

C. Haul Road Fire Road/Fuel Break

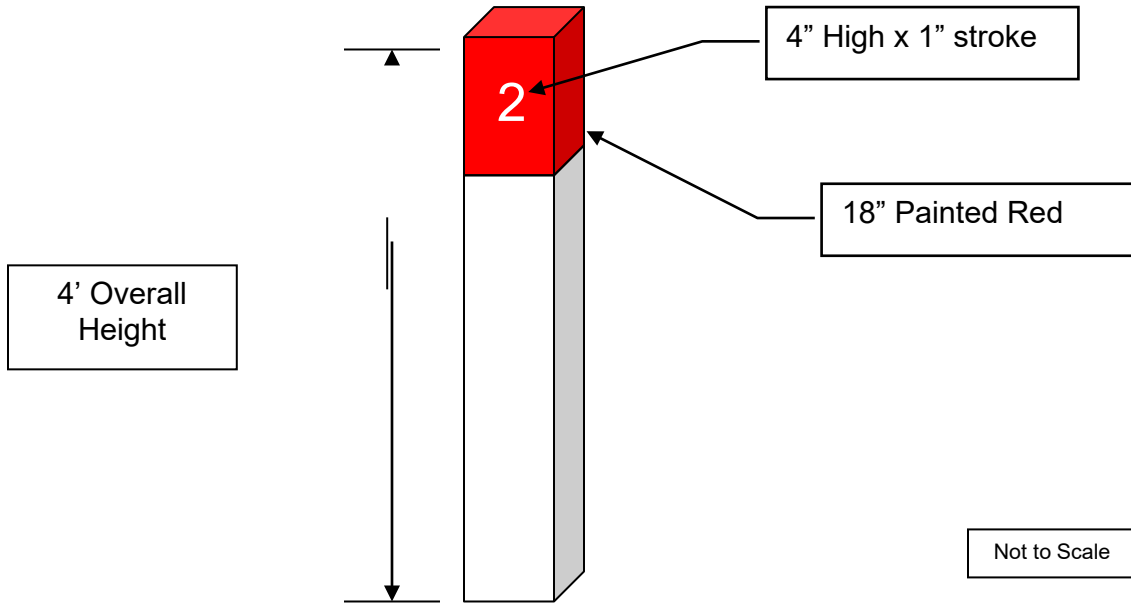
The Haul Road Fire Road/Fuel Break is also identified in **RED** on the attached map labeled Appendix B. Haul Road is a special case: a former quarry access route is no longer used for that purpose. It has particular importance to DMF fire safety since it provides valuable emergency access for aid from sources external to DMF directly to the Huckleberry Hill Natural Habitat Area (HHNHA) from State Route (SR) 68, in addition to the purpose of Fire Roads and Fire Road/Fuel Breaks described above.

It also serves as an important buffer to prevent a fire from spreading outside the Forest from HHNHA to SR 68, the Presidio of Monterey, and the Skyline Forest residential areas in the City of Monterey. HHNHA is identified as the source of the greatest fire hazard in Del Monte Forest. SR 68 is a main egress corridor for Pacific Grove and the primary entrance to the Community Hospital of the Monterey Peninsula. The Presidio, which borders SR 68, is a federal military facility and home to the Defense Language Institute.

Fuel treatments along the Haul Road Fire Road/Fuel Break shall conform to the requirements of Fire Roads and Fire Road/Fuel Breaks in sections I-A and I-B, plus the requirements for a Shaded Fuel Break as described in section IV-C-4.

D. Road Identification Markings

At the direction of the Fire Department, all emergency access roads shall be numbered and identified with a numbered road sign meeting the following minimum requirements: Minimum 4” high and 1” stroke white numbers routed on all sides at the top of a 6” x 6” post exposed at least four feet above ground level. The top 18” of the post shall be painted red.



E. Road Grading Requirements

To curtail erosion on Fire Roads or Fire Road/Fuel Breaks within the Fire Defense Plan areas, the property owner shall establish and maintain water bars at regular intervals on the roads prior to the start of winter rains. If erosion occurs, gullies in the roads shall be filled with suitable imported material to repair the roads.

Grading of road surfaces will be limited to a level that does not reduce the overall elevation of the fire road, or in such a way as to cause the surface of the Fire Road to convey significantly more water than it would have prior to grading.

F. Maintenance Schedule

The Pebble Beach Fire Department shall inspect all emergency Fire Roads and Fire Road/Fuel Breaks for compliance to the standards in A through E above, by July 1 of each year and report their findings to the PBCSD General Manager.

G. Fire Road Improvement Projects

1. At the eastern end of existing Fire Road/Fuel Break 23 on the sewer easement, emergency access shall be maintained that connects to Fire Road/Fuel Break 22 over the existing ungraded four-wheel drive route. This connecting access shall remain ungraded and maintained only by the mowing of dry grass, as necessary. Minimal grading and fill retention to affect a safe turn from the eastern end of the current Fire Road/Fuel Break 23 and sewer easement onto the ungraded slope shall be allowed.

2. Fire Road 24, which is an access point with a minimal road, has been established on the parcel owned by the Del Monte Forest Conservancy that connects Carmel Woods to Pescadero Canyon. The fire road shall be maintained by minor grading and the mowing of dry annual grasses at least once annually.

II. Protection of Environmentally Sensitive Plant Species

A. Preservation

This section is intended to clarify standard operating procedures for safeguarding threatened or endangered environmentally sensitive plant species in Del Monte Forest without unduly compromising the effectiveness of fire hazard reduction standards.

The Open Space Advisory Committee (OSAC) developed that part of the 1984 Del Monte Forest Land Use Plan, which designates plant species within the Del Monte Forest that are considered environmentally sensitive, some of which are located within the open space areas covered by this plan. Several Site Specific Management Plans are being developed for Del Monte Forest Open Space Areas prior to dedication of conservation easements to Del Monte Forest Conservancy (DMFC). There will be consistency between existing conservation easements and newly dedicated easements for plant protection standards and procedures.

When fire hazard reduction work must be undertaken within areas that contain such species, the PBCSD Fire Department shall coordinate efforts to avoid cutting or removing them.

Each year representatives of DMFC, Pebble Beach Company and the Pebble Beach Fire Department will jointly develop a plan for the scope of fuel reduction projects to be completed that calendar year. OSAC will review the proposed work plan prior to execution.

A biologist or naturalist who has knowledge of the property, terrain, natural habitat, protected species, and access will coordinate with fuel reduction projects. All protected species in the work area shall be identified for the PBCSD Fire Department.

B. Authority to stop work

The biologist or naturalist will have authority to stop hazard reduction work in progress, if they believe environmentally sensitive species could or are being damaged or endangered in unwarranted fashion. To do so, they will notify the onsite fire official of the area of concern. The fire official will place yellow security tape around the designated plant species or the area specified by the property owner or OSAC representative. The fire official will ensure any fuel reduction efforts do not disturb the identified area.

Hazard reduction work will not proceed until the Fire Chief or Fire Marshall has reviewed alternative hazard reduction options with the biologist or naturalist and the parties have reached agreement on a specific plan of action.

III. Target /Treatment Areas

A. Huckleberry Hill Natural Habitat Area / SFB Morse Botanical Preserve

1. Los Altos Drive Fuel Break

a. Fuel Break

Maintain the Fuel Break immediately below the paved road extending 150 - 200 feet in width, slope distance, from the edge of the pavement. The varying width is to reduce the straight-line effect of the fuel break.

The Fuel Break width increases on steeper slopes. An occasional tree shall be retained in the Fuel Break area to reduce the visual and aesthetic impacts.

In all other respects, the Fuel Break shall be constructed to Fire Road/Fuel Break standards, with the additional requirement that all trees less than 8 inches in diameter at breast height shall be removed, except as described above in this section.

The Fuel Break area may be planted with native vegetation, such as Shaggy-Bark Manzanita (*arctostaphylos tomentosa*), to reduce erosion as long as vegetation is maintained less than 18-inches in height.

b. Shaded Fuel Break:

Continue the construction of the Shaded Fuel Break below the Fuel Break in 1-a, above, from the edge of the pavement. The management objective within this Shaded Fuel Break is to accelerate the natural pruning and thinning process of the forest stand and to promote long-term stand health and vigor.

The first 200-feet of the Shaded Fuel Break shall have an average tree spacing of approximately 16-feet or more. Beyond 200-feet from the road edge, average tree spacing shall incrementally be adjusted by thinning operations to approximately 12-feet or more. Trees should be thinned as individuals; however, retention of clumps or groups of trees will be encouraged to promote an aesthetically pleasing stand. In conjunction with thinning, trees over 10-feet in height should be pruned so that the foliage on the lower 1/3 of the trunk is removed. In no case, should more than 60% of the existing crown canopy be removed.

Ground fuels shall be removed in the Shaded Fuel Break using the Fuel Break Standard #4 identified in Section IV-C-4. The remaining ground fuels shall be maintained at a height of less than 18-inches.

The Shaded Fuel Break shall be reevaluated for every update to the FDP or every 5 years, whichever is shorter, to determine the appropriate

spacing requirements for future thinning, ensuring that overcrowding does not occur.

- c. Residential Inspections
All properties on Los Altos Drive and Costado Road shall be inspected annually for proper defensible space.

2. The Haul Road Fire Road/Fuel Break

- a. Fire Road/Fuel Break
The Haul Road has been reduced to Fire Road status by the property owner after years of use as access to a former quarry site near the Pebble Beach Company Corporation Yard. Native vegetation has been restored to narrow the road from its former 52-foot width to a minimum of 12-feet to comply with conditions of approval for a prior development project.

The replanted vegetation is fully compliant with the standards for a Fire Road/Fuel Break in section I-B.

The rebuilt Haul Road has now been designated by the Fire Marshal as a Fire Road/Fuel Break to meet two goals: to maintain a primary line of defense to hold a fire in the lower HHNHA from reaching Upper Pebble Beach, and to maintain a major means of access for emergency response agencies and as an egress should an evacuation become necessary.

As a function of these goals, the highest Fire Defense Plan priority of the Fire Department is to thin the forest on the downhill side of Haul Road in the area of the 1987 burn. This is not only an extreme fire hazard but an unhealthy forest as well. A fire advancing up the hill between Fire Road 4 and Haul Road can very easily become a crown fire and jump Haul Road.

- b. Haul Road shall be designated Fire Road/Fuel Break 9.
- c. Shaded Fuel Break
Begin development of a Shaded Fuel Break on the downhill side of the Haul Road Fire Road/Fuel Break, to be maintained as identified in Section I-C and IV-C-4, for a distance of 150-feet or to Fire Road 4, whichever is smaller. Trees in the area between the down slope edge of the Haul Road Fire Road/Fuel Break and Fire Road 4, between Fire Road 7 and Fire Road/Fuel Break 2, shall be thinned incrementally to achieve approximately 16-foot average spacing as specified in III-A-1-b.

B. Pescadero Canyon

The Pescadero Canyon portion of the Fire Defense Plan is shown on the accompanying map in Appendix C.

1. Perimeter Fire Protection Zones

Fuel modification and removal shall be required along the roadways and on all residential parcels located between 4047 and 4198 Sunridge Road as well as all residential parcels on Sunset Lane. Fuel modification and removal activities shall not be permitted that will cause erosion on any property.

Roadways:

Along roadways bordering open space areas, fuels shall be modified as follows:

Within 20-feet of roadway edges, the Fire Road/Fuel Break standard of section I-B shall apply except that low densities of soft shrubs or isolated hard shrubs with adequate clearance from overtopping trees may be left. On slopes over 30% the fuel modification standards specified in the “Shaded Fuel Break” section below shall apply.

Residences:

Where habitable structures border the undeveloped forest, fuel reduction zones shall be established extending 100 to 150-feet in ground measurement immediately below such structures as determined by the Fire Chief. The varying fuel reduction widths are intended to reduce the straight-line effect of the fuel reduction zone areas and to account for the variable threat effects created by topography. Fuel reduction is to be the greatest on steeper slopes and/or below structures with greatest exposure to the effects of radiant heat due to topography and structural components.

Fuel modification on developed property shall be consistent with the requirements of Public Resources Code 4291.

The Fire Chief may find that, in order to abate potentially serious fire hazards, additional fuel modification is required on open space properties adjacent to habitable properties. In such cases, the Fire Chief shall notify the owner of the property upon which a potentially serious fire hazard is located, of the location and extent of the additional area to be treated in accordance with Fuel Reduction Standard #1 in Section IV-C-1. Alternatively, the Fire Chief may specify other measures that will achieve comparable results, following consultations with and an agreement by the property owner. All such findings and agreements shall be reported to the PBCSD General Manager.

Three specific targeted areas are listed in sub-sections 2, 3 and 4 below.

2. Shaded Fuel Break area of Fire Road 21 and Fire Road/Fuel Breaks 21 and 23. A Shaded Fuel Break as defined in section IV-C-4 shall be maintained adjacent to Fire Road/Fuel Break 23. This Shaded Fuel Break shall extend a minimum of one hundred (100) feet, slope distance, from the lower edge of the residential parcel lines. The overall depth of the Shaded Fuel Break may include the width of Fire Road/Fuel Break 23.
3. Sunridge Pines Fuel Break

There is a total of twenty-nine residential parcels in the Sunridge Pines Homeowners Association. These residents are responsible for the common parcel, as shown in Appendix C.

A Shaded Fuel Break shall be maintained that extends thirty feet below the utility easement that exists behind the residential parcels. This access shall be maintained to Fuel Reduction Standard #4 that is outlined in Section IV-C-4.

PBCSD has agreed to contract for the work that will be repaid by property owners through annual PBCSD invoices or assessments.

4. Carmel Woods Fuel Break

The PBCSD has acquired an easement beginning outside of the District boundary, which provides access into the eastern perimeter of Pescadero Canyon from Carmel Woods. This has been provided by Monterey County with the primary intent of facilitating access for fire hazard mitigation and suppression.

This access shall be maintained to Fuel Reduction Standard #1 that is outlined in Section IV-C-1 of this document. PBCSD shall be responsible for the maintenance of this easement and shall allow the Del Monte Forest Conservancy to use the easement to carry out fire hazard mitigation measures.

The PBCSD Fire Marshal, in consultation with the Del Monte Forest Conservancy and the Open Space Advisory Committee, shall annually review the area of Pescadero Canyon that borders Carmel Woods. The review shall determine what fuel hazard reduction is required, the most appropriate means, and a schedule for the work.

C. Navajo Tract

1. Along roadways bordering the Navajo Tract fuels shall be modified as follows:

Within 20-feet of roadway edges, the Fire Road/Fuel Break standard of section I-B shall apply except that low densities of soft shrubs or isolated hard shrubs with adequate clearance from overtopping trees may be left. On slopes over 30% the fuel modification standards specified in the "Shaded Fuel Break" section shall apply.

IV Undeveloped, Vacant or Open Space Parcels

A. Vacant Lot Program

The following fire safety requirements shall apply to vacant residential parcels, or other undeveloped parcels as determined by the Fire Chief:

1. Vacant lots of less than one acre shall be maintained to Fuel Reduction Standard #1 as outlined in Section C, below.
2. Vacant parcels one acre and larger shall be maintained to Fuel Reduction Standard #2 as outlined in Section C, below.
3. The PBCSD Fire Marshal shall be responsible for identifying annually, before July 1, each undeveloped parcel to which these requirements shall apply and update the listing of these parcels in Appendix I of this Fire Defense Plan.

B. Open Space Fire Hazard Reduction

The Fire Chief or the Fire Marshal of the Pebble Beach Fire Department, shall meet at least annually, with representatives of the Del Monte Forest Conservancy and Pebble Beach Company, to discuss open space parcels, their hazards and potential mitigation actions as the annual fuel reduction projects are developed.

1. A complete list of open space parcels, regardless of jurisdiction, shall be created and shared between the parties. This list shall include:
 - a. Assessor's Parcel Number
 - b. Property Owner or Responsible agency
 - c. Physical location
 - d. Size in acres
 - e. Special concerns
 - f. Fuel Reduction standard
2. A complete listing of these parcels appears in Appendix H.

C. Fuel Reduction Standards

The following fuel reduction standards apply to all vacant parcels as determined by the Fire Chief:

1. Standard #1 -- Undeveloped parcels less than one acre.

Fuel reduction shall be provided on 100% of the parcel as follows:

- a. Cut all dry grass to a maximum height of 4 inches.
- b. Remove all dead standing trees within 100-feet of a structure if they pose a threat to that structure.
- c. Remove all dead fallen material within the defensible space.
- d. Remove that portion of any dead tree limb within 10-feet of the ground.

- e. Remove all tree limbs within six feet of the ground. Limb removal shall not exceed 1/3 the height of any tree.
- f. Remove all cut material from the parcel, or chip and spread on-site.

2. Standard #2 -- Undeveloped parcels one acre and larger

Fuel reduction shall be provided for a minimum of 100-feet around the exterior boundary of the property to the same standard as IV-C-1, a. through f. In cases where the width or depth of the parcel may be less than 100 feet, the fuel reduction will be made to the opposing property line.

3. Standard #3 - Environmentally Sensitive/Scenic Designated Parcels

The owners of designated open space or the Open Space Advisory Committee may request that specific parcels be excluded from the adopted fuel reduction standards. These requests will be considered in the annual fuel reduction projects planning process.

In specific cases where the property owner, Open Space Advisory Committee, and the Pebble Beach Fire Department are unable to agree on fuel reduction standards, the Board of Directors of the Pebble Beach Community Services District shall make the final determination.

4. Standard #4 -- Shaded Fuel Break

The depth and/or distance of a Shaded Fuel Break shall be determined on a case-by-case basis. The fuel modification within that area shall conform to the following:

- a. Non-irrigated grass or other herbaceous vegetation that dries and cures should be mowed or cut to a maximum height of 4".
- b. Remove all dead trees.
- c. Remove all tree limbs within six feet of ground level, except:
 - 1. Where located on slopes more than 30%, remove all tree limbs within ten feet of ground level.
 - 2. Limb removal shall not exceed 1/3 the height of any tree.
- d. Remove all dead tree limbs within 10-feet of ground level. Prune out dead wood from retained shrubs and trees.
- e. All cut material shall be lopped to within 12" or less of ground level, or chipped and spread, or removed from the area.
- f. Shrubs should have average horizontal separation of twice their height. Groups of shrubs can be retained but should have extra clearance around them to maintain average separation.
- g. Tree canopies should be separated by at least 10 feet measured edge to edge within the first 50-feet if possible. Shrubs should not be retained directly under tree canopies unless there is vertical separation of at least three times the height of the shrub between the top of the shrub and the lowest tree limb.
- h. The remaining ground fuels shall be maintained at a height of less than eighteen (18) inches.

Appendices

- A. Prioritized Fire Defense Plan Projects
- B. Fire Defense Areas Location Map
- C. Map of Huckleberry Hill Area
- D. Map of Pescadero Canyon Area
- E. Map of Navajo Tract Area
- F. Map of Indian Village and Areas O & V Fire Roads
- G. Map and Listing of Open Space Parcels
- H. Public Resources Code 4291
- I. Listing of Vacant Residential Lots
- J. Map of Fire Hazard Severity Zones (SRA)

APPENDIX A

Prioritized Fire Defense Plan Projects

2022 Completed Projects

Roadside fuel reduction, mastication and chipping

- Between 17 Mile Drive and Hwy 68 from CHOMP to Ocean Pines (Caltrans, PBCo., & PBCSD)
- Spruance Extension and Ronda Road
- Pescadero Canyon Fire Road 24/Carmel Woods easement
- PBCSD offices between Forest Lake and Lopez Road
- Hazardous tree removal along 17 Mile Drive from Fire Station 28 to Crespi Lane
- Fuel reduction work and tree removal around Fire Station 28

Goats R Us fuel reduction

- Pescadero Canyon – Fire Roads 21, 22, 23 between 17 Mile Drive and Sunridge Road
- Ford Meadow to Carmel Woods
- Del Monte Triangle near SFB Morse Gate
- Navajo Tract
- Los Altos x Sunridge Road
- Open space along Majella Road
- Spruance Extension

Annual Fuel Break maintenance with priorities as follows:

- Haul Road Fire Road/Fuel Break
- Los Altos Drive Fuel Break on Huckleberry Hill
- Evacuation Routes to all five gates
- Sunridge Pines Fuel Break
- All Fire Roads and Fuel Breaks start with fuel break 3, 7, 5, 4 red lines (PBCSD FDP – Appendix B).
- Annual Open Space perimeter roadway mowing/brushing
- Fire Safe Demonstration Garden maintenance

2023/2024 Proposed Projects

- Navajo Tract
- Highway 68 - Morse Gate to Haul Road
- Drake Road to Spyglass off Stevenson
- Seal Rock Creek near Indian Village
- Hermann Lot

APPENDIX A

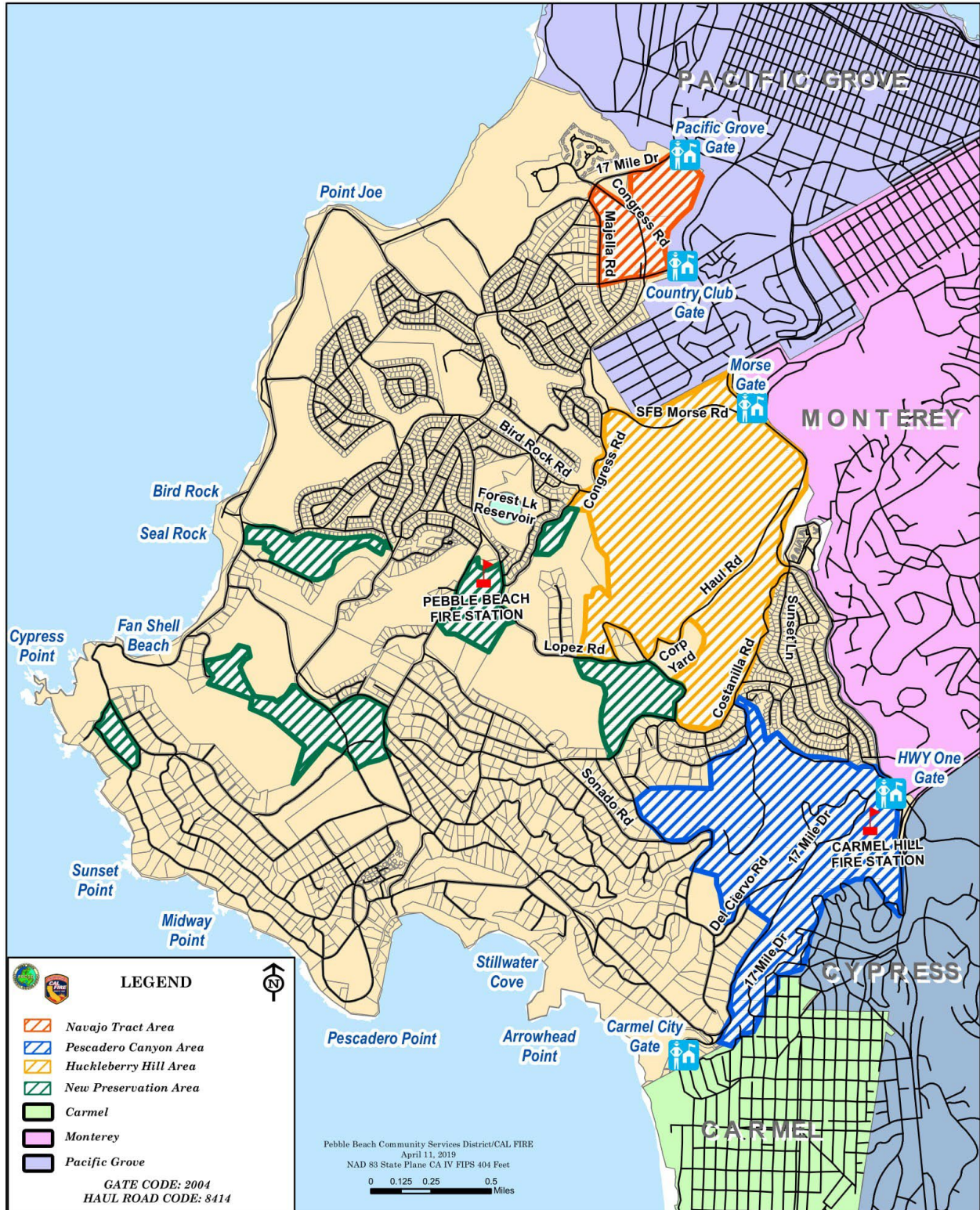
Prioritized Fire Defense Plan Projects, Continued

2023/2024 Proposed Projects (continued)

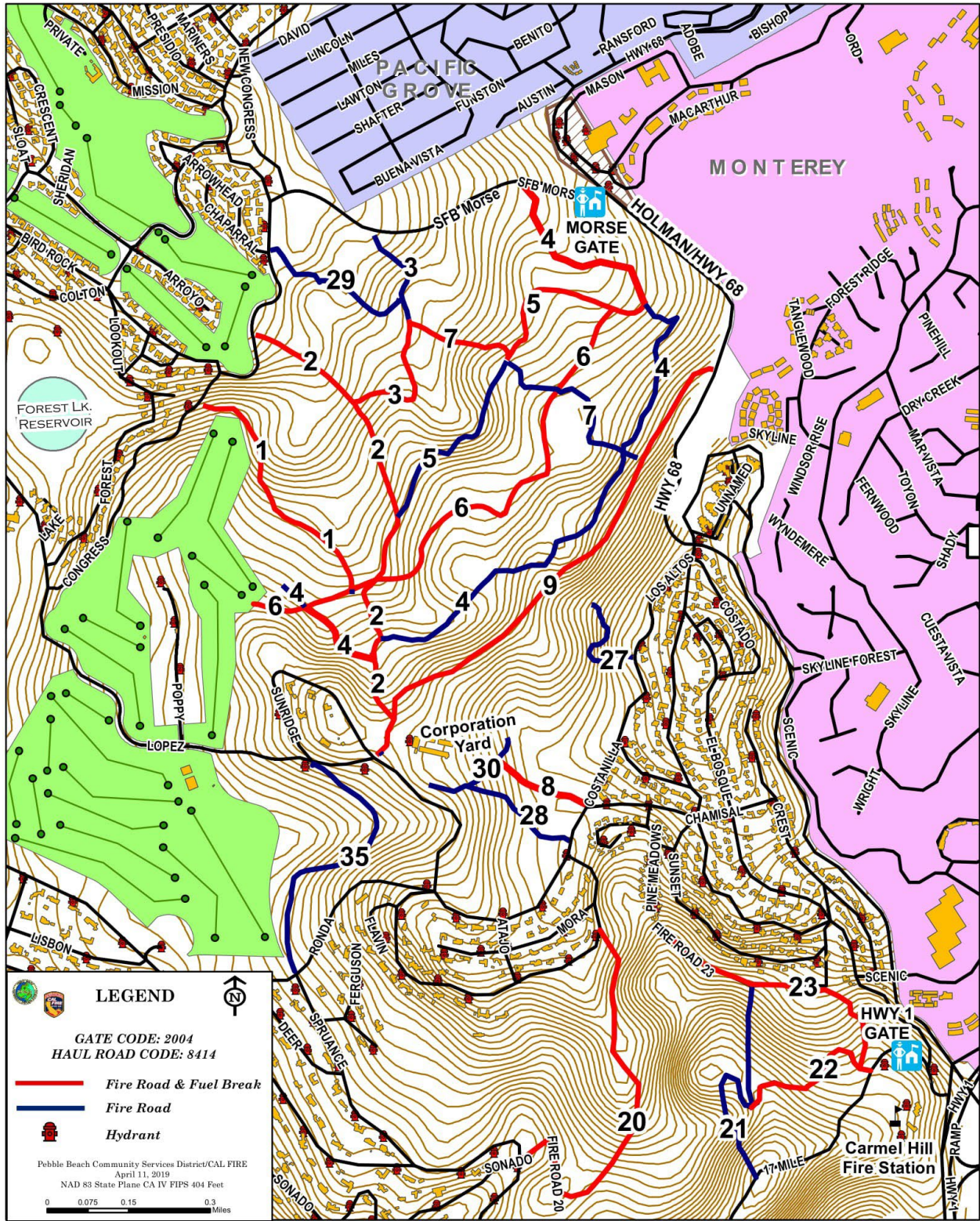
Goats R Us fuel reduction method – 12 weeks

- Pescadero Canyon – Fire Roads 21, 22, 23 between 17 Mile Drive and Sunridge Road
- Ford Meadow to Carmel Woods
- Del Monte Triangle near SFB Morse Gate, Navajo Tract, Rip Van Winkle Open Space
- Los Altos x Sunridge
- Fire Roads 31, 32, 33

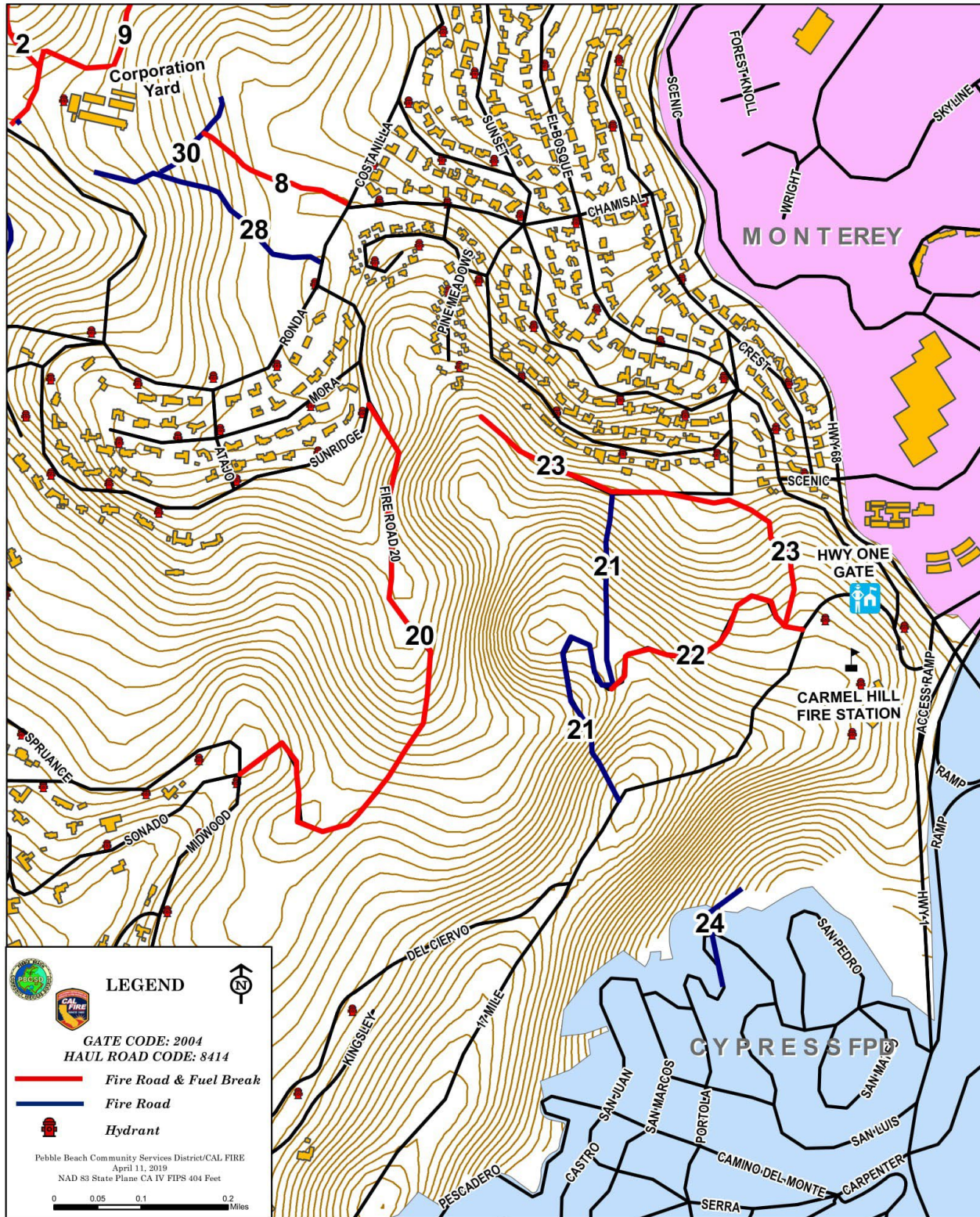
APPENDIX B
FIRE DEFENSE AREA LOCATIONS
Pebble Beach Community Services District



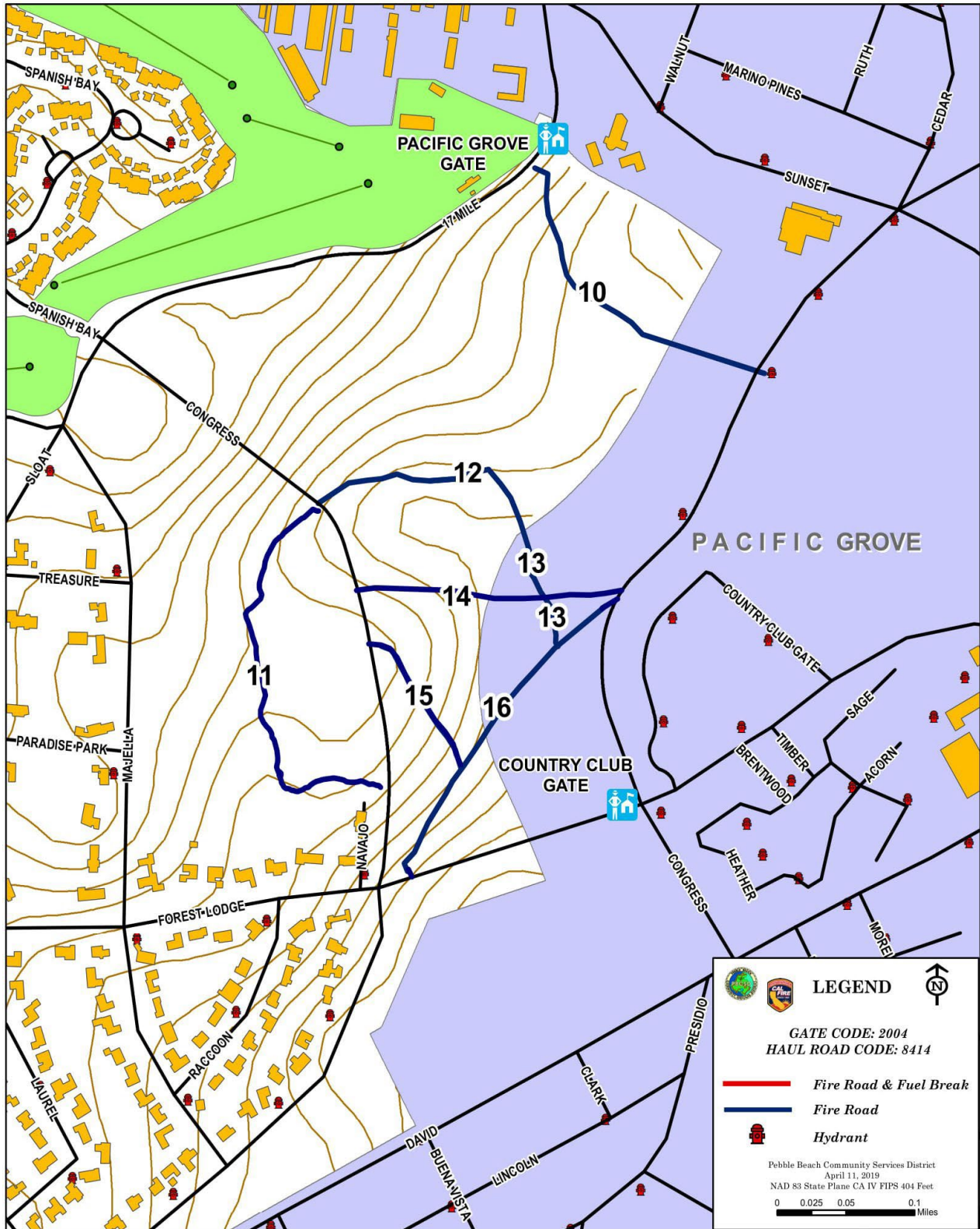
APPENDIX C HUCKLEBERRY HILL AREA FIRE DEFENSE MAP



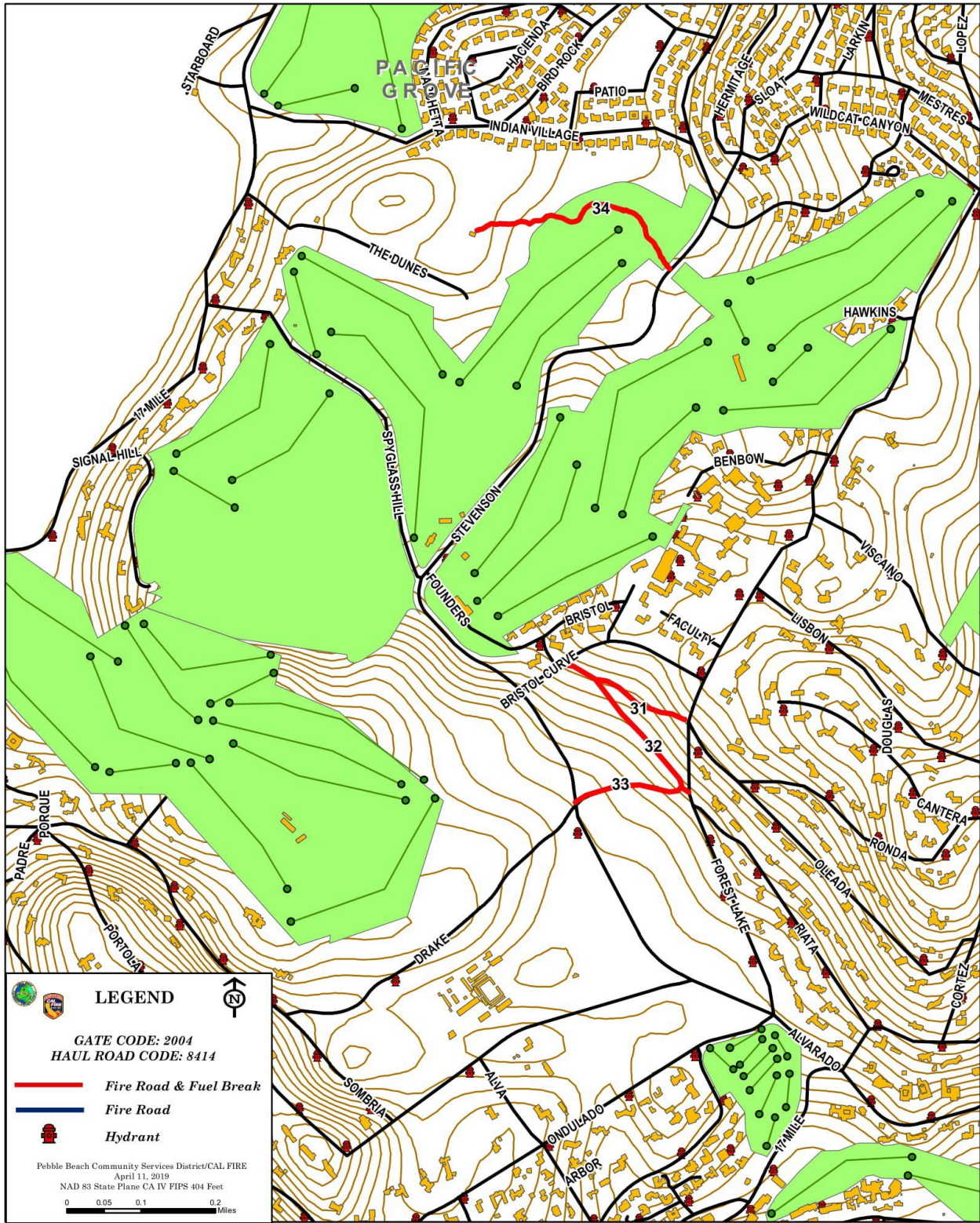
PESCADERO CANYON AREA FIRE DEFENSE MAP



NAVAJO TRACT AREA FIRE DEFENSE MAP



APPENDIX F
 INDIAN VILLAGE AND FIRE ROAD AREAS "O" AND "V"



PROPERTIES OF THE DEL MONTE FOREST CONSERVANCY



Fee Title (Total Acres 232.60)

- Hill Preserve: 4.79
- Crocker Grove: 12.54
- Indian Village: 20.02
- Casita de Lemos: 1.02
- Pescadero Point: 1.61
- S.F.B. Morse Reserve: 83.94
- SFB Morse Memorial Lot: 1.25
- Navajo Tracts: 25.57
- Pescadero Canyon: 73.47
- Carmel Way: 1.50
- Hermann Property: 4.51
- Fanshell Dunes: 2.37

Conservation Easements (506.63)

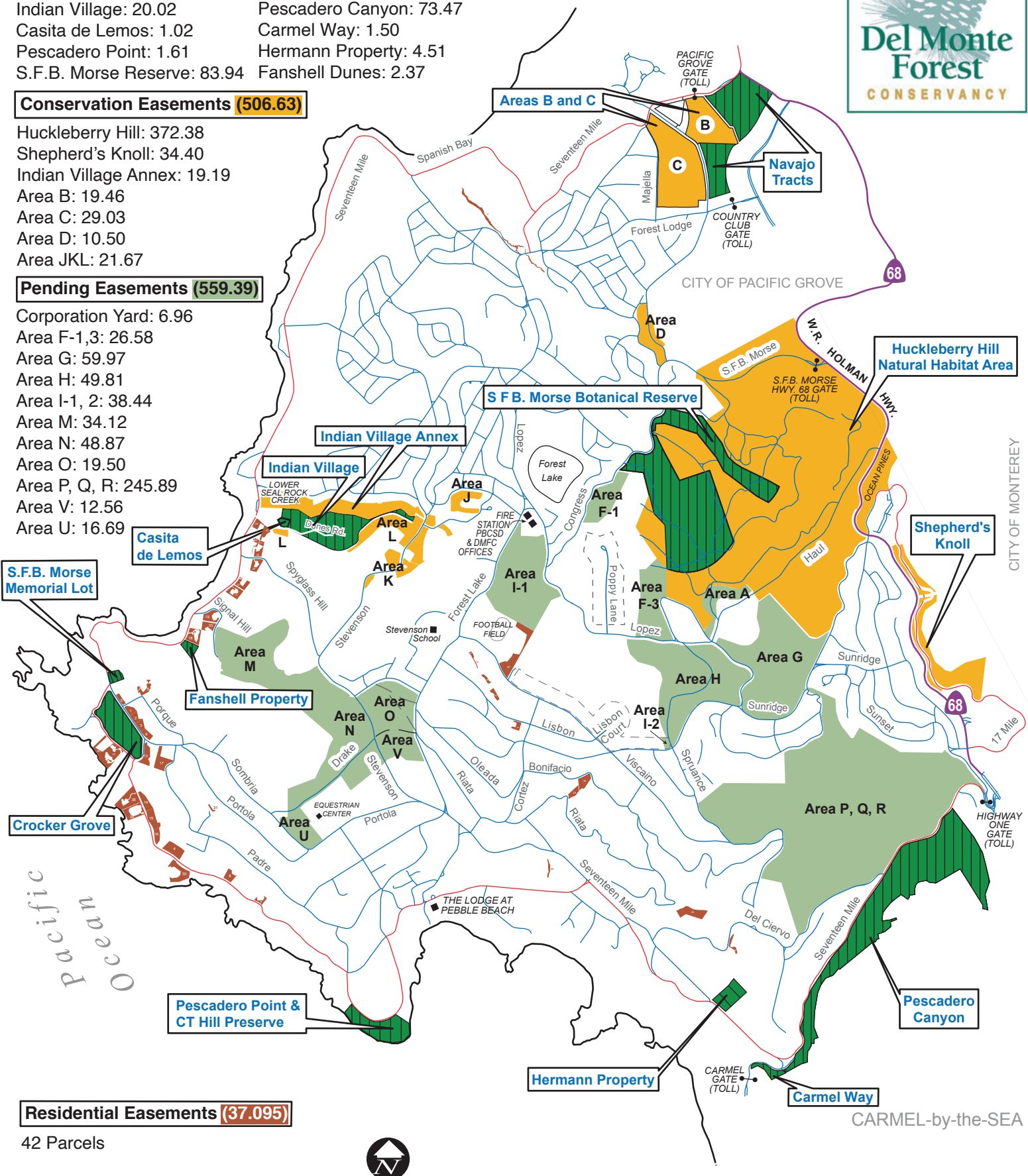
- Huckleberry Hill: 372.38
- Shepherd's Knoll: 34.40
- Indian Village Annex: 19.19
- Area B: 19.46
- Area C: 29.03
- Area D: 10.50
- Area JKL: 21.67

Pending Easements (559.39)

- Corporation Yard: 6.96
- Area F-1,3: 26.58
- Area G: 59.97
- Area H: 49.81
- Area I-1, 2: 38.44
- Area M: 34.12
- Area N: 48.87
- Area O: 19.50
- Area P, Q, R: 245.89
- Area V: 12.56
- Area U: 16.69

Residential Easements (37.095)

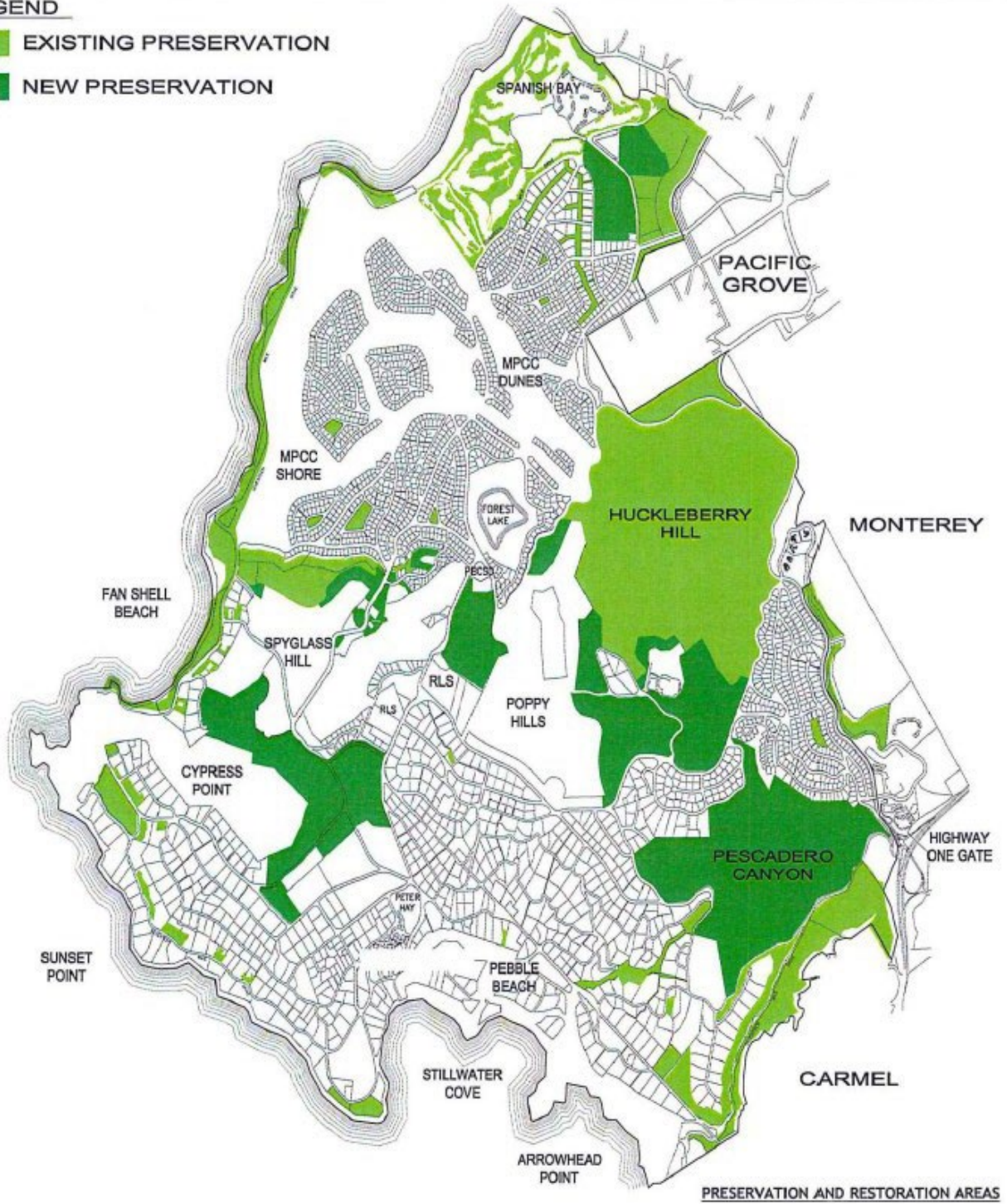
42 Parcels



APPENDIX G

LEGEND

- EXISTING PRESERVATION
- NEW PRESERVATION



PROPERTIES

FEE TITLE PARCELS

Summary of
PROPERTIES OWNED IN FEE TITLE
BY
DEL MONTE FOREST
CONSERVANCY

Year Acquired	APN Number	Parcel Description	Size
1976	008-041-006-000	Morse Botanical Preserve	64.943 acres
1976	008-041-007-000	Morse Botanical Preserve	18.997 acres
1976	008-161-009-000	Pescadero Canyon	44.503 acres
1976	008-161-011-000	Pescadero Canyon – 1981 Ford Meadow	28.971 acres
1976	008-283-001-000	Crocker Grove	12.545 acres
1979	007-101-033-000	Navajo Tract (Area B)	15.57 acres
1980	008-021-011-000	Indian Village	20.02 acres
1980	007-101-042-000	Navajo Tract (Area A)	4.77 acres
1980	007-101-043-000	Navajo Tract (Area A)	5.23 acres
1982	008-451-005-000	Pescadero Point	1.61 acres
1982	008-281-025-000	S.F.B. Morse Memorial Lot	1.252 acres
1986	008-371-023-000	Hermann property	4.51 acres
1993	008-021-010-000	Casita de Lemos	1.02 acres
1996	008-383-004-000	Carmel Way	1.50 acres
1998	008-451-010-000	Cortlandt Hill Preserve	4.79 acres
2012	008-261-001-000	Fanshell Beach Lot	2.37 acres
Total Fee Title:			232.60 acres

APPENDIX H

California Public Resources Code 4291 - 4299

4291. (a) A person who owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining a mountainous area, forest-covered lands, brush-covered lands, grass-covered lands, or land that is covered with flammable material, shall at all times do all of the following:

(1) (A) Maintain defensible space of 100 feet from each side and from the front and rear of the structure, but not beyond the property line, except as provided in subparagraph (B). 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 in a condition so that a wildfire burning under average weather conditions would be unlikely to ignite the structure. This subparagraph does not apply to single specimens of trees or other vegetation that are well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to a structure or from a structure to other nearby vegetation. The intensity of fuels management may vary within the 100-foot perimeter of the structure, 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, based on regulations promulgated by the board, in consultation with the department, to consider the elimination of materials in the ember-resistant zone that would likely be ignited by embers. The promulgation of these regulations by the board is contingent upon an appropriation by the Legislature in the annual Budget Act or another statute for this purpose. Consistent with fuels management objectives, steps should be taken to minimize erosion. For the purposes of this subparagraph, "fuel" means any combustible material, including petroleum-based products and wildland fuels.

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

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

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

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

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

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

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

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

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

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

(e) (1) The board, in consultation with the department, shall develop, periodically update, and post on its internet website a guidance document on fuels management pursuant to this chapter. The guidance document shall include, but not be limited to, regionally appropriate vegetation management suggestions that preserve and restore native species that are fire resistant or drought tolerant, or both, minimize erosion, minimize water consumption, and permit trees near homes for shade, aesthetics, and habitat; and suggestions to minimize or eliminate the risk of flammability of nonvegetative sources of combustion such as woodpiles, propane tanks, decks, and outdoor lawn furniture.

(2) On or before January 1, 2023, the board, in consultation with the department, shall update the guidance document to include suggestions for creating an ember-resistant zone within five feet of a structure, based on regulations promulgated by the board, in consultation with the department, to consider the elimination of materials in the ember-resistant zone that would likely be ignited by embers. The implementation of this paragraph is contingent upon an appropriation by the Legislature in the annual Budget Act or another statute for this purpose.

(f) (1) The department shall do both of the following:

(A) Recommend to the board the types of vegetation or fuel that are to be excluded from an ember-resistant zone based on the probability that vegetation and fuel will lead to ignition by ember of a structure as a part of the update to the guidance document pursuant to paragraph (2) of subdivision (e).

(B) Make reasonable efforts to provide notice to affected residents describing the requirements added by the amendments to paragraph (1) of subdivision (a) made in Assembly Bill 3074 of the 2019–20 Regular Session before the imposition of penalties for violating those requirements.

(2) The implementation of this subdivision is contingent upon an appropriation by the Legislature in the annual Budget Act or another statute for this purpose.

(g) (1) The requirement for an ember-resistant zone pursuant to paragraph (1) of subdivision (a) shall not take effect for new structures until the board updates the regulations, pursuant to paragraph (1) of subdivision (a), and the guidance document, pursuant to paragraph (2) of subdivision (e).

(2) The requirement for an ember-resistant zone pursuant to paragraph (1) of subdivision (a) shall take effect for existing structures one year after the effective date for the new structures.

(h) The department shall not change defensible space inspection practices and forms or enforcement to implement the requirement for an ember-resistant zone until the director makes a written finding, which the director shall post on the department's internet website, that the Legislature has appropriated sufficient resources to do so.

(i) For purposes of this section, a structure for the purpose of an ember-resistant zone shall include any attached deck. This section does not limit the authority of the board or the department to require the removal of fuel or vegetation on top of or underneath a deck pursuant to this section.

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

4291.1. (a) Notwithstanding Section 4021, a violation of Section 4291 is an infraction punishable by a fine of not less than one hundred dollars (\$100), nor more than five hundred dollars (\$500). If a person is convicted of a second violation of Section 4291 within five years, that person shall be punished by a fine of not less than two hundred fifty dollars (\$250), nor more than five hundred dollars (\$500). If a person is convicted of a third violation of Section 4291 within five years, that person is guilty of a misdemeanor and shall be punished by a fine of not less than five hundred dollars (\$500). If a person is convicted of a third violation of Section 4291 within five years, the department may perform or contract for the performance of work necessary to comply with Section 4291 and may bill the person convicted for the costs incurred, in which case the person convicted, upon payment of those costs, shall not be required to pay the fine. If a person convicted of a violation of Section 4291 is granted probation, the court shall impose as a term or condition of probation, in addition to any other term or condition of probation, that the person pay at least the minimum fine prescribed in this section.

(b) If a person convicted of a violation of Section 4291 produces in court verification prior to imposition of a fine by the court, that the condition resulting in the citation no longer exists, the court may reduce the fine imposed for the violation of Section 4291 to fifty dollars (\$50).

4291.3. (a) Subject to any other applicable law, a state or local fire official, at his or her discretion, may authorize an owner of property, or his or her agent, to construct a firebreak, or implement appropriate vegetation management techniques, to ensure that

defensible space is adequate for the protection of a hospital, adult residential care facility, school, aboveground storage tank, hazardous materials facility, or similar facility on the property. The firebreak may be for a radius of up to 300 feet from the facility, or to the property line, whichever distance is shorter.

(b) The director may authorize an owner of a property not listed in subdivision (a) to construct a firebreak, or implement appropriate vegetation management techniques, within a radius of up to 300 feet from a structure, or to the property line, whichever distance is shorter, if it is determined by the director as necessary to protect life, property, and natural resources from unreasonable risks associated with wild land fires.

4292. Except as otherwise provided in Section 4296, any person that owns, controls, operates, or maintains any electrical transmission or distribution line upon any mountainous land, or forest-covered land, brush-covered land, or grass-covered land shall, during such times and in such areas as are determined to be necessary by the director or the agency which has primary responsibility for fire protection of such areas, maintain around and adjacent to any pole or tower which supports a switch, fuse, transformer, lightning arrester, line junction, or dead end or corner pole, a firebreak which consists of a clearing of not less than 10 feet in each direction from the outer circumference of such pole or tower. This section does not, however, apply to any line which is used exclusively as telephone, telegraph, telephone or telegraph messenger call, fire or alarm line, or other line which is classed as a communication circuit by the Public Utilities Commission. The director or the agency which has primary fire protection responsibility for the protection of such areas may permit exceptions from the requirements of this section which are based upon the specific circumstances involved.

4293. Except as otherwise provided in Sections 4294 to 4296, inclusive, any person that owns, controls, operates, or maintains any electrical transmission or distribution line upon any mountainous land, or in forest-covered land, brush-covered land, or grass-covered land shall, during such times and in such areas as are determined to be necessary by the director or the agency which has primary responsibility for the fire protection of such areas, maintain a clearance of the respective distances which are specified in this section in all directions between all vegetation and all conductors which are carrying electric current:

(a) For any line which is operating at 2,400 or more volts, but less than 72,000 volts, four feet.

(b) For any line which is operating at 72,000 or more volts, but less than 110,000 volts, six feet.

(c) For any line which is operating at 110,000 or more volts, 10 feet.

In every case, such distance shall be sufficiently great to furnish the required clearance at any position of the wire, or conductor when the adjacent air temperature is 120 degrees Fahrenheit, or less. Dead trees, old decadent or rotten trees, trees weakened by decay or disease and trees or portions thereof that are leaning toward the line which may contact the line from the side or may fall on the line shall be felled, cut, or trimmed so as to remove such hazard. The director or the agency which has primary responsibility for the fire protection of such areas may permit exceptions from the requirements of this section which are based upon the specific circumstances involved.

4294. A clearing to obtain line clearance is not required if self-supporting aerial cable is used. Forked trees, leaning trees, and any other growth which may fall across the line and break it shall, however, be removed.

4295. A person is not required by Section 4292 or 4293 to maintain any clearing on any land if such person does not have the legal right to maintain such clearing, nor do such sections require any person to enter upon or to damage property which is owned by any other person without the consent of the owner of the property.

4295.5. (a) Notwithstanding any other law, including Section 4295, any person who owns, controls, operates, or maintains any electrical transmission or distribution line may traverse land as necessary, regardless of land ownership or express permission to traverse land from the landowner, after providing notice and an opportunity to be heard to the landowner, to prune trees to maintain clearances pursuant to Section 4293, and to abate, by pruning or removal, any hazardous, dead, rotten, diseased, or structurally defective live trees. The clearances obtained when the pruning is performed shall be at the full discretion of the person that owns, controls, operates, or maintains any electrical transmission or distribution line, but shall be no less than what is required in Section 4293. This section shall apply to both high fire threat districts, as determined by the California Public Utilities Commission pursuant to its rulemaking authority, and to state responsibility areas.

(b) Nothing in subdivision (a) shall exempt any person who owns, controls, operates, or maintains any electrical transmission or distribution line from liability for damages for the removal of vegetation that is not covered by any easement granted to him or her for the electrical transmission or distribution line.

4296. Sections 4292 and 4293 do not apply if the transmission or distribution line voltage is 750 volts or less.

4296.5. (a) Any person or corporation operating a railroad on forest, brush, or grass-covered land shall, if ordered by the director or the agency having primary responsibility for fire protection of the area, destroy, remove, or modify so as not to be flammable any vegetation or other flammable material defined by regulation of the director to be a fire hazard on the railroad right-of-way. The director shall adopt regulations establishing fire prevention hazard reduction standards for broad geographic areas by fuel type, slope, and potential for ignition from hot or flaming exhaust, carbon particles, hot metal, burning signal devices, burning tobacco, and other similar potential sources of ignition.

(b) The order to destroy, remove, or modify vegetation or other flammable material shall specify the location of the hazard to be destroyed, removed, or modified within the right-of-way, the width of the hazard which shall not exceed the width of the right-of-way, and the time within which compliance with the order is required.

(c) The director or the agency having primary responsibility for fire protection of the area shall allow a reasonable period of time for compliance with an order to destroy, remove, or modify vegetation or other flammable material.

4297. Upon the showing of the director that the unrestricted use of any grass-covered land, grain-covered land, brush-covered land, or forest-covered land is, in the judgment of the director, a menace to life or property due to conditions tending to cause or allow the rapid spread of fires which may occur on such lands or because of the inaccessible character of such lands, the Governor through the director, may, by a proclamation, which declares such condition and designates the area to which, and the period during which the proclamation shall apply, require that such area be closed to hunting and fishing and to entry by any person except a person that is within one of the following classes:

(a) Owners and lessees of land in the area.

(b) Bona fide residents in the area.

(c) Persons engaged in some bona fide business, trade, occupation, or calling in the area and persons employed by them in connection with such business, trade, occupation, or calling.

(d) Authorized agents or employees of a public utility entering such area for the purpose of operating or maintaining public utility works or equipment within the area.

(e) Members of any organized firefighting force.

(f) Any federal, state or local officer in the performance of his duties.

(g) Persons traveling on public roads or highways through the area.

4298. The proclamation by the Governor shall be released to the wire news services in the state, and shall be published at least once in a newspaper of general circulation in each county which contains any lands covered by the proclamation. Notice of closure shall also be posted on trails or roads entering the area covered by the proclamation. The closure shall be effective upon issuance of the proclamation by the Governor. Each notice shall clearly set forth the area to be subject to closure and the effective date of such closure. The closure shall remain in full force and effect until the Governor shall by order terminate it. The notice of such termination shall follow the same procedure by which such closure was effected. The order of termination shall be effected upon issuance.

4299. A person who violates Section 4297 or 4298 is guilty of a misdemeanor and shall be punished by a fine of not less than one hundred dollars (\$100) nor more than two thousand dollars (\$2,000) or by imprisonment in the county jail for not less than 10 days nor more than 90 days or both the fine and imprisonment. All state and county law enforcement officers shall enforce orders of closure.

Appendix I

Listing of Vacant Residential Lots - April 2023*

	APN	Address
1	007-103-009	2825 Congress Road
2	007-103-011	2821 Congress Road
3	007-103-012	2819 Congress Road
4	007-121-024	1011 Elk Run
5	007-201-007	2897 17MD
6	007-201-015	2865 17MD
7	007-201-025	2892 Oak Knoll
8	007-201-034	2884.8 Oak Knoll
9	007-222-011	2952 Crescent Road
10	007-252-008	2964 Stevenson Drive
11	007-262-018	2963 Cormorant Road
12	007-302-028	3024 Valdez
13	007-321-005	1050 Ocean Road
14	007-321-009	1055 Vaquero Road
15	007-322-004	1029 Rodeo Road
16	007-323-022	1044 Rodeo Road
17	007-331-020	3118 Bird Rock Road
18	007-481-017	3074 Lopez Road
19	007-491-010	3033 Colton Road
20	007-512-028	2972 Colton Road
21	007-661-005	2901 Bird Rock Road
22	007-682-013	1187 Lookout
23	008-023-001	1070 Spyglass Woods Drive
24	008-023-002	1066 Spyglass Woods Drive
25	008-023-003	1062 Spyglass Woods Drive
26	008-023-004	1125 Spyglass Woods Drive
27	008-023-010	3151 Stevenson Drive
28	008-023-011	3159 Stevenson Drive
29	008-023-013	3167 Stevenson Drive
30	008-023-014	3171 Stevenson Drive
31	008-023-026	1174 The Dunes Road
32	008-023-028	1182 The Dunes Road
33	008-023-030	1190 The Dunes Road
34	008-023-032	3158 Stevenson Drive

Appendix I

Listing of Vacant Residential Lots - April 2023*

35	008-023-033	3154 Stevenson Drive
36	008-023-034	3150 Stevenson Drive
37	008-031-020	1401 Viscaino Road
38	008-031-021	1407 Viscaino Road
39	008-031-022	1413 Viscaino Road
40	008-031-028	1449 Viscaino Road
41	008-031-029	1455 Lisbon Court
42	008-031-030	1461 Lisbon Court
43	008-031-031	1467 Lisbon Court
44	008-031-032	3971 Ronda Road
45	008-031-033	3975 Ronda Road
46	008-031-034	3979 Ronda Road
47	008-031-035	3983 Ronda Road
48	008-032-008	20 Poppy Lane
49	008-032-011	26 Poppy Lane
50	008-032-015	35 Poppy Lane
51	008-032-017	33 Poppy Lane
52	008-032-018	31 Poppy Lane
53	008-032-019	29 Poppy Lane
54	008-032-021	25 Poppy Lane
55	008-032-023	21 Poppy Lane
56	008-061-001	4099 Crest Road
57	008-061-008	4127 Crest Road
58	008-071-011	4161 Sunridge Road
59	008-082-015	4123 Sunset Lane
60	008-083-005	4126 Sunset Lane
61	008-091-001	4045 Costado Road
62	008-091-005	4053 Costado Road
63	008-091-040	4063 Crest Road
64	008-101-024	4037 Costado Road
65	008-101-025	4039 Costado Road
66	008-112-024	4045 Los Altos Road
67	008-112-035	4033 Los Altos Road
68	008-112-038	4025 Los Altos Road
69	008-163-004	3156 Midwood

Appendix I

Listing of Vacant Residential Lots - April 2023*

70	008-171-019	4040 Sunridge Road
71	008-191-002	4045 Sunridge Road
72	008-191-003	4041 Sunridge Road
73	008-191-011	4019 Sunridge Road
74	008-191-014	4037 Sunridge Road
75	008-191-022	4029 Mora Lane
76	008-202-005	1604 Viscaino Road
77	008-202-014	1633 Sonado Road
78	008-231-003	1572 Viscaino Road
79	008-234-001	1264 Lisbon Lane
80	008-291-009	1215 Sombria Lane
81	008-291-010	1237 Sombria Lane
82	008-291-013	1223 Sombria Lane
83	008-291-014	1253 Sombria Lane
84	008-291-017	1247 Sombria Lane
85	008-291-018	1239 Sombria Lane
86	008-291-023	1255 Sombria Lane
87	008-292-009	1208 Sombria Lane
88	008-293-022	3379 Laureles Lane
89	008-301-009	1272 Sombria Lane
90	008-302-022	1410 Alva Lane
91	008-302-023	1266 Portola Road
92	008-302-024	1272 Portola Road
93	008-341-019	1573 Riata Lane
94	008-351-039	3184 Palmero Way
95	008-351-047	3347 17MD
96	008-381-015	3434 Carmel Way
97	008-381-019	3414 17MD
98	008-381-020	3418 17MD
99	008-401-010	3213 Whitman Lane
100	008-422-013	1536 Venadero Road
101	008-423-026	3322 17MD
102	008-441-035	1415 Ondulado
103	008-455-008	1482 Cypress Drive
104	008-455-018	1488 Cypress Drive

Appendix I

Listing of Vacant Residential Lots - April 2023*

105	008-455-020	3292A 17MD
106	008-461-008	3265 17MD
107	008-472-011	3204 17MD
108	008-481-016	1228 Padre Lane
109	008-491-023	3176 17MD
110	008-491-024	3180 17MD
111	008-501-004	1539 Deer Path/3144 Spruance
112	008-532-009	1225 Silver Court
113	008-571-013	1201 Benbow (Stevenson School)
114	008-601-005	1488 Viscaino Road

APPENDIX J

FIRE HAZARD SEVERITY ZONES (SRA)

