LIB120101

RANCHO EL POTRERO

Revision of Tree Impact Report

Revised Report of Certified Arborist

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Jeff Taylor Property
Carmel Valley, CA
Rancho El Potrero
A Proposed Subdivision

January 14, 2011

Preface

This Revised Report should be read in conjunction with the original Report of Certified Arborist dated October 27, 2007, and the Supplement dated August 26, 2008, and also with the 3-page set of maps by Whitson Engineering titled Tree Impact Exhibit printed December 8, 2010, composed of a Key Map and Sheets 1 and 2.

Scope of Revision

The scope of this revision is fourfold: 1) Verify the species within the proposed road grading area on Sheet 1 and Sheet 2 of the referenced maps. 2) Provide a Tree Inventory Table (attached to the back of this report) for the trees to be removed for road construction as indicated on the referenced map Sheets 1 and 2. 3) Determine the tree impact of the proposed grading for road construction as shown on Sheet 1 and Sheet 2 of the referenced maps. 4) Address the issue of whether trees within the boundaries of Lots 1 through 5 would present any special problems during the eventual planning and construction of residential structures and improvements.

Species Identification

The observed identity of each specimen within the road grading area indicated on Sheet 1 is consistent with the tree designations as they are shown (see Figure No.1), with the following exceptions: Two trees designated as oaks, one a 10 inch dbh and the other a cluster, are Ceanothus. They are located in the grading area just north of the intersection of Road A and Road B as shown on Sheet 1. The photographs in Figures No. 2 and 3 illustrate these trees. (A third tree, likely a Ceanothus, located near the road spurs for Lots 2 and 3 and designated simply as "TREE 7" is missing). A fourth tree designated as an oak cluster of 7,6,4 dbh is a Ceanothus and is shown in Figure No. 4.

Figure No. 1

Partial reproduction of Sheet 1 showing corrected specimen designations for 3 Ceanothus trees within the grading zone.

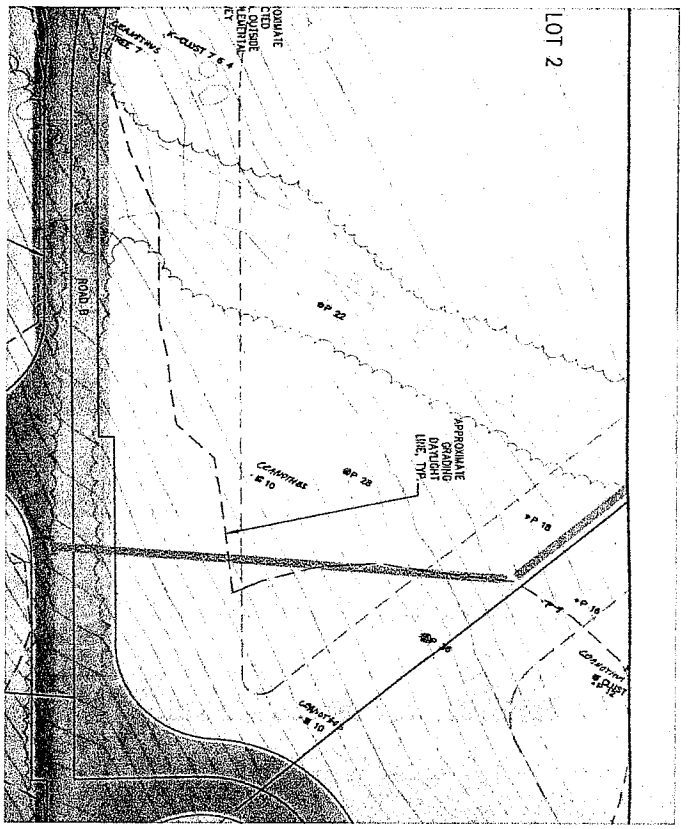


Figure No. 2
(Tree No. 3277)

This and the following photograph illustrate the 2 Ceanothus which were misidentified within the grading area on Sheet 1

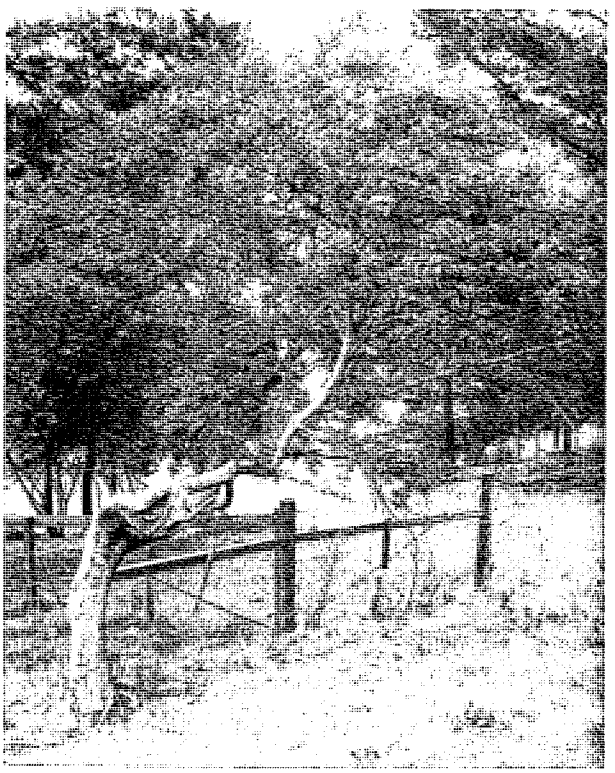


Figure No. 3
(Tree No. 3276)

Ceanothus cluster (dead)

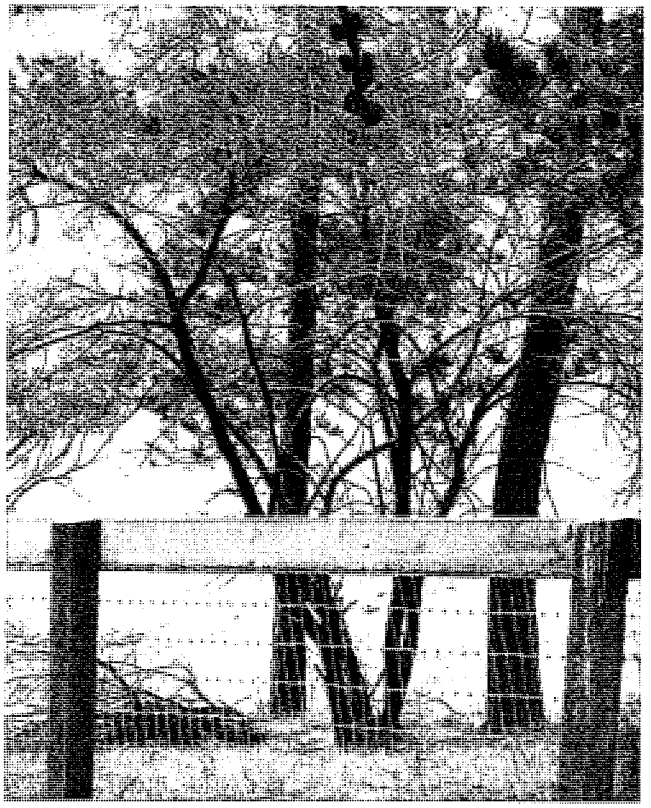


Figure No. 4
(Tree No. 3274)

Ceanothus cluster, 7, 6, 4 dbh.
This tree was misidentified as an oak and is the only tree anywhere near the missing tree designated on the map as "TREE 7". It lies outside the road grading area and need not be removed.

The observed identity of each specimen within the road grading area indicated on Sheet 2 is consistent with the tree designations as they are shown, with the following exceptions: Two of the trees designated as oaks, one a 12 inch dbh and the other a 6 inch dbh, are native Toyon. They are located at the apex of two currently standing angles of a wire fence which is not shown on the map. A third tree located within the grading area is designated simply as "TREE 7"; this is an oak tree and is located just at the north edge of the proposed road bed.

The partial reproduction of Sheet 2 shown in Figure No. 5 shows the location of these trees. The photographs in Figures No. 6, 7 and 8 illustrate these trees. (Note: the species designation for two trees outside the grading zone have also been corrected.)

Figure No.5

Partial reproduction of Sheet 2 showing corrected specimen designations for 3 trees within the grading zone.

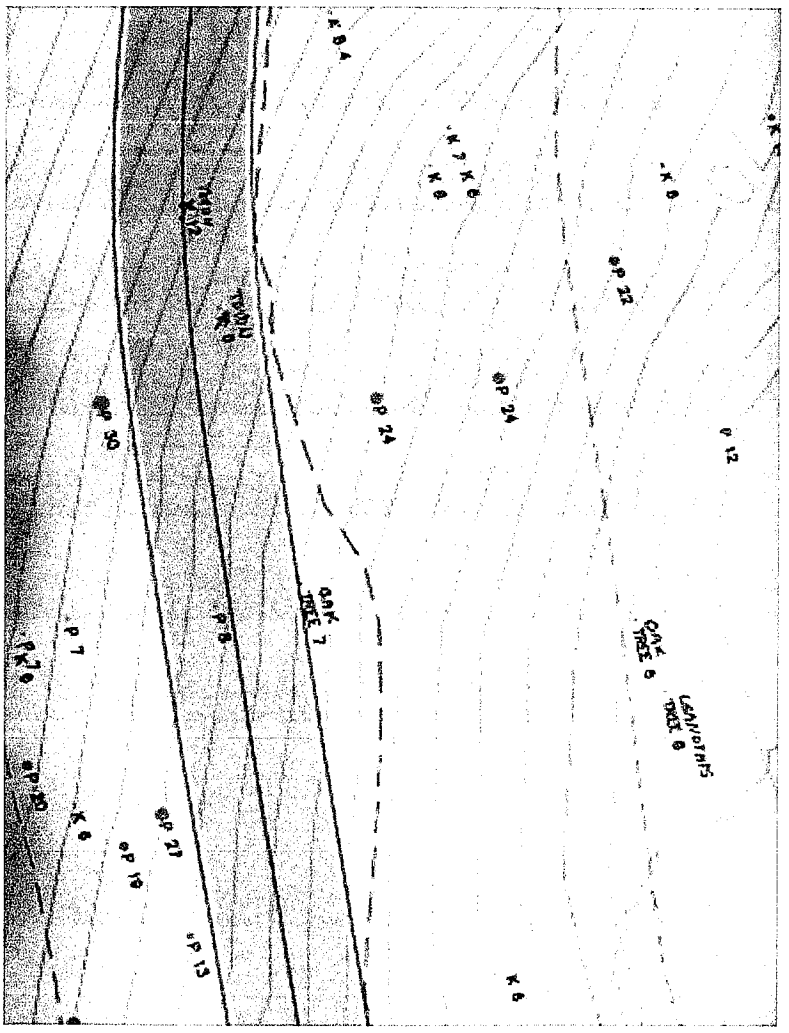


Figure No. 6
(Tree No. 3280)

This and the following two photographs illustrate the 12 inch Toyon, the 6 inch Toyon (foreground stem) and the 7 inch oak, in that order, which were misidentified on Sheet 2

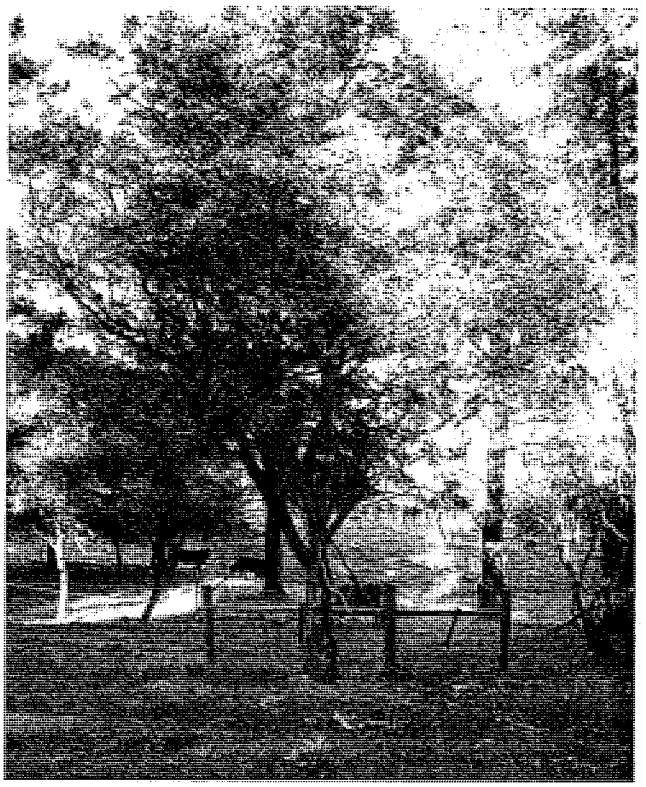
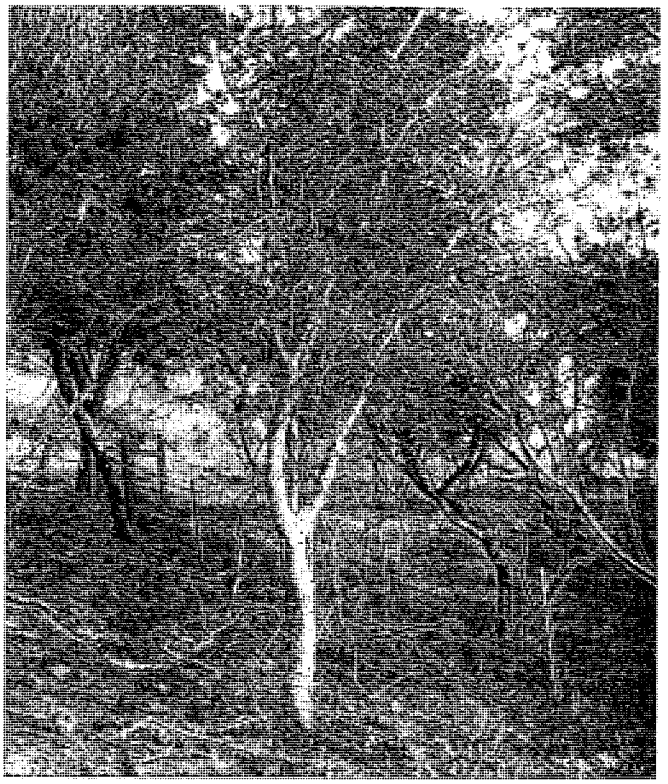


Figure No. 7
(Tree No. 3281)

Toyon, 6 inch dbh

Figure No. 8
(Tree No. 3285)

Oak, 7 inch dbh



Proposed Roadway

The road grading area, terminating at the proposed Lot 4 line, indicated on Sheet 1 includes 7 trees which would need to be removed: 2 are Ceanothus, 5 are pine trees. Of these 7 trees, none qualify as protected specimens.

The road grading area indicated on Sheet 2 includes 24 trees which would need to be removed: 7 are oak trees, 15 are pine trees and 2 are Toyon. Of these 24, only the 7 oak trees would qualify as protected specimens. Of those oaks, 5 are of sapling size, one is a small maturing tree, and only one is mature.

Impact

Here the reader should be reminded that this proposed project covers over 100 acres with an estimated 2500 trees located on it. The required 31 tree removals would amount to a little over **one per cent** of the estimated 2500 trees on site, and would have **no insignificant impact** on the forest. Mitigation would be unnecessary because of the abundance of oak and pine seedlings and saplings coming up as renewal specimens. In one small pasture area alone are over 30 pine seedlings and saplings (Figure No. 9) and oak seedlings (Figure No. 10) are dispersed along most of the western frontier of the forest, near to, but outside of, the proposed lots.

Figure No. 9

Some of the many pine saplings and seedlings on the site.

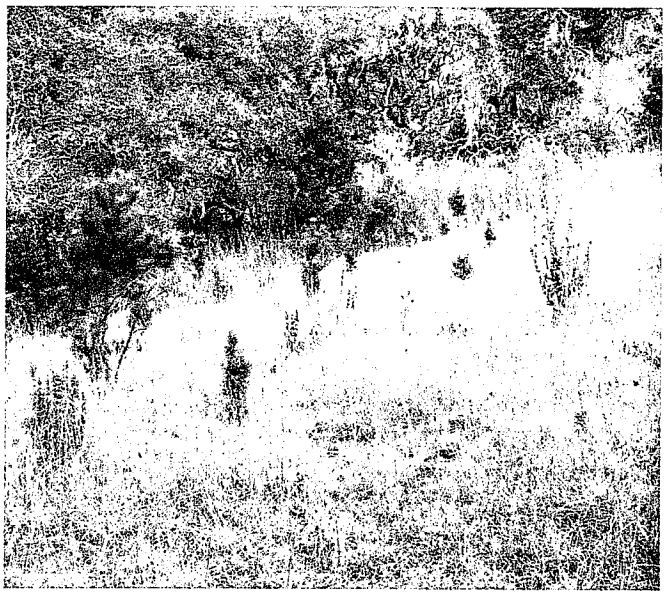


Figure No. 10

One example of the many oak seedlings on the site.

Consideration of Trees During Construction on Lots 1 through 5

I address here each proposed subdivision lot individually because of the variety in tree populations and conditions among them. It should be noted here that Monterey Pine is correctly categorized as an unprotected species in the Carmel Valley Master Plan of Monterey County.

Lot 1. 4 Acres.

This proposed lot is thinly populated with about 37 specimens of oak, pine, Toyon and lilac (Ceanothus). Nine specimens, only two of which are oaks, lie within the proposed road cut zone and would require removal, as noted above. The remainder of the trees generally lie along the boundaries of the lot, allowing innumerable possibilities for the placement of residential buildings and necessary improvements in its development.

Lot 2. 1.6 Acres.

This proposed lot is sparsely populated with eight specimens of oak, pine and lilac. Vegetation on this proposed lot is largely native chaparral and grasses. Three trees, only one of which is an oak, lie within the proposed road cut zone, as stated above. The remaining trees lie largely along the boundaries of the lot, again allowing innumerable possibilities for the placement of residential structures and improvements.

Lot 3. 1.2 Acres.

This proposed lot is also sparsely populated with eleven specimens of oak, pine, and lilac. Existing vegetation is largely native chaparral. The trees are widely dispersed over the entire lot, allowing for innumerable possibilities for the placement of residential buildings and necessary improvements in its development.

Lot 4. 1.4 Acres

This proposed lot has only two pine specimens on it. Existing vegetation is largely native chaparral. A single small pine lies inside the proposed road cut zone, as noted above. The single remaining pine is located near the lot boundary, leaving virtually limitless possibilities for the placement of residential structures and improvements.

Lot 5. 3.8 Acres.

This proposed lot is sparsely populated with about fourteen specimens of pine. Existing vegetation is largely native chaparral and grass. One small pine lies within the proposed road cut zone, as stated above.

The remainder are largely concentrated along the western boundary, allowing for nearly unlimited possibilities for the placement of residential buildings and necessary improvements in its development.

Lots 6 through 9

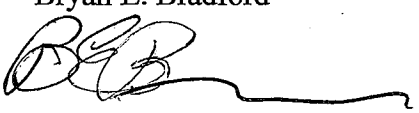
The areas designated for the placement of the proposed Lots 6 through 9 have no trees.

Building Envelopes

It is my considered opinion that, with the very large lot sizes and great dispersment of the tree specimens located within their boundaries, designation of specific building envelopes at the subdivision stage in the development of this project would be unnecessary and not useful for the protection of the individual trees. Much time can pass between the property subdivision and actual home construction. Planning for tree protection, accommodation and mitigation works best at the time of building permit application when the building architecture, placement and supporting improvements can all be considered at once, and a determination made of the consequent impact on individual tree specimens at the proposed building site. Since Monterey County generally relies on the project arborist for protection of trees during construction, tree protection measures and mitigation, if necessary, should be proposed at the time construction is imminent. Such measures should reflect current recommendations by the International Society of Arboriculture and current research references such as ***Arboriculture*** by Harris, Clark and Matheny.

Endorsement

Bryan E. Bradford April 8, 2011



Rancho Potrero Tree Inventory Table for Removals

Tag Number	Species	Size: DBH
3274*	Ceanothus	7, 6, 4
3275	Pine	36
3276	Ceanothus	Cluster; small
3277	Ceanothus	10
3278	Pine	28
3279	Oak	14, 22
3280	Toyon	12
3281	Toyon	6
3282	Pine	30
3283	Oak	14
3284	Pine	8
3285	Oak	7
3286	Pine	7
3287	Pine	7
3288	Oak	6
3289	Pine	20
3290	Oak	6
3291	Pine	19
3292	Pine	27
3293	Pine	13
3294	Pine	24
3295	Pine	16
3296	Oak	7
3297	Pine	24
3298	Oak	7
3299	Pine	10

Rancho Potrero Tree Inventory Table for Removals

3300	Pine	6
3301	PIne	14
3302	Pine	11
3303	Pine	12
3304	Pine	7
3305	Pine	12

*This tree need not be removed

Key
P = Pine
K = oak
C = ceanothus
T = Toyon

updated

ESTIMATED TREE REMOVAL QUANTITIES

ROAD A	
OAK	7
PINE	19
CEANOTHUS	2
TOYON	2
ROAD B	
OAK	0
PINE	0
CEANOTHUS	0
LOT 4 DRIVEWAY	
OAK	0
PINE	1
CEANOTHUS	0
TOTAL	
OAK	7
PINE	20
CEANOTHUS	2
TOYON	2

NOTE:
THE ABOVE TREE REMOVAL QUANTITIES ASSUME ROAD GRADING AT 2:1 FOR CUT AND FILL SLOPES. TREES IN AREAS OUTSIDE OUR SUPPLEMENTAL TOPOGRAPHIC SURVEYS ARE NOT INCLUDED IN THESE TOTALS.

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 10
ROAD A
ROAD B
SHEET 1
SHEET 2

S83°37'23"E 97.67'
S82°40'10"E 890.72'
S87°28'18"E 838.44'
N17°06'01"E 132.22'
N10°39'22"W 1983.36'
N24°51'27"E 985.86'
S44°00'00"W 321.70'
S74°44'00"W 885.80'
N89°59'00"W 1465.60'
S65°53'00"W 75.30'
S85°40'00"W 82.10'
N48°34'00"W 765.90'
446.90'
319.00'

SCALE: 1" = 100'

FILE COPY

Exhibit for Tree Report Heritage Dev LLC

RECEIVED
APR 27 2011
MONTEREY COUNTY PLANNING DEPARTMENT

TAYLOR PROPERTY

TREE IMPACT EXHIBIT

WHITSON ENGINEERS
9699 Blue Larkspur Lane ▪ Suite 105 ▪ Monterey, CA 93940
831 649-5225 ▪ Fax 831 373-5065
CIVIL ENGINEERING ▪ LAND SURVEYING ▪ PROJECT MANAGEMENT

JOB#1502.00 MARCH 23, 2011

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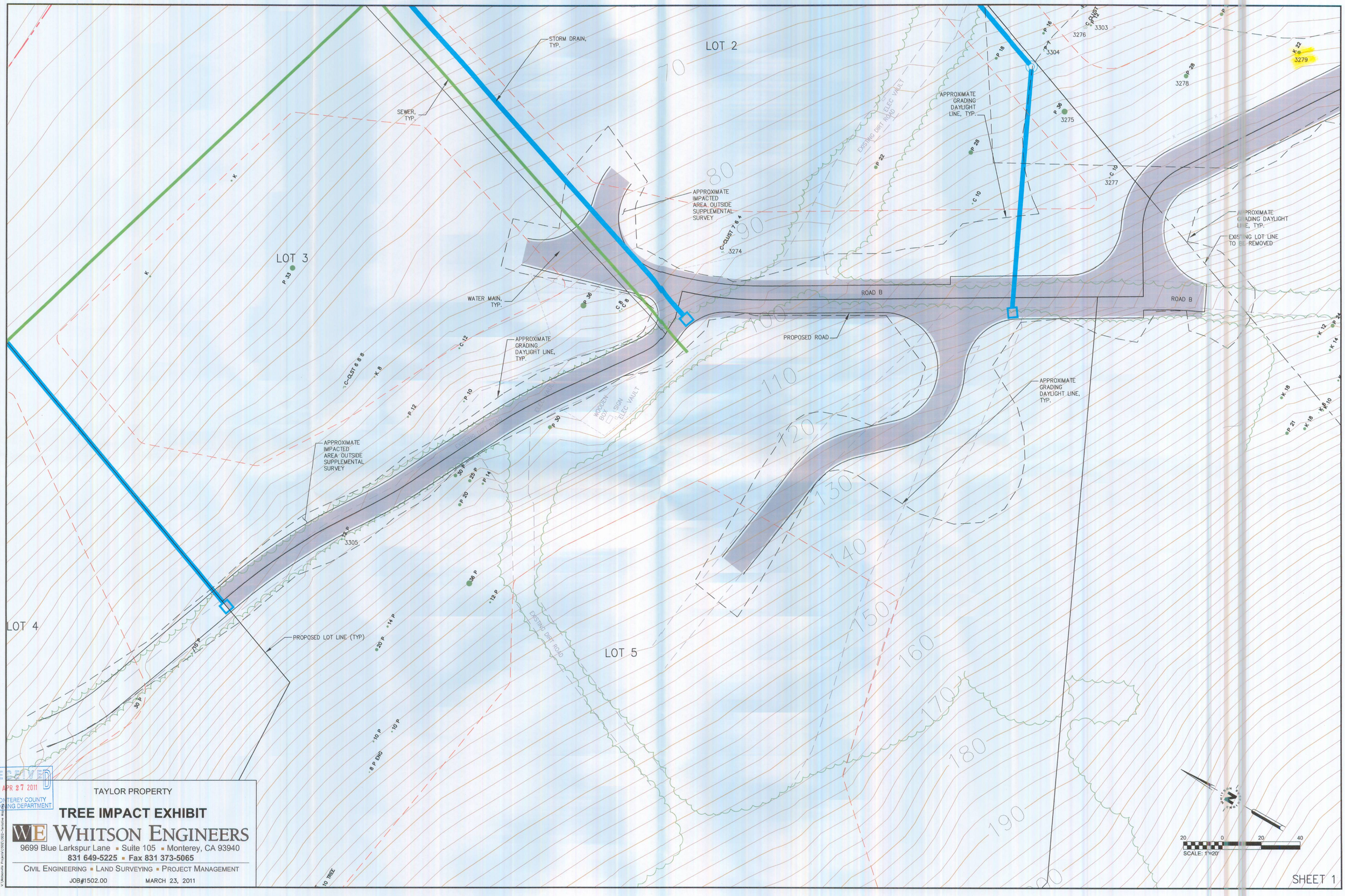
KEY MAP



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LOT 1

LOT 1

EXISTING LOT LINE TO BE REMOVED

STORM DRAIN, TYP.

PROPOSED LOT LINE

ROAD A

APPROXIMATE GRADING DAYLIGHT LINE, TYP.

EXISTING DIRT ROAD

EXISTING RESIDENCE

EXISTING STRUCTURE

EXISTING DIRT ROAD

EXISTING DIRT

APPROXIMATE GRADING DAYLIGHT LINE, TYP.

STORM DRAIN, TYP.

LOT 10

LOT 10

LOT 9

LAUREL 8 9 6

LAUREL CLSTR

SCALE: 1"=20'

SHEET 2

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