

Summary

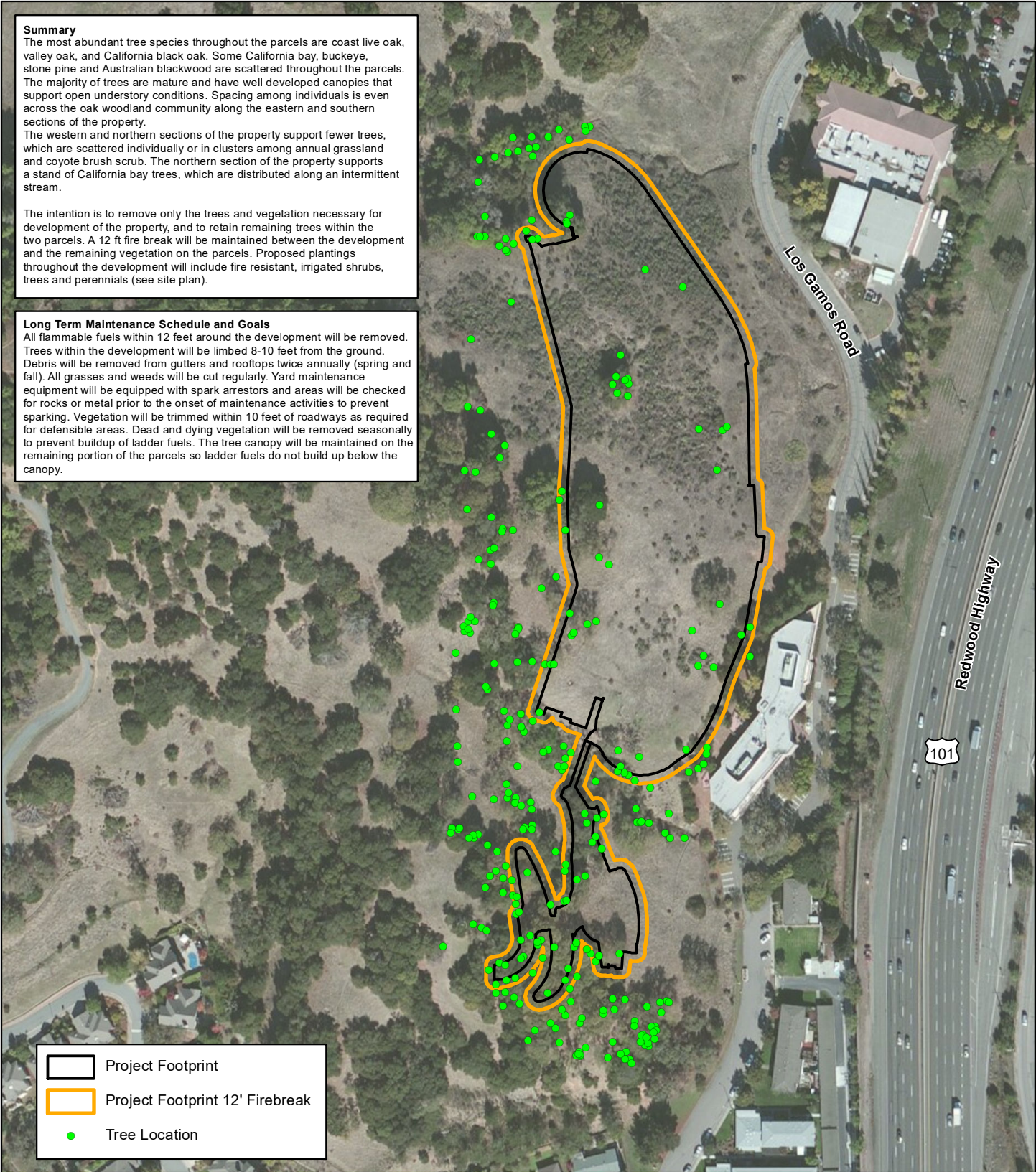
The most abundant tree species throughout the parcels are coast live oak, valley oak, and California black oak. Some California bay, buckeye, stone pine and Australian blackwood are scattered throughout the parcels. The majority of trees are mature and have well developed canopies that support open understory conditions. Spacing among individuals is even across the oak woodland community along the eastern and southern sections of the property.

The western and northern sections of the property support fewer trees, which are scattered individually or in clusters among annual grassland and coyote brush scrub. The northern section of the property supports a stand of California bay trees, which are distributed along an intermittent stream.

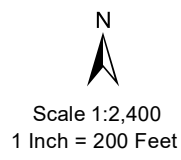
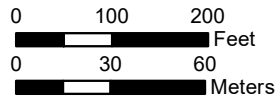
The intention is to remove only the trees and vegetation necessary for development of the property, and to retain remaining trees within the two parcels. A 12 ft fire break will be maintained between the development and the remaining vegetation on the parcels. Proposed plantings throughout the development will include fire resistant, irrigated shrubs, trees and perennials (see site plan).

Long Term Maintenance Schedule and Goals

All flammable fuels within 12 feet around the development will be removed. Trees within the development will be limbed 8-10 feet from the ground. Debris will be removed from gutters and rooftops twice annually (spring and fall). All grasses and weeds will be cut regularly. Yard maintenance equipment will be equipped with spark arrestors and areas will be checked for rocks or metal prior to the onset of maintenance activities to prevent sparking. Vegetation will be trimmed within 10 feet of roadways as required for defensible areas. Dead and dying vegetation will be removed seasonally to prevent buildup of ladder fuels. The tree canopy will be maintained on the remaining portion of the parcels so ladder fuels do not build up below the canopy.



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Defensible Space
Los Gamos Road Site Surveys
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