

MONTEREY COUNTY PLANNING COMMISSION

Meeting: April 30, 2008	Time: 10:00 AM	Agenda Item No.: 4
Project Description: Receive and accept report on status of protected tree removal in the various phases within the Santa Lucia Preserve. The Santa Lucia Preserve is a 20,000-acre historical ranch located in western Monterey County, south of Carmel Valley and east of the Pacific Ocean.		
Project Location: Rancho San Carlos Road, Carmel Valley		APN: Book 239
Planning File Number: PD070907		Name: Santa Lucia Preserve Conservancy & Rancho San Carlos Partnership
Plan Area: Greater Monterey Peninsula and Carmel Valley Master Plan		Flagged and staked: No
Zoning Designation: RC-S-D [Resource Conservation with Site Plan Review and Design Control zoning district overlays]		
CEQA Action: Not Applicable		
Department: RMA - Planning Department		

RECOMMENDATION:

Staff recommends that the Planning Commission accept the report and direct staff to update the tree removal matrix for each development application in Rancho San Carlos.

PROJECT OVERVIEW:

The purpose of this workshop is to discuss oak tree removal within the various phases of the Rancho San Carlos (Santa Lucia Preserve) area of Carmel Valley. The workshop follows the Planning Commission's direction requesting additional information regarding tree removal in excess of that was estimated for individual building sites by the approval of the Rancho San Carlos, Chamisal, and Potrero Subdivisions. Only Phase E (Potrero) has an actual lot-by-lot allocation of tree removal. Phase F (Chamisal) had an actual lot-by-lot approval of tree removal (12) because that phase included design approval for the homes on all of the lots except one. Discussions at previous public hearings regarding the number of trees estimated for removal and the appropriate subsequent environmental analysis required clarification. Residential construction permits within the Santa Lucia Preserve have generally included analysis of the findings required to approve Use Permits for the removal of three or more protected trees. Specifically, the findings require the proposed tree removal to be the minimum required for the circumstances of the case. The Planning Commission's deliberations have focused on a case-by-case examination of whether the project design proposed the minimum tree removal required for the circumstances of the case.

This report aims to clarify previously approved tree removal and the hierarchy of environmental documents and review. In addition, this report quantifies the amount of tree removal approved for removal initially and subsequently as well as an analysis of projected tree removal upon full build out of all existing lots of record within the preserve area.

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 April 20, 2008

cc: Front Counter Copy; Planning Commission Members (10); County Counsel; Carmel Valley Fire Protection District; Public Works Department; Parks Department; Environmental Health Division; Water Resources Agency; Laura Lawrence, Planning & Building Services Manager; Elisa Manuguerra, Project Planner; Carol Allen; Planning Commission Hearing Secretary; Brian Finegan, Attorney; Don Wilcoxon, Rancho San Carlos, Property Owners; Santa Lucia Conservancy; Joel Panzer and Maureen Wruck, Wruck Planning Consulting LLC, Representatives; Maureen Hamb, Certified Arborist; Ralph Osterling, Forester; Richard Rosenthal; Tom Meany, Architect; Dale Ellis, Lombardo & Gilles; File No. PD070907.

Attachments:

Exhibit A	Discussion
Exhibit B	Map of Santa Lucia Preserve and Phases
Exhibit C	Detail Summary of Tree Removal in the Santa Lucia Preserve area
Exhibit D	Tree Removal Chart for Phases A, B, and C
Exhibit E	Tree Removal Chart for Phase D
Exhibit F	Tree Removal Chart for Phase E
Exhibit G	Tree Removal Chart for Phase F
Exhibit H	Definitions of Data Labels
Exhibit I	Applicable Section of the Santa Lucia Preserve EIR (Santa Lucia Preserve Environmental Impact Report: Summary, Chapter 2, Project Description, and the Impacts and Mitigation Measures subsection of Chapter 11, Biological)
Exhibit J	Forest Management Plan prepared by Ralph Osterling Consultants, dated February 18, 1994
Exhibit K	Condition Compliance documents submitted by applicant for road and driveway tree removal
Exhibit L	Preservation of Oak and Other Protected Trees Section 21.64.260.D of the Monterey County Zoning Ordinance (Title 21)
Exhibit M	Article 11, CEQA Guidelines
Exhibit N	Memorandum dated January 25, 2007 from Brian Finegan regarding tree relocation
Exhibit O	Tree Removal Allotment Chart for Phase E (Potrero Subdivision)

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This report was reviewed by Mike Novo, RMA – Planning Department Director.

EXHIBIT A DISCUSSION

OBJECTIVE

This report aims to provide decision makers and the members of the public with background information of each phase of development, corresponding environmental review, and approved tree removal allocation for residential parcels within the Santa Lucia Preserve area.

BACKGROUND

The Santa Lucia Preserve is a 19,815-acre property residing within three planning areas: the Greater Monterey Peninsula Area Plan, the Carmel Valley Master Plan, and the Carmel Land Use Plan (Coastal Zone). The Rancho San Carlos Partnership is the applicant for the Santa Lucia Preserve project. However, it is the owners of the individual lots that apply for the permits to construct residences. Board of Supervisor's Resolution No. 93-115 established a framework for the Santa Lucia Preserve area that allows 90% of the land, or approximately 18,000 acres to be set aside as "preserve lands" enabling the maintenance of the vitality and character of the overall landscape and 10% of the land or approximately 2,000 acres, to be developed as "settled lands" for housing, recreation areas, and a community center. Together these lands constitute the Santa Lucia Preserve. Lands designated as permanent preserve for native plants and the Santa Lucia Conservancy manages wildlife habitats.

On February 6, 1996, the Monterey County Board of Supervisors certified the Final EIR (FEIR) and approved the Combined Development Permit for the Greater Monterey Peninsula portion of the Rancho San Carlos Subdivision. Following certification of the FEIR and approval of the CDP, the following events transpired that resulted in minor modifications to the project:

- In 1996, a referendum (Measure M) overturned the rezoning that would have allowed visitor-serving units on the property in specific areas of the Preserve (including the 110-Lodge units in the area of the Chamisal Subdivision).
- There was a legal challenge to the certification of the EIR. A March 1997 decision required additional analysis to the document unrelated to the Chamisal project area.
- The USFWS placed additional regulatory conditions on the project to protect the red-legged frog. These conditions are listed at Appendix A of the Rancho San Carlos Environment Impact Report Addendum.
- The southcentral coast steelhead was listed as threatened under the Federal Endangered Species Act (ESA).
- An EIR Addendum was prepared and adopted to address court ordered changes and additional species listing subsequent to the referendum as well as the additional analysis needed to address the items identified by the referendum and the court's decision.

The changes related to the above events and their environmental ramifications are described in the County of Monterey Santa Lucia Preserve: Addendum to EIR by Jones and Stokes Associates, 1997. The EIR Addendum concluded that the project changes as a result of Measure M, the Superior Court decision, and the listing of the steelhead and the red legged frog did not result in any new significant environmental effects beyond those evaluated in the Final EIR.

PROJECT PHASES

The following is a detailed projection description for each phase within the Santa Lucia Preserve area. All phases of the Preserve have the same land organization: "Wildlands," owned in fee by the Santa Lucia Preserve, "Openlands," owned by the individual lot owners, but subject to a conservation easement in favor of the Santa Lucia Conservancy, and "Homelands," or building envelopes, on which all residential development occurs. The Wildlands and the Openlands, both of which are managed by the Conservancy, are categorized as "the Preserve Lands."

Phase A, B, and C – the Santa Lucia Preserve Subdivision

In 1996, the Board of Supervisors passed and adopted the following resolutions:

- Resolution No. 96-059 certified the EIR for the Santa Lucia Preserve Project (EIR #94-005).
- Resolution No. 96-060 approved the Santa Lucia Combined Development Permit (PC94067) that included: a Vesting Tentative Subdivision Map to create 266 lots and 31 open space parcels, a Use Permit for the removal of approximately 1,480 trees (451 for homesites and 1,029 for roads and driveways), a Use Permit for Development on Slopes in Excess of 30 percent, a Use Permit for Wastewater Treatment Facility, a General Development Plans to allow a 110 Room Hotel, a 40 Room Hotel, Commercial and Public/Quasi/Public Uses, an Employee Recreation Center, and a Ranch Operations Center.
- Resolution No. 96-061 approved the Santa Lucia Preserve Combined Development Permit (PC94218), including Major Use Permit for a Golf Trail, Practice Range, Clubhouse, Tree Removal (136 trees), Use Permit for Reduction in Parking Requirements, and Use Permit for Ridgeline Development.

In August 1997, the County reapproved the plan for the Santa Lucia Preserve (Resolution No. 97-360), including certification of the EIR Addendum and the deletion of three residential lots.

In 1998, the applicant recorded the final map for Phase A and began construction of the primary roadways, utility systems, and other major components of the Santa Lucia Preserve such as Rancho San Carlos Road, the water distribution system and the wastewater treatment plant. In 1999 and 2000, the final map for Phase B was recorded and the final map for Phase C were recorded respectively. Then, in 2003, the Chamisal area Subdivision was approved for 12 residential parcels and finally, in 2005, the Potrero Subdivision was approved for 29 parcels.

The Santa Lucia preserve area consists of six phases as described below. Phases A-C or the Santa Lucia Preserve Subdivision; Phase D, a series of lot line adjustments to 20 existing lots of record; Phase E, the Potrero Subdivision; and Phase F, the Chamisal Subdivision. These six phases result in a net of 294 market-rate residential lots of record (see page 3).

Phase D – Legal Lots of Record and Lot Line Adjustments

Unlike the other phases of the Santa Lucia Preserve project, Phase D was not processed as subdivision. Phase D consisted of 20 historical lots of record within the Rancho San Carlos area, which were issued Certificates of Compliance. Thirteen of these existing lots were reconfigured through four lot line adjustments approved by the County in late 2000.

Phase E – Potrero Subdivision

The Potrero Area Subdivision portion of the Santa Lucia Preserve includes 29 individual residential lots with "clustered" building envelopes or "Homelands" as defined by Resolution No.

93-115 and depicted in the Santa Lucia Preserve Comprehensive Development Plan. Of the entire 1,286 acre Potrero Area Subdivision, 1,209 acres are maintained as permanent open space ("Preserve Lands") while the 29 home sites are clustered within 29 lots on approximately 77 acres of the total project area ("Homelands"). Board Resolution 97-360 specifically required that three lots within the GMPAP area be deleted from the GMPAP Vesting Tentative Map and included within one or more clusters as part of the subdivision application for the CVMP area of the Santa Lucia Preserve. The Potrero Area Subdivision represents formal approval of the three previously created "remainder" lots in the GMPAP area and the creation of the 26 lots in the CVMP portion of the project area.

The Potrero Subdivision, as adopted by Board of Supervisors Resolution No. 05-046, includes a Mitigation Monitoring and Reporting Plan and a Combined Development Permit (PLN010001, Rancho San Carlos Partnership) for a Vesting Tentative Map for division of a 1,286 acre property (previously four parcels) into 29 lots ranging in size from 14.47 to 67.21 acres, grading of approximately 29,600 cubic yards, a Use Permit to allow for the removal of approximately 295 protected trees, and a Use Permit to allow for development on slopes 30 percent or greater. This is the only phase of the Preserve project that has an actual lot-by-lot allocation of tree removal included as a condition of approval.

Phase F – Chamisal Subdivision

The Board of Supervisors originally approved the 87-acre site of the Chamisal Area Subdivision as part of the Santa Lucia Preserve Subdivision as a hotel site for 110 visitor-serving units (The Lodge) and in addition to the 350 total residential units previously approved for the Preserve. A referenda by the citizens of Monterey County effectively blocked development of the "Lodge" and the visitor serving uses proposed. On May 13, 2003, the Board of Supervisors passed and adopted Resolution No. 03017 (Planning File No. PLN010278) for a Mitigated Negative Declaration and a Combined Development Permit consisting of: An Amendment to the Santa Lucia Preserve Comprehensive Development Plan to allow residential development on the former "Lodge" parcel, a Vesting Tentative Subdivision Map of an 87 acre parcel into 12 residential parcels ranging in size from 1.82 acres to 11.62 acres (including one parcel with two inclusionary units) and an open space parcel of 26.98 acres; a Use Permit to remove 12 protected and landmark oak trees and to trim 21 protected trees (total of 33); a Use Permit for development on slopes of 30% or more; Administrative Permits for Site Plan and Design Approvals for 10 single family residences and two Inclusionary Units located in one duplex on one lot; and 6) approximately 39,041 cubic yards of grading for roads and building sites (19,511 cu. yds cut / 19,530 cu. yds fill; net import of 19 cu. yds).

Total Number of Residential Parcels/Lots for All Phases

Phase A-C (266 less 32, see below)*	234
Phase D	20
Phase E	29
Phase F	11**
	294

*The Tentative Map for Phases A, B, and C was approved for 266 lots. Of these lots, seven (7) were deleted by a court order, twelve (12) lots are zoned commercial or public/quasi public, and thirteen (13) lots have been dedicated to employee housing and one lot is designated for inclusionary housing.

** The Tentative Map for Phase F was approved for 12 lots. One of these lots has been dedicated for employee housing.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (CEQA) applies to any land use activity. CEQA applies to any discretionary project that is a project that requires approval by a local government body. This includes building projects as well as planning documents such as general plans and zoning ordinances. CEQA does not apply when only ministerial approval is necessary, such as a building permit application. To comply with CEQA an agency must first prepare an initial study (IS) except where a project is statutorily or categorically exempt, assessing whether a project may have significant environmental impacts.

If so, the agency must prepare an environmental impact report (EIR). EIRs can be program or project specific. A program EIR is prepared for a series of actions that can be characterized as one large project that establishes a framework for tiering or project-level environmental documents (a case-by-case review) that are prepared in accordance with the overall program. A project EIR examines the impacts that would result from development of a specific project.

If no significant environmental impacts are identified the agency must prepare a Negative Declaration (ND). If the project would have significant environmental impacts, but those impacts may be mitigated to a level of less than significant, then the agency must prepare a Mitigated Negative Declaration (MND). As applied to the Santa Lucia Preserve, several levels of environmental review have been exercised for the various phases of the Preserve.

Phase A, B, and C – Santa Lucia Preserve Subdivision

A project EIR was prepared by Jones and Stokes Associates to address impacts associated with Santa Lucia Preserve Project, which includes a Comprehensive Development Plan and Combined Development Permits. The Combined Development Permit included the creation of 150 visitor-serving units; 297 market rate lots; 53 employee-housing units; and commercial, equestrian, and recreational uses on 2,000 acres (“Settled Lands”); and the preservation of 17,815 acres by designating them as open space or “Preserve Lands”. Applicable sections of the EIR are attached as **Exhibit I**. The EIR assumed that all natural communities occurring in the “Settled Lands” could be lost or degraded due to construction of home sites and other project human activities that could adversely affect natural communities; however, development activities on these lands would be limited by a conservation easement and therefore the assumed “worst case” scenario would probably not be realized (pg. 11-34, SLP EIR). Note the EIR identified thresholds of significance and impacts to environmentally sensitive communities, which were considered into the design of the subdivision. With the implementation of the mitigation measures. Below are the thresholds of significance and impacts identified; the EIR projected that the identified thresholds of significance would not be realized.

A. EIR Thresholds of Significance.

The criteria used to evaluate the effects on biological resources were based on federal, state, and local laws, regulations, and policies (e.g., federal Endangered Species Act (ESA), Clean Water Act, CEQA, California ESA, California Fish and Game Code, California Coastal Act, and Monterey County Code). This analysis assumed that the proposed project would have a substantial effect on biological resources if it resulted in:

- any direct losses of individuals or habitats occupied by state or federally listed threatened or endangered species;

- more than minor (10%) reductions in the total potential habitat available at the preserve for state species of special concern, federal candidate species, and CNPS List 4 and 1B species;
- substantial loss (greater than 10%) of a common community and associated wildlife habitat;
- a substantial introduction of new invasive species of plants or animals into an area or an introduction of a barrier to the normal replenishment of existing species;
- a substantial adverse effect (5% or greater loss or degradation of a community type on the project site) on important native communities (oak woodlands and savannas, riparian habitats, wetlands, coastal terrace prairie, redwood forest, and Monterey pine forest); or
- a conflict with federal, state, or county policies, such as those regarding wetlands, oak woodlands, and landmark trees.

B. Impacts and Mitigation Measures. The EIR identified the following impacts together with corresponding mitigation measures to Oak Trees/Oak Woodland for a "worse case" scenario event and prescribed by the EIR. Note that the EIR "assumed that all natural communities occurring in the Settled Lands (see Chapter 2, 'Project Description') could be lost or degraded due to construction of home sites and other project facility human activities..." (**Exhibit I** p. 11-34).

Impact: Potential Loss or Degradation of 574.7 acres (5.8%) of Oak Woodlands and Savannas. Approximately 575 acres (6%) of oak woodlands and savannas and associated wildlife habitat would be lost or degraded as a result of implementing the GMPAP area of the proposed project. This figure represented anticipated removal of 60% of all trees within the Homelands in connection with the construction of homes (575 acres out of a total 944 acres of Homelands within the GMPAP area). An additional unquantified minor amount of oak woodland could also be lost through the development in the Carmel Valley Master Plan and coastal zone. This impact was considered significant because a substantial reduction in the extent of an important native community would occur. Implementing the following mitigation measure, advocated by the project applicant would reduce impacts to a less than significant impact. (11-41).

Mitigation Measure 27: Enhance Oak Woodland and Savanna Habitat by Planting Oak Species Removed Onsite. Non-landmark tree species removed as a result of the project will be planted at a 3:1 replacement ratio, and all landmark trees will be planted at a 5:1 replacement ratio. Seeds will be collected onsite, and planting will be focused on degraded areas onsite characterized by conditions suitable for supporting oak species. Additionally nursery and/or field propagation of oak seedlings and/or saplings will be initiated as stated prior to the onset of the particular development phase.

Impact: Potential Loss of Approximately 299 Landmark Trees

Approximately 299 landmark trees of the approximately 14,850 landmark trees in the Santa Lucia Preserve will be removed by road and driveway improvement and construction, as a result of building site development and construction of the golf trail. This represents about 1.5% of all landmark trees in the preserve. Landmark trees are defined as those having a diameter of 24 inches or greater measured 2 feet above ground level. Most of the trees to be removed are oak species. In addition, potential exists for loss of trees, including landmark trees, to occur from installing septic fields on Lots 2, 119, 155, 161, 162, 167, 168, 173, 177, 179, 181, 182, 228,

231, 236, and 224. This may involve the loss of landmark trees. The loss of landmark trees is considered a significant impact because they are important components of oak woodlands and savannas, which are considered important components of oak woodlands and savannas, which are considered important native communities, and because Monterey County values the preservation and protection of landmark trees. To reduce this impact to a less than significant level, the following mitigation measure should be implemented:

Mitigation Measure 36: Compensate for Loss of Landmark Tree by Planting In-Kind Onsite at a 5:1 Replacement Ratio. Landmark tree species removed will be planted onsite at a 5:1 in-kind replacement ratio. Seeds will be collected onsite to maintain the local genetic integrity of affected species and plantings will be focused on degraded habitat. A qualified resource ecologist will determine appropriate sites for the plantings. Successful tree replacement will be procured before the removal of any landmark trees.

Phase D – Legal Lots of Record

An environmental document was not prepared and circulated to create the parcels found in Phase D. However, the overall resources located within this area were analyzed by the project FEIR for the Santa Lucia Preserve. Phase D consists of 20 existing lots of record, which were reconfigured through lot line adjustments. The lot line adjustments processed and ultimately resulted in the creation of this phase were categorically exempted from the California Environmental Quality Act. Therefore, there was no CEQA analysis of the individual building sites and no conditions of approval relating to tree removal. Future Residential construction in this phase may require analysis of project specific impacts as required by CEQA.

Phase E – Potrero Subdivision

A Supplemental EIR (SEIR) to the EIR prepared for the Santa Lucia Preserve Comprehensive Development Plan was prepared and certified for the Potrero Subdivision in 2003. The Comprehensive Development Plan recognized that additional, more detailed environmental review was necessary to evaluate subdivision and eventual development of the Potrero Area. As a Supplemental EIR, the Potrero Area Subdivision EIR incorporates specific mitigation measures from the 1997 Santa Lucia Preserve EIR when they are applicable. This project's condition of approval #25 provides specific tree removal estimates for each lot and a monitoring process.

Phase F – Chamisal Subdivision

In accordance with the California Environmental Quality Act, an Initial Study and Mitigated Negative Declaration was prepared to assess the potential adverse environmental impacts from the project. Potentially significant impacts to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, and Hydrological / Water Quality Resources were identified. Mitigation measures were incorporated as conditions of approval to assure less than significant impacts to the environment. Respective to oak tree removal, the environmental document tiered off the FEIR for Santa Lucia Preserve Subdivision. The FEIR analyzed development at the Chamisal Subdivision area as it had been previously identified as the site for a "Lodge" facility. The Mitigated Negative Declaration for the Chamisal Subdivision identified potentially significant environmental impacts from the removal of 33 oak trees that had been proposed for the development of the individual building sites and road improvements. The Negative Declaration concluded that the impacts from the tree removal could be mitigated to a level of less than significant through the implementation of Condition No. 24 of Resolution No. 96-060 (Condition No. 24 is Measures 27 and 36 of the FEIR), the Santa Lucia Preserve Combined Development Permit.

Project Specific Addenda

Staff has been preparing addenda to the certified EIR for the Santa Lucia Preserve Project, Resolution No. 96-059 (EIR #94-005), for the construction of individual residential parcels. The purpose of the addenda is to quantify site-specific environmental considerations of residential development projects within designated building areas as established by the Santa Lucia Preserve Project. Article 11, Section 15164 of the California Environmental Quality Act guidelines provides that a technical addendum may be prepared to make minor technical changes to a previously certified EIR. An addendum to an adopted negative declaration or EIR may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred. Article 11 of the California Environmental Quality Act is attached to this staff report as **Exhibit M**.

As applied to projects within the Preserve, the site-specific conditions, and the scope of work on a project site often includes grading, tree removal, and development on slopes exceeding 30%. The technical addendum is the appropriate vehicle for implementing Mitigation Measures 27, 32, 35, and 36 (Condition Nos. 24, 26 and 27) of Resolution No. 96-060 which requires a 3:1 replacement ratio for protected trees, a 5:1 replacement ratio for landmark trees, and preconstruction surveys for nesting raptors and special-status biological resources for the development of individual building sites.

OAK TREE REMOVAL

Permit Requirements for Additional Tree Removal

Oak Tree removal within the County is required to comply with Ordinance No. 3420, which are established regulations for the Preservation of Oak and Other Protected Trees. A protected tree in the inland area of the county is defined as an oak tree six inches or more in diameter two feet above ground level. The ordinance incorporated into the Monterey County Zoning Ordinance (Title 21), specifically states that "No oak tree may be removed in any area of the County of Monterey designated in the applicable area plan as Resource Conservation, Residential, Commercial, or Industrial...without approval of the permit(s) required in Section 21.64.260.D. Section 21.64.260.D of the Monterey County Zoning Ordinance (Title 21), attached as **Exhibit L**, requires property owners to obtain a Tree Removal Permit for the removal of three or less protected trees and a Use Permit for the removal of more than three protected trees. In order to grant a permit for tree removal the following findings must be made by the appropriate authority based on substantial evidence:

1. The tree removal is the minimum required under the circumstances of the case; and
2. The removal will not involve a risk of adverse environmental impacts such as soil erosion, water quality, ecological impacts, noise pollution, air movement, and wildlife habitat.
3. The tree is diseased, injured, in danger of falling too close to existing or proposed structures, creates unsafe vision clearance, or is likely to promote the spread of insects of disease.

With the exception of Phase D, the phases were approved with corresponding environmental evaluations that have been adopted by the county. With the approval of the various entitlements of the subdivision phases, with the exception of Phase D, tree removal was estimated for individual building site construction. When the construction of a residence within a homeland boundary (or building envelope) requires the removal of protected oak trees in excess of the

respective phase's estimate or allotment (for Phase F (Chamisal) and Phase E (Potrero)) for the building site, the County's regulations for oak tree preservation apply.

Phase A, B, and C – the Rancho San Carlos Subdivision

The Combined Development Permit for the Santa Lucia Preserve project includes a Use Permit for the removal of 1,480 trees. According to the Forest Management Plan prepared by Ralph Ostering Consultants and dated February 18, 1994 for the project (attached as **Exhibit J**), 451 trees of which are estimated for the individual home sites within the "Settled Lands" and 1,029 for road and driveway construction. According to the EIR, seventy-one percent of the trees proposed for removal were coast live oaks. While the EIR assumed complete removal of all trees and vegetation within the homeland boundaries or a "worse case scenario", the Board of Supervisors did not approve tree removal for building site corresponding to a "worse case scenario." The Forest Management Plan, estimated quantities of oak trees proposed for removal on each parcel. It is important to note that the Forest Management Plan, which assigned 451 oak trees for removal within homeland areas, was prepared for the original design of Santa Lucia Preserve subdivision. Subsequent events resulted in a resultant allocation of 399 oak trees for removal within homeland boundaries for Phases A, B, and C.

Phase D – Legal Lots of Record and Lot Line Adjustments

Phase D consisted of 20 historical lots of record that were included in the Santa Lucia Preserve Comprehensive Development Plan. A record of survey map recorded at the County Recorder's Office identified building envelopes for the reconfigured lots and the open space lands, which were later conveyed to the Santa Lucia Conservancy. Because no new lots were created, no over-arching CEQA documentation was required. The 20 lots in this phase were not allotted tree removal for individual building sites. Environmental impacts associated with the development of these parcels require case-by-case environmental review for project specific impacts.

Phase E – Potrero Subdivision

The Forest Management Plan prepared for the Potrero Subdivision identified approximately 1,182 trees on the 29 lots. The Forest Management Plan prepared for the Potrero Subdivision estimated that approximately 260, or 25 percent, of the 1,182 surveyed trees would be removed for roads and driveways and home development and that tree removal would vary from lot to lot, depending upon the existing tree density and locations of building pads for residences. The Forest Management Plan includes a complete evaluation of tree removal necessary to accommodate all proposed roads and driveway improvements, and a site-by-site review of all proposed building envelopes.

Condition of approval number 25 of Board of Supervisors Resolution No. 05-046 stipulates that the approved number of tree removal for the Potrero Subdivision is 295 healthy trees and that lot specific tree removal allotment is on file at the Planning Department. The tree removal allotment chart is attached as **Exhibit O**. Condition 25 also requires "any identified tree removal increase of 15% of the quantities identified in the chart considered at the January 25, 2005 Board of Supervisors hearing will require reconsideration and approval by the Planning Commission at a public hearing." Any tree removal in excess of the quantity identified in the chart will require an additional discretionary permit, subject to the required findings set forth in Condition 25.

Phase F – Chamisal Subdivision

Unique to previous subdivision requests within the Santa Lucia Preserve, the 12 lot Chamisal Subdivision was approved with Administrative Permits for individual structures (13 units), grading volumes, and tree removal for each lot. With approval by the County, the applicant would only need a building and grading permit for a given parcel to construct a home. The

following table summarizes the 12 approved Administrative Permits as approved by the Board of Supervisors Resolution No. 03017 (Planning File No. PLN010278):

Table 1

Description of Approved Administrative Permits for Residential Development and Use Permit for Development of Red Tail Trace									
Lot #	Lot Area (ac.)	Building Envelope Area	Structure		Grading for Structure and Driveway			Proposed Tree Removal	
			S.F.	Lot Cov.	Cut	Fill	Import/Export	For Homes	Trunk sizes
F 1	7.93	0.38	4,800	0.87%	-808	125	-683	1) #276	30"
F 2	1.90	0.30	4,800	3.6%	-672	150	-522		
F 3	11.62	0.68	4,100	0.51%	-2488	3319	831	1) #7569	13"
F 4	3.57	0.49	4,100	1.6%	-303	893	590	-	-
F 5	1.82	0.28	4,800	3.78%	-350	106	-244	-	-
F 6	1.98	0.34	4,800	3.47%	-481	169	-312	3) #7579, 7586, 7585	14", 29", 34"
F 7	3.35	0.59	4,800	2.06%	-1360	250	-1110	-	-
F 8	3.51	0.41	4,800	1.96%	-760	279	-481	-	-
F 9	4.54	0.40	4,800	1.52%	-530	387	-143	-	-
F10	5.74	0.54	4,800	1.19%	-3795	250	-3545	-	-
F11	7.91	0.43	4,800	0.87%	-1569	1554	-15	-	-
F12	5.24	0.38	1500 1500	1.31	-157	1699	1542	-	-
MM	26.98	-			0	0	0		
<u>Red Tail Trace</u>	n/a	n/a	n/a	n/a	-4460	10289	5829	7) #247, 248, 252, 253, 255, 264, 266	19", 18", 8", 11", 20", 31", 25"
Late adjustments to Red Tail Trace affecting F4,F5,F6,F7,F8, and adjustments to F9, F10 and F11 (See applicant submittal - Exhibit F)					-1778	60	-1718		<24" >24"
Total	86.09	5.22			<u>-19511</u>	<u>19530</u>	<u>19</u>	Homes -5 Road - 7	7 5

Roads and Driveways

The road system within the Preserve was designed to incorporate pre-existing roadways where possible in order to minimize site disturbance. Modifications to the pre-existing road system alignment were required in order to best follow the topography of the land while achieving California Department of Forestry and Fire Protection (CDF) standards for roadway design. According to the Forest Management Plan prepared by Ralph Osterling Consultants, Inc. Road improvements within the preserve area estimated the construction of more than 20 miles of roads and driveways and the removal of an estimated one-thousand and twenty-nine (1,029) trees for the Rancho San Carlos Subdivision. The Potrero and Chamisal Subdivisions secured Use Permits for the removal of an additional 15 and 7 oaks trees respectively for the construction of Wild Boar Run, Goodrich Trail (Phase E), and Red Tail Trace roads (Phase F).

Grading permits for road construction were issued in April of 1998. Physical construction commenced in May of 1998 and continued until December of 2001. At this time, all road improvements have been completed. Pursuant to conditions of approval, the applicant submitted year-end reports on the status of tree removals related to development of the roads and driveways upon their completion. These year-end reports summarized field data collected during road construction activities. Final reports were submitted by the applicant on January 21, 2002 for Phase A-C roads and drives, March 14, 2006 for Phase E roads and drives, and on July 18, 2006 for Phase E roads and drives. These reports are attached as **Exhibit K**.

The following tables summarize the number of trees approved for removal as described within the project description of the respective phase and the actual numbers of oak trees removed as reported by the applicant for condition compliance and mitigation monitoring.

Phase A-C	1,029
Phase D	N/A
Phase E	15
Phase F	7
Total	1,051

Phase A-C	598
Phase D	N/A
Phase E	15
Phase F	6
Total	620

AGGREGATE OAK TREE REMOVAL FOR BUILDING SITES

Staff has compiled a record of the approved tree removal for individual building sites. The record consists of lot-by-lot accounting of tree removal as approved by resolution, shown on project plans, or as verified by application material within the project file for lot specific residential development. To amass this information staff physically inspected project plans, application materials, and resolutions for more than 150 project files. A record of resolutions for each lot has been compiled and can be made available to the public upon request. Attached as **Exhibits C, D, E, F, and G** please find a detailed accounting of tree removal for each parcel. Below please find a summary of tree removal approved within the Santa Lucia Preserve.

Summary of Tree Removal in Santa Lucia Preserve Area

Phases	Number of Residential Parcels	Approved Tree Removal (Subdivision Resolution for Homesites)	Tree Removal Approved for Subsequent Residential Development	Projected Tree Removal for Unbuilt Parcels (Calculated)	Total Tree Removal Projected
Phase A-C	234	399 ¹	555	727.87	1283
Phase D	20	0	71	131.82	203
Phase E	29	280 ²	67	418.75	486
Phase F	11	5	0	0	0
	294	684	693	1278	1971

1) Phases A-C were allotted 451 trees total for home sites. Some parcels included in the allotment were deleted by the court or were redesigned.

2) Phase E was allotted 295 healthy trees. 15 trees were allocated for roads. (295-15=280)

For the 98 residential lots that have been approved for the construction of residential structures in Phases A-C, 185 trees were estimated for the building sites and an additional 370 trees were subsequently approved for removal and/or relocation.

The 1994 FMP for the preserve estimated 550,000 oak trees on the ranch, of which 0.27 percent or 1,485 oak trees were estimated to be removed or impacted. Respective to the projected removal, as calculated, (1,971 oak trees for homelands and 1,051 for roads, or 3,022 trees in total) it appears that the projected impact represents a 0.5% impact. The EIR assumed a threshold of significance at 5.0% of natural communities of oak woodland. It appears based upon staff's research that this threshold will not be realized assuming that the unbuilt parcels continue to be proposed for development with similar project designs and associated tree removal rates as those already approved.

Other Factors to Consider

Project Descriptions

In the earlier years of processing individual requests for residential development on parcels within the SLP it appears that the project description did not clearly state tree removal related information as it is described in most recent years. Based upon the language found in the findings and evidence of projects approved in 1999-2003, it appears that any tree removal within the homeland boundary was considered previously approved and an additional Use Permit for tree removal was not processed. Examples of these projects are PLN000037 and PLN000396. In these instances tree removal was specified in the project description, no tree removal was allotted to the lots for the homesites, and a Use Permit for the removal of oaks was not processed.

In more recent years, project descriptions for development applications countywide have become increasingly precise. As such, numbers of trees proposed for removal have been listed and described based on a tree's condition (poor, good, and fair health), and as candidates for replacement and relocation. In the data charts, staff separated trees removals into three categories: healthy trees, dead trees, and trees to be relocated. The purpose for this categorization is to precisely explain which trees require a permit for removal.

Permit Requirements

The Regulations for the Preservation of Oaks Trees, attached as **Exhibit L**, requires a Tree Removal permit for the removal of three or less protected trees and a Use Permit for the removal of three or more protected trees. There has been discussion regarding the treatment of dead trees and trees that are proposed for relocation. Does a dead 24-inch diameter oak tree require a permit for its removal? Should a 7-inch diameter oak tree proposed for relocation be counted as tree removal? The County Code is silent respective to these issues. As a result, the number of trees approved for removal could be quantified three ways. See below. Attached as **Exhibit N** please find a Memorandum submitted by Brian Finegan, dated January 25, 2007, which further illuminates issues regarding tree removal within the Santa Lucia Preserve area. Most notable, the memo points out that 1994 forest management plan was intended to be used as a tool for assessing and estimating tree removal potential. It was not intended to be used as a regulatory document.

A. Tree Removal Considering Dead / Unhealthy as requiring a Permit

	Residential Development Removal as Approved	Approved Additional for Residences (healthy trees)	Dead / Unhealthy	Total
Phase A-C	555	370	32	897
Phase D	71	71	2	144
Phase E	67	13	0	80
Phase F	0	0	0	0
Total	693	454	34	1,181

B. Tree Removal Considering Transplanting and Relocation as requiring a Permit

	Residential Development Removal as Approved	Approved Additional for Residences (healthy trees)	Relocation	Total
Phase A-C	555	370	28	893
Phase D	71	71	0	142
Phase E	67	13	0	80
Phase F	0	0	0	0
Total	693	454	28	1,175

C. Tree Removal Considering Dead / Unhealthy and Transplanting and Relocation as requiring a Permit

	Residential Development Removal as Approved	Approved Additional for Residences (healthy trees)	Dead / Unhealthy	Relocation	Total
Phase A-C	555	370	32	28	925
Phase D	71	71	2	0	144
Phase E	67	13	0	0	80
Phase F	0	0	0	0	0
Total	693	454	34	28	1,209

Project Design and Site Specific Circumstances

Project design for residences must comply with fire department standards for driveways. These requirements include turn around pockets every 400 feet for driveways longer than 150 feet and a minimum driveway width of at least 12 feet. Many residential project applications in the Preserve request improvements for driveways that could accommodate more than five cars. Most roads in the Preserve cannot safely accommodate guest parking and therefore they must be provided parking on-site. Expansive driveways and parking often requires additional tree removal.

Design Guidelines for the Santa Lucia Preserve requires a specific height requirement depending upon a design height allotted to the subject lot. While the County height requirement is 30 feet for houses in the Preserve, residential parcels are more restricted by the Santa Lucia Preserve Design Guidelines. As a result, most homes are designed as one-story structures with larger footprints than two-story homes.

Septic system design requirements prohibit the placement of septic systems on steep slopes. Therefore, if a parcel contains steep slopes they may elect to place the septic systems on flatter portions of the parcel without trees and the residence on steeper portions of the property that may have trees. Furthermore, the EIR identified within the discussion of impacts to landmark trees that the potential exists for loss of trees, from installing septic fields on certain identified lots.

Forest Management Plan Baseline

The Forest Management Plan prepared for the Santa Lucia Preserve project by Ralph Osterling Consultants is dated February 18, 1994. The plan surveyed building sites for oak trees six inches or greater and estimated tree removal figures for protected trees six inches or greater for each building site. It has been 14 years since the building sites were surveyed and tree removal was estimated. In that period, trees that were not six inches in diameter at breast height have grown and are now over 6 inches. These trees now require a permit for their removal. Many building sites contain oak trees that are approximately the same age. As such, a lot that was estimated in 1994 to require removal of five trees for construction of a home may now require removal of 20 trees for the same house. In addition, when building sites were assessed by Ralph Osterling and Associates, approximate building location do not exactly correspond to the resultant parcels (after court action and subsequent project revisions).

Consideration of Environmental Impacts

In the early 1990's, prior to applying for approval of the Santa Lucia Preserve Project, the Rancho San Carlos Partnership commissioned extensive resource studies of the natural resource of the property. Using GIS technology, the results of the resource studies were overlaid on based maps in order to identify those area of the ranch possessing the highest resource values that should be preserved in permanent managed open space (the "Preserve Lands") and those areas that were suitable for development (the "Settled Lands"). Those resource studies were evaluated

and peer reviewed in the Santa Lucia Preserve Project EIR. The lands determined to be the least environmentally sensitive (approximately 10% of the ranch) were depicted on the approved subdivision maps as "Homelands" (building envelopes), and the Preserve Lands (approximately 90% of the ranch) were identified for permanent managed open space. The Preserve Lands have all been conveyed, either in fee or by conservation easement, to the Santa Lucia Conservancy. The Homelands of the total Santa Lucia Preserve consist of approximately 944 acres. For background, see Sections 1.3 and 1.4 of the Comprehensive Development Plan for the Santa Lucia Preserve (April 1994) available at the Planning Department upon request.

Additionally, the EIR identified impacts to 574.7 acres of Oak Woodlands and Savannas and the loss of approximately 229 Landmark Trees on the approximately 20,000 acres which comprises the Santa Lucia Preserve. It also identified the potential loss or degradation impacts including but not limited to the following resources:

- 24.7 acres (1.6%) of Chaparral
- 28.5 acres (1.3% of Scrub
- 235.4 acres (9.% of Annual Grass
- 26.6 acres (5%) of Coastal Terrace Prairie
- 5.1 acres (5%) of Redwood Forest
- 2.6 acres (0.5%) of Mixed Evergreen Forest
- 6.2 acres (0.5%) of Riparian Habitats
- 5.4 acres (2%) of Herbaceous Wetlands
- 601 acres (9%) of potential Grasslands and Oak Savannas, including potential Golden Eagle and American Badger Foraging Habitat
- 268.5 (7%) of Short-Grass Grassland, including Potential Burrowing Owl and California Horned Lark Breeding and Foraging Habitat

The lot pattern and designated building sites or "homeland boundaries" within the Santa Lucia Preserve considered impacts to all environmental resources listed within the EIR. It appears that a compromise of habitat values was considered. Analysis of project impacts for the construction of residences within designated homeland boundaries or building sites primarily involves consistency with the County's regulations for the preservation of oak trees. These regulations require that construction projects involve the minimum oak tree removal for the circumstances of the case. In light of diversity and habitat values within the preserve, it must be noted the County code requires project review to assume that oak woodlands hold the highest habitat value. As such, project designs tend to shift towards pockets of grasslands within oak savannas, which can be of equally important habitat value.

Appropriate Authority Review

Due to the Site Plan Review zoning district overlay, or "S" zoning, the construction of residential structures in the Santa Lucia Preserve area, excepting Phase F lots, require an Administrative Permit. Depending on the issues involved with the project, it may be referred to the Director of Planning, Zoning Administrator, or Planning Commission for approval. The Zoning Ordinance establishes a process to refer projects that do not require tree removal or development on slopes exceeding 30% to the Director of Planning for review and approval. The Combination Permit Process (CMB) allows an Administrative Permit and corresponding building permits to be submitted and processed concurrently. Combo permits generally involve no resource impacts and are approved administratively by the Director of Planning. Projects referred to the Zoning Administrator involve minor tree removal and minimal earth disturbance on steep slopes. A project's referral to Planning Commission has been generally reserved for those projects that require significant tree removal, development on slopes, or other resource protection issues.

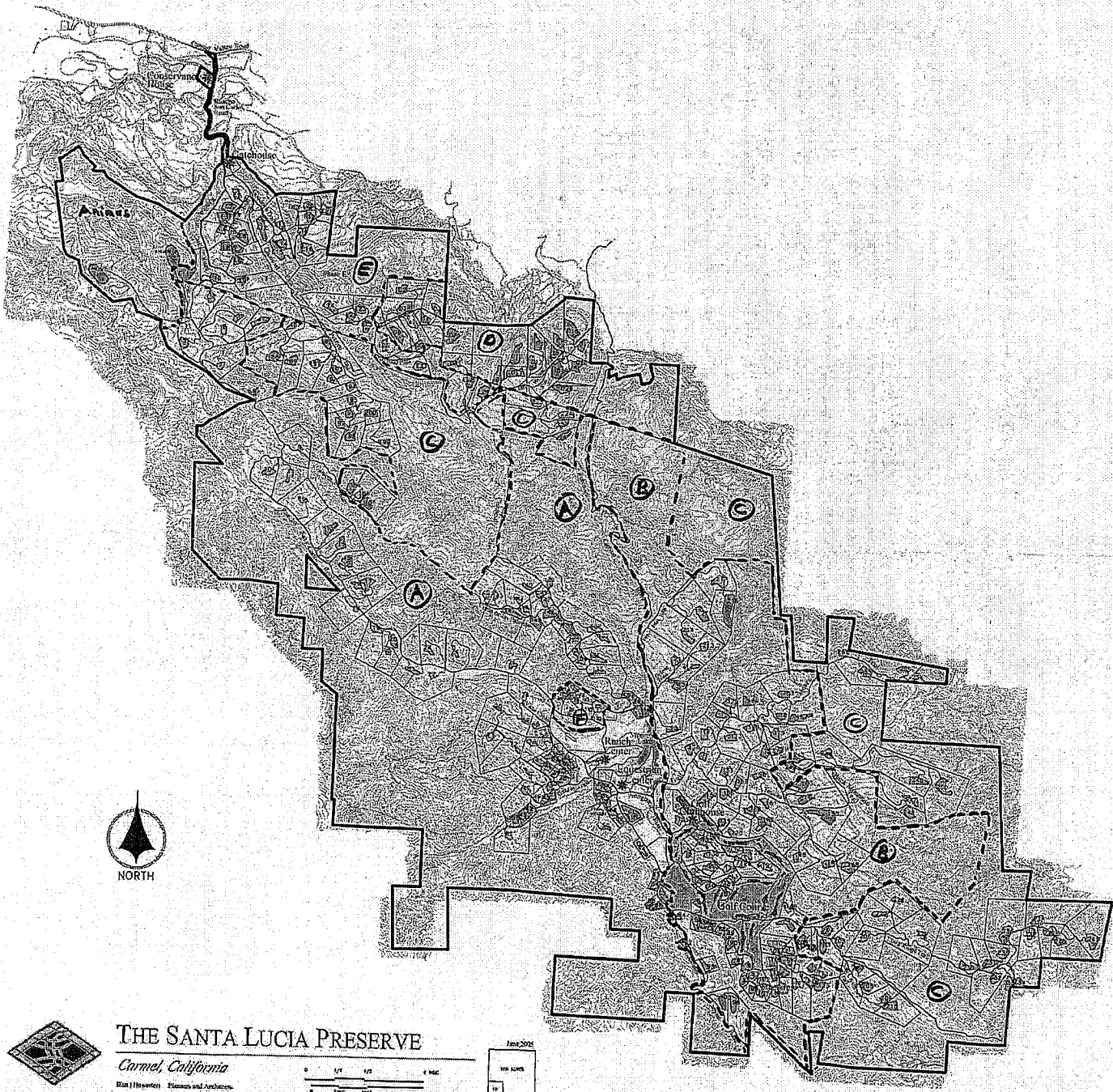
Appropriate Authority

	PC	ZA	DIR	CMB	Total
Phase A-C	9	35	44	10	98
Phase D	2	0	4	1	7
Phase E	1	0	2	1	4
Phase F	0	0	2	0	2
Total	12	35	52	12	111
	11%	32%	47%	11%	

CONCLUSIONS

Based on staff research, it appears that approximately 10% of the residential construction projects within the Santa Lucia Preserve require entitlements for the removal of significant tree removal or other resource protection issues such as development on slopes greater than 30%. It appears that tree removal is expected to exceed the amount approved for the subdivision by approximately 35%. As stated previously, the threshold of significance identified for a significant unavoidable impact to oak woodlands and savannas was identified to be 5% removal for the nearly 20,000 acres of habitat. As projected, the impact would be 0.5%. Therefore, staff finds that the aggregated tree removal within the Santa Lucia Preserve area to be consistent with the previously adopted environmental documents, specifically the FEIR for the Santa Lucia Preserve project.

Exhibit B
Map of Santa Lucia
Preserve and Phases



THE SANTA LUCIA PRESERVE

Carmel, California

Plan | Research | Plans and Architecture



June 2004
 100 ACRES
 10

Exhibit C
Detail Summary of
Tree Removal in the
Santa Lucia
Preserve area

Detail of Tree Removal in Santa Lucia Preserve Area

Number of Residential Parcels

	Total	Built	Unbuilt
Phase A-C	234	91	143
Phase D	20	7	13
Phase E	29	4	25
Phase F	11	3	9
	294	105	190

Approved Units

	House	Guesthouse	Caretaker	Senior	Total
Phase A-C	96	31	40	4	171
Phase D	7	2	0	0	9
Phase E	4	3	0	1	8
Phase F	2	0	0	0	2
					190

Trees Removed

	FMP Allotment for Homesites	Approved Additional (healthy trees)	Dead / Unhealthy	Relocation	Residential Development Removal	Pending Decision	Expired Removal	FMP allotment but not removed	FMP Allotment+ Approved Removal (projected max) ⁴
Phase A-C	399 ¹	310	32	28	555	45	36	3	625
Phase D	0	71	2	0	71	55	0	0	124
Phase E	280 ²	13	0	0	67	0	0	4	285
Phase F	5	0	0	0	0	0	0	5	5
	684	394	34	28	693	100	36	12	1039

Residential Development Removal Approved

Phase A-C	555
Phase D	71
Phase E	67
Phase F	0
	693

Average tree Removal for Built Lots

Phase A-C	555/109	5.09
Phase D	71/7	10.14
Phase E	67/4	16.75
Phase F	0/3	0
		32

Projected Removal for Unbuilt Parcels

	(Unbuilt Lots) X (Average)		
Phase A-C	143	5.09	727.87
Phase D	13	10.14	131.82
Phase E	25	16.75	418.75
Phase F	9	0	0
	190	32	1278.44

Projected Total Removal

(Actual Approved) + (Projected Removal)	
555	727.87
71	131.82
67	418.75
0	0
693	1278.44
	1971.44

1) Phases A-C were allotted 451 trees total for homesites. Some parcels included in the allotment were deleted by the court or were redesignated into another phase

2) Phase E was allotted a total of 295 trees. 15 trees were allocated for roads. (295-15=280)

3) 7 Permits have expired.

4) This figure assumes no additional tree removal would be approved for unbuilt parcels

Exhibit D
Tree Removal Chart
for
Phases A, B, and C

APN	SLP	1994 FMP	FMP Allotment	Approved Additional Oak (healthy trees)	Dead/Unhealthy	Relocation	Residential Development Removal	Pending Decision	Exploited Removal	FMP allotment removed	FMP Allotment: Approved Removal (projected max)	File No. & Name	Approval Date	Status	Address	House	Guesthouse	Caretaker	Senior	Project Description	BUILT	UNBUILT
239-021-001	1	PT-1	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	5 Rancho San Carlos Rd	0	0	0	0	N/A	0	1
239-031-015	2	PT-2	0	0	0	0	0	24	0	0	0	PLN050468 HAWK ROBERT C & MARY SUE	N/A	GIVEN OUT	50 Rancho San Carlos Rd	1	0	0	0	COMBINED DEVELOPMENT PERMIT TO INCLUDE ADMINISTRATIVE PERMIT FOR CONSTRUCTION OF TWO STORY SINGLE FAMILY DWELLING- WOOD FRAME WITH SHINGLE ROOF, WITH 2 CAR ATTCHED GARAGE SWIMMING POOL AND TERRACED LANDSCAPING AND USE PERMIT FOR THE REMOVAL OF 24 OAKS AND ONE BUCKEYE	0	1
239-021-002	3	PT-3	0	0	0	0	0	0	0	0	0	PLN070532 STUDENT JAMES J & MISSI D STUDENT	N/A	COND	13 Rancho San Carlos Rd	1	1	0	0	ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A NEW 6,547 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING WITH AN 851 SQUARE FOOT 3 CAR ATTACHED GARAGE AND A 624 SQUARE FOOT DETACHED GUESTHOUSE; 1,560 SQUARE FEET OF STONE PAVING, GAS FIRE PIT, OUTDOOR FIREPLACE WITH FOUNTAIN AND SEAT WALLS WITH RETAINING WALLS TOTALING 245 SQUARE FEET AND DESIGN APPROVAL. 2,400 CUBIC YARDS OF CUT AND 1,600 CUBIC YARDS OF FILL. THE PROPERTY IS LOCATED AT 13 RANCHO SAN CARLOS ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 239-021-002-000), GREATER MONTEREY PENINSULA AREA.	1	0
239-021-003	4	PT-4	0	13	3	10	13	0	0	0	13	PLN040139 COWAN, DAVID & NATHALIE	07/29/2004	COND	17 Rancho San Carlos Rd	1	0	1	0	COMBINED DEVELOPMENT PERMIT CONSISTING OF: (1) AN ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 19,920 SQ. FT. TWO-STORY SINGLE FAMILY DWELLING WITH TWO ATTACHED GARAGES TOTALLING 1,838 SQ. FT., 2,197 SQ. FT. OF VERANDAS, A 1,146 SQ. FT. DETACHED BARN WITH 191 SQ. FT. VERANDA, A TENNIS COURT WITH 176 SQ. FT. TENNIS BATH AND A 182 SQ. FT. TENNIS VIEWING PAVILLION; (2) AN ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 1,194 SQ. FT. DETACHED CARETAKER'S UNIT WITH A 266 SQ. FT. VERANDA AND A 293 SQ. FT. DETACHED GARAGE; APPROXIMATE GRADING (13,600 CU. YDS. OF CUT AND 12,340 CU. YDS. OF FILL); <u>THE REMOVAL AND RELOCATION OF 13 COAST LIVE OAKS TREES WITH THE EXCEPTION OF 3 DEAD TREES TO BE REMOVED(7", 7" AND 9")</u> ; AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 17 RANCHO SAN CARLOS ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 239-021-003-000), SANTA LUCIA PRESERVE, GREATER MONTEREY PENINSULA AREA.	1	0
239-021-004	5	PT-7	0	0	0	0	0	0	0	0	0	PLN070382 TATE CHARLES	N/A	N/A	14 Rancho San Carlos Rd	1	1	1	1	COMBINED DEVELOPMENT PERMIT CONSISTING OF AN ADMINISTRATIVE PERMIT FOR A 9,091 SQ. FT. THREE-STORY SINGLE FAMILY RESIDENCE WITH A 562 SQ. FT. ATTACHED GUESTHOUSE, 1,845 SQ. FT ATTACHED GARAGE, POOL, STONE RETAINING WALLS, POND AND WATERFALL; ADMINISTRATIVE PERMIT FOR 1,195 ATTACHED CARETAKER'S UNIT; ADMINISTRATIVE PERMIT FOR 562 SQ. FT. SENIOR CITIZEN'S UNIT; AND DESIGN APPROVAL. THE PROJECT IS LOCATED ON RANCHO SAN CARLOS RD (ASSESSOR'S PARCEL NUMBER 239-021-004-000) SOUTH OF THE INTERSETCTION OF POTRERO AND RANCHO SAN CARLOS RD ON LOT 5 OF TRACT 1308, SANTA LUCIA PRESERVE, GREATER MONTEREY PENINSULA AREA.	1	0

APN	SLP Lot #	FMP Lot #	1994 FMP	FMP Allotment	Approved Additional Oak (healthy trees)	Relocation	Residential Development Removal	Pending location	Expired Removal	FMP allotment removed	FMP allotment not removed	FMP Allotment- Approved Removal (project max)	File No. & Name	Approval Date	Status	Address	House	Guesthouse	Garage	Senior	Project Description	BUILT	UNBUILT
239-021-005	6	PT-5	0	0	0	0	0	0	0	0	0	0	PLN060739 KELLEHER BRIAN & TERESA	04/11/2007	COND	15 Rancho San Carlos Rd	1	0	0	0	ADMINISTRATIVE PERMIT TO ALLOW DEVELOPMENT WITHIN A SITE PLAN REVIEW ZONING DISTRICT OR "S" DISTRICT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION A 4,916 SQUARE FOOT ONE-STORY SINGLE FAMILY DWELLING WITH AN ATTACHED 876 SQUARE FOOT ONE-STORY THREE-CAR GARAGE, 896 SQUARE FEET OF PORCHES, 3,164 SQUARE FEET OF PATIOS AND WALKS, A 1,400 SQUARE FOOT MOTOR COURT, 2,346 SQUARE FEET OF DRIVEWAY (APPROX. 350 LINEAR FEET), A 920 SQUARE FOOT SWIMMING POOL, INSTALLATION OF A SEPTIC DISPOSAL SYSTEM, AND GRADING (3,200 CU. YDS. CUT/ 1,400 CU. YDS. FILL). THE PROPERTY IS LOCATED AT 15 RANCHO SAN CARLOS ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 239-021-005-000), SOUTH OF THE INTERSECTION OF RANCHO SAN CARLOS AND CARMEL VALLEY ROADS, GREATER MONTEREY PENINSULA AREA.	1	0
239-021-006	7	PT-14	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	19 Rancho San Carlos Rd	0	0	0	0	N/A	0	1	
239-021-007	8	PT-15	1	13	0	0	14	0	0	0	14	PLN010201 FELDMAN DANIEL E TR	09/18/2002	CLEARED	21 Rancho San Carlos Rd	1	1	0	0	ADMINISTRATIVE PERMIT TO ALLOW FOR THE CONSTRUCTION OF AN APPROXIMATELY 3,510 SQ. FT. ONE-STORY SINGLE FAMILY DWELLING WITH A 600 SQ. FT. DETACHED GUESTHOUSE AND A 670 SQ. FT. DETACHED TWO-CAR GARAGE, RETAINING WALLS, OUTDOOR SPA, TREE REMOVAL CONSISTING OF 14 OAKS RANGING IN SIZE FROM 6" TO 18" IN DIAMETERS AND GRADING (APPROX. 500 CU. YDS. OF CUT/425 CU. YDS. OF FILL); AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 21 RANCHO SAN CARLOS ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 239-021-007-000), FRONTING ON RANCHO SAN CARLOS ROAD, SANTA LUCIA PRESERVE.	1	0	
239-021-008	9	SJ-4	0	17	0	0	17	0	0	0	17	PLN020062 ZEPF PAUL J & VIVIEN	07/31/2002	CLEARED	1 Cantera Run	1	1	0	0	COMBINED DEVELOPMENT PERMIT CONSISTING OF AN ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF A 6,635 SQ. FT. SINGLE FAMILY DWELLING; ADMINISTRATIVE PERMIT FOR A 595 SQ.FT. GUESTHOUSE ABOVE AN ATTACHED 1,127 SQ. FT. GARAGE; USE PERMIT FOR REMOVAL OF 17 OAK TREES; GRADING OF 1,517 CU. YDS. CUT, 25 CU. YDS. FILL; AND DESIGN APPROVAL. THE PROJECT IS LOCATED AT 1 CANTERA RUN, CARMEL (ASSESSOR'S PARCEL NUMBER 239-021-008-000), RANCHO SAN CARLOS, SANTA LUCIA PRESERVE, GREATER MONTEREY PENINSULA AREA.	1	0	
239-021-009	10	SJ-5	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	33 Rancho San Carlos Rd	0	0	0	0	N/A	0	0	
239-021-010	11	SJ-6	9	0	0	0	0	0	0	0	0	PLN000092 SILVERMAN ALAN & JOANNA	05/24/2000	CLEARED	31 Rancho San Carlos Rd	1	0	0	0	DESIGN APPROVAL AND ADMINISTRATIVE PERMIT TO ALLOW A 9,957 SQ. FT. TWO STORY SINGLE FAMILY DWELLING WITH A 786 SQ. FT. ATTACHED GARAGE, 775 SQ. FT. DETACHED GARAGE AND TERRACES. THE PROPERTY IS LOCATED SOUTHEASTERLY OF AND AT, 31 RANCHO SAN CARLOS ROAD (ASSESSOR'S PARCEL NUMBER 239-021-010-000), RANCHO SAN CARLOS AREA.	1	0	

APN	SLP Lot#	FMP Lot #	1994 FMP Allocation	Approved/Additional Oak (Healthy trees)	Dead/Unhealthy	Reforestation	Residential Development Removal	Pending Decision	Expired Removal	FMP Allocation removed	FMP Allocation not removed	FMP Allocation: Approved Removal (Projected Max)	File No. & Name	Approval Date	Status	Address	House	Guesthouse	Caretaker	Senior	Project Description	BUILT	UNBUILT
239-031-001	12	SJ-7	5	0	0	0	2	0	0	0	2	PLN030069 BROWN C DAVID II & WANDA L	07/30/2003	CLEARED	35 Rancho San Carlos Rd	1	1	0	0	ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 6,311 SQ. FT. ONE-STORY SINGLE FAMILY DWELLING WITH A 1,322 SQ. FT. TWO-CAR ATTACHED GARAGE AND NON-HABITABLE WORKSHOP, A 600 SQ. FT. ATTACHED GUESTHOUSE, GRADING (774 CU. YDS. OF CUT AND 585 CU. YDS. OF FILL); AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 35 RANCHO SAN CARLOS ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 239-031-001-000), SANTA LUCIA PRESERVE, GREATER MONTEREY PENINSULA AREA.	1	0	
239-031-002	13	SJ-8	0	12	0	0	12	0	0	0	12	PLN000351 DITMORE ROBERT	12/06/2000	CLEARED	37 Rancho San Carlos Rd	1	0	0	0	ADMINISTRATIVE PERMIT AND DESIGN APPROVAL FOR THE CONSTRUCTION OF 7,670 SQ. FT. TWO-STORY SINGLE FAMILY DWELLING WITH A DETACHED 2,002 SQ. FT. FOUR-CAR GARAGE WITH RETAINING WALLS, POOL, JACUZZI, WATER FEATURES, CIRCULAR DRIVEWAY & AUTO COURT, TREE REMOVAL (12) AND GRADING 4,520 CU. YDS. CUT/1,142 CU. YDS. FILL). THE PROPERTY IS LOCATED AT 37 RANCHO SAN CARLOS RD (LOT 13) (ASSESSOR'S PARCEL NUMBER 239-031-002-000), NORTHWEST OF THE INTERSECTION VUELO PALOMAS AND RANCHO SAN CARLOS RD, RANCHO SAN CARLOS (SANTA LUCIA PRESERVE), CARMEL VALLEY MASTER PLAN.	1	0	
239-031-003	14	SJ-9	0	21	0	0	21	0	0	0	21	PLN000551 REESE DAVID E TR	05/09/2001	CLEARED	39 Rancho San Carlos Rd	1	0	1	0	COMBINED DEVELOPMENT PERMIT CONSISTING OF AN ADMINISTRATIVE PERMIT TO ALLOW FOR THE CONSTRUCTION OF A 9,845 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING WITH AN ATTACHED 3-CAR GARAGE; AN ADMINISTRATIVE PERMIT TO ALLOW FOR THE CONSTRUCTION OF A 1,200 SQUARE FOOT SINGLE-STORY CARETAKERS UNIT, A 260 SQUARE FOOT CARPORT, (920 CU. YDS. OF GRADING); A USE PERMIT FOR THE REMOVAL OF 21 OAKS (RANGING IN SIZE FROM 7 TO 20 INCHES IN DIAMETER); AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 39 RANCHO SAN CARLOS RD (ASSESSOR'S PARCEL NUMBER 239-031-003-000), WEST OF THE CHAMISAL TRAIL AND SOUTHEAST OF CARMEL VALLEY RD, SANTA LUCIA PRESERVE AREA.	1	0	
239-031-004	15	SJ-10	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	41 Rancho San Carlos Rd	0	0	0	0		0	1	
239-031-005	16	SJ-12	3	0	0	0	0	0	0	0	0	CMB040001 LEWIS WILLIAM WALKER & JUTTA	03/17/2004	APPROVED	43 Rancho San Carlos Rd	1	0	0	0	ADMINISTRATIVE PERMIT TO ALLOW FOR THE CONSTRUCTION OF A 4,464 SQUARE FOOT MULTI-LEVEL SINGLE FAMILY DWELLING, 595 SQUARE FOOT TWO-CAR GARAGE; AND GRADING (495 CUT/ 475 FILL); AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 43 RANCHO SAN CARLOS RD, CARMEL (ASSESSOR'S PARCEL NUMBER 239-031-005-000), SANTA LUCIA PRESERVE, GREATER MONTEREY PENINSULA AREA.	1	0	

APN	SLP Lot #	FMP Lot #	1994 Lot #	FIP Allotment	Approval/Additional (leafy trees)	Dead/Unhealthy	Recreation	Residential Development Removal	Pending Decision	Expired Removal	FIP allotment removed	FIP Allotment: Approved Removal (project may)	File No. & Name	Approval Date	Status	Address	House	Guesthouse	Caretaker	Senior	Project Description	BUILT	UNBUILT
239-031-006	17	SJ-11	0	1	0	0	1	0	0	0	1	PLN010562 WATSON STEPHEN E & JAN	10/22/2002	COND	45 Rancho San Carlos Rd	1	0	0	0	COMBINED DEVELOPMENT PERMIT REQUEST FOR AN AMENDMENT TO THE FINAL MAP (PC94067) OF THE SANTA LUCIA PRESERVE PHASE A (PORTION OF TRACT NO. 1308) TO ADJUST THE BUILDING ENVELOPE FOR LOT NO.17; AND AN ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF AN 8,290 SQ. FT. TWO-STORY SINGLE FAMILY RESIDENCE WITH 3 CAR GARAGE, AND A DETACHED 1,200 SQ. FT. "CAR BARN;" THE REMOVAL OF A 38" LANDMARK OAK TREE; GRADING OF 23,310 CU. YDS. (11,669 CU. YDS. CUT/11,641 CU. YDS. FILL (28 CU. YDS.) EXPORT); AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 45 RANCHO SAN CARLOS ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 239-031-006-000), SANTA LUCIA PRESERVE, GREATER MONTEREY PENINSULA AREA.	1	0	
239-031-007	18	SJ-13	0	0	0	0	0	0	0	0	0	PLN070549 ZEPF PAUL J & VIVIEN	03/05/2008	COND	42 Rancho San Carlos Rd	1	0	0	0	ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A TWO-STORY 5,345 SQUARE FOOT SINGLE FAMILY DWELLING WITH A 600 SQUARE FOOT DETACHED GARAGE, SWIMMING POOL AND SEPTIC SYSTEM. THE PROPERTY IS LOCATED AT 42 RANCHO SAN CARLOS ROAD (LOT #18), CARMEL (ASSESSOR'S PARCEL NUMBER 239-031-007-000), SANTA LUCIA PRESERVE, GREATER MONTEREY PENINSULA AREA PLAN.	1	0	
239-031-023	19	SJ-14	0	1	0	0	1	0	0	0	1	PLN030455 CLARK LAWRENCE M & KATHERINE S	05/12/2004	COND	46 Rancho San Carlos Rd	1	0	0	0	ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 6,779 SQ. FT. TWO-STORY SINGLE FAMILY DWELLING WITH A 654 SQ. FT. DETACHED GARAGE, POOL AND SPA; 567 SQ. FT. DETACHED POOL HOUSE; 440.5 LINEAR FEET OF RETAINING WALLS; GRADING (2,000 CU. YDS. OF CUT AND 2,000 CU. YDS. OF FILL); THE REMOVAL OF A 30" COAST LIVE OAK; AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT LOT 19 OF THE SANTA LUCIA PRESERVE, CARMEL (ASSESSOR'S PARCEL NUMBER 239-031-023-000), GREATER MONTEREY PENINSULA AREA.	1	0	
239-031-022	20	SJ-15	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	48 Rancho San Carlos Rd	0	0	0	0	N/A	0	1	
239-031-010	21	SJ-16	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	52 Rancho San Carlos Rd	0	0	0	0	N/A	0	1	
239-031-011	22	SJ-18	3	1	0	0	0	0	0	3	3	TR010013 MCDONALD MELODY & JACK	06/01/2001	APPROVED	54 Rancho San Carlos Rd	0	0	0	0	PERMIT TO ALLOW THE REMOVAL OF 1 VALLEY OAK (OVER 5 FT. IN DIAMETER).	0	0	
239-031-012	23	SJ-17	7	0	0	0	0	0	0	0	7	MONTGOMERY	N/A	N/A	55 Rancho San Carlos Rd	0	0	0	0	N/A	0	0	
239-031-013	24	SJ-20	4	0	0	0	0	0	0	0	0	PLN000603 GRAY TOM & ALAYNA C	10/15/2001	COND	57 Rancho San Carlos Rd	1	0	1	0	COMBINED DEVELOPMENT PERMIT CONSISTING OF AN ADMINISTRATIVE PERMIT TO ALLOW FOR THE CONSTRUCTION OF A 5,623 SQ. FT. SINGLE FAMILY DWELLING WITH A 755 SQ. FT. GARAGE, A 840 SQ. FT. DETACHED GARAGE, MASONRY WALLS, STONE ENTRY COLUMNS, 907 SQ. FT. ART GALLERY, AND GRADING (APPROX. 2,006 CU. YDS. CUT/ 283 CU. YDS. FILL); AN ADMINISTRATIVE PERMIT TO ALLOW FOR THE CONSTRUCTION OF A CARETAKER'S UNIT; AND DESIGN APPROVAL. THE SITE IS LOCATED AT 57 RANCHO SAN CARLOS ROAD (ASSESSOR'S PARCEL NUMBER 239-031-013-000), WESTERLY OF ROBINSON CANYON ROAD, SOUTHERLY OF CARMEL VALLEY ROAD, SANTA LUCIA PRESERVE.	1	0	

APN	SLP	FMP	1994 Lot #	FMP Lot #	FMP Allotment	Approved/Additional (Oak/healthy trees)	Decl/Unhealthy	Relocation	Residential Development Removal	Pending Decision	Expired Removal	FMP allotment removed	FMP Allotment Approved Removal (Protected max)	File No. & Name	Approval Date	Status	Address	House	Guesthouse	Garage	Senior	Project Description	BUILT	UNBUILT
239-031-014	25	M-35	3	0	0	0	2	0	0	0	0	2	PLN060394 FINLEY ALLEN J & SUSAN L	01/25/2007	COND	59 Rancho San Carlos Rd	1	0	0	0	COMBINED DEVELOPMENT PERMIT CONSISTING OF: (1) A USE PERMIT TO ALLOW THE REMOVAL OF TWO PROTECTED TREES: ONE 27" LANDMARK OAK TREE AND ONE TWO PRONGED (9" AND 17") PROTECTED OAK TREE. (2) A USE PERMIT TO ALLOW DEVELOPMENT ON SLOPES IN EXCESS OF 30%; AND (3) AN ADMINISTRATIVE PERMIT TO ALLOW DEVELOPMENT WITHIN A SITE PLAN REVIEW DISTRICT OR "S" DISTRICT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A ONE-STORY 4,608 SQUARE FOOT SINGLE FAMILY DWELLING WITH A DETACHED 744 SQUARE FOOT THREE-CAR GARAGE, SEPTIC DISPOSAL SYSTEM AND GRADING (APPROX. 1,178 CU. YDS. CUT/1,286 CU. YDS. FILL). THE PROPERTY IS LOCATED AT 59 RANCHO SAN CARLOS ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 239-031-014-000), GREATER MONTEREY PENINSULA AREA.	1	0	
239-051-040	26	SF-4	0	0	0	0	0	9	0	0	0	0	PLN000336 WOOD WELDON	N/A	SUSPEND	2 Wild Turkey Run	1	0	1	0	COMBINED DEVELOPMENT PERMIT CONSISTING OF: AN ADMINISTRATIVE PERMIT FOR AN 8,937 SQ. FT. ONE-STORY SINGLE FAMILY RESIDENCE WITH A 1,930 SQ. FT. BASEMENT AND 1,394 SQ. FT. ATTACHED GARAGE, TERRACES, APPROXIMATELY 1,300 CU. YDS. GRADING AND REMOVAL OF 9 OAK TREES; AN ADMINISTRATIVE PERMIT FOR AN 805 SQ. FT. CARETAKER'S UNIT; AND DESIGN APPROVAL. THE PROJECT IS LOCATED ON LOT 26 OF TRACT 1306, SANTA LUCIA PRESERVE (ASSESSOR'S PARCEL NUMBER 239-051-040-000) ON VISTA CIELO ROAD, NORTHWEST OF THE INTERSECTION OF VISTA CIELO AND RANCHO SAN CARLOS ROADS, GREATER MONTEREY AREA.	1	0	
			0	1	1	0	0	0	0	0	0	1	TR010016 SANTA LUCIA CONSERVANCY	12/01/2000	APPROVED	2 Wild Turkey Run	0	0	0	0	PERMIT TO ALLOW FOR THE REMOVAL OF 1 CALIFORNIA LIVE OAK CRITICALLY INFECTED WITH OAK MORTALITY SYNDROME. THE PROPERTY IS LOCATED AT #2 VISTA CIELO (LOT 26), SANTA LUCIA PRESERVE (ASSESSOR'S PARCEL NUMBER 239-051-040-000). CONDITION OF APPROVAL IS THAT 2 CALIFORNIA LIVE OAK TREES SHALL BE REPLANTED ON THE SITE.	0	0	
239-041-001	27	SF-38	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	48 Chamisal Pass	0	0	0	0	N/A	0	1	
239-041-002	28	SF-39	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	46 Chamisal Pass	0	0	0	0	N/A	0	1	
239-041-003	29	SF-40	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	44 Chamisal Pass	0	0	0	0	N/A	0	1	
239-041-004	30	SF-41	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	42 Chamisal Pass	0	0	0	0	N/A	0	1	
239-041-005	31	SF-42	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	40 Chamisal Pass	0	0	0	0	N/A	0	1	
239-051-001	32	SF-14	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	2 Rumsen Trace	0	0	0	0	N/A	0	1	
239-051-002	33	SF-12	0	0	0	0	0	0	0	0	0	0	CMB040033 BROWNFIELD	01/28/2005	APPROVED	4 Rumsen Trace	1	0	0	0	ADMINISTRATIVE PERMIT TO ALLOW A NEW 4,235 SQ. FT. TWO STORY SINGLE FAMILY DWELLING, WITH ATTACHED 1,112 SQ. FT. GARAGE, 2,612 SQ. FT. OF TERRACES, 858 SQ. FT. OF TRELIS, AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 4 RUMSEN TRACE, CARMEL (ASSESSOR'S PARCEL NUMBER 239-051-002-000), GREATER MONTEREY PENINSULA AREA.	1	0	

APN	SLP Lot #	FMP Lot #	1994 Lot #	FMP Allotment	Approved Additional (healthy trees)	Dead/Unhealthy	Recreation	Residential Development Removal	Pending Decision	Expired Removal	FMP Allotment removed	FMP Allotment not removed	FMP Allotment Approved Removal (project may)	File No. & Name	Approval Date	Status	Address	House	Guesthouse	Garage	Senior	Project Description	BUILT	UNBUILT
239-051-003	34	N/A	0	18	0	0	0	18	0	0	0	18	PLN000037 CRIST	09/06/2000	CLEARED	6 Rumsen Trace	1	0	0	0	ADMINISTRATIVE PERMIT AND DESIGN APPROVAL FOR THE CONSTRUCTION OF 3,818 SQ. FT. TWO-STORY SINGLE FAMILY DWELLING WITH AN ATTACHED 767 SQ. FT. THREE-CAR GARAGE WITH RETAINING WALLS, FOUNTAIN, LAP POOL, TREE REMOVAL (18) AND GRADING (210 CU. YDS. CUT/FILL). THE PROPERTY IS LOCATED AT RUMSEN TRACE (LOT 34) (ASSESSOR'S PARCEL NUMBER 239-051-003-000), NORTHWEST OF THE INTERSECTION OF RANCHO SAN CARLOS RD & GARZAS TRAIL, CARMEL VALLEY (RANCHO SAN CARLOS [SANTA LUCIA PRESERVE]) AREA PLAN.	1	0	
239-051-004	35	SF-13	7	8	0	0	0	15	0	0	0	15	PLN000074 WHEATLEY- TRIOLO GAYLE	05/03/2000	COND	7 Rumsen Trace	1	0	0	0	ADMINISTRATIVE PERMIT FOR DEVELOPMENT OF A NEW, 6,045 SQUARE FOOT, SINGLE-FAMILY DWELLING AND A 2,000 SQUARE FOOT ATTACHED GARAGE IN THE "S" (SITE REVIEW) ZONING DISTRICT. PROPERTY LOCATED AT 5 RUMSEN TRACE IN THE SANTA LUCIA PRESERVE SUBDIVISION. (ASSESSOR'S PARCEL NUMBER 239-051-004-000).	1	0	
239-051-005	36	SF-15	4	0	0	0	0	0	0	0	4	N/A	N/A	N/A	N/A	5 Rumsen Trace	0	0	0	0	N/A	0	1	
239-051-006	37	SF-17	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	3 Rumsen Trace	0	0	0	0	N/A	0	1	
239-051-007	38	SF-18	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	1 Rumsen Trace	0	0	0	0	N/A	0	1	
239-051-008	39	SF-19	17	0	0	0	0	0	0	0	17	N/A	N/A	N/A	N/A	2 Arrowmaker Trace	0	0	0	0	N/A	0	1	
239-051-009	40	SF-20	1	0	1	0	0	1	0	0	0	1	PLN060224 WYCOFF CORP	08/02/2006	COND	3 Arrowmaker Trace	1	1	0	0	ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A TWO-STORY, 4,107 SQUARE FOOT SINGLE FAMILY DWELLING WITH AN ATTACHED ONE-CAR GARAGE, A 600 SQUARE FOOT ATTACHED GUESTHOUSE AND 1,424 SQUARE FEET OF PORCHES, A 1,054 SQUARE FOOT DETACHED THREE-CAR GARAGE, THE REMOVAL OF A 20-INCH (DEAD) OAK TREE AND GRADING (APPROX. 923 CUBIC YARDS CUT/923 CUBIC YARDS FILL); AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 3 ARROWMAKER TRACE, CARMEL (ASSESSOR'S PARCEL NUMBER 239-051-009-000), RANCHO SAN CARLOS, GREATER MONTEREY PENINSULA AREA.	1	0	
239-051-010	41	SF-21	2	0	0	0	0	0	0	0	2	N/A	N/A	N/A	N/A	4 Arrowmaker Trace	0	0	0	0	N/A	0	1	
239-051-011	42	SF-7	13	0	0	0	0	0	0	0	13	N/A	N/A	N/A	N/A	8 Garzas Trail	0	0	0	0	N/A	0	1	
239-051-012	43	SF-23	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	2 Garzas Trail	0	0	0	0	N/A	0	1	
239-051-013	44	SF-24	0	0	0	0	0	0	0	0	0	0	CMB040002 GRIFFITH RICHARD S & NANCY G TRS	03/01/2004	CLEARED	1 Garzas Trail	1	0	0	0	ADMINISTRATIVE PERMIT TO ALLOW A NEW 8,609 SQ. FT. TWO-STORY SINGLE FAMILY RESIDENCE WITH ATTACHED GARAGE, A 863 SQ. FT. TRELIS AND RETAINING WALLS. THE PROPERTY IS LOCATED AT 1 GARZAS TRAIL (ASSESSOR'S PARCEL NUMBER 239-051-013-000), SANTA LUCIA PRESERVE, GREATER MONTEREY PENINSULA AREA.	1	0	
239-051-014	45	SF-25	0	0	0	0	0	0	0	0	0	0	PLN000031 FLYNN MARK	04/19/2000	CLEARED	3 Garzas Trall	1	0	0	0	ADMINISTRATIVE PERMIT AND DESIGN APPROVAL FOR A 7,748 SQ. FT. TWO STORY SINGLE FAMILY RESIDENCE WITH 920 SQ. FT. ATTACHED GARAGE, POOL AND SPA, AND 970 CUBIC YARDS OF GRADING. PROJECT IS LOCATED AT 3 GARZAS TRAIL (ASSESSOR'S PARCEL NUMBER 239-051-014-000) WEST OF RANCHO SAN CARLOS ROAD, SANTA LUCIA PRESERVE, GREATER MONTEREY PENINSULA AREA.	1	0	

APN	SLP Lot#	FMP Lot #	1994	FMP Allotment	Approved Additional Oak (healthy/less)	Dead/Unhealthy	Reforestation	Residential Development Removal	Pending Decision	Expired Removal	FMP allotment removed	FMP Allotment: Approved Removal (protected may)	File No. & Name	Approval Date	Status	Address	House	Guesthouse	Caretaker	Senior	Project Description	BUILT	UNBUILT
239-051-015	46	SF-49	0	0	0	0	0	0	0	0	0	0	PLN050191 MC QUILLAN KEVIN AND DIEDRA	07/01/2005	COND	4 Garzas Trail	1	1	0	0	ADMINISTRATIVE PERMIT TO ALLOW A 5,353 SQ. FT. TWO-STORY SINGLE FAMILY DWELLING WITH A 1,087 SQ. FT. THREE-CAR GARAGE; 800 SQ. FT. GUESTHOUSE AND GRADING (957 CUBIC YARDS CUT AND 582 CUBIC YARDS FILL). THE PROPERTY IS LOCATED AT 4 GARZAS TRAIL, CARMEL (ASSESSOR'S PARCEL NUMBER 239-051-015-000), SANTA LUCIA PRESERVE, GREATER MONTEREY PENINSULA AREA.	1	0
239-051-016	47	SF-8	0	9	0	0	9	0	0	0	9	PLN010231 MONTGOMERY JOHN G & NANCY MONTG	04/26/2002	COND	6 Garzas Trail	1	0	0	0	ADMINISTRATIVE PERMIT TO ALLOW FOR THE CONSTRUCTION OF AN APPROXIMATELY 8,017 SQ. FT. TWO-STORY SINGLE FAMILY DWELLING WITH AN APPROXIMATELY 1,284 SQ. FT. ATTACHED THREE-CAR GARAGE, SWIMMING POOL, RETAINING WALLS, GREEN HOUSE, PROPANE TANK, <u>TREE REMOVAL CONSISTING OF (1) 16" OAK, (1) 13" OAK, (2) 12" OAKS, (2) 10" OAKS, (1) 8" OAK, (2) 7" OAKS, AND GRADING (APPROX. 3,370 CU. YDS. OF CUT/ 2,721 CU. YDS. OF FILL); DESIGN APPROVAL AND CLARIFICATION OF THE EXISTING USE PERMIT ALLOWING FOR TREE REMOVAL AT SANTA LUCIA PRESERVE. THE PROPERTY IS LOCATED AT 6 GARZAS TRAIL, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 239-051-016-000), WESTERLY OF RANCHO SAN CARLOS ROAD, SANTA LUCIA PRESERVE.</u>	1	0	
239-051-017	48	SF-28	11	3	0	0	3	0	0	0	3	PLN000054 BAROFFIO JIM & MARILYN	05/31/2000	CLEARED	11 Garzas Trail	1	0	0	0	ADMINISTRATIVE PERMIT AND DESIGN APPROVAL FOR 7,850 SQ. FT. SINGLE FAMILY RESIDENCE WITH ATTACHED 950 SQ. FT. GARAGE. THE PROJECT IS LOCATED AT 11 GARZAS TRAIL, LOT 48 OF TRACT 1308, SANTA LUCIA PRESERVE (ASSESSOR'S PARCEL NUMBER 239-051-017-000) WEST OF RANCHO SAN CARLOS ROAD, GREATER MONTEREY PENINSULA AREA.	1	0	
239-051-018	49	SF-29	11	0	0	0	11	0	0	0	11	N/A	N/A	N/A	9 Garzas Trail	0	0	0	0	N/A	0	1	
239-051-019	50	SF-30	12	0	0	0	12	0	0	0	12	N/A	N/A	N/A	12 Garzas Trail	0	0	0	0	N/A	0	1	
239-051-020	51	SF-31	19	0	0	0	19	0	0	0	19	PLN990445 LENT STAN & ROBIN	04/12/2000	CLEARED	13 Garzas Trail	1	0	0	0	ADMINISTRATIVE PERMIT AND DESIGN APPROVAL FOR A NEW 2,800 SQ. FT., ONE-STORY SINGLE-FAMILY RESIDENCE AND DETACHED 450 SQ. FT. GARAGE ON A 3.02 ACRE PARCEL. THE PROPERTY IS LOCATED AT 13 GARZAS TRAIL, SANTA LUCIA PRESERVE, IN THE RANCHO SAN CARLOS SUBDIVISION (ASSESSOR'S PARCEL NUMBER 239-051-020-000), APPROXIMATELY 8 MILES SOUTH OF CARMEL VALLEY ROAD AND WEST OF RANCHO SAN CARLOS ROAD, SANTA LUCIA PRESERVE.	1	0	
239-051-021	52	SF-32	0	17	0	0	17	0	17	0	0	PLN000396 ZOELLNER CRAIG J & BETH S	03/28/2001	EXPIRED	10 Garzas Trail	1	1	0	0	ADMINISTRATIVE PERMIT AND DESIGN APPROVAL FOR THE CONSTRUCTION OF AN APPROXIMATELY 6,800 SQ. FT. SINGLE FAMILY RESIDENCE WITH AN ATTACHED GARAGE, BASEMENTS AND WINE CELLAR, TERRACES, AUTO COURT, RETAINING WALLS, SPA, 600 SQ. FT. GUEST HOUSE, GRADING(1,087 CU. YDS. CUT/712 CU. YDS. FILL) AND REMOVAL OF <u>20 TREES (2 MADRONE, 17 OAK AND 1 MAPLE)</u> . THE PROJECT IS LOCATED AT 10 GARZAS TRAIL ON LOT 52 SANTA LUCIA PRESERVE (ASSESSOR'S PARCEL NUMBER 239-051-021-000) SOUTHWEST OF THE INTERSECTION OF GARZAS TRAIL AND RANCHO SAN CARLOS ROAD, GREATER MONTEREY PENINSULA AREA.	0	1	
239-051-022	53	SF-16	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	80 Rancho San Carlos Rd	0	0	0	0	N/A	0	1	
239-051-023	54	SF-47	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	2 Via Vaquero	0	0	0	0	N/A	0	1	

APN	1994 SLP FMP Lot # Lot #	FMP Allotment	Approved Additional (Oak/Dead/Unhealthy)	Relocation	Residential Development Removal	Pending Decision	Expired Removal	FMP Allotment removed	FMP Allotment Approved Removal (Projected max)	File No. & Name	Approval Date	Status	Address	House	Guesthouse	Caretaker	Senior	Project Description	BUILT	UNBUILT
239-051-024	55 SF-34 24	0	0	0	0	0	0	0	0	CMB040018 GAMBLE JOHN & LAURA		APPROVED	6 Via Vaquero	1	1	0	0	ADMINISTRATIVE PERMIT FOR A 4,477 SQUARE FOOT ONE STORY SINGLE FAMILY RESIDENCE, A 547 SQUARE FOOT DETACHED GUESTHOUSE, RETAINING WALLS AND ASSOCIATED GRADING (560 CUBIC YARDS CUT / 120 CUBIC YARDS FILL); WITH DESIGN APPROVAL. THE PROJECT IS LOCATED AT 6 VIA VAQUERO, CARMEL (ASSESSOR'S PARCEL NUMBER 239-051-024-000); SANTA LUCIA PRESERVE, GREATER MONTEREY PENINSULA AREA PLAN.	1	0
239-051-025	56 N/A 0	1	0	0	1	0	0	0	1	CMB040016 KAVNER ROBERT & ALLYSON KAVNER TRS	08/18/2004	CLEARED	4 Via Vaquero	1	1	1	0	ADMINISTRATIVE PERMIT TO ALLOW FOR A 3,708 SQUARE FOOT SINGLE FAMILY DWELLING, A 961 SQUARE FOOT DETACHED GARAGE, 394 SQUARE FOOT GUESTHOUSE, A 450 SQUARE FOOT CARETAKERS UNIT, A 151 SQUARE FOOT SAUNA/HOT TUB, A 100 SQUARE FOOT MECHANICAL BUILDING, AND GRADING. THE SITE IS LOCATED AT 2 RANCHO SAN CARLOS RD, CARMEL (ASSESSOR'S PARCEL NUMBER 239-051-025-000), EASTERLY OF RANCHO SAN CARLOS RD, GREATER MONTEREY PENINSULA AREA.	1	0
239-051-026	57 SF-36 0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	3 Via Vaquero	0	0	0	0	N/A	0	1
239-051-027	58 SF-37 0	4	0	0	4	0	0	0	4	PLN010178 FISHER HOWARD J & ROSALIND LUM	08/22/2001	CLEARED	5 Via Vaquero	1	0	0	0	ADMISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW FOR THE CONSTRUCTION OF A TWO-STORY 5,979 SQ. FT. SINGLE FAMILY DWELLING, 432 SQ. FT. ART STUDIO, 754 SQ. FT. TWO-CAR GARAGE, REMOVAL OF (4) COAST LIVE OAKS (6", 8", 8" AND 18"), PATIOS, SPA, COVERED WALKWAYS, TERRACES AND ROCK WALLS AND GRADING. THE PROPERTY IS LOCATED AT 5 VIA VAQUERAL (ASSESSOR'S PARCEL NUMBER 239-051-027-000), WEST OF RANCHO SAN CARLOS ROAD, SANTA LUCIA PRESERVE.	1	0
239-051-028	59 SF-48 0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	98 Rancho San Carlos Rd	0	0	0	0	N/A	0	0
239-051-029	60 SF-33 0	0	0	0	0	0	0	0	0	CMB030011 HOFFMANN STEVEN & LEE PATRICIA	10/08/2003	APPROVED	7 Via Vaquero	1	0	0	0	ADMINISTRATIVE PERMIT TO ALLOW FOR THE CONSTRUCTION OF A 5,948 SQUARE FOOT TWO STORY SINGLE FAMILY DWELLING WITH A 717 SQUARE FOOT DETACHED THREE CAR GARAGE; 590 SQUARE FOOT SUN PATIO AND HOT TUB; AND DESIGN APPROVAL. GRADING INCLUDES 580 CUBIC YARDS OF CUT/ 367 CUBIC YARDS OF FILL. THE PROPERTY IS LOCATED AT 1 VIA VAQUERO, CARMEL (ASSESSOR'S PARCEL NUMBER 239-091-060-000) SANTA LUCIA PRESERVE, CARMEL VALLEY AREA.	1	0
239-051-030	61 SF-9 0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	91 Rancho San Carlos Rd	0	0	0	0	N/A	0	1
239-061-001	63 SF-43 1	0	0	0	1	0	0	0	1	N/A	N/A	N/A	140 Rancho San Carlos Rd	0	0	0	0	N/A	0	1
239-061-002	64 SF-45 1	0	0	0	1	0	0	0	1	N/A	N/A	N/A	144 Rancho San Carlos Rd	0	0	0	0	N/A	0	1
239-061-003	65 SC-23 0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	34205 Robinson Canyon Rd	0	0	0	0	N/A	0	1
239-061-004	66 SF-46 1	0	0	0	0	0	0	0	1	N/A	N/A	N/A	34160 Robinson Canyon Rd	0	0	0	0	N/A	0	1
239-061-005	67 SC-93 0	0	2	0	0	0	0	0	2	TR010023 RANCHO SAN CARLOS PARTNERSHIP	07/27/2001	APPROVED	34180 Robinson Cyn Rd	0	0	0	0	PERMIT TO ALLOW FOR THE REMOVAL OF ONE 35" VALLEY OAK TREE WHICH IS A DANGER TO A STRUCTURE OR LIFE AND ONE 42" BLACK OAK WHICH IS DISEASED. THE PROPERTY IS LOCATED AT 1 RANCHO SAN CARLOS ROAD (LOT 67), CARMEL (ASSESSOR'S PARCEL NUMBER 239-061-005-000). CONDITIONS OF APPROVAL ARE TO REMOVE ONLY THE 2 TREES THAT ARE NOTED AND REPLANT REPLACEMENTS (ONE VALLEY OAK TREE & ONE BLACK OAK TREE) IN APPROPRIATE AREAS ON THE PROPERTY.	0	1
239-051-032	68 SF-5 10	0	0	0	10	0	0	0	10	N/A	N/A	N/A	1 Vista Cielo	0	0	0	0	N/A	0	1

APN	1994 SLP FMP Lot # Lot #	FMP Allotment	Approved/Additional Oak (Healthy/Unhealthy)	Reforestation	Residential Development Removal	Pending Decision	Expired Removal	FMP Allotment removed	FMP Allotment not removed	FMP Allotment Approved Removal (Projected/Max)	File No. & Name	Approval Date	Status	Address	House	Guesthouse	Caretaker	Senior	Project Description	BUILT	UNBUILT
239-051-033	69 SF-3	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	3 Vista Cielo	0	0	0	0	N/A	0	1
239-051-034	70 SJ-21	0	0	0	0	0	0	0	0	0	PLN000507 SMITH BOYD	06/13/2001	COND	4 Vista Cielo	1	0	0	0	ADMINISTRATIVE PERMIT TO ALLOW FOR THE CONSTRUCTION OF A 6,510 SQ. FT. SINGLE FAMILY DWELLING WITH AN ATTACHED GARAGE, SWIMMING POOL, RETAINING WALLS, GRADING (1,509 CU. YDS. CUT AND 854 CU. YDS. FILL), TREE REMOVAL (2 MADRONE); AND DESIGN APPROVAL. CONSTRUCTION OF A 522 SQ. FT. GUESTHOUSE IS INCLUDED WITH THE DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 4 VISTA CIELO, CARMEL (ASSESSOR'S PARCEL NUMBER 239-051-034-000), WESTERLY OF ROBINSON CANYON ROAD, SANTA LUCIA PRESERVE.	1	0
		0	0	0	0	0	0	0	0	0	PLN030143 PINN ALAN & TONI	05/13/2007	COND		0	0	0	0	EXTENSION TO EXISTING PERMIT (PLN000507) TO ALLOW THE PERMIT TO EXPIRE ON JUNE 13, 2005	0	0
		0	0	0	0	0	0	0	0	0	PLN040536 SMITH BOYD CHARLES & JILL JOHNSON SMITH TRS	11/04/2004	COND		0	0	1	0	ADMINISTRATIVE PERMIT TO ALLOW THE CONVERSION OF A GUESTHOUSE INTO A CARETAKER'S UNIT. (THE GUESTHOUSE WAS PREVIOUSLY APPROVED THROUGH A DESIGN APPROVAL UNDER PLN000507). THE PROPERTY IS LOCATED AT 4 VISTA CIELO, CARMEL (ASSESSOR'S PARCEL NUMBER 239-051-034-000), WESTERLY OF ROBINSON CANYON ROAD, SANTA LUCIA PRESERVE	0	0
239-051-035	71 SF-1	0	0	0	0	0	0	0	0	0	CMB050019 DECASTRO JAMES E & ANNE M DECA	11/02/2005	APPROVED		1	0	0	0	ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A NEW 7,577 SQUARE FOOT, TWO-STORY SINGLE FAMILY DWELLING WITH A 778 SQUARE FOOT ATTACHED GARAGE, A 838 SQUARE FOOT DECK, 3,713 SQUARE FEET OF TERRACES, A 399 SQUARE FOOT PERGOLA AND TRASH ENCLOSURE AND GRADING (APPROXIMATELY 3,000 CUBIC YARDS OF CUT AND 3,100 CUBIC YARDS OF FILL) FOR A BUILDING PAD AND DRIVEWAY; AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 6 VISTA CIELO, CARMEL (ASSESSOR'S PARCEL NUMBER 239-051-035-000), GREATER MONTEREY PENINSULA AREA PLAN.	1	0
239-051-036	72 SF-2	0	18	0	0	18	0	0	0	18	PLN070058 WITTE MATTHEW L. TRS.	08/17/2007	COND	5 Vista Cielo	1	1	1	0	COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) A USE PERMIT TO ALLOW THE REMOVAL OF 18 PROTECTED OAK TREES; A USE PERMIT TO ALLOW DEVELOPMENT ON SLOPES IN EXCESS OF 30%; 3) AN ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 7,070 SQUARE FOOT SINGLE FAMILY RESIDENCE, DETACHED 578 SQUARE FOOT TWO-CAR GARAGE, A 410 SQUARE FOOT GUESTHOUSE, AND A 1,880 SQUARE FOOT BARN/WORKSHOP IN A SITE PLAN REVIEW ZONING DISTRICT; 4) AN ADMINISTRATIVE PERMIT TO ALLOW A 1,157 SQUARE FOOT CARETAKER UNIT; AND 5) A DESIGN APPROVAL. GRADING IS APPROXIMATELY 3,200 CUBIC YARDS CUT AND 750 CUBIC YARDS FILL. THE PROPERTY IS LOCATED AT 5, 5A AND 5B VISTA CIELO ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 239-051-036-000), SANTA LUCIA PRESERVE SUBDIVISION, GREATER MONTEREY PENINSULA AREA.	1	0

APN	1994 SLP Lot #	FMP Lot #	FMP Allotment	Approved Additional (oak healthy trees)	Dead/Unhealthy	Reforestation	Residential Development Removal	Pending Decision	Expired Removal	FMP allotment removed	FMP Allotment - Approved Removal (projected/may)	File No. & Name	Approval Date	Status	Address	House	Guesthouse	Caretaker	Senior	Project Description	BUILT	UNBUILT
239-051-037	73	SF-6	0	1	0	0	1	0	0	0	1	PLN020074 PENNER GREGORY B & CARRIE W	10/26/2002	CLEARED	1 Wild Turkey Run	1	0	1	0	ADMINISTRATIVE PERMIT TO ALLOW FOR THE CONSTRUCTION OF A NEW 8,600 SQ. FT. TWO-STORY RESIDENCE WITH A 1,200 SQ. FT. CARETAKER'S UNIT, DETACHED POOL, A 786 SQ. FT. DETACHED POOL HOUSE, A 900 SQ. FT. DETACHED GARAGE, GRADING OF 2,197 CU. YDS. (CUT AND FILL) AND THE REMOVAL OF ONE 49" VALLEY OAK TREE; AND DESIGN APPROVAL. THE PROJECT IS LOCATED AT 1 WILD TURKEY RUN, CARMEL (ASSESSOR'S PARCEL NUMBER 239-051-037-000), WESTERLY OF THE INTERSECTION OF WILD TURKEY RUN AND RANCHO SAN CARLOS ROAD, SANTA LUCIA PRESERVE, GREATER MONTEREY PENINSULA AREA.	1	0
			0	1	1	0	1	0	0	0	1	TR010042		DENIED		0	0	0	0	PERMIT TO ALLOW REMOVAL OF 1 VALLEY OAK (49 IN. TRUNK DIAMETER) DUE TO PRESENT RISK OF CONTINUED BRANCH BREAKAGE AND IMMEDIATE DANGER TO LIFE. THE TREE IS LISTED AS #50 IN THE TREE INVENTORY OF LOT #73 IN THE SANTA LUCIA PRESERVE.	0	0
239-051-038	74	SF-11	3	0	0	0	0	0	0	0	3	N/A	N/A	N/A	2 Wild Turkey Run	0	0	0	0	N/A	0	1
239-051-039	75	SF-10	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	3 Wild Turkey Run	0	0	0	0	N/A	0	1
239-091-001	76	SF-10	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	42 Pronghorn Run	0	0	0	0	N/A	0	1
239-091-002	77	SC-20	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	33800 Robinson Canyon Rd	0	0	0	0	N/A	0	1
239-091-003	78	SC-28	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	38 Pronghorn Run	0	0	0	0	N/A	0	1
239-091-004	79	SC-29	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	40 Pronghorn Run	0	0	0	0	N/A	0	1
239-091-005	80	SC-27	0	2	0	0	2	0	0	0	2	PLN030612 BRUTSCHY FREDERICK J TR ET AL	06/16/2004	COND	36 Pronghorn Run	1	0	1	0	COMBINED DEVELOPMENT PERMIT CONSISTING OF: AN ADMINISTRATIVE PERMIT TO ALLOW FOR THE CONSTRUCTION OF A 5,844 SQ. FT. ONE-STORY RESIDENCE WITH AN 888 SQ. FT. ATTACHED GARAGE, 2,848 SQ. FT. COVERED PATIOS, A 677 SQ. FT. SWIMMING POOL, GRADING (1,300 CU. YDS. CUT AND 1,600 CU. YDS. FILL); THE REMOVAL OF TWO OAK TREES (37" AND 24"); AN ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 1,000 SQ. FT. CARETAKER'S UNIT WITH A 288 SQ. FT. TRELIS COVERED PARKING AREA; AND DESIGN APPROVAL. THE PROJECT IS LOCATED AT 36 PRONGHORN RUN, CARMEL (ASSESSOR'S PARCEL NUMBER 239-091-005-000), EASTERLY OF THE INTERSECTION OF ROBINSON CANYON ROAD AND PRONGHORN RUN, SANTA LUCIA PRESERVE, GREATER MONTEREY PENINSULA AREA.	1	0
239-091-006	81	SC-24	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	41 Pronghorn Run	0	0	0	0	N/A	0	0
239-091-007	82	SC-25	0	0	0	0	0	0	0	0	0	PLN020004 CONIGLIARO MICHAEL G & LAURA C	11/14/2002	COND	39 Pronghorn Run	1	0	1	0	COMBINED DEVELOPMENT PERMIT CONSISTING OF AN ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF A 7,921 SQ. FT. ONE-STORY SINGLE FAMILY RESIDENCE AND 1,176 SQ. FT. ATTACHED GARAGE AND GRADING (4,000 CU. YDS. CUT AND 5,100 CU. YDS. FILL); AN ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF AN ATTACHED 773 SQ. FT. CARETAKER'S UNIT, SWIMMING POOL AND A 196 SQ. FT. ACCESSORY (CABANA) STRUCTURE; AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 39 PRONGHORN RUN, CARMEL (ASSESSOR'S PARCEL NUMBER 239-091-007-000), SANTA LUCIA PRESERVE, GREATER MONTEREY PENINSULA AREA.	1	0
239-091-008	83	SC-94	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	34221 Robinson Canyon Rd	0	0	0	0	N/A	0	1
239-091-009	84	SC-96	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	34222 Robinson Canyon Rd	0	0	0	0	N/A	0	1
239-091-010	85	SC-32	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	4 San Clemente Trail	0	0	0	0	N/A	0	1

APN	SLP Lot #	1994 FMP Lot #	FMP Allotment	Approved/Additional/lost (healthy trees)	Dead/Unhealthy	Relocation	Residential Development Removal	Pending Decision	Expired Removal	FMP allotment removed	FMP Allotment Approved/Removed/projected(max)	File No. & Name	Approval Date	Status	Address	House	Guesthouse	Caretaker	Senior	Project Description	BUILT	UNBUILT
239-091-011	86	SC-33	1	12	0	0	13	0	0	0	13	PLN060051 QUARTO VISTA INVESTMENTS LLC	07/11/2006	COND	6 San Clemente Trail	1	0	0	0	COMBINED DEVELOPMENT PERMIT CONSISTING OF: (1) USE PERMIT FOR THE REMOVAL OF 13 OAK TREES; (2) ADMINISTRATIVE PERMIT FOR DEVELOPMENT IN A SITE PLAN REVIEW ZONING DISTRICT; AND (3) DESIGN APPROVAL FOR THE CONSTRUCTION OF A 4,775 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELING WITH AN ATTACHED 893 SQUARE FOOT THREE-CAR GARAGE AND GRADING (APPROX. 1,810 CU. YDS. CUT/210 CU. YDS. FILL). THE PROPERTY IS LOCATED AT 6 SAN CLEMENTE TRAIL, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 239-091-011-000), GREATER MONTEREY PENNINSULA AREA.	1	0
239-091-012	87	SC-34	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	8 San Clemente Trail	0	0	0	0	N/A	0	1
239-091-013	88	SC-35	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	2 Arroyo Sequoia	0	0	0	0	N/A	0	1
239-091-014	89	SC-37	0	3	0	0	3	0	0	0	3	PLN060230 SIMON NICHOLAS J III & SUSAN W TRS	08/30/2006	COND	4 Arroyo Sequoia	1	0	0	0	ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A NEW TWO-STORY 6,766 SQ. FT. SINGLE FAMILY DWELLING WITH AN ATTACHED GARAGE IN AN "S" DISTRICT; NEW DRIVEWAY TO EXTEND FROM EXISTING DRIVEWAY; REMOVAL OF THREE (3) OAK TREES (TWO-6" IN DIAMETER AND ONE-12" IN DIAMETER); GRADING CONSISTING OF 2,000 CU. YDS. OF CUT AND 740 CU. YDS. OF FILL.; AND A DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 4 ARROYO SEQUOIA, CARMEL (ASSESSOR'S PARCEL NUMBER 239-091-014-000), LOCATED SOUTH OF THE INTERSECTION OF SAN CLEMENTE TRAIL AND ARROYO SEQUOIA, GREATER MONTEREY PENNINSULA AREA.	1	0
239-091-015	90	SC-38	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	6 Arroyo Sequoia	0	0	0	0	N/A	0	1
239-091-016	91	SC-39	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	8 Arroyo Sequoia	0	0	0	0	N/A	0	1
239-091-018	93	SC-30	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	34280 Robinson Canyon Rd	0	0	0	0	N/A	0	1
239-091-019	94	SC-42	1	0	0	0	0	0	0	0	1	N/A	N/A	N/A	3 San Clemente Trail	0	0	0	0	N/A	0	1
239-091-020	95	SC-43	1	1	8	0	10	0	0	0	2	PLN000634 GRAHAM ERNIE & JANICE	05/09/2001	COND	10 Arroyo Sequoia	1	1	0	0	ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF A 5,829.5 SQ. FT. TWO-STORY SINGLE FAMILY DWELLING, ATTACHED THREE-CAR GARAGE, 582 SQ. FT. GUESTHOUSE, TREE REMOVAL (14 TREES - OAKS, MAPLES AND A COFFEEBERRY ARE PROPOSED FOR TREE REMOVAL, NINE [9] DUE TO DISEASE, AND FIVE [5] DUE TO CONSTRUCTION; INCLUDED IN THIS TREE REMOVAL ARE 2 LANDMARK OAKS) AND GRADING. THE PROPERTY IS LOCATED AT 10 ARROYO SEQUOIA RD (ASSESSOR'S PARCEL NUMBER 239-091-020-000), WEST OF ROBINSON CANYON RD, AND EAST OF RANCHO SAN CARLOS RD, SANTA LUCIA PRESERVE.	1	0
239-091-021	96	SC-44	0	0	0	0	0	0	0	0	0	PLN030023 EUGSTER JACK W & CAROL M	N/A	SUSPEND	12 Arroyo Sequoia	0	0	0	0	ADMINISTRATIVE PERMIT TO CONSTRUCT NEW TWO-STORY SINGLE FAMILY DWELLING WITH ATTACHED THREE-CAR GARAGE AND DETACHED POOL HOUSE AND GAZEBO. POSSIBLE USE PERMIT FOR TREE REMOVAL.	0	1
239-091-022	97	SC-46	7	0	0	0	0	0	0	0	7	N/A	N/A	N/A	11 Arroyo Sequoia	0	0	0	0	N/A	0	1
239-091-023	98	SC-47	3	0	0	0	0	0	0	0	3	N/A	N/A	N/A	14 Arroyo Sequoia	0	0	0	0	N/A	0	1
239-091-024	99	SC-31	2	0	0	0	0	0	0	0	2	N/A	N/A	N/A	35000 Robinson Canyon Rd	0	0	0	0	N/A	0	1
239-091-025	100	SC-95	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	34300 Robinson Canyon Rd	0	0	0	0	N/A	0	1

APN	1994 SLP FMP		FMP Allotment	Approved Additional Oak (Healthy trees)	Dead/Unhealthy	Reforestation	Residential Development Removal	Pending Decision	Expired Removal	FMP allotment removed	FMP Allotment - Approved Removal (Projected max)	File No. & Name	Approval Date	Status	Address	House	Guesthouse	Caretaker	Senior	Project Description	BUILT	UNBUILT
	Lot #	Lot #																				
239-091-026	101	SC-49	1	0	0	0	0	0	0	0	0	PLN040729 WILSON W THOMAS II & WILMA L WILSON TR	04/27/2005	CLEARED	16 Arroyo Sequoia	1	0	0	0	ADMINISTRATIVE PERMIT FOR A 3,298 SQ. FT. SINGLE FAMILY DWELLING WITH ATTACHED 914 SQ. FT. GARAGE AND 1,004 SQ. FT. COVERED PORCHES; GRADING OF 1,137.4 CU. YDS. (568.7 CU. YDS. CUT AND 568.7 CU. YDS. FILL). THE PROPERTY IS LOCATED AT 16 ARROYO SEQUOIA (LOT 101), CARMEL (ASSESSOR'S PARCEL NUMBER 239-091-026-000), SANTA LUCIA PRESERVE, APPROXIMATELY 1.0 MILES EAST OF THE INTERSECTION OF ROBINSON CANYON ROAD AND SAN CLEMENTE TRAIL, GREATER MONTEREY PENINSULA AREA.	1	0
239-091-027	102	SC-48	3	0	0	0	3	11	0	0	3	PLN070158 MCGOVERN DONALD A & IRENE S	03/26/2008	COND	13 Arroyo Sequoia	1	0	0	0	COMBINED DEVELOPMENT PERMIT CONSISTING OF AN ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A TWO-STORY SINGLE FAMILY DWELLING COMPRISING OF A 4,534 SQUARE FOOT FIRST FLOOR AND 1,148 SQUARE FOOT RECREATION ROOM ON THE SECOND FLOOR WITH AN ATTACHED 1,409 SQUARE FOOT THREE-CAR GARAGE; AND USE PERMIT TO ALLOW THE REMOVAL OF 11 COAST LIVE OAK TREES. THE PROPERTY IS LOCATED AT 13 ARROYO SEQUOIA ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 239-091-027-000), GREATER MONTEREY PENINSULA AREA.	1	0
239-091-028	103	SC-50	7	0	0	0	0	0	0	0	7	N/A	N/A	N/A	18 Arroyo Sequoia	0	0	0	0	N/A	0	1
239-091-029	104	SC-51	2	0	0	0	0	0	0	0	2	N/A	N/A	N/A	20 Arroyo Sequoia	0	0	0	0	N/A	0	1
239-091-030	105	SC-52	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	22 Arroyo Sequoia	0	0	0	0	N/A	0	1
239-091-031	106	SC-53	1	0	0	0	0	0	0	0	1	N/A	N/A	N/A	23 Arroyo Sequoia	0	0	0	0	N/A	0	1
239-091-032	107	SC-58	10	0	0	0	0	0	0	0	10	N/A	N/A	N/A	24 Arroyo Sequoia	0	0	0	0	N/A	0	1
239-091-033	108	SC-54	0	0	0	0	0	0	0	0	0	PLN010037 TURNER JAMES T III & NANCY P	N/A	GVN_OUT	25 Arroyo Sequoia	0	0	0	0	SFD & CARETAKER'S UNIT - "CONCEPTUAL PLOT PLAN" AND BOTANIST RECOMMENDATION SUGGEST REMOVAL OF 2 TO 3 TREES	0	1
239-091-034	109	SC-55	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	27 Arroyo Sequoia	0	0	0	0	N/A	0	1
239-091-035	110	SC-	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	29 Arroyo Sequoia	0	0	0	0	N/A	0	1
239-091-036	111	SC-56	3	0	0	0	0	0	0	0	3	N/A	N/A	N/A	31 Arroyo Sequoia	0	0	0	0	N/A	0	1
239-091-037	112	-	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	33 Arroyo Sequoia	0	0	0	0	N/A	0	1
239-091-038	113	SC-60	2	0	0	0	0	0	0	0	2	N/A	N/A	N/A	37 Arroyo Sequoia	0	0	0	0	N/A	0	1
239-091-039	114	SC-62	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	39 Arroyo Sequoia	0	0	0	0	N/A	0	1
239-091-040	115	SC-63	2	0	0	0	0	0	0	0	2	N/A	N/A	N/A	40 Arroyo Sequoia	0	0	0	0	N/A	0	1
239-091-041	116	SC-61	0	21	0	0	21	0	0	0	21	PLN010396 RILEY ROBERT W & BONNIE	04/25/2002	COND	38 Arroyo Sequoia	1	1	0	0	COMBINED DEVELOPMENT PERMIT CONSISTING OF AN ADMINISTRATIVE PERMIT TO ALLOW FOR CONSTRUCTION OF A SINGLE FAMILY RESIDENCE (4,757 SQUARE FOOT) WITH AN ATTACHED GARAGE (650 SQUARE FOOT), A DETACHED GARAGE (610 SQUARE FOOT), AND A GUESTHOUSE (600 SQUARE FOOT), APPROXIMATELY 500 CUBIC YARDS OF GRADING, AND A USE PERMIT TO ALLOW FOR REMOVAL OF 21 OAK TREES; AND A DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 38 ARROYO SEQUOIA (LOT 116), CARMEL (ASSESSOR'S PARCEL NUMBER 239-091-041), EAST OF ROBINSON CANYON ROAD AND SOUTH OF CLEMENTE TRAIL, SANTA LUCIA PRESERVE.	1	0
239-091-041	116	SC-61	0	0	1	0	0	0	0	0	1	TR030015 RILEY ROBERT W & BONNIE	06/02/2003	APPROVED	38 Arroyo Sequoia	0	0	0	0	TREE REMOVAL PERMIT TO REMOVE 1 37 INCH VALLEY OAK TREE AND REPLACE WITH 5 OAK TREES	0	0
239-091-042	117	SC-59	1	0	0	0	0	0	0	0	1	N/A	N/A	N/A	36 Arroyo Sequoia	0	0	0	0	N/A	0	1
239-091-043	118	SC-65	7	0	0	0	0	0	0	0	7	N/A	N/A	N/A	12 San Clemente Trail	0	0	0	0	N/A	0	1
239-091-044	119	SC-7	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	21 Pronghorn Run	0	0	0	0	N/A	0	1

APN	SLP Lot #	1994 FMP Lot #	FMP Allotment	Approved/Additional/Car (Healthy Trees)	Dead/Unhealthy	Relocation	Residential Development Removal	Pending Decision	Expired Removal	FMP Allotment removed	FMP Allotment: Approved Removal (project may)	File No. & Name	Approval Date	Status	Address	House	Guesthouse	Caretaker	Senior	Project Description	BUILT	UNBUILT
239-091-045	120	N/A	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	23 Pronghorn Run	0	0	0	0	N/A	0	1
239-091-046	121	SC-8	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	20 Pronghorn Run	0	0	0	0	N/A	0	1
239-091-047	122	SC-9	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	22 Pronghorn Run	0	0	0	0	N/A	0	1
239-091-048	123	N/A	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	24 Pronghorn Run	0	0	0	0	N/A	0	1
239-091-049	124	N/A	0	0	0	0	0	0	0	0	0	PLN010146 BRAY BENNIE M	N/A	SUSPEND	25 Pronghorn Run	0	0	0	0	NEW 6,000 SQUARE FOOT SINGLE STORY SINGLE FAMILY DWELLING	0	1
239-091-050	125	N/A	0	0	0	0	0	0	0	0	0	PLN010257 STEINY RICHARD E &	N/A	GVN_OUT	27 Pronghorn Run	0	0	0	0	NEW TWO-STORY SPFD WITH ATTACHED GARAGE AND DETACHED GUESTHOUSE	0	1
239-091-051	126	SC-14	0	0	0	0	0	0	0	0	0	CMB070021 THRASHER BARBARA & RICHARD KOFFEY TRS	N/A	SET	29 Pronghorn Run	1	1	0	0	ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF 4,150 SQUARE FOOT ONE STORY SINGLE FAMILY DWELLING WITH A 848 SQUARE FOOT ATTACHED TWO CAR GARAGE, A 1,116 SQUARE FOOT COVERED PATIO AND A 588 SQUARE FOOT DETACHED GUESTHOUSE WITH A 408 SQUARE FOOT COVERED PATIO, UNDERGROUND PROPANE TANK, FENCES; AND DESIGN APPROVAL. APPROXIMATELY 1,582 CUBIC YARDS OF CUT AND 1,469 CUBIC YARD OF FILL IS REQUIRED FOR THE PROPOSED SINGLE FAMILY DWELLING, GARAGE, RETAINING WALLS, DRIVEWAY AND GUEST HOUSE. THE PROJECT IS LOCATED AT 29 PRONGHORN RUN, CARMEL (ASSESSOR'S PARCEL NUMBER 239-091-051-000) GREATER MONTEREY PENINSULA AREA PLAN.	0	1
239-091-052	127	SC-15	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	31 Pronghorn Run	0	0	0	0	N/A	0	1
239-091-053	128	SC-16	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	33 Pronghorn Run	0	0	0	0	N/A	0	1
239-091-054	129	SC-17	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	35 Pronghorn Run	0	0	0	0	N/A	0	1
239-091-055	130	SC-18	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	34 Pronghorn Run	0	0	0	0	N/A	0	1
239-091-056	131	SC-6	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	15 Pronghorn Run	0	0	0	0	N/A	0	1
239-091-057	132	N/A	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	37 Pronghorn Run	0	0	0	0	N/A	0	1
239-071-001	133	PN-1	0	0	1	0	1	0	0	0	0	PLN000587 BRODY JEFFREY & JULIE	04/25/2001	CLEARED	32000 Robinson Canyon Rd	1	0	1	0	COMBINED DEVELOPMENT PERMIT CONSISTING OF AN ADMINISTRATIVE PERMIT FOR A SINGLE FAMILY DWELLING WITH ATTACHED FOUR-CAR GARAGE; AN ADMINISTRATIVE PERMIT FOR A CARETAKER'S UNIT, ; AND DESIGN APPROVAL FOR THE RESIDENCE, CARETAKER'S UNIT, A NEW BARN & TOWER, POOL HOUSE AND POOL; GRADING 800 CU. YDS. CUT/FILL); AND REMOVAL OF ONE LANDMARK BLACK OAK TREE (29.5 IN.) DUE TO SEVERE DECAY. THE PROJECT IS LOCATED AT 32000 ROBINSON CANYON ROAD (ASSESSOR'S PARCEL NUMBER 239-071-001-000), SANTA LUCIA PRESERVE, GREATER MONTEREY PENINSULA AREA PLAN.	1	0
239-071-001	133	PN-1	0	0	0	0	0	0	0	0	0	PLN010500 BRODY JEFFREY & JULIE	12/12/2001	CLEARED	32000 Robinson Canyon Rd	1	0	1	0	AMENDMENT TO COMBINED DEVELOPMENT PERMIT (PLN000587) CONSISTING OF AN ADMINISTRATIVE PERMIT FOR AN 8,261 SQ. FT. SINGLE FAMILY DWELLING WITH ATTACHED 1,207 SQ. FT. FOUR CAR GARAGE; A 1,121 SQ. FT. CARETAKER UNIT; A 2,134 SQ. FT. BARN AND TOWER, 437 SQ. FT. POOL HOUSE AND POOL; AN INCREASE IN GRADING VOLUMES (FROM 800 CU. YDS APPROVED IN PLN000587 TO 2,781 CU. YDS. CUT/774 CU. YDS. FILL); REMOVAL OF ONE LANDMARK BLACK OAK TREE (29.5 IN.) DUE TO SEVERE DECAY; AND DESIGN APPROVAL. THE PROJECT IS LOCATED AT 32000 ROBINSON CANYON ROAD (ASSESSOR'S PARCEL NUMBER 239-071-001-000), SANTA LUCIA PRESERVE, GREATER MONTEREY PENINSULA AREA.	0	0

APN	SLP Lot#	FMP Lot #	1994	FUP Allotment	Approval/Additional/otat (healthy trees)	Dead/Unhealthy	Relocation	Residential Development Renewal	Pending Decision	Expired Removal	FUP allotment removed	FUP Allotment Approved Removal (projected may)	File No. & Name	Approval Date	Status	Address	House	Guesthouse	Caretaker	Senior	Project Description	BUILT	UNBUILT
239-071-002	134	PN-2	0	0	0	0	0	0	0	0	0	0	PLN010040 OLSON DAVID E & CAMILLA M OLSON	N/A	GVN_OUT	4 Ohlone Trace	0	0	1	0	SFD, PROPOSED GUESTHOUSE AND PROPOSED CARETAKER'S UNIT	0	1
239-041-006	135	M-34	2	5	0	0	7	0	0	0	7	0	PLN070299 HULL KATHLEEN N TR	11/14/2007	COND	50 Chamisal Pass	1	0	1	0	COMBINED DEVELOPMENT PERMIT CONSISTING OF: (1) AN ADMINISTRATIVE PERMIT TO ALLOW DEVELOPMENT WITHIN A SITE PLAN REVIEW OR "S" ZONING DISTRICT FOR THE CONSTRUCTION OF A 4,982 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING WITH AN ATTACHED 385 SQUARE FOOT ONE-CAR GARAGE AND A 87 SQUARE FOOT MECHANICAL AREA; A DETACHED 504 SQUARE FOOT TWO-CAR GARAGE; A 220 SQUARE FOOT COVERED PARKING AREA; A 795 SQUARE FOOT BOCCCE BALL COURT; INSTALLATION OF A 7,065 SQUARE FOOT ASPHALT DRIVEWAY; 4,043 SQUARE FEET OF STONE PATHS; 3,755 SQUARE FEET OF PATIOS; 942 SQUARE FEET OF RETAINING WALLS; A 648 SQUARE FOOT SWIMMING POOL; A 54 SQUARE FOOT SPA; A 481.8 SQUARE FOOT WATER FEATURE OR "DRY CREEK" WITH RECIRCULATING PUMP; A SEPTIC DISPOSAL SYSTEM, AND GRADING (APPROX. 1,300 CU. YDS. CUT/480 CU. YDS. FILL); (2) AN ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 1,200 SQUARE FOOT ONE-STORY CARETAKER'S UNIT WITH A 135 SQUARE FEET ENTRY PORCH; A 447 SQUARE FEET PATIO; 82 SQUARE FEET OF RETAINING WALLS; AND THE INSTALLATION OF A SEPTIC DISPOSAL SYSTEM; (3) A USE PERMIT TO ALLOW THE REM	1	0
239-041-007	136	M-32	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	52 Chamisal Pass						0	1
239-041-008	137	M-50	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	60 Chamisal Pass						0	1
239-041-009	138	M-29	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	62 Chamisal Pass						0	1
239-041-010	139	M-19	14	20	0	0	34	0	0	0	34	0	PLN050120 GRABE WILLIAM O & JOAN H	07/27/2005	CLEARED	64 Chamisal Pass	1	0	0	0	COMBINED DEVELOPMENT TO INCLUDE AN ADMINISTRATIVE PERMIT TO ALLOW A NEW 8,318 SQ. FT. DWELLING WITH TWO GARAGES TOTALING 905 SQ. FT.; GRADING (2,750 CU. YDS. CUT AND 1,900 CU. YDS. OF FILL); AND DESIGN APPROVAL; AND A <u>USE PERMIT TO ALLOW THE REMOVAL OF APPROXIMATELY 34 OAK TREES</u> . THE PROJECT IS LOCATED AT 64 CHAMISAL PASS, CARMEL (ASSESSOR'S PARCEL NUMBER 239-041-010-000), SANTA LUCIA PRESERVE, GREATER MONTEREY PENINSULA AREA.	1	0
239-041-011	140	M-20	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	67 Chamisal Pass	0	0	0	0	N/A	0	1

APN	SLP Lot#	FMP Lot #	1994	FIP Allotment	Approved Additional Oak (Healthy/Dead)	Unhealthy	Reforestation	Residential Development Removal	Pending Decision	Expired Removal	FIP allotment removed	FIP Allotment: Approved Removal (project/may)	File No. & Name	Approval Date	Status	Address	House	Guesthouse	Caretaker	Senior	Project Description	BUILT	UNBUILT
239-041-012	141	N/A	0	0	0	0	0	0	0	0	0	0	PLN040021 HARGROVE RICHARD R & KAREN A T	05/12/2004	CLEARED	65 Chamisal Pass	1	1	1	0	COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) AN ADMINISTRATIVE PERMIT REQUEST TO CONSTRUCT A 15,145 SQ. FT. SINGLE-LEVEL FAMILY RESIDENCE WITH TWO GARAGES TO STORE 7 VEHICLES, AND A 470 SQ. FT. GUESTHOUSE; AND 2) AN ADMINISTRATIVE PERMIT TO CONSTRUCT A 996 SQ. FT. CARETAKER'S UNIT; DESIGN APPROVAL; AND GRADING OF 9,600 CU. YDS. (4,800 CU. YDS. CUT /4,800 CU. YDS. FILL). THE PROPERTY IS LOCATED AT 65 CHAMISAL PASS, CARMEL (ASSESSOR'S PARCEL NUMBER 239-041-012-000), IN THE SANTA LUCIA PRESERVE, GREATER MONTEREY PENINSULA AREA.	1	0
239-041-013	142	M-21	5	15	0	0	20	0	0	0	20	PLN010315 DENIGER DAVID & MARA BATLIN	03/27/2002	CLEARED	2 Vuelo De Las Palomas	1	1	0	0	ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A THREE-STORY, 10,388 SQ. FT. SINGLE FAMILY RESIDENCE WITH A DETACHED 231 SQ. FT. GUESTHOUSE, TREE REMOVAL (20 8"-20" OAKS), GRADING (1,575 CU. YDS. CUT AND 870 CU. YDS. FILL); AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 2 VUELO PALOMAS, CARMEL (ASSESSOR'S PARCEL NUMBER 239-041-013-000), WESTERLY OF CHAMISAL PASS, SANTA LUCIA PRESERVE.	1	0	
239-041-014	143	N/A	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	4 Vuelo De Las Palomas	0	0	0	0	N/A	0	1	
239-041-015	144	M-22	3	0	0	0	3	0	0	0	3	PLN060727 GONZALES TIMOTHY A & MATHER ANN	03/29/2007	COND	6 Vuelo De Las Palomas	1	0	1	0	COMBINED DEVELOPMENT PERMIT CONSISTING OF: (1) AN ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 5,569 SQUARE FOOT SPLIT-LEVEL SINGLE FAMILY DWELLING WITH AN ATTACHED 904 SQUARE FOOT THREE-CAR GARAGE, 143 SQUARE FEET OF COVERED PORCHES, 2,405 SQUARE FEET OF PATIOS AND WALKS, A 237 SQUARE FOOT POOL, 3,109 LINEAR FEET OF DRIVEWAY, 384 LINEAR FEET OF RETAINING WALLS, THE REMOVAL OF 3 COAST LIVE OAK TREES, INSTALLATION OF ONE SEPTIC DISPOSAL SYSTEM, AND GRADING (APPROX. 1,401 CUBIC YARDS CUT/785 CUBIC YARDS FILL); (2) AN ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 1,110 SQUARE FOOT ONE-STORY CARETAKER'S UNIT WITH AN ATTACHED 384 SQUARE FOOT ONE-CAR GARAGE. THE PROPERTY IS LOCATED AT 6 AND 6A VUELO DE LAS PALOMAS, CARMEL (ASSESSOR'S PARCEL NUMBER 239-041-015-000), SANTA LUCIA PRESERVE, GREATER MONTEREY PENINSULA AREA.	1	0	
239-041-016	145	M-23	22	0	0	0	22	0	0	0	22	N/A	N/A	N/A	7 Vuelo De Las Palomas	0	0	0	0	N/A	0	1	
239-041-017	146	-	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	8 Vuelo De Las Palomas	0	0	0	0	N/A	0	1	
239-041-018	147	M-24	19	13	0	0	32	0	0	0	32	PLN000680 HODGSEN DAVID & LAURIE	06/27/2001	CLEARED	5 Vuelo De Las Palomas	1	0	0	0	ADMINISTRATIVE PERMIT TO ALLOW FOR THE CONSTRUCTION 6,128 SQ. FT. SINGLE FAMILY DWELLING, A 1,800 SQ. FT. ATTACHED THREE-CAR GARAGE, TREE REMOVAL (22 COAST LIVE OAKS, 9 BLACK OAKS AND 1 VALLEY OAK) AND GRADING (APPROX. 1,259 CU. YDS. CUT/FILL); AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 5 VUELO PALOMAS (ASSESSOR'S PARCEL NUMBER 239-041-018-000), SOUTH OF CARMEL VALLEY RD, WEST OF ROBINSON CANYON RD, SANTA LUCIA PRESERVE.	1	0	

APN	1994 SLP Lot #	FMP Lot #	FMP Allotment	Approved/Additional (ok)	Dead/Unhealthy	Relocation	Residential/Development Removal	Pending Decision	Expired Removal	FMP Allotment removed	FMP Allotment Approved Removal (projected may)	File No. & Name	Approval Date	Status	Address	Horse	Guestious	Caretaker	Sanior	Project Description	BUILT	UNBUILT
239-041-019	148	M-25	11	0	0	0	8	0	0	0		PLN030565 RAINBOW ACRES LLC	02/25/2004	CLEARED	3 Vuelo De Las Palomas	1	0	0	0	ADMINISTRATIVE PERMIT TO ALLOW FOR THE CONSTRUCTION OF 4,788 SQUARE FOOT SINGLE FAMILY DWELLING; 774 SQUARE FOOT TWO-CAR GARAGE; RETAINING WALLS AND GRADING 1,345 CUBIC YARDS CUT/105 CUBIC YARDS OF FILL; AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 3 VUELO DE LAS PALOMAS (LOT 148), CARMEL (ASSESSOR'S PARCEL NUMBER 239-041-019-000), SANTA LUCIA PRESERVE, GREATER MONTEREY PENINSULA AREA.	1	0
239-041-020	149	M-26	0	8	0	0	8	0	0	0	8	PLN000288 DUNWOODY MCCOMB	03/14/2001	CLEARED	1 Vuelo De Las Palomas	1	1	1	0	COMBINED DEVELOPMENT PERMIT CONSISTING OF AN ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF AN APPROXIMATELY 8,000 SQ. FT. TWO-STORY SINGLE FAMILY DWELLING WITH AN ATTACHED TWO-CAR GARAGE AND BASEMENT, DETACHED GUESTHOUSE WITH A TWO-CAR GARAGE AND MECHANICAL ROOM, 600 SQ. FT. EQUESTRIAN BARN, RETAINING WALLS, TERRACES, POOL WITH CABANA, DRIVEWAY & AUTO COURT, <u>TREE REMOVAL (8)</u> AND GRADING (APPROXIMATELY 2,500 CU. YDS. CUT/500 CU. YDS FILL); AN ADMINISTRATIVE PERMIT FOR AN APPROXIMATELY 800 SQ. FT. ATTACHED CARETAKER'S UNIT; AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT VUELO PALOMAS (LOT 149) (ASSESSOR'S PARCEL NUMBER 239-041-020-000), NORTHWEST OF THE INTERSECTION OF CHAMISAL PASS AND ROBINSON CYN RD, RANCHO SAN CARLOS (SANTA LUCIA PRESERVE), GREATER MONTEREY AREA.	1	0
239-041-021	150	M-27	11	0	0	0	11	0	0	0	11	N/A	N/A	N/A	53 Chamisal Pass	0	0	0	0	N/A	0	1
239-041-022	151	M-28	5	0	0	0	1	0	0	0	1	PLN030572 BRIGGS MALCOLM N & REBECCA N	04/07/2004	CLEARED	59 Chamisal Pass	1	1	1	0	COMBINED DEVELOPMENT PERMIT CONSISTING OF (1) AN ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 6,727 SQ. FT. TWO-STORY SINGLE FAMILY DWELLING WITH AN ATTACHED 850 SQ. FT. GARAGE AND A 460 SQ. FT. TWO-STORY GUESTHOUSE WITH AN ATTACHED 1,130 SQ. FT. GARAGE BELOW; POOL, SPA, DRIVEWAY, WALKWAYS, <u>THE REMOVAL OF AN 18" OAK TREE</u> ; AND (2) AN ADMINISTRATIVE PERMIT FOR A 1,009 SQ. FT. CARETAKER'S UNIT WITH A STRUCTURALLY ATTACHED BEDROOM LACKING INTERNAL CIRCULATION; GRADING (2,650 CU. YDS. OF CUT AND 1,550 CU. YDS. OF FILL); AND DESIGN APPROVAL. THE PROJECT IS LOCATED AT 59 CHAMISAL PASS ROAD (LOT 151), CARMEL (ASSESSOR'S PARCEL NUMBER 239-041-022-000), SANTA LUCIA PRESERVE, CARMEL VALLEY AREA.	1	0
239-041-023	152	M-30	2	0	0	0	2	0	0	0	2	N/A	N/A	N/A	57 Chamisal Pass	0	0	0	0		0	1
239-041-024	153	M-31	7	0	0	0	7	0	0	0	7	N/A	N/A	N/A	55 Chamisal Pass	0	0	0	0		0	1

APN	1994 SLP Lot #	FMP Lot #	FMP Allotment	Approved/Additional Oak (Healthy/Tree)	Dead/Unhealthy	Relocation	Residential Development Removal	Pending Decision	Expired Removal	FMP Allotment removed	FMP Allotment - Approved Removal (Projected May)	File No. & Name	Approval Date	Status	Address	House	Guesthouse	Caretaker	Senior	Project Description	BUILT	UNBUILT
239-041-025	154	M-33	2	12	0	0	14	0	0	14		PLN000073 BOND WILLIAM B & SANDRA W	11/01/2000	CLEARED	53 Chamisal Pass	1	0	0	0	ADMINISTRATIVE PERMIT AND DESIGN APPROVAL FOR THE CONSTRUCTION OF A TWO - STORY 9,535 SQ. FT. SINGLE FAMILY DWELLING WITH AN ATTACHED THREE - CAR GARAGE WITH SECOND STORY STORAGE AREA, PLACEMENT OF A DRIVEWAY, PAVED WALKWAYS, RETAINING WALLS, TERRACED AREAS, POOL WITH AN ARBOR (COVERED TRELIS), POOL FENCE (4 FT.), DETENTION BASINS (2), TREE REMOVAL (14). INSTALLATION OF A SEPTIC SYSTEM AND GRADING (1,169 CU. YDS. CUT/1,251 CU. YDS. FILL). THE PROPERTY IS LOCATED AT 53 CHAMISAL PASS (ASSESSOR'S PARCEL NUMBER 239-041-025-000), SANTA LUCIA PRESERVE, GREATER MONTEREY PENINSULA AREA.	1	0
239-041-025	154	M-34	0	0	1	0	1	0	0	0		TR010044 BOND WILLIAM B & SANDRA W	12/06/2001	APPROVED	53 Chamisal Pass	0	0	0	0	PERMIT TO ALLOW FOR THE REMOVAL OF 1 OAK TREE DUE TO AN IMMEDIATE DANGER TO A STRUCTURE. AS PART OF THE CONDITIONS OF APPROVAL, TREE SHALL BE REPLACED ON A THREE FOR ONE BASIS. THE PROJECT IS LOCATED AT LOT 154, SANTA LUCIA PRESERVE (ASSESSOR'S PARCEL NUMBER 239-041-025-000).	0	0
239-091-058	155	T-33	0	0	0	0	0	0	0	0		PLN000626 YANG GEOFFREY Y & AMY S YANG TRS	07/25/2001	EXPIRED	3 Touche Pass	0	0	0	0	ADMINISTRATIVE PERMIT TO ALLOW FOR THE CONSTRUCTION OF A 10,464 SQ. FT. TWO-STORY SINGLE FAMILY RESIDENCE WITH A 3-CAR ATTACHED GARAGE AND A POOL; AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 3 TOUCHE PASS RD, CARMEL (ASSESSOR'S PARCEL NUMBER 239-091-058-000), EAST OF ROBINSON CANYON RD AND SOUTH FROM VASQUEZ TRAIL, SANTA LUCIA PRESERVE.	0	0
239-091-058	155	T-33	0	1	0	0	1	0	0	0	1	PLN070182 KENNEDY CATHERINE B TR	08/10/2007	COND	3 Touche Pass	1	0	1	0	COMBINED DEVELOPMENT PERMIT CONSISTING OF: (1) AN ADMINISTRATIVE PERMIT FOR A 2,700 SQUARE FOOT SINGLE FAMILY DWELLING WITH AN ATTACHED 760 SQUARE FOOT GARAGE AND RETAINING WALLS, WITH THE REMOVAL OF ONE 18 INCH LIVE OAK IN A SITE PLAN REVIEW ZONING DISTRICT, (2) AN ADMINISTRATIVE PERMIT FOR A 900 SQUARE FOOT CARETAKER'S UNIT, AND (3) A DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 3 TOUCHE PASS, CARMEL (ASSESSOR'S PARCEL NUMBER 239-091-058-000), GREATER MONTEREY PENINSULA AREA.	1	0
239-091-059	156	SC-1	0	0	0	0	0	0	0	0		PLN010031 SCHEERDER JANPIETER	07/25/2001	COND	4 Touche Pass	1	1	0	0	ADMINISTRATIVE PERMIT TO ALLOW FOR THE CONSTRUCTION OF A 8,420 SQ. FT. TWO-STORY SINGLE FAMILY RESIDENCE, A 600 SQ. FT. GUESTHOUSE, POOL, ONE 820 SQ. FT. ATTACHED 3-CAR GARAGE, A SECOND DETACHED 552 SQ. FT. GARAGE, GRADING (2,577 CU. YDS. CUT/2,690 CU. YDS. FILL) TERRACES, AND A SPA; AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 4 TOUCHE PASS, CARMEL (ASSESSOR'S PARCEL NUMBER 239-091-059-000), EAST OF RANCHO SAN CARLOS ROAD, AND NORTH OF THE VASQUEZ TRAIL, SANTA LUCIA PRESERVE.	1	0

APN	SLP Lot #	FMP Lot #	1994 FMP Allotment	Approved Additional Oak (healthy trees)	Dead/Unhealthy	Relocation	Residential Development Removal	Pending Decision	Expired Removal	FMP Allotment removed	FMP Allotment Approved Removal (projected/may)	File No. & Name	Approval Date	Status	Address	House	Guesthouse	Caretaker	Senior	Project Description	BUILT	UNBUILT
239-091-060	157	SC-2	0	0	0	0	0	0	0	0	0	PLN000588 SILVERMAN ARNOLD & BARBARA	07/11/2001	CLEARED	2 Touche Pass	1	1	1	0	COMBINED DEVELOPMENT PERMIT CONSISTING OF AN ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF A 7,825 SQ. FT. ONE-STORY SINGLE FAMILY DWELLING WITH TWO ATTACHED TWO-CAR GARAGES, (5,000 CU. FT. OF GRADING), AN ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF A SINGLE STORY 1,191 SQ. FT. CARETAKERS UNIT, AND DESIGN APPROVAL FOR THE RESIDENCE, CARETAKERS UNIT AND A 600 SQUARE FOOT GUESTHOUSE. THE PROPERTY IS LOCATED AT 2 TOUCHE PASS (LOT 157) IN THE SANTA LUCIA PRESERVE (ASSESSOR'S PARCEL NUMBER 239-091-060-000), SOUTH OF VASQUEZ TRAIL AND EAST OF RANCHO SAN CARLOS RD., SANTA LUCIA PRESERVE, GREATER MONTEREY PENINSULA AREA PLAN.	1	0
239-091-060	157		0	0	2	0	0	0	0	2		TR020003 SILVERMAN ARNOLD N TR	02/19/2002	APPROVED	2 Touche Pass	0	0	0	0	PERMIT TO ALLOW FOR THE REMOVAL OF ONE 28" VALLEY OAK AND ONE 44" BLACK OAK TREES DUE TO POOR HEALTH AND IMMEDIATE DANGER TO LIFE OR STRUCTURES. THE PROJECT IS LOCATED AT 2 TOUCHE PASS, CARMEL (ASSESSOR'S PARCEL NUMBER 239-091-060-000). THE CONDITION OF APPROVAL INCLUDE THE PLANTING OF 10 (5-GALLON OR LARGER) OAK TREES ON THE SITE.	0	0
239-091-061	158	SC-3	0	1	0	0	1	0	1	0	0	PLN030363 ABBO EDWARD Y & ALLISON C	04/07/2004	EXPIRED	8 Touche Pass	1	0	0	0	ADMINISTRATIVE PERMIT TO ALLOW FOR THE CONSTRUCTION OF A NEW 4,100 SQ. FT. TWO-STORY RESIDENCE WITH A 724 SQ. FT. ATTACHED GARAGE, SWIMMING POOL; GRADING OF 3,800 CU. YDS. (2,450 CUT AND 1,300 FILL), A BOAR FENCE, THE REMOVAL OF ONE 17" VALLEY OAK TREE AND SEPTIC SYSTEM; AND DESIGN APPROVAL. THE PROJECT IS LOCATED AT 8 TOUCHE PASS ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 239-091-061-000), EASTERLY OF THE INTERSECTION OF VASQUEZ TRAIL AND TOUCHE PASS ROAD, SANTA LUCIA PRESERVE, GREATER MONTEREY PENINSULA AREA.	0	1
239-091-062	159	T-32	0	0	0	0	0	0	0	0	0	PLN040696 YEE JASON AND SARAH MOSS	04/07/2005	COND	5 Touche Pass	1	0	0	0	ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF AN ONE-STORY, 3,910 SQ. FT., SINGLE FAMILY DWELLING WITH AN ATTACHED FOUR-CAR, 970 SQ. FT. GARAGE AND A DETACHED 317 SQ. FT. OFFICE. THE PROPERTY IS LOCATED AT 5 TOUCHE PASS, CARMEL (ASSESSOR'S PARCEL NUMBER 239-091-062-000), RANCHO SAN CARLOS, GREATER MONTEREY PENINSULA AREA.	1	0

APN	SLP	FMP	1994	FIP Allotment	Approved Additional Oak (Healthy trees)	Dead/Unhealthy	Recreation	Residential Development Removal	Pending Decision	Expired Removal	FIP allotment removed	FIP Allotment: Approved Removal projected (may)	File No. & Name	Approval Date	Status	Address	House	Guesthouse	Caretaker	Senior	Project Description	BUILT	UNBUILT
239-091-063	160	T-31	0	3	0	0	3	0	0	0	3	CMB070036 CHILD MICHAEL C & RENEE Z CHILD	04/16/2008	APPROVED	11 Touche Pass	1	1	0	0	ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 4,914 SQUARE FOOT SINGLE FAMILY DWELLING WITH AN ATTACHED 1,041 SQUARE FOOT GARAGE, A 600 SQUARE FOOT ATTACHED GUEST HOUSE, A 600 SQUARE FOOT DETACHED BARN, A 186 SQUARE FOOT DETACHED PAVILLION / DETACHED COVERED PATIO, A SWIMMING POOL, GROUND MOUNTED SOLAR PANELS, & 1,156 SQUARE FEET OFF RETAINING WALLS MAXIMUM OF SIX FEET IN HEIGHT; GRADING APPROX (3,585 CUT/ 733 FILL); INSALLATION OF 1 SEPTIC DISPOSAL SYSTEMS; AND A TREE REMOVAL PERMIT TO ALLOW THE REMOVAL OF TWO TEN INCH OAKS, ONE DOUBLE TRUNK TREE TEN INCH, & ONE TEN INCH OAK TREE WILL BE TRANSPLANTED. PROPERTY LOCATED AT 11 TOUCHE PASS, CARMEL (ASSESSORS PARCEL NUMBER 239-091-063-000), GREATER MONTEREY AREA PLAN.	1	0	
239-091-064	161	SC-5	0	0	0	0	0	0	0	0	0	PLN060682 MEAD DANA G & NANCY L	06/13/2007	COND	12 Touche Pass	1	0	0	1	AND A TREE REMOVAL PERMIT TO ALLOW THE REMOVAL OF TWO TEN INCH OAKS, ONE DOUBLE TRUNK TREE TEN INCH, & ONE TEN INCH OAK TREE WILL BE TRANSPLANTED. PROPERTY LOCATED AT 11 TOUCHE PASS, CARMEL (ASSESSORS PARCEL NUMBER 239-091-063-000), GREATER MONTEREY AREA PLAN.	1	0	
239-091-065	162	SC-4	0	1	0	0	1	0	0	0	1	PLN020320 FORSTER NANCY S TR	07/02/2003	COND	10 Touche Pass	1	0	1	0	ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF: 1) A 7,576 SQ. FT. TWO-STORY SINGLE FAMILY RESIDENCE WITH AN ATTACHED 812 SQUARE FOOT GARAGE, TERRACES, POOL, SPA, FOUNTAIN, AND THE REMOVAL OF ONE 6" OAK; 2) A DETACHED 1,062 SQ. FT. CARETAKER'S UNIT WITH AN ATTACHED 360 SQUARE FOOT GARAGE; 3) A SEPTIC SYSTEM; 4) GRADING OF 2,197 CU. YDS. (1,650 CU. YDS. OF CUT AND 500 CU. YDS. OF FILL, BALANCE EXPORTED); AND 5) DESIGN APPROVAL. THE PROJECT IS LOCATED AT 10 TOUCHE PASS, CARMEL (ASSESSOR'S PARCEL NUMBER 239-091-065-000), EAST OF THE VASQUEZ TRAIL, SANTA LUCIA PRESERVE, GREATER MONTEREY PENINSULA AREA.	1	0	
239-091-066	163	T-27	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	13 Touche Pass	0	0	0	0	N/A	0	1	
239-091-067	164	T-28	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	15 Touche Pass	0	0	0	0	N/A	0	1	
239-091-068	165	T-50	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	1 Black Mountain Trail	0	0	0	0	N/A	0	1	
239-091-069	166	SC-13	0	0	0	0	0	0	0	0	0	PLN010078 PINN BROTHERS CONSTRUCTION	11/25/2001	COND	16 Touche Pass	1	1	0	0	ADMINISTRATIVE PERMIT AND DESIGN APPROVAL FOR THE CONSTRUCTION OF A 6,496 SQ. FT. TWO-STORY SINGLE FAMILY RESIDENCE WITH A THREE-CAR GARAGE, 303 SQ. FT ONE-STORY POOL HOUSE, 592 SQ. FT. ONE-STORY GUESTHOUSE AND GRADING (APPROXIMATELY 1,002 CU. YD. CUT/996 CU. YD. FILL). THE PROPERTY IS LOCATED AT 18 TOUCHE PASS (ASSESSOR'S PARCEL NUMBER 239-091-069-000), EAST OF ROBINSON CANYON AND RANCHO SAN CARLOS RDS, SANTA LUCIA PRESERVE, GREATER MONTEREY PENINSULA AREA.	1	0	

APN	1994 SLP Lot#	FMP Lot#	FMP Allotment	Approved/Additional/Out (Healthy trees)	Dead/Unhealthy	Relocation	Residential Development Removal	Pending Decision	Expired Removal	FMP Allotment removed	FMP Allotment - Approved Removal (projected max)	File No. & Name	Approval Date	Status	Address	House	Guesthouse	Caretaker	Senior	Project Description	BUILT	UNBUILT
239-091-070	167	SC-92	0	0	1	0	1	0	0	0	2	PLN000582 PICKARD W JEFFERS & MARY H PICKARD TRS	05/09/2001	CLEARED	17 Touche Pass	1	0	0	0	ADMINISTRATIVE PERMIT AND DESIGN APPROVAL FOR THE CONSTRUCTION OF A 7,672 SQ. FT. TWO-STORY SINGLE FAMILY RESIDENCE; A 600 SQ. FT. GUEST COTTAGE, POOL, 1,849 SQ. FT. 3-CAR ATTACHED GARAGE AND STORAGE UNIT, 1,376 CU. YD. OF GRADING AND THE REMOVAL OF A 36" OAK (DISEASED). THE PROPERTY IS LOCATED AT 17 TOUCHE PASS (ASSESSOR'S PARCEL NUMBER 239-091-070-000), EAST OF ROBINSON CANYON RD, SOUTH OF CARMEL VALLEY RD, SANTA LUCIA PRESERVE.	1	0
239-091-071	168	SC-91	0	0	0	0	0	0	0	0	0	CMB040006 WHEELER HENRY N & WHITELEY B	03/17/2004	APPROVED	18 Touche Pass	1	0	1	0	ADMINISTRATIVE PERMIT TO ALLOW FOR THE CONSTRUCTION OF A 4,336 SQUARE FOOT SINGLE FAMILY DWELLING WITH A 814 SQUARE FOOT DETACHED TWO-CAR GARAGE; 940 SQUARE FOOT STUDIO; A 1,144 SQUARE FOOT SECOND STORY CARETAKER'S ADDITION ABOVE A 1,144 SQUARE FOOT DETACHED TWO CAR GARAGE; COVERED BREEZEWAY AND PORCH, STONE RETAINING WALLS AND DESIGN APPROVAL. GRADING TO BE 2,100 CUBIC YARDS OF CUT AND 1,050 CUBIC YARDS OF FILL. THE PROPERTY IS LOCATED AT 18 TOUCHE PASS (LOT 168), CARMEL (ASSESSOR'S PARCEL NUMBER 239-091-071-000), SANTA LUCIA PRESERVE, CARMEL VALLEY MASTER PLAN AREA.	1	0
239-091-072	169	SC-64	0	0	0	0	0	0	0	0	0	PLN040582 VINTON ANNA MARIA TR ET AL	04/07/2005	COND	11 San Clemente Trail	1	0	1	0	COMBINED DEVELOPMENT PERMIT TO INCLUDE AN ADMINISTRATIVE PERMIT TO ALLOW FOR THE CONSTRUCTION OF AN 11,246 SQ. FT. ONE STORY SINGLE FAMILY DWELLING WITH A 708 SQ. FT. TWO CAR GARAGE; 520 SQ. FT. POOLHOUSE, POOL TERRACE WITH SWIMMING POOL AND GRADING (2,650 CUT/1,730 FILL); AND AN ADMINISTRATIVE PERMIT TO CONSTRUCT A 1,174 SQ. FT. DETACHED CARETAKER'S UNIT WITH AN ATTACHED CARPORT. THE PROPERTY IS LOCATED AT 11 SAN CLEMENTE TRAIL (LOT 169), CARMEL (ASSESSOR'S PARCEL NUMBER 239-091-072-000), SANTA LUCIA PRESERVE, SOUTH EASTERLY OF THE ROBINSON CANYON ROAD AND RANCHO SAN CARLOS INTERSECTION, GREATER MONTEREY PENINSULA AREA.	1	0
239-091-073	170	T-1	6	0	0	0	6	0	0	0	6	N/A	N/A	N/A	5 Vasquez Trail	0	0	0	0	N/A	0	1
239-091-074	171	T-2	1	0	0	0	1	0	0	0	1	N/A	N/A	N/A	6 Vasquez Trail	0	0	0	0	N/A	0	1
239-091-075	172	T-3	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	7 Vasquez Trail	0	0	0	0	N/A	0	1
239-091-076	173	T-4	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	8 Vasquez Trail	0	0	0	0	N/A	0	1
239-091-077	174	T-5	0	0	0	0	0	0	0	0	0	PLN010095 ZANDER EDWARD J & MONA ZANDER T	07/11/2001	CLEARED	9 Vasquez Trail	1	1	1	0	ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF A 10,509 SQ. FT. TWO-STORY, SINGLE FAMILY DWELLING AND ATTACHED GARAGE WITH AUTO COURT, 599 SQ. FT. GUESTHOUSE WITH 405 SQ. FT. PORCH, 1,573 SQ. FT. CARETAKER'S UNIT, AND TERRACES, RETAINING WALLS, SWIMMING POOL AND SPA; AND DESIGN APPROVAL. GRADING TO INCLUDE 4,950 CU. YDS. OF CUT AND 1,500 CU. YDS. OF FILL. THE PROPERTY IS LOCATED AT 9 VASQUEZ TRAIL, LOT 174, CARMEL (ASSESSOR'S PARCEL NUMBER 239-091-077-000).	1	0
239-091-078	175	T-6	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	11 Vasquez Trail	0	0	0	0	N/A	0	1
239-091-079	176	T-8	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	12 Vasquez Trail	0	0	0	0	N/A	0	1

APN	SLP Lot #	FMP Lot #	1994	FMP Allotment	Approved/Additional/Car Dead/Unhealthy	Relocation	Residential Development Removal	Pending Decision	Expired Removal	FMP allotment removed	FMP Allotment: Approved Removal (protected max)	File No. & Name	Approval Date	Status	Address	Horse	Guestrooms	Caretaker	Senior	Project Description	BUILT	UNBUILT
239-091-080	177	T-9	0	0	0	0	0	0	0	0	0	PLN010096 MCCORD JOHN J TR & BARBARA LEA	06/12/2002	CLEARED	3 Refugio Trace	1	0	0	0	ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 3,664 SQUARE FOOT SINGLE FAMILY DWELLING WITH ATTACHED GARAGE, SEPTIC SYSTEM AND APPROXIMATELY 150 CUBIC YARDS OF CUT AND 780 CUBIC YARDS OF FILL. THE PROPERTY IS LOCATED AT 3 REFUGIO TRACE, CARMEL (ASSESSOR'S PARCEL NUMBER 239-091-080-000), EASTERLY OF REFUGIO TRACE, SANTA LUCIA PRESERVE AREA.	1	0
239-091-081	178	T-10	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	2 Refugio Trace	0	0	0	0	N/A	0	1
239-091-082	179	T-11	0	2	0	0	2	0	0	0	2	PLN020527 MARTENS RICHARD TR ET AL	09/10/2003	COND	1 Refugio Trace	1	0	1	0	COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) AN ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF A 9,480 SQ. FT. TWO-STORY SINGLE FAMILY DWELLING WITH AN ATTACHED GARAGE, ASPHALT DRIVEWAY AND SEPTIC SYSTEM; 2) AN ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF A 1,197 SQ. FT. DETACHED CARETAKER'S COTTAGE (ON A 27.8 ACRE LOT); THE REMOVAL OF TWO VALLEY OAKS (18" AND 55" IN DIAMETER); GRADING (2,520 CU. YDS. OF CUT/2,425 CU. YDS. OF FILL); AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 1 REFUGIO TRACE [LOT 179], CARMEL (ASSESSOR'S PARCEL NUMBER 239-091-082-000), SANTA LUCIA PRESERVE.	1	0
239-091-083	180	T-7	0	1	0	0	1	0	0	0	1	PLN000457 MORRELL JAMES F TR	05/23/2001	CLEARED	13 Vasquez Trail	1	0	1	0	COMBINED DEVELOPMENT PERMIT CONSISTING OF AN ADMINISTRATIVE PERMIT TO ALLOW FOR THE CONSTRUCTION OF A 4,150 SQ. FT. SINGLE FAMILY DWELLING WITH A 1,220 SQ. FT. GARAGE, A 1,200 SQ. FT. PORCH, 2,400 SQ. FT. OF OPEN TERRACES, MASONRY WALLS, STONE ENTRY COLUMNS, HOT TUB, A 1,260 SQ. FT. BARN FACILITY, PASTURE FENCING, TREE REMOVAL (ONE-52 INCH IN DIAMETER OAK) AND GRADING (APPROX. 2,100 CU. YDS. CUT/ 1,900 CU. YDS. FILL); AN ADMINISTRATIVE PERMIT TO ALLOW FOR THE CONSTRUCTION OF A 870 SQ. FT. CARETAKER'S UNIT WITH APPROXIMATELY 500 SQ. FT. OF ENTRY WALK AND 240 SQ. FT. OF DECK; AND DESIGN APPROVAL. THE SITE IS LOCATED AT 13 VASQUEZ TRAIL (ASSESSOR'S PARCEL NUMBER 239-091-083-000), EASTERLY OF ROBINSON CANYON ROAD, SOUTHERLY OF CARMEL VALLEY ROAD, SANTA LUCIA PRESERVE.	1	0
239-091-083	180		0	0	0	0	0	0	0	0	0	PLN030350 MORRELL JAMES F TR	08/14/2003	APPROVED	13 Vasquez Trail	0	0	0	0	EXTENSION OF COMBINED DEVELOPMENT PERMIT (PLN000457). THE PROPERTY IS LOCATED AT 13 VASQUEZ TRAIL, CARMEL (ASSESSOR'S PARCEL NUMBER 239-091-083-000), SANTA LUCIA PRESERVE, GREATER MONTEREY PENINSULA AREA.	0	0
239-091-084	181	T-12	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	14 Vasquez Trail	0	0	0	0		0	1

APN	SLP	1994 FMP	FMP Allotment	Approved Additional (or Dead/Unhealthy)	Relocation	Residential Development Removal	Pending Decision	Expired Removal	FMP Allotment removed	FMP Allotment Approved Removal (Projected May)	File No. & Name	Approval Date	Status	Address	House	Guesthouse	Caretaker	Senior	Project Description	BUILT	UNBUILT	
239-071-003	182	T-13	3	2		5	0	0	0	5	PLN050093 HODNEFIELD GERALD & SHERRI J TRS	07/13/2005	COND	16 Vasquez Trail	1	1	1	0	COMBINED DEVELOPMENT PERMIT CONSISTING OF AN ADMINISTRATIVE PERMIT FOR A 8,404 SQ. FT. SINGLE FAMILY DWELLING, 600 SQ. FT. GUESTHOUSE, 1,524 SQ. FT. EQUESTRIAN BARN WITH GREENHOUSE, AND ENTRANCE GATE; AND AN ADMINISTRATIVE PERMIT FOR A 1,200 SQ. FT. CARETAKER'S UNIT, WITH GRADING OF 6,400 CU. YDS., SEPTIC SYSTEM, SWIMMING POOL AND RETAINING WALLS AND DESIGN APPROVAL FOR ALL OF THE ABOVE. THE PROJECT IS LOCATED AT 16 VASQUEZ TRAIL, CARMEL (ASSESSOR'S PARCEL NUMBER 239-071-003-000), APPROXIMATELY 1 MILE FROM THE ROBINSON CANYON ROAD AND VASQUEZ TRAIL INTERSECTION, GREATER MONTEREY PENINSULA AREA.	1	0	
239-071-004	183	T-14	0	1	0	0	1	1	0	0	1	CMB070033 CHAMBERS JEFFREY T & ANDREA OKAMURA TRS	12/16/2002	SET	17 Vasquez Trail	1	0	0	0	ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 6,305 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING WITH A 968 SQUARE FOOT ATTACHED THREE CAR GARAGE, A 307 SQUARE FOOT STORAGE/MECHANICAL ROOM, 1,341 SQUARE FEET OF COVER PATIOS AND TERRACES, 4 RETAINING WALLS TOTALING APPROXIMATELY 700 SQUARE FEET, AND A SWIMMING POOL/SPA. APPROXIMATELY 1070 CUBIC YARDS OF CUT AND 1590 CUBIC YARDS OF FILL IS REQUIRED FOR THE PROPOSE SINGLE FAMILY DWELLING, GARAGE, DRIVEWAY AND SWIMMING POOL. THE PROJECT REQUIRES THE REMOVAL OF ONE 24 INCH DIAMETER OAK TREE WHICH A DESIGN APPROVAL IS REQUIRED. THE PROPERTY IS LOCATED AT 17 VASQUEZ TRAIL, CARMEL (ASSESSOR'S PARCEL NUMBER 239-071-004-000) (SANTA LUCIA PRESERVE) EAST OF ROBINSON CANYON RD, GREATER MONTEREY PENINSULA.	1	0
239-011-022	184	SJ-1	0	0	0	0	15	0	15	0	0	PLN020216 BARTLETT INVESTMENT LP	12/11/2002	EXPIRED	11 Cantera Run	1	0	0	0	COMBINED DEVELOPMENT PERMIT CONSISTING OF AN ADMINISTRATIVE PERMIT TO ALLOW CONSTRUCTION OF A 7,336 SQ. FT. ONE-STORY SINGLE FAMILY DWELLING WITH A 1,039 SQ. FT. ATTACHED GARAGE, 300 SQ. FT. POOL HOUSE, SPA, SWIMMING POOL, 335 SQ. FT. LIVING ROOM PORCH AND RETAINING WALLS; A USE PERMIT FOR REMOVAL OF 15 OAKS RANGING IN SIZE FROM 6" TO 15" IN DIAMETERS AND GRADING (APPROX. 1900 CU. YDS OF CUT/1900 CU. YDS. OF FILL); AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 11 CANTERA RUN, CARMEL (ASSESSOR'S PARCEL NUMBER 239-011-022-000), EAST OF RANCHO SAN CARLOS ROAD, SANTA LUCIA PRESERVE.	0	1

APN	SLP Lot #	FMP Lot #	1994	FMP Allotment	Approved Additional Oak (healthy trees)	Dead/Unhealthy	Relocation	Residential Development Removal	Pending Decision	Expired Removal	FMP Allotment removed	FMP Allotment - Approved Removal (projected may)	File No. & Name	Approval Date	Status	Address	House	Guesthouse	Garage	Senior	Project Description	BUILT	UNE BUILT
239-011-023	185	SJ-2	0	19	8	18	45	0	0	0	19	PLN060548 SCHOMAC GROUP INC THE	03/28/2007	COND	13 Cantera Run	1	1	1	0	COMBINED DEVELOPMENT PERMIT CONSISTING OF: (1) A USE PERMIT FOR THE REMOVAL OF 19 HEALTHY PROTECTED OAK TREES, 6 PROTECTED OAK TREES IN FAIR TO POOR CONDITION, AND THE RELOCATION OF 18 PROTECTED OAK TREES; (2) A USE PERMIT FOR DEVELOPMENT ON SLOPES IN EXCESS OF 30%; (3) AN ADMINISTRATIVE PERMIT FOR DEVELOPMENT WITHIN A SITE PLAN REVIEW ZONING DISTRICT OR "S" DISTRICT TO ALLOW THE CONSTRUCTION OF A SPLIT LEVEL 5,388 SQ. FT. SINGLE FAMILY DWELLING WITH AN ATTACHED 1,134 SQ. FT. FOUR-CAR GARAGE, A DETACHED 640 SQ. FT. ONE-STORY GUESTHOUSE, A 270 LINEAR FOOT RETAINING WALL, A 2,597 SQ. FT. POOL DECK, A 284 SQ. FT. MASTER SUITE DECK, A 1,250 SQ. FT. DECK AT NORTH ELEVATION, A SEPTIC DISPOSAL SYSTEM, AND GRADING (APPROX. 1,169 CU. YDS. CUT/1,043 CU. YDS. FILL); (4) AN ADMINISTRATIVE PERMIT FOR A 1,195 SQ. FT. ONE-STORY CARETAKER'S UNIT WITH DETACHED 440 SQ. FT. CARPORT AND SEPTIC DISPOSAL SYSTEM; AND (5) A DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 13 CANTERA RUN, CARMEL (ASSESSOR'S PARCEL NUMBER 239-011-023-000), SANTA LUCIA PRESERVE, GREATER MONTEREY PENINSULA AREA.	1	0	
239-011-024	186	SJ-3	0	3	0	0	3	0	3	0	0	PLN020115 STOLTZ RICHARD S & PATRICIA D	06/17/2003	EXPIRED	15 Cantera Run	1	0	1	1	COMBINED DEVELOPMENT PERMIT INCLUDING, 1) AN AMENDMENT TO THE FINAL MAP (PC94067) OF THE SANTA LUCIA PRESERVE PHASE B (PORTION OF TRACT NO. 1333) TO MODIFY THE DESIGNATED BUILDING ENVELOPE FOR LOT NO.186; 2) AN ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF AN 13,016 SQ. FT. TWO-LEVEL SINGLE FAMILY RESIDENCE, AN ATTACHED 5-CAR GARAGE, AND REMOVAL OF THREE PROTECTED OAK TREES (11," 12," 14.5" DBH RESPECTIVELY); 3) AN ADMINISTRATIVE PERMIT FOR A DETACHED 1,198 SQ. FT. CARETAKER'S UNIT WITH AN ATTACHED TWO-CAR GARAGE; 4) AN ADMINISTRATIVE PERMIT FOR A DETACHED 850 SQ. FT. SENIOR CITIZEN UNIT; GRADING OF 1,603 CU. YDS. (1,318 CU. YDS. CUT/285 CU. YDS. FILL); AND 5) DESIGN APPROVAL. THE PROPERTY IS LOCATED AT LOT 186 OF THE SANTA LUCIA PRESERVE, CARMEL (ASSESSOR'S PARCEL NUMBER 239-011-024-000) GREATER MONTEREY PENINSULA AREA.	0	1	
239-111-001	187	PT-44	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	12 Potrero Trail	0	0	0	0		0	1	
239-111-002	188	PT-13	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	14 Potrero Trail	0	0	0	0		0	1	
239-111-003	189	PT-12	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	16 Potrero Trail	0	0	0	0		0	1	
239-111-004	190	PT-8	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	18 Potrero Trail	0	0	0	0		0	1	
239-111-005	191	PT-11	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	20 Potrero Trail	0	0	0	0		0	1	

APN	SLP Lot #	1994 FMP Lot #	FMP Allotment	Approved/Additional/Out (Healthy/Trees)	Dead/Unhealthy	Relocation	Residential Development Removal	Pending Decision	Expired Removal	FMP Allotment removed	FMP Allotment not removed	FMP Allotment Approved/Removed (Projected/In)	File No. & Name	Approval Date	Status	Address	Horse	Guesthouse	Caretaker	Senior	Project Description	BUILT	UNBUILT
239-111-006	192	PT-10	0	0	0	0	0	0	0	0	0	0	PLN050214 MC WHORTER SCOTT M TR ET AL	12/05/2005	CLEARED	24 Potrero Trail	1	0	0	1	COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) ADMINISTRATIVE PERMIT FOR A SPLIT LEVEL 4,808 SQ. FT. SINGLE FAMILY DWELLING WITH ATTACHED TWO-CAR GARAGE, DETACHED ONE-CAR GARAGE WITH OFFICE ON TOP IN AN "S"; AND 2) ADMINISTRATIVE PERMIT FOR DETACHED 850 SQ. FT. SENIOR UNIT WITH AN UNCOVERED PARKING SPACE, A NON-HABITABLE ENCLOSED SPORTS COURT, A PARTIALLY UNDERGROUND WINE FOLLY WITH BALCONY TERRACE, AND NEW DRIVEWAY TURNAROUND, GRADING (626 CU. YDS. OF CUT AND 386 CU. YDS. OF FILL); AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 24 POTRERO TRAIL, CARMEL (ASSESSOR'S PARCEL NUMBER 239-111-006-000), GREATER MONTEREY PENINSULA AREA.	1	0
239-111-007	193	PT-9	0	0	0	0	0	0	0	0	0	0	PLN020192 WILCOXON DON N & KAREN O'CALLAG	N/A	SUSPEND	22 Potrero Trail	0	0	0	0	ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF A SINGLE FAMILY DWELLING	0	1
239-111-008	194	M-1	1	1	2	0	4	0	0	0	4	0	PLN020234 CANNING MICHAEL L & NANCY A TRS	09/04/2002	CLEARED	26 Potrero Trail	1	0	0	0	ADMINISTRATIVE PERMIT TO ALLOW CONSTRUCTION OF AN APPROXIMATELY 3,946 SQ. FT. ONE-STORY SINGLE FAMILY DWELLING WITH AN APPROXIMATELY 1,020 SQ. FT. ATTACHED GARAGE, TREE REMOVAL AND GRADING (APPROX. 985 CU. YDS. OF CUT/680 CU. YDS. OF FILL); AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 26 POTRERO TRAIL (LOT 194) (ASSESSOR'S PARCEL NUMBER 239-111-008-000), WESTERLY OF ROBINSON CANYON ROAD, SANTA LUCIA PRESERVE.	1	0
239-111-009	195	M-3	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	28 Potrero Trail	0	0	0	0	N/A	0	1
239-111-010	196	M-5	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	30 Potrero Trail	0	0	0	0	N/A	0	1
239-111-011	197	M-6	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	31 Potrero Trail	0	0	0	0	N/A	0	1
239-111-012	198	M-7	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	32 Potrero Trail	0	0	0	0	N/A	0	1
239-111-013	199	M-8	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	33 Potrero Trail	0	0	0	0	N/A	0	1
239-111-014	200	M-4	0	0	0	0	0	0	0	0	0	0	PLN010202 ERICKSON JAMES E & BARBARA B ER	02/27/2002	EXPIRED	29 Potrero Trail	1	1	1	0	ADMINISTRATIVE PERMIT TO ALLOW NEW 5,920 SQ. FT. SINGLE FAMILY DWELLING WITH AN ATTACHED 846 SQ. FT. THREE-CAR GARAGE; ATTACHED 455 SQ. FT. STUDIO; DETACHED 600 SQ. FT. GUESTHOUSE; DETACHED 1,200 SQ. FT. CARETAKER'S UNIT; GRADING (500 CU. YDS. CUT AND 500 CU. YDS. FILL); AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 34 POTRERO TRAIL, CARMEL (ASSESSOR'S PARCEL NUMBER 239-111-014-000), SOUTHERLY OF THE INTERSECTION OF POTRERO TRAIL AND CHAMISAL PASS, SANTA LUCIA PRESERVE.	1	0
239-131-001	201	SC-66	0	0	0	0	0	0	0	0	0	0	PLN010011 LENT STAN / CHAPEL LLC	06/27/2001	COND	14 San Clemente Trail	1	0	0	0	ADMINISTRATIVE PERMIT TO ALLOW FOR THE CONSTRUCTION OF A 9,299 SQ. FT SINGLE FAMILY DWELLING WITH AN ATTACHED 963 SQ. FT. THREE CAR GARAGE, SWIMMING POOL, RETAINING WALLS, AND GRADING (1,300 CU. YDS. (CUT) AND 450 CU. YDS. (FILL)); AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 14 SAN CLEMENTE TRAIL, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 239-131-001-000), EASTERLY OF ROBINSON CANYON RD., LOT 201, SANTA LUCIA PRESERVE.	1	0

APN	SLP Lot #	FMP Lot #	1994	FMP Allotment	Approval/Additional Lot (Healthy/Tree)	Recreation	Residential Development Removal	Pending Decision	Expired Removal	FMP Allotment removed	FMP Allotment not removed	FMP Allotment Approved Removal (project may)	File No. & Name	Approval Date	Status	Address	House	Guesthouse	Caretaker	Senior	Project Description	BUILT	UNBUILT
239-131-002	202	SC-67	3	0	0	0	3	0	0	0	3	PLN050736 MOIR PAUL & REBECCA	03/15/2006	COND	16 San Clemente Trail	1	0	0	0	ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW A 6,000 SQUARE FOOT SINGLE FAMILY DWELLING, WITH ATTACHED GUESTROOMS, A 900 SQUARE FOOT GARAGE, LANDSCAPING, GRADING (700 CU. YDS. CUT, 700 CU. YDS. FILL) FOR DRIVEWAY AND SINGLE FAMILY DWELLING, SEPTIC SYSTEM WITH LEACH LINE, PROPANE TANK, RETAINING WALLS (APPROXIMATELY 500 LINEAR FEET) AND REMOVAL OF THREE TREES. THE PROPERTY IS LOCATED AT 16 SAN CLEMENTE TRAIL, CARMEL (ASSESSOR'S PARCEL NUMBER 239-131-002-000), CARMEL VALLEY MASTER PLAN AREA.	1	0	
239-131-003	203	SC-85	5	0	0	0	0	0	0	0	5	N/A				18 San Clemente Trail	0	0	0	0	N/A	0	0
239-131-004	204	SC-68	0	0	0	0	0	0	0	0	0	PLN010012 CHAPEL LLC (LENT STAN)	07/02/2001	CLEARED	2 Long Ridge Trail	1	0	0	0	ADMINISTRATIVE PERMIT TO ALLOW FOR THE CONSTRUCTION OF A 7,048 SQ. FT SINGLE FAMILY DWELLING WITH AN ATTACHED 946 SQUARE FOOT THREE CAR GARAGE, SWIMMING POOL, RETAINING WALLS, BARN AND GRADING (1,848 CU. YDS. (CUT) AND 1,072 CU. YDS. (FILL)); AND DESIGN APPROVAL. CONSTRUCTION OF A 600 SQ. FT. GUEST HOUSE IS INCLUDED WITH THE DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 2 LONG RIDGE TRAIL, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 239-131-004-000), EASTERLY OF ROBINSON CANYON RD., LOT 204, SANTA LUCIA PRESERVE.	1	0	
239-131-005	205	SC-86	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	N/A	21 San Clemente Trail	0	0	0	0	N/A	0	0
239-131-006	206	SC-69	3	0	0	0	0	0	0	0	3	N/A	N/A	N/A	N/A	4 Long Ridge Trail	0	0	0	0	N/A	0	0
239-131-007	207	SC-87	12	0	0	0	0	0	0	0	12	N/A	N/A	N/A	N/A	23 San Clemente Trail	0	0	0	0	N/A	0	0
239-131-008	208	SC-88	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	N/A	25 San Clemente Trail	0	0	0	0	N/A	0	0
239-131-009	209	SC-89	3	0	0	0	0	0	0	0	3	N/A	N/A	N/A	N/A	27 San Clemente Trail	0	0	0	0	N/A	0	0
239-131-010	210	SC-90	4	0	0	0	0	0	0	0	4	N/A	N/A	N/A	N/A	29 San Clemente Trail	0	0	0	0	N/A	0	1
239-071-005	211	PN-3	0	0	0	0	0	0	0	0	0	PLN030393 BULLINGTON BRETT T & DIANA H TR	03/17/2004	COND	1 Ohlone Trace	1	1	1	0	COMBINED DEVELOPMENT PERMIT CONSISTING OF AN (1) ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 4,304 SQ. FT. ONE-STORY SINGLE FAMILY DWELLING WITH A 796 SQ. FT. ATTACHED GARAGE, POOL, AND SPA; 442 SQ. FT. POOL HOUSE; 1,510 SQ. FT. OF VERANDAS; 1,408 SQ. FT. BASEMENT; 548 SQ. FT. GUESTHOUSE; 3,332 SQ. FT. HORSE BARN AND TACK ROOM; DRESSAGE ARENA; FENCED PASTURE; AND (2) AN ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 1,188 SQ. FT. DETACHED CARETAKER'S UNIT WITH AN ATTACHED 200 SQ. FT. CARPORT; GRADING (2,480 CU. YDS. OF CUT AND 2,460 CU. YDS. OF FILL); AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 1 OHLONE TRACE (LOT 211), CARMEL (ASSESSOR'S PARCEL NUMBER 239-071-005 000), SANTA LUCIA PRESERVE, GREATER MONTEREY PENINSULA AREA.	1	0	
239-071-006	212	N/A	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	N/A	3 Ohlone Trace	0	0	0	0	N/A	0	1
239-071-007	213	PN-4	0	0	0	0	0	0	0	0	0	PLN060060 ZULBERTI ALLAN JOHN & ANDREA TRS	05/31/2006	COND	2 Ohlone Trace	1	1	1	0	COMBINED DEVELOPMENT PERMIT CONSISTING OF (1) ADMINISTRATIVE PERMIT AND DESIGN APPROVAL FOR THE CONSTRUCTION OF A ONE-STORY 6,000 SQ. FT. SINGLE FAMILY DWELLING, A 600 SQ. FT. GUESTHOUSE AND A 800 SQ. FT. BARN; AND (2) AN ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF A 1,200 SQ. FT. CARETAKER'S UNIT. THE PROPERTY IS LOCATED AT 2 OHLONE TRACE, CARMEL (ASSESSOR'S PARCEL NUMBER 239-071-007-000), GREATER MONTEREY PENINSULA AREA.	1	0	

APN	SLP	1994 HMP	Lot #	Lot #	FIP Allotment	Approved/Additional/ok (Healthy/Unhealthy)	Relocation	Residential Development Removal	Pending Decision	Expired Removal	FIP allotment removed	FIP Allotment: Approved Removal (projected max)	File No. & Name	Approval Date	Status	Address	House	Guesthouse	Caretaker	Senior	Project Description	BUILT	UNBUILT
239-071-008	214	PN-5	0	0	0	0	0	0	0	0	0	0	PLN030160 LYONS GARY A & ERIN H TRS	09/10/2003	COND	4 Penon Peak Trail	1	0	1	0	ADMINISTRATIVE PERMIT FOR A 5,190 SQUARE FOOT ONE STORY SINGLE FAMILY DWELLING; A 1,292 SQUARE FOOT DETACHED GARAGE WITH A 582 SQUARE FOOT STUDIO LOFT ABOVE; A 1,822 SQUARE FOOT 4-STALL EQUESTRIAN BARN; AND AN ADMINISTRATIVE PERMIT FOR A 1,190 SQUARE FOOT CARETAKER'S UNIT WITH A 360 SQUARE FOOT ATTACHED GARAGE; AND GRADING (8,200 CUBIC YARDS OF CUT/2,600 CUBIC YARDS OF FILL); AND DESIGN APPROVAL. THE PROJECT IS LOCATED AT 4 PENON PEAK TRAIL, CARMEL (ASSESSOR'S PARCEL NUMBER 239-071-008-000), SOUTH OF CARMEL VALLEY ROAD AND WESTERLY OF ROBINSON CANYON ROAD, SANTA LUCIA PRESERVE, GREATER MONTEREY PENINSULA AREA.	1	0
239-071-009	215	N/A	0	0	0	0	0	0	0	0	0	0	PLN030137 LIVERMORE THOMAS H & ANN M	09/03/2003	CLEARED	3 Penon Peak Trail	1	0	1	0	COMBINED DEVELOPMENT PERMIT CONSISTING OF AN ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 7,350 SQ. FT. TWO-STORY SINGLE FAMILY DWELLING WITH A 1,150 SQ. FT. ATTACHED GARAGE, POOL, AND SPA; 4 ATTACHED NON-HABITABLE OFFICE/STUDIO/WORKSHOP FOR PERSONAL USE; AN ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 1,200 SQ. FT. DETACHED CARETAKER'S UNIT WITH AN ATTACHED 500 SQ. FT. CARPORT; GRADING (3,500 CU. YDS. OF CUT AND 3,000 CU. YDS. OF FILL); AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 3 PENON PEAK TRAIL, CARMEL (ASSESSOR'S PARCEL NUMBER 239-071-009-000), SANTA LUCIA PRESERVE, GREATER MONTEREY PENINSULA AREA.	1	0
239-071-010	216	PN-7	0	0	0	0	0	0	0	0	0	0	PLN020200 TOLLIVER MARK	N/A	SUSPEND	2 Penon Peak Trail	1	0	0	0	NEW SINGLE FAMILY DWELLING WITH GUESTHOUSE OVER A DETACHED GARAGE	0	1
239-071-011	217	PN-8	0	0	0	0	0	0	0	0	0	0	PLN060072 ALESSANDRO MICHAEL & SHELIA TRS	N/A	GVN_OUT	1 Penon Peak Trail	0	0	0	0	ADMINISTRATIVE PERMIT FOR AN 8,779 SQUARE FOOT SINGLE FAMILY DWELLING, AN EIGHT CAR GARAGE, AND A POOL. THE PROPERTY IS LOCATED AT 1 PENON PEAK TRAIL (ASSESSOR'S PARCEL NUMBER 239-071-011-000), CARMEL, GREATER MONTEREY PENINSULA AREA PLAN.	0	1
239-111-015	223	M-13	0	0	0	0	0	0	0	0	0	0	PLN030346 KRAFT GREGORY J & TERESA L KRAFT TRS	01/13/2004	EXPIRED	12 Mesa Trail	0	0	0	0	COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) AN ADMINISTRATIVE PERMIT FOR A 5,138 SQ. FT. TWO-STORY SINGLE FAMILY DWELLING WITH A 901 SQ. FT. ATTACHED GARAGE AND DETACHED 853 SQ. FT. STABLE; AND 2) A USE PERMIT FOR A WAIVER OF THE POLICY PROHIBITING DEVELOPMENT ON SLOPES GREATER THAN 30% FOR DRIVEWAY ACCESS; 3) GRADING (4,264 CU. YDS. OF CUT AND 1,925 CU. YDS. OF FILL); AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT LOT 223, 16 MESA TRAIL, SANTA LUCIA PRESERVE (ASSESSOR'S PARCEL NUMBER 239-111-015-000), GREATER MONTEREY PENINSULA AREA.	1	0
239-111-016	224	M-14	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	15 Mesa Trail	0	0	0	0	N/A	0	1
239-111-017	225	M-15	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	17 Mesa Trail	0	0	0	0	N/A	0	1
239-111-018	226	M-16	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	19 Mesa Trail	0	0	0	0	N/A	0	1
239-131-011	227	SC-70	2	0	0	0	0	0	0	0	0	2	N/A	N/A	N/A	5 Long Ridge Trail	0	0	0	0	N/A	0	1
239-131-012	228	SC-71	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	7 Long Ridge Trail	0	0	0	0	N/A	0	1
239-131-013	229	SC-72	11	0	0	0	0	0	0	0	0	11	N/A	N/A	N/A	9 Long Ridge Trail	0	0	0	0	N/A	0	1
239-131-014	230	SC-73	2	0	0	0	0	0	0	0	0	2	N/A	N/A	N/A	11 Long Ridge Trail	0	0	0	0	N/A	0	1
239-131-015	231	SC-74	2	0	0	0	0	0	0	0	0	2	N/A	N/A	N/A	13 Long Ridge Trail	0	0	0	0	N/A	0	1
239-131-016	232	SC-75	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	14 Long Ridge Trail	0	0	0	0	N/A	0	1

APN	1994		FMP Allotment	Approved/Additional Out. (Healthy Trees)	Dead/Unhealthy	Recreation	Residential Development Removal	Pending Decision	Expired Removal	FMP allotment removed	FMP Allotment: Approved Removal (protected max)	File No. & Name	Approval Date	Status	Address	House	Guesthouse	Caretaker	Senior	Project Description	BUILT	UNBUILT
	SLP	FMP																				
239-131-017	233	SC-76	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	16 Long Ridge Trail	0	0	0	0	N/A	0	1
239-131-018	234	SC-77	0	0	0	0	0	0	0	0	0	CMB050002 BOHLANDER FREDERIC W & RAMONA	02/25/2005	APPROVED	20 Long Ridge Trail	0	1	0	0	SFD (4827)/ATTACHED GARAGES (1080)/DETACHED GUESTHOUSE (600)/WITH STORAGE (287)	1	0
239-131-019	235	SC-78	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	19 Long Ridge Trail	0	0	0	0	N/A	0	1
239-131-020	236	SC-79	9	0	0	9	0	0	0	9	9	N/A	N/A	N/A	21 Long Ridge Trail	0	0	0	0	N/A	0	1
239-131-021	237	SC-80	0	0	0	0	0	0	0	0	0	CMB060020 BRENT LAMBERT	02/21/2007	APPROVED	22 Long Ridge Trail	1	0	0	0	ADMINISTRATIVE PERMIT TO ALLOW FOR THE CONSTRUCTION OF A 5,316 SQUARE FOOT ONE STORY SINGLE FAMILY DWELLING WITH AN ATTACHED 1,010 SQUARE FOOT PERGOLA AND A 749 SQUARE FOOT TWO- CAR GARAGE AND A FOUR FOOT HIGH- 250 SQUARE FOOT RETAINING WALL, APPROXIMATELY 1,192 CUBIC YARD OF CUT AND 1,192 CUBIC YARD OF FILL WILL BE REQUIRED FOR THE PROPOSED DRIVEWAY AND SINGLE FAMILY DWELLING; AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 22 LONG RIDGE TRAIL, CARMEL (ASSESSOR'S PARCEL NUMBER 239-131-021-000), SOUTHERLY OF CARMEL VALLEY ROAD, SANTA LUCIA PRESERVE, GREATER MONTEREY PENINSULA AREA PLAN.	1	0
239-131-022	238	SC-81	0	1	0	0	1	0	0	0	1	PLN010316 GODDARD PAUL & JACQUELINE GOOD	03/27/2002	CLEARED	23 Long Ridge Trail	1	1	1	0	ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF A NEW 7,636 SQ. FT. SINGLE FAMILY DWELLING WITH AN ATTACHED ONE-CAR GARAGE, A DETACHED 696 SQ. FT. TWO-CAR GARAGE, AN 597 SQ. FT. GUESTHOUSE WITH A VERANDA, A 923 SQ. FT. CARETAKER'S UNIT WITH A VERANDA, A 654 SQ. FT. BARN, AUTO COURT, CAR PORT, PATIO, ROCK WALL, TRELIS AND GRADING (2,000 CU. YDS. CUT AND 2,000 CU. YDS. FILL); AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 23 LONG RIDGE TRAIL, CARMEL (ASSESSOR'S PARCEL NUMBER 239-131-022-000), WESTERLY OF THE INTERSECTION OF SAN CLEMENTE TRAIL AND LONG RIDGE TRAIL, SANTA LUCIA PRESERVE.	1	0
239-131-023	239	SC-82	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	24 Long Ridge Trail	0	0	0	0	N/A	0	1
239-131-024	240	SC-83	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	26 Long Ridge Trail	0	0	0	0	N/A	0	1
239-131-025	241	SC-84	1	0	0	0	0	0	0	0	1	N/A	N/A	N/A	28 Long Ridge Trail	0	0	0	0	N/A	0	1
239-121-001	242	T-30	1	1	0	0	2	0	0	0	2	PLN070583 WATKINS FRANK THOMAS & CYNTHIA CARTER WATKINS TRS	03/12/2008	COND	6 Black Mountain Trail	1	1	1	0	COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) AN ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 5,180 SQUARE FOOT SINGLE FAMILY DWELLING, A 549 SQUARE FOOT DETACHED GUESTHOUSE AND 878 SQUARE FOOT DETACHED THREE-CAR GARAGE LOCATED IN A SITE PLAN REVIEW DISTRICT; 2) AN ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF AN ATTACHED 1,200 SQUARE FOOT CARETAKER'S UNIT AND REMOVAL OF TWO PROTECTED VALLEY OAK TREES. THE PROPERTY IS LOCATED AT 6 BLACK MOUNTAIN TRAIL (LOT 242), CARMEL (ASSESSOR'S PARCEL NUMBER 239-121-001-000), SANTA LUCIA PRESERVE, GREATER MONTEREY PENINSULA AREA.	1	0

APN	SLP Lot#	FMP Lot#	1994	FMP Allotment	Approved/Additional (Oak)	Dead/Unhealthy	Relocation	Residential Development	Removal	Pending Decision	Expired/Removal	FMP allotment removed	FMP Allotment Approved/Removal (projected max)	File No. & Name	Approval Date	Status	Address	House	Guesthouse	Caretaker	Senior	Project Description	BUILT	UNBUILT
239-121-002	243	T-26	0	0	0	0	0	0	0	0	0	0	0	PLN030564 GUTIERREZ SALVADOR O & MARY AN	08/04/2004	COND	8 Black Mountain Trail	1	0	1	0	COMBINED DEVELOPMENT PERMIT CONSISTING OF (1) AN ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF A ONE-STORY 4,615 SQ. FT. SINGLE FAMILY DWELLING WITH AN ATTACHED 607 SQ. FT. GARAGE, 615 SQ. FT. OF COVERED PATIOS, A 125 SQ. FT. BREEZEWAY, A 340 SQ. FT. TRELLED WALKWAY, A NEW SEPTIC SYSTEM, AND GRADING (1,947 CU. YDS. OF CUT AND 1,873 CU. YDS. OF FILL); (2) AN ADMINISTRATIVE PERMIT FOR A ONE-STORY 984 SQ. FT. CARETAKER'S UNIT WITH A 515 SQ. FT. ATTACHED GARAGE; AND (3) AN ADMINISTRATIVE PERMIT FOR DEVELOPMENT ON 30% SLOPES TALLING LESS THAN 100 SQ. FT.; AND DESIGN APPROVAL. THE PROJECT IS LOCATED AT 8 BLACK MOUNTAIN TRAIL (LOT 243), CARMEL (ASSESSOR'S PARCEL NUMBER 239-121-002-000), SANTA LUCIA PRESERVE, GREATER MONTEREY PENINSULA AREA.	1	0
239-121-003	244	T-25	0	0	0	0	0	0	0	0	0	0	0	CMB050009 REISMAN HOWARD & ROBIN	06/14/2005	APPROVED	10 Black Mountain Trail	1	0	1	0	ADMINISTRATIVE PERMIT TO ALLOW FOR THE CONSTRUCTION OF A NEW 6,428 SQUARE FOOT ONE-STORY SINGLE FAMILY DWELLING WITH A 584 SQUARE FOOT ATTACHED GARAGE, A 300 SQUARE FOOT TRELIS, A 200 SQUARE FOOT MECHANICAL/FILE/GARDEN ROOM, A 5,920 SQUARE FOOT TERRACE; AN ADMINISTRATIVE PERMIT FOR A 1,200 SQUARE FOOT CARETAKER'S UNIT WITH A 576 SQUARE FOOT ATTACHED GARAGE, A 200 SQUARE FOOT TRELIS, AND A 200 SQUARE FOOT TERRACE, A 1,288 SQUARE FOOT BARN AND STABLE, 17 RETAINING WALLS, AND GRADING OF 1,400 CUBIC YARDS OF CUT, AND 1,400 CUBIC YARDS OF FILL, AND A DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 10 BLACK MOUNTAIN TRAIL, CARMEL (ASSESSOR'S PARCEL NUMBER 239-121-003-000), GREATER MONTEREY PENINSULA AREA.	1	0
239-121-004	247	T-22	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	5 Black Mountain Trail	0	0	0	0	N/A	0	1
239-121-005	248	T-23	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	3 Black Mountain Trail	0	0	0	0	N/A	0	1
239-121-006	249	T-20	1	0	0	0	1	0	0	0	0	1	1	PLN050528 HAYUNGA DELROY R & JEAN M	02/22/2006	COND	15 Black Mountain Trail	1	0	1	0	COMBINED DEVELOPMENT PERMIT CONSISTING OF (1) AN ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF AN 8,040 SQ. FT. TWO-STORY SINGLE FAMILY DWELLING, AND (2) AN ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF A 1,195 SQ. FT. CARETAKER'S UNIT, WITH ASSOCIATED DEVELOPMENT INCLUDING A 4,178 SQ. FT. BARN, DRIVEWAY OVER 50 FT. IN LENGTH, ASSOCIATED GRADING (APPROXIMATELY 2,285 CUBIC YARDS CUT AND 1,780 CUBIC YARDS FILL), AND REMOVAL OF 1 OAK TREE. MATERIALS AND COLORS TO CONSIST OF TILE ROOF, BROWN STUCCO WALLS (PITTSBURGH PAINTS "BRONCO BROWN"), AND DARK STAINED WOOD EXTERIOR TRIM AND DOORS. THE PROPERTY IS LOCATED AT 15 BLACK MOUNTAIN TRAIL, CARMEL (ASSESSOR'S PARCEL NUMBER 239-121-006-000), EAST OF ROBINSON CANYON ROAD AND TO THE SOUTH AND WEST OF CARMEL VALLEY ROAD, GREATER MONTEREY PENINSULA AREA.	1	0
239-121-007	250	T-21	0	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	17 Black Mountain Trail	0	0	0	0	N/A	0	1

APN	SLP Lot #	FMP Lot #	1994	FMP Allotment	Approved/Additional lot (healthy/fees)	Dead/Unhealthy	Relocation	Residential Development Removal	Pending Decision	Expired Removal	FMP allotment removed	FMP Allotment: Approved Removal (projected max)	File No. & Name	Approval Date	Status	Address	Horse	Guesthouse	Caretaker	Senior	Project Description	BUILT	UNBUILT
239-121-008	251	T-15	0	1	0	0	1	0	0	0	1	PLN070166 EASTMAN RONALD W & PATRICIA K EASTMAN TRS	03/05/2008	COND	21 Vasquez Trail	1	1	0	0	ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 5,485 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING WITH A 1,710 SQUARE FOOT ATTACHED GARAGE; A DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 600 SQUARE FOOT GUESTHOUSE AND A TREE REMOVAL PERMIT TO ALLOW THE REMOVAL OF (1) 14" OAK TREE. THE PROJECT INCLUDES THE INSTALLATION OF A SEPTIC SYSTEM. THE PROPERTY IS LOCATED AT 21 VASQUEZ TRAIL, CARMEL (ASSESSOR'S PARCEL NUMBER 239-121-008-000), GREATER MONTEREY PENINSULA AREA.	1	0	
239-121-009	252	T-16	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	22 Vasquez Trail	0	0	0	0	N/A		0	1
239-121-010	253	T-17	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	23 Vasquez Trail	0	0	0	0	N/A		0	1
239-121-011	254	T-18	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	24 Vasquez Trail	0	0	0	0	N/A		0	1
Total				399	310	32	28	555	45	36	3	625					97	32	40	4		91	143
Average Removal								2.18											how much was allocated for what's built?	185			234
Total Number of Lots								270	255											7 EXPIRED PERMITS			
								2.18															

Exhibit E
Tree Removal Chart
for Phase D

APN	SLP Lot #	FMP Lot #	FMP Alignment	Approved Additional Oak (Healthy Trees)	Dead/Unhealthy	Relocation	Residential Development Removal	Pending Decision	Explicit Removal	FMP Alignment removed but not	FMP Alignment Approved Removal (Protected)	File/No. & Name	Approval Date	Status	Address	House	Guesthouse	Garage	Shed	Project Description	Permit	Unbuilt
239-101-016	D6	0	0	0	0	0	0	0	0	0	0	PLN010534 RANCHO SAN CARLOS PARTNERSHIP	06/18/2003	COND	2 Corral Run	1	0	0	0	COMBINED DEVELOPMENT PERMIT CONSISTING OF AN ADMINISTRATIVE PERMIT FOR DEVELOPMENT IN THE "S" (SITE REVIEW) ZONING DISTRICT AND USE PERMIT FOR GRADING 1,317 CU. YDS. (551 CUT/765 CU. YDS. FILL), A PORTION JUST OVER 100 CUBIC YARDS WHICH IS ON SLOPES OVER 30 PERCENT, TO CONSTRUCT AN ACCESS DRIVEWAY ON AN EXISTING LOT OF RECORD. THE PROPERTY IS LOCATED AT 2 CORRAL RUN, SANTA LUCIA PRESERVE (ASSESSOR'S PARCEL NUMBER 239-101-016-000), GREATER MONTEREY PENINSULA AREA.	1	0
239-101-017	D7	0	0	0	0	0	0	0	0	0	0	PLN010533 RANCHO SAN CARLOS PARTNERSHIP	06/18/2003	COND	8 CORRAL RUN	1	0	0	0	ADMINISTRATIVE PERMIT FOR DEVELOPMENT IN THE "S" (SITE REVIEW) ZONING DISTRICT FOR CONSTRUCTION OF AN ACCESS DRIVEWAY ON AN EXISTING LOT OF RECORD. THE PROPERTY IS LOCATED AT 8 CORRAL RUN, SANTA LUCIA PRESERVE (ASSESSOR'S PARCEL NUMBER 239-101-017-000), GREATER MONTEREY PENINSULA.	1	0
239-101-017	D7	N/A	0	33	0	0	33	0	0	0	33	PLN060760 BIRNBERG DIANE MIX TR	08/29/2007	COND	8 CORRAL RUN	1	1	0	0	COMBINED DEVELOPMENT PERMIT CONSISTING OF: AN ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 5,795 SQ. FT., TWO-STORY WITH BASEMENT LEVEL SINGLE-FAMILY RESIDENCE WITH AN ATTACHED 562 SQ. FT. GARAGE, A 420 SQ. FT. DETACHED BEDROOM SUITE, A 598 SQ. FT. GUEST HOUSE, A 254 SQ. FT. WORKSHOP, A 257 SQ. FT. POOL HOUSE, SWIMMING POOL, SEPTIC SYSTEM, AND A 568 SQ. FT. ARTIST STUDIO; <u>USE PERMIT FOR THE REMOVAL OF 11 HEALTHY PROTECTED OAK TREES, 27 TREES IN FAIR TO POOR CONDITION</u> ; USE PERMIT FOR DEVELOPMENT ON SLOPES IN EXCESS OF 30%; AND GRADING (APPROXIMATELY 2664 CUBIC YARDS CUT/1122 CUBIC YARDS FILL). THE PROPERTY IS LOCATED AT 8 CORRAL RUN, CARMEL (ASSESSOR'S PARCEL NUMBER 239-101-017-000), CARMEL VALLEY MASTER PLAN AREA.	1	0
239-101-018	D8	0	0	0	0	0	0	0	0	0	0	GORDON ALLAN S	N/A	N/A	82 CHAMISAL PASS	0	0	0	0	N/A	0	1
239-101-020	D10	0	0	0	0	0	0	0	0	0	0	PLN060626 MODISETTE THOMAS R & MARCIA M	01/31/2007	COND	7 MESA TRAIL	1	1	0	0	ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 6,882 SQUARE FOOT, TWO-STORY, SINGLE FAMILY DWELLING WITH A 816 SQUARE FOOT ATTACHED GARAGE AND A 2,660 SQUARE FOOT CAR BARN WITH A 570 ATTACHED GUESTHOUSE; AND DESIGN APPROVAL, ON AN 87.6 ACRE PARCEL. THE ESTIMATED GRADING IS 530 CUBIC YARDS CUT AND 457 CUBIC YARDS FILL. THE PROPERTY IS LOCATED AT 7 MESA TRAIL, CARMEL (ASSESSOR'S PARCEL NUMBER 239-101-020-000), CARMEL VALLEY MASTER PLAN AREA.	1	0
239-101-021	D11	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	5 MESA TRAIL	0	0	0	0	N/A	0	1
239-101-022	D12	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	9 MESA TRAIL	0	0	0	0	N/A	0	1
239-101-023	D13	0	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	11 MESA TRAIL	0	0	0	0	N/A	0	1
239-101-024	D14	0	0	0	0	0	0	0	0	0	0	CMB070039 HAMBLEDEN WILLIAM H & LESLEY	01/30/2008	COND	3 HOLDING FIELD RUN	1	0	0	0	ADMINISTRATIVE PERMIT FOR A NEW 4,356 SQUARE FOOT SINGLE FAMILY RESIDENCE WITH TWO DETACHED GARAGES OF 931 SQUARE FEET AND TWO PAVILIONS OF 128 SQUARE FEET, 500 SQUARE FOOT LAP POOL, 1,204 SQUARE FEET OF TRELLIS AND 4,898 SQUARE FEET OF PATIOS. GRADING FOR THE NEW SINGLE FAMILY DWELLING OF 1,050 CUBIC YARDS OF CUT AND 1,000 CUBIC YARDS OF FILL. PERMIT TO INCLUDE DESIGN APPROVAL FOR THE NEW SINGLE FAMILY DWELLING & ACCESSORY STRUCTURES. PROJECT LOCATED AT 3 HOLDING FIELD RUN (APN:239-101-024-000) NORTH OF THE INTERSECTION OF MESA TRAIL AND CHAMISAL PASS.	1	0

APN	SLP Lot #	FMP Lot #	FMP Allotment	Approved/Additional Out (Healthy/Unhealthy)	Relocation	Residential Development Removal	Pending Decision	Expired Removal	FMP Allotment removed	FMP Allotment Approved Removal (protected/may)	File No. & Name	Approval Date	Status	Address	House	Guesthouse	Caretaker	Senior	Project Description	Built	Unbuilt	
239-101-025	D15	0	0	0	0	0	0	0	0	0	N/A	N/A	N/A	5 HOLDING FIELD RUN	0	0	0	0	N/A	0	1	
239-101-026	D16	0	0	0	0	0	4	0	0	0	PLN060446 SORRELL JON R & MARIE L	N/A	GVN OUT	7 HOLDING FIELD RUN	0	0	0	0	ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF A NEW 4,272 SQ FT SINGLE FAMILY RESIDENCE WITH 800 SQ FT COVERED PORCH, 1,366 SQ FT PATIO, 462 SQ FT GARAGE AND GRADING (2,855 CUT / 2855 FILL) IN AN "S" DISTRICT	0	1	
239-101-027	D17	0	0	0	0	0	0	0	0	0	ATAIDE CRAIG L & LAURI B	N/A	N/A	6 HOLDING FIELD RUN	0	0	0	0	N/A	0	1	
239-101-031	Par A	0	0	0	0	0	0	0	0	0	GUTIERREZ SALVADOR O & MARY C ANDERSON TRS	N/A	N/A	3 MESA TRAIL	0	0	0	0	N/A	0	1	
239-101-033	Par C	0	0	0	0	0	0	0	0	0	BONIFAS JOHN M & SANDRA K BONIFAS TRS	N/A	N/A	N/A	0	0	0	0	N/A	0	1	
239-101-034	Par D	0	0	0	0	0	0	0	0	0	TRC OPERATING COMPANY INC	N/A	N/A	N/A	0	0	0	0	N/A	0	1	
Total		0	0	71	2	0	71	55	0	0	124				7	2	0	0		7	13	
																				Total Number of Lots		20
																				Average Removal for Built Lots		10.14

APN	SLP Lot #	FMP Lot #	FMP Alignment	Approved/Additional (Oak (Healthy/Tree) Dead/Unhealthy)	Relocation	Residential Development Removal	Pending Decision	Expired Removal	FMP Alignment removed	FMP Alignment burned	FMP Alignment Approved Removal (project only)	File No. & Name	Approval Date	Status	Address	House	Guesthouse	Careaker	Senior	Project Description	Build	Unbuild
239-101-011	D1	0	0	0	0	0	0	0	0	0	0	PLN050572 LEVIN RICHARD H & LINDA D TRS	12/05/2005	COND	3 Corral Run	1	1	0	0	ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 4,879 SQUARE FOOT ONE-STORY SINGLE FAMILY DWELLING WITH AN ATTACHED THREE-CAR GARAGE; A 588 SQUARE FOOT DETACHED GUESTHOUSE WITH AN ATTACHED ONE-CAR GARAGE; AND GRADING (950 CU. YDS. OF CUT/950 CU. YDS. OF FILL). THE PROPERTY IS LOCATED AT 3 CORRAL RUN, CARMEL (ASSESSOR'S PARCEL NUMBER 239-101-011-000), CARMEL VALLEY MASTER PLAN, NON-COASTAL ZONE.	1	0
239-101-011	D1	0	0	0	1	0	0	0	0	0	1	TR010029 RANCHO SAN CARLOS PARTNERSHIP	10/01/2001	APPROVED	3 Corral Run	0	0	0	0	PERMIT TO ALLOW THE REMOVAL OF ONE DISEASED OR DYING OAK TREE. THE PROPERTY IS LOCATED AT 3 CORRAL RUN (LOT D-1), CARMEL (ASSESSOR'S PARCEL NUMBER 239-101-011-000). CONDITION OF APPROVAL IS THAT ONLY THE TREE DESCRIBED IN THE DOUG NIX REPORT DATED AUGUST 30, 2001 MAY BE REMOVED.	0	0
239-101-012	D2	0	0	0	0	0	0	0	0	0	0	N/A	N/A	0	5 Corral Run	0	0	0	0	N/A	0	1
239-101-013	D3	0	0	0	0	0	0	51	0	0	51	PLN060590 JOHNNY C LTD	N/A	GIVEN OUT	9 CORRAL RUN	0	0	0	0	COMBINED DEVELOPMENT PERMIT TO ALLOW: (1) AN ADMINISTRATIVE PERMIT AND DESIGN APPROVAL FOR A ONE-STORY XXXXX SQUARE FOOT SINGLE FAMILY RESIDENCE WITH ATTACHED XXX SQUARE FOOT THREE-CAR GARAGE, A 408 SQUARE FOOT SINGLE-STORY GUESTHOUSE WITH ATTACHED 1,575 SQUARE FOOT SIX-CAR GARAGE AND 600 SQUARE FOOT STORAGE AREA, XXX LINEAR FEET OF RETAINING WALLS, SEPTIC DISPOSAL SYSTEM AND GRADING (APPROX. 459 CU. YDS. CUT/ 558 CU. YDS. FILL); (2) USE PERMIT FOR THE REMOVAL OF 51 COAST LIVE OAKS, ONE LANDMARK COAST LIVE OAK, AND 5 MONTEREY PINES. THE PROJECT IS LOCATED AT 9 CORRAL RUN (SANTA LUCIA PRESERVE LOT D3), CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 239-101-013-000), GREATER MONTEREY PENINSULA AREA.	0	1
239-101-013	D3	0	0	0	1	0	0	0	0	0	1	TR010028 RANCHO SAN CARLOS PARTNERSHIP	10/01/2001	APPROVED	9 CORRAL RUN	0	0	0	0	PERMIT TO ALLOW THE REMOVAL OF ONE COAST LIVE OAK TREE. THE PROPERTY IS LOCATED AT 9 CORRAL RUN (LOT D-3), CARMEL (ASSESSOR'S PARCEL NUMBER 239-101-013-000). CONDITION OF APPROVAL IS THAT ONLY THE TREE DESCRIBED IN THE DOUG NIX REPORT DATED AUGUST 30, 2001 MAY BE REMOVED.	0	0
239-101-014	D4	0	0	38	0	0	38	0	0	0	38	PLN040761 MADDOX DAVID B & PATRICIA A MA	08/01/2005	COND	7 Corral Run	1	0	0	0	COMBINED DEVELOPMENT PERMIT TO INCLUDE AN ADMINISTRATIVE PERMIT AND DESIGN APPROVAL FOR THE CONSTRUCTION OF A 5,642 SQUARE-FOOT TWO-STORY SINGLE-FAMILY DWELLING WITH AN ATTACHED TWO-CAR GARAGE; USE PERMIT FOR THE REMOVAL OF 38 OAK TREES; AND GRADING (APPROX. 263 CU. YDS. CUT/69 CU. YDS. FILL). THE PROPERTY IS LOCATED AT 7 CORRAL RUN, CARMEL (ASSESSOR'S PARCEL NUMBER 239-101-014-000), CARMEL VALLEY MASTER PLAN AREA.	1	0
239-101-015	D5	0	0	0	0	0	0	0	0	0	0	CMB030009 BOITANO MARK E & PATRICIA M TR	08/13/2003	EXPIRED	86 Chamisal Pass	0	0	0	0	ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 5,551 SQUARE FOOT SINGLE FAMILY DWELLING WITH A 1,267 SQUARE FOOT COVERED VERANDA, 944 SQUARE FOOT DETACHED GARAGE, 600 SQUARE FOOT GUESTHOUSE, OUTDOOR FIREPLACE, A 54 SQUARE FOOT RETAINING WALL AND THREE TRELLISES TOTALLING 126 SQUARE FEET; AND DESIGN APPROVAL. THE PROJECT IS LOCATED AT 86 CHAMISAL PASS ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 239-101-015-000), SANTA LUCIA PRESERVE, CARMEL VALLEY MASTER PLAN AREA.	0	1

Exhibit F
Tree Removal Chart
for Phase E

APN	SLP Lot #	FMP Lot #	FMP Allotment	Approved Additional (healthy trees)	Dead / Unhealthy	Relocation Residential Development	Pending Removal	Expired Removal	FMP allotment but not removed	FMP Allotment - Approved Removal (included case)	File No. & Name	Approval Date	Status	Address	House	Guesthouse	Caretaker	Senior	Project Description	Built	Unbuilt	
239-102-004	E1	Lot 1	0	0	0	0	0	0	0	0	RANCHO SAN CARLOS PARTNERSHIP	N/A	N/A	2 Wild Boar Run	0	0	0	0	N/A	0	1	
239-102-005	E2	Lot 2	0	0	0	0	0	0	0	0	WILD BOAR RUN LLC ET AL	N/A	N/A		0	0	0	0	N/A	0	1	
239-102-006	E3	Lot 3	0	0	0	0	0	0	0	0	MC COURT MICHAEL K & JEAN B	N/A	N/A	6 Wild Boar Run	0	0	0	0	N/A	0	1	
239-102-007	E4	Lot 4	0	0	0	0	0	0	0	0	SAAR JOHN W	N/A	N/A	8 Wild Boar Run	0	0	0	0	N/A	0	1	
239-102-008	E5	Lot 5	0	0	0	0	0	0	0	0	RANCHO SAN CARLOS PARTNERSHIP	N/A	N/A	10 Wild Boar Run	0	0	0	0	N/A	0	1	
239-102-009	E6	Lot 6	0	0	0	0	0	0	0	0	RANCHO SAN CARLOS PARTNERSHIP	N/A	N/A	11 Wild Boar Run	0	0	0	0	N/A	0	1	
239-102-010	E7	Lot 7	0	0	0	0	0	0	0	0	SCOPA JAMES P & ANNE E KENNER TRS	N/A	N/A	9 Wild Boar Run	0	0	0	0	N/A	0	1	
239-102-011	E8	Lot 8	6	1	0	0	7	0	0	0	7	CMB070029 TRC OPERATING COMPANY INC	02/13/2008	APPROVED	7 Wild Boar Run	1	1	0	0	ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE FOLLOWING DEVELOPMENT IN A SITE PLAN REVIEW ZONING DISTRICT: 1) CONSTRUCTION OF A NEW 4,800 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING WITH A 759 SQUARE FOOT ATTACHED THREE-CAR GARAGE, A 759 SQUARE FOOT ATTACHED COVERED PORCH/TERRACE AREA, 2) A 525 SQUARE FOOT DETACHED GUEST HOUSE WITH 112 SQUARE FOOT OF COVERED PORCH/TERRACE AREA, 3) 654 LINEAR FEET OF RETAINING WALLS; 4) SWIMMING POOL WITH ASSOCIATED EQUIPMENT SHELTER; 5) REMOVAL OF SEVEN OAK TREES OF THE FOLLOWING DIAMETERS WHICH WERE APPROVED FOR REMOVAL UNDER THE ORIGINAL SUBDIVISION ENVIRONMENTAL IMPACT REPORT (EIR): 16 INCHES, 18 INCHES, 24 INCHES, 26 INCHES, 28 INCHES AND A 30 INCHES; 6) APPROXIMATELY 1,563 CUBIC YARDS OF CUT AND 435 CUBIC YARDS OF FILL; NEW DRIVEWAY AND SEPTIC SYSTEM. THE PROJECT IS LOCATED AT 7 WILD BOAR RUN, CARMEL (ASSESSOR'S PARCEL NUMBER 239-102-011-000) WEST OF ROBINSON CANYON ROAD (RANCHO	1	0
239-102-012	E9	Lot 9	20	0	0	0	16	0	0	4	16	PLN060370 EUGSTER JACK W & CAROL M	01/03/2007	COND	3 Rancho San Carlos Rd	1	1	0	0	ADMINISTRATIVE PERMIT TO ALLOW DEVELOPMENT WITHIN A SITE PLAN REVIEW DISTRICT OR "S" DISTRICT AND A DESIGN APPROVAL FOR THE CONSTRUCTION OF A 5,282 SQUARE FOOT ONE-STORY SINGLE FAMILY DWELLING WITH ATTACHED 1,116 SQUARE FOOT GARAGE WITH A 641 SQUARE FOOT PLAYROOM AT THE SECOND LEVEL, 1,687 SQUARE FEET OF PORCHES, A 490 GUESTHOUSE WITH ATTACHED ONE-CAR CARPORT, THE REMOVAL OF 16 PROTECTED OAK TREES, A SEPTIC DISPOSAL SYSTEM, AND GRADING (APPROX. 1,800 CU. YDS. CUT/1,800 CU. YDS. FILL). THE PROPERTY IS LOCATED AT 3 RANCHO SAN CARLOS ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 239-102-012-000), CARMEL VALLEY MASTER PLAN.	1	0
239-102-013	E10	Lot 10	5	0	0	0	0	0	0	0	5	THE SCHOMAC GROUP INC	N/A	N/A		0	0	0	0	N/A	0	1
239-102-014	E11	Lot 11	0	0	0	0	0	0	0	0	0	MALCOLM MICHAEL A & DENISE SHEA	N/A	N/A	6 Rancho San Carlos Rd	0	0	0	0	N/A	0	1

APN	SLP Lot #	FMP Lot #	FMP Allotment	Approved Additional (healthy trees)	Dead / Unhealthy	Relocation Residential Development Removal	Pending Decision	Expired Removal	FMP allotment but not removed	FMP Allotment Approved Removal (excluded max)	File No. & Name	Approval Date	Status	Address	House	Guesthouse	Caretaker	Senior	Project Description	Built	Unbr.
239-102-015	E12	Lot 12	2	0	0	0	0	0	0	2	FLANAGAN MARTIN L & JENNIFER D TRS	N/A	N/A	8 Rancho San Carlos Rd	0	0	0	0	N/A	0	1
239-102-016	E13	Lot 13	0	0	0	0	0	0	0	0	RANCHO SAN CARLOS PARTNERSHIP	N/A	N/A	4 Goodrich Trail	0	0	0	0	N/A	0	1
239-102-017	E14	Lot 14	2	0	0	0	0	0	0	2	MALCOLM MICHAEL A & DENISE SHEA MALCOLM	N/A	N/A	3 Goodrich Trail	0	0	0	0	N/A	0	1
239-102-018	E15	Lot 15	0	0	0	0	0	0	0	0	TURNER JAMES T III & NANCY P	N/A	N/A	5 Goodrich Trail	0	0	0	0	N/A	0	1
239-102-019	E16	Lot 16	0	26	0	0	0	0	0	28	PLN060510 THORNLEY ANTHONLY & GILLIAN TR	10/31/2007	COND	9 Goodrich Trail	1	1	0	1	COMBINED DEVELOPMENT PERMIT CONSISTING OF: (1) AN ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 13,346 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING WITH AN ATTACHED FOUR-CAR GARAGE, (2) AN ADMINISTRATIVE PERMIT AND DESIGN APPROVAL FOR A DETACHED 773 SQUARE FOOT SENIOR UNIT, AND (3) A DESIGN APPROVAL FOR A 564 SQUARE FOOT DETACHED GUESTHOUSE, AN EQUESTRIAN FACILITY (3,602 SQUARE FOOT STABLE AND 1,706 SQUARE FOOT HAY BARN/THREE-CAR GARAGE), THE REMOVAL OF TWENTY-EIGHT MONTEREY PINE TREES AND GRADING (6,300 CUBIC YARDS OF CUT/7,100 CUBIC YARDS OF FILL). THE PROPERTY IS LOCATED AT 9 GOODRICH TRAIL, CARMEL (ASSESSOR'S PARCEL NUMBER 239-102-019-000), CARMEL VALLEY MASTER PLAN AREA.	1	0
239-102-020	E17	Lot 17	10	0	0	0	0	0	0	9	BRANDENBURG LEE G & DIANE M BRANDENBURG TRS	N/A	N/A	6 Goodrich Trail	0	0	0	0	N/A	0	1
239-102-021	E18	Lot 18	9	0	0	0	0	0	0	12	TAYLOR GUSTAVO F TR	N/A	N/A	8 Goodrich Trail	0	0	0	0	N/A	0	1
239-102-022	E19	Lot 19	12	0	0	0	0	0	0	25	RANCHO SAN CARLOS PARTNERSHIP	N/A	N/A	10 Goodrich Trail	0	0	0	0	N/A	0	1
239-102-023	E20	Lot 20	25	0	0	0	0	0	0	0	BRANDENBURG LEE H TR ET AL	N/A	N/A	7 Goodrich Trail	0	0	0	0	N/A	0	1
239-102-024	E21	Lot 21	0	0	0	0	0	0	0	32	BRANDENBURG LEE H & DIANE M BRANDENBURG TRS	N/A	N/A	11 Goodrich Trail	0	0	0	0	N/A	0	1
239-102-025	E22	Lot 22	32	12	0	44	0	0	0	32	PLN060599 GREEN SCOTT & DIANE	01/24/2007	COND	94 Chamisal Pass	1	0	0	0	ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF A NEW 6,006 SQUARE FOOT ONE-STORY SINGLE FAMILY DWELLING, A 678 SQUARE FOOT ATTACHED 3-CAR GARAGE, A 124 SQUARE FOOT ENTRY PORTICO, 827 SQUARE FEET OF COVERED LOGGIAS, 614 SQUARE FEET OF COVERED TERRACES/TRELLIS, AND A DESIGN APPROVAL; GRADING IS APPROXIMATELY 900 CUBIC YARDS OF CUT. THE PROPERTY IS LOCATED AT 92 CHAMISAL PASS, CARMEL (ASSESSOR'S PARCEL NUMBER 239-102-025-000), SOUTHEAST OF THE INTERSECTION OF POTRERO AND CHAMISAL PASS ROADS, CARMEL VALLEY MASTER PLAN AREA.	1	0

APN	SLP Lot #	FMP Lot #	FMP Allotment	Approved Additional (healthy trees)	Dead/Unhealthy	Relocation	Residential Development	Removal	Pending Decision	Expired Removal	FMP allotment but not removed	FMP Allotment - Approved Removal (qualified max)	File No. & Name	Approval Date	Status	Address	House	Guesthouse	Caretaker	Senior	Project Description	Built Urban	
			0	0	0	0	0	0	0	0	0	33	PLN070159 GREEN SCOTT & DIANE	04/18/2007	COND	94 Chamisal Pass	0	0	0	0	AMENDMENT TO A RESOLUTION OF A PREVIOUSLY APPROVED PERMIT (PLN060599). THIS PROPERTY IS LOCATED AT 94 CHAMISAL PASS, CARMEL (ASSESSOR'S PARCEL NUMBER 239-102-025-000), NORTH OF POTRERO TRAIL, SANTA LUCIA PRESERVE, GREATER MONTEREY PENINSULA AREA.	0	0
239-102-026	E23	Lot 23	42	0	0	0	0	0	0	0	0	0	PERELES FREDERICK S & LAUREN	N/A	N/A	90 Chamisal Pass	0	0	0	0	N/A	0	1
239-102-027	E24	Lot 24	33	0	0	0	0	0	0	0	0	33	KRAFT GREGORY J & TERESA L TRS	N/A	N/A	92 Chamisal Pass	0	0	0	0	N/A	0	1
239-102-028	E25	Lot 25	33	0	0	0	0	0	0	0	0	31	K & P MIRAMONTE LTD	N/A	N/A	89 Chamisal Pass	0	0	0	0	N/A	0	1
239-102-029	E26	Lot 26	31	0	0	0	0	0	0	0	0	0	MORRISON DAVID F TR	N/A	N/A	88 Chamisal Pass	0	0	0	0	N/A	0	1
239-102-030	E27	Lot 27	0	0	0	0	0	0	0	0	0	18	RANCHO SAN CARLOS PARTNERSHIP	N/A	N/A	87 Chamisal Pass	0	0	0	0	N/A	0	1
239-102-031	E28	Lot 28	18	0	0	0	0	0	0	0	0	0	POLLACK MICHAEL A & ALISON C	N/A	N/A	70 Chamisal Pass	0	0	0	0	N/A	0	1
239-102-032	E29	Lot 29	0	0	0	0	0	0	0	0	0	0	BONAN CHARLES S & CAROL Q	N/A	N/A	1 Mesa Trail	0	0	0	0	N/A	0	1
Total			280	13	0	0	67	0	0	4	285						4	3	0	1		4	#

Total Number of Lots 29
Average Removal for Built Lots ##

Exhibit G
Tree Removal Chart
for Phase F

Exhibit H
Definitions of
Data Labels

EXHIBIT G DEFINITIONS

Administrative Permit Process

These are discretionary permits, which are publicly noticed and are approved by the RMA – Director of Planning or Zoning Administrator.

Approved Additional Oak Removal

This is the number of trees that are requested or approved for removal in excess to the number estimated to the parcel for removal.

Approval Date

This is the date the Resolution or approved permit was mailed to the property owners and/or applicant.

Built

Lots are considered built if they have an approved entitlement for the construction of residential structures. If an approved entitlement has expired, the parcel was not counted as a built parcel.

Combo permit process

Files which bear a CMB prefix are combination building permits. This process allows less complex administrative permits and corresponding building permits to be processed simultaneously.

Expired Removal

These entries represent construction projects that were permitted by the County, which were not constructed or expired. Generally, discretionary permits expire two years from the date of approval when construction has not commenced. Expired permits were counted as an unbuilt property.

FMP Lot

For Phases A-C the FMP number is a letter and number combination assigned lots in the Rancho San Carlos subdivision as referenced by the Forest Management Report prepared for the Santa subdivision by Ralph Osterling & Associates.

FMP Allotment

This number represents the number of trees that have been allotted to each lot by the Forest Management Plan prepared by Ralph Osterling & Associates

FMP Allotment not removed

This number represents tree removal allotment to a specific lot, which was not requested for removal in a subsequent development application. The figure also includes lot specific allotment on parcels with approved residence where the use of the full allotment was not required in order to construct residential structures on-site. This number represents a savings.

FMP Allotment + Approved Removal (projected max)

These numbers represent the total project specific removal of trees on parcels, which have been approved for construction, and the estimated tree removal by the Forest Management Plan. This is the maximum number of trees approved for removal to date. For parcels with approved projects that included tree removal, it was assumed that no additional tree removal would be requested. If a project included tree removal, less than the number allotted to the parcel, the

remaining FMP allotment was not factored into this calculation. Expired tree removal was included in this number.

Homeland

That portion of any parcel designated as a building envelope on the Final map and within which the construction of buildings and accessory and appurtenant structures and improvements is permitted. All residential building envelopes within the Santa Lucia Preserve are referred to as Homelands.

Program EIR

An EIR prepared on a series of actions that can be characterized as one large project, establishes a framework for tiered or project-level environmental documents that are prepared in accordance with the overall program (See CEQA Guidelines Section 15168(a)).

Project EIR

An EIR that examines the impacts that would result from development of a specific project (See CEQA Guidelines Section 15161).

SLP Lot

This number represents the lot number as identified shown on the Vesting Tentative Map filed for record with the Monterey County Recorder's Office for Phases A-C, E, and F. For Phase D the lot numbers are derived from the recorded subdivision maps.

Total Project Specific Removal

This number represents the total number of trees that have been permitted for removal for residential development. This number does not include trees that were approved for removal but were subsequently retained. This number does not include the FMP allotment for un-built parcels or trees proposed for removal by a separate tree removal permit prior to the approval of a permit for the construction for residential development (i.e. subsequent Combined Development Permit).

Removal Pending Approval

These development applications are currently being processed. The County of Monterey has not issued a decision for the approval of an application. Santa Lucia Preserve Design Review Board may have approved a project in this category.

Landmark Tree

Any tree that measures greater than 24 inches in diameter at a point two feet about the ground.

Openlands

All portions of a parcel located outside the building envelope that will remain in private ownership and subject to an open space conservation easement in favor of the Conservancy.

Preserve Lands

Those portions of the Santa Lucia Preserve that will be left undeveloped in perpetuity. These undeveloped lands are divided into two ownership categories: Wildlands and Openlands.

Primary A/P/D Name

The assigned file number and the property owner's name. Files numbers commencing with PLN are Planning Department file numbers. File numbers commencing with TR are Tree Removal file numbers. Files numbers commencing with CMB are Combination Building permits. This is a

process, which allows a discretionary permit, specifically an Administrative Permit, to be processed simultaneously with a building permit.

Unbuilt

Properties that do not have an approved entitlement, or have an expired entitlement, are included in this category.

Wildlands

Those parcels of the Preserve Land that will be conveyed in fee to the Santa Lucia Preserve Conservancy, designated for open space and conservation uses, and subject to certain deed restrictions.

Exhibit I
Applicable Section
of the Santa Lucia
Preserve EIR

**(Summary, Chapter 2, Project
Description, and the Impacts and
Mitigation Measures subsection of
Chapter 11, Biological)**

Summary

This summary briefly describes the proposed project and alternatives, project impacts, mitigation measures, impact conclusions, and areas of known controversy, as required by CEQA (State CEQA Guidelines, Sections 15123 and 15126).

PROPOSED PROJECT

The project site, known as Rancho San Carlos, encompasses approximately 20,000 acres in western Monterey County, south of Carmel Valley. The project applicant (Rancho San Carlos Partnership) seeks to establish a permanent preserve for native plant and wildlife habitat while pursuing limited development of the least environmentally sensitive land.

Comprehensive Development Plan

The comprehensive development plan of the Santa Lucia Preserve (proposed project) includes the following components:

- 90% of the land (approximately 18,000 acres), including the property's natural resources, would be set aside as "preserve lands" to maintain the vitality and character of the overall landscape, and
- 10% of the land (approximately 2,000 acres) would be developed for housing, recreation, and a community center with visitor-serving and commercial uses.

The comprehensive development plan for the Santa Lucia Preserve consists of the following types of land uses:

- **Residential.** The project will contain 350 residential units comprising 297 single-family lots and an additional 53 employee housing units (inclusionary housing). Residential development will be restricted to a building envelope called a "homeland", and all built improvements related to a house other than the supporting infrastructure would be constructed within the homeland. A range of lot sizes from 2 to approximately 100 acres would be created, each with a specific homeland envelope of 1-5 acres. Outside the prescribed homeland, the remaining portion of the lot, known as "openland", will be

generally left in open space except for drives, trails, and utilities, subject to a conservation easement owned and managed by the Conservancy.

- **Visitor Accommodations.** A lodge and an expanded hacienda will be operated at the center of the ranch community. These facilities will provide lodging, meal service, meeting rooms, and other guest services for lodge and ranch guests. The hacienda, comprising the existing main ranch house and its guest house, will be remodeled and expanded to provide dining facilities and a total of 40 rooms. The lodge would be a 110-room full-service visitor accommodation facility located north of the hacienda overlooking San Francisquito Flat.
- **Ranch Center.** The ranch center will provide residential-serving uses such as a post office, grocery store, gas station, retail stores, and offices. In addition, a portion of the inclusionary houses (eight units) would be accommodated within the ranch center.
- **Conservancy.** The conservancy will provide a library, gallery, meeting rooms, multipurpose room, and administration building.
- **Open Space.** Open space refers to the approximately 18,000 acres, which will be set aside as "preserve lands" by conveyances of fee title ("wildlands") and conservation easements ("homelands") to the Conservancy and maintained through a resource management plan to safeguard the natural resources of the site. The resource management plan includes measures to protect resources during project implementation and in perpetuity. The resource plan was developed based on an inventory of resources, a forest management plan, fire safety management plan, and a cattle grazing plan, herein incorporated by reference.
- **Recreational Facilities.** Recreational facilities will consist of resident-serving facilities such as a sporting center with swimming and tennis facilities, located near the ranch center, an employee recreation center, with a play field, swimming pool, basketball court, tot lot, picnic facilities, and 2,000-square-foot multipurpose building located adjacent to the junction of Rancho San Carlos Road and Robinson Canyon Road, and an equestrian center including stables, arenas, and paddocks, located adjacent to the sporting center.
- **Golf Trail.** The proposed golf trail involves an 18-hole course that is organized on a 5.5-mile single loop trail, which begins and ends at the proposed golf clubhouse rather than the more traditional layout of two nines, each returning to the clubhouse area. The facility includes a 15,000-square-foot clubhouse and driving range that will be used solely by club members and their guests. The golf trail is anticipated to accommodate 15,000 rounds a year with a layout that allows the majority of the players to walk rather than use a golf cart. A caddy system will provide portage of clubs.

- **Service/Operations.** This use consists of ranch management, security, maintenance, and operations.
- **Public Trails.** Two public trails are proposed to be licensed to an appropriate public agency: a new public trail to link the Peñon Peak area with existing trails in Garland Ranch Regional Park and a segment of the proposed Carmel Valley trail, which would cross the northern edge of the site parallel to the Carmel River. Refer to Chapter 16, "Public Services and Utilities", for additional discussion of these trails. Specific alignments have not been identified and would require additional environmental review before they are constructed.
- **Tertiary Treatment Plant.** This use consists of a tertiary wastewater treatment plant. A tertiary treatment facility is included in the comprehensive development plan.

Combined Development Permits

At this time, the applicant is seeking entitlements to only those portions of the project site with the GMPAP and has submitted applications for combined development permits that cover 16,541 acres of Rancho San Carlos within the GMPAP area. The application for PC94067 includes:

- a vesting tentative map to create 266 lots and 31 parcels;
- a rezoning of portions of the Santa Lucia Preserve within the GMPAP;
- general development plans for portions of the GMPAP area where residential serving commercial, recreational facilities, and visitor accommodations are planned;
- major use permit for some nonresidential uses provided for in the GMPAP, including tertiary treatment plant, tree removal, and limited development on slopes in excess of 30%.

A separate combined development permit application for the golf trail (PC94218) includes three use permits for:

- a golf trail, practice range, clubhouse, and tree removal,
- ridgeline development for the clubhouse, and
- reduction in parking requirements.

ALTERNATIVES

Alternatives Evaluated

A broad range of alternatives was considered for this project, and alternatives were screened based on project objectives and reducing significant impacts of the proposed project. The following five alternatives are evaluated and compared with the proposed project.

- **No-Lodge Alternative.** A lodge would not be developed under this alternative. All other elements of the proposed project within the GMPAP would remain the same, including development of 297 residential units, 40 guest units in the hacienda, ranch center, sporting center, equestrian center, and employee recreation center, golf trail, and the preserve.
- **Reduced-Lodge Alternative.** This alternative would reduce the lodge from a 110-room full service visitor accommodation to 50 guest bungalows with no central facilities and would develop 297 residential units, 40 guest units in the hacienda, a ranch center, equestrian center, employee recreation center, a golf trail, and a preserve.
- **No-Project Alternative (Maintenance of Existing Condition).** This alternative assumes continuation of the present management at Rancho San Carlos. Under this alternative, residential, visitor-serving, commercial, and recreational facilities would not be developed, and resource management plans would not be implemented.
- **No-Golf Trail Alternative.** The proposed golf trail would not be developed under this alternative. All other elements of the project within the GMPAP would remain the same, including development of 297 residential units; a 110-unit full service lodge; 40 guest units in the hacienda, ranch center, sporting center, equestrian center, employee recreation center, and the preserve.
- **No-Project Alternative (Existing Lots of Record).** This alternative involves developing the existing lots of record plus the additional lots that could be created by the subdivision of those existing lots in excess of 320 acres for a total of approximately 363 lots. This alternative is based on the assumption that 363 residential units initially would be built, although there would no mechanism to prevent future subdivision or rezoning; no commercial, visitor-serving, or recreational facilities would be developed under this alternative; resource management plans would not be implemented, and no preserve would be created.

Environmentally Superior Alternative

Of the alternatives evaluated in this draft EIR, the No-Golf Trail Alternative is considered the environmentally superior alternative.

IMPACTS OF THE PROPOSED PROJECT

Beneficial Impacts

Several beneficial impacts would result from the implementation of the proposed project.

- Generation of construction-related employment
- Generation of operations-related employment
- Increased groundwater recharge through implementation of the Cattle Grazing Plan
- Improvement of grassland and oak savanna habitats
- Reduction in extent of invasive exotic plant species

Less-than-Significant Impacts

Several issues and potential impacts were evaluated in the Notices of Preparation for this EIR and were determined by the county not to be significant (Appendix A). Additionally, the following potential impacts were evaluated in this EIR and were determined to be less than significant.

Land Use

- Potential incompatibility of proposed land uses with existing or planned land uses onsite
- Potential inconsistency of proposed land uses with existing land use and zoning designations
- Potential incompatibility with adjacent land uses
- Potential inconsistency with relevant plans and policies

Population and Housing

- Increased population exceeding AMBAG projections for unincorporated area of Monterey County
- Increased need for housing

Economics

- No change in Monterey County's jobs/housing balance

Geology and Minerals

- Change in topography/ground surface relief
- Potential increased earthquake activity due to groundwater withdrawal and consequent potential structural damage and threat to public safety
- Potential geologic hazards associated with the golf trail and clubhouse
- Extraction of dimension stone and aggregate

Soils

- Potential damage to structures and underground utilities caused by soil expansion-contraction or poor load-bearing capacity
- Potential water quality degradation or human health hazard due to onsite septic system failure
- Possible failure of structures and utilities due to soil erosion

Groundwater Hydrology, Stream Base Flow, and Water Supply and Demand

- Potential groundwater overdraft if water demand exceeds groundwater supply
- Localized local and short-term water-level drawdowns near pumping wells

- Long-term decreases in groundwater levels
- Minor reduction in subsurface outflow
- Decrease in water supply in offsite areas resulting from decreased subsurface and surface outflow
- Degradation of wetlands caused by groundwater pumping

Runoff, Flooding, and Water Quality

- Increased temperatures in base flow reaches as a result of groundwater pumping
- Potential for accumulation of salts in soils receiving reclaimed wastewater

Fisheries

- Increased water temperature resulting from loss of riparian vegetation
- Potential reduction of fisheries habitat in Hitchcock Canyon and Robinson Canyon

Biological Resources

- Potential loss or degradation of 24.7 acres (1.6%) of chaparral
- Potential loss or degradation of 28.5 acres (1.3%) of scrub
- Potential loss or degradation of 235.4 acres (9.0%) of annual grassland
- Potential loss or degradation of 5.6 acres (0.5%) of redwood forest
- Potential loss or degradation of 2.6 acres (0.5%) of mixed evergreen forest
- Potential loss or degradation of 6.2-11.3 acres (0.5%) (0.7%) of riparian habitat
- Loss or disturbance of 5.4-5.82 acres (3%) of herbaceous wetlands
- Loss or degradation of 0.1 acre (0.2%) of other vegetated types
- Loss or degradation of 19.7 acres (8.2%) of other nonvegetated types
- *Potential loss or disturbance to special-status plants from fuel modification activities*

- Potential disturbance to Gairdner's yampah populations
- Loss of 173 acres (5%) of potential Cooper's hawk breeding habitat
- Loss of 601 acres (11%) of grasslands and oak savannas, including potential golden eagle and American badger foraging habitat
- Loss of 268.5 acres (8%) of short-grass grassland, including potential burrowing owl and California horned-lark breeding and foraging habitat
- Loss of 6 acres (<1%) of redwood forest, including potential California spotted owl and Townsend's western big-eared bat breeding, roosting, and foraging habitat
- Loss of 14 acres (<1%) of potential long-eared owl breeding, roosting, and foraging habitat
- Loss of 592.4 acres (5%) of oak woodland habitat, including potential purple martin and pallid bat breeding habitat
- Loss of 4 acres (1%) of riparian woodland, potential yellow warbler, and yellow-breasted chat breeding habitat
- Potential loss of silvery legless lizard habitat
- Loss of 326 acres (3%) of oak woodland and chaparral, including potential Monterey dusky-footed woodrat habitat

Aesthetics

- Changes in views south from Robinson Canyon Road
- Changes in other views from Robinson Canyon Road
- Changes in views from private residences
- Changes in views of the quarry *borrow* site from public viewing areas
- Changes in views from public trails

Traffic

- Increased traffic volume on Robinson Canyon Road

Climate and Air Quality

- Increase in CO concentrations during project operation
- Increase in ROG, NO_x, and PM10 emissions during project operation under future with-GMPAP conditions
- Increase in ROG, NO_x, and PM10 emissions during project operation under future with-buildout conditions
- Odor generation due to operation of the wastewater treatment plant
- Potential conflict with the MBUAPCD 1994 AQMP

Noise

- Exposure of existing residents to noise from aggregate mining operations
- Exposure of new residents to noise from aggregate mining operations
- Exposure of wildlife to noise from aggregate mining operations
- Exposure of residents to noise from construction activities
- Exposure of existing noise-sensitive land uses to increased traffic noise
- Exposure of surrounding land uses to noise from new residences and other facilities
- Exposure of new residents to noise from the gun club

Public Services and Utilities

- Increased demand for county services
- Consistency with LAFCO groundwater standards
- Consistency with other LAFCO groundwater standards for the evaluation of proposals
- Increased wastewater generation
- Increased generation of sludge
- Increased amount of wastewater for disposal
- Increased demand for water service
- Increased generation of solid waste
- Potential increased demand for additional police officers
- Increased potential for fire hazard
- Increased water demand for firefighting
- Need for additional medical response service
- Increased demand for electricity
- Increased demand for telephone service
- Increased demand for cable television
- Need for recreational trails

Social Effects

- Compatibility with social characteristics of adjacent areas
- Compatibility with social characteristics of Carmel-by-the-Sea

Cultural Resources

- Potential changes or modifications to historic structures

Cumulative Impacts

- Conversion of open space to urban development
- Cumulative consumption of aggregate and Carmel stone
- *Increased consumptive use of the groundwater aquifer at the project site*
- Increased consumptive use of Carmel Valley aquifer
- Ongoing cumulative loss and degradation of regional native communities and associated wildlife habitats
- *Increased traffic from auxiliary units*
- *Increased traffic associated with the New Los Padres Dam*
- Increased emissions equal to and 29 ppd PM10
- Imperceptible increase in noise levels
- Cumulative demand for fire protection
- Cumulative generation of solid waste
- Potential degradation or loss of important cultural resources

Significant Impacts

The following impacts were determined to be significant and could be reduced to a less-than-significant level if the mitigation measures recommended in this draft EIR are implemented.

Geology and Minerals

- Possible disruption and destruction of a limited paleontological resource resulting from site grading
- Potential structural damage and threat to public safety resulting from fault displacement during a seismic event
- Potential structural damage and threat to public safety resulting from ground shaking during a seismic event
- Potential structural damage and threat to public safety resulting from landsliding or other slope failure
- Potential structural damage and threat to public safety resulting from earthquake-induced liquefaction and lateral spreading

Soils

- Potential accelerated erosion, sedimentation, and reduction in soil productivity and revegetation potential
- Vegetation removal and potential accelerated soil erosion and sedimentation caused by establishment of a new *borrow area* quarry
- Potential accelerated soil erosion and sedimentation caused by development on slopes in excess of 30%

Groundwater Hydrology, Stream Base Flow, and Water Supply and Demand

- Water supply shortage because of overestimated well yields
- Induced seepage losses from creeks and substantial depletion of dry-season base flow
- Decreased long-term or drought-period base flow in creeks
- Direct mortality of established riparian vegetation caused by dewatering of plant roots
- Long-term decrease in the total area of riparian vegetation caused by decreased reproductive success

Runoff, Flooding, and Water Quality

- Increased stormwater runoff
- Potential for increased flooding on the Carmel River
- Degradation of surface water and groundwater quality due to nonpoint sources discharges at the following: golf trail, equestrian facilities, wastewater facility, individual septic systems, and nuisance runoff
- Degradation of surface water quality due to construction activities
- Degradation of surface water quality due to removal of riparian vegetation
- Degradation of water quality in creeks and their receiving waters due to increased urban pollutant loadings

Fisheries

- Potential for acute and chronic toxicity to fisheries and reduced fish productivity
- Reduced spawning and habitat conditions resulting from increased sedimentation
- Potential reduction in Potrero Canyon, Las Garzas Creek, San Clemente Creek, and San Jose Creek fisheries resulting from groundwater extraction
- Reduced habitat conditions resulting from increased turbidity and sedimentation

Biological Resources

- Potential loss or degradation of 574.7 acres (5.8%) of oak woodlands and savannas
- Potential loss or degradation of 26.6 acres (5%) of coastal terrace prairie
- Construction-induced disruption of nesting Cooper's hawks
- Construction-induced disruption of nesting golden eagles
- Potential loss of approximately 229 landmark trees
- Potential adverse effect on riparian vegetation resulting from changes in groundwater hydrology

Aesthetics

- Changes in views north from the intersection of Robinson Canyon Road and Rancho San Carlos Road

Traffic

- Increased traffic volume on Segment 6 of Carmel Valley Road, which is operating at a LOS worse than the 1986 level
- Degradation of LOS at the intersection of Carmel Valley Road and Rancho San Carlos Road
- Addition of traffic volume to the intersection of Highway 1 and Carmel Valley Road, which is operating at LOS F
- Increase in V/C by more than 1% at the intersection of Highway 1 and Rio Road, which is operating at LOS E
- Increased traffic hazards resulting from addition of construction trucks to Rancho San Carlos Road
- Increased traffic hazards resulting from additional traffic volumes on Rancho San Carlos Road
- Increase in V/C by more than 1% at the intersections of Highway 1 with Carpenter Street and Rio Road, which are operating at LOS E
- Increase in V/C by more than 1% at the intersection of Highway 1 and Rio Road, which is operating at LOS E
- Degradation of LOS at the intersection of Highway 1 and Carpenter Street

Climate and Air Quality

- Potential increase in PM10 emissions during project construction
- Generation of odors due to operation of the portable asphalt batch plant
- Odor generation due to operation of the proposed equestrian center

Public Services

- Potential for increased demand for schools

Cultural Resources

- Unanticipated impacts on prehistoric and historic resources from construction and construction-related activities
- Potential damage to or destruction of prehistoric archaeological sites CA-MNT-1481, -1482, and -1483 from construction
- Potential damage to or destruction of prehistoric archaeological sites CA-MNT-1481, 1482, -1484, -1485, -1486/H, -1702, and -1704 from road improvements
- Potential damage to or destruction of prehistoric archaeological site CA-MNT-1700
- Damage to historic district from new construction
- Potential impact on San Francisquito Adobe from demolition of garage
- Potential damage to or destruction of known and unknown historic archaeological and architectural resources from construction
- Potential damage to or destruction of unknown historic archaeological and architectural resources from land management activities
- Potential damage to or destruction of cultural sites from grazing
- Potential damage to or destruction of known prehistoric archaeological or historic-period resources from incidental project activities and vandalism

Cumulative Impacts

- Increased sediment loads in the Carmel River
- Increased floodflows on the Carmel River
- Potential degradation of Carmel River water quality
- Cumulative demand for law enforcement
- Cumulative increased demand for schools

Significant and Unavoidable Impacts

All significant impacts can be reduced to less-than significant levels through implementation of mitigation measures specified in this EIR. Therefore, unless a mitigation measure is determined infeasible or otherwise not implemented, no significant and unavoidable impacts would occur.

SUMMARY OF IMPACTS AND MITIGATION MEASURES

Table S-1 at the end of this chapter summarizes the impacts and mitigation measures of the proposed project.

OTHER IMPACT CONCLUSIONS

Growth Inducement

The proposed project is not considered to be growth inducing for several reasons. This project is not expected to foster population growth or a need for additional housing due to its relatively self-contained nature. The project objective is to establish a permanent preserve for native plants and wildlife habitat while pursuing limited and sustainable development. The project is designed as a community within a preserve and includes a fixed number of new residents and services designed to support only those residents, not additional population growth. Further, the Monterey County Board of Supervisors has adopted Resolution No. 93-115 restricting development to a maximum of 350 residential units.

Additionally, the project is not expected to generate substantial economic growth and would not remove obstacles to additional development in the area. The sizing of all infrastructure would be based on the proposed project and is consistent with Board Resolution No. 93-115.

Areas of Known Controversy

The proposed project is considered somewhat controversial because it is opposed by the adjacent property owner, who *leases cabin sites* rents cabins south of the project area. The property owner opposes the project because he believes the project could degrade the aesthetic value and natural ecosystem of the area, have an adverse effect on his rental business, and cause safety conflicts in the project vicinity. Additionally, the project would increase the demand for groundwater, which is a concern for existing users and stewards of the Carmel Valley Aquifer, *and increase traffic on Carmel Valley Road. Opinions regarding needed improvements on this roadway vary greatly.*

Table S-1. Summary of Impacts and Mitigation Measures for the Santa Lucia Preserve

Impact	Level of Significance	Mitigation Measure	Level of Significance with Mitigation Measure
LAND USE			
Potential Incompatibility of Proposed Land Uses with Existing or Planned Land Uses Onsite	Less than significant	None required	Less than significant
Potential Inconsistency of Proposed Land Uses with Existing Land Use and Zoning Designations	Less than significant	None required	Less than significant
Potential Incompatibility with Adjacent Land Uses	Less than significant	None required	Less than significant
Potential Inconsistency with Relevant Plans and Policies	Less than significant	None required	Less than significant
POPULATION AND HOUSING			
Increased Population Exceeding AMBAG Projections for Unincorporated Area of Monterey County	Less than significant	None required	Less than significant
Increased Need for Housing	Less than significant	None required	Less than significant
ECONOMICS			
Generation of Construction-Related Employment	Beneficial	None required	Beneficial
Generation of Operations-Related Employment	Beneficial	None required	Beneficial
No Change in Monterey County's Jobs/Housing Balance	Less than significant	None required	Less than significant
GEOLOGY AND MINERALS			
Change in Topography/Ground Surface Relief	Less than significant	None required	Less than significant
Possible Disruption and Destruction of a Limited Paleontological Resource Resulting from Site Grading	Significant	1. Implement a paleontological site mitigation plan	Less than significant
Potential Structural Damage and Threat to Public Safety Resulting from Fault Displacement during a Seismic Event	Significant	2. Establish 50- or 100-foot (depending on the degree of fault trace definition) habitable structure setbacks from fault lines 3. Provide sufficient setback from additional faults or provide a mat or other engineered foundation	Less than significant
Potential Structural Damage and Threat to Public Safety Resulting from Ground Shaking during a Seismic Event	Significant	4. Design and construct new buildings in accordance with current standards of earthquake-resistant construction	Less than significant

Impact	Level of Significance	Mitigation Measure	Level of Significance with Mitigation Measure
Potential Increased Earthquake Activity Due to Groundwater Withdrawal and Consequent Potential Structural Damage and Threat to Public Safety	Less than significant	None required	Less than significant
Potential Structural Damage and Threat to Public Safety Resulting from Landsliding or Other Slope Failure	Significant	5. Provide 50-foot building envelope setbacks from the base of slopes, dormant or active landslide scarps, stream cutbanks, erosion gullies, and steep slopes for Lots 8, 188, and 247 6. Provide setbacks from unstable slopes for additional lots or implement appropriate engineering design as required Provide setbacks for Lots 194 to 200 if required based on additional field investigations at the Potrero fault trace/landslide slip surface 7. Prepare contingency plan that provides alternative access routes	Less than significant
Potential Structural Damage and Threat to Public Safety Resulting from Earthquake-Induced Liquefaction and Lateral Spreading	Significant	8. Use appropriate engineering techniques to reduce liquefaction hazard Avoid development in areas of liquefaction potential or use appropriate engineered foundation	Less than significant
Potential Geologic Hazards Associated with the Golf Trail Clubhouse	Less than significant	None required	Less than significant
Extraction of Dimension Stone and Aggregate	Less than significant	None required	Less than significant
SOILS			
Potential Accelerated Erosion, Sedimentation, and Reduction in Soil Productivity and Revegetation Potential	Significant and beneficial	9. Implement erosion control plans – preliminary erosion control report; golf trail geological report; golf trail erosion and sedimentation control plan 10. Monitor effectiveness and modify erosion control measures as necessary	Less than significant and beneficial
Potential Damage to Structures and Underground Utilities Caused by Soil Expansion-Contraction or Poor Load-Bearing Capacity	Less than significant	None required	Less than significant
Possible Failure of Structures and Utilities Due to Soil Corrosion	Less than significant	None required	Less than significant
Potential Water Quality Degradation or Human Health Hazard Due to Onsite Septic System Failure	Less than significant	None required	Less than significant

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Impact	Level of Significance	Mitigation Measure	Level of Significance with Mitigation Measure
Vegetation Removal and Potential Accelerated Soil Erosion and Sedimentation Caused by Establishment of a New Borrow Area Quarry	Significant	11: Prepare an erosion and sediment control/revegetation plan for new borrow area	Less than significant
Potential Accelerated Soil Erosion and Sedimentation Caused by Development on Slopes in Excess of 30%	Significant	9: Implement erosion control plans	Less than significant
GROUNDWATER HYDROLOGY, STREAMS BASE FLOW, AND WATER SUPPLY AND DEMAND			
Water Supply Shortage Because of Overestimated Well Yields	Significant	12: Maintain a water supply equal to or greater than connected water demand at all times	Less than significant
Potential Groundwater Overdraft if Water Demand Exceeds Groundwater Supply	Less than significant	None required	Less than significant
Increased Groundwater Recharge through Implementation of the Cattle Grazing Plan	Beneficial	None required	Beneficial
Localized Local and Short-Term Water-Level Drawdowns near Pumping Wells	Less than significant	None required	Less than significant
Long-Term Decreases in Groundwater Levels	Less than significant	None required	Less than significant
Induced Seepage Losses from Creeks and Substantial Depletion of Dry-Season Base Flow	Significant	13: Monitor groundwater levels 14: Delay pumping at wells near base flow reaches 15: Drill new wells away from base flow reaches	Less than significant
Decreased Long-Term or Drought-Period Base Flow in Creeks	Significant	16: Monitor base flow in creeks and provide supplemental water if necessary	Less than significant
Minor Reduction in Subsurface Outflow	Less than significant	None required	Less than significant
Direct Mortality of Established Riparian Vegetation Caused by Dewatering of Plant Roots	Significant	14: Delay pumping at wells near base flow reaches 15: Drill new wells away from base flow reaches	Less than significant
Long-Term Decrease in the Total Area of Riparian Vegetation Caused by Decreased Reproductive Success	Significant	17: Monitor riparian vegetation and maintain total area of riparian vegetation	Less than significant
Degradation of Wetlands Caused by Groundwater Pumping	Less than significant	None required	Less than significant
Decrease in Water Supply in Offsite Areas Resulting from Decreased Subsurface and Surface Outflow	Less than significant	None required	Less than significant

Impact	Level of Significance	Mitigation Measure	Level of Significance with Mitigation Measure
RUNOFF, FLOODING, AND WATER QUALITY			
Increased Temperatures in Base Flow Reaches as a Result of Groundwater Pumping	Less than significant	None required	Less than significant
Increased Stormwater Runoff	Significant	18. Implement best management practices to attenuate floodflows	Less than significant
Potential for Increased Flooding on the Carmel River	Significant	19. Design and implement stormwater runoff BMPs so that flooding in the Carmel Valley is not aggravated	Less than significant
Degradation of Surface Water and Groundwater Quality Due to Nonpoint Sources Discharges at the Following: Golf Trail, Equestrian Facilities, Wastewater Facility, Individual Septic Systems, and Nuisance Runoff	Significant	20. Implement nitrate monitoring program	Less than significant
Degradation of Surface Water Quality Due to Construction Activities	Significant	21. Develop and implement stormwater pollution prevention plan	Less than significant
Degradation of Surface Water Quality Due to Removal of Riparian Vegetation	Significant	22. Limit removal of riparian vegetation, revegetate affected areas and protect vegetation in areas adjacent to protected base flow reaches	Less than significant
Degradation of Water Quality in Creeks and Their Receiving Waters Due to Increased Urban Pollutant Loadings	Significant	23. Implement BMPs to control urban pollutants	Less than significant
Potential for Accumulation of Salts in Soils Receiving Reclaimed Wastewater	Less than significant	None required	Less than significant
Increased Infiltration, Increased Base Flows, and Decreased Floodflows as a Result of Implementing the Cattle Grazing Plan	Beneficial	None required	Beneficial
FISHERIES			
Potential for Acute and Chronic Toxicity to Fisheries and Reduced Fish Productivity	Significant	24. Implement appropriate construction practices 9. Implement erosion control plans 21. Develop and implement stormwater pollution prevention plan	Less than significant
Reduced Spawning and Habitat Conditions Resulting from Increased Sedimentation	Significant	25. Minimize sediment-laden runoff that enters creeks 9. Implement erosion control plans	Less than significant
Increased Water Temperature Resulting from Loss of Riparian Vegetation	Less than significant	None required	Less than significant

Impact	Level of Significance	Mitigation Measure	Level of Significance with Mitigation Measure
Potential Reduction in Potrero Canyon, Las Garzas Creek, San Clemente Creek, and San Jose Creek Fisheries Habitat Resulting from Groundwater Extraction	Significant	14: Delay pumping at wells near base flow reaches 15: Drill new wells away from base flow reaches 16: Monitor base flow in creeks and provide supplemental water if necessary	Less than significant
Potential Reduction of Fisheries Habitat in Hitchcock Canyon and Robinson Canyon	Less than significant	None required	Less than significant
Reduced Habitat Conditions Resulting from Increased Turbidity and Sedimentation	Significant	26: Implement drainage plan 9: Implement erosion control plans	Less than significant
BIOLOGICAL RESOURCES (PLANTS AND ANIMALS)			
Potential Loss or Degradation of 574.7 Acres (5.8%) of Oak Woodlands and Savannas	Significant	27: Enhance oak woodland and savanna habitat by planting oak species removed onsite	Less than significant
Potential Loss or Degradation of 24.7 Acres (1.6%) of Chaparral	Less than significant	None required	Less than significant
Potential Loss or Degradation of 28.5 Acres (1.3%) of Scrub	Less than significant	None required	Less than significant
Potential Loss or Degradation of 235.4 Acres (9.0%) of Annual Grassland	Less than significant	None required	Less than significant
Potential Loss or Degradation of 26.6 Acres (5%) of Coastal Terrace Prairie	Significant	28: Modify grazing regime to increase the density of native grasses in annual grassland	Less than significant
Potential Loss or Degradation of 5.6 Acres (0.5%) of Redwood Forest	Less than significant	29: Enhance redwood forest by planting redwoods onsite	Less than significant
Potential Loss or Degradation of 2.6 Acres (0.5%) of Mixed Evergreen Forest	Less than significant	None required	Less than significant
Potential Loss or Degradation of 6.2-11.3 Acres (0.5%) (0.7%) of Riparian Habitats	Less than significant	30: Enhance or restore degraded riparian habitat	Less than significant
Loss or Disturbance of 5.4-5.82 Acres (3%) of Herbaceous Wetlands	Less than significant	31: Enhance or replace lost and disturbed wetland habitat	Less than significant
Loss or Degradation of 0.1 Acre (0.2%) of Other Vegetated Types	Less than significant	None required	Less than significant
Loss or Degradation of 19.7 Acres (8.2%) of Other Nonvegetated Types	Less than significant	None required	Less than significant
Potential Loss or Disturbance to Special-Status Plants from Fuel Modification Activities	Significant	32: Avoid special-status plant species occurrences when conducting fuel modification activities	Less than significant

Impact	Level of Significance	Mitigation Measure	Level of Significance with Mitigation Measure
Potential Disturbance to Gairdner's Yampah Populations	Less than significant	33. Prevent disturbance to Gairdner's yampah populations during construction	Less than significant
		34. Control the introduction and spread of invasive exotic plants	
Loss of 173 (5%) Acres of Potential Cooper's Hawk Breeding Habitat	Less than significant	None required	Less than significant
Construction-Induced Disruption of Nesting Cooper's Hawks	Significant	35. Delay construction until the young have fledged	Less than significant
Loss of 601 Acres (9%) of Grasslands and Oak Savannas, Including Potential Golden Eagle and American Badger Foraging Habitat	Less than significant	None required	Less than significant
Construction-Induced Disruption of Nesting Golden Eagles	Significant	35. Delay construction until the young have fledged	Less than significant
Loss of 268.5 Acres (7%) of Short-Grass Grassland, Including Potential Burrowing Owl and California Horned Lark Breeding, Roosting, and Foraging Habitat	Less than significant	None required	Less than significant
Loss of 6 Acres (<1%) of Redwood Forest, Including Potential California Spotted Owl and Townsend's Western Big-Eared Bat Breeding, Roosting, and Foraging Habitat	Less than significant	None required	Less than significant
Loss of 14 Acres (<1%) of Potential Long-Eared Owl Breeding, Roosting, and Foraging Habitat	Less than significant	None required	Less than significant
Loss of 592.4 Acres (4%) of Oak Woodland Habitat, Including Potential Purple Martin and Pallid Bat Breeding Habitat	Less than significant	None required	Less than significant
Loss of 4 Acres (<1%) of Riparian Woodland, Including Potential Yellow Warbler and Yellow-Breasted Chat Breeding Habitat	Less than significant	None required	Less than significant
Potential Loss of Silvery Legless Lizard Habitat	Less than significant	None required	Less than significant
Loss of 326 Acres (3%) of Oak Woodland and Chaparral, Including Potential Monterey Dusky-Footed Woodrat Habitat	Less than significant	None required	Less than significant
Potential Loss of Approximately 229 Landmark Trees	Significant	36. Compensate for loss of landmark trees by planting in-kind onsite at a 5:1 replacement ratio	Less than significant
Potential Adverse Effect on Riparian Vegetation Resulting from Changes in Groundwater Hydrology	Significant	37. Monitor riparian vegetation and maintain total area of riparian vegetation	Less than significant
Improvement of Grassland and Oak Savanna Habitats	Beneficial	None required	Beneficial
Reduction in Extent of Invasive Exotic Plant Species	Beneficial	None required	Beneficial

Impact	Level of Significance	Mitigation Measure	Level of Significance with Mitigation Measure
AESTHETICS			
Changes in Views South from Robinson Canyon Road	Less than significant	None required	Less than significant
Changes in Views North from the Intersection of Robinson Canyon Road and Rancho San Carlos Road	Significant	37: Relocate or redesign the ranch operations center and employee recreation center	Less than significant
Changes in Other Views from Robinson Canyon Road	Less than significant	None required	Less than significant
Changes in Views from Private Residences	Less than significant	None required	Less than significant
Changes in Views of the Quarry Borrow Site from Public Viewing Areas	Less than significant	None required	Less than significant
Changes in Views from Public Trails	Less than significant	None required	Less than significant
Potential Impact of the Golf Trail Clubhouse on Ridgeline Development	Less than significant	None required	Less than significant
Changes in Views Caused by Development of Roadway on Slopes in Excess of 30%	Less than significant	None required	Less than significant
TRAFFIC			
Existing plus Approved Projects plus CDP-GMPAP			
Increased Traffic Volume on Segment 6 of Carmel Valley Road, Which Is Operating at a LOS Worse than the 1986 Level	Significant	38: Contribute to the traffic mitigation fund for Carmel Valley Road	Less than significant
Degradation of LOS at the Intersection of Carmel Valley Road and Rancho San Carlos Road from LOS D to LOS E during the A.M. Peak Hour, and from LOS E to LOS F during the P.M. Peak Hour	Significant	39: Add a left-turn acceleration lane on Carmel Valley Road for the northbound to eastbound left-turning vehicles and extend the eastbound right-turn lane (Alternative) 40: Contribute to a fund for signaling the intersection of Carmel Valley Road and Rancho San Carlos Road or constructing an overpass for the northbound left-turn movement	Less than significant
Addition of Traffic Volume to the Intersection of Highway 1 and Carmel Valley Road, Which Is Operating at LOS F	Significant	41: Contribute to the traffic mitigation fund for Highway 1 Contribute its fair share toward improving Highway 1	Less than significant
Increase in V/C by More than 1% at the Intersection of Highway 1 and Rio Road, Which Is Operating at LOS E	Significant	41: Contribute to the traffic mitigation fund for Highway 1	Less than significant
Increased Traffic Volume on Robinson Canyon Road	Less than significant	None required	Less than significant

Impact	Level of Significance	Mitigation Measure	Level of Significance with Mitigation Measure
Increased Traffic Hazards Resulting from Addition of Construction Trucks to Rancho San Carlos Road	Significant	43. Develop and implement a traffic control plan for the construction site.	Less than significant
Increased Traffic Hazards Resulting from Additional Traffic Volumes on Rancho San Carlos Road	Significant	44. Improve Rancho San Carlos Road and existing bridge across Carmel Valley River, to conform with the county and CDF standards.	Less than significant
		45. Provide adequate sight distance, and install appropriate traffic control devices.	
Existing plus Approved Projects plus Bulldozer			
Increased Traffic Volume on Segment 6 of Carmel Valley Road, Which Is Operating at a LOS Worse than Its 1986 Level	Significant	38. Contribute toward the traffic mitigation fund for Carmel Valley Road.	Less than significant
Degradation of LOS at the Intersection of Carmel Valley Road and Rancho San Carlos Road from LOS D to LOS E during the A.M. Peak Hour and from LOS E to LOS F during the P.M. Peak hour	Significant	39. Add a left-turn acceleration lane on Carmel Valley Road for the northbound to westbound left-turning vehicles and extend the eastbound right-turn lane.	Less than significant
		(Alternative) 40. Contribute to a fund for signaling the intersection of Carmel Valley Road and Rancho San Carlos Road or constructing an underpass for the northbound left-turn movement.	
Addition of Traffic Volume to the Intersection of Highway 1 and Carmel Valley Road, Which Is Operating at LOS F	Significant	41. Contribute to the traffic mitigation fund for Highway 1 its fair share toward improving Highway 1.	Less than significant
Increase in V/C by More than 1% at the Intersections of Highway 1 with Carpenter Street and Rio Road, Which are Operating at LOS E	Significant	41. Contribute to the traffic mitigation fund for Highway 1.	Less than significant
Increased Traffic Volume on Robinson Canyon Road	Less than significant	None required	Less than significant
Increased Traffic Hazards Resulting from Addition of Construction Trucks to Rancho San Carlos Road	Significant	43. Develop and implement a traffic control plan for the construction site.	Less than significant
Increased Traffic Hazards Resulting from Additional Traffic Volumes on Rancho San Carlos Road	Significant	45. Provide adequate sight distance, and install appropriate traffic control devices.	Less than significant
Existing plus Approved and Proposed Projects plus CDP-GMPAP			
Increased Traffic Volume on Segment 6 of Carmel Valley Road, Which Is Operating at a LOS Worse than Its 1986 Level	Significant	38. Contribute toward the traffic mitigation fund for Carmel Valley Road.	Less than significant
Addition of Traffic Volume to the Intersection of Carmel Valley Road and Rancho San Carlos Road, Which Is Operating at LOS F during the P.M. Peak Hour	Significant	39. Add a left-turn acceleration lane on Carmel Valley Road for the northbound to westbound left-turning vehicles and extend the eastbound right-turn lane.	Less than significant

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Impact	Level of Significance	Mitigation Measure	Level of Significance with Mitigation Measure
		<i>(Alternative) 40:</i> Contribute to a fund for signaling the intersection of Carmel Valley Road and Rancho San Carlos Road or constructing an underpass for the northbound left-turn movement	
Addition of Traffic Volume to the Intersection of Highway 1 and Carmel Valley Road, Which Is Operating at LOS F	Significant	41: Contribute to the traffic mitigation fund for Highway 1 its fair share toward improving Highway 1	Less than significant
Increase in V/C by More than 1% at the Intersections of Highway 1 and Rio Road, Which Is Operating at LOS E	Significant	41: Contribute to the traffic mitigation fund for Highway 1 its fair share toward improving Highway 1	Less than significant
Increased Traffic Volume on Robinson Canyon Road	Less than significant	None required	Less than significant
Increased Traffic Hazards Resulting from Addition of Construction Trucks to Rancho San Carlos Road	Significant	43: Develop and implement a traffic control plan for the construction site	Less than significant
Increased Traffic Hazards Resulting from Additional Traffic Volumes on Rancho San Carlos Road	Significant	45: Provide adequate sight distance, and install appropriate traffic control devices	Less than significant
S 24 Existing plus Approved and Proposed Projects plus Buildout			
Increase in Traffic Volume on Segment 6 of Carmel Valley Road, Which Is Operating at a LOS Worse than Its 1986 Level	Significant	38: Contribute toward the traffic mitigation fund for Carmel Valley Road	Less than significant
Degradation of A.M. Peak-Hour LOS at the Intersection of Carmel Valley Road and Rancho San Carlos Road from LOS E to LOS F during the A.M. Peak Hour and from LOS E to LOS F during the P.M. Peak hour	Significant	39: Add a left-turn acceleration lane on Carmel Valley Road for the northbound to westbound left-turning vehicles and extend the eastbound right-turn lane, and operate an employee shuttle service	Less than significant
		<i>(Alternative) 40:</i> Contribute to a fund for signaling the intersection of Carmel Valley Road and Rancho San Carlos Road or constructing an underpass for the northbound left-turn movement	
Degradation of LOS at the Intersection of Highway 1 and Carpenter Street	Significant	41: Contribute to the traffic mitigation fund for Highway 1 its fair share toward improving Highway 1	Less than significant
Addition of Traffic Volume to the Intersection of Highway 1 and Carmel Valley Road, Which Is Operating at LOS F	Significant	41: Contribute toward the traffic mitigation fund for Highway 1	Less than significant
Increase in V/C by More than 1% at the Intersection of Highway 1 and Rio Road, Which Is Operating at LOS E	Significant	41: Contribute to the traffic mitigation fund for Highway 1 its fair share toward improving Highway 1	Less than significant
Increased Traffic Volume on Robinson Canyon Road	Less than significant	None required	Less than significant
Increased Traffic Hazards Resulting from Addition of Construction Trucks to Rancho San Carlos Road	Significant	43: Develop and implement a traffic control plan for the construction site	Less than significant

Impact	Level of Significance	Mitigation Measure	Level of Significance with Mitigation Measure
Increased Traffic Hazards Resulting from Additional Traffic Volumes on Rancho San Carlos Road	Significant	45: Provide adequate sight distance, and install appropriate traffic control devices	Less than significant
CLIMATE AND AIR QUALITY			
Potential Increase in PM10 Emissions during Project Construction	Significant	46: Implement PM10-reducing construction practices 47: Phase construction so that estimated construction-related PM10 emissions fall below MBUAPCD daily thresholds	Less than significant
Generation of Odors Due to Operation of the Portable Asphalt Batch Plant	Significant	48: Avoid operation of portable asphalt batch plant within 0.25 mile of an occupied sensitive odor receptor	Less than significant
Increase in CO Concentrations during Project Operation	Less than significant	None required	Less than significant
Increase in ROG, NO _x , and PM10 Emissions during Project Operation under Future with-GMPAP Conditions	Less than significant	None required	Less than significant
Increase in ROG, NO _x , and PM10 Emissions during Project Operation under Future with-Buildout Conditions	Less than significant	None required	Less than significant
Odor Generation Due to Operation of the Proposed Equestrian Center and Wastewater Treatment Plant	Significant	49: Employ odor-reducing design and implement odor-reducing maintenance practices for the expanded equestrian center	Less than significant
Potential Conflict with the MBUAPCD 1994 AQMP	Less than significant	None required	Less than significant
NOISE			
Exposure of Existing Residents to Noise from Aggregate Mining Operations	Less than significant	None required	Less than significant
Exposure of New Residents to Noise from Aggregate Mining Operations	Less than significant	None required	Less than significant
Exposure of Wildlife to Noise from Aggregate Mining Operations	Less than significant	None required	Less than significant
Exposure of Residents to Noise from Construction Activities	Less than significant	None required	Less than significant
Exposure of Existing Noise-Sensitive Land Uses to Increased Traffic Noise	Less than significant	None required	Less than significant
Exposure of Surrounding Land Uses to Noise from New Residences and Other Facilities	Less than significant	None required	Less than significant

Impact	Level of Significance	Mitigation Measure	Level of Significance with Mitigation Measure
Exposure of New Residents to Noise from the Gun Club	Less than significant	None required	Less than significant
PUBLIC SERVICES AND UTILITIES			
Increased Demand for County Services	Less than significant	None required	Less than significant
Consistency with LAFCO Groundwater Standards	Beneficial	None required	Beneficial
Consistency with Other LAFCO Standards for the Evaluation of Proposals	Beneficial	None required	Beneficial
Increased Wastewater Generation	Less than significant	None required	Less than significant
Increased Generation of Sludge	Less than significant	None required	Less than significant
Increased Amount of Wastewater for Disposal	Beneficial	None required	Beneficial
Increased Demand for Water Service	Less than significant	None required	Less than significant
Increased Generation of Solid Waste	Less than significant	None required	Less than significant
Potential for Increased Demand for Schools	Significant	50: Implement school impact fees 51: Implement a year-round elementary school 52: Reopen Carmelo School	Less than significant
Potential Increased Demand for Additional Police Officers	Less than significant	None required	Less than significant
Increased Potential for Fire Hazard	Less than significant	None required	Less than significant
Increased Water Demand for Firefighting	Less than significant	None required	Less than significant
Need for Additional Medical Response Service	Less than significant	None required	Less than significant
Increased Demand for Electricity	Less than significant	None required	Less than significant
Increased Demand for Telephone Service	Less than significant	None required	Less than significant
Increased Demand for Cable Television	Less than significant	None required	Less than significant
Need for Recreational Trails	Beneficial	None required	Beneficial

Impact	Level of Significance	Mitigation Measure	Level of Significance with Mitigation Measure
CULTURAL RESOURCES			
Unanticipated Impacts on Prehistoric and Historic Resources from Construction and Construction-Related Activities	Potentially significant	53. Avoid significant prehistoric and historic resources	Less than significant
Potential Damage to or Destruction of Prehistoric Archaeological Sites CA-MNT-1481, -1482, and -1483 from Construction	Significant	54. Conduct monitoring at site CA-MNT-1481	Less than significant
Potential Damage to or Destruction of Prehistoric Archaeological Sites CA-MNT-1481, -1482, -1484, -1485, -1486/H, -1702, and -1704 from Road Improvements	Significant or Potentially significant	55. Place fill on sites CA-MNT-1482 and -1483 and conduct data recovery for minor impacts	Less than significant
		56. Construct road through site CA-MNT-1481 in existing location and maintain unimproved road through site CA-MNT-1482	Less than significant
		57. Incorporate avoidance procedures into final mitigation plan for sites CA-MNT-1481, -1482, -1484, -1485, -1486/H, and -1702	Less than significant
		58. Conduct test excavations and conduct data recovery excavation for site CA-MNT-1704	Less than significant
Potential Damage to or Destruction of Prehistoric Archaeological Site CA-MNT-1700	Significant	59. Monitor and conduct data recovery excavation for site CA-MNT-1700	Less than significant
		<i>(Alternative)</i> 60. Avoid damage to prehistoric archaeological site CA-MNT-1700	Less than significant
Potential Changes or Modifications to Historic Structures	Less than significant	None required	Less than significant
Damage to Historic District from New Construction	Significant	61. Prepare historic American building survey photographic and written documentation	Less than significant
Potential Impact to San Francisquito Adobe from Demolition of Garage (Building Number 35)	Significant	62. Demolish garage by hand	Less than significant
Potential Damage to or Destruction of Known and Unknown Historic Archaeological and Architectural Resources from Construction	Significant	63. Conduct historical research and document historic archaeological and architectural resources	Less than significant
Potential Damage to or Destruction of Unknown Historic-Period Archaeological and Architectural Resources from Land Management Activities	Significant	64. Prepare historical sensitivity analysis and identify historically sensitive, unsurveyed areas	Less than significant
Potential Damage to or Destruction of Cultural Sites from Grazing	Significant	65. Cease grazing on sites CA-MNT-1484, -1485/H, -1486/H, -1487, and two adobe sites and place grazing improvements away from known cultural resources	Less than significant
Potential Damage to or Destruction of Known Prehistoric Archaeological or Historic-Period Resources from Incidental Project Activities and Vandalism	Significant	66. Develop long-term management and monitoring plan to protect prehistoric- and historic-period resources	Less than significant

Impact	Level of Significance	Mitigation Measure	Level of Significance with Mitigation Measure
Potential Damage to or Destruction of <i>Unknown</i> Known Prehistoric or Historic-Period Resources and <i>Human Remains</i> from Incidental Project Activities and Vandalism	Significant	67: <i>Stop work and consult with appropriate parties</i> Develop long-term management and monitoring plan to protect prehistoric and historic-period resources	Less than significant
SOCIAL EFFECTS			
Compatibility with Social Characteristics of Adjacent Areas	Less than significant	None required	Less than significant
Compatibility with Social Characteristics of Carmel-by-the-Sea	Less than significant	None required	Less than significant

Chapter 2. Project Description

LOCATION

Regional Location

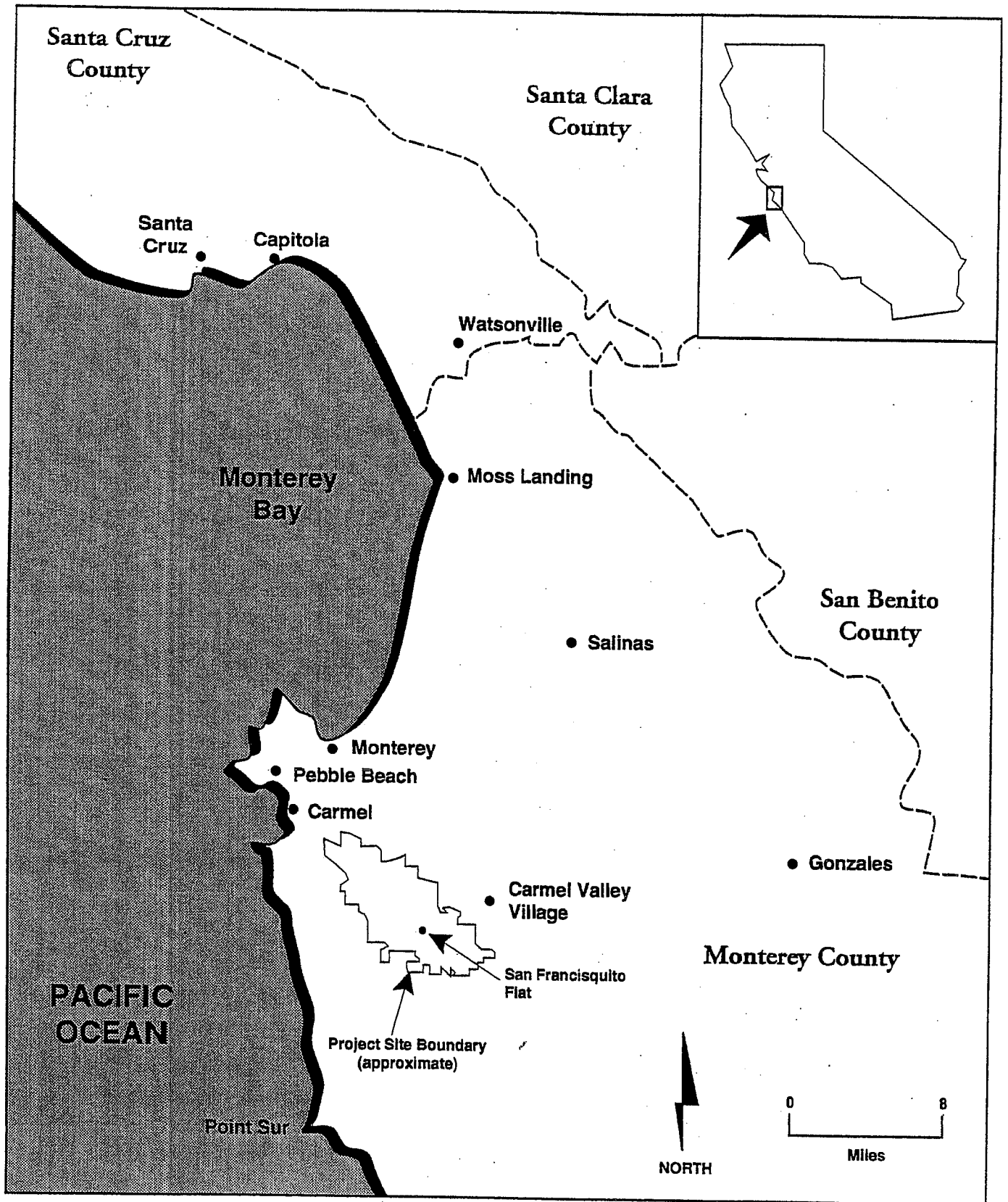
The project site, known as Rancho San Carlos, encompasses approximately 20,000 acres located in western Monterey County. The site is located approximately 2-10 miles south of Carmel Valley and 5 miles east of the Pacific Ocean (Figure 2-1). Rancho San Carlos Road and Robinson Canyon Road, which extend south from Carmel Valley Road, currently provide access to the site (Figure 2-2).

The project region has a varied topography of valleys, flat lands, rolling hills, and steep slopes, with San Francisquito Flat occupying the south-central portion of the project site. Topography on the site ranges in elevation from 3,000 feet along the southwest boundary to approximately 30 feet on the floor of the Carmel Valley in the north. The ridges and valleys generally trend northwest-southeast.

Site Location

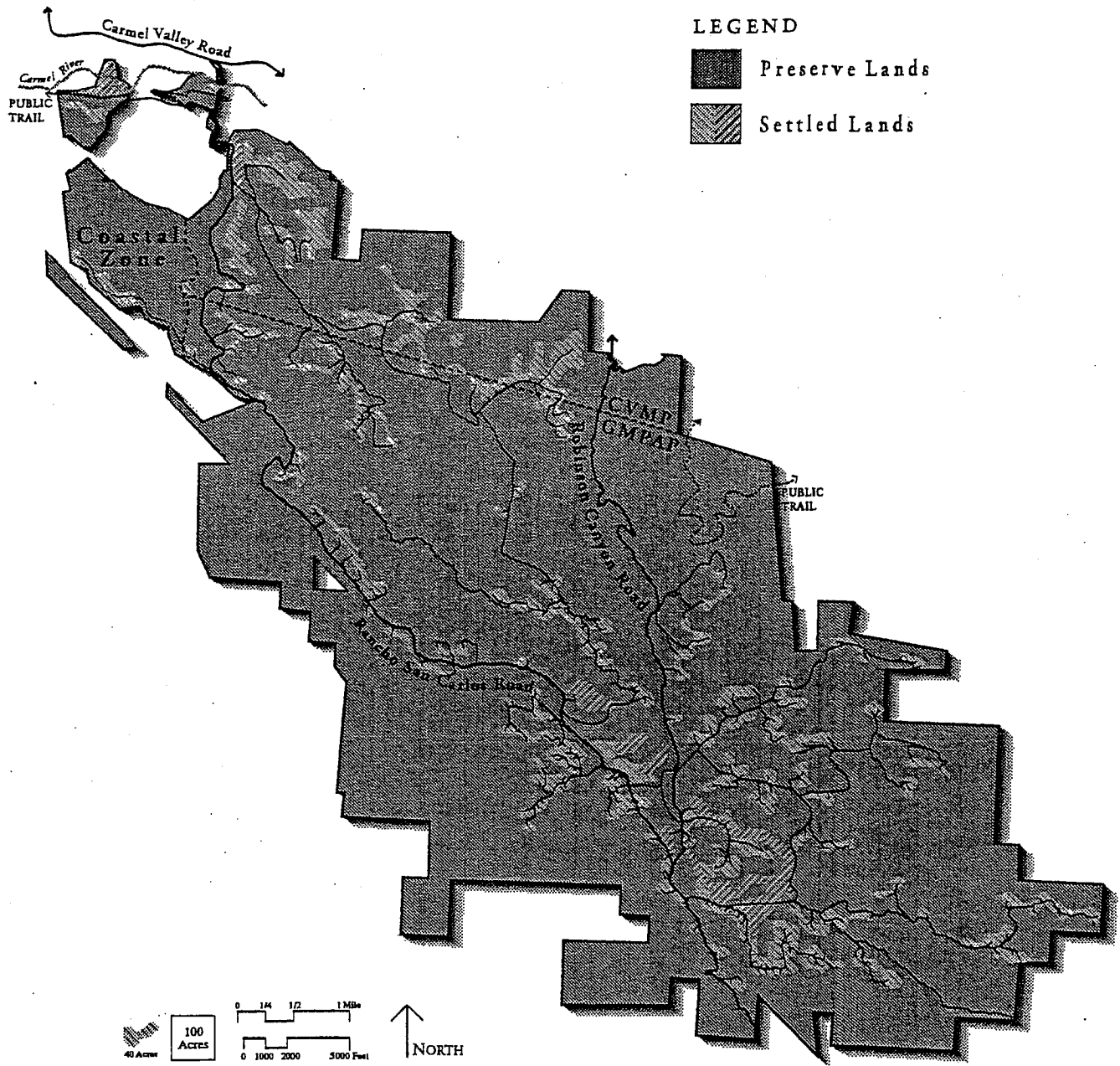
The project site is bounded by the Carmel Valley on the north and northeast and by relatively undeveloped land on all other sides, except for recreational development of approximately 200 cabins at San Clemente Rancho and White Rock Club to the south and southeast. The site encompasses a portion of the Santa Lucia Range southwest of the Carmel River. The property includes many of the drainage basins of Hitchcock Canyon, Las Garzas Creek, Potrero Canyon, Robinson Canyon, and San Clemente Creek, all tributaries of the Carmel River, and San Jose Creek, which flows into Carmel Bay just north of Point Lobos.

Lands surrounding the approximately 20,000-acre site have a variety of uses, including ranching, public and private recreation and open space, and residential and second-home development. Public and private recreation and open space uses surround the project site to the east and south, with the more urbanized lands located north of the site in the Carmel Valley (Figures 2-2 and 3-2).



Jones & Stokes Associates, Inc.

Figure 2-1
Regional Location



Source: Rancho San Carlos Partnership 1994a.



Jones & Stokes Associates, Inc.

Figure 2-2
The Santa Lucia Preserve

PROJECT OBJECTIVES

The Rancho San Carlos Partnership is the applicant, and its project objective is to secure approval for two combined development permits to create a project known as the Santa Lucia Preserve. The partnership seeks to establish a permanent preserve for native plant and wildlife habitat while pursuing limited development (e.g., housing, visitor-serving accommodations, commercial and recreation facilities) of the least environmentally sensitive land. The full plan proposes a maximum of 150 visitor-serving units; 297 market rate lots; 53 employee housing units; and commercial, equestrian, and recreational uses on 2,000 acres ("settled lands"). Open space/"preserve lands" constitute the remaining 17,815 acres of the site (Figure 2-2).

BACKGROUND

Over the past 4 years, the landowner, the Rancho San Carlos Partnership, has undertaken a comprehensive planning effort to inventory and understand the natural resources of the site. Following this analysis, the partnership devised a conceptual plan with the goals of placing a limited amount of development on the land and supporting the protection and enhancement of the natural resource systems.

In March 1993, the Monterey County Board of Supervisors, recognizing the unique natural and scenic resources of Rancho San Carlos, adopted Resolution No. 93-115, amending the GMPAP to designate that portion of the ranch included within the GMPAP area as a "Comprehensive Planned Use" area.

To carry out that designation, the board required that a comprehensive development plan be prepared for the entire site, which would include lands within the GMPAP area and those additional portions of land located outside the GMPAP area within the CVMP area and the CZ. Specifically, Board Resolution No. 93-115 states that:

- particular attention be given toward siting so that planning development is compatible with existing resources and adjacent land uses;
- the total density included in the entire comprehensive development plan does not exceed 150 visitor accommodation units and 350 single-family residential dwelling units; and
- the comprehensive development plan shall include an open space component specifically describing the manner in which at least 14,467 acres of Rancho San Carlos will be retained in perpetuity for grazing, recreation, and resource conservation.

Board Resolution No. 93-115 established the framework for the Rancho San Carlos Partnership to continue planning for the site in accord with the objectives of preserving the natural setting while providing for a limited amount of development. This framework resulted in the applicant's plan for a community preserve that includes the following components:

- 90% of the land, or approximately 18,000 acres, including the property's natural resources, is proposed to be set aside as "preserve lands" to maintain the vitality and character of the overall landscape; and
- 10% of the land, or approximately 2,000 acres, is proposed to be developed as "settled lands" for housing, recreation areas, and a community center.









Together, the "preserve lands" and the "settled lands" constitute the community preserve known as the Santa Lucia Preserve (Figure 2-3). The comprehensive development plan prepared for the Santa Lucia Preserve documents resources of the ranch and identifies guiding principles for their conservation and protection. The plan also addresses development compatibility, along with defined land use and phasing program for each of the three county planning areas, and proposes a system of development standards to guide design, siting, and construction of all buildings, roads, landscape, and infrastructure improvements in response to existing county policy and the unique natural and scenic resources of the ranch.

A resource management plan was also prepared for the Santa Lucia Preserve in response to Board Resolution No. 93-115. This plan details the applicant's method of conservation through the establishment of the Santa Lucia Conservancy. According to the plan, the preserve lands will be owned and managed through two organizations: the Santa Lucia Conservancy (the Conservancy) and the Stewardship Company. The functions of each are described briefly below:

- The Conservancy will be organized as an independent nonprofit corporation to oversee, govern, and control the resource management of the Santa Lucia Preserve. As proposed, the Conservancy will also coordinate public access to the site through ongoing education and interpretive programs and publicly licensed trails.
- The Stewardship Company will be a separate but wholly owned subsidiary of the Conservancy, responsible under contract with the Conservancy for implementing all resource management, scientific, and educational objectives of the Conservancy. Additionally, the Stewardship Company will conduct commercial, recreational, and community-serving responsibilities, including fire protection and security services, operations and maintenance of the water and wastewater facilities and roads under contract to the ranch county service area (CSA), landscape maintenance services for homeowners, and a native plant materials nursery.

Land Use Summary

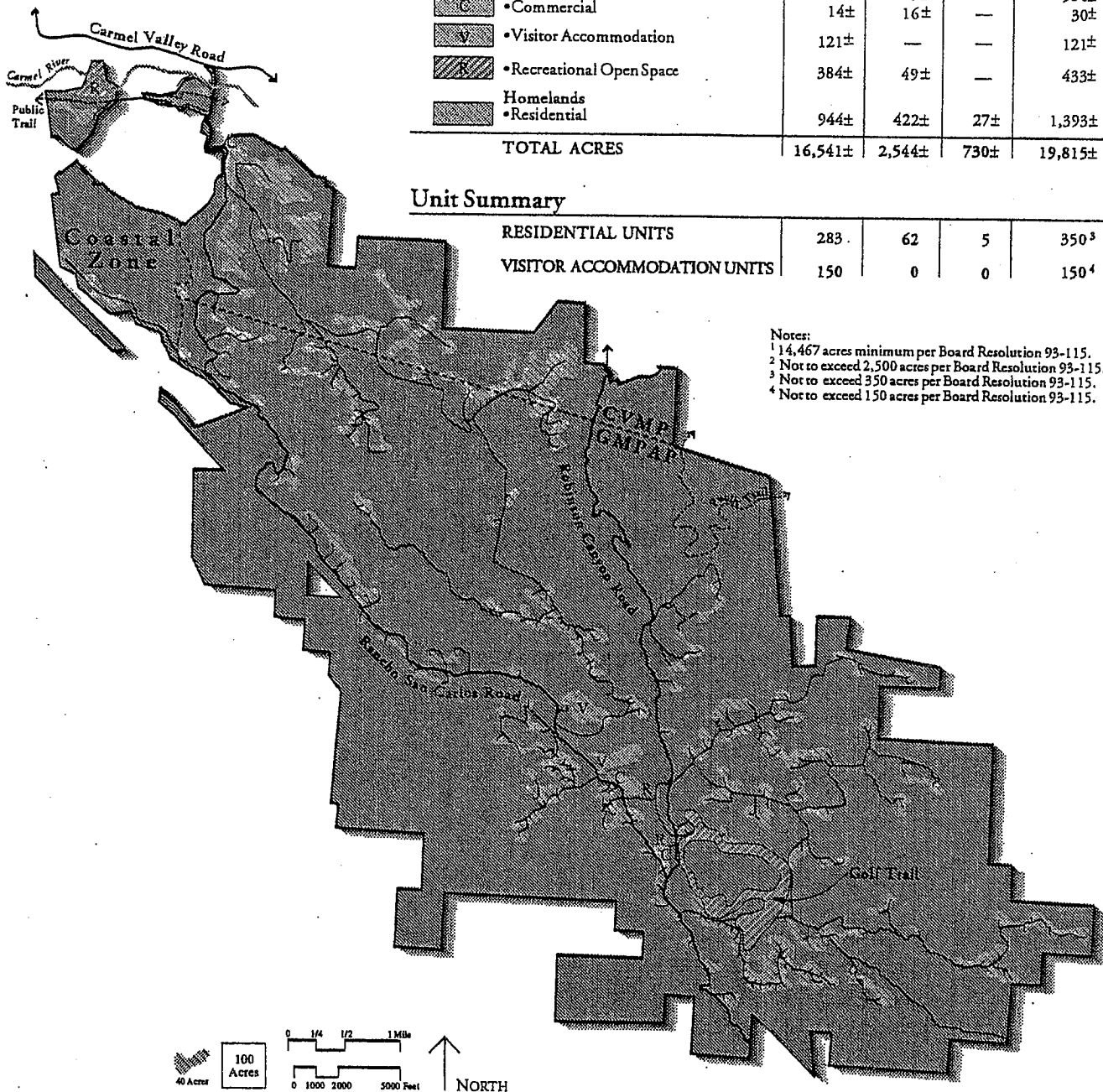
The acreages shown in this table are approximate.

	GMPAP	CVMP	Coastal Zone	TOTAL
 PRESERVE LANDS — Total Grazing, Recreation, and Resource Conservation Use	15,078 ±	2,057 ±	703 ±	17,838 ±
 SETTLED LANDS — Total Commercial, Visitor Accommodation, Recreation and Residential Uses	1,463 ±	487 ±	27 ±	1,977 ±
 Rancholands	519 ±	65 ±	—	584 ±
 • Commercial	14 ±	16 ±	—	30 ±
 • Visitor Accommodation	121 ±	—	—	121 ±
 • Recreational Open Space	384 ±	49 ±	—	433 ±
 Homelands	944 ±	422 ±	27 ±	1,393 ±
 • Residential				
TOTAL ACRES	16,541 ±	2,544 ±	730 ±	19,815 ±

Unit Summary

	GMPAP	CVMP	Coastal Zone	TOTAL
RESIDENTIAL UNITS	283	62	5	350 ³
VISITOR ACCOMMODATION UNITS	150	0	0	150 ⁴

- Notes:
¹ 14,467 acres minimum per Board Resolution 93-115.
² Not to exceed 2,500 acres per Board Resolution 93-115.
³ Not to exceed 350 acres per Board Resolution 93-115.
⁴ Not to exceed 150 acres per Board Resolution 93-115.



Source: Rancho San Carlos Partnership 1994a.



Jones & Stokes Associates, Inc.

Figure 2-3
Comprehensive Development Plan

EXISTING IMPROVEMENTS

Most of the Rancho San Carlos property is undeveloped. Access to the site is currently provided by Rancho San Carlos Road, a 10-mile paved private rural road, and Robinson Canyon Road, a 9-mile paved county road. Internal access is provided by over 100 miles of existing ranch roads. Stock ponds are scattered throughout the property. Pacific Gas and Electric Company (PG&E) and Pacific Telephone (PacTel) easements cross the site, and power and telephone services are available on portions of the property. Cattle grazing has occurred on the site for two centuries.

Land uses that presently occupy the site include the ranch house, guest accommodations, offices, and employee housing, as well as ranch operation facilities, including barns, stables, and equestrian facilities. A total of 14 existing and approved dwelling units are on the property. These units include the ranch house, auxiliary buildings with 16 guest rooms, a dining room, kitchen, two meeting rooms, and approximately 1,000 square feet of office space, which is used by employees and guests of the ranch.

PROJECT CHARACTERISTICS

The project proposed for the Rancho San Carlos property is detailed in the applicant's comprehensive development plan (Rancho San Carlos Partnership 1994a). The comprehensive development plan includes 20,000 acres within the GMPAP, CVMP, and the Carmel Area CZ. At this time, the applicant is seeking entitlements to only those portions of the site within the GMPAP area and has submitted applications for combined development permits that cover 16,541 acres of Rancho San Carlos within the GMPAP area. The combined development permit applications include interrelated entitlements and permits necessary to implement the policies for Rancho San Carlos, which are stated in the Monterey County GP (1982-1992), the GMPAP, and the Santa Lucia Preserve Comprehensive Development Plan (Rancho San Carlos Partnership 1994a).

This EIR evaluates the entire comprehensive development plan; however, approvals would be granted only for uses within the GMPAP as described in the combined development permit applications. The application for PC94067 (incorporated herein by reference) includes:

- a vesting tentative map to create 266 lots and 31 parcels (Figure 2-4);
- a rezoning of portions of the Santa Lucia Preserve within the GMPAP area;
- general development plans for portions of the GMPAP area where resident-serving commercial, recreational facilities, and visitor accommodations are planned (Figure 2-5) (see also Appendix G which contains the site plans and the fact sheets for the general development plans); and



Source: Rancho San Carlos Partnership 1994b.



Jones & Stokes Associates, Inc.

Figure 2-5
Location of General Development Plan Lots
within the Santa Lucia Preserve

- major use permits for some of the nonresidential uses provided for in the GMPAP, including a tertiary treatment plant (Appendix G), tree removal, and limited development on slopes in excess of 30% (see also Appendix H).

A separate combined development permit application for the golf trail (PC94218), (incorporated herein by reference) includes three use permits for:

- a golf trail, practice range, clubhouse, and tree removal (Appendix I);
- ridgeline development for the clubhouse; and
- reduction in parking requirements.

The project applicant intends to propose that the official name of Dormody Road be changed to San Clemente Road, which is its previous name. For clarity and because all application materials refer to the road as San Clemente Road, the text of this document has been revised to refer to the road as San Clemente Road (Dormody Road).

Proposed Land Uses on the Project Site

The proposed comprehensive development plan consists of the following types of land uses.

Residential Uses

The project will contain 350 residential units consisting of single-family lots and some multifamily housing units for employees. Residential development will be restricted to a building envelope called a "homeland". All built improvements related to a house other than the supporting infrastructure would be constructed within the homeland. A range of lot sizes from 2 to approximately 100 acres would be created, each with a specific homeland envelope of 1-5 acres. Outside the prescribed homeland, the remaining portion of the lot, known as "openland", will be generally left in open space except for drives, trails, and utilities, subject to a conservation easement owned and managed by the Conservancy.

The comprehensive development plan states that 15% of all housing (53 units) will be inclusionary in compliance with the Monterey County Inclusionary Housing Ordinance.

Visitor Accommodations

A lodge and an expanded hacienda will be operated at the center of the ranch community. These facilities will provide lodging, meal service, meeting rooms, and other guest services for lodge and ranch guests. The hacienda, comprising the existing main ranch house and its guest house, will be remodeled and expanded to provide dining facilities and a total of 40 rooms. The lodge would be a 110-room full-service visitor accommodation facility located north of the hacienda overlooking San Francisquito Flat.

Ranch Center

The ranch center will provide residential-serving uses such as a post office, grocery store, gas station, retail stores, and offices. In addition, a portion of the inclusionary housing (eight units) would be accommodated within the ranch center.

Conservancy

The conservancy will provide a library, gallery, meeting rooms, multipurpose room, and administration building within the ranch center.

Open Space

Open space refers to the approximately 18,000 acres, which will be set aside as "preserve lands" and maintained through a resource management plan to safeguard the natural resources of the site. The resource management plan includes measures to protect resources during project implementation and in perpetuity. The resource plan was developed based on an inventory of resources, a forest management plan, fire safety management plan, and a cattle grazing plan, herein incorporated by reference.

Recreational Facilities

Recreational facilities will consist of resident-serving facilities such as a sporting center with swimming and tennis facilities, located near the ranch center; an employee recreation center, with a play field, swimming pool, basketball court, tot lot, picnic facilities, and 2,000-square-foot multipurpose building located adjacent to the junction of Rancho San Carlos Road and Robinson Canyon Road; an equestrian center including stables, arenas, and paddocks, located adjacent to the sporting center; and a golf trail. The golf trail facility proposes to accommodate 15,000 rounds of golf per year, a 15,000-square-foot clubhouse, and a driving range.

Service/Operations

This use consists of ranch management, security, maintenance, and operations.

Public Trails

Two public trails are proposed to be licensed to an appropriate public agency: a new public trail to link the Peñon Peak area with existing trails in Garland Ranch Regional Park and a segment of the proposed Carmel Valley trail, which would cross the northern edge of the site parallel to the Carmel River. Refer to Chapter 16, "Public Services and Utilities", for additional discussion of these trails. Specific alignments have not been identified and would require additional environmental review before they are constructed.

Tertiary Treatment Plant

A tertiary treatment facility (*see Appendix G*) is included in the comprehensive development plan. The wastewater treatment facility (on Lot 261) will generate up to 70,000 gallons per day (gpd) of irrigation-quality water.

Site Improvements

Implementation of any required onsite and offsite infrastructure improvements and ancillary facilities will also be incorporated into overall project phasing. Proposed improvements include the following:

- Water supply. Domestic and fire flow water supply will be provided by a community water system coordinated and managed on a ranchwide basis by a CSA or other public entity through a system of deep wells, and storage and distribution facilities constructed by the developer. Irrigation water supply for the golf trail will be provided from reclaimed domestic wastewater, recycled irrigation water, and rainfall.
- Wastewater system. Most of the lots would be served by individual septic tanks and leach field system. *The ranch center, conservancy, lodge, hacienda, sports center, equestrian center, ranch operations center, employee recreation center, the golf trail clubhouse, The ranch center and some of the lots in the vicinity 78 market-rate, 44 inclusionary, and 12 noninclusionary employee homes* would be served by a tertiary treatment facility. (*See Table 4 of the Golf Trail Water Supply Plan*) Treated effluent from the treatment plan would be used for onsite irrigation and landscape and golf trail irrigation. The applicant has prepared a wastewater disposal plan for the project.

- Road maintenance. Road maintenance services for all paved and unpaved roads will be provided by the Stewardship Company under contract to the CSA.
- Utilities. All new and existing utility service will be placed underground in accordance with county policy and located within road rights-of-way and driveways wherever feasible. Natural gas would not be distributed within the preserve. Power and telephone services are available on portions of the site. Telephone, cable, and other communication services would be provided in a common trench.
- Solid waste. Solid waste will be collected by the Carmel Valley Disposal Service and delivered to the Monterey Regional Waste Management District (MRWMD) landfill facility located north of the City of Marina. MRWMD operates a recycling program that will be incorporated in the collection system at the Santa Lucia Preserve.
- Emergency services. Security, communications, emergency, and fire protection services will be provided by the Stewardship Company under contracts with the CSA. Fire protection would be augmented by a trained volunteer fire department made up of employees and residents of the preserve. The Monterey County Sheriff's Department would have primary responsibilities for law enforcement within the preserve.
- Ranch operations. A new ranch operations center will be built at the intersection of Rancho San Carlos Road and Robinson Canyon Road to provide a new centralized location for Santa Lucia Preserve operations. Many of the operations to be located here already occur at other locations on the ranch as a part of existing resource management activities.
- *Quarry, aggregate borrow site, Quarries, rock crusher and portable asphalt plant.* Materials such as Carmel stone, granite, and aggregate will be quarried, processed, and stored onsite for use in the construction of the proposed project. The location of the *quarry and borrow site are quarries* is described in Chapter 6, "Geology and Minerals".

All road improvements, which may be required as a condition of approval of any discretionary entitlement, shall be installed and constructed phase by phase or guaranteed through an appropriate adequately secured agreement before the issuance of building permits. Offsite improvements may be provided through the payment of appropriate fees and/or an agreement with the county to participate in improvement financing techniques.

Additional uses that would fall within the CVMP and CZ boundaries are residential uses, which include market rate single-family homes, inclusionary multifamily units, and employee housing. These uses will require further environmental review when specific permit applications are proposed but are evaluated in this EIR based on the amount of information available describing these uses.

Prior landowners had filed water rights applications with the SWRCB for winter on-stream storage of 6,000 acre-feet per year in the San Jose Creek watershed (application 29281), winter on-

stream storage of 6,000 acre-feet per year in the Las Garzas Creek watershed (applications 29282 and 29283), and combined year-round diversion from wells in the Carmel River alluvial aquifer of 386 acre-feet per year (applications 30149, 30150, and 30154). These applications were associated with an earlier proposal for developing Rancho San Carlos, in which the water supply for the development was to be obtained by impounding and diverting surface water. In the present proposal, water will be supplied by a network of wells, and large surface water storage facilities will not be needed. Consequently, the applications probably will be withdrawn, except that the application for Las Garzas Creek will be used to cover the existing impoundment at Moore's Lake, which is presently unauthorized. For practical purposes, the application will be for impoundment only. There are no diversions from Moore's Lake and the water level remains essentially constant. The only consumptive use is evaporation from the lake surface.

Project Phasing

Implementation of the project will be accomplished in 24 phases, with full buildout expected to require 20 years or more. Development will be initiated within the GMPAP area, followed by subsequent development in the CVMP and CZ areas. Conveyance of parcels to the Santa Lucia Conservancy will take place in conjunction with recordation of final maps for each phase. Conservation easements on the openlands will be conveyed to the Conservancy phase by phase upon recordation of final maps. At any stage of development, inclusionary housing in an amount equal to or greater than 15% of the total completed units will be provided. The combined development permit application includes only general development plans for the land uses described above. Specific use permits will be required at a later stage of the project.

Applicant's Proposed Mitigation Measures

The project applicant is proposing to several mitigation measures to reduce impacts of the proposed project. These measures are listed within the relevant sections of *the* EIR, and *some of which* are not assumed to be part of the project description. Following the discussion of a particular significant impact, the EIR discusses whether the applicant is proposing a mitigation measure to reduce the level of significance of that impact. If so, the EIR identifies that measure as the "Applicant's Proposed Mitigation Measure". If the applicant's proposed mitigation measure would reduce the impact to a less-than-significant level, no additional mitigation measures are recommended. In contrast, if the applicant's proposed mitigation measure would not reduce the impact to a less-than-significant level, "Additional Mitigation Measures" are recommended.

In addition, the applicant has proposed a mitigation monitoring program (Appendix B) that has been modified to include the additional mitigation measures included in this EIR. The applicant's proposed mitigation measures are assumed to include the monitoring recommendation specified in the applicant's monitoring program.

VESTING TENTATIVE MAP

The combined development permit application includes an application for a vesting tentative subdivision map for the 16,541 acres of Rancho San Carlos within the GMPAP area (Figure 2-4). The vesting tentative map provides for the creation of 254 residential lots providing for 297 residential units consisting of 239 market rate single-family lots and 15 lots for 58 single-family and multifamily housing units for employees (including 14 replacement units for existing or approved farm employee housing), of which 53 will be inclusionary units.

In addition, the vesting tentative map proposes to create 31 parcels comprising 9,300± acres of open space "wildlands" and 12 lots comprising 519± acres for nonresidential uses (resident-serving commercial, recreational facilities, visitor accommodations and operations services).

The vesting tentative map has been revised by the applicant to address septic requirements of the County Environmental Health Division and soils, geologic, and aesthetic considerations raised in the draft EIR. The revised vesting tentative map is found in Appendix J.

ZONING

The entire portion of the Rancho San Carlos property that falls within the GMPAP area is currently zoned Resource Conservation (RC) with a 40-acre per unit density, Design Control (D), and a Site Plan Review (S) overlay zoning. In addition, two small Historic Resource District (HR) overlays exist for the San Francisquito Adobe and the Wright/ Stevenson Cabin.

Monterey County Planning staff has recommended the following zoning designations for portions of the Santa Lucia Preserve:

- Ranch center and the sporting center be zoned as LC-D (Light Commercial/Design Control) and subject to the development standards established by Title 21, Chapters 18 and 44 of Monterey County Code;
- Ranch operations center and the employee recreation center be zoned as HC-D (Heavy Commercial/Design Control) and subject to the development standards established by Title 21, Chapters 20 and 44;
- Hacienda and the lodge be zoned as VO-D (Visitor Serving/Professional Office/Design Control) and subject to the development standards established by Title 21, Chapters 22 and 44;
- Tertiary treatment plant, the equestrian center, and the golf trail, *and the open space parcels* retain the existing RC-D-S (Resource Conservation/Design Control/Site Plan

Review) zoning, subject to the development standards established by Title 21, Chapters 36 and 45;

- Inclusionary housing units on Lots 28 through 32, Lots 62, 63, 64, and 93 be zoned as MDR-B6-D (Medium-Density Residential/Building Site/Design Control), and subject to the development standards established by Title 21, Chapters 12, 42, and 44; and
- All other proposed residential lots (except those referred to above) be zoned as LDR-B6-D (Low-Density Residential/Building Site/Design Control), and subject to the development standards established for such zoning by Monterey County Code Title 21, Chapters 14, 42, and 44.

In addition, the following groups of lots should have a height limit imposed as part of the zoning to avoid potential for ridgeline development or to reduce potential for visual impact. Unless otherwise noted, this height limit should be 24 feet high.

VTM Sheet #8:	Lots 224, 225, and 226
VTM Sheet #10:	Lot 134 Lots 28, 29, 30, and 31 (18-foot height limit) Lot 27 (16-foot height limit)
VTM Sheet #11:	Lots 251, 253, and 254
VTM Sheet #13:	Lots 65, 77, 83, and 84

GENERAL DEVELOPMENT PLANS

Under the Monterey County Zoning Ordinance, all development within the Light Commercial (LC), the Heavy Commercial (HC), and the Visitor-Serving/Professional Office (VO) zoning districts requires approval of a general development plan prior to the establishment of any development within the district. General development plans are intended to address the general long-range development and operation of improvements on a parcel in excess of 1 acre. General development plans may be applied for and approved prior to or concurrently with approval of any other required permits for development.

The combined development permit application for the Santa Lucia Preserve includes applications for approval of six general development plans for the lodge, the hacienda, the ranch center, the sporting center, the ranch operations center, and the employee recreation center. Following approval of general development plans, specific use permits for each will be required before the use can be established. The requirement of a general development plan for the tertiary

treatment plant was waived because the application includes a specific use permit application for that facility.

Details concerning the uses covered by the general development plans, including site plans, are contained in Appendix G.

CONDITIONAL USE PERMITS

The combined development permit application includes applications for conditional use permits for the tertiary treatment plant, tree removal, and limited development on slopes in excess of 30%. In addition, a separate combined development permit application (PC94218) includes three use permits for the golf trail, practice range, clubhouse, and tree removal; for ridgeline development for the clubhouse; and for a reduction in parking requirements for the clubhouse.

Tertiary Treatment Plant

A 6±-acre parcel to the east of the equestrian center (Lot 261) is proposed for a 70,000± gpd wastewater treatment facility. The facility is proposed to contain a fully automated three-pass trickling filter system with rapid sand filters, chlorination, full redundancy, odor control and standby power, all contained in a 3,000± square foot building. Peripheral facilities include a 3-day emergency raw sewage storage tank and a 120-day treated water storage facility. The treatment plant will serve the ranch center, the hacienda, the lodge, the sporting center, the equestrian center, the employee recreation center, the ranch operations center, and approximately 94 residential lots in the vicinity of the core facilities. The treated and reclaimed effluent may be used initially for wetland and riparian rehabilitation programs, and ultimately for golf course irrigation.

Details concerning the tertiary treatment plant, including site plans, are contained in Appendix G.

Tree Removal

Under the Monterey County Zoning Ordinance, a use permit is required for the removal of oak and certain other protected trees in designated zoning districts.

The combined development permit application for the Santa Lucia Preserve includes an application for a use permit to remove an estimated 1,480 trees within the 16,541± acres of the GMPAP area. Of the trees to be removed, an estimated 451 will be removed to provide homesites, and 1,029 will be lost due to road and driveway construction. Seventy-one percent of the trees to be removed are coast live oaks. Two redwoods will be removed in connection with the widening of Rancho San Carlos Road.

Details concerning the proposed tree removal are included in the Forest Management Plan (Ralph Osterling Consultants 1994a, b) submitted with the combined development permit application.

Development on Slopes in Excess of 30%

Under the Monterey County General Plan and the Zoning Ordinance, development on slopes in excess of 30% requires a use permit.

The combined development permit application for the Santa Lucia Preserve includes an application for a use permit to allow existing roads crossing slopes in excess of 30% to be improved, and to allow some new driveways to cross short distances of slope in excess of 30%. The application proposes 25 road segments, totaling 21,975 linear feet of roadway, to cross slopes in excess of 30%.

A key map showing the locations for which this use permit is sought, tables identifying each road segment and applicable county policies, and drawings of the type of road improvements proposed in each case are contained in Appendix H.

The Golf Trail Facility

The golf trail facility is proposed as a low-volume play (15,000 rounds per year), private 18-hole golf course, including a 15,000± square foot clubhouse and a driving range. Located on three parcels of the "settled lands" (Lots 264, 265, and 266) in the Touche and San Clemente planning areas, the golf trail is designed to combine a challenging golf experience with a 5.5±-mile walking trail through many of the natural resources of the preserve. The design of the golf trail minimizes the use of motorized carts and also minimizes the area of high maintenance/irrigated turf. Of the 337± total acres within the golf trail parcels, 125± acres will be mown grass, of which 71± acres will be irrigated turf. The areas of "rough" surrounding the turf will be used by the Conservancy for continued experimentation with the program for reestablishment of native California grasses. The combined development permit application for the golf trail includes an integrated golf course management plan, a water quality protection plan, and a water supply plan. This proposes a combination of reclaimed domestic wastewater, diffuse stormwater runoff from the golf trail irrigated turf areas, and groundwater wells as sources of irrigation for the course.

The application for the golf trail includes a use permit for the removal of 136 trees in connection with the construction of the golf trail. Of these, 106 ± 28 are valley oak; 13 ± 30 are coast live oak; 11 ± 12 are black oak; and the remaining six ± 10 are bay, madrone, *and* sycamore, *and* willow. Seventy-eight of the trees to be removed are "landmark" oak trees (i.e., trees measuring 24 inches and larger in girth 24 inches above ground). Details regarding tree removal and the tree-replacement program for the golf trail are included in the Tree Management Plan (Ralph Osterling Consultants 1994b) contained in the golf trail application on file with the county.

The application for the golf trail also includes a use permit for ridgeline development. A small portion of the clubhouse roofline has been found to have the potential to create a silhouette when viewed from Robinson Canyon Road. In such cases, a use permit is required in order to ensure that a substantially adverse visual impact is avoided. The clubhouse is approximately 85 feet by 146 feet in maximum plan dimension and will include dining facilities and a lounge, a board room, locker rooms, and upper and lower terraces. Details regarding the clubhouse design, including site plans, *and floor plans, and elevations*, are contained in Appendix I. A visual analysis is included in the golf trail application on file with the county.

In order to reduce potential site disturbance, the applicant proposes that the parking lot located to the north side of the clubhouse be reduced from the ± 87 parking spaces prescribed by ordinance, to ± 40 spaces. The Monterey County Zoning Ordinance provides that the parking standard may be modified by use permit in cases where circumstances show that reduced parking will be adequate because of specific features of the use, the site or the site vicinity.

APPLICABLE PLANS

The entire property is within three planning areas: the GMPAP, the CVMP, and the CZ. This EIR assesses the consistency of the proposed comprehensive development plan with these and other applicable plans described in Chapter 3, "Land Use". The combined development permit area is located exclusively within the GMPAP area and is not subject to the CVMP or the Carmel Area Valley Land Use Plan. Some of the proposed road improvements, however, will be located in the CVMP area.

Monterey County General Plan

The GP is a long-range, comprehensive plan addressing all aspects of future growth, development, and conservation in the county. It was adopted by the Monterey County Board of Supervisors in September 1982 and subsequently amended on several occasions. At the countywide level, the plan designates all proposed major land uses by one of seven basic designations: residential, commercial, industrial, agricultural, resource conservation, public/quasi-public, and transportation.

Under the agricultural designation, the Rancho San Carlos property is specifically mentioned with a notation that the property may be considered for development of a "rural village". According to the GP, allowable uses for Rancho San Carlos may consist of residential, visitor accommodation, community shopping, and recreational uses on approximately 2,500 acres. The balance of approximately 17,500 acres should be retained in grazing, recreation, and resource conservation.

Greater Monterey Peninsula Area Plan and Amendments

The GMPAP, a component of the GP, is one of eight area plans that address local issues. It was adopted by the Monterey County Board of Supervisors in December 1987 and subsequently amended in March 1993. As an area plan, it is more specific than the GP because of its geographic focus. Development opportunities, constraints, and natural resources of the Greater Monterey Peninsula planning area are unlike those in other parts of the county; hence, the policies for this planning area are more precisely adapted to the characteristics of this area than are the more general policies of the GP. Most of the project site is located within the GMPAP planning area.

Carmel Valley Master Plan

The CVMP, adopted by the Monterey County Board of Supervisors in 1986, is a component of the 1982-1992 GP. The intent of the plan is to recognize the existing broad-scale differences in development intensity in the valley, and to guide new development in directions that support the desirable attributes of existing land use patterns while discouraging resource conflicts that would endanger the valley's essential character. A small portion on the northeastern border of the project site is located in the CVMP planning area.

Carmel Area Land Use Plan Local Coastal Program

The Carmel Area Land Use Plan details the plans and policies that apply to the Carmel coastal segment of Monterey County's Local Coastal Program. The plan includes policies that are intended to guide the use and development of the coast and to provide a reasonable degree of protection of the natural resources of the area. The plan was adopted by the Monterey County Board of Supervisors in October 1982 and certified by the California Coastal Commission in April 1983. Subsequent revisions to the plan were approved by the board in October 1984 and amended and certified by the California Coastal Commission in January 1985. The northwestern corner of the site is located within the Carmel Area Land Use Plan Local Coastal Program area.

Monterey County Coastal Implementation Plan

The Monterey County Coastal Implementation Plan is intended to establish regulations, standards, and procedures to fully implement the policies of the Carmel Area Land Use Plan. These regulations apply only to the parcels within the Carmel Area CZ, which are subject to the Carmel Coastal Program area and would therefore be subject to the regulations of the Monterey County Coastal Implementation Plan.

Chapter 11. Biological Resources

INTRODUCTION

The Santa Lucia Preserve encompasses 19,815 acres of valleys, flats, rolling hills, and steep, dissected canyons in northwestern Monterey County. The preserve includes portions of seven major watersheds, including the Carmel River, Hitchcock Canyon, Las Garzas Creek, Potrero Canyon, Robinson Canyon, San Clemente Creek, and San Jose Creek. The proposed project would develop about 2,000 acres for housing, commercial, and recreational uses, while the remaining 17,815 acres would be preserved as permanent open space and managed as habitat for native plants and wildlife.

As stated in Chapter 2, "Project Description", an objective of this project is to establish a permanent preserve for native plants and wildlife, while pursuing development on the least environmentally sensitive lands. Thus, the primary goal of this biological resources analysis will be to evaluate the potential impacts of the proposed development project on important native vegetation communities, wildlife populations, and special-status species that occur in the study area.

METHODS

Background Information

This analysis of potential project-related impacts on plants and wildlife of the Santa Lucia Preserve is based on reviews of special-status biological resources reports (BioSystems Analysis 1992a, 1994ba), the forest and grazing management plans (Ralph Osterling Consultants 1994a, b and Sage Associates 1994a, respectively), the erosion control plan (Bestor Engineers 1994), the comprehensive development and resource management plans (Rancho San Carlos Partnership 1994a, b), the biological study of the golf trail plan (BioSystems Analysis 1994b), and the applicant's mitigation monitoring plan (Denise Duffy & Associates 1994).

Since 1990, BioSystems Analysis (1994b) has conducted baseline inventories, habitat assessments, and focused special-status resource surveys throughout the Santa Lucia Preserve. The primary objective of these surveys was to compile a natural resources database that, when analyzed using a geographic information system (GIS), could provide a systematic overview of the preserve's sensitive biological resources. *BioSystems Analysis conducted intensive ranchwide surveys for special-status plants during 1990-1991. All surveys followed the protocol recommended by DFG*

and were conducted during the proper period of identification for special-status plants identified with potential to occur on the project site (BioSystems Analysis 1992a). A list of all plant species found during the surveys can be found in Appendix II of BioSystems Analysis (1992a).

Initially, the BioSystems Analysis surveys focused on the botanical and wildlife resources of upland habitats; the Habitat Restoration Group (HRG) focused on aquatic and riparian resources; and Wetlands Research Associates (WRA) studied wetland areas. Subsequently, BioSystems Analysis incorporated the riparian data gathered by HRG into a comprehensive vegetation classification scheme for the entire Santa Lucia Preserve. Information on verified jurisdictional wetlands and other waters of the United States is compiled in a separate, unpublished report prepared by WRA. BioSystems Analysis, in conjunction with Robert Lamb Hart, compiled nearly all biological data and natural resources studies into a GIS database to be used for future analyses.

In addition to reviewing the above-mentioned reports, Jones & Stokes Associates botanists and wildlife biologists reviewed other relevant published literature and unpublished reports, project correspondence, topographic maps, aerial photographs, and Jones & Stokes Associates file data to obtain additional information.

A Jones & Stokes Associates botanist and wildlife biologist conducted a reconnaissance-level field survey of Santa Lucia Preserve on December 13 and 14, 1994; personnel from BioSystems Analysis (Diehl and Thelander pers. comms.) and the Rancho San Carlos Partnership (Froke pers. comm.) provided an overview of the property and participated in the field survey. Jones & Stokes Associates biologists contacted personnel at DFG (*Wilcox Wilcoxon* pers. comm.) and USFWS (Rutherford pers. comm.) to obtain additional site-specific information to identify agency concerns regarding potential impacts of this project on biological resources.

Robert Lamb Hart operated the GIS database to produce distributional maps of biological resources, to generate acreages of biological communities presently occurring on the project site, and to determine the area of each biological community that would be directly affected by implementing the proposed project. Additionally, WRA provided information on jurisdictional wetlands and other waters of the United States that would be directly affected by project implementation.

SETTING

Overview of Vegetation Resources

The proposed Santa Lucia Preserve is located within the northern Santa Lucia Range of Monterey County. The varied topography and associated diversity of soil types combine with the heterogeneous influence of coastal fog over the project site to promote the occurrence of numerous habitat types and a great diversity of associated species.

The mosaic of plant communities includes oak woodlands and savannas, evergreen forests, scrubs and chaparrals, freshwater wetlands, and streams and ponds. The project site is located on the central coast within a biologically diverse and floristically rich region of California (Howitt and Howell 1964). Almost 600 plant taxa representing 93 families were identified on the site (Rancho San Carlos Partnership 1994a). Of these, only 20% were non-native plants.

Cultural influences have likely resulted in modifications in species composition and habitat arrangement; even so, significant vegetation resources are currently found on the site. These include six special-status plant species and important native communities such as oak woodlands and savannas, redwood and Monterey pine forests, coastal scrub, and riparian and wetland habitats. Active management measures recently implemented, including modifications to the grazing regime and the seeding of native grasses, are furthering the botanical habitat values on the site.

Overview of Wildlife Resources

Because of its large size and diversity of vegetation communities, the Santa Lucia Preserve supports a broad representation of the typical wildlife species that occur in the central Coast Ranges. This is in spite of the fact that wildlife habitats in the study area have experienced a century of heavy livestock grazing, human landscape modifications, and the introduction of non-native species, including bullfrogs, wild turkeys, and wild boars (BioSystems Analysis 1992a and 1994b). Current land management practices, however, include reduced grazing pressure and fencing of riparian habitats, which have significantly increased the wildlife habitat values of these areas in just a few years (Diehl and Froke pers. comms.).

The interspersed native habitats, including chaparral, coastal scrub, grassland, redwood forest, oak woodland, oak savanna, riparian woodlands, and herbaceous wetlands, forms a complex, habitat mosaic across the Santa Lucia Preserve. Because of the proximity of distinct habitat types, one can observe a diversity of wildlife species within a relatively short distance.

The Santa Lucia Preserve protects several large, intact watersheds and, consequently, offers habitat for wide-ranging species such as golden eagles, prairie falcons, and mountain lions. Extensive areas of grassland, chaparral, woodland, and forest provide important linkages and movement corridors between watersheds and offer suitable breeding habitat for sensitive species with large home range requirements.

Biological Community Descriptions

The biological communities described by BioSystems Analysis (1994b) are summarized below under 10 general categories: oak woodlands and oak savannas, chaparrals, scrubs, grasslands, evergreen forests, riparian areas, herbaceous wetlands, reservoirs, other vegetated types, and other

nonvegetated types (Figure 11-1). Table 11-1 shows which of the detailed biological communities described by BioSystems Analysis are included under each of these general categories.

Typical plant and wildlife species of the general biological community types and an assessment of their distributional status and importance are summarized below. In-depth accounts of all the detailed communities identified by BioSystems Analysis can be found in the Rancho San Carlos special-status biological resources report (1994b). Common and scientific names of plant and wildlife species mentioned in the text are provided in Appendix D.

Oak Woodlands and Savannas

Oak Woodlands. Oak woodlands are communities characterized by a partially open canopy to mostly closed canopy. Dominant trees, which sometimes co-occur to dominate a community, include coast live oak, valley oak, black oak, and canyon live oak. Sparse to well-developed herbaceous and shrubby understories exist. Lace lichen, a nonvascular plant common in the coastal fog zone, can be found hanging on oak tree branches in many woodlands on the project site.

Mature oak woodlands of the Santa Lucia Preserve are especially attractive to wildlife because they provide important forage and cover. A large number of ground-, shrub-, and tree-nesting birds, including special-status raptors like Cooper's hawks, sharp-shinned hawks, and white-tailed kites use the oak woodlands. Wide-ranging predators such as bobcats and coyotes, as well as smaller predators such as gray fox and striped skunk, also frequent oak woodlands of the Santa Lucia Preserve.

A variety of woodpeckers can be found in oak woodlands of the Santa Lucia Preserve, including acorn woodpeckers, Nuttall's woodpeckers, Lewis' woodpeckers, downy woodpeckers, hairy woodpeckers, and northern flickers. Woodpeckers excavate nest holes in live and dead oaks, and these cavities are subsequently used by other cavity-nesting species, such as American kestrels, western screech-owls, tree swallows, violet-green swallows, ash-throated flycatchers, white-breasted nuthatches, plain titmice, and western bluebirds. Oak acorns provide an important food source for many species including band-tailed pigeons, acorn woodpeckers, scrub jays, yellow-billed magpies, western gray squirrels, deer mice, and black-tailed deer. Deer make extensive use of oak woodlands and savannas of the study area. Monterey dusky-footed woodrats inhabit oak woodland, chaparral, and scrub habitats with moderate to dense cover and abundant, dead, woody materials for nest construction and their characteristic stick houses are present throughout the Santa Lucia Preserve.

Oak foliage and bark attract insects that are important to the diet of birds such as white-breasted nuthatches, plain titmice, Bewick's wrens, ruby-crowned kinglets, western bluebirds, blue-gray gnatcatchers, American robins, solitary vireos, Hutton's vireos, warbling vireos, orange-crowned warblers, Nashville warblers, yellow-rumped warblers, black-throated gray warblers, western tanagers, black-headed grosbeaks, fox sparrows, northern orioles, lesser goldfinches, Lawrence's goldfinches, and house finches.

Table 11-1. General Biological Communities and Subtypes Described
in This Report and Corresponding Detailed Biological Communities
Identified by BioSystems Analysis (1994)

<u>Present Classification</u>		<u>BioSystems Analysis (1994) Classification</u>			
Biological Community	Subtype	Habitat Number	Habitat Type		
Oak woodlands and savannas	Oak woodlands	6	Mixed oak woodland		
		7	Coast live oak-chaamise woodland		
		9	Coast live oak-bay woodland		
		12	Coast live oak-black oak woodland		
		15	Canyon live oak woodland		
		18	Coast live oak-coyote brush woodland		
		23	Valley oak-black oak woodland		
		27	Valley oak-blue oak woodland		
		30	Coast live oak-chaamise-yucca-valley oak		
		31	Mixed oak woodland-scrub		
		32	Black oak woodland		
		33	Coast live oak-chaamise-manzanita		
		37	Black oak-valley oak-manzanita		
		40	Coast live oak woodland		
		44	Coast live oak-valley oak woodland		
		47	Coast live oak-valley oak-blue oak woodland		
		Oak savannas	Oak savannas	11	Valley oak savanna
				14	Valley oak-coast live oak savanna
				16	Coast live oak-savanna
				25	Valley oak-blue oak-savanna
26	Coast live oak-black oak-savanna				
36	Black oak-savanna				
43	Valley oak-black oak-savanna				
70	Valley oak trees				
Scrubs				2	Coyote brush scrub
				56	Coastal scrub
Chaparrals		5	Chamise-manzanita chaparral		
		19	Ceanothus chaparral		
		24	Chamise-yucca chaparral		
		41	Chamise chaparral		
Grasslands	Annual grassland	3	Ruderal grassland		
	Coastal terrace prairie	10	Coastal terrace prairie		

<u>Present Classification</u>		<u>BioSystems Analysis (1994) Classification</u>	
<u>Biological Community</u>	<u>Subtype</u>	<u>Habitat Number</u>	<u>Habitat Type</u>
Evergreen forests	Redwood forest	4	Redwood forest
	Redwood forest	38	Redwood forest-coyote brush
	Redwood forest	65	Tanoak seral stage
	Mixed evergreen forest	13	Mixed evergreen forest
	Mixed evergreen forest	68	Madrone seral stage
	Monterey pine forest	21	Monterey pine forest
Riparian		29	Coast live oak riparian
		35	Willow riparian
		101	Arroyo willow
		102	Arroyo willow mixed
		103	Arroyo willow-black cottonwood
		104	Arroyo willow-coast live oak mixed
		105	Arroyo willow mixed oak
		106	Arroyo willow-sycamore
		107	Arroyo willow-white alder mixed
		108	Bay mixed
		109	Bay-coast live oak mixed
		110	Bay-coyote brush
		111	Bay-redwood
		112	Black cottonwood
		113	Black cottonwood-arroyo willow
		114	Black cottonwood-white alder
		115	Black cottonwood-white alder mixed
		116	Coast live oak
		117	Coast live oak mixed
		118	Coast live oak-arroyo willow mixed
	119	Coast live oak-bay	
	120	Coast live oak-buckeye mixed	
	121	Coast live oak-maple mixed	
	122	Coast live oak-redwood mixed	
	123	Coast live oak-sycamore mixed	
	124	Coast live oak-tanoak mixed	
	125	Maple mixed	
	126	Mixed	

<u>Present Classification</u>		<u>BioSystems Analysis (1994) Classification</u>	
<u>Biological Community</u>	<u>Subtype</u>	<u>Habitat Number</u>	<u>Habitat Type</u>
		127	Mixed oak
		128	Mixed willow
		136	White alder mixed
		137	White alder-redwood mixed
		138	Valley oak
		139	Valley oak mixed
		140	Valley oak-arroyo willow mixed
		141	Valley oak-coast live oak mixed
		142	White alder-arroyo willow mixed
		143	Blue oak mixed
		144	Denuded
		200	Unidentified riparian
		130	Redwood alluvial
		131	Redwood-arroyo willow mixed
		132	Redwood-bay mixed
		133	Redwood-live oak
		134	Redwood-live oak mixed
		135	Redwood mixed
Herbaceous wetlands		28	Freshwater seep
		51	Wetland
		60	Willow-seep
Reservoirs		34	Reservoir
Other vegetated types		20	Monterey pine-Monterey cypress (introduced)
		22	Ponderosa pine grove
		52	Polo field
		62	Farm
		63	Golf course
Other nonvegetated types		8	Rock outcrop
		48	Gravel pit
		50	Ranch area
		57	Cliffs
		58	Developed
		64	Disturbed

Oak Savannas. Oak savannas are dominated by oak species similar to those stated above for oak woodlands but are characterized by a much larger herbaceous component. Trees are widely spaced in the landscape and a dense herbaceous understory layer supporting species typical of grasslands (described below) exists. The low density of oaks in savannas is generally attributed to the drier soil moisture conditions compared with those found in woodlands, but may also have resulted from past woodcutting activity or past grazing practices.

Scattered trees in oak savannas attract many of the same wildlife species found in oak woodlands, but shrub-dwelling species are usually absent. The grassland understories of oak savannas support all the same species as open grasslands and offer foraging habitat and cover for western fence lizards, California quail, wild turkeys, mourning doves, northern flickers, black-tailed hares, deer mice, gray fox, and black-tailed deer.

Distribution and Importance. Oak woodlands and savannas are found throughout the foothills of California and scattered in the valleys where the habitat requirements specific to each oak species are met. Oak woodlands and savannas are considered important native communities because they provide a variety of ecological, aesthetic, and economic values. The extent of oak woodlands and savannas in California has declined, however, as a result of agricultural conversion, urban development, fuelwood harvesting, and grazing activities. In response to this loss, the California Department of Forestry and Fire Protection (CDF), California Native Plant Society (CNPS), and The Nature Conservancy have identified the conservation and management of oak woodlands and savannas as major issues. The California State Senate passed a resolution identifying the conservation of these communities as a priority of state agencies when authorizing actions and projects (Senate Concurrent Resolution No. 17, January 18, 1989).

Chaparrals

Chaparral is composed of dense thickets of sclerophyllus shrubs. The dominant shrub species is chamise, which occurs alone and as a codominant with shaggy-barked manzanita or yucca. A small area dominated by blue blossom is also found on the project site.

Chaparral provides dense cover and foraging and nesting habitat for several shrub-dependent wildlife species. The wrenit is a bird found primarily in the chaparral belts of California. Chaparral plants provide browse, berries, and seeds for California quail, northern mockingbirds, California thrashers, American robins, hermit thrushes, rufous-sided towhees, California towhees, dark-eyed juncos, white-crowned sparrows, golden-crowned sparrows, brush mice, narrow-faced kangaroo rats, and black-tailed deer. Insectivorous birds, such as orange-crowned warblers, bushtits, blue-gray gnatcatchers, and Bewick's wrens feed on insects on chaparral foliage. Chaparral also provides habitat for mammals and reptiles, including gray foxes, deer mice, western fence lizards, western rattlesnakes, gopher snakes, and possibly silvery legless lizards.

Distribution and Importance. The chaparrals found on the project site are relatively common communities that occur on well-drained slopes and ridgetops throughout the region.

Scrub Communities

Scrub communities are composed of soft-leaved, low-stature shrubs that are typically found on slopes with shallow soils. Coyote brush scrub is the primary scrub community subtype on the project site. Openings are often found in coyote brush scrub that allow for the establishment and growth of grasses and forbs. Coastal scrub, a minor but important scrub community on the project site, is dominated by shrubs such as coast sagebrush, chamise, coyote brush, and ocean spray. Coastal scrub tends to form dense thickets that provide complete cover.

Scrub habitats at the Santa Lucia Preserve support most of the same wildlife species found in chaparral habitats. Berry-producing plants are less common in scrub habitats than in chaparral; therefore, wildlife species that require berries and other fruiting shrubs tend to be less abundant in scrub habitats.

Distribution and Importance. The coastal scrub found on the project site is abundant on the west side of the Santa Lucia Range between Monterey and Point Conception. Because of its limited range and current threats posed by a variety of factors, especially development, coastal scrub is considered an important native community. On the other hand, coyote brush scrub is more widely distributed throughout central and northern California.

Grasslands

Grasslands are herbaceous communities that support a variety of annual or perennial grasses and forbs. The project site supports mostly non-native annual grassland, but also has some significant stands of native grasses in the form of coastal terrace prairie grassland. These two grassland subtypes are described below.

Annual Grassland. Annual grassland is dominated mostly by non-native annual grasses and perennial and annual forbs. Non-native species apparently predominate because of past land use practices that resulted in significant disturbances, such as heavy grazing. Common grasses include wild oat, soft chess, ripgut grass, and silvery hairgrass. Typical herbs include California poppy, purple clarkia, red-stemmed filaree, and Douglas' annual lupine.

Annual grasslands, pasturelands, and historical dryland farmed areas provide important foraging areas for several special-status raptors such as golden eagles, northern harriers, red-shouldered hawks, and white-tailed kites. Grasslands support insects, amphibians, reptiles, small mammals, and birds that are preyed upon by predatory animals, including red-tailed hawks, red-shouldered hawks, American kestrels, coyotes, and gray foxes. Ungrazed grasslands, especially those near water, provide important cover for breeding waterfowl such as mallards and cinnamon teal. Improved grazing management at the preserve in recent years has probably enhanced the habitat value for these species.

Other typical wildlife in grassland habitats include Pacific treefrogs, gopher snakes, turkey vultures, Say's phoebes, western kingbirds, American crows, lark sparrows, western meadowlarks, California voles, western harvest mice, black-tailed hares, California ground squirrels, and black-tailed deer. Because they lack vertical vegetation layers, however, grasslands typically support fewer wildlife species than shrub- and tree-dominated habitats.

Coastal Terrace Prairie. This community supports non-native grasses such as those described above for annual grassland, but is also characterized by significant quantities of native grasses such as purple needlegrass, Parish's wheatgrass, California wild oat grass, slender hairgrass, alkali rye-grass, northern barley, and big squirreltail. A variety of native and non-native herbaceous forbs occur throughout this coastal terrace prairie.

Similar to annual grasslands, coastal terrace prairies offer similar foraging habitat for special-status raptors such as golden eagles, northern harriers, and white-tailed kites.

Wildlife commonly observed in coastal terrace prairies include western fence lizards, turkey vultures, Say's phoebes, tree swallows, western bluebirds, European starlings, lark sparrows, western meadowlarks, Brewer's blackbirds, brown-headed cowbirds, house finches, California ground squirrels, Botta's pocket gophers, California voles, black-tailed deer, and coyotes. Similar to grasslands and wet meadows, coastal prairies lack tall vegetation and support fewer species than shrub- or tree-dominated habitats.

Distribution and Importance. Coastal terrace prairie occurs on marine terraces within the coastal fog zone, with patchy distribution from Santa Cruz County to Oregon. Coastal terrace prairie is considered an important native community because of its limited distribution and threats facing remaining occurrences. On the other hand, annual grassland is a community that is common regionally and throughout California.

Evergreen Forests

Three primary subtypes of evergreen forest are found on the project site: redwood forest, mixed evergreen forest, and Monterey pine forest.

Redwood Forest. This community is dominated by a dense overstory of coast redwood and a heavy accumulation of litter on the forest floor. Occasionally, other trees such as California bay and tan-bark oak are found. Scattered shrubs that occur include ocean spray, common snowberry, and coffeeberry. Typical herbaceous species are Oregon wood-sorrel, redwood violet, wake robin, and a variety of ferns.

The wildlife found in redwood forest is similar to that described below for mixed evergreen forest.

Distribution and Importance. Redwood forest is an evergreen forest type that is considered an important natural community. Although prevalent and nearly continuous in the outer Coast Ranges from extreme southwestern Oregon to Sonoma County, redwood forest occurs only sporadically down the coast from Marin County to southern Monterey County. It is limited in the inland and upper latitudinal ranges by the lack of moisture carried by summer fogs. Redwood forest is considered an important biological community because of its limited distribution and threats posed by continued timber harvesting.

Mixed Evergreen Forest. Mixed evergreen forests are dense, closed-canopy communities dominated by any combination of the following trees: coast redwood, tan-bark oak, madrone, and Monterey pine. Broadleaf deciduous trees, such as bigleaf maple, black oak, and California sycamore, constitute minor components in mixed evergreen forest. The understory ranges from a sparse cover of forbs to a moderately dense cover of shrubs.

Mature groves of redwood and other mixed evergreen forests of the Santa Lucia Preserve have multilayered vegetation and the mid- and upper canopy layers that provide foraging opportunities, cover, and nesting, or roosting substrates for a diversity of wildlife, including special-status species, such as California spotted owls and marbled murrelets, which have the potential to occur.

Many wildlife species use the bark, branches, or foliage of these forests including red-shouldered hawks, red-tailed hawks, band-tailed pigeons, great horned owls, hairy woodpeckers, pileated woodpeckers, Pacific slope flycatchers, olive-sided flycatchers, western wood pewees, Steller's jays, chestnut-backed chickadees, brown creepers, white-breasted nuthatches, golden-crowned kinglets, warbling vireos, solitary vireos, Townsend's warblers, yellow-rumped warblers, western tanagers, black-headed grosbeaks, northern orioles, purple finches, and western gray squirrels. Acorns and nuts are an important autumn food for many species, such as black-tailed deer, band-tailed pigeons, California quail, northern flickers, and western gray squirrels.

Where present, the shrub layer of the mixed evergreen forest provides food and cover for wild turkeys, California quail, Swainson's thrushes, California towhees, rufous-sided towhees, dark-eyed juncos, orange-crowned warblers, fox sparrows, coyotes, gray foxes, black-tailed deer, and occasionally black bears. Typical reptiles and amphibians include the southern alligator lizards, California slender salamanders, and California newts.

Distribution and Importance. Mixed evergreen forest is relatively common in the outer Coast Ranges from Santa Cruz County northward into Oregon. *This community is also found on north-facing slopes of the inner north Coast Ranges, the Santa Lucia Ranges, and with small extensions to Santa Barbara County (Holland 1986).*

Monterey Pine Forest. Monterey pine forest is a relatively closed-canopy coniferous community dominated by Monterey pine. Scattered shrubs present in low densities include salal, shaggy-barked manzanita, canyon gooseberry, and blue blossom. A dense needle litter layer covers the forest floor, so that few herbaceous plants exist.

Monterey pine forests would support many of the same wildlife species present in mixed evergreen forests. Species requiring a distinct shrub layer, however, would be less common in dense stands of Monterey pine. A few species, such as pygmy nuthatches, strongly prefer pine trees over other conifers (Roberson 1985) and tend to be most abundant in Monterey pine forests of the study area.

Distribution and Importance. Although Monterey pine is a widely planted tree, native stands are restricted to three areas in coastal California and two islands off the coast of Baja California (Jones & Stokes Associates 1994). The limited distribution of Monterey pine forest relative to historical extent and ongoing threats posed by development and pitch canker, a fungus that may threaten the viability of Monterey pine trees, warrant the designation of Monterey pine forest as an important native community.

Riparian Communities

Riparian communities occur on the banks of creeks and drainages that are seasonally or perennially flooded and have a year-round high water table. This streamside vegetation is typically characterized by multilayered strata consisting of tree, shrub, and herbaceous layers. Common species include arroyo willow, black cottonwood, white alder, California bay, coast live oak, and coast redwood. The two latter species tend to form monospecific stands on canyon slopes that are characterized by more moderate water table levels. California blackberry, Himalayan berry, and poison-oak are common shrub species. Riparian areas that pond or flood water for long duration may support a herbaceous wetland component that includes rushes and sedges. Ferns are also common on the mesic banks of riparian canyons. An open water component of riparian habitats is represented by perennial and seasonal streams and drainages.

Mixed riparian forests support the densest and most diverse bird communities in northern California (Gaines 1974). Their variety of plant species, multilayered vegetation, perennial surface water, and abundant food sources make riparian habitats especially attractive to wildlife (Warner 1979).

Mature willows, alders, and cottonwoods provide high-quality nesting habitat for nesting raptors such as red-tailed hawks, red-shouldered hawks, and white-tailed kites. Cavity-nesting birds, such as Nuttall's woodpeckers, downy woodpeckers, northern flickers, plain titmice, and white-breasted nuthatches, prefer mature stands of trees. Wildlife species in riparian habitats dominated by coast redwood or coast live oak are more similar to those observed in analogous upland habitat types, especially in moist groves with well-developed understory vegetation.

Riparian shrubs produce important fall and winter foods for birds and mammals. Common wildlife species that depend on the nectar, fruits, and seeds of riparian plants include Anna's hummingbirds, black-headed grosbeaks, rufous-sided towhees, California towhees, song sparrows, Lincoln's sparrows, raccoons, ringtails, striped skunks, and western gray squirrels. Larger predators such as mountain lions and bobcats often use riparian habitats as travel corridors.

The permanent to semipermanent water in riparian habitats allows for a high abundance of amphibians relative to other habitats, such as Pacific treefrog, California newt, arboreal salamander, and slender salamander.

Riparian vegetation supports an abundance of insects that feed on foliage and stems during the growing season. These insects, in turn, support a high density of migratory and resident insect-eating birds, including the Pacific-slope flycatchers, western wood pewees, Swainson's thrushes, yellow warblers, MacGillivray's warblers, Wilson's warblers, yellow-breasted chats, warbling vireos, bushtits, and house wrens.

Insectivorous species that have declined dramatically or been eliminated from northern California's nesting avifauna include yellow-billed cuckoos, willow flycatchers, Bell's vireos, yellow warblers, yellow-breasted chats, and blue grosbeaks (Remsen 1978). Throughout this range, habitat destruction and fragmentation, or nest parasitism by the brown-headed cowbird are the primary causes of their declines (Gaines 1974, Remsen 1978, Sanders and Flett 1989, Harris et al. 1991).

BioSystems Analysis (1994b) detected relatively few brown-headed cowbirds in riparian habitats of the Santa Lucia Preserve. Fencing of riparian habitats and reducing the overall grazing intensity at the Santa Lucia Preserve offer benefits to all riparian nesting species by reducing the risk of nest losses due to trampling, browsing, and brown-headed cowbirds. Recent, probable breeding of yellow warblers and yellow-breasted chats at Moore's Lake and at the lower end of Potrero Canyon suggests that riparian habitat conditions may be improving for these sensitive, insectivorous songbirds.

BioSystems Analysis (1992a) identified the riparian habitats around Moore's Lake and Cienega Pond and those along the lower Potrero Canyon area and the Carmel River as particularly important habitat areas at the Santa Lucia Preserve.

Distribution and Importance. Riparian areas are recognized throughout California as important communities because of their limited extent compared to their historical distribution, their importance to dependent plant and wildlife species, and threats facing remaining occurrences. Their value and current status qualify them as important native communities. This status is supported by the DFG policy promoting "no net loss" of wetland habitat, which often includes riparian areas (California Fish and Game Commission 1987).

Riparian areas along the reaches of San Francisquito Creek near the hacienda qualify as wetlands under Section 404 of the Clean Water Act, and the seasonal and perennial open water habitats of streams and drainages within riparian areas qualify as other waters of the United States (see "Waters of the United States" below).

Herbaceous Wetlands

Herbaceous wetlands on the project site consist of wet meadow and marsh communities, which are described below.

Wet Meadows. Wet meadows are herbaceous communities occurring in catchments and along seeps and low-lying channels. Typical plant species found in wet meadows that are adapted to hydric conditions include iris-leaved rush, yellow buttercup, meadowfoam, popcornflower, stinging nettle, and water hemlock.

The high plant diversity and variable hydrology of wet meadows make them attractive foraging, nesting, and resting habitat for many wetland-dependent birds, reptiles, and amphibians in the study area. The mosaic of grasslands, marshes, or open water near most wet meadows in the study area enhances their value for wildlife. Because wet meadows are associated with saturated soils, however, they receive limited use by most species of small mammals and their predators.

Water birds such as great blue herons, great egrets, and mallards forage in wet meadows of the Santa Lucia Preserve. Wet meadows also offer important foraging habitat for other wetland wildlife species including black phoebes, tree swallows, barn swallows, marsh wrens, American robins, common yellowthroats, song sparrows, red-winged blackbirds, striped skunks, Pacific treefrogs, western toads, and garter snakes. Special-status species such as tricolored blackbirds also forage in wet meadows of the Santa Lucia Preserve and may attempt to breed in nearby marshland habitats or bramble thickets (Froke pers. comm.).

Marshes. At the Santa Lucia Preserve, marshes usually occur as inclusions within other wetland habitats such as wet meadows, riparian areas, and reservoirs. Marshes are characterized by a prevalence of perennial emergent vegetation with intermixed grasslike herbaceous species. Dominant plants include narrow-leaved cattail, bulrush, and spikerush.

Bulrushes and cattails fringing Moore's Lake and elsewhere in the study area provide high-quality foraging and breeding habitat and cover for wildlife including waterfowl, marsh birds, and songbirds. During the winter, freshwater marshes provide seeds and invertebrate foods consumed by waterfowl, including mallards, American widgeon, and wood ducks. Common wintering songbirds at these small marshlands include black phoebes, song sparrows, Lincoln's sparrows, and red-winged blackbirds.

In general, the marshes available at the Santa Lucia Preserve are not large enough or sufficiently protected (i.e., on islands) to meet the nesting requirements of tricolored blackbirds, as described by Beedy et al. (1991).

Distribution and Importance. Wetland habitats, including wet meadows and marshes, have been significantly reduced regionally and statewide by agricultural and urban development. Herbaceous wetlands are important because they provide habitat for dependent plant and wildlife species and serve as stormwater detention basins and sites for groundwater infiltration. DFG values

wetland habitats and supports their protection through a "no net loss" policy (California Fish and Game Commission 1987). Herbaceous wetlands on the project site qualify as jurisdictional wetlands under Section 404 of the Clean Water Act. See "Waters of the United States" below for a discussion of Corps regulation over wetlands and other waters of the United States.

Reservoirs

Reservoirs, also referred to as lakes, stock ponds, and borrow pits, are artificially created open water habitats. The shallow, inundated pond margins and adjacent seasonally flooded edges are characterized by wetland vegetation described above for wet meadows and marshes. Aquatic vegetation such as manna grass, pondweeds and water buttercup grow in moderately deep portions of the ponds. Growth of rooted, vascular plants is inhibited in the deepest parts of the ponds. Occasionally, scattered riparian plants such as willows also occur around reservoir margins.

Moore's Lake, stock ponds, and other artificial water impoundments attract significant numbers of wildlife, especially if they contain permanent water and wildlife cover such as emergent or riparian vegetation. Typical wildlife observed near open water habitats of the preserve include great blue herons, green herons, wood ducks, mallards, American widgeon, ring-necked ducks, ruddy ducks, buffleheads, and American coots. Stock ponds also provide drinking water for many wildlife species, including black-tailed deer, feral pigs, California quail, wild turkeys, gray fox, and raccoons. Pied-billed grebes and belted kingfishers also forage for fish in open water habitats.

BioSystems Analysis (1992a) surveyed 26 ponds, seeps, and drainages to determine the status and distribution of aquatic and semiaquatic amphibians and reptiles at the Santa Lucia Preserve. These surveys were primarily designed to detect the presence of special-status amphibians and reptiles including California red-legged frogs, California tiger salamanders, western pond turtles, and San Francisco garter snakes.

Bullfrogs and fish are known predators of native amphibians. BioSystems Analysis (1992a) reported adult bullfrogs and their tadpoles in 11 of the 26 ponds they surveyed. Pacific treefrogs were detected most frequently in these surveys, followed by California newts, California red-legged frogs, California tiger salamanders, western pond turtles, and an unidentified garter snake. In general, ponds supporting bullfrogs or bluegill fish were characterized by low amphibian and reptile diversity (BioSystems Analysis 1992a).

Distribution and Importance. Artificially created impoundments are common locally, regionally, and statewide. Aquatic habitats characterized by open waters are typically considered waters of the United States under Section 404 of the federal Clean Water Act (see "Waters of the United States" below).

Other Vegetated Types

Several community types were combined by BioSystems Analysis into the category "other vegetated types" because of the small areas they occupy or because of extensive cultural modifications. The communities include a planted stand of Monterey pine and Monterey cypress near an old home site, a small 3-acre stand of ponderosa pines, a polo field, farm, golf course, freshwater seep, wetland, and willow-seep. The wetland communities (freshwater seep, wetland, and willow-seep) were assessed separately for the purposes of this report under "Wet Meadows", "Marshes", and "Riparian" areas (above) and below in the discussion of "Waters of the United States".

Other Nonvegetated Types

Other nonvegetated types include rock outcrop, gravel pit, the ranch area, cliffs, and developed and disturbed areas. These communities support little natural vegetation because of lack of soil or their disturbed nature. Steep cliffs near Peñon Peak and elsewhere at the Santa Lucia Preserve provide suitable nesting habitat for several special-status raptors, including golden eagles, prairie falcons, and peregrine falcons; however, no occupied nesting eyries were found during the 1991 surveys (BioSystems Analysis 1994a).

Waters of the United States


Areas that meet the definition of wetlands and other waters of the United States under Section 404 of the Clean Water Act (33 CFR 238.3 and 328.4, 40 CFR 230.3) were identified by WRA, and accepted by the San Francisco District of the Corps of Engineers as representing its jurisdiction, and are shown in Figures 11-2 and 11-3 (Josselyn pers. comm.). "Waters of the United States" is the encompassing term for areas under federal jurisdiction pursuant to Section 404 of the Clean Water Act. Waters of the United States are divided into "wetlands" and "other waters of the United States".

Wetlands are defined as "areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions" (33 CFR 328.3[b], 40 CFR 230.3). To be considered under federal jurisdiction, a wetland must support positive indicators for hydrophytic vegetation, hydric soil, and wetland hydrology. Wet meadows, marshes, and riparian areas on the project site that meet these criteria are considered jurisdictional wetlands.

Other waters of the United States are seasonal or perennial water bodies, including lakes, stream channels, drainages, ponds, and other surface water features that exhibit an ordinary high water-mark but lack positive indicators for one or more of the three wetland parameters (33 CFR 328.4).


LEGEND

Other waters of the United States

 Streams and drainages

 Ponds and lakes

Wetlands

 Herbaceous and riparian wetlands

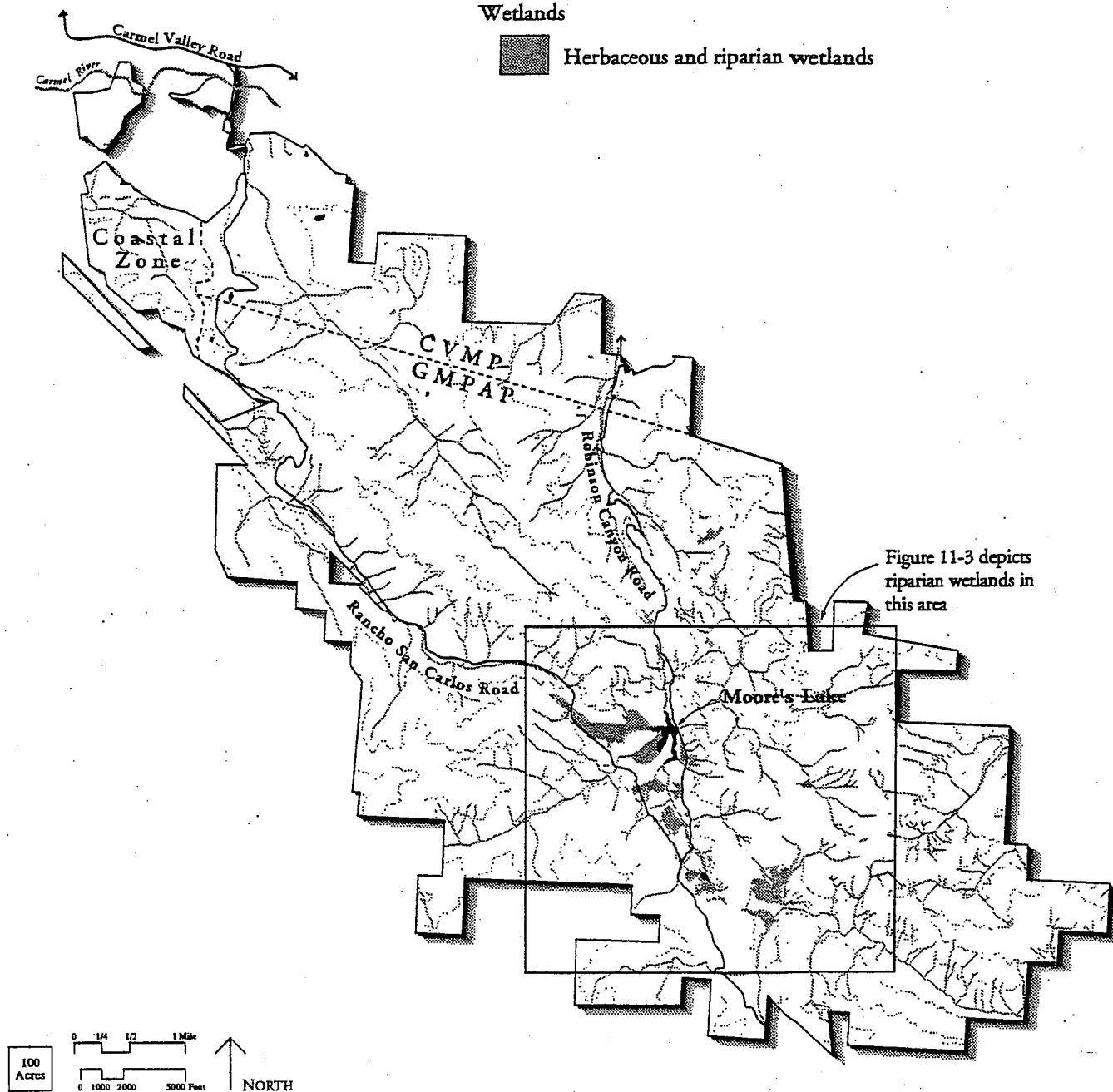



Figure 11-3 depicts riparian wetlands in this area

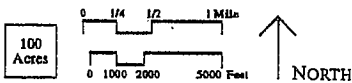
Source: Adapted from Rancho San Carlos Partnership 1994a.



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LEGEND

 Riparian wetlands



Source: Adapted from Rancho San Carlos Partnership 1994a.

Special-Status Species Definitions of Special-Status Species

Special-status species include plants and animals listed or proposed for listing as threatened or endangered under the federal Endangered Species Act (ESA) (50 CFR 1711-12), and state-listed threatened or endangered species that are protected under the state ESA (California Administrative Code, Title 14, Section 670.5).

In addition to listed and proposed species, special-status species include plants and animals in the following categories:

- plants and animals that are Category 1 or 2 candidates for possible future listing as threatened or endangered under the federal ESA (59 Federal Register [219]:58982-59028, November 15, 1994);
- animal species of special concern to DFG (Remsen 1978 [birds] and Williams 1986 [mammals]);
- animals fully protected in California (California Fish and Game Code, Section 3511 [birds], 4700 [mammals], and 5050 [reptiles and amphibians]);
- active and recently active raptor nests (California Fish and Game Code, Section 3503.5);
- plants considered rare and endangered by the California Native Plant Society (Lists 1B and 2) (Skinner and Pavlik 1994); and
- plants listed by CNPS as plants about which more information is needed to determine their status and plants of limited distribution (Lists 3 and 4 in Skinner and Pavlik 1994), which may be included as special-status species on the basis of local significance or recent biological information.

Special-Status Plants

Twenty-eight special-status plant species were identified as having potential to occur on the project site (BioSystems Analysis 1994) and are listed in Table 11-2, along with their distributions and habitat requirements. Of these, six species were identified as occurring on the project site: Douglas' spineflower, Lewis' clarkia, Pinnacles buckwheat, small-leaved lomatium, Gairdner's yampah, and Monterey pine (BioSystems Analysis 1994b). The known distributions of these plants on the project site are shown in Figure 11-4.

None of these species are state or federally listed as threatened or endangered. Monterey pine and Pinnacles buckwheat are considered rare, threatened, or endangered in California and elsewhere

Table 11-2. Special-Status Plants with Known Potential for Occurrence at the Santa Lucia Preserve, Monterey County *

Common and Scientific Name	Legal Status ^b		Habitat Requirements	Distribution	Known from Project Site	Potential Project Impact
	Federal/State/CNPS					
Hickman's onion (<i>Allium hickmanii</i>)	C1/--1B		Grassy openings in closed-cone pine forests, maritime chaparral, and valley and foothill grasslands	Monterey Peninsula, Fort Ord, Monterey Airport, and San Luis Obispo County	No	No
Little Sur manzanita (<i>Arctostaphylos edmundsii</i> var. <i>edmundsii</i>)	C2/--1B		Coastal bluff scrub and chaparral	Monterey County	No	No
Hooker's manzanita (<i>Arctostaphylos hookeri</i> ssp. <i>hookeri</i>)	--/1B		Inhabits sandy soils, sandy shales, and sandstone outcrops	Del Monte Forest, Monterey Peninsula, near Prunedale, Fort Ord, and the Larkin Valley	No	No
Toro manzanita (<i>Arctostaphylos montereyensis</i>)	C2/--1B		Occurs in stabilized sandy soils and badlands in maritime chaparral	Restricted to several sites in Monterey County, including Fort Ord, Toro Regional Park, and Monterey Airport	No	No
Sandmat manzanita (<i>Arctostaphylos pumila</i>)	C2/--1B		Sandhills of maritime chaparral and coast live oak woodland	Scattered locations around the Monterey Peninsula and an extensive area on Fort Ord	No	No
Monterey ceanothus (<i>Ceanothus cuneatus</i> ssp. <i>rigidus</i>)	C2/--4		Sandy hills and flats of maritime chaparral, closed-cone coniferous forests, and coastal scrub	Monterey County along the coast and Toro Regional Park, Monterey Airport, Fort Ord, and near Prunedale	No	No
Douglas' spineflower (<i>Chorizanthe douglasii</i>)	--/4		Gravelly or sandy slopes	Southern Coast Ranges from San Benito and Monterey Counties to San Obispo County	Yes	No
Robust spineflower (<i>Chorizanthe robusta</i> var. <i>robusta</i>)	E/--1B		Sandy soils in coastal dune and coastal scrub habitats	Historically from Alameda and San Mateo Counties south to Santa Cruz and near the coast from southern Santa Cruz County to northern Monterey County, much of which is now developed	No	No
Lewis' clarkia (<i>Clarkia lewisii</i>)	--/4		Coastal scrub, oak woodland, and chaparral communities	Monterey and San Benito Counties	Yes	No

Table 11-2. Continued

Common and Scientific Name	Legal Status ^b		Habitat Requirements	Distribution	Known from Project Site	Potential Project Impact
	Federal/State/CNPS					
Seaside bird's-beak (<i>Cordylanthus rigidus</i> ssp. <i>littoralis</i>)	C1/E/1B		Inhabits sandy soils of stabilized dunes, maritime chaparral, coastal scrub, and closed-cone coniferous forest	Monterey and Santa Barbara Counties, including Fort Ord, Monterey Airport, and between Carmel and Elkhorn Slough in Monterey County, and on Button Mesa in Santa Barbara County	No	No
Monterey cypress (<i>Cupressus macrocarpa</i>)	C2/--/1B		Closed-cone coniferous forest	Known from only two native occurrences in the Monterey area, widely planted and naturalized elsewhere	No	No
Hutchinson's larkspur (<i>Delphinium hutchinsoniae</i>)	C2/--/1B		Coastal scrub, coastal prairie, and mixed evergreen forest	Monterey County	No	No
Eastwood's ericameria (<i>Ericameria fasciculata</i>)	C2/--/1B		Coastal dune and scrub, maritime chaparral, and closed-cone coniferous forest communities	Found in Monterey County, including Del Monte Forest, Monterey Airport, Toro Regional Park, near Prunedale, and Fort Ord	No	No
Pinnacles buckwheat (<i>Eriogonum nortonii</i>)	C3c/--/1B		Sandy soils in chaparral and grassland communities, often found on recent burns	Monterey and San Benito Counties	Yes	No
Fragrant fritillary (<i>Fritillaria liliaceae</i>)	C2/--/1B		Coastal scrub and grassland; often on ultramafic soils	Sonoma County to Monterey County	No	No
Cone Peak bedstraw (<i>Galium californicum</i> ssp. <i>lucinese</i>)	C2/--/1B		Pine and oak woodlands	Known from fewer than 10 occurrences in the northern Santa Lucia Ranges of Monterey County	No	No
Wedge-leaved horkelia (<i>Horkelia cuneata</i> ssp. <i>sericea</i>)	C2/--/1B		Sandy and gravelly places in coastal scrub, maritime chaparral, and closed-cone coniferous forest communities	Along the coast from Sonoma County to Santa Barbara County	No	No
Small-leaved lomatium (<i>Lomatium parvifolium</i>)	--/4		Occurs in chaparral and open pine forests	Monterey, Santa Cruz, and San Luis Obispo Counties	Yes	No

Common and Scientific Name	Legal Status ^b		Habitat Requirements	Distribution	Known from Project Site	Potential Project Impact
	Federal/State/CNPS					
Carmel Valley bush mallow (<i>Malacothamnus palmeri</i> var. <i>involucratus</i>)	C2/--/1B		Cismontane woodland	Monterey and San Luis Obispo Counties	No	No
Carmel Valley malacothix (<i>Malacothix saxatilis</i> var. <i>arachnoidea</i>)	C2/--/1B		Rocky open banks of chaparral and mixed evergreen forest	Monterey and Santa Barbara Counties	No	No
Mount Diablo cottonweed (<i>Micropus amphibola</i>)	--/4		Bare, grassy, or rocky slopes in broadleaf upland forests, woodlands, and grasslands	Widely distributed from Lake County to Alameda County, as well as in Santa Cruz, Monterey, and Santa Barbara Counties	No	No
Curly-leaved monardella (<i>Monardella undulata</i> var. <i>undulata</i>)	--/4		Chaparral and coastal dunes and scrub near the coast	Santa Cruz and Monterey Counties	No	No
Dudley's lousewort (<i>Pedicularis dudleyi</i>)	C2/R/1B		Maritime chaparral, forest, and grassland communities	Known from fewer than 15 occurrences in Monterey, San Luis Obispo, and San Mateo Counties; extirpated from Santa Cruz County	No	No
Gairdner's yampah (<i>Perideridia gairdneri</i> ssp. <i>gairdneri</i>)	C2/--/4		Chaparral and broadleaved upland forest, typically on wet, heavy soils	San Diego County north to Sonoma County	Yes	Yes
Monterey pine (<i>Pinus radiata</i>)	C2/--/1B		Closed-cone coniferous forest	Native stands restricted to three areas in coastal California and two islands off the coast of Baja California	Yes	No
Muir's raillardella (<i>Raillardiopsis muirii</i>)	C3c/--/1B		Dry, open sites in granitic soils	Southern Sierra Nevada in Fresno, Kern, and Tulare Counties, and in Ventana Double Cone in the Santa Lucia Ranges of Monterey County	No	No
Hoffman's sanicle (<i>Sanicula hoffmanii</i>)	--/4		Shrubby coastal hills and pine woodlands, often on serpentinite or clay	Central and south coast regions and on Santa Rosa Island	No	No

Common and Scientific Name	Legal Status ^b		Habitat Requirements	Distribution	Known from Project Site	Potential Project Impact
	Federal/State/CNPS					
Santa Cruz microseris (<i>Stebbinsia decipiens</i>)	C2/--/1B		Open, sandy, shaley, or serpentine sites	Monterey, Marin, and Santa Cruz Counties	No	No

^a Source: BioSystems Analysis 1994.

^b Status explanations (see the "Definitions of Special-Status Species" section above for citations):

Federal

- E = listed as endangered under the federal Endangered Species Act.
- C1 = Category 1 candidate for federal listing. Category 1 includes species for which USFWS has on file enough substantial information on biological vulnerability and threat to support proposals to list them.
- C2 = Category 2 candidate for federal listing. Category 2 includes species for which USFWS has some biological information indicating that listing may be appropriate but for which further biological research and field study are usually needed to clarify the most appropriate status. Category 2 species are not necessarily less rare, threatened, or endangered than Category 1 species or listed species; the distinction relates to the amount of data available and is therefore administrative, not biological.
- C3c = no longer a candidate for federal listing. Category C3c species have been dropped from the candidate list because they are too widespread or not threatened at this time.
- = not applicable.

State

- R = listed as rare under the California Endangered Species Act. This category is no longer used for newly listed plants, but some plants previously listed as rare retain this designation.
- = not applicable.

California Native Plant Society

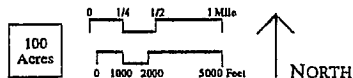
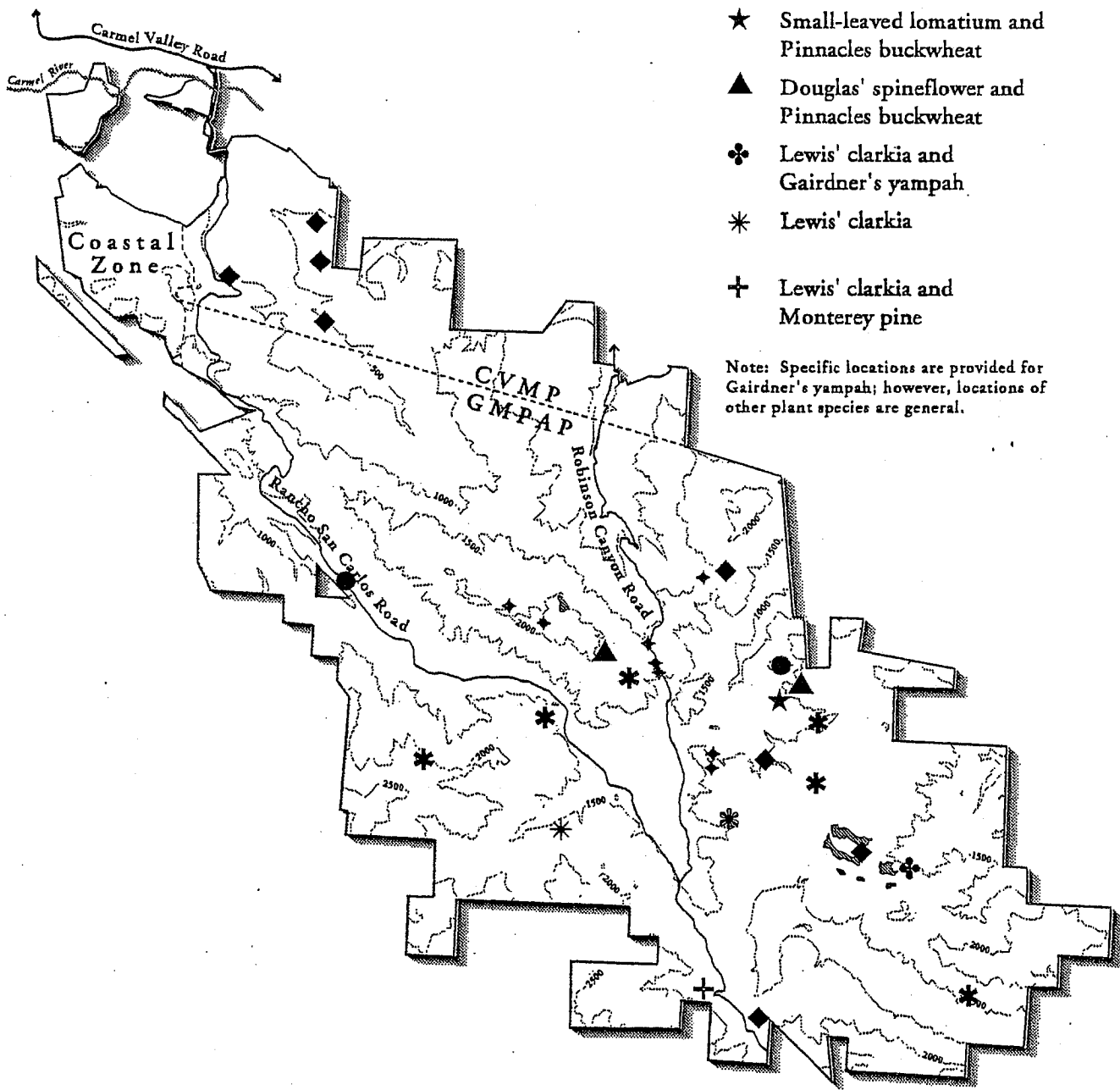
- 1B = List 1B species: rare, threatened, or endangered in California and elsewhere.
- 4 = List 4 species: plants of limited distribution.

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LEGEND

- ◆ Gairdner's yampah
- Small-leaved lomatium
- * Douglas' spineflower
- ◆ Monterey pine
- ★ Small-leaved lomatium and Pinnacles buckwheat
- ▲ Douglas' spineflower and Pinnacles buckwheat
- ♣ Lewis' clarkia and Gairdner's yampah
- * Lewis' clarkia
- + Lewis' clarkia and Monterey pine

Note: Specific locations are provided for Gairdner's yampah; however, locations of other plant species are general.



Source: Adapted from Rancho San Carlos Partnership 1994a.



Jones & Stokes Associates, Inc.

Figure 11-4
Known Distributions of Special-Status Plant Species

by CNPS (List 1B). Gairdner's yampah and Monterey pine are candidates for federal listing as threatened or endangered. Additionally, Gairdner's yampah, Douglas' spineflower, Lewis' clarkia, and small-leaved lomatium are considered plants of limited distribution by CNPS (List 4).

Detailed accounts of the special-status species known to occur on the project site can be found in BioSystems Analysis (1994b).

Special-Status Wildlife

Special-status wildlife species known or with potential to occur at Santa Lucia Preserve and vicinity are summarized in Table 11-3. Site-specific information provided in this table was primarily derived from BioSystems Analysis' (1994b) detailed descriptions of the status of each species in the study area.

State-Listed and Federally Listed Species

State-listed and federally listed threatened and endangered wildlife species potentially occurring at Rancho San Carlos include the Smith's blue butterfly, bald eagle, peregrine falcon, marbled murrelet, and willow flycatcher. Based on focused field surveys for these species, only the Smith's blue butterfly is known to occur regularly at the Santa Lucia Preserve (BioSystems Analysis 1994b, Table 10-3).

A single subadult bald eagle observed at Moore's Lake in 1991 is the only record for the preserve (BioSystems Analysis 1994b). Similarly, only one peregrine falcon was observed during the 1991 field surveys. Willow flycatchers are no longer known to breed in Monterey County, but they are regular fall migrants there (Roberson 1985); nonbreeding individuals could visit the Santa Lucia Preserve in migration, but they were not reported by BioSystems Analysis (1994b). Finally, focused surveys for marbled murrelets did not reveal any individuals in the study area (BioSystems Analysis 1994b).

Other Special-Status Species

During 1991 field surveys, BioSystems Analysis (1994b) assessed breeding habitat at the Santa Lucia Preserve for other special-status species. Based on field observations, the following species have a high potential to breed at the project site: California tiger salamanders, California red-legged frogs, southwestern pond turtles, white-tailed kites, Cooper's hawks, golden eagles, long-eared owls, California spotted owls, California horned larks, purple martins, yellow warblers, yellow-breasted chats, pallid bats, and American badgers (Table 11-3). Potentially suitable breeding habitats also exist at the preserve for sharp-shinned hawks, prairie falcons, burrowing owls, tricolored blackbirds, and Townsend's western big-eared bats, but only nonbreeding individuals, or evidence of them, have been observed there (BioSystems Analysis 1994b).

Table 11-3. Special-Status and Special-Interest Wildlife with Known and Potential Occurrence at the Santa Lucia Preserve, Monterey County

Common and Scientific Names	Legal Status ^a		California Distribution	Occurrence in Study Area	Suitable Breeding Habitat Present	Potential Project Impact
	Federal/State	Habitat Requirements				
SPECIAL-STATUS SPECIES						
Insects						
+ Smith's blue butterfly (<i>Euphilotes enoptes smithi</i>)	E/--	Uses coastal dunes and hillsides that support seacliff buckwheat (<i>Eriogonum parvifolium</i>) or coast buckwheat (<i>Eriogonum latifolium</i>); these plants are used as a nectar source for adults and host plant for larvae	Restricted to localized populations along the coast and coastal canyons of Monterey County; single populations reported in Santa Cruz and San Mateo Counties	Populations of preferred buckwheat found at 41 locations, including the Animus, Chamisal Ridge, Pefion Peak, and the Touche; Smith's blue butterflies were observed at 16 of these locations during 1991 surveys, mostly in the Animus and on Pefion Peak	Yes	No
Amphibians						
+ California tiger salamander (<i>Ambystoma tigrinum californiense</i>)	C1/CSC	Small ponds, lakes, or vernal pools in grasslands and oak woodlands for larvae; rodent burrows, rock crevices, or fallen logs for cover for adults	Central Valley, including Sierra Nevada foothills, up to about 1,000 feet, and coastal region from Butte County south to Santa Barbara County	Larvae were found in a stock pond near the summit of Pefion Peak during May and June 1991 surveys	Yes	No
+ California red-legged frog (<i>Rana aurora draytoni</i>)	PE/CSC	Associated with coldwater pools with emergent and submergent vegetation and riparian species along the edges; may also occur in stock ponds; adults may estivate during dry periods in rodent holes or cracks in the soil	Found along the coast and coastal mountain ranges of California, from Del Norte County south to San Diego County, and formerly occurred in the Sierra Nevada	Observed at the stock pond near the summit of Pefion Peak and at Moore's Lake during 1991 surveys; numerous along a 7-mile section of Las Garzas Creek beginning about 4 miles downstream from Moore's Lake; possible occurrence at San Jose Creek	Yes	No
Foothill yellow-legged frog (<i>Rana boylei</i>)	C2/CSC	Creeks or rivers in woodlands or forests; usually found near riffles with rocks and sunny banks nearby	Coast Range south to Los Angeles County and Sierra Nevada foothills to about 6,000 feet elevation	Not observed during 1991 surveys	No	No

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Table 11-3. Continued

Common and Scientific Names	Legal Status ^a		Habitat Requirements	California Distribution	Occurrence in Study Area	Suitable Breeding Habitat Present	Potential Project Impact
	Federal/State						
Reptiles							
California horned lizard (<i>Phrynosoma coronatum frontale</i>)	C2/CSC		Grasslands, brushlands, woodlands, and open coniferous forest with sandy or loose soil; requires abundant ant colonies for foraging	Sacramento Valley, including foothills, south to southern California; Coast Range south of Sonoma County; below 4,000 feet in northern California	Not observed during 1991 surveys	Yes	Minor habitat loss
Silvery legless lizard (<i>Anniella pulchra pulchra</i>)	C2/CSC		Requires moist, warm habitats with loose soil for burrowing and prostrate plant cover; often forages in leaf litter at plant bases; may be found on beaches, sandy washes, and in woodland, chaparral, and riparian areas	Along the coast and transverse and peninsular ranges from Contra Costa County to San Diego County with spotty occurrences in the San Joaquin Valley	Not observed during 1991 surveys	Yes	Minor habitat loss
+ Southwestern pond turtle (<i>Clemmys marmorata pallida</i>)	C2/CSC		Occupies ponds, marshes, rivers, streams, and irrigation canals, typically with muddy or rocky bottoms and with watercress, cattails, water lilies, or other aquatic vegetation for cover	Occurs along the central coast of California east to the Sierra Nevada, and along the southern California coast inland to the Mojave and Colorado Deserts; the range overlaps with that of the northwestern pond turtle throughout the Delta and in the Central Valley from Sacramento County to Tulare County	Observed at three ponds on several occasions during 1991-1993	Yes	No
Birds							
Double-crested cormorant (<i>Phalacrocorax auritus</i>)	-/CSC		Open water for foraging and roosting, valley oaks and cottonwood forests for nesting	Marine and inland sites; frequents lakes, sloughs, and larger rivers in the interior, nests on protected islands or tall trees at lake margins	Nonbreeding individual observed during 1991 surveys	No	No

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Common and Scientific Names	Legal Status ^a		Habitat Requirements	California Distribution	Occurrence in Study Area	Suitable Breeding Habitat Present	Potential Project Impact
	Federal/State						
+ White-tailed kite (<i>Elanus caeruleus</i>)	-/FP		Riparian habitat and other broad-leaved trees for nesting and roosting; wetlands and grasslands for foraging	Widespread in grasslands and agricultural areas of the Central Valley and foothill valleys of the Sierra Nevada and Coast Range; uncommon in coastal southern California	Potential breeding pairs were observed near building envelopes PN-01 and SF-33 in 1992 and 1993, respectively; not observed at interior locations in 1991 surveys	Yes	No
+ Bald eagle (<i>Haliaeetus leucocephalus</i>)	E/E		Coniferous forests with suitable snags within 1 mile of the edge of lakes, reservoirs, or rivers for nesting and roosting	Most nesting occurs in Shasta, Lassen, and Plumas Counties; few pairs nest in Trinity, Modoc, Butte, Lake, and El Dorado Counties; winters in the Klamath Basin, and smaller numbers occur in the Sacramento and San Joaquin Valleys and along foothill creeks	A subadult individual was observed at Moore's Lake on 2 successive days during winter 1991 surveys; no other observations of this species have been reported in the study area	No	No
+ Northern harrier (<i>Circus cyaneus</i>)	-/CSC		Marshes, meadows, and seasonal and agricultural wetlands providing tall cover	Grasslands and wetlands throughout lowland California; has been recorded at high elevations in fall	Not observed during 1991 breeding bird surveys and little potential breeding habitat is present; nonbreeding or wintering individuals could visit the study area	No	No
+ Sharp-shinned hawk (<i>Accipiter striatus</i>)	-/CSC		Densely canopied trees in proximity to open or brushy areas for foraging	Uncommon winter visitor in California; occurs in midelevation coniferous forests and some lowland riparian habitats; very rare nester in the state	Nonbreeding individuals observed but no nests detected; unlikely to breed in the study area	Yes	No
+ Cooper's hawk (<i>Accipiter cooperii</i>)	-/CSC		Densely canopied trees including oak woodlands, montane conifer forest, and riparian forests for nesting; requires open or brushy habitats nearby for foraging	Throughout California in both the breeding and nonbreeding seasons	Observed during the breeding season, but no nests found; extensive potential breeding habitat is present	Yes	Minor habitat loss

Table 11-3. Continued

Common and Scientific Names	Legal Status ^a		Habitat Requirements	California Distribution	Occurrence in Study Area	Suitable Breeding Habitat Present	Potential Project Impact
	Federal/State						
+ Golden eagle (<i>Aquila chrysaetos</i>)	PR/CSC, FP		Cliffs and escarpments or tall trees for nesting; annual grasslands, chaparral, and oak woodlands with plentiful medium-sized and large mammals for prey	Foothills and mountains throughout California; uncommon nonbreeding visitor to lowlands such as the Central Valley	Frequently observed at higher elevations during 1991 surveys; two pairs were consistently noted, including the Pefion Peak and Hall's Ridge pairs and they had either uncertain or failed nesting status in 1991	Yes	Minor habitat loss
Merlin (<i>Falco columbarius</i>)	-/CSC		Forages along coastlines, open grasslands, savannas, and woodlands; often near lakes and other wetlands	Rare but widespread winter visitor to the Central Valley and coastal areas; does not nest in California	Three observations of this species were made in April 1991; uncommon migrant and winter visitor to Monterey County	No	No
+ Peregrine falcon (<i>Falco peregrinus</i>)	E/E		Protected ledges of high cliffs, usually adjacent to marshes, lakes, or rivers that support plentiful bird populations	Nests in central and north Coast Ranges and Sierra Nevada; winters in Sacramento and San Joaquin Valleys	One foraging bird observed at the Touche grasslands on June 6, 1991; numerous ponds and other watered areas provide potential foraging habitat for this species	Yes	No
+ Prairie falcon (<i>Falco mexicanus</i>)	-/CSC		Cliffs or escarpments for nesting; adjacent dry, open terrain or uplands, marshes, and seasonal agricultural wetlands for foraging	Protected cliff ledges throughout California from low elevations up to the crest of the Sierra Nevada	During winter and early spring 1991, an individual was observed at Pefion Peak and vicinity, but potential nest sites in this area were not occupied; none of the known eyries in Monterey County is within 20 miles of the study area	Yes	No
Marbled murrelet (<i>Brachyramphus marmoratus</i>)	T/E		Requires mature, coastal coniferous forests for nesting and nearby coastal water for nesting; forages in nearshore coastal waters	Coastal California from Del Norte County south to Santa Barbara County	Not observed during focused surveys in June and July 1991	No	No
+ Burrowing owl (<i>Athene cunicularia</i>)	C2/CSC		Ground burrows in sparse grassland or desert habitats for nesting and foraging	Lowlands throughout California including the Central Valley, northeastern plateau, southeastern deserts, and coastal areas; rare along south coast	During 1990 and 1991 surveys, observed in upper Pefion pasture and in Mesa pasture; these individuals were not present during the breeding season despite the availability of suitable ground squirrel burrows	Yes	Minor habitat loss

Common and Scientific Names	Legal Status ^a		Habitat Requirements	California Distribution	Occurrence in Study Area	Suitable Breeding Habitat Present	Potential Project Impact
	Federal/State						
+ California spotted owl (<i>Strix occidentalis occidentalis</i>)	C2/CSC		Dense woodlands and conifer forests; wooded canyons and shaded ravines are preferred for daytime roosting	Western Sierra Nevada and transverse ranges of southern California; rare in Coast Ranges south of San Francisco Bay	During the 1991 surveys, three probable breeding pairs were detected in the study area, including the upper ends of Van Winkley's and Williams Canyons and along lower San Clemente Creek; unmated males were found along upper San Jose Creek and along Potrero Creek; a historical nesting location in Robinson Canyon was not occupied in 1991	Yes	Minor habitat loss
+ Long-eared owl (<i>Asio otus</i>)	-/CSC		Riparian habitats for roosting; wetlands, grasslands, and agricultural habitats for foraging	Rare and secretive winter visitor to lowland riparian habitats; rare breeder in northeastern California, Sierra Nevada foothills, and in Coast Range from Sonoma County south to San Luis Obispo County	During April and May 1991 surveys, individuals were detected at three locations; two on the north side of Chamisal Ridge and one along upper San Clemente Creek; extensive areas of potential nesting habitat are present in riparian and redwood forests in the study area	Yes	Minor habitat loss
Willow flycatcher (<i>Empidonax traillii</i>)	-/E		Riparian areas, especially those dominated by willows	Fairly common fall migrant in lowland riparian habitats; extirpated as a nesting species from most lowland habitats in California	Not observed during 1991 surveys	No	No
+ California horned lark (<i>Eremophila alpestris actia</i>)	-/CSC		Level or rolling, short-grass prairies and other sparsely vegetated areas, including mountain meadows, fallow grain fields, and alkali flats	Lowland habitats throughout California	Nonbreeding individuals observed in pasture below Peffon Peak; not known to breed in the study area	Yes	Minor habitat loss
Bank swallow (<i>Riparia riparia</i>)	-/T		Vertical banks and cliffs with fine-textured soils near streams, rivers, lakes, or the ocean required for breeding	Colonial nesters; large numbers nest along Sacramento and Feather Rivers; also along lower American River	Not observed during 1991 surveys	No	No

Table 11-3. Continued

Common and Scientific Names	Legal Status ^a	Habitat Requirements	California Distribution	Occurrence in Study Area	Suitable Breeding Habitat Present	Potential Project Impact
	Federal/State					
+ Purple martin (<i>Progne subis</i>)	-/CSC	Abandoned woodpecker holes in valley oak and cottonwood forests for nesting; also nests in vertical holes in highway bridges; open areas required for feeding	Nests along the Sacramento River; uncommon elsewhere in the Central Valley; uncommon summer visitor to coastal areas from Del Norte County south to Santa Barbara County; rare in southern California	May breed in the study area because an adult was observed feeding young near building envelope M-05 in 1993; individuals were also noted near the Mesa and the ranch house during 1991 breeding bird surveys	Yes	Minor habitat loss
Loggerhead shrike (<i>Lanius ludovicianus</i>)	-/CSC	Open habitats with sparse shrubs and trees or other suitable perches	Lowland habitats throughout California	Not observed during 1991 surveys	No	No
+ Yellow warbler (<i>Dendroica petechia</i>)	-/CSC	Edges of streams and ponds bordered by willows, alders, and elderberry preferred	Montane riparian woodlands in the Sierra Nevada, northeastern California, interior valleys, and south-central coast; nests along Salinas and Nacimiento Rivers; extirpated as a nesting species in the Central Valley	A probable breeding pair was detected in dense riparian habitat at the lower end of Potrero Canyon on May 5, 1991; a single individual was noted at Moore's Lake on May 1, 1991	Yes	Minor habitat loss
+ Yellow-breasted chat (<i>Icteria virens</i>)	-/CSC	Dense riparian forests of willows and brush near water; often associated with blackberry or grape vines for nesting	Uncommon to rare breeder throughout southern and central California	A probable breeding pair was detected in dense riparian habitat at the lower end of Potrero Canyon on May 5, 1991; a single individual was noted at Moore's Lake on May 1, 1991	Yes	Minor habitat loss
+ Tricolored blackbird (<i>Agelaius tricolor</i>)	C2/CSC	Nests in dense colonies in emergent marsh vegetation such as tules and cattails or upland sites with nettles, thistles, brambles, and grain fields; probably requires water at or near the nesting colony; forages in marshes, pastures, agricultural wetlands, dairies, and feedlots where abundant insect supplies are available	Largely endemic to California; primarily breeds in Central Valley from Shasta County intermittently south to Kern County; nests in Modoc, Shasta, and Lassen Counties at scattered coastal locations from Marin County south to San Diego County	Colonies of 240 individuals at Moore's Lake and 75 birds near Cienega Pond were observed on May 3, 1991 but nesting was not confirmed; foraging flocks of 350 individuals have been noted in the vicinity of these colony sites	No	No

Common and Scientific Names	Legal Status*		Habitat Requirements	California Distribution	Occurrence in Study Area	Suitable Breeding Habitat Present	Potential Project Impact
	Federal/State						
Mammals							
+ Pallid bat (<i>Antrozous pallidus</i>)	-/CSC		Rocky outcrops, cliffs, and crevices for roosting; access to open habitats required for foraging	Low elevations throughout California	Six individuals radio-tagged in 1991 foraged exclusively in forested areas in oak woodlands north and south of the ranch house or in riparian areas of Las Garzas and Salsipuedes Creeks; also near Moore's Lake	Yes	Minor habitat loss
Townsend's big-eared bat (<i>Plecotus townsendii townsendii</i>)	C2/CSC		Mesic habitat; gleans insects from brush or trees and feeds along habitat edges; roosts in caves, mine tunnels, or dark attics of abandoned buildings	Throughout California except the highest elevations of the Sierra Nevada	Not positively identified during 1991 surveys, but possible roosts found in a shed near the upper mesa pond and in redwood trees in Robinson Canyon	Yes	Minor habitat loss
California mastiff bat (<i>Bassariscus astutus</i>)	C2/CSC		Open areas for foraging with abundant roost location provided by crevices in rock outcrops and buildings	Resident of eastern San Joaquin Valley and Sierra Nevada foothills; Coast Range from Bay Area south to San Diego County	Not observed during 1991 surveys; unlikely to occur in the study area	No	No
Monterey dusky-footed woodrat (<i>Neotoma fuscipes luciana</i>)	C2/-		Uses habitats with moderate to dense cover and abundant dead wood for nest construction; maritime chaparral and coastal live oak woodland at Fort Ord	Restricted to Monterey County and northern San Luis Obispo County	Not observed during 1991 surveys	Yes	Minor habitat loss
SPECIAL-INTEREST SPECIES							
+ Great blue heron (<i>Ardea herodias</i>) great egret (<i>Casmerodius albus</i>), and black-crowned night-heron (<i>Nycticorax nycticorax</i>) rookeries	-/-		Valley oak woodlands and cottonwood forests for nesting (rookery) sites; night-herons often next in dense marshes	Widespread in Central Valley and coastal portions of California	Nonbreeding individuals observed during 1991 surveys; no suitable breeding habitat available in the study area	No	No

+ = observed at the Santa Lucia Preserve during 1990-1994 (BioSystems Analysis 1994).

▪ Status explanations:

Federal

E = listed as endangered under the federal Endangered Species Act.

T = listed as threatened under the federal Endangered Species Act.

PR = protected.

C1 = Category 1 candidate for federal listing. Category 1 includes species for which USFWS has on file enough substantial information on biological vulnerability and threat to support proposals to list them.

C2 = Category 2 candidate for federal listing. Category 2 includes species for which USFWS has some biological information indicating that listing may be appropriate but for which further biological research and field study are usually needed to clarify the most appropriate status. Category 2 species are not necessarily less rare, threatened, or endangered than Category 1 species or listed species; the distinction relates to the amount of data available and is therefore administrative, not biological.

- = no data available.

State

E = listed as endangered under the California Endangered Species Act.

FP = fully protected under the California Fish and Game Code.

CSC = California species of concern.

- = no data available.

Foothill yellow-legged frogs, silvery legless lizards, California horned lizards, willow flycatchers, bank swallows, loggerhead shrikes, California mastiff bats, and Monterey dusky-footed woodrats were not reported during the 1991 field surveys (Table 11-3). However, subsequent analyses suggest that Monterey dusky-footed woodrats are present throughout the Santa Lucia Preserve (Froke pers. comm.). Similarly, suitable breeding habitats were not identified at the Santa Lucia Preserve for double-crested cormorants, great blue herons, great egrets, black-crowned night-herons, bald eagles, northern harriers, merlins, and loggerhead shrikes and only nonbreeding individuals were observed during the 1991 and subsequent surveys (BioSystems Analysis 1994b, Table 11-3).

IMPACTS AND MITIGATION MEASURES

The approach and methodology and significance criteria used to assess impacts of the proposed project are described below. A discussion of impacts resulting from the proposed project follows. Appropriate mitigation is recommended for impacts determined to be significant.

Approach and Methodology

The approach and methodology used for determining direct and indirect impacts of the proposed project are described below.

Direct Impacts

Overview. BioSystems Analysis (1992, 1994a, and 1994b) assessed vegetation and wildlife resources that could be affected by the development plan proposed by the Rancho San Carlos Partnership. Focused field surveys were conducted at the proposed building envelopes, roads, and driveway alignments identified on the Vesting Tentative Map (VTM) and for the footprint of the golf trail; these surveys are described in detail by BioSystems Analysis (1994a) and Rancho San Carlos Partnership (1994b).

Jones & Stokes Associates' evaluations of potential impacts of the proposed project on existing plant and wildlife habitats were based on the findings of BioSystems Analysis (1994a, b) and GIS analysis conducted by Robert Lamb Hart. The approach considered the number of acres of specific habitat types that would be lost or disturbed compared to the overall coverage of each type at the Santa Lucia Preserve. It was assumed that all natural communities occurring in the Settled Lands (see Chapter 2, "Project Description") could be lost or degraded due to construction of home sites and other project facility human activities, increased lighting, and other impacts that could adversely affect the quality of natural communities. *Private landowners, however, will be limited in*

the development activities that may occur on settled lands by a conservation easement and therefore this worst-case scenario approach will probably not be realized. Direct losses of special-status wildlife species habitat and of special-status plant populations were also based on BioSystems Analysis findings and compared with the total potential habitat available at the preserve for each species.

The project was also evaluated to determine whether it would result in a substantial loss, degradation, or fragmentation of important native communities and associated sensitive wildlife habitat, such as wetlands, riparian corridors, coastal terrace prairie, oak woodlands and savannas, redwood forests, and Monterey pine forest.

Golf Trail. In November 1994, BioSystems Analysis prepared a Special-Status Wildlife and Botanical Resources report for the golf trail application. BioSystems Analysis documented the presence of five upland and eight riparian vegetation communities within the golf trail. No state or federally listed threatened or endangered plant or wildlife species was found within the proposed golf trail. Special-status habitats of riparian and oak communities were present on the site.

In November 1994, Ralph Osterling Consultants prepared a Tree Management Plan. Seven tree species were identified on the site. Eighty-one percent of the trees are mature to overmature valley oak. A total of 280 trees were evaluated along the proposed golf trail routing. Of the 280 trees, 136 are proposed for removal. Of those, 21 are recommended for removal based on safety considerations. Seventy-eight of the trees proposed for removal are landmark oak trees as defined in Chapter 16.60.030 of the Monterey County Code.

Mitigation measures were provided in the BioSystems Analysis report and the Resource Management Plan for the special-status wildlife species observed in the proposed golf trail including the California tiger salamander, California red-legged frog, foothill yellow-legged frog, southwestern turtle, Cooper's hawk, golden eagle, northern harrier, white-tailed kite, burrowing owl, California horned lark, purple martin, tricolored blackbird, yellow warbler, yellow-breasted chat, pallid bat, and American badger.

Planting is proposed based on native oak clusters, riparian features and grasslands, and consistent with the Resource Management Plan, only native plant materials will be used. In accordance with the minimum mitigation standards established by the Resource Management Plan, (i.e., 3:1 or 5:1 depending upon the nature of the tree) 136 existing trees will be removed and replaced. (Additional details can be found in the Tree Management Plan included in the golf use permit application.)

In November 1994, Wetlands Research Associates prepared a Wetland and Riparian Habitat Management Plan. Environmental protection measures have been incorporated to mitigate impacts and also improve habitat value within the golf trail area. The golf trail design was selected to minimize impacts on wetland and riparian resources. In cases where unavoidable impacts occur due to stream and wetland crossings, a habitat replacement program is proposed to be implemented to increase wetland and riparian habitats.

A summary of the biological resources that would be affected by the golf trail is provided in Tables 11-4 and 11-5. It is important to note, however, that these impacts are included within the overall impact analysis and are not to be added to the quantities of acreages that would be lost or degraded as described in the discussion under "Biological Communities".

Indirect Impacts

Several potential indirect impacts of the proposed project plan on vegetation and wildlife resources were also considered, including:

- loss or degradation of special-status wildlife species habitat (e.g., raptor nest sites) and direct loss of special-status plant populations and important native communities in remote areas of the preserve that could become more accessible to humans because of construction of proposed recreational trails or that could be affected by grazing activities;
- disturbance or mortality of native wildlife populations by free-roaming dogs and feral cats associated with developed areas; and,
- increased mortality of wildlife on roads because of increased vehicular traffic.

As conditions of their proposed development plan (Froke pers. comm., Sage Associates 1994a), the Rancho San Carlos Partnership proposes to:

- conduct focused surveys for special-status species and habitats and important native communities in potentially suitable habitat before constructing any new trails or roads, and would route all new public access to avoid sensitive biological resources;
- conduct annual focused surveys for special-status plants in areas subject to grazing activities and modify grazing regimes as needed to sustain healthy, viable populations;
- enforce strict leash laws that would confine dogs to fenced areas immediately adjacent to developed sites, or the direct leash control of their owners; and
- enforce a maximum speed limit of 35 miles per hour throughout the preserve (speed limits would be lower on smaller access roads and driveways).

The potential indirect effects are not addressed further in this EIR because they would be less than significant through the implementation of the above-listed elements of the project.

Table 11-4. Summary of Impacts on Biological Communities from the Golf Trail and Total Project

Community	Total Acreage Affected by the Proposed Project (GMPAP) (#'s are rounded)	Percent of Total Community Affected at Rancho San Carlos	Acreage of Community Affected by the Golf Trail
Oak woodlands and savannas	575	5	53
Chaparral	25	2	0
Scrub	29	1	0
Annual grassland	235	9	45
Coastal terrace prairie	27	5	0
Redwood forest	5.1	0.5	0
Mixed evergreen forest	3	0.5	0
Riparian habitats	6	1	5
Herbaceous wetlands	5	3	3.8
Other vegetated types	0.1	0.2	0
Other nonvegetated types	20	8	0

Table 11-5. Summary of Impacts on Important Wildlife Species Habitat from the Golf Trail and Total Project

Species	Total Acreage of Habitat Affected by the Proposed Project (GMPAP)	Percent of Total Habitat Affected at Rancho San Carlos	Acreage of Habitat Affected by Golf Trail
Cooper's hawk	168	5	2
Golden eagle	594	11	94
American badger	594	11	94
Burrowing owl	262	8	46
California horned lark	262	8	46
Spotted owl	6	<1	0
Townsend's western big-eared bat	6	<1	0
Long-eared owl	12	<1	0
Purple martin	590	5	53
Pallid bat	590	5	53
Yellow warbler	4	1	3
Yellow-breasted chat	4	1	3
Dusky-footed woodrat	324	3	2

Significance Criteria

The criteria used to evaluate the effects on biological resources were based on federal, state, and local laws, regulations, and policies (e.g., federal ESA, Clean Water Act, CEQA, California ESA, California Fish and Game Code, California Coastal Act, and Monterey County Code). This analysis assumes that the proposed project will have a substantial effect on biological resources if it results in:

- any direct losses of individuals or habitats occupied by state or federally listed threatened or endangered species;
- more than minor (10%) reductions in the total potential habitat available at the preserve for state species of special concern, federal candidate species, and CNPS List 4 and 1B species;
- substantial loss (greater than 10%) of a common natural community and associated wildlife habitat;
- a substantial introduction of new invasive species of plants or animals into an area or an introduction of a barrier to the normal replenishment of existing species;
- a substantial adverse effect (5% or greater loss or degradation of a community type on the project site) on important native communities (oak woodlands and savannas, riparian habitats, wetlands, coastal terrace prairie, redwood forest, and Monterey pine forest); or
- a conflict with federal, state, or county policies, such as those regarding wetlands, oak woodlands, and landmark trees.

Applicant's Proposed Mitigation Measures

A summary of the mitigation measures proposed by the applicant for biological resources is given below. The designations following each mitigation summary are those assigned to specific measures included in applicant's mitigation monitoring plan (Denise Duffy & Associates 1994). More detailed accounts of the mitigation measures referred to below can be found in the Santa Lucia Preserve Mitigation Monitoring Plan (Denise Duffy & Associates 1994), the Rancho San Carlos special-status biological resources report (BioSystems Analysis 1994b), the Rancho San Carlos Forest Management Plan (Ralph Osterling Consultants 1994a), the Rancho San Carlos Cattle Grazing Plan (Sage Associates 1994a), and The Santa Lucia Preserve Golf Trail Preliminary Drainage Report (Bestor Engineers 1994b). The applicant proposes to do the following (designations following each statement refer to specific measures of the mitigation monitoring plan; RMP = resource management

plan, GP = grazing plan, FMP = forest management plan, APP = application, ERO = preliminary drainage and erosion control plan, BIO = biological recovery report):

- Protect special-status plants by providing measures to prevent disturbance to Gairdner's yampah plants during construction and by conducting annual monitoring in grazed and ungrazed areas to identify and protect special-status plants. (RMP 1; GP 8, 9)
- Protect wetlands and reservoirs from runoff, erosion, drainage, pollutants, overgrazing, and hydrological alteration. Impacts on wetlands and riparian areas that cannot be avoided will be mitigated by enhancing or replacing habitat in-kind at a 3:1 replacement ratio. (RMP 2, 3, 5, 7, 8; APP 9, 11, 12, 13, 14; GP 2, 5)
- Protect forested areas by providing for long-term protection measures. (RMP L6)
- Protect riparian areas through erosion control, setbacks, and fencing. (RMP 11, 67, 68; APP 7, 10; ERO 12; GP 1, 4, 5, 7, 19)
- Minimize the loss and disturbance of trees and associated woodlands. Recommended measures are to be implemented during the siting, design, development, and postconstruction phases of the project. (RMP 12 through 37; APP 21; FMP 6 through 14)
- Control invasive exotics by revegetating disturbed areas with native plants and actively eradicating species such as scotch broom and pampas grass. In addition, guidelines for homeowners will be established to prevent the use of invasive exotics as ornamentals. (RMP 69; FMP 15; ERO 14; BIO 2, 3, 4; GP 13)
- Minimize the loss of redwood trees and limit high-impact use in redwood forests. Redwood trees that are removed because avoidance is not feasible will be replaced at a 5:1 replacement ratio (APP 15, 16, and Compensation 2)
- Implement native grassland and oak woodland restoration programs. (RMP 3; APP 22; FMP 5)
- Minimize the loss of native vegetation and disturbance to sensitive habitats (RMP 8; APP 17, 18, 19; GP 3, 7)
- Replace non-landmark trees by planting at a 3:1 replacement ratio and replace landmark trees by planting at a 5:1 replacement ratio. Seeds will be gathered onsite and a 5-year survival guarantee will be provided for each tree. (FMP 1)
- Protect areas grazed by cattle from overutilization. (GP 6, 10, and 12).

- Reforestation shall occur concurrently with grading and construction activities (FMP 3).
- The reforestation program shall carry a 5-year survival guarantee for each tree (FMP 4).

Biological Communities

Impact: Potential Loss or Degradation of 574.7 Acres (5.8%) of Oak Woodlands and Savannas

Approximately 575 acres (6%) of oak woodlands and savannas and associated wildlife habitat would be lost or degraded as a result of implementing the GMPAP area of the proposed project. An additional unquantified minor amount of oak woodlands could also be lost through development in the CVMP and coastal zone. This impact is considered significant because a substantial reduction in the extent of an important native community would occur. Implementing the following mitigation measure, advocated by the project applicant, would reduce this impact to a less-than-significant level.

Applicant's Proposed Mitigation Measure 27: Enhance Oak Woodland and Savanna Habitat by Planting Oak Species Removed Onsite. The project applicant has stated that non-landmark tree species removed as a result of the project will be planted at a 3:1 replacement ratio, and landmark trees will be planted at a 5:1 replacement ratio (see "Other Important Biological Resources" below for further discussion on impact on landmark trees). Seeds will be collected onsite, and plantings will be focused on degraded areas onsite characterized by conditions suitable for supporting oak species. *Additionally, nursery and/or field propagation of oak seedlings and/or saplings will be initiated at stated ratio prior to the onset of the particular development phase.* ~~Additionally, replanting of oak trees at the stated ratios will be completed prior to the onset of the particular phase of development that results in the loss of oak trees.~~ The details of this mitigation can be found in the mitigation monitoring plan (Denise Duffy & Associates 1994) and the forest management plan (Ralph Osterling Consultants 1994a).

Impact: Potential Loss or Degradation of 24.7 Acres (1.6%) of Chaparral

Implementing the GMPAP area proposed project would result in the loss or degradation of about 25 acres, or 2%, of the chaparrals and associated wildlife habitat on the project site. An additional unquantified minor amount of chaparral could also be lost through development in the CVMP and coastal zone. Because chaparrals are considered common biological communities and a substantial reduction in this community would not occur on the project site, this impact is considered less than significant.

Mitigation Measure: No mitigation measures are required.

Impact: Potential Loss or Degradation of 28.5 Acres (1.3%) of Scrub

Implementing the proposed project would result in the loss or degradation of approximately 29 acres, or 1%, of the scrubs on the project site. An additional unquantified minor amount of chaparral could also be lost through development in the CVMP and coastal zone. This impact is considered less than significant because no substantial reductions in common or important native communities and associated wildlife habitat would occur.

Mitigation Measure: No mitigation measures are required.

Impact: Potential Loss or Degradation of 235.4 Acres (9.0%) of Annual Grassland

Implementing the proposed project would result in the loss or degradation of about 235 acres (9%) of the annual grassland community and associated wildlife habitat. An additional unquantified minor amount of chaparral could also be lost through development in the CVMP and coastal zone. This impact is considered less than significant because annual grassland is common locally, regionally, and statewide and less than 10% of this habitat would be removed on the project site.

Mitigation Measure: No mitigation measures are required.

Impact: Potential Loss or Degradation of 26.6 Acres (5%) of Coastal Terrace Prairie

Implementing the proposed project would result in the loss or degradation of about 27 acres (5%) of coastal terrace prairie and associated wildlife habitat. An additional unquantified minor amount of coastal terrace prairie could be lost through development in the CVMP and coastal zone. Because a substantial loss of an important native community would occur, this impact is considered significant. Implementing the mitigation measure recommended below, which is advocated by the project applicant, would reduce this impact to a less-than-significant level.

Applicant's Proposed Mitigation Measure 28: Modify Grazing Regime to Increase the Density of Native Grasses in Annual Grassland. A grazing plan prepared by Sage Associates (1994a) shows favorable potential to improve native grass stands in historically overgrazed annual grasslands (see discussion under "Other Important Biological Resources" below). Complete details of this mitigation are provided in Sage Associates (1994a). Implementing the grazing plan would reduce the estimated 5% loss of coastal terrace prairie to a less-than-significant level.

Impact: Potential Loss or Degradation of 5.1 Acres (0.5%) of Redwood Forest

Implementing the project would result in the loss or degradation of 5.1 acres, or 0.5%, of redwood forest community, including 0.5 acre of redwood riparian habitat. It should be noted, however, that only two redwood trees would be removed. This impact is considered less than significant because only a minor amount of this community type would be affected.

Mitigation Measure 29: No mitigation measures are required. The project applicant, however, proposes the following mitigation to compensate for losses incurred on redwood forest.

- **Enhance Redwood Forest by Planting Redwoods Onsite.** To compensate for losses that could result from the proposed project, plantings will be installed at a 5:1 replacement ratio for redwoods that are removed. Complete details on this mitigation can be found in the mitigation monitoring plan (Denise Duffy & Associates 1994).

Impact: Potential Loss or Degradation of 2.6 Acres (0.5%) of Mixed Evergreen Forest

Approximately 3 acres, or 0.5%, of mixed evergreen forest would be lost or degraded from implementing the project. This impact is considered less than significant because only a minor loss of this common natural community would occur.

Mitigation Measure: No mitigation measures are required.

Impact: Potential Loss or Degradation of 6.2 ~~11.3~~ Acres (0.5% ~~0.7%~~) of Riparian Habitats

Construction activities related to the proposed project would result in the loss or degradation of approximately 6 ~~11~~ acres, or about 0.5% ~~1%~~, of riparian habitats. This includes approximately 0.75 acre of stream crossings that would qualify as other waters of the United States under Section 404 of the Clean Water Act. Because only a minor amount of a significant native community would be adversely affected relative to that preserved, this impact is considered less than significant from a CEQA perspective.

Mitigation Measure 30: No mitigation measures are required. However, the project applicant will implement the following measure to compensate for any losses to riparian habitat (a recommended measure may also assist the applicant in obtaining a streambed alteration agreement from DFG).

- **Enhance or Restore Degraded Riparian Habitat.** Degraded riparian habitat will be restored or enhanced at a 3:1 mitigation ratio. Details of this mitigation measure can be found in the comprehensive development plan (Rancho San Carlos Partnership 1994a).

Impact: Loss or Disturbance of 5.4 5.82 Acres (3%) of Herbaceous Wetlands

Implementation of the project would result in the *net* loss of approximately 4.6 6 acres of herbaceous wetlands, which are also considered jurisdictional wetlands under Section 404 of the Clean Water Act. *Approximately 0.8 acres of herbaceous wetlands will also be temporarily disturbed during projects construction, but will be restored to their original condition upon completion of construction (Josselyn pers. comm.). The total of herbaceous wetlands potentially disturbed is 5.4 acres.* The applicant has minimized the amount of fill in wetlands to the extent possible under the proposed project, and limited fill to that amount necessary to provide for roadways and other incidental project actions (Josselyn pers. comm.). The amount of fill represents about 3% of all herbaceous wetlands on the project site. Because this loss constitutes a minor adverse effect on an important native community (i.e., less than 5% loss), this impact is considered less than significant and no mitigation is needed to fulfill State CEQA requirements.

Mitigation Measure 31: No mitigation measures are required. The project applicant, however, will be required to obtain a permit from the Corps under Section 404 of the Clean Water Act to proceed with fill activities in jurisdictional wetlands. The project applicant has recommended mitigation measures to compensate for the loss of wetland habitat. Additional measures are suggested to ensure that this objective is successfully obtained.

- **Enhance or Replace Lost and Disturbed Wetland Habitat.** Lost or disturbed wetland habitat will be enhanced or replaced at a 3:1 mitigation ratio. The project applicant would prepare a detailed wetland mitigation and monitoring plan before implementing the project. *The plan should include an assessment of suitable mitigation sites and detailed methods for enhancement or creation of replacement habitat.* Performance standards would be detailed in the plan and remedial measures outlined to ensure restoration efforts will be successful. Performance standards should be based on measurements of percent cover, species diversity, and other indicators indicative of success. The objective of these efforts would be to enhance or replace habitat of similar type, functions, and quality to what is removed or disturbed. The mitigation and monitoring plan should be reviewed and approved by the County Planning Department, DFG, and the Corps.

The project applicant would retain a qualified professional to monitor mitigation success on an annual basis for 5 years or until the performance standards established in the plan (minimum 1:1 performance ratio) have been met. Success of the mitigation would be monitored by the qualified professional according to the criteria outlined in the mitigation and monitoring plan. Annual monitoring reports would be submitted to Monterey County, DFG, and the Corps to evaluate the success of mitigation efforts and to determine whether the amount and quality of habitat meet the success criteria. The monitoring period would begin again if significant remedial action is required at any time. The Corps will be the agency responsible for approval of a finalized wetlands mitigation plan (Josselyn pers. comm.).

Impact: Loss or Degradation of 0.1 Acre (0.2%) of Other Vegetated Types

Less than 1 acre (0.2%) of other vegetated types would be lost or degraded as a result of project implementation. Because this represents minor losses of common biological communities and associated wildlife habitats, this impact is considered less than significant.

Mitigation Measure: No mitigation measures are required.

Impact: Loss or Degradation of 19.7 Acres (8.2%) of Other Nonvegetated Types

Project implementation would result in the loss or degradation of 19.7 acres, or 8.2%, of other nonvegetated habitat types. Because less than 10% of these biological communities would be adversely affected, this impact is considered less than significant.

Mitigation Measure: No mitigation measures are required.

Special-Status Plants

The building envelopes were designated to avoid any losses to ~~Implementing the proposed project is not expected to result in the direct loss of individuals or populations of any special-status plant species (BioSystems Analysis 1994), (Table 11-2). However, the following two potential indirect impacts were identified. for Gairdner's yampah populations located near proposed building envelopes and driveways.~~

Impact: Potential Loss or Disturbance to Special-Status Plants from Fuel Modification Activities

Fuel modification activities will be conducted to reduce fuel loads and improve public safety. Activities related to fuel modification include constructing firebreaks and fuel breaks, and removing brush and dead or dying trees located immediately adjacent to structures. These activities could inadvertently lead to the loss or disturbance of special-status plant species. This impact is considered significant, but can be reduced to a less-than-significant level by implementing the following mitigation measure.

Mitigation Measure 32: Avoid Special-Status Plant Species Occurrences When Conducting Fuel Modification Activities. *Individuals implementing fuel modification activities should be informed about the importance and location of special-status plant populations and instructed on how to identify them. Areas occupied by special-status plant species and a 100-foot buffer around such populations should be avoided when fuel modification activities are carried out, including the construction of firebreaks and fuel breaks.*

Impact: Potential Disturbance to Gairdner's Yampah Populations

Gairdner's yampah populations are found adjacent to three proposed building envelopes (Lots 144, 145, and 170) and four proposed driveways (216/217, 145, SC-167/168, and Water Tank 14-4), and adjacent to two roads (Chamisal Pass and Touche Pass) (BioSystems Analysis 1994b). Potential impacts include excessive dust, runoff, and disturbance during construction and the spread of invasive exotic plants in the post-development phase of the project. This impact is considered less than significant because only minor disturbances to Gairdner's yampah populations are expected to occur.

Applicant's Proposed Mitigation Measures 33 and 34: No mitigation measures are required. However, the following measures recommended by the project applicant will further reduce the potential for this impact to occur.

- **Prevent Disturbance to Gairdner's Yampah Populations during Construction.** Yampah plants located adjacent to development sites will be protected from disturbance during construction by implementing measures described in the erosion control report (Bestor Engineers 1994a).
- **Control the Introduction and Spread of Invasive Exotic Plants.** The introduction of invasive exotic plants will be prohibited and detailed in a series of guidelines developed for homeowners that will discuss appropriate landscaping techniques. Additionally, invasive exotics such as scotch broom and pampas grass will be actively removed, and disturbed areas will be revegetated with native plants to limit the spread of weedy species (Denise Duffy & Associates 1994, Bestor Engineers 1994a, BioSystems Analysis 1994b, and Sage Associates 1994a).

Special-Status Wildlife

Threatened and Endangered Species

Implementing the proposed project is not expected to result in any loss of individuals or occupied habitat for any state or federally listed species, including Smith's blue butterfly, bald eagle, peregrine falcon, marbled murrelet, or willow flycatcher (BioSystems Analysis 1994b; Table 11-3).

Proposed development components (i.e., roads, driveway alignments, building envelopes, and other ranch facilities) were situated to avoid all potential impacts on Smith's blue butterflies and their required buckwheat host plants (BioSystems Analysis 1994b). In addition, implementing the sedimentation, erosion, and dust reduction practices will further protect buckwheat populations near construction sites. Thus, the proposed project will not cause any adverse impacts on Smith's blue butterflies.

Bald eagles and peregrine falcons are extremely rare, nonbreeding visitors to the Santa Lucia Preserve and the proposed project will have no effect on local or regional populations of these species. Occurrences of marbled murrelets and willow flycatchers have not been recorded at the preserve (BioSystems Analysis 1994b).

Other Special-Status Species

The proposed project would not cause any losses of individuals or known occupied breeding habitats for the following special-status species: California tiger salamander, California red-legged frog, foothill yellow-legged frog, southwestern pond turtle, double-crested cormorant, great blue heron, great egret, black-crowned night-heron, northern harrier, sharp-shinned hawk, merlin, prairie falcon, bank swallow, loggerhead shrike, and California mastiff bat (BioSystems Analysis 1994b, Table 11-3).

Most of these special-status species are rare or highly localized at the Santa Lucia Preserve and all occupied locations will be avoided by the project. BioSystems Analysis (1994b) conducted special-status species surveys at all of the building envelopes identified on the VTM. Where appropriate, wildlife biologists made recommendations to ensure that proposed road and driveway alignments, building envelopes, and other ranch facilities avoid sensitive wildlife habitats and other biological resources (Diehl, Froke, and Thelander pers. comms.).

As discussed for individual species below, BioSystems Analysis (1994b) and Jones & Stokes Associates' review of existing data suggested that the following species could experience minor (i.e., less than 10%) habitat losses from implementation of the proposed project, as defined by the VTM: California horned lizard, silvery legless lizard, Cooper's hawk, golden eagle, burrowing owl, California spotted owl, long-eared owl, California horned lark, purple martin, yellow warbler, yellow-breasted chat, pallid bat, Townsend's western big-eared bat, Monterey dusky-footed woodrat, and American badger.

BioSystems Analysis (1994b) did not conduct focused surveys for the California horned lizard, the silvery legless lizard, or the Monterey dusky-footed woodrat. All three species are known to exist in Monterey County (California Department of Fish and Game 1994, Froke pers. comm.) and could occur in suitable habitats at the Santa Lucia Preserve (Table 11-3). Although focused surveys were not conducted for these species, extensive surveys were conducted by BioSystems Analysis in suitable habitat. No occurrences of the California horned lizard or the silvery legless lizard were observed. Numerous midden locations of Monterey dusky-footed woodrats, however, were observed throughout woodland and chaparral habitats (Thelander pers. comm.).

Impact: Loss of 173 Acres (5%) of Potential Cooper's Hawk Breeding Habitat

Implementing the proposed project could affect 173 acres of potential Cooper's hawk nesting habitat, including 3 acres in the CVMP area and approximately 170 acres in the GMPAP area

(BioSystems Analysis 1994b). In this analysis, Cooper's hawk breeding habitat was defined as closed-canopy woodlands larger than 15 acres and within 1,000 feet of perennial water (BioSystems Analysis 1994b). This habitat loss is considered less than significant because it represents only 5% of the total Cooper's hawk breeding habitat available at the preserve.

Potential Cooper's hawk nesting habitats were defined as closed-canopy woodlands larger than 15 acres within 1,000 feet of perennial water (BioSystems Analysis 1994). Development will fragment some areas of potential Cooper's hawk habitat into blocks smaller than 15 acres, and about 40 additional acres will be affected. Thus, the total habitat area that could experience direct and indirect effects would equal approximately 210 acres. This total represents only about 6% of the estimated 3,694 acres of potential breeding habitat available to this species at the preserve and the combined impacts would not be considered significant.

Mitigation Measure: No mitigation measures are required.

Impact: Construction-Induced Disruption of Nesting Cooper's Hawks

No Cooper's hawk nests are known to be in or near project construction areas (BioSystems Analysis 1994b). General management practices should recognize that nesting pairs often move considerable distances from year to year and could take up residence in proposed development areas. Noise and disturbance associated with construction could cause abandonment of an active nest. This impact is considered significant. To reduce this impact to a less-than-significant level, the following mitigation measure should be implemented.

Additional Mitigation Measure 35: Delay Construction Until the Young Have Fledged. Nesting surveys should be conducted within 60 days of the initiation of construction activities in potential Cooper's hawk habitat areas. If active nests are found, construction activities should be delayed until the young have fledged.

Impact: Loss of 601 Acres (9%) of Grasslands and Oak Savannas, Including Potential Golden Eagle and American Badger Foraging Habitat

Only one inactive golden eagle nest was identified during 1991 field surveys. This nest was near Steelhead Run and could be reoccupied in future years. If the nest was occupied, possible impacts include disturbance at the nest site and loss of 601 acres of potential foraging habitat. Similarly, American badgers are rare at the Santa Lucia Preserve, but they could occupy the grassland habitats proposed for development (BioSystems Analysis 1994b).

A loss of 601 acres of golden eagle and American badger foraging habitat due to development represents 11% of estimated 5,415 acres of suitable habitat for these species at the Santa Lucia Preserve. Approximately 594 acres of the developed habitat would be on GMPAP lands and the remaining 7 acres would be in the CVMP area (BioSystems Analysis 1994b). Not all of this habitat

would be permanently lost or disturbed, but temporary construction will affect its availability as golden eagle and American badger foraging habitat. Similarly, some of these habitat losses could be partially offset by increased small mammal prey productivity on protected lands in response to implementation of improved grazing, sediment control, and erosion control plans for the preserve (BioSystems Analysis 1994b). This impact is considered less than significant.

Mitigation Measure: No mitigation measures are required.

Impact: Construction-Induced Disruption of Nesting Golden Eagles

Construction-induced disruption of an active nesting pair of golden eagles would be considered a significant impact. To reduce this impact to a less-than-significant level, the following mitigation measure should be implemented.

Mitigation Measure 35: Delay Construction until the Young Have Fledged. Nesting surveys should be conducted within 60 days of the initiation of construction activities near any potential golden eagle nesting sites. If active nests are found, construction activities should be delayed until the young have fledged.

Impact: Loss of 268.5 Acres (7%) of Short-Grass Grassland, Including Potential Burrowing Owl and California Horned Lark Breeding and Foraging Habitat

Although burrowing owls and California horned larks are not known to breed at the Santa Lucia Preserve, about 3,287 acres of suitable breeding and foraging habitat exist there for these species. The proposed development plans would affect about 268.5 acres of short-grass grassland that provide suitable burrowing owl and California horned lark habitat; this represents about 8% of the potential habitat available for these species at the preserve including 262.5 acres in the GMPAP area and 6 acres in the CVMP area (BioSystems Analysis 1994b). Because more than 90% of its potential habitat would be preserved by implementing the proposed project, loss of this grassland habitat is not considered a significant impact on burrowing owls or California horned larks.

Mitigation Measure: No mitigation measures are required.

Impact: Loss of 6 Acres (Less than 1%) of Redwood Forest, Including Potential California Spotted Owl and Townsend's Western Big-Eared Bat Breeding, Roosting, and Foraging Habitat

Approximately 1,115 acres of suitable habitat for California spotted owls and Townsend's western big-eared bats currently exist at the Santa Lucia Preserve. Implementing of the proposed project would eliminate about 6 acres, mostly in the GMPAP area. This represents less than 1% of

the potential habitat available for these species at the preserve, and impacts on them are considered less than significant.

Mitigation Measure: No mitigation measures are required.

Impact: Loss of 14 Acres (Less than 1%) of Potential Long-Eared Owl Breeding, Roosting, and Foraging Habitat

Approximately 14 acres of potential long-eared owl breeding, roosting, and foraging habitat would be lost due to implementation of the proposed project, including 12 acres in the GMPAP area and 2 acres in the CVMP area (BioSystems Analysis 1994b). This habitat loss represents less than 1% of the 2,283 acres of potential long-eared owl habitat that currently exist at the Santa Lucia Preserve and this impact is considered less than significant.

Mitigation Measure: No mitigation measures are required.

Impact: Loss of 592.4 Acres (4%) of Oak Woodland Habitat, Including Potential Purple Martin and Pallid Bat Breeding Habitat

The proposed project could directly affect 592.4 acres of oak woodland habitat that could contain purple martin and pallid bat colony trees. The disturbance area represents only about 5% of the 12,493 acres that could contain suitable colony trees, including 589.4 acres in the GMPAP area and 3 acres in the CVMP area. Because of the widespread occurrence of suitable colony trees in proposed preserve areas, this habitat loss is considered a less-than-significant impact.

Mitigation Measure: No mitigation measures are required.

Impact: Loss of 4 Acres (Less than 1%) of Riparian Woodland, Potential Yellow Warbler and Yellow-Breasted Chat Breeding Habitat

The proposed project would result in a total loss of 4 acres of potential yellow warbler and yellow-breasted chat breeding habitat, including 3.5 acres in the GMPAP area and 0.5 acre in the CVMP area. This habitat loss represents approximately 1% of the 279 acres of suitable nesting habitat for these species and is considered a less-than-significant impact.

Mitigation Measure: No mitigation measures are required.

Impact: Potential Loss of Silvery Legless Lizard Habitat

Based on a conservative assumption that silvery legless lizards actually occur in "normal" densities on the Santa Lucia Preserve, it is reasonable to expect that construction and/or restoration activities in areas of suitable habitats may directly affect individual lizards. Ground disturbance associated with home site and infrastructure development in oak forests, chaparral, and adjoining grasslands could result in direct impacts on the species; and in instances where structures and facilities would permanently supplant occupied habitats, lasting impacts on lizards could occur. The hypothetical presence of the species in proposed construction locations, all of which are recently or currently affected by agricultural operations and are intensively rooted by wild boars, and its documented occurrence near human dwellings (i.e., Hastings Natural History Reserve headquarters) suggests the species' resiliency to temporary or intermittent disturbance of its habitat and to continuous human activity.

This impact is considered less than significant because the protection of approximately 18,000 acres of wildland open space, including potential lizard habitat, will provide sufficient onsite protection for the species. Further, proposed modification of grazing practices and enhancement of habitat conditions through management (e.g., density reduction and local exclusion of boar) will result in reduced disturbances to lizard habitat throughout the preserve.

As a potential special-status wildlife species at the Santa Lucia Preserve, silvery legless lizards will be the focus of continuous, long-range surveys and, if confirmed, perennial monitoring and conservation management.

Mitigation Measure: No mitigation measures are required.

Impact: Loss of 326 Acres (3%) of Oak Woodland and Chaparral, Including Potential Monterey Dusky-Footed Woodrat Habitat

The proposed project could affect 326 acres of Monterey dusky-footed woodrat habitat. The disturbance area represents only about 3% of the 11,495 acres of suitable habitat in the GMPAP area. This habitat loss is considered less than significant.

Creation of the Santa Lucia Preserve and permanent dedication of 18,000 acres to wildlife conservation purposes, including preservation of 97% of potential woodrat habitat in the GMPAP area, will provide sufficient onsite protection for the species. Further, proposed modifications of ranchwide grazing practices coupled with riparian restoration and woodland reforestation will augment and enhance the availability and quality of habitat for woodrats.

Mitigation Measure: No mitigation measures are required.

Other Important Biological Resources

Impact: Potential Loss of Approximately 229 Landmark Trees

Approximately 229 landmark trees (Chapter 16.60.030E of the Monterey County Code) of the approximately 14,850 landmark trees on the Santa Lucia Preserve will be removed by road and driveway improvement and construction, as a result of building site development and construction of the golf trail (Ralph Osterling Consultants 1994a and 1994b). This represents about 1.5% of all landmark trees on the preserve. Landmark trees are defined as those having a diameter of 24 inches or greater measured 2 feet above ground level. Most of the trees to be removed are oak species. In addition, potential exists for loss of trees, including landmark trees, to occur from installing septic fields on Lots 2, 119, 155, 161, 162, 167, 168, 173, 177, 179, 181, 182, 228, 231, 236, and 244. This may involve the loss of landmark trees. The loss of landmark trees is considered a significant impact because they are important components of oak woodlands and savannas, which are considered important native communities, and because Monterey County values the preservation and protection of landmark trees (Monterey County Code Chapter 16.60). To reduce this impact to a less-than-significant level, the following mitigation measure should be implemented.

Applicant's Proposed Mitigation Measure 36: Compensate for Loss of Landmark Trees by Planting In-Kind Onsite at a 5:1 Replacement Ratio. The Rancho San Carlos Partnership has recommended appropriate mitigation that would reduce the loss of landmark trees to a less-than-significant level. Mitigation is described in detail in the forest management plan (Ralph Osterling Consultants 1994a, b), the resource management plan (Rancho San Carlos Partnership 1994c), and the mitigation and monitoring plan (Denise Duffy & Associates 1994).

Landmark tree species removed will be planted onsite at a 5:1 in-kind replacement ratio. Seeds will be collected onsite to maintain the local genetic integrity of affected species and plantings will be focused on degraded habitat. A qualified resource ecologist will determine appropriate sites for the plantings. Successful tree replacement will be procured before the removal of any landmark trees.

Impact: Potential Adverse Effect on Riparian Vegetation Resulting from Changes in Groundwater Hydrology

Well pumping along creeks and associated riparian corridors may potentially result in lowered groundwater levels and ensuing modifications in the hydrologic regime of riparian habitats (see discussion of groundwater hydrology in Chapter 8). Groundwater levels are not expected to decline substantially in riparian areas, and increased groundwater recharge resulting from the Cattle Grazing Plan might prevent declines altogether. Nevertheless, water levels might decline enough along the fringes of some riparian areas to interfere with regeneration of riparian vegetation and decrease the total area of riparian vegetation by more than 5% over a period of decades. A decrease of this magnitude is considered a significant impact because riparian habitats are considered important native

communities. To reduce this impact to a less-than-significant level, the following mitigation measure should be implemented.

Additional Mitigation Measure 17: Monitor Riparian Vegetation and Maintain Total Area of Riparian Vegetation. This mitigation measure is described in Chapter 8, "Groundwater Hydrology, Stream Base Flow, and Water Supply and Demand". It provides for long-term monitoring of riparian vegetation and revegetation, if necessary, to maintain a total riparian area equal to at least 95% of the existing area.

Impact: Improvement of Grassland and Oak Savanna Habitats

Changes proposed in the grazing regime (Sage Associates 1994a) will likely result in increased densities of native grasses, as evidenced by observations in recently erected exclosures (Froke pers. comm.), and possible increases in species diversity in grassland and oak savanna habitats. These two habitats have undergone most of the historical grazing pressures on the site. The proposed grazing plan would improve the condition of grassland and oak savanna habitats and is therefore considered a beneficial impact.

Mitigation Measure: No mitigation measures are required.

Impact: Reduction in Extent of Invasive Exotic Plant Species

The active introduction of invasive exotic plants will be prohibited and detailed in a series of guidelines developed for homeowners that will discuss appropriate landscaping techniques. Additionally, invasive exotics such as scotch broom and pampas grass will be actively removed, and disturbed areas will be revegetated with native plants to limit the spread of weedy species (Denise Duffy & Associates 1994, Bestor Engineers 1994a, BioSystems Analysis 1994b, Sage Associates 1994a). These measures constitute a beneficial impact of the project.

Mitigation Measure: No mitigation measures are required.

Exhibit J
Forest Management
Plan prepared by
Ralph Ostering
Consultants, dated
February 18, 1994

RANCHO SAN CARLOS FOREST MANAGEMENT PLAN

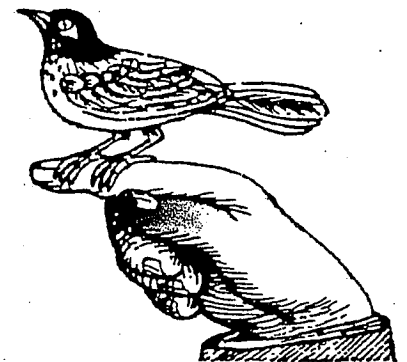
Prepared for:

**Rancho San Carlos Partnership
Carmel, California**

Prepared by:

**Ralph Osterling Consultants, Inc.
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February 18, 1994



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Road and Driveway Tree Survey Data

FOREST MANAGEMENT PLAN

RANCHO SAN CARLOS

Prepared by

Ralph Osterling Consultants, Inc.

February 18, 1994

**RALPH OSTERLING
 & CONSULTANTS, INC.**

EXECUTIVE SUMMARY

The Forest Management Plan for Rancho San Carlos addresses the impacts of the proposed project and recommends mitigation and preservation measures. The sensitive and thorough design process for the project has minimized the impacts on the forest resources primarily through avoidance and sound siting practices. Special attention was directed to preservation of Landmark Trees as defined in the Monterey County Tree Preservation Ordinance (Chapter 16.60, Monterey County Code). A total of 1480 trees are projected to be removed for the entire project. Of the trees scheduled for removal, coast live oak is the predominate species and accounts for 71 percent of the total. Approximately 90 percent of the trees are less than 24 inches in diameter. The remaining 10 percent are over 24 inches in diameter and are classified as landmark trees. Of an estimated 550,000 trees on the ranch, only 0.27 percent will be removed or impacted. Overall the forest is healthy with only minor incidents of pests or disease.

Like most California oak woodlands, Rancho San Carlos woodlands contain very few reproduction or seedling size trees. A comprehensive mitigation plan including a replacement program with a five year guarantee is proposed. Replacement will be at a ratio of 3:1 (replacement:removal) for non landmark (trees less than 24" in diameter) plus a replacement ratio of 5:1 for all landmark trees. Replacement sites were selected based on soil type, aspect, slope and existing cover types. The mitigation program, when implemented, will assure the reestablishment of lost woodland habitat values. Monitoring and maintenance will assure survival and growth. Siting of the reforestation areas in sufficiently large blocks will provide meaningful habitat values.

Tree protection measures address grading and construction impacts on the tree resources. Safeguards for the existing root systems are included within the "Tree Protection Guidelines." Specific measures address grade control, equipment exclusion, aeration, drainage, thinning and pruning.

SITE DESCRIPTION

Introduction

Rancho San Carlos (RSC) is an historic 20,000 acre ranch located in the Northern reach of the Santa Lucia mountain range in Monterey County. The ranch is located immediately south of the Monterey Peninsula, approximately two miles east of Highway 1 and one-half mile south of Carmel Valley Road. Rancho San Carlos Road is the primary access into the project. It provides the primary access to the historic ranch facility that is located in the center of the ranch. The existing land use consists of grazing within the grasslands and oak savanna woodland areas. Wildlife habitat and watershed values dominate in the upland areas. Overall existing land use is generally passive except for the developed area including the horse complex and the ranch house center.

Topography

Topography is generally rolling to steep and dissected. The primary drainages formed within the ranch include Potrero and Robinson Canyons on the northeast side and San Jose Creek. Drainage from San Jose Creek flows northwesterly and generally forms the southwesterly and the westerly side of the ranch. Las Garzas Creek, San Clemente Creek and Hitchcock Creeks form the major drainage basins in the easterly portion of the property. The ranch consists of primarily narrow drainage basins formed by perennial and ephemeral streams which lead uphill onto forested and brush covered slopes of sixty (60) percent or more gradient. The central area of the ranch consists of an open flat grassland area where the existing ranch complex is located.

Existing Access

Access into the ranch is via Rancho San Carlos Road, a private road located approximately two miles west of Highway 1 and via Robinson Canyon Road, a County road located approximately eight miles east of Highway 1 off Carmel Valley Road. These roads provide a circuitous route through the dissected topography of the property. Dirt access roads were historically developed for ranching operations and are found throughout most of the ranch and provide existing management and emergency access beyond the improved Rancho San Carlos and Robinson Canyon Roads. Some of these dirt roads will be upgraded to all weather roads for internal circulation.

Soils

Soils found on RSC vary widely depending upon parent material, weathering, and slope position. Parent materials are generally of sedimentary or granitic origin. Soils developed over the sediments are generally finer textured and higher in clay. Soils developed over granitic materials are generally coarser textured and well drained. Mixtures of soils may be found in the colluvial and alluvial areas. Plant communities

often follow soil types (e.g., clay, sands). At RSC, the Soil Conservation Service (SCS) has mapped and classified the soil complex. The oak woodland and forest vegetation types are found on the Chular, Elder, Elkhorn, Gorgonia, Junipero, Lockwood, Los Osos, Pfeiffer, San Andreas, Santa Inez and Sheridan types (Soil Conservation Service, 1978).

Vegetation

Vegetation has been inventoried and classified by BioSystems, Inc. Methodology used follows that of Munz (1959), Cheatham and Haller (1975), and Holland (1986) procedures. Primary forest cover within the development area consists of a broad mix of oak communities.

BioSystems biologists identified forty-one vegetation types on RSC. The general cover types consist of open grasslands, grassland-oak savannas, and woodlands dominated by a variety of oak species including coast live oak (*Quercus agrifolia*), valley oak (*Quercus lobata*) and black oak (*Quercus kelloggii*). Besides the oak forest complexes, open brushfields are dominated by chamise (*Adenostoma fasciculatum*) and/or manzanita. Grasslands consist of a mixture of introduced species and California native grasses. The understory and the oak savannas consist of a variety of grasses, forbes, and in many areas, poison oak (*Toxicodendron diversilobum*). A list of the major woody plant species is included in Appendix A.

The oak types are described generally by the dominant oak species listed above. Coast live oak mixes include coast live oak--California bay, coast live oak--black oak woodland, coast live oak--valley oak woodland, coast live oak--brush, and coast live oak savannas. The valley oak types include valley oak savanna, valley oak--mixed oak savanna, and valley oak--mixed oak woodlands. Black oak types are generally found on the upper slopes where types include black oak woodland, black oak savanna, and black oak--valley oak--manzanita. Mixtures and intergrades occur with many of the above types. Isolated inclusions, located primarily in the canyon bottom areas, consist of coast redwood (*Sequoia sempervirens*). Narrow corridors of riparian communities dominated by the oak complex, sycamore, and willow species are found in the canyon bottoms with higher moisture levels.

The overall condition of the forest on the ranch can be summarized as generally healthy and vigorous. Most areas have been subject to past wildfires as evidenced by char and typical stump sprouting regrowth. The brush is generally old, often very dense and decadent. The oak woodlands are generally mature with few or no oak seedlings or saplings. This absence of reproduction is not unique to RSC. It is a statewide problem. Wild fires and a variety of factors acting independently or jointly including grazing (cattle and pig), wildlife browse, avian and rodent predation, and annual

grasses depleting soil moisture have been identified as the major causes (Pavlik, Muick, Johnson and Popper, 1991). No serious outbreaks of diseases or pests were noted during the survey of RSC.

Overall, the forest plant communities on RSC are healthy and relatively pest free. Isolated pockets of a variety of pests were noted; all were in an endemic state and are not of concern from a management perspective. A deep duff layer typically blankets the forest floor and provides a deep mulch layer to control erosion and provide for nutrient and moisture conservation. The presence of a variety of gall forming insects is evidenced by the remaining leaf and stem galls found within the forest. In addition, isolated cases of root rot were noted. Observed decay fungi include crown rots (*Phytophthora* and *Pythium spp.*) and oak root fungus, (*Armillaria melea*). Although heart rot is common, it does not impair the vigor of the tree. Instead, it weakens the structure that may cause branches to break, or occasionally, entire trees to topple. Lace lichen ("Spanish moss") is common at RSC. It is non parasitic, however, heavy infestations may create excessive shading or excessive weight that might impair the trees.

PROJECT DESCRIPTION

Rancho San Carlos is an historic 20,000 acre ranch located on the southerly side of the Carmel Valley and extends from two to twelve miles inland from Highway 1. The property was purchased in 1990 by the Rancho San Carlos Partnership. This partnership proposes to develop the land as a unique residential community within a preserve involving a progressive alliance of commercial and nonprofit conservation interests.

In March 1993, the Monterey County Board of Supervisors amended the Greater Monterey Peninsula Area Plan (GMPAP) and applied a forty (40) acre per unit density and Resource Conservation land use designation over the entire ranch. The Board further resolved that a "planned use overlay" for the entire property be prepared based on a comprehensive analysis of the natural resource systems of the ranch (Monterey County Board of Supervisors' Resolution No. 93-115, 1993).

Based on that direction, the RSC Partnership has prepared a comprehensive development plan for the ranch covering the 16,541 acres within the GMPAP, 2,544 acres within the Carmel Valley Master Plan Area (CVMPA), and the 733 acres located within the Carmel Area Coastal Zone (CACZ). This Forest Management Plan is an integral part of that comprehensive development plan.

The RSC comprehensive development plan provides that 18,000 acres +/- of the ranch be set aside as preserve lands that will be protected by a combination of fee title and conservation easements conveyed to and managed in perpetuity by an independent conservancy. Preserve management goals are focused to integrate a program of scientific resource management, conservation, education, and outdoor recreation activities.

Further, 2,000 +/- acres will be developed as Settled lands where residential units are carefully distributed throughout the ranch. The units will be clustered in locations where, through intensive analysis of the ranch landscape and its ecological resources, the RSC Partnership and its advisors have determined the specific suitability of the lands for development. On these Settled lands development will be restricted to a maximum of three hundred (300) market rate homesites, fifty (50) units of inclusionary/employee housing, one hundred and fifty (150) visitor accommodation rooms, neighborhood commercial, office, scientific, recreation, and community/commercial facilities. In addition, the existing ranch management facilities will be used and expanded as required for prudent operations. In sum, 90 percent of Rancho San Carlos will be preserved and managed as wildland open space, and 10 percent of the land will be developed by carefully integrating residential and lodging units in clusters appropriately located in the surrounding wildlands.

The structures will consist of some three hundred (300) single-family structures with appurtenant development structures. Inclusionary employee housing, the visitor accommodation area and other infrastructure will be centrally located to minimize environmental impact and maximize convenience for residents and employees.

IMPACTS

This Forest Management Plan for Rancho San Carlos has been prepared to provide a basic evaluation of the existing forest conditions found on the ranch. Based on the evaluation of these conditions, this management plan will provide for future management activities to enhance and preserve the forest resources. A complete evaluation of all proposed road locations was completed to assess the impacts of the development within the forest.

A site-by-site review of all proposed construction areas was conducted. All trees proposed for removal were measured and identified throughout the project area. Appendix B of this report includes a summary of all tree removals. Tree locations referenced in Appendix D are keyed to the road and driveway stationing found on the

Vesting Tentative Map. The site-by-site inspection provided an opportunity to inspect all trees for health, general tree conditions and overall site conditions. Within this inspection, an opportunity was afforded to review the proposed alignment of roads and driveways, and from a forest management perspective, to provide guidance for realignment where necessary. In many cases, road and driveway alignments were adjusted to avoid or minimize impacts on trees.

The existing road system has been carefully evaluated from an environmental/ecological perspective and from traffic and safety standpoints to provide access to the proposed development areas. The existing road system will be used throughout the property wherever possible. Improvement of these existing roads will be limited to the minimum required. Where necessary, additional roads will be constructed and necessary driveways to individual residential units will be also constructed. Roads have been carefully located and, in some cases, realigned to best conform to the topography and to minimize tree removal. Roads are aligned to best follow topography and existing roads thus causing a minimum of grading.

A thorough evaluation of the existing road alignments and tree conditions was completed. The general goal of using existing roads to the extent possible was fully evaluated before realignment and new road construction planning. Therefore, road construction and realignment are minimized due to proper planning. Only where necessary, due to California Department of Forestry and Fire Protection (CDF), General Plan (GP) or GMPAP ordinance requirements, are roads proposed for realignment or reconstruction. A team approach was used to minimize the impact on the forest community created by road development activities. Such an example is the relocation of Garzas Trail. This road was relocated to avoid the large old-growth stand of coast live oak found in the lower reach of Las Garzas Canyon.

Driveway alignments and grades have been selectively chosen. Generally, driveway alignments have been guided by the philosophy of fitting the road to the land and not the land to the road. In so doing, a minimum number of trees have been affected with the proposed driveway construction. In addition, several trees will be pruned instead of removed to allow for proper clearance for vehicle access to the development areas. Driveway grading will consist of a minimum width driveway and minimum cut and fill activities, especially through the forested areas. Construction of 110,350 feet of driveways will cause the removal of two hundred and twenty-three (223) trees. This averages less than one tree per unit and approximately two trees per thousand feet of driveway.



All building envelopes include a flat-to-gently sloping open area where minimal grading will be required for individual residential unit development. An estimated total of four hundred and fifty-one (451) trees will be removed for building site development. Based on a total of 283 residential units, tree loss for residential development will be approximately 1.5 trees per unit. Tree removal estimates were based on a clearing of designated residential sites. Integral to the site development will be a design plan that has minimal impact on the trees. In most cases, very few trees will be removed, and in some cases, no trees will be removed because of site development. In some situations healthy trees may be relocated and used for landscape trees. Generally, to qualify for relocation the tree must have a full, well-balanced crown and a diameter of twelve (12) inches or less.

Septic systems will be located in and around the open areas. In most cases, tree removal due to septic field installation can be avoided. The following lots have been identified as having potential impacts on trees due to septic field installation:

PT-2, T-4, T-9, T-11, T-12, T-13, T-25, T-33, SC-7, SC-4, SC-5, SC-71,
SC-74, SC-79, SC-91, SC-92

When specific development plans for these lots are prepared, tree removal will be re-evaluated and site specific mitigation measures proposed as necessary. Where leach line development is required within the forest area, special precautions will be included in the trenching and the grading operation. All roots over three inches in diameter will be preserved intact and not cut. Hand digging to provide trenching beneath the roots for septic leach lines in those limited areas will further preserve the oak resources. Septic drainage will be minimal and will not adversely affect the oak resources. During droughty summer periods when seasonal water is at a minimum, this added moisture will be beneficial.

Tree removal is related to lot development, driveways, and roads. Road and driveway development will cause the removal of one thousand and twenty-nine (1029) trees. Table 1 presents a species distribution of the trees proposed for removal by road and driveway construction.

Coast live oak is the most common species found on the ranch. It accounts for seventy-six (76) percent of the trees in Table 1.

TABLE 1

RANCHO SAN CARLOS ROAD AND DRIVEWAY TREE REMOVAL BY SPECIES		
Species	Number	% of Total
bay	14	1.36%
big leaf maple	4	0.39%
black oak	45	4.37%
blue oak	4	0.39%
coast live oak	782	76.00%
madrone	22	2.14%
redwood	2	0.19%
sycamore	2	0.19%
toyon	1	0.10%
valley oak	153	14.87%
TOTAL	1029	100.00%

Table 2 displays the general condition of the road and driveway removal trees and Table 3 displays the condition of landmark trees proposed for removal due to driveway and road construction.

TABLE 2

RANCHO SAN CARLOS ROAD AND DRIVEWAY HEALTH OF ALL TREES TO BE REMOVED		
Health Cond.	Number	% of Total
good	594	57.73%
fair	300	29.15%
poor	135	13.12%
Total	1029	100.00%

TABLE 3

RANCHO SAN CARLOS ROAD AND DRIVEWAY HEALTH OF LANDMARK TREES TO BE REMOVED		
Health Cond.	Number	% of Total
good	55	76.39%
fair	8	11.11%
poor	9	12.50%
Total	72	100.00%

The majority of the trees at the ranch are generally healthy both in the non landmark and landmark categories. Trees marked for removal are in similar condition. A landmark tree is a tree with a diameter of twenty-four (24) inches or greater when measured two (2) feet above the ground.

Most of the trees (92.99%) measure less than twenty-four (24) inches when measured at two (2) feet above the ground. Table 4 depicts the diameter of all trees proposed for removal during road and driveway construction.

TABLE 4

RANCHO SAN CARLOS ROAD AND DRIVEWAY TREE REMOVAL BY DIAMETER CLASS						
Diameter Class	6"-11"	12"-17"	18"-23"	24"-29"	30"-35"	36"+
% of Total	45.38%	36.05%	11.56%	5.25%	1.07%	0.68%
Count	467	371	119	54	11	7

Within the Monterey County Tree Preservation Ordinance, special concerns and conditions apply to landmark trees. Of the total road and driveway trees scheduled for removal, seven (7) percent are classified as landmark trees. Table 5 provides a diameter class breakout of the landmark trees.

TABLE 5

RANCHO SAN CARLOS ROAD AND DRIVEWAY LANDMARK TREE REMOVAL BY DIAMETER CLASS					
Diameter Class					
24"-29"	30"-35"	36"-41"	42"-47"	48"-53"	Total
54	11	4	1	2	72

Trees estimated for removal from the lots were tallied based on an average residential plan. Since site specific plans are not available, this conservative estimate was prepared to provide a basis for the premitigation program proposed to begin early in the project development process. A total of four hundred and fifty-one (451) trees (average of 1.50 trees per site) are estimated to be removed for all lot development. Table 6 is a summary of the building sites tree removal by tree species. As with the road development, most of the trees are coast live oak.

TABLE 6

RANCHO SAN CARLOS BUILDING SITES TREE REMOVAL BY SPECIES		
Species	Number	% of Total
bay	1	0.22%
big leaf maple	4	0.89%
black oak	40	8.87%
blue oak	4	0.89%
coast live oak	269	59.65%
madrone	2	0.44%
Monterey pine	1	0.22%
valley oak	130	28.82%
Total	451	100.00%

Table 7 is a summary by diameter class of the trees proposed for removal due to building site development.

TABLE 7

RANCHO SAN CARLOS BUILDING SITES TREE REMOVAL BY DIAMETER CLASS						
Diameter Class	6"-11"	12"-17"	18"-23"	24"-29"	30"-35"	36"+
% of Total	25.50%	37.69%	19.29%	9.76%	4.00%	3.76%
Count	115	170	87	44	18	17

Table 8 is a summary by diameter class distribution and tree species of all trees proposed for removal. Approximately ninety-eight (98) percent are less than thirty-six (36) inches in diameter.

Total tree removal for the RSC project as proposed is one thousand four hundred and eighty (1480) trees. A total of one hundred and fifty-one (151) landmark trees are included in the one thousand four hundred and eighty (1480) count. Of the one thousand four hundred and eighty (1480) trees, one thousand and fifty-two (1052) or seventy-one (71) percent are coast live oak. RSC has an estimated 550,000 trees of all species greater than six (6) inches in diameter. The proposed project will result in the loss of approximately 0.27 percent of the total tree population at RSC. Table 8 is a summary of all trees to be removed by species and diameter size classes.

TABLE 8

RANCHO SAN CARLOS TREE REMOVAL FOR ALL AREAS BY SPECIES AND DIAMETER CLASS							
Species	6"-11"	12"-17"	18"-23"	24"-29"	30"-35"	36"+	TOTAL
bay	7	3	5				15
big leaf maple	4		4				8
black oak	25	39	8	10		3	85
blue oak	2	3	2	1			8
coast live oak	426	388	147	64	15	11	1052
madrone	14	8	1	1			24
Monterey Pine			1				1
redwood	1					1	2
sycamore	1		1				2
toyon	1						1
valley oak	101	100	37	22	14	9	283
TOTALS	582	541	206	98	29	24	1480

All tree removal will be the result of construction and no trees are proposed for removal outside the development area.

REFORESTATION PLAN

The RSC project provides a unique setting and opportunity to provide tree planting and forest regeneration. Although the existing forest at RSC is healthy, the number of seedling and sapling size trees is minimal; in some areas, no oak reproduction is present. Tree replacement and replanting will be based on a 3:1 replacement for all trees less than landmark size and 5:1 (replacement:removal) for landmark trees.

To assure genetic integrity, seeds will be gathered from onsite sources. The balance of the species mix will be similar to the species ratio of the trees proposed for removal. The RSC Partnership proposes to construct an onsite nursery for plant propagation, education, and conservation foundation purposes. All seedlings will be grown at that facility.

Timing

As part of the Reforestation Plan, all tree losses will be premitigated. Tree removal will occur primarily because of infrastructure improvements (i.e., roads, driveways and utilities) and residential lot development. Infrastructure improvements will require tree removal early in the project development process. However, tree removal for individual lot development will occur over several years as the lots are individually sold and developed. A goal of the Reforestation Plan is to mitigate for all tree removal at the beginning of project construction before many trees are removed. Pre-mitigating the loss of trees and habitat will allow the reforestation effort to be well under way before many trees are ever removed. The benefits of this approach are multifold:

- Beginning the reestablishment process early will reduce the impact and disruption to the woodland habitat values.
- Monitoring of the reforestation program will verify the success and completion of the mitigation before the project is completed. In addition, a 5-year guarantee will be provided during the plant establishment period.
- Pre-mitigating will achieve a more cohesive reforestation program than would likely be achieved by a piece meal approach spread over many years.

Another primary goal of the reforestation program is to re-create or enhance functioning habitat units. The habitat unit approach to reforestation will enhance and/or re-create oak woodland habitats with understory plant species. Existing degraded habitat units may be enhanced and linked to other habitat types by the reforestation program.

The GIS (Geographic Information System) database used at RSC has been used to help in the selection of candidate mitigation sites. The GIS evaluated the ranch for specific site characteristics including soils, vegetative cover, slope, aspect, elevation, development areas, and grazing units. Using this information, potential mitigation sites were mapped and evaluated.

Site Selection Criteria

Successful implementation of this plan requires the careful selection of appropriate mitigation sites. Sites must possess physical characteristics conducive to the growth and establishment of the desired tree species. Species included in the mitigation planting program include California bay, big leaf maple, black oak, blue oak, coast live oak, madrone, redwood, sycamore, toyon, and valley oak. With this diversity of species, proper habitat and site selection is critical to the success of the program. The following criteria have been evaluated using the GIS system to locate desirable mitigation sites.

- **Aspect.** Generally most native oak species are found growing on north, northeast, southeast and flat areas. These aspects have cooler, moister environments than south and west exposures. Preference has been given to sites with north and east aspects and areas that are flat (no aspect).
- **Proposed Grazing Units.** To avoid damage by cattle (i.e., trampling, grazing and rubbing) to the reforestation planting, sites located inside the proposed grazing units must be fenced or otherwise protected.
- **Soils.** The Soil Conservation Service (SCS) Soil Survey of Monterey County, California was reviewed to select soil types compatible with the growth and establishment of oak and other hardwood species. The following soil types were selected: Chular, Elder, Elkhorn, Gorgonio, Junipero, Lockwood, Los Osos, Pfeiffer, San Andreas, Santa Inez, and Sheridan.
- **Development Areas.** Reforestation sites have been located outside proposed development areas to avoid potential conflicts and to provide better wildlife habitat integration.
- **Slope.** Sites with slopes of 30 percent or less were selected to aid in the installation and success of the reforestation program.
- **Vegetation Types.** Existing vegetation cover types were reviewed to select areas that were in need of enhancement or could be expanded and linked to other habitat types.

Reforestation Sites

The "Potential Reforestation Site Map" (See Map pocket folder) shows the location of the proposed mitigation sites. A total of 2,877 acres are potentially available for the reforestation mitigation program. Overstory tree planting density will vary from twenty (20) to one hundred (100) trees per acre. Approximately 4,800 trees will be planted requiring from 48 to 290 acres of land. Besides the replacement trees, various shrub and herbaceous plants will be planted as understory vegetation. Specific species and planting densities will be determined by the vegetative community that is being reestablished or enhanced.

PROJECT ASSESSMENT

As described in the Project Description section, only a minimal area of the entire RSC holding will be impacted by development. The forest resources cover only part of the development area. The short-term and long-term impacts are two-fold. First, removal of trees may degrade pockets of habitats on a very localized basis. However, the anticipated grading footprints will be relatively small (6,000 to 15,000 square feet) and dispersed, thereby minimizing the overall impact. Second, the mitigation planting will help to reestablish young trees on RSC. This will minimize the long-term negative impact or perhaps result in a net positive impact by creating young vigorous forest conditions which offsets the continuing natural loss of mature tree.

The alternatives to minimize development impacts on the forest resources at RSC have been included in the design development process. Further reduction could only be accomplished by a reduction in the project scope and size. A reduction in project size due to forest resource impacts is not warranted. Through close interaction and cooperation among the project planners, engineers and Registered Professional Foresters in the design of the project, impacts to tree removal have been reduced to an insignificant level (approximately 0.27 percent removal). Further reduction of project scale would result in reduced levels of reforestation, including replanting of presently non-regenerating oak woodlands.

A guiding design principle for the Rancho San Carlos development is the avoidance of impacts where possible. As such, great effort has gone into minimizing tree removal. Building envelopes have been located in areas with minimal tree cover or tree densities that will allow the residences to be designed around the trees. In addition, the existing road network will be upgraded and widened only as needed to meet the appropriate design standards. While road widening requires some tree removal, the impacts are greatly reduced compared to constructing new roads. Road alignments have been adjusted, when possible, to avoid significant trees, groups of trees, and landmark trees.

The following mitigation and protection measures have been developed to offset the unavoidable loss of trees and habitat and to protect residual trees from construction impacts.

TREE PROTECTION GUIDELINES

Young, native trees are generally tolerant of changes in their environment and can usually adapt to construction and landscape changes. However, as trees mature, their environmental tolerance is reduced and significant changes can weaken or kill them (Johnson, 1989).

The root crown and the entire root zone are the most vulnerable parts of a mature tree. Generally the tree's root zone is considered one-third larger than the drip line area. Where possible, no disturbance should occur within this zone.

Common construction related impacts to trees include:

- grade changes caused by cuts and fills within the root zone
- natural drainage changes around trees
- soil compaction in the root zone
- utility trenching within the root zone
- pavement or hard impervious surfaces over the root zone
- excavation for building foundations and septic laterals
- trunk damage caused by construction equipment

The following guidelines will be followed and enforced by the Conservancy to minimize construction related impacts (Harris, 1983).

- All construction managers, heavy equipment operators, and tree cutters will be trained in tree protection procedures prior to the start of construction. Training will be conducted by Registered Professional Foresters.
- Before the start of construction in an area where existing trees are to be retained and protected, exclusion fencing will be installed. Fencing will be installed around the perimeter of the tree's drip line. Drip line is defined as the point where the distance from the edge of the tree canopy to the trunk is the greatest. This radius will be used in establishing the perimeter of the exclusion fencing. Fencing material should be highly visible and sturdy. Construction equipment and activities shall not encroach into the exclusion zone without written authorization from the designated forester.

- By constructing grade control structures (retaining walls at or beyond the drip line and dry wells around the base of trees), cuts and fills within the drip zone of trees will be avoided. If fill soil is placed within the drip zone of any protected tree, proper drainage and aeration must be provided. See Appendix C.
- Grade changes that affect surface and subsurface drainage around the tree should be avoided. Adequate drainage is needed to prevent ponding of water around the base of the trees.
- Trenching within the drip line of the tree should be minimized. An alternative to trenching is to place utilities in a conduit that is bored through the soil. This minimizes root damage. Trenches should never be excavated closer than half the distance from the trunk to the edge of the tree canopy. If trenching within the drip line is unavoidable, the use of a joint trench for all utilities will help minimize the damage caused by multiple trenching. If possible, roots three (3) inches in diameter and larger should not be cut.
- Trees with greater than 30 percent root loss should be provided with supplemental seasonal irrigation. The irrigation should be deep and infrequent, monthly during the growing season. Supplemental irrigation should be provided for one to three years, depending on the degree of root damage or loss. Care should be taken to keep the zone around the root crown (6-10 foot radius around the trunk) dry.
- Avoid soil compaction around the tree. When possible, use a thick layer of crushed rock underlain by a geotextile as an alternative to soil compaction for road base preparation within or near the drip zone of trees. Placement of a thick layer of organic mulch such as wood chips is recommended for areas subject to light traffic. Vehicle and equipment parking and materials storage should not be allowed within the drip line of trees at any time.
- Maintain a minimum six (6) foot radius around the base of the tree that is dry and well drained. Mature native oaks should not receive regular summer irrigation unless a tree has suffered significant root loss; then the irrigation should be deep and infrequent.
- If paving must be placed within the drip zone of a tree, a permeable pavement should be used. Avoid paving within a radius of six (6) feet around the base of any tree.
- Crown thinning to compensate for root loss should be avoided.

Landmark Trees

As defined in Chapter 16.60.030E of the Monterey County Code, a *landmark oak tree* is any native oak tree that measures twenty-four (24) inches or larger in diameter measured two (2) feet above the ground. In addition, trees that are visually significant, historically significant or exemplary of their species are also classified as landmark trees. Special emphasis has been placed on preserving and protecting landmark trees because of their significant wildlife, scenic and historic values.

Avoidance is the primary measure used to preserve and protect landmark trees. Only those trees that are a safety hazards or cannot be avoided will be removed. In addition, removal may be warranted when preservation would require the removal of many other healthy non landmark trees. Where feasible, road and driveway alignments have been adjusted to avoid landmark trees specifically and all trees in general.

Within the areas proposed for development of roads or building sites, each landmark tree will have an exclosure fence erected around its drip line at the widest point between the trunk and the edge of the canopy. Due to the age associated with most landmark trees, it is important to maintain a minimum amount of disturbance and change to the environment of the tree. The area within the exclosure fence is to remain off limits to construction activities and equipment unless prior written authorization is given by the designated forester.

FOREST IMPROVEMENT

In areas surrounding development or other use areas (trails, roads, vistas, etc.) the forest resources should be inspected for hazard trees or hazardous branches. Only in those areas should these trees be removed or otherwise treated to improve the safety of the area. All removal and pruning should be under the direction of a Registered Forester or qualified resource ecologist.

Exotic plant removal is recommended for the short-term and long-term. Scotch broom has invaded many areas of the ranch. This species and others can be highly invasive and detrimental to the native plant communities. In addition, the fire risk may be increased and the aesthetic qualities may be reduced. Control is accomplished by cutting, spraying, and/or burning. Repeat treatments are necessary for complete eradication.

Control burning is an excellent tool to maintain the vigor of the forest, enhance wildlife habitat values and to decrease wildfire risk. At RSC, fire is a natural element of the forest ecology. Burning will increase nutrient turnover, enhance herbaceous growth, control poison oak, and enhance forest reproduction. An intensive and professionally guided program of controlled burning is recommended for both the forest resource types and the chaparral types. The chaparral types at RSC have been burned over several times and are now decadent and prime for fire management application.

HOMEOWNER OAK TREE MAINTENANCE GUIDELINES

The following recommendations are for homeowner maintenance of oak trees within the landscaped area of each residence. Each homeowner will receive a management guide for landowners published by the University of California titled, "Living Among the Oaks." In addition to this publication, the following guidelines will be provided to assist the homeowner in the proper care of their native oaks. This guidance will ensure the longevity of the oaks and compatibility with landscaping plans.

Pruning

Native oaks require very little pruning. Mature oaks may benefit from removal of dead, diseased, or weakened branches. Thinning or "daylighting", the removal of ten to twenty percent of the leaf area, can also benefit the tree by allowing more sunlight to penetrate the canopy. It is important to prune when the tree is dormant. Heavy pruning of evergreen oaks should be performed during July and August. Deciduous oaks are best pruned during December and January. Light pruning can be performed at any time of the year. When pruning is done, it is important to do it correctly. Avoid excessive pruning, do not leave stubs, and do not paint the pruning wounds. Most major pruning is best left to professional tree care specialists who are properly trained and equipped.

Watering

Native oak trees are well adapted to the long dry summers of California and normally do not need supplemental irrigation. Many species of native oaks (i.e. coast live oak) are highly susceptible to root disease when they are subjected to summer irrigation. The most vulnerable portion of the oaks root zoning is the area extending out six to ten feet from the trunk of the tree. As a general guide, summer irrigation should be avoided within the inner third (one third of the distance from the trunk to canopy drip line) of the root zone. Avoid planting plants with high water requirements beneath the canopy of native oaks.

During extended drought periods (i.e. 1986-92) bimonthly supplemental irrigation can be beneficial, however the irrigation should be restricted to the outer two-thirds of the root zone. Supplemental watering during drought periods can help maintain tree vigor and resistance to insect attack.

Fertilizing

Native oaks generally do not require supplemental fertilizer; they receive natural fertilizer from their decomposing leaf litter. Trees under stress due to disease, root pruning, or lack of natural fertilizer may benefit from an annual fertilizer application. Fertilizers should be applied only in the outer two-thirds of the root zone. Nitrogen is the nutrient most often found to be deficient in oaks. Nitrogen application should be at a rate of two to four pounds of actual nitrogen per one thousand square feet of surface area.

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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 in ownership, this Plan shall be as binding on the new owner(s) as it is on the present owner. As a permanent management program, this Plan will be conveyed to the future owner upon sale of the property.

Forest Maintenance Plan Prepared by:

RALPH S. OSTERLING
Registered Professional Forester



X Ralph S. Osterling
Forester's Signature

2/18/94
Date

Owner's Agreement as to the Provisions of the Plan:

Owner's Name

X _____
Owner's Signature

Date

Forest Maintenance Plan Approval by:

Director of Planning Name

X _____
Director of Planning Signature

Date

MAP POCKET

POTENTIAL REFORESTATION AREA MAP

FOREST MANAGEMENT PLAN
RANCHO SAN CARLOS
Prepared by
Ralph Osterling Consultants, Inc.
February 18, 1994

RALPH OSTERLING
CONSULTANTS, INC.

APPENDIX A

LIST OF MAJOR WOODY PLANT SPECIES

MAJOR WOODY PLANTS

TREES

LATIN NAME

Acer macrophyllum
Aesculus californica
Alnus rhombifolia
Arbutus menziesii
Cypressus macrocarpa
Juglans hindsii
Lithocarpus densiflorus
Pinus radiata
Pinus ponderosa
Platanus racemosa
Pseudotsuga menziesii
Quercus lobata
Quercus dumosa
Quercus kelloggii
Quercus wislizenii var. wislizenii
Quercus agrifolia
Quercus chrysolepis
Quercus douglasii
Salix spp.
Sequoia sempervirens
Umbrellularia californica

COMMON NAME

big-leaf maple
California buckeye
white alder
madrone
Monterey cypress
California black walnut
tanbark oak
Monterey pine
ponderosa pine
sycamore
Douglas fir
valley oak
scrub oak
black oak
interior live oak
coast live oak
canyon live oak
blue oak
willow
coast redwood
California bay

SHRUBS

Adenostoma fasciculatum
Arctostaphylos tomentosa spp. tomentosa
Artemisia californica
Baccharis pilularis var. consanguinea
Ceanothus thyrsiflorus
Garrya elliptica
Heteromeles arbutifolia
Holodiscus discolor var. discolor
Lonicera spp.
Prunus virginiana var. demissa
Rhamnus californica ssp. californica
Rhamnus crocea spp. crocea
Toxicodendron diversilobum
Ribes divaricatum var. publiflorum
Sambucus mexicana
Symphoricarpos mollis
Vaccinium ovatum

chamise
shaggy-barked manzanita
California sage brush
coyote bush
blue blossom
silk tassel bush
toyon
ocean spray
wild honeysuckle
western choke cherry
coffeeberry
redberry, buckthorn
poison oak
(no common name)
elderberry
snowberry
California huckleberry

**RANCHO SAN CARLOS
ROAD AND DRIVEWAY
TREE REMOVAL SUMMARY**

Location	Species	6"-11"	12"-17"	18"-23"	24"-29"	30"-35"	36"+	Species Count	Total Count	Lineal Ft. Rd.	Tree Loss/1,000 Ft. Rd.
Pronghorn Run	valley oak	4	1					5	5	2100	2.4
Black Mtn. Trail	coast live oak	2	1					3	4	6500	0.6
	valley oak	1						1			
Chamisal Pass	bay	1						1	151	33500	4.5
	coast live oak	62	72	7	4	1	2	148			
	toyon	1						1			
	valley oak					1		1			
Steelhead Run	coast live oak	7	3	1				11	11	1470	7.5
Rumsen Trace	coast live oak		3	3				6	7	850	*8.2
	valley oak		1					1			
Vista Cielo	coast live oak	12	2	1				15	21	4550	4.6
	valley oak	2	4					6			
Garzas Trail	coast live oak	10	6	5		1		22	28	3800	7.4
	valley oak		2	1	2		1	6			
Long Ridge Trail	bay		1					1	180	14570	12.4
	black oak				1			1			
	coast live oak	24	27	37	14	3		105			
	valley oak	26	28	8	6	4	1	73			
M-10	coast live oak	1	2		1			4	4	1500	2.7
M-19	blue oak	2	2					4	4	150	*26.7
M-23	black oak	1						1	6	200	*30.0
	coast live oak	3	2					5			
M-29	coast live oak	1						1	1	1200	0.8
M-3	coast live oak	2		1				3	3	700	*4.3
M-6 & 7	coast live oak	6	3					9	9	1100	8.2
M-8	coast live oak	10	8	1				19	20	2500	8.0
	redwood	1						1			
PT-1	coast live oak	8	3					11	11	900	*12.2
Potrero Trail	coast live oak	47	31	14	4			96	96	14500	6.6
Rancho San Carlos Rd.	bay	1		1				2	26	48500	0.5
	coast live oak	15	7		1			23			
	big leaf maple			1				1			
Arroyo Sequoia	bay	1	1	1				3	45	7750	5.8
	big leaf maple	1						1			
	black oak		2	1	2			5			
	coast live oak	7	9	3	2			21			
	valley oak	6	9					15			
SC-3 & 4	coast live oak	1						1	13	1500	8.7
	valley oak	10		1			1	12			
SC-31	bay	2		1				3	6	1200	5.0

**RANCHO SAN CARLOS
ROAD AND DRIVEWAY
TREE REMOVAL SUMMARY**

Location	Species	6"-11"	12"-17"	18"-23"	24"-29"	30"-35"	36"+	Species Count	Total Count	Lineal Ft. Rd.	Tree Loss/1,000 Ft. Rd.
	coast live oak	3						3			
SC-61, 62, 63	bay	2	1					3	17	2100	8.1
	big leaf maple	1						1			
	black oak			1				1			
	coast live oak	9	2					11			
	valley oak	1						1			
SC-66 & 67	coast live oak	1	2	3				6	6	100	*50.0
SC-89	coast live oak	3	1					4	4	400	*10.0
SC-90	coast live oak	3	2	2				7	8	1500	5.3
	valley oak		1					1			
SC-92	valley oak	2						2	2	1900	1.1
SF-21	coast live oak		1		1			2	2		
SF-32	coast live oak	2	5					7	8	1800	4.4
	maple			1				1			
SF-33	black oak		2		1			3	42	2100	20.0
	coast live oak	8	3	4				15			
	madrone	14	5					19			
	valley oak	2	1	1	1			5			
SF-34	coast live oak	4	4		2			10	10	400	*25.0
SF-5	coast live oak	2	3					5	5	700	*7.1
SF-6	coast live oak	3	6	1				10	23	1800	12.8
	valley oak	2	9	1	1			13			
SF-7	black oak	2	3					5	32	1850	17.3
	coast live oak	8	7	5	3			23			
	madrone			1				1			
	valley oak	2	1					3			
SJ-10	coast live oak	2	1	1				4	4	1000	4.0
SJ-11	coast live oak	2						2	2	1800	1.1
SJ-12	coast live oak	3	2	1				6	6	600	*10.0
SJ-17	coast live oak	10	3	1				14	19	2950	6.4
	sycamore	1		1				2			
	valley oak	2					1	3			
SJ-2	coast live oak	8	1					9	9	400	*22.5
SJ-20	coast live oak	2	4	2	1		1	10	11	2350	4.7
	redwood						1	1			
SJ-9	coast live oak	18	10	2	1			31	31	1300	23.8
Touche Pass	coast live oak	7	1					8	9	10600	0.8
	valley oak	1						1			
Tank 13-1	coast live oak	28	20					48	49	3300	14.8
	madrone		1					1			

**RANCHO SAN CARLOS
ROAD AND DRIVEWAY
TREE REMOVAL SUMMARY**

Location	Species	6"-11"	12"-17"	18"-23"	24"-29"	30"-35"	36"+	Species Count	Total Count	Lineal Ft. Rd.	Tree Loss/1,000 Ft. Rd.
Vuelo Palomas	black oak	11	14		4			29	54	2960	18.2
	coast live oak	5	11	2	2			20			
	madrone		1					1			
	valley oak	2	1	1				4			
Vuelo Palomas Ext.	coast live oak	13	12					25	25	9350	2.7
TOTALS		467	371	119	54	11	7	1029	1029	200300	5.1

**RANCHO SAN CARLOS
BUILDING SITE
TREE REMOVAL SUMMARY**

Location	Species	6"-11"	12"-17"	18"-23"	24"-29"	30"-35"	36"+	Species Count	Total Count
Lodge Site	coast live oak						1	1	5
	valley oak		2	1	1			4	
M-1	coast live oak				1			1	1
M-6	coast live oak	3						3	3
M-16	coast live oak	1	3		1			5	5
M-17	coast live oak	2	5	1				8	8
M-18	coast live oak	6	4					10	11
	madrone				1			1	
M-19	black oak			1	1			2	14
	valley oak	3	5				1	12	
M-21	valley oak	3	2					5	5
M-22	valley oak		1	1	1			3	3
M-23	black oak	6	8	2				16	22
	coast live oak	1	3					5	
	valley oak	1						1	
M-24	black oak	4	8					12	19
	coast live oak	2	5					7	
M-25	black oak		1	1				2	11
	coast live oak	4	4	1				9	
M-27	coast live oak	1						1	11
	valley oak	6	2	2				10	
M-28	black oak			1				1	5
	coast live oak		3					3	
	valley oak			1				1	
M-30	coast live oak		2					2	2
M-31	coast live oak		6			1		7	7
M-33	coast live oak			1	1			2	2
M-34	coast live oak	1		1				2	2
M-35	coast live oak	1		1				2	3
	valley oak			1				1	
PT-15	coast live oak						1	1	1
SC-28	coast live oak	2	1	1	2			6	6
SC-31	coast live oak			1	1			2	2
SC-33	valley oak				1			1	1
SC-42	coast live oak			1				1	1
SC-43	coast live oak					1		1	1
SC-46	coast live oak	3	2	1	1			7	7
SC-47	coast live oak			3				3	3
SC-48	big leaf maple	2						2	3
	coast live oak	1						1	

**RANCHO SAN CARLOS
BUILDING SITE
TREE REMOVAL SUMMARY**

Location	Species	6"-11"	12"-17"	18"-23"	24"-29"	30"-35"	36"+	Species Count	Total Count
SC-49	valley oak		1					1	1
SC-50	black oak		1					1	7
	valley oak	1	1	3	1			6	
SC-51	valley oak	1	1					2	2
SC-53	valley oak						1	1	1
SC-56	coast live oak		1					1	3
	valley oak			2				2	
SC-57	coast live oak	1		1				2	4
	valley oak	1	1					2	
SC-58	coast live oak	2	3					5	10
	valley oak	3	2					5	
SC-59	black oak				1			1	1
SC-60	valley oak		2					2	2
SC-63	coast live oak		1					1	2
	valley oak				1			1	
SC-65	coast live oak	2	2	1	1	1		7	7
SC-67	coast live oak		1	1				2	3
	valley oak			1				1	
SC-69	valley oak		3					3	3
SC-70	valley oak		1				1	2	2
SC-72	coast live oak		1	1				2	11
	valley oak	2	4	3				9	
SC-73	valley oak						2	2	2
SC-74	valley oak		1	1				2	2
SC-79	valley oak	4	1	2	2			9	9
SC-84	valley oak					1		1	1
SC-85	valley oak		3	1	1			5	5
SC-87	coast live oak	1	1					2	12
	valley oak	5	1	3	1			10	
SC-89	coast live oak		2		1			3	3
SC-90	coast live oak	1	1	1				3	4
	Monterey pine			1				1	
SF-5	coast live oak	3	1	5		1		10	10
SF-7	black oak						1	1	13
	coast live oak			1				1	
	valley oak	3	4	1		2	1	11	
SF-11	coast live oak	2	1					3	3
SF-13	coast live oak	1	2	2	1			6	7
	valley oak					1		1	
SF-15	coast live oak		1		1			2	4

**RANCHO SAN CARLOS
BUILDING SITE
TREE REMOVAL SUMMARY**

Location	Species	6"-11"	12"-17"	18"-23"	24"-29"	30"-35"	36"+	Species Count	Total Count
	madrone		1					1	
	valley oak		1					1	
SF-19	coast live oak	5	5	3	2			15	17
	valley oak	2						2	
SF-20	coast live oak						1	1	1
SF-21	coast live oak		1	1				2	2
SF-28	big leaf maple			1				1	11
	coast live oak	2	5	1	1		1	10	
SF-29	big leaf maple			1				1	11
	coast live oak	2	5	1	1		1	10	
SF-30	black oak						1	1	12
	coast live oak	3	1	2	2	1	1	10	
	valley oak			1				1	
SF-31	black oak			1				1	19
	coast live oak	6	8	1	2			17	
	valley oak		1					1	
SF-34	black oak	1						1	24
	coast live oak	4	8	3		1	2	18	
	valley oak		2		2	1		5	
SF-43	black oak						1	1	1
SF-45	valley oak						1	1	1
SF-46	coast live oak	1						1	1
SJ-6	coast live oak		4	2	3			9	9
SJ-7	coast live oak		1	2		2		5	5
SJ-12	coast live oak		2	1				3	3
SJ-14	bay			1				1	1
SJ-15	coast live oak		3	3	1			7	7
SJ-17	coast live oak		1	4	1	1		7	7
SJ-18	coast live oak			1	1	1		3	3
SJ-20	coast live oak		3		1			4	4
T-1	coast live oak		4	1		1		6	6
T-2	coast live oak		1					1	1
	valley oak					1		1	1
T-13	blue oak			2	1			3	3
T-19	blue oak		1					1	1
T-20	valley oak					1		1	1
T-30	valley oak				1			1	1
TOTALS		115	170	87	44	18	17	451	451

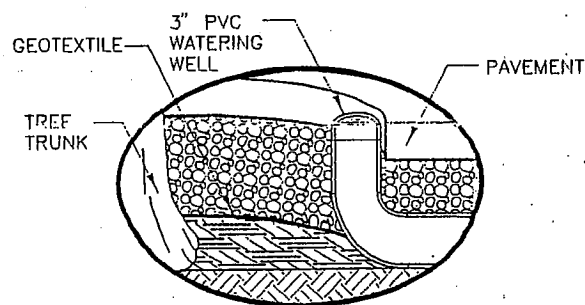
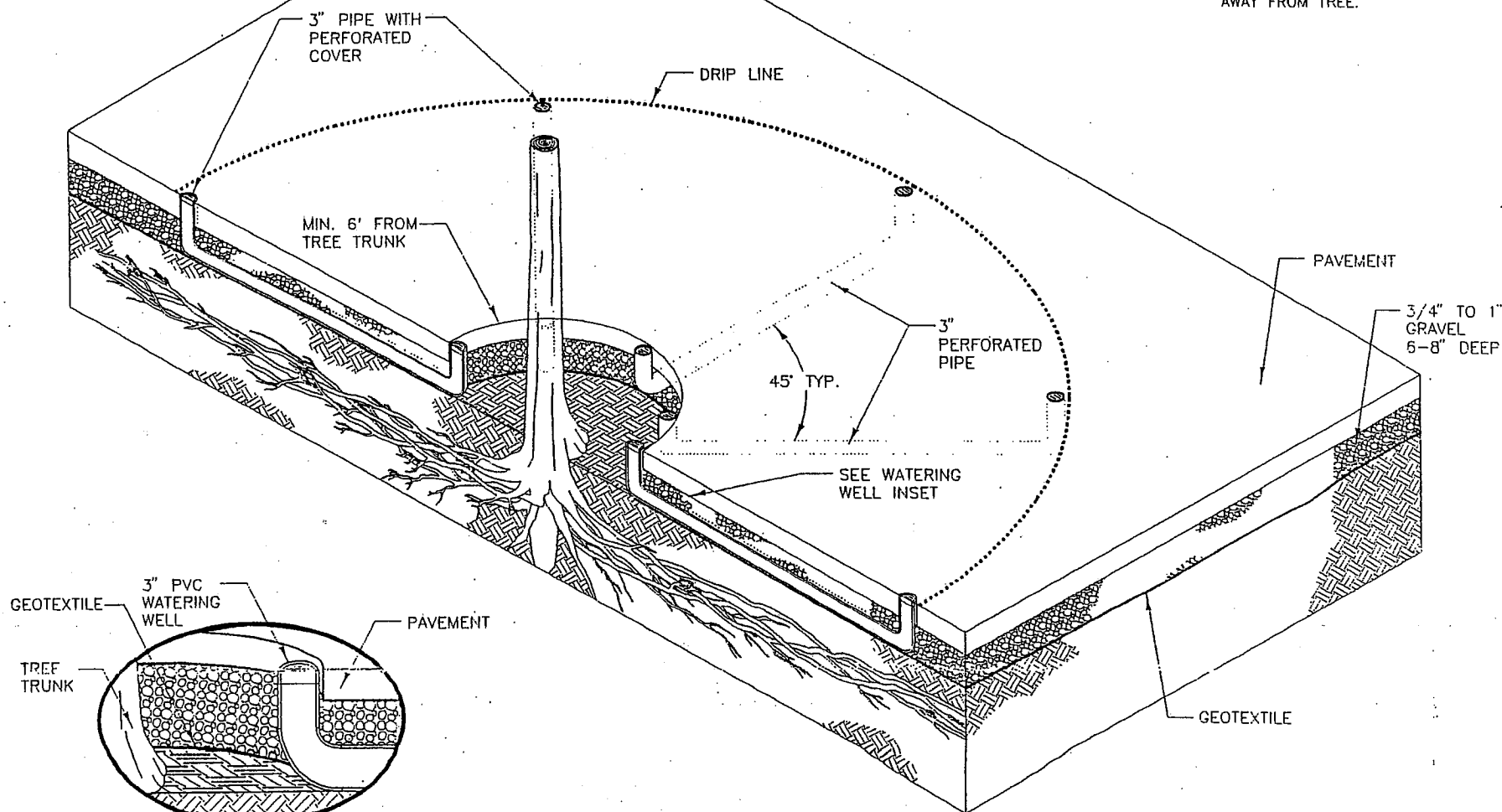
APPENDIX C

TREE PROTECTION DETAIL DRAWINGS

**FOREST MANAGEMENT PLAN
RANCHO SAN CARLOS
Prepared by
Ralph Osterling Consultants, Inc.
February 18, 1994**

**RALPH OSTERLING
CONSULTANTS, INC.**

NOTES: 1. BOTH PAVEMENT AND GROUND SURFACE HAS A MIN. 3% SLOPE AWAY FROM TREE.



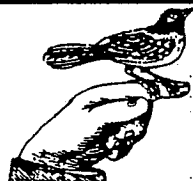
WATERING WELL INSET

IRRIGATION DETAIL

not to scale

January 27, 1994

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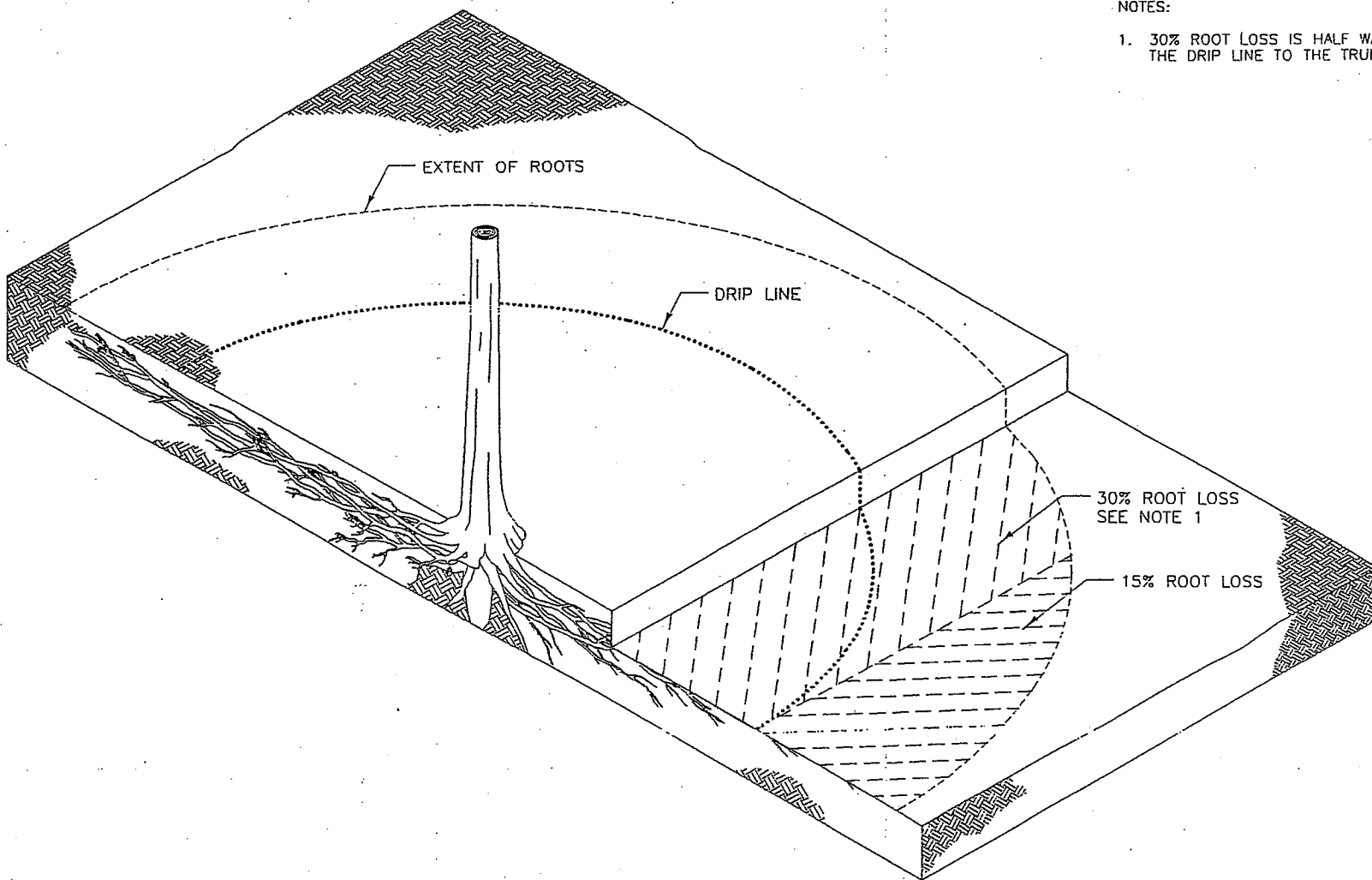
**RALPH OSTERLING
CONSULTANTS, INC.**

1650 Borel Place, Suite 204
San Mateo, California 94402
(415) 573-8733

TYPICAL AERATION AND IRRIGATION SYSTEM

NOTES:

- 1. 30% ROOT LOSS IS HALF WAY FROM THE DRIP LINE TO THE TRUNK.



CROSS SECTION
not to scale

January 27, 1994

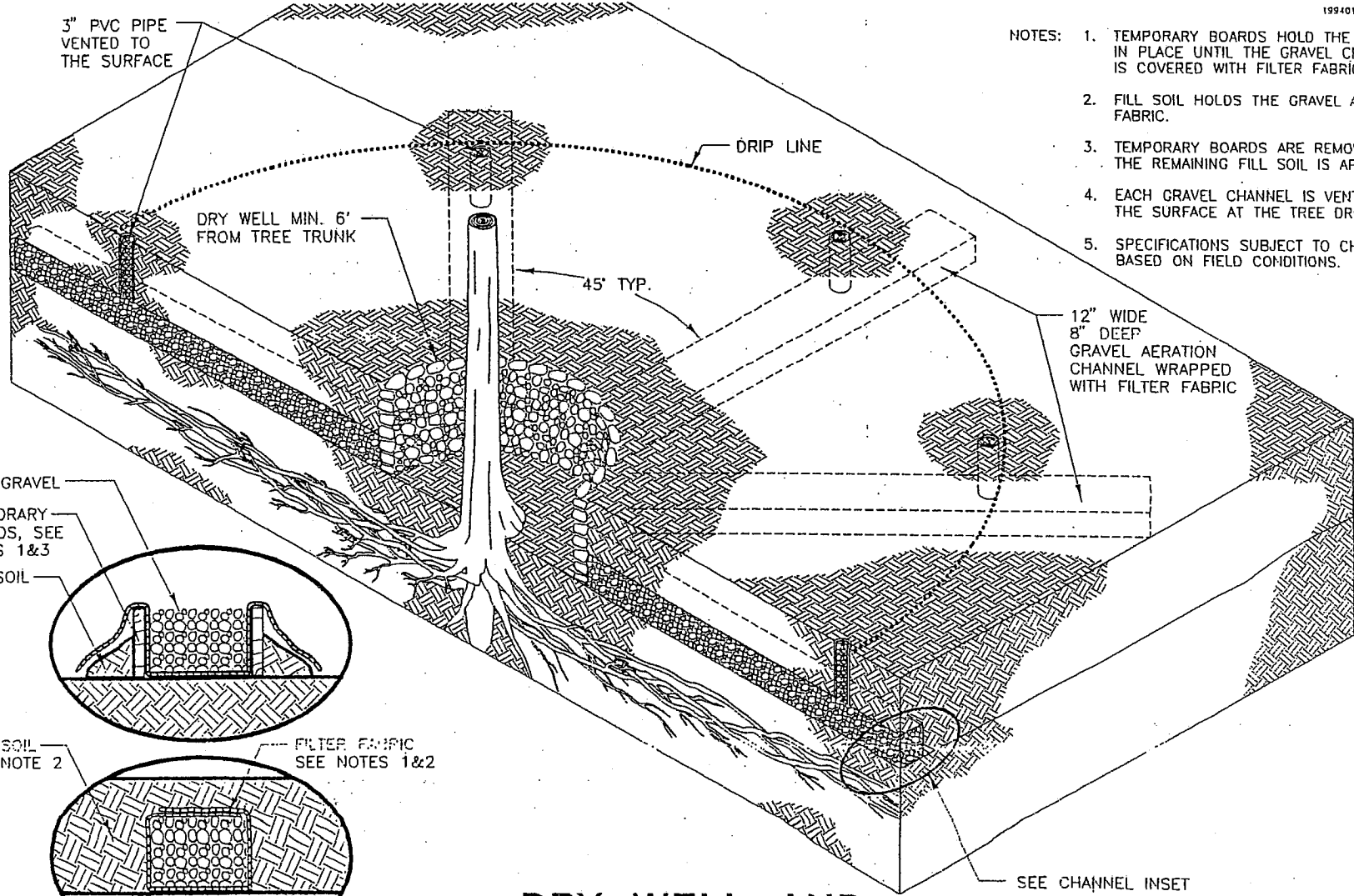
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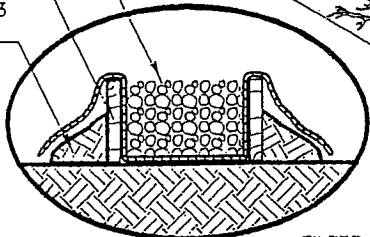
1650 Borel Place, Suite 204
San Mateo, California 94402
(415) 573-8733

**ROOT LOSS DIAGRAM DUE TO
EXCAVATION AND TRENCHING**



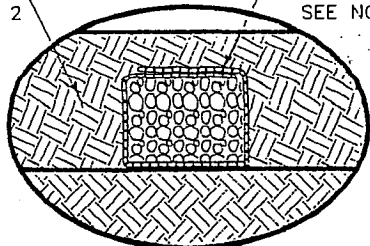
- NOTES:
1. TEMPORARY BOARDS HOLD THE GRAVEL IN PLACE UNTIL THE GRAVEL CHANNEL IS COVERED WITH FILTER FABRIC.
 2. FILL SOIL HOLDS THE GRAVEL AND FILTER FABRIC.
 3. TEMPORARY BOARDS ARE REMOVED BEFORE THE REMAINING FILL SOIL IS APPLIED.
 4. EACH GRAVEL CHANNEL IS VENTED TO THE SURFACE AT THE TREE DRIP LINE.
 5. SPECIFICATIONS SUBJECT TO CHANGE BASED ON FIELD CONDITIONS.

1/2" GRAVEL
 TEMPORARY BOARDS, SEE NOTES 1&3
 FILL SOIL



FILL SOIL
 SEE NOTE 2

FILTER FABRIC
 SEE NOTES 1&2



CHANNEL INSET

DRY WELL AND AERATION SPOKE DETAIL

not to scale

SEE CHANNEL INSET

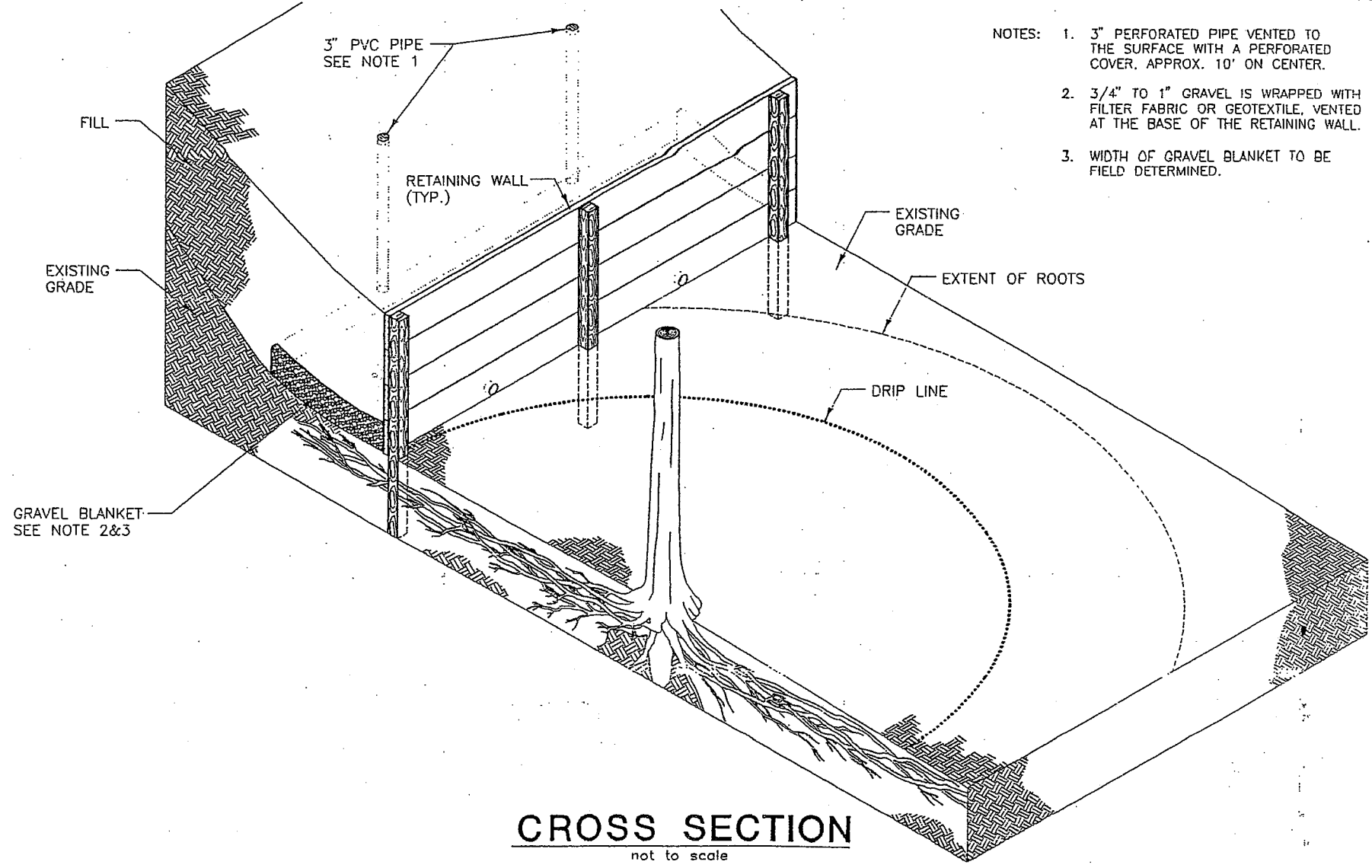
January 27, 1994

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**RALPH OSTERLING
 CONSULTANTS, INC.**
 1650 Borel Place, Suite 204
 San Mateo, California 94402
 (415) 573-8733

TYPICAL DRY WELL INSTALLATION



- NOTES:
1. 3" PERFORATED PIPE VENTED TO THE SURFACE WITH A PERFORATED COVER, APPROX. 10' ON CENTER.
 2. 3/4" TO 1" GRAVEL IS WRAPPED WITH FILTER FABRIC OR GEOTEXTILE, VENTED AT THE BASE OF THE RETAINING WALL.
 3. WIDTH OF GRAVEL BLANKET TO BE FIELD DETERMINED.

CROSS SECTION
not to scale

January 28, 1994

Drawn By: NORTH GRAPHICS • San Mateo, California • (415) 572-8690 • Fax: (415) 345-1858 •



**RALPH OSTERLING
CONSULTANTS, INC.**
 1650 Borel Place, Suite 204
 San Mateo, California 94402
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**TYPICAL
RETAINING WALL**

APPENDIX D

ROAD AND DRIVEWAY TREE SURVEY DATA

FOREST MANAGEMENT PLAN
RANCHO SAN CARLOS
Prepared by
Ralph Osterling Consultants, Inc.
February 18, 1994

**RALPH OSTERLING
CONSULTANTS, INC.**

RANCHO SAN CARLOS
ROAD AND DRIVEWAY TREE SURVEY

Location	Station	Left	Right	Species	Diameter	Landmark	Health	Comments
Pronghorn Run	2+40		10	valley oak	15.00		good	
Pronghorn Run	2+50		10	valley oak	10.00		good	
Pronghorn Run	2+51		8	valley oak	8.00		good	
Pronghorn Run	2+65		10	valley oak	10.00		good	
Pronghorn Run	2+70		+	+ valley oak	8.00		good	
Black Mtn. Trail	1+37			8 valley oak	9.00		fair	
Black Mtn. Trail	1+60		+	+ coast live oak	8.00		good	
Black Mtn. Trail	1+66			13 coast live oak	17.00		good	
Black Mtn. Trail	1+75			10 coast live oak	9.00		fair	
Chamisal Pass	3+55			8 coast live oak	13.00		fair	multi w/ 9", 7" trunks
Chamisal Pass	3+55		12	coast live oak	12.00		poor	undercut
Chamisal Pass	3+75		12	coast live oak	6.00		poor	
Chamisal Pass	3+80		12	coast live oak	12.00		poor	undercut
Chamisal Pass	3+90			12 coast live oak	12.00		good	
Chamisal Pass	3+90		14	coast live oak	8.00		fair	
Chamisal Pass	4+05		12	coast live oak	14.00		fair	undercut
Chamisal Pass	4+15		9	coast live oak	6.00		fair	undercut
Chamisal Pass	4+30		11	coast live oak	14.00		fair	undercut
Chamisal Pass	4+40		13	coast live oak	10.00		poor	multi w/ 8", 8", 6" trunks - undercut
Chamisal Pass	4+75		13	coast live oak	20.00		good	undercut
Chamisal Pass	4+80		13	coast live oak	14.00		fair	
Chamisal Pass	6+10			8 coast live oak	18.00		fair	road fill
Chamisal Pass	6+20		30	coast live oak	32.00	X	good	
Chamisal Pass	6+25		30	coast live oak	8.00		fair	
Chamisal Pass	6+40		16	coast live oak	14.00		fair	
Chamisal Pass	6+50			10 coast live oak	12.00		fair	road fill
Chamisal Pass	6+50		9	coast live oak	12.00		good	road fill
Chamisal Pass	6+90		10	coast live oak	10.00		fair	road fill
Chamisal Pass	7+00			10 coast live oak	16.00		fair	multi w/ 12", 14", 16", 16" trunks - road fill
Chamisal Pass	7+25		7	coast live oak	12.00		fair	multi w/ 10", 8", 6", 6", trunks
Chamisal Pass	7+50			7 coast live oak	16.00		fair	
Chamisal Pass	7+55		8	coast live oak	8.00		fair	undercut
Chamisal Pass	8+00			10 coast live oak	10.00		fair	multi w/ 8" trunk - road fill
Chamisal Pass	8+15			8 coast live oak	12.00		fair	road fill
Chamisal Pass	8+20			10 coast live oak	12.00		fair	road fill
Chamisal Pass	10+00		11	coast live oak	12.00		good	road fill
Chamisal Pass	10+02		7	coast live oak	16.00		good	
Chamisal Pass	10+03			6 coast live oak	22.00		good	
Chamisal Pass	10+20			12 coast live oak	14.00		good	
Chamisal Pass	10+25		16	coast live oak	18.00		fair	
Chamisal Pass	10+35		10	coast live oak	6.00		poor	undercut
Chamisal Pass	10+40		16	coast live oak	16.00		fair	multi w/ 14", 14" trunks

RANCHO SAN CARLOS
ROAD AND DRIVEWAY TREE SURVEY

Location	Station	Left	Right	Species	Diameter	Landmark	Health	Comments
Chamisal Pass	10+65	16		coast live oak	12.00		fair	multi w/ 12", 10" trunks
Chamisal Pass	10+90	19		coast live oak	11.00		fair	multi w/ 11" trunk
Chamisal Pass	10+94	14		coast live oak	9.00		fair	
Chamisal Pass	11+05	14		coast live oak	12.00		fair	multi w/ 12" trunk
Chamisal Pass	11+15	12		coast live oak	14.00		fair	
Chamisal Pass	11+45		5	coast live oak	16.00		poor	road fill
Chamisal Pass	11+60	11		coast live oak	8.00		fair	multi w/ 6" trunk
Chamisal Pass	11+75		8	coast live oak	16.00		fair	multi w/ 14", 12" trunks
Chamisal Pass	11+90	13		coast live oak	15.00		fair	multi w/ 9", 12" trunks
Chamisal Pass	12+20	17		coast live oak	14.00		good	multi w/ 12" trunk
Chamisal Pass	12+70		8	coast live oak	10.00		fair	multi w/ 10" trunk
Chamisal Pass	12+90		9	coast live oak	12.00		fair	
Chamisal Pass	13+00		9	coast live oak	14.00		fair	
Chamisal Pass	14+30	16		coast live oak	16.00		fair	multi w/ 14", 12" trunks - undercut
Chamisal Pass	14+70		14	coast live oak	16.00		good	multi w/ 14", 14" trunks - road fill
Chamisal Pass	14+85	14		coast live oak	16.00		good	multi w/ 14", 14", 8" trunks - undercut
Chamisal Pass	15+15	17		coast live oak	16.00		fair	
Chamisal Pass	15+73	7		coast live oak	10.00		good	undercut
Chamisal Pass	16+00		7	coast live oak	14.00		fair	road fill
Chamisal Pass	16+30	15		coast live oak	12.00		fair	multi w/ 10", 10" trunks
Chamisal Pass	16+50	15		coast live oak	12.00		fair	multi w/ 10" trunk
Chamisal Pass	17+20	14		coast live oak	12.00		good	multi w/ 10", 12" trunks
Chamisal Pass	18+15	12		coast live oak	12.00		poor	undercut
Chamisal Pass	18+45	23		coast live oak	12.00		fair	multi w/ 10" trunk
Chamisal Pass	18+80	22		coast live oak	14.00		good	multi w/ 6" trunk
Chamisal Pass	18+90	21		coast live oak	10.00		good	
Chamisal Pass	18+98	17		coast live oak	14.00		fair	
Chamisal Pass	19+20	14		coast live oak	8.00		fair	
Chamisal Pass	19+85	11		coast live oak	8.00		fair	
Chamisal Pass	19+90	14		coast live oak	10.00		good	
Chamisal Pass	19+95	21		coast live oak	12.00		good	multi w/ 10", 8" trunks
Chamisal Pass	20+10	10		coast live oak	16.00		good	undercut
Chamisal Pass	20+30	10		coast live oak	6.00		good	undercut
Chamisal Pass	20+60	18		coast live oak	12.00		good	
Chamisal Pass	20+75	13		coast live oak	10.00		fair	undercut
Chamisal Pass	21+00	15		coast live oak	8.00		good	multi w/ 7", 7" trunks
Chamisal Pass	21+15	14		coast live oak	16.00		fair	
Chamisal Pass	21+45	14		coast live oak	10.00		fair	
Chamisal Pass	21+65	10		coast live oak	18.00		fair	undercut
Chamisal Pass	22+95	17		coast live oak	12.00		fair	
Chamisal Pass	23+10	17		coast live oak	9.00		fair	multi w/ 6" trunk
Chamisal Pass	23+30	12		coast live oak	8.00		fair	

RANCHO SAN CARLOS
ROAD AND DRIVEWAY TREE SURVEY

Location	Station	Left	Right	Species	Diameter	Landmark	Health	Comments
Chamisal Pass	23+35	10		coast live oak	6.00		poor	
Chamisal Pass	23+55	13		coast live oak	8.00		fair	
Chamisal Pass	23+90	11		coast live oak	14.00		fair	
Chamisal Pass	24+15	15		coast live oak	14.00		good	multi w/ 12" trunk
Chamisal Pass	24+75	17		coast live oak	16.00		fair	multi w/ 14" trunk
Chamisal Pass	24+90	17		coast live oak	8.00		fair	
Chamisal Pass	25+20	12		coast live oak	24.00	X	fair	
Chamisal Pass	26+15	16		coast live oak	10.00		fair	
Chamisal Pass	26+35	16		coast live oak	16.00		fair	
Chamisal Pass	26+70		12	coast live oak	12.00		poor	
Chamisal Pass	26+71	13		coast live oak	6.00		fair	
Chamisal Pass	26+85	16		coast live oak	16.00		good	
Chamisal Pass	28+75	10		coast live oak	10.00		good	
Chamisal Pass	30+40	16		coast live oak	12.00		fair	
Chamisal Pass	30+75	8		coast live oak	10.00		fair	leaning
EQ 40+00 Back = 0+00 Ahead								
Chamisal Pass	0+40	15		coast live oak	8.00		fair	
Chamisal Pass	0+50		6	coast live oak	6.00		poor	
Chamisal Pass	0+50	7		coast live oak	24.00	X	good	multi w/ 14", 14" trunks
Chamisal Pass	0+75		2	coast live oak	24.00	X	good	
Chamisal Pass	0+95	4		coast live oak	8.00		poor	
Chamisal Pass	1+05	5		coast live oak	12.00		poor	
Chamisal Pass	1+15		12	coast live oak	12.00		fair	
Chamisal Pass	1+17	3		coast live oak	7.00		poor	
Chamisal Pass	1+20	+	+	coast live oak	7.00		poor	
Chamisal Pass	1+26	8		coast live oak	14.00		good	
Chamisal Pass	1+35	8		coast live oak	14.00		fair	
Chamisal Pass	1+43	12		coast live oak	12.00		poor	
Chamisal Pass	1+45		8	coast live oak	14.00		good	
Chamisal Pass	1+51		1	coast live oak	6.00		poor	
Chamisal Pass	1+51	1		coast live oak	6.00		poor	
Chamisal Pass	2+22		18	coast live oak	12.00		fair	multi w/ 12" trunk
Chamisal Pass	2+48	18		coast live oak	12.00		fair	multi w/ 12", 10", 10", 10", 8", 6" trunks
Chamisal Pass	2+50		22	coast live oak	16.00		fair	multi w/ 12", 12", 10", 6" trunks
Chamisal Pass	2+57	16		coast live oak	8.00		fair	multi w/ 6" trunk
Chamisal Pass	2+60		20	coast live oak	14.00		fair	multi w/ 10" trunk
Chamisal Pass	2+73	13		coast live oak	6.00		poor	
Chamisal Pass	2+75	13		coast live oak	7.00		poor	
Chamisal Pass	2+85		8	coast live oak	6.00		poor	
Chamisal Pass	3+04		6	coast live oak	9.00		fair	multi w/ 8" trunk
Chamisal Pass	3+04	20		coast live oak	11.00		fair	
Chamisal Pass	3+45	10		coast live oak	12.00		fair	

RANCHO SAN CARLOS
ROAD AND DRIVEWAY TREE SURVEY

Location	Station	Left	Right	Species	Diameter	Landmark	Health	Comments
Chamisal Pass	3+48	11		coast live oak	13.00		fair	
Chamisal Pass	3+93			6 coast live oak	9.00		fair	
Chamisal Pass	4+30		15	bay	6.00		good	
Chamisal Pass	4+30		15	coast live oak	9.00		good	
Chamisal Pass	4+60		10	coast live oak	28.00	X	good	multi w/ 24" trunk - road fill
Chamisal Pass	4+97		6	coast live oak	14.00		good	
Chamisal Pass	4+98		7	coast live oak	8.00		fair	
Chamisal Pass	5+09		12	coast live oak	10.00		good	multi w/ 7" trunk
Chamisal Pass	5+40	7		coast live oak	10.00		good	multi w/ 8" trunk
Chamisal Pass	5+50		7	coast live oak	12.00		fair	
Chamisal Pass	10+07		8	coast live oak	13.00		good	
Chamisal Pass	44+26		10	coast live oak	17.00		good	
Chamisal Pass	44+52		21	coast live oak	16.00		good	
Chamisal Pass	44+55	18		coast live oak	22.00		good	
Chamisal Pass	44+90		10	coast live oak	10.00		good	
Chamisal Pass	45+31		27	coast live oak	18.00		good	
Chamisal Pass	125+25		23	coast live oak	11.00		good	
Chamisal Pass	126+50		14	coast live oak	8.00		good	
Chamisal Pass	126+60	17		coast live oak	10.00		good	
Chamisal Pass	127+25	11		coast live oak	11.00		fair	
Chamisal Pass	127+65	12		coast live oak	14.00		poor	multi w/ 7" trunk
Chamisal Pass	128+00		10	coast live oak	9.00		fair	multi w/ 7" trunk
Chamisal Pass	130+30		14	coast live oak	8.00		good	multi w/ 14", 12" trunks
Chamisal Pass	132+00	12		coast live oak	10.00		fair	
Chamisal Pass	132+60		15	toyon	8.00		fair	
Chamisal Pass	132+85	14		coast live oak	14.00		poor	multi w/ 11" trunk
Chamisal Pass	132+95	13		coast live oak	10.00		fair	multi w/ 10" trunk
Chamisal Pass	133+15	18		coast live oak	10.00		good	multi w/ 10" trunk
Chamisal Pass	133+80	8		coast live oak	11.00		fair	multi w/ 8" trunk
Chamisal Pass	136+15	10		coast live oak	12.00		good	
Chamisal Pass	147+85	13		coast live oak	7.00		good	
Chamisal Pass	149+65	11		coast live oak	9.00		fair	multi w/ 8", 8", 7" trunks
Chamisal Pass	233+50		55	coast live oak	46.00	X	good	
Chamisal Pass	235+40		23	coast live oak	48.00	X	good	
Chamisal Pass	246+85	8		valley oak	30.00	X	good	
Steelhead Run	9+49	12		coast live oak	9.00		fair	
Steelhead Run	9+63	10		coast live oak	13.00		good	basal cavity
Steelhead Run	11+16		8	coast live oak	21.00		good	
Steelhead Run	12+40	4		coast live oak	12.00		fair	multi w/ 9" trunk
Steelhead Run	12+50	4		coast live oak	6.00		fair	
Steelhead Run	12+65	8		coast live oak	9.00		poor	broken top
Steelhead Run	13+10	3		coast live oak	11.00		fair	leaning

RANCHO SAN CARLOS
ROAD AND DRIVEWAY TREE SURVEY

Location	Station	Left	Right	Species	Diameter	Landmark	Health	Comments
Steelhead Run	13+15		6	coast live oak	11.00		fair	
Steelhead Run	BULB			coast live oak	6.00		good	END
Steelhead Run	BULB			coast live oak	9.00		good	
Steelhead Run	BULB			coast live oak	13.00		good	
Rumsen Trace	2+35		15	coast live oak	12.00		good	leaning
Rumsen Trace	2+50		14	coast live oak	14.00		good	leaning
Rumsen Trace	3+55		12	coast live oak	13.00		good	
Rumsen Trace	3+90		11	coast live oak	21.00		good	multi w/ 15" trunk
Rumsen Trace	3+95		17	coast live oak	21.00		good	
Rumsen Trace	3+97		15	coast live oak	23.00		fair	
Rumsen Trace	7+55	+	+	valley oak	17.00		fair	END
Vista Cielo	10+65		10	coast live oak	20.00		good	
Vista Cielo	11+75	5		coast live oak	9.00		good	
Vista Cielo	12+95	8		coast live oak	11.00		good	
Vista Cielo	18+97		11	valley oak	13.00		fair	dead scaffold limbs
Vista Cielo	19+07		8	valley oak	12.00		good	
Vista Cielo	23+15		10	valley oak	16.00		fair	dead scaffold limbs
Vista Cielo	24+20		5	coast live oak	11.00		good	exposed roots
Vista Cielo	35+63	5		valley oak	17.00		good	
Vista Cielo	37+80		1	coast live oak	6.00		good	
Vista Cielo	37+90	+	+	coast live oak	10.00		good	
Vista Cielo	38+05	10		coast live oak	8.00		good	
Vista Cielo	38+65	5		coast live oak	10.00		good	
Vista Cielo	38+67	7		coast live oak	11.00		good	
Vista Cielo	38+86		12	coast live oak	17.00		good	
Vista Cielo	44+00	+	+	coast live oak	8.00		good	
Vista Cielo	44+11	+	+	coast live oak	11.00		good	
Vista Cielo	44+18		5	coast live oak	10.00		good	
Vista Cielo	44+23	11		valley oak	9.00		good	
Vista Cielo	44+28	11		valley oak	11.00		good	
Vista Cielo	44+39	8		coast live oak	16.00		good	
Vista Cielo	44+50	7		coast live oak	6.00		good	END
Garzas Trail	20+58		10	coast live oak	35.00	X	good	leaning
Garzas Trail	20+58		10	valley oak	14.00		good	
Garzas Trail	23+20		5	coast live oak	13.00		poor	extensive decay and cavities
Garzas Trail	23+75		6	coast live oak	22.00		fair	large fire scar; cavity at base
Garzas Trail	24+25		7	coast live oak	18.00		poor	bark missing on one side of tree; decay
Garzas Trail	29+53	5		coast live oak	7.00		fair	
Garzas Trail	29+53	5		coast live oak	17.00		fair	
Garzas Trail	29+95	3		coast live oak	14.00		fair	
Garzas Trail	30+07	7		coast live oak	9.00		fair	
Garzas Trail	30+15	12		coast live oak	21.00		good	

RANCHO SAN CARLOS
ROAD AND DRIVEWAY TREE SURVEY

Location	Station	Left	Right	Species	Diameter	Landmark	Health	Comments
Garzas Trail	30+19		7	coast live oak	10.00		fair	leaning
Garzas Trail	30+27		9	coast live oak	11.00		fair	leaning
Garzas Trail	30+31		9	coast live oak	6.00		fair	sparse foliage
Garzas Trail	30+35	15		coast live oak	16.00		good	
Garzas Trail	30+69	+	+	valley oak	27.00	X	fair	partially dead top
Garzas Trail	30+81	5		coast live oak	9.00		fair	
Garzas Trail	30+81	5		coast live oak	10.00		fair	leaning
Garzas Trail	31+19	12		coast live oak	20.00		good	
Garzas Trail	31+20	7		coast live oak	19.00		good	
Garzas Trail	33+83	3		coast live oak	14.00		good	leaning
Garzas Trail	34+70		5	coast live oak	16.00		good	leaning
Garzas Trail	35+82	3		valley oak	27.00	X	good	
Garzas Trail	36+20	8		valley oak	18.00		fair	
Garzas Trail	36+21	11		valley oak	14.00		fair	
Garzas Trail	36+38	5		coast live oak	6.00		fair	
Garzas Trail	36+39	3		coast live oak	11.00		fair	leaning
Garzas Trail	36+41	2		coast live oak	6.00		fair	
Garzas Trail	38+00	+	+	valley oak	52.00	X	fair	safety hazard
Long Ridge Trail	10+85	5		coast live oak	18.00		good	
Long Ridge Trail	11+10	3		coast live oak	23.00		good	leaning
Long Ridge Trail	11+25		10	bay	13.00		good	multi w/ 9", 9" trunks
Long Ridge Trail	11+55		10	coast live oak	8.00		good	
Long Ridge Trail	11+60		14	coast live oak	19.00		good	
Long Ridge Trail	11+65	+	+	coast live oak	23.00		good	
Long Ridge Trail	14+07		11	coast live oak	8.00		good	
Long Ridge Trail	14+10		11	coast live oak	13.00		good	
Long Ridge Trail	14+90	10		valley oak	12.00		fair	multi w/ 12" trunk
Long Ridge Trail	15+00	11		valley oak	17.00		poor	leaning
Long Ridge Trail	15+68	12		coast live oak	20.00		good	
Long Ridge Trail	16+00	17		coast live oak	23.00		good	multi w/ 18" trunk
Long Ridge Trail	16+18	13		coast live oak	7.00		good	
Long Ridge Trail	16+30	15		coast live oak	19.00		good	
Long Ridge Trail	16+50	5		coast live oak	26.00	X	good	
Long Ridge Trail	16+60	12		coast live oak	17.00		good	leaning
Long Ridge Trail	16+80	10		valley oak	7.00		poor	
Long Ridge Trail	16+85	12		valley oak	9.00		fair	
Long Ridge Trail	16+90	4		valley oak	6.00		poor	
Long Ridge Trail	17+60	20		valley oak	15.00		fair	
Long Ridge Trail	17+96	12		coast live oak	14.00		good	multi w/ 11", 11", 9" trunks
Long Ridge Trail	18+84	+	+	coast live oak	22.00		fair	large cavity
Long Ridge Trail	20+80	5		coast live oak	12.00		fair	undercut
Long Ridge Trail	20+95	12		coast live oak	26.00	X	good	

RANCHO SAN CARLOS
ROAD AND DRIVEWAY TREE SURVEY

Location	Station	Left	Right	Species	Diameter	Landmark	Health	Comments
Long Ridge Trail	21+45	+	+	coast live oak	19.00		good	leaning; undercut
Long Ridge Trail	21+55			5 coast live oak	22.00		fair	
Long Ridge Trail	22+12			5 coast live oak	18.00		fair	
Long Ridge Trail	22+34	+	+	coast live oak	21.00		good	
Long Ridge Trail	22+40	+	+	coast live oak	13.00		fair	leaning
Long Ridge Trail	22+55			2 valley oak	19.00		good	
Long Ridge Trail	22+59			3 coast live oak	10.00		good	
Long Ridge Trail	22+61			3 coast live oak	10.00		good	
Long Ridge Trail	22+85	5		coast live oak	11.00		good	
Long Ridge Trail	22+86	7		coast live oak	18.00		good	multi w/ 8" trunk
Long Ridge Trail	23+08	2		coast live oak	17.00		good	undercut
Long Ridge Trail	23+18	+	+	coast live oak	13.00		fair	
Long Ridge Trail	23+22	12		coast live oak	22.00		good	
Long Ridge Trail	23+47	18		coast live oak	13.00		good	
Long Ridge Trail	23+63	15		coast live oak	16.00		good	
Long Ridge Trail	23+75	10		coast live oak	22.00		good	
Long Ridge Trail	24+10	12		coast live oak	25.00	X	good	
Long Ridge Trail	24+24	15		coast live oak	21.00		good	leaning
Long Ridge Trail	24+28	+	+	coast live oak	33.00	X	good	
Long Ridge Trail	24+86	+	+	coast live oak	23.00		good	
Long Ridge Trail	25+00	5		coast live oak	18.00		good	multi w/ 15" trunk
Long Ridge Trail	25+18	11		coast live oak	20.00		good	
Long Ridge Trail	25+25	6		coast live oak	11.00		fair	broken top
Long Ridge Trail	25+40	+	+	coast live oak	20.00		good	leaning
Long Ridge Trail	25+60	+	+	valley oak	11.00		fair	
Long Ridge Trail	25+85			12 coast live oak	6.00		poor	
Long Ridge Trail	25+86			12 coast live oak	12.00		poor	
Long Ridge Trail	26+00	5		coast live oak	11.00		fair	
Long Ridge Trail	26+05	5		coast live oak	10.00		fair	
Long Ridge Trail	26+07			5 coast live oak	7.00		fair	
Long Ridge Trail	26+07			6 valley oak	11.00		fair	
Long Ridge Trail	26+26			9 valley oak	12.00		good	
Long Ridge Trail	27+15	6		valley oak	15.00		good	
Long Ridge Trail	33+50	5		coast live oak	28.00	X	good	
Long Ridge Trail	33+75	7		coast live oak	11.00		good	multi w/ 8", 7" trunks
Long Ridge Trail	33+90	3		coast live oak	8.00		good	
Long Ridge Trail	34+00	13		valley oak	20.00		good	
Long Ridge Trail	34+00	14		coast live oak	10.00		good	
Long Ridge Trail	34+02	14		coast live oak	7.00		fair	
Long Ridge Trail	34+05	14		valley oak	25.00	X	good	
Long Ridge Trail	34+10			11 coast live oak	31.00	X	good	
Long Ridge Trail	35+10			10 coast live oak	23.00		good	

RANCHO SAN CARLOS
ROAD AND DRIVEWAY TREE SURVEY

Location	Station	Left	Right	Species	Diameter	Landmark	Health	Comments
Long Ridge Trail	35+15		12	coast live oak	9.00		fair	
Long Ridge Trail	35+20	+	+	coast live oak	14.00		fair	
Long Ridge Trail	35+25	8		coast live oak	21.00		good	
Long Ridge Trail	35+50		4	coast live oak	17.00		good	
Long Ridge Trail	35+55	24		coast live oak	25.00	X	good	
Long Ridge Trail	35+85	21		coast live oak	28.00	X	good	
Long Ridge Trail	36+35	12		coast live oak	22.00		good	
Long Ridge Trail	36+45	16		coast live oak	25.00	X	good	
Long Ridge Trail	36+59	12		coast live oak	20.00		good	
Long Ridge Trail	36+60		12	coast live oak	26.00	X	good	
Long Ridge Trail	36+60	+	+	coast live oak	7.00		fair	
Long Ridge Trail	37+18	4		coast live oak	14.00		good	
Long Ridge Trail	37+20		6	coast live oak	15.00		good	
Long Ridge Trail	37+30		7	coast live oak	18.00		good	multi w/ 13" trunk
Long Ridge Trail	37+60	4		coast live oak	20.00		good	multi w/ 15" trunk
Long Ridge Trail	37+65	5		coast live oak	20.00		good	
Long Ridge Trail	37+75	5		coast live oak	27.00	X	good	multi w/ 20" trunk
Long Ridge Trail	38+00		4	coast live oak	8.00		good	
Long Ridge Trail	38+20		10	coast live oak	10.00		good	
Long Ridge Trail	38+25		14	coast live oak	13.00		good	
Long Ridge Trail	38+53	3		coast live oak	10.00		good	
Long Ridge Trail	39+00		8	coast live oak	19.00		fair	multi w/ 12" trunk
Long Ridge Trail	39+00	10		coast live oak	12.00		good	multi w/ 12" trunk
Long Ridge Trail	39+00	10		coast live oak	16.00		good	multi w/ 15", 12", 11" trunks
Long Ridge Trail	39+40	8		coast live oak	18.00		fair	multi w/ 16", 16", 12" trunks
Long Ridge Trail	39+60	10		valley oak	14.00		poor	basal cavity
Long Ridge Trail	39+65	6		coast live oak	23.00		poor	basal cavity
Long Ridge Trail	40+30	9		coast live oak	30.00	X	good	multi w/ 26" trunk
Long Ridge Trail	40+70	12		coast live oak	26.00	X	good	
Long Ridge Trail	40+95	5		coast live oak	25.00	X	good	
Long Ridge Trail	41+10		12	coast live oak	16.00		good	
Long Ridge Trail	41+16		8	coast live oak	10.00		poor	
Long Ridge Trail	41+20		3	coast live oak	10.00		good	
Long Ridge Trail	41+73	5		coast live oak	20.00		good	
Long Ridge Trail	41+75		5	coast live oak	23.00		good	
Long Ridge Trail	42+47	20		coast live oak	24.00	X	good	
Long Ridge Trail	42+53	15		coast live oak	17.00		good	multi w/ 16" trunk
Long Ridge Trail	42+85		5	valley oak	16.00		good	leaning
Long Ridge Trail	43+00		5	coast live oak	16.00		good	
Long Ridge Trail	43+05	4		coast live oak	18.00		fair	
Long Ridge Trail	43+15	9		coast live oak	9.00		poor	
Long Ridge Trail	43+30		5	coast live oak	20.00		good	

RANCHO SAN CARLOS
ROAD AND DRIVEWAY TREE SURVEY

Location	Station	Left	Right	Species	Diameter	Landmark	Health	Comments
Long Ridge Trail	43+35		8	coast live oak	12.00		good	
Long Ridge Trail	44+00	11		coast live oak	16.00		good	multi w/ 12" trunk
Long Ridge Trail	44+20		15	coast live oak	19.00		good	
Long Ridge Trail	44+30		13	coast live oak	10.00		good	
Long Ridge Trail	45+75		10	coast live oak	18.00		good	multi w/ 16" trunk
Long Ridge Trail	45+75	15		coast live oak	24.00	X	good	
Long Ridge Trail	45+95	9		valley oak	14.00		poor	
Long Ridge Trail	46+30	+	+	coast live oak	16.00		good	
Long Ridge Trail	46+50	22		coast live oak	27.00	X	good	multi w/ 20", 20", 19" trunks
Long Ridge Trail	47+20	+	+	coast live oak	18.00		good	multi w/ 18", 13" trunks
Long Ridge Trail	47+30	+	+	valley oak	10.00		poor	
Long Ridge Trail	47+35	+	+	coast live oak	13.00		good	
Long Ridge Trail	47+45	7		valley oak	14.00		fair	multi w/ 13", 11" trunks
Long Ridge Trail	47+95	7		valley oak	29.00	X	good	
Long Ridge Trail	48+11		6	valley oak	11.00		good	multi w/ 9", 9" trunks
Long Ridge Trail	48+80	5		valley oak	10.00		good	
Long Ridge Trail	48+90		10	valley oak	19.00		good	
Long Ridge Trail	49+72		6	valley oak	9.00		fair	
Long Ridge Trail	49+90	6		valley oak	7.00		good	
Long Ridge Trail	49+95	4		valley oak	10.00		good	
Long Ridge Trail	50+00		10	valley oak	23.00		poor	extensive decay
Long Ridge Trail	50+00		12	valley oak	10.00		good	multi w/ 10" trunk
Long Ridge Trail	50+00	10		valley oak	17.00		good	multi w/ 11" trunk
Long Ridge Trail	50+15	10		valley oak	9.00		fair	
Long Ridge Trail	50+15	6		valley oak	9.00		poor	
Long Ridge Trail	50+20		20	valley oak	40.00	X	good	
Long Ridge Trail	50+23	6		valley oak	11.00		fair	
Long Ridge Trail	50+35	11		valley oak	14.00		good	
Long Ridge Trail	50+35	5		valley oak	6.00		poor	
Long Ridge Trail	50+60	10		valley oak	13.00		fair	
Long Ridge Trail	50+70	15		valley oak	20.00		good	
Long Ridge Trail	50+80		8	valley oak	14.00		fair	
Long Ridge Trail	50+80	20		valley oak	13.00		fair	
Long Ridge Trail	50+85	3		valley oak	13.00		good	multi w/ 12" trunk
54~BK=46~AH Equation								
Long Ridge Trail	46+80	14		valley oak	12.00		good	
Long Ridge Trail	50+60	10		coast live oak	14.00		good	
Long Ridge Trail	51+05	5		valley oak	11.00		good	
Long Ridge Trail	51+20		8	valley oak	16.00		good	multi w/ 12" trunk
Long Ridge Trail	51+30	20		black oak	25.00	X	good	
Long Ridge Trail	51+50	10		valley oak	8.00		fair	
Long Ridge Trail	52+85	10		valley oak	34.00	X	poor	extensive decay

RANCHO SAN CARLOS
ROAD AND DRIVEWAY TREE SURVEY

Location	Station	Left	Right	Species	Diameter	Landmark	Health	Comments
Long Ridge Trail	56+75		5	valley oak	21.00		good	
Long Ridge Trail	61+27		12	valley oak	14.00		good	
Long Ridge Trail	62+40		9	valley oak	12.00		poor	multi w/ 12" trunk
Long Ridge Trail	62+60		12	valley oak	14.00		fair	
Long Ridge Trail	62+85		10	coast live oak	13.00		good	
Long Ridge Trail	62+87		12	valley oak	19.00		good	
Long Ridge Trail	63+20		5	valley oak	11.00		fair	
Long Ridge Trail	63+24		8	valley oak	12.00		fair	
Long Ridge Trail	63+43		10	valley oak	13.00		good	
Long Ridge Trail	71+20		15	valley oak	16.00		fair	
Long Ridge Trail	71+42		17	coast live oak	13.00		good	
Long Ridge Trail	71+73		3	valley oak	17.00		fair	
Long Ridge Trail	72+72		5	valley oak	30.00	X	good	
Long Ridge Trail	74+20		6	valley oak	11.00		good	multi w/ 10" trunk
Long Ridge Trail	76+35		5	valley oak	23.00		good	
Long Ridge Trail	81+35		8	valley oak	27.00	X	poor	large cavity
Long Ridge Trail	82+12	+	+	valley oak	31.00	X	fair	large cavity
85+70 BK=81~ AH								
81 AH=85+70 BK								
Long Ridge Trail	83+60	+	+	valley oak	14.00		good	
Long Ridge Trail	84+25	+	+	valley oak	25.00	X	good	
Long Ridge Trail	88+10	+	+	valley oak	14.00		good	
Long Ridge Trail	88+17	+	+	valley oak	10.00		fair	
Long Ridge Trail	113+90	+	+	valley oak	31.00	X	fair	
Long Ridge Trail	116+40	7		valley oak	27.00	X	fair	heart rot
Long Ridge Trail	127+80		13	valley oak	17.00		good	
Long Ridge Trail	128+10		15	valley oak	9.00		fair	
Long Ridge Trail	128+18		6	valley oak	7.00		fair	
Long Ridge Trail	128+18		8	valley oak	6.00		fair	
Long Ridge Trail	128+28		3	valley oak	7.00		fair	
Long Ridge Trail	128+30		15	valley oak	24.00	X	fair	
Long Ridge Trail	128+90		5	valley oak	9.00		fair	
Long Ridge Trail	129+35	5		valley oak	14.00		good	
M-3	1+66		5	coast live oak	18.00		fair	
M-3	2+10		7	coast live oak	10.00		fair	multi w/ 9" trunk
M-3	3+15		5	coast live oak	10.00		fair	multi w/ 8" trunk
M-6 & 7	1+70		4	coast live oak	7.00		fair	
M-6 & 7	1+75	3		coast live oak	7.00		fair	
M-6 & 7	2+41		5	coast live oak	9.00		fair	
M-6 & 7	2+47		3	coast live oak	8.00		fair	
M-6 & 7	3+95		5	coast live oak	15.00		good	
M-6 & 7	5+65		5	coast live oak	11.00		good	

RANCHO SAN CARLOS
ROAD AND DRIVEWAY TREE SURVEY

Location	Station	Left	Right	Species	Diameter	Landmark	Health	Comments
M-6 & 7	8+38	+	+	coast live oak	10.00		poor	
M-6 & 7	8+75	3		coast live oak	12.00		poor	
M-6 & 7	10+60	0	7	coast live oak	13.00		fair	
M-8	11+75	20		coast live oak	15.00		poor	leaning
M-8	11+90		10	coast live oak	11.00		fair	
M-8	12+15	0	5	coast live oak	16.00		good	undercut
M-8	12+25		15	coast live oak	11.00		poor	multi w/ 9" trunk - undercut
M-8	12+65	10		coast live oak	12.00		fair	
M-8	13+00		8	coast live oak	13.00		good	undercut
M-8	13+75	11		coast live oak	14.00		fair	
M-8	14+80	+	+	coast live oak	10.00		poor	
M-8	15+85		7	coast live oak	8.00		poor	undercut
M-8	16+10	10		coast live oak	10.00		fair	
M-8	16+15	7		coast live oak	7.00		good	undercut
M-8	17+50	+	+	redwood	9.00		good	
M-8	19+05		5	coast live oak	10.00		fair	
M-8	19+25	+	+	coast live oak	16.00		poor	
M-8	19+75	5		coast live oak	22.00		poor	uprooted
M-8	20+40		8	coast live oak	9.00		poor	
M-8	21+45	+	+	coast live oak	12.00		fair	
M-8	21+55	3		coast live oak	7.00		poor	
M-8	22+15		7	coast live oak	15.00		good	
M-8	22+35	+	+	coast live oak	11.00		good	
M-10	13+65	5		coast live oak	16.00		good	
M-10	14+30	+	+	coast live oak	16.00		good	
M-10	15+00	+	+	coast live oak	11.00		good	
M-10	21+75		17	coast live oak	24.00	X	good	
M-19	0+65		5	blue oak	12.00		fair	
M-19	0+72	5		blue oak	11.00		fair	multi w/ 8" trunk
M-19	1+00		8	blue oak	6.00		fair	multi w/ 8" trunk
M-19	1+08		7	blue oak	12.00		fair	multi w/ 10", 6", 6" trunks
M-23	0+20	+	+	coast live oak	7.00		poor	
M-23	0+20	+	+	coast live oak	8.00		poor	
M-23	1+01		3	coast live oak	7.00		poor	
M-23	1+01	2		coast live oak	14.00		poor	
M-23	1+07		5	coast live oak	14.00		poor	
M-23	1+42	5		black oak	10.00		fair	
M-29	2+20		10	coast live oak	10.00		good	
PT-1	0+90	2		coast live oak	11.00		fair	broken top; cavities on lower trunk
PT-1	1+50		5	coast live oak	12.00		good	
PT-1	1+70		7	coast live oak	14.00		good	
PT-1	1+90	+	+	coast live oak	6.00		good	

RANCHO SAN CARLOS
ROAD AND DRIVEWAY TREE SURVEY

Location	Station	Left	Right	Species	Diameter	Landmark	Health	Comments
PT-1	1+90	+	+	coast live oak	6.00		good	
PT-1	1+90	+	+	coast live oak	6.00		good	
PT-1	1+90	+	+	coast live oak	6.00		good	
PT-1	1+90	+	+	coast live oak	8.00		good	
PT-1	1+90	+	+	coast live oak	8.00		good	END
PT-1	1+90	+	+	coast live oak	9.00		good	
PT-1	1+90	+	+	coast live oak	15.00		good	
Potrero Trail	78+85	12		coast live oak	15.00		good	
Potrero Trail	79+00	9		coast live oak	22.00		good	
Potrero Trail	79+03	12		coast live oak	7.00		good	
Potrero Trail	79+16	10		coast live oak	18.00		good	multi w/ 14" trunk - cavity at base
Potrero Trail	79+25	11		coast live oak	6.00		fair	
Potrero Trail	80+00	9		coast live oak	10.00		good	multi w/ 8" trunk
Potrero Trail	80+05	10		coast live oak	8.00		fair	multi w/ 6" trunk
Potrero Trail	80+15	10		coast live oak	13.00		fair	multi w/ 13", 13", 13", 9", 6" trunks
Potrero Trail	106+65	7		coast live oak	10.00		poor	leaning; sparse foliage
Potrero Trail	107+05		12	coast live oak	7.00		poor	
Potrero Trail	107+20	+	+	coast live oak	11.00		fair	
Potrero Trail	107+21		5	coast live oak	9.00		fair	multi w/ 8" trunk
Potrero Trail	107+25	+	+	coast live oak	7.00		fair	
Potrero Trail	107+36	5		coast live oak	7.00		poor	multi w/ 6" trunk
Potrero Trail	107+45	5		coast live oak	16.00		good	
Potrero Trail	107+48	5		coast live oak	7.00		poor	
Potrero Trail	107+70		2	coast live oak	11.00		fair	multi w/ 8" trunk - basal cavity
Potrero Trail	107+87		3	coast live oak	21.00		good	
Potrero Trail	108+06		14	coast live oak	19.00		poor	top mostly dead; conks on trunk
Potrero Trail	108+17	13		coast live oak	24.00	X	good	
Potrero Trail	108+21		7	coast live oak	15.00		fair	large basal cavity
Potrero Trail	108+42		11	coast live oak	6.00		poor	
Potrero Trail	108+42	2		coast live oak	11.00		good	multi w/ 11" trunk
Potrero Trail	108+67		10	coast live oak	25.00	X	good	
Potrero Trail	108+97	+	+	coast live oak	9.00		poor	leaning
Potrero Trail	115+40	+	+	coast live oak	11.00		good	
Potrero Trail	119+50	6		coast live oak	12.00		good	
Potrero Trail	126+65	+	+	coast live oak	22.00		fair	leaning
Potrero Trail	128+30	+	+	coast live oak	17.00		good	multi w/ 7" trunk
Potrero Trail	128+90		7	coast live oak	15.00		good	
Potrero Trail	129+00		9	coast live oak	16.00		good	leaning
Potrero Trail	129+25		9	coast live oak	9.00		poor	leaning
Potrero Trail	130+00		7	coast live oak	14.00		good	
Potrero Trail	130+05		8	coast live oak	11.00		good	
Potrero Trail	130+23	+	+	coast live oak	7.00		good	

RANCHO SAN CARLOS
ROAD AND DRIVEWAY TREE SURVEY

Location	Station	Left	Right	Species	Diameter	Landmark	Health	Comments
Potrero Trail	130+25	+	+	coast live oak	14.00		good	multi w/ 12", 13" trunks
Potrero Trail	130+45		3	coast live oak	8.00		good	
Potrero Trail	130+50		4	coast live oak	8.00		good	
Potrero Trail	130+55		2	coast live oak	9.00		good	
Potrero Trail	130+65		10	coast live oak	11.00		fair	leaning
Potrero Trail	130+75		8	coast live oak	9.00		good	multi w/ 8" trunk
Potrero Trail	130+90	3		coast live oak	12.00		good	
Potrero Trail	130+97		12	coast live oak	26.00	X	good	multi w/ 14" trunk; cavity in 26" trunk
Potrero Trail	131+00	5		coast live oak	11.00		good	leaning
Potrero Trail	131+25		7	coast live oak	13.00		good	
Potrero Trail	131+50	+	+	coast live oak	18.00		fair	multi w/ 11" trunk - leaning
Potrero Trail	131+55		2	coast live oak	19.00		good	
Potrero Trail	132+38	19		coast live oak	8.00		fair	
Potrero Trail	132+40	20		coast live oak	13.00		good	
Potrero Trail	132+50	+	+	coast live oak	9.00		good	leaning
Potrero Trail	132+65	2		coast live oak	19.00		fair	
Potrero Trail	132+67		3	coast live oak	17.00		good	multi w/ 11", 14" trunk
Potrero Trail	132+71	8		coast live oak	17.00		good	leaning
Potrero Trail	132+94		13	coast live oak	25.00	X	good	multi w/ 14" trunk - leaning
Potrero Trail	133+05		12	coast live oak	14.00		fair	leaning
Potrero Trail	133+40	15		coast live oak	17.00		good	
Potrero Trail	133+57	8		coast live oak	15.00		good	
Potrero Trail	134+34		5	coast live oak	16.00		good	
Potrero Trail	134+46	+	+	coast live oak	6.00		good	
Potrero Trail	134+75	6		coast live oak	22.00		good	
Potrero Trail	134+90		2	coast live oak	6.00		good	
Potrero Trail	135+23		4	coast live oak	9.00		good	
Potrero Trail	135+31		12	coast live oak	11.00		good	
Potrero Trail	135+36		13	coast live oak	10.00		good	
Potrero Trail	135+50		10	coast live oak	6.00		good	
Potrero Trail	135+50		10	coast live oak	8.00		good	
Potrero Trail	135+50		4	coast live oak	7.00		good	
Potrero Trail	135+50		5	coast live oak	6.00		good	
Potrero Trail	135+52		10	coast live oak	9.00		good	
Potrero Trail	135+52	+	+	coast live oak	8.00		good	
Potrero Trail	135+84	4		coast live oak	17.00		good	
Potrero Trail	135+91		3	coast live oak	13.00		good	
Potrero Trail	136+80	7		coast live oak	11.00		good	
Potrero Trail	136+95	10		coast live oak	6.00		good	
Potrero Trail	137+30		7	coast live oak	14.00		good	multi w/ 11" trunk
Potrero Trail	137+48		6	coast live oak	18.00		good	
Potrero Trail	137+50	5		coast live oak	11.00		good	

**RANCHO SAN CARLOS
ROAD AND DRIVEWAY TREE SURVEY**

Location	Station	Left	Right	Species	Diameter	Landmark	Health	Comments
Potrero Trail	137+70		10	coast live oak	11.00		good	multi w/ 7" trunk
Potrero Trail	137+80		9	coast live oak	6.00		fair	
Potrero Trail	137+85	+	+	coast live oak	10.00		good	
Potrero Trail	137+90	12		coast live oak	12.00		fair	multi w/ 9" trunk - leaning/partially uprooted
Potrero Trail	138+00	9		coast live oak	15.00		good	
Potrero Trail	138+30	+	+	coast live oak	13.00		good	multi w/ 10", 10" trunks
Potrero Trail	138+40	+	+	coast live oak	13.00		good	
Potrero Trail	138+50		10	coast live oak	11.00		good	multi w/ 8" trunk
Potrero Trail	138+50	+	+	coast live oak	23.00		good	
Potrero Trail	138+60		10	coast live oak	8.00		fair	leaning
Potrero Trail	138+60		9	coast live oak	15.00		good	
Potrero Trail	138+65	+	+	coast live oak	13.00		good	leaning
Potrero Trail	138+90		10	coast live oak	16.00		good	multi w/ 10" trunk
Potrero Trail	138+90		12	coast live oak	19.00		good	
Potrero Trail	139+00		12	coast live oak	19.00		good	
Potrero Trail	139+00	3		coast live oak	11.00		good	
Potrero Trail	139+25	3		coast live oak	17.00		good	multi w/ 9", 14" trunk
Potrero Trail	139+36		6	coast live oak	20.00		good	
Potrero Trail	139+55	8		coast live oak	15.00		good	END
Rancho San Carlos Rd.	65+00		+	coast live oak	9.00		good	undercut
Rancho San Carlos Rd.	65+00		+	coast live oak	9.00		good	undercut
Rancho San Carlos Rd.	66+00		+	coast live oak	6.00		good	undercut
Rancho San Carlos Rd.	68+00		+	coast live oak	10.00		good	undercut
Rancho San Carlos Rd.	161+50		+	coast live oak	9.00		good	
Rancho San Carlos Rd.	162+00		+	coast live oak	10.00		good	
Rancho San Carlos Rd.	165+00		+	coast live oak	9.00		good	near 5- mile marker
Rancho San Carlos Rd.	165+00		+	coast live oak	26.00	X	good	near 5- mile marker
Rancho San Carlos Rd.	165+00		10	coast live oak	9.00		good	near 5- mile marker
Rancho San Carlos Rd.	173+00	+		coast live oak	7.00		poor	large cavity on trunk; suppressed
Rancho San Carlos Rd.	173+00	+		coast live oak	9.00		good	
Rancho San Carlos Rd.	173+00	+		coast live oak	10.00		fair	basal cavity and rot
Rancho San Carlos Rd.	173+00	+		coast live oak	10.00		good	
Rancho San Carlos Rd.	173+00	+		coast live oak	11.00		good	
Rancho San Carlos Rd.	173+00	+		coast live oak	14.00		good	
Rancho San Carlos Rd.	286+50	+		coast live oak	10.00		good	
Rancho San Carlos Rd.	286+50	+		coast live oak	13.00		good	
Rancho San Carlos Rd.	297+69	+		big leaf maple	19.00		fair	topped multiple time for power line clearance
Rancho San Carlos Rd.	298+00	+		coast live oak	16.00		good	
Rancho San Carlos Rd.	302+59		14	bay	19.00		fair	leaning
Rancho San Carlos Rd.	304+00	+	+	coast live oak	16.00		good	remove for road split around redwood grove
Rancho San Carlos Rd.	325+00		+	bay	7.00		fair	exposed roots
Rancho San Carlos Rd.	325+00		+	coast live oak	13.00		good	exposed roots - leaning

RANCHO SAN CARLOS
ROAD AND DRIVEWAY TREE SURVEY

Location	Station	Left	Right	Species	Diameter	Landmark	Health	Comments
Rancho San Carlos Rd.	325+00			+ coast live oak	14.00		good	exposed roots - leaning
Rancho San Carlos Rd.	325+00			+ coast live oak	14.00		good	exposed roots
Rancho San Carlos Rd.	348+00	12		coast live oak	8.00		good	END
Arroyo Sequoia	22+25	5		bay	11.00		good	leaning
Arroyo Sequoia	22+50	12		bay	18.00		good	
Arroyo Sequoia	23+60	10		bay	12.00		good	multi w/ 12" trunk; top of creek bank
Arroyo Sequoia	25+45			5 coast live oak	27.00	X	good	
Arroyo Sequoia	27+36			5 coast live oak	15.00		good	
Arroyo Sequoia	30+00	5		coast live oak	15.00		fair	leaning
Arroyo Sequoia	36+07	5		coast live oak	13.00		poor	leaning
Arroyo Sequoia	36+12	2		coast live oak	26.00	X	good	
Arroyo Sequoia	36+80	2		big leaf maple	6.00		good	
Arroyo Sequoia	37+16	3		coast live oak	9.00		good	
Arroyo Sequoia	37+50			10 coast live oak	12.00		good	
Arroyo Sequoia	39+00	2		coast live oak	15.00		good	
Arroyo Sequoia	42+50	5		black oak	29.00	X	good	
Arroyo Sequoia	44+50	+		+ black oak	29.00	X	good	
Arroyo Sequoia	44+50	3		black oak	18.00		good	
Arroyo Sequoia	44+85	+		+ valley oak	15.00		poor	
Arroyo Sequoia	45+85	5		coast live oak	21.00		good	
Arroyo Sequoia	46+20	3		black oak	16.00		good	
Arroyo Sequoia	50+95	5		coast live oak	11.00		good	
Arroyo Sequoia	51+55	3		coast live oak	14.00		good	
Arroyo Sequoia	51+56			5 coast live oak	9.00		good	
Arroyo Sequoia	52+50	5		coast live oak	16.00		good	
Arroyo Sequoia	55+60			5 valley oak	11.00		fair	
Arroyo Sequoia	55+80			5 coast live oak	22.00		good	
Arroyo Sequoia	55+90	5		coast live oak	14.00		fair	
Arroyo Sequoia	56+30	5		valley oak	10.00		poor	
Arroyo Sequoia	56+35	+		+ coast live oak	15.00		good	
Arroyo Sequoia	56+35	+		+ valley oak	11.00		fair	
Arroyo Sequoia	56+35	10		valley oak	13.00		good	
Arroyo Sequoia	56+35	15		valley oak	12.00		good	
Arroyo Sequoia	56+60			5 coast live oak	10.00		good	
Arroyo Sequoia	56+60			6 valley oak	12.00		good	
Arroyo Sequoia	57+10	+		+ coast live oak	11.00		good	
Arroyo Sequoia	57+25	+		+ valley oak	9.00		fair	
Arroyo Sequoia	58+15			10 valley oak	15.00		good	
Equation 60+00	Back=56+00							Ahead
Arroyo Sequoia	61+02			3 coast live oak	19.00		good	
Arroyo Sequoia	61+06			7 valley oak	17.00		good	
Arroyo Sequoia	61+07			1 coast live oak	10.00		good	

**RANCHO SAN CARLOS
ROAD AND DRIVEWAY TREE SURVEY**

Location	Station	Left	Right	Species	Diameter	Landmark	Health	Comments
Arroyo Sequoia	63+07	+	+	valley oak	9.00		fair	multi w/ 7" trunk
Arroyo Sequoia	64+30	+	+	valley oak	15.00		good	leaning
Arroyo Sequoia	65+10	4		valley oak	14.00		good	leaning
Arroyo Sequoia	72+30		10	valley oak	14.00		good	
Arroyo Sequoia	72+60	5		black oak	13.00		good	
Arroyo Sequoia	72+60	8		coast live oak	6.00		good	
Arroyo Sequoia	72+70		10	valley oak	7.00		fair	
SC-3 & 4	1+00	10		valley oak	11.00		good	
SC-3 & 4	6+85	10		valley oak	23.00		good	
SC-3 & 4	8+90	7		valley oak	36.00	X	poor	extensive decay
SC-3 & 4	11+15	2		valley oak	9.00		good	
SC-3 & 4	13+25		8	valley oak	10.00		fair	
SC-3 & 4	13+27	7		valley oak	8.00		good	
SC-3 & 4	13+65	8		valley oak	10.00		good	
SC-3 & 4	13+70		3	valley oak	10.00		good	
SC-3 & 4	13+80	6		valley oak	8.00		good	
SC-3 & 4	13+80	6		valley oak	8.00		good	
SC-3 & 4	13+85	7		valley oak	8.00		good	
SC-3 & 4	13+86	+	+	valley oak	8.00		good	
SC-3 & 4	14+05		10	coast live oak	11.00		good	
SC-31	6+45	5		bay	23.00		good	
SC-31	7+40		5	coast live oak	11.00		good	
SC-31	7+44		5	coast live oak	6.00		good	
SC-31	7+45	5		coast live oak	7.00		good	
SC-31	8+15	4		bay	6.00		good	
SC-31	8+15	4		bay	9.00		good	END
SC-61,62,63	1+00		5	black oak	18.00		good	multi w/ 11", 15" trunks
SC-61,62,63	13+70	5		valley oak	9.00		fair	
SC-61,62,63	15+10	10		coast live oak	7.00		poor	leaning
SC-61,62,63	15+10	8		coast live oak	7.00		poor	leaning
SC-61,62,63	16+85	3		bay	9.00		good	
SC-61,62,63	17+50	5		bay	17.00		good	multi w/ 11", 16" trunks
SC-61,62,63	17+60	8		big leaf maple	10.00		good	
SC-61,62,63	17+70	8		coast live oak	10.00		good	leaning
SC-61,62,63	17+85		8	coast live oak	9.00		good	
SC-61,62,63	18+13	8		coast live oak	9.00		good	leaning
SC-61,62,63	18+22	7		coast live oak	12.00		good	
SC-61,62,63	18+30	8		coast live oak	7.00		good	
SC-61,62,63	18+40	6		coast live oak	9.00		fair	leaning
SC-61,62,63	18+60		5	bay	10.00		good	
SC-61,62,63	18+90	10		coast live oak	10.00		good	leaning
SC-61,62,63	18+90	3		coast live oak	17.00		good	

RANCHO SAN CARLOS
ROAD AND DRIVEWAY TREE SURVEY

Location	Station	Left	Right	Species	Diameter	Landmark	Health	Comments
SC-61,62,63	19+00			5 coast live oak	8.00		good	
SC-66 &67	2+35	2		coast live oak	15.00		good	
SC-66 &67	2+45			3 coast live oak	18.00		fair	undercut
SC-66 &67	2+75	15		bay	21.00		good	undercut
SC-66 &67	8+10			5 coast live oak	10.00		good	leaning
SC-66 &67	8+10			5 coast live oak	19.00		good	
SC-66 &67	8+19	7		coast live oak	12.00		good	END
SC-89	0+30			6 coast live oak	12.00		good	
SC-89	0+63	+	+	coast live oak	6.00		fair	
SC-89	0+63	+	+	coast live oak	6.00		fair	
SC-89	0+63	+	+	coast live oak	7.00		fair	
SC-90	7+00	5		coast live oak	14.00		good	multi w/ 14" trunk
SC-90	8+30			6 coast live oak	7.00		fair	
SC-90	8+35			5 coast live oak	20.00		good	
SC-90	9+55	8		coast live oak	9.00		good	
SC-90	11+50	5		coast live oak	13.00		good	
SC-90	12+80	+	+	coast live oak	7.00		poor	
SC-90	12+80	6		valley oak	13.00		fair	
SC-90	13+30	+	+	coast live oak	19.00		good	multi w/ 10" trunk - basal cavity
SC-92	14+60	5		valley oak	10.00		good	
SC-92	14+62			6 valley oak	10.00		good	
SF-5	1+25	7		coast live oak	13.00		good	
SF-5	1+95	3		coast live oak	10.00		fair	
SF-5	2+50		12	coast live oak	17.00		good	multi w/ 9" trunk
SF-5	3+75	8		coast live oak	10.00		fair	
SF-5	4+90			5 coast live oak	12.00		fair	
SF-6	8+90	+	+	valley oak	15.00		poor	
SF-6	9+40	5		valley oak	15.00		good	avoid
SF-6	9+85	5		valley oak	16.00		fair	
SF-6	11+45			5 valley oak	9.00		fair	
SF-6	12+15			5 valley oak	13.00		poor	
SF-6	12+55	+	+	valley oak	28.00	X	poor	
SF-6	12+87	5		valley oak	18.00		good	multi w/ 17" trunk
SF-6	13+26	+	+	valley oak	12.00		poor	
SF-6	13+60			6 valley oak	8.00		good	
SF-6	13+65			4 coast live oak	12.00		good	
SF-6	13+75			7 coast live oak	8.00		good	
SF-6	13+85	+	+	coast live oak	13.00		good	
SF-6	14+60			5 coast live oak	22.00		good	
SF-6	14+70			4 coast live oak	12.00		fair	
SF-6	14+90	+	+	coast live oak	17.00		good	
SF-6	14+93			7 coast live oak	14.00		good	

RANCHO SAN CARLOS
ROAD AND DRIVEWAY TREE SURVEY

Location	Station	Left	Right	Species	Diameter	Landmark	Health	Comments
SF-6	15+00			2 coast live oak	12.00		good	
SF-6	15+95	+		+ valley oak	12.00		poor	
SF-6	16+05	+		+ valley oak	17.00		good	
SF-6	16+45	+		+ valley oak	16.00		fair	
SF-6	16+95	+		+ valley oak	12.00		good	
SF-6	17+12			7 coast live oak	8.00		good	
SF-6	17+15	+		+ coast live oak	9.00		good	
SF-7	1+80			10 coast live oak	8.00		fair	
SF-7	2+00	+		+ coast live oak	16.00		good	
SF-7	2+20			8 coast live oak	18.00		good	
SF-7	2+35	6		coast live oak	24.00	X	good	
SF-7	3+10			5 coast live oak	22.00		poor	
SF-7	3+45	5		coast live oak	10.00		good	
SF-7	3+60			5 coast live oak	12.00		good	
SF-7	4+20	8		coast live oak	14.00		fair	re-align to avoid
SF-7	4+45			5 coast live oak	28.00	X	good	
SF-7	5+00	2		coast live oak	10.00		fair	
SF-7	5+85			8 coast live oak	14.00		fair	
SF-7	9+70	3		coast live oak	10.00		poor	
SF-7	10+00			6 coast live oak	10.00		good	
SF-7	10+00	+		+ black oak	11.00		fair	
SF-7	10+00	+		+ black oak	14.00		fair	
SF-7	10+35			4 coast live oak	18.00		good	
SF-7	11+10	3		coast live oak	9.00		poor	
SF-7	11+13	5		coast live oak	16.00		good	
SF-7	11+14			10 coast live oak	16.00		good	
SF-7	11+20			5 coast live oak	26.00	X	good	
SF-7	11+30			6 coast live oak	20.00		good	
SF-7	11+31	5		coast live oak	19.00		good	
SF-7	11+78			7 black oak	9.00		poor	
SF-7	11+90	5		black oak	16.00		poor	
SF-7	11+92	7		coast live oak	12.00		fair	
SF-7	11+95			10 black oak	15.00		fair	
SF-7	12+15	7		coast live oak	9.00		fair	
SF-7	12+20			12 valley oak	11.00		fair	
SF-7	12+70	3		valley oak	14.00		fair	
SF-7	13+10	+		+ coast live oak	10.00		fair	
SF-7	13+20	5		madrone	18.00		fair	
SF-7	13+23	7		valley oak	11.00		poor	
SF-21	4+95	+		+ coast live oak	28.00	X	good	
SF-21	4+96	3		coast live oak	14.00		good	
SF-32	1+75			10 coast live oak	14.00		good	

RANCHO SAN CARLOS
ROAD AND DRIVEWAY TREE SURVEY

Location	Station	Left	Right	Species	Diameter	Landmark	Health	Comments
SF-32	1+90			8 coast live oak	12.00		fair	
SF-32	2+03			2 coast live oak	13.00		fair	
SF-32	2+05	4		coast live oak	8.00		poor	
SF-32	2+10	3		coast live oak	13.00		fair	
SF-32	2+50			4 coast live oak	8.00		poor	
SF-32	8+67			2 big leaf maple	18.00		poor	avoid by moving left
SF-32	9+15			5 coast live oak	15.00		fair	
SF-33	0+80			5 coast live oak	7.00		good	
SF-33	1+63	+	+	coast live oak	16.00		good	
SF-33	2+15	5		coast live oak	18.00		good	
SF-33	2+24	4		coast live oak	12.00		good	
SF-33	2+24	7		coast live oak	10.00		good	
SF-33	2+38	+	+	coast live oak	13.00		good	
SF-33	2+87	+	+	coast live oak	7.00		good	
SF-33	3+75			8 valley oak	26.00	X	good	
SF-33	4+97	10		coast live oak	18.00		good	
SF-33	6+30	+	+	coast live oak	9.00		good	
SF-33	6+40	3		valley oak	8.00		good	
SF-33	6+60	+	+	valley oak	9.00		good	
SF-33	7+26			4 valley oak	20.00		good	
SF-33	7+28	+	+	coast live oak	8.00		good	
SF-33	7+50	+	+	coast live oak	7.00		good	
SF-33	7+61	+	+	coast live oak	18.00		good	
SF-33	11+25	+	+	madrone	7.00		good	
SF-33	11+28	3		madrone	7.00		good	
SF-33	11+88	+	+	madrone	11.00		good	
SF-33	11+93			2 madrone	8.00		good	
SF-33	11+93			3 madrone	10.00		good	
SF-33	12+06	+	+	madrone	12.00		good	
SF-33	12+07	+	+	black oak	16.00		good	
SF-33	12+60	+	+	black oak	26.00	X	fair	
SF-33	12+80			5 black oak	16.00		fair	
SF-33	13+00	11		madrone	7.00		good	
SF-33	13+00	7		madrone	9.00		good	
SF-33	13+33	10		madrone	7.00		good	
SF-33	13+33	5		valley oak	16.00		poor	
SF-33	13+38	7		madrone	9.00		good	
SF-33	14+00	11		madrone	10.00		good	
SF-33	14+03	0		4 madrone	7.00		good	
SF-33	18+19	+	+	coast live oak	22.00		good	
SF-33	19+72			6 madrone	8.00		good	
SF-33	19+75			6 coast live oak	9.00		good	

RANCHO SAN CARLOS
ROAD AND DRIVEWAY TREE SURVEY

Location	Station	Left	Right	Species	Diameter	Landmark	Health	Comments
SF-33	20+16		8	madrone	9.00		good	
SF-33	20+26	+	+	madrone	12.00		good	
SF-33	20+34	3		madrone	7.00		good	
SF-33	20+35		1	madrone	16.00		good	
SF-33	20+40		5	madrone	12.00		good	
SF-33	20+40	8		madrone	12.00		good	
SF-33	20+80		6	coast live oak	11.00		good	
SF-34	2+30		5	coast live oak	27.00	X	good	
SF-34	2+40		5	coast live oak	26.00	X	good	
SF-34	2+40		7	coast live oak	17.00		good	
SF-34	2+50		6	coast live oak	10.00		good	
SF-34	2+50	2		coast live oak	10.00		fair	
SF-34	3+00	+	+	coast live oak	11.00		fair	
SF-34	3+62	+	+	coast live oak	14.00		good	
SF-34	3+62	7		coast live oak	17.00		good	
SF-34	3+67	7		coast live oak	16.00		good	
SF-34	3+90	+	+	coast live oak	10.00		fair	
SJ-2	0+40	4		coast live oak	9.00		good	
SJ-2	0+50		5	coast live oak	9.00		good	
SJ-2	0+90	8		coast live oak	10.00		good	
SJ-2	1+95	7		coast live oak	10.00		poor	
SJ-2	1+96		7	coast live oak	11.00		fair	
SJ-2	3+75	5		coast live oak	11.00		good	
SJ-2	3+84	+	+	coast live oak	9.00		fair	
SJ-2	3+89		5	coast live oak	8.00		good	
SJ-2	3+89		5	coast live oak	16.00		good	END
SJ-9	5+30	+	+	coast live oak	10.00		poor	
SJ-9	5+31		3	coast live oak	10.00		fair	
SJ-9	5+31		3	coast live oak	14.00		poor	
SJ-9	5+35	+	+	coast live oak	9.00		fair	
SJ-9	5+45	+	+	coast live oak	12.00		fair	
SJ-9	5+95	10		coast live oak	12.00		fair	
SJ-9	6+20	11		coast live oak	16.00		fair	
SJ-9	6+70	5		coast live oak	6.00		fair	
SJ-9	7+05		6	coast live oak	18.00		poor	cavity
SJ-9	7+10	6		coast live oak	8.00		poor	
SJ-9	7+15	5		coast live oak	13.00		fair	
SJ-9	7+18	8		coast live oak	20.00		fair	
SJ-9	7+25	8		coast live oak	12.00		fair	
SJ-9	7+65	0	5	coast live oak	10.00		poor	
SJ-9	7+75	+	+	coast live oak	10.00		fair	
SJ-9	7+80	+	+	coast live oak	9.00		fair	

RANCHO SAN CARLOS
ROAD AND DRIVEWAY TREE SURVEY

Location	Station	Left	Right	Species	Diameter	Landmark	Health	Comments
SJ-9	7+89	10		coast live oak	10.00		fair	
SJ-9	7+90	+	+	coast live oak	9.00		poor	
SJ-9	8+10	+	+	coast live oak	12.00		poor	
SJ-9	8+10	8		coast live oak	10.00		poor	
SJ-9	8+20	+	+	coast live oak	16.00		good	
SJ-9	9+95	+	+	coast live oak	9.00		poor	cavity
SJ-9	10+80	8		coast live oak	14.00		good	
SJ-9	10+85	6		coast live oak	10.00		poor	
SJ-9	10+90	6		coast live oak	24.00	X	good	
SJ-9	11+25	8		coast live oak	12.00		fair	
SJ-9	11+30	11		coast live oak	7.00		poor	
SJ-9	11+50	5		coast live oak	10.00		poor	
SJ-9	11+50	5		coast live oak	10.00		poor	
SJ-9	12+02	7		coast live oak	11.00		poor	
SJ-9	12+15		3	coast live oak	10.00		poor	multi w/ 8" trunk
SJ-10	6+00		6	coast live oak	7.00		poor	
SJ-10	6+10		6	coast live oak	10.00		fair	
SJ-10	6+70	10		coast live oak	20.00		good	
SJ-10	6+85	16		coast live oak	12.00		fair	
SJ-11	5+70		5	coast live oak	10.00		fair	
SJ-11	7+45		5	coast live oak	10.00		poor	
SJ-12	2+40	0	5	coast live oak	10.00		fair	
SJ-12	2+90		3	coast live oak	16.00		good	
SJ-12	2+95	2		coast live oak	11.00		poor	
SJ-12	3+15	+	+	coast live oak	7.00		poor	
SJ-12	3+75	0	5	coast live oak	23.00		good	
SJ-12	5+45	+	+	coast live oak	16.00		poor	multi w/ 15" trunk - leaning
SJ-17	2+78		8	sycamore	18.00		poor	
SJ-17	3+00	+	+	coast live oak	9.00		fair	
SJ-17	3+45	5		coast live oak	10.00		good	
SJ-17	3+75	+	+	valley oak	32.00	X	poor	cavity
SJ-17	3+94	0	5	sycamore	10.00		fair	
SJ-17	5+07	+	+	coast live oak	8.00		good	
SJ-17	5+30	+	+	coast live oak	13.00		good	
SJ-17	8+25	5		coast live oak	9.00		good	
SJ-17	9+00	+	+	coast live oak	9.00		poor	leaning
SJ-17	9+38	+	+	coast live oak	14.00		fair	
SJ-17	11+30	5		coast live oak	18.00		fair	
SJ-17	12+00	+	+	coast live oak	10.00		fair	
SJ-17	12+10		5	coast live oak	11.00		fair	
SJ-17	12+17		7	coast live oak	13.00		fair	
SJ-17	12+75		7	coast live oak	9.00		poor	

RANCHO SAN CARLOS
ROAD AND DRIVEWAY TREE SURVEY

Location	Station	Left	Right	Species	Diameter	Landmark	Health	Comments
SJ-17	13+05		7	valley oak	11.00		poor	cavity
SJ-17	17+90			5 valley oak	7.00		poor	
SJ-17	17+92			6 coast live oak	10.00		poor	
SJ-17	17+94	5		coast live oak	9.00		fair	
SJ-20	7+35		10	redwood	38.00	X	poor	leaning
SJ-20	11+90			7 coast live oak	20.00		poor	leaning
SJ-20	15+50			5 coast live oak	38.00	X	poor	cavity
SJ-20	15+70	3		coast live oak	9.00		poor	
SJ-20	15+80		15	coast live oak	12.00		good	
SJ-20	15+80		5	coast live oak	16.00		fair	
SJ-20	16+14	5		coast live oak	24.00	X	good	
SJ-20	16+34		5	coast live oak	12.00		fair	
SJ-20	16+35	5		coast live oak	14.00		fair	multi w/ 8" trunk
SJ-20	16+90		10	coast live oak	9.00		poor	
SJ-20	17+63		8	coast live oak	22.00		good	
Tank Site 13-1	3+40	+	+	coast live oak	9.00		good	
Tank Site 13-1	3+78	+	+	coast live oak	12.00		good	
Tank Site 13-1	3+79			6 coast live oak	10.00		good	
Tank Site 13-1	3+90	+	+	coast live oak	14.00		good	
Tank Site 13-1	4+10	+	+	coast live oak	12.00		good	
Tank Site 13-1	4+82		12	coast live oak	11.00		good	
Tank Site 13-1	4+87		10	coast live oak	16.00		good	
Tank Site 13-1	5+12	+	+	coast live oak	9.00		good	
Tank Site 13-1	5+92	+	+	coast live oak	7.00		good	
Tank Site 13-1	7+88		12	coast live oak	12.00		good	
Tank Site 13-1	8+40	+	+	madrone	13.00		good	
Tank Site 13-1	8+48		9	coast live oak	7.00		good	
Tank Site 13-1	8+58	+	+	coast live oak	10.00		good	
Tank Site 13-1	8+86	+	+	coast live oak	12.00		good	
Tank Site 13-1	9+20	8		coast live oak	17.00		good	
Tank Site 13-1	11+23	+	+	coast live oak	12.00		good	
Tank Site 13-1	11+29	+	+	coast live oak	12.00		good	
Tank Site 13-1	11+53		8	coast live oak	8.00		good	
Tank Site 13-1	11+59		10	coast live oak	10.00		good	
Tank Site 13-1	11+90	5		coast live oak	12.00		good	
Tank Site 13-1	12+10	+	+	coast live oak	9.00		good	
Tank Site 13-1	12+30	+	+	coast live oak	7.00		good	
Tank Site 13-1	12+31	4		coast live oak	9.00		good	
Tank Site 13-1	12+43	5		coast live oak	7.00		good	
Tank Site 13-1	12+66	+	+	coast live oak	9.00		good	
Tank Site 13-1	13+00		10	coast live oak	14.00		good	
Tank Site 13-1	13+40	+	+	coast live oak	10.00		good	

RANCHO SAN CARLOS
ROAD AND DRIVEWAY TREE SURVEY

Location	Station	Left	Right	Species	Diameter	Landmark	Health	Comments
Tank Site 13-1	13+72	+	+	coast live oak	9.00		good	
Tank Site 13-1	13+83			8 coast live oak	11.00		good	
Tank Site 13-1	13+84	+	+	coast live oak	11.00		good	
Tank Site 13-1	13+95	+	+	coast live oak	13.00		good	
Tank Site 13-1	14+00			5 coast live oak	7.00		good	
Tank Site 13-1	14+30			8 coast live oak	8.00		good	
Tank Site 13-1	14+31	+	+	coast live oak	13.00		good	
Tank Site 13-1	14+61	+	+	coast live oak	9.00		good	
Tank Site 13-1	14+61	+	+	coast live oak	10.00		good	
Tank Site 13-1	14+66	+	+	coast live oak	10.00		good	
Tank Site 13-1	14+80	+	+	coast live oak	12.00		good	
Tank Site 13-1	14+95	10		coast live oak	10.00		good	
Tank Site 13-1	17+40	+	+	coast live oak	7.00		good	
Tank Site 13-1	17+60	3		coast live oak	10.00		good	
Tank Site 13-1	18+00	8		coast live oak	8.00		good	
Tank Site 13-1	18+00	8		coast live oak	12.00		good	
Tank Site 13-1	20+42	5		coast live oak	10.00		good	
Tank Site 13-1	20+92		10	coast live oak	13.00		good	
Tank Site 13-1	20+92		10	coast live oak	14.00		good	
Tank Site 13-1	21+90	5		coast live oak	12.00		good	
Tank Site 13-1	22+00		5	coast live oak	12.00		good	
Tank Site 13-1	22+15	5		coast live oak	15.00		good	
Touche Pass	15+30		10	coast live oak	8.00		good	
Touche Pass	16+07	10		coast live oak	12.00		fair	basal trunk damage
Touche Pass	17+12	8		coast live oak	7.00		fair	trunk damage
Touche Pass	55+67		8	coast live oak	7.00		good	
Touche Pass	56+00	9		coast live oak	8.00		good	
Touche Pass	60+15		9	coast live oak	7.00		good	
Touche Pass	60+30		8	valley oak	10.00		good	
Touche Pass	60+35		8	coast live oak	11.00		good	
Touche Pass	61+03		7	coast live oak	7.00		good	
Vuelo Palomas	5+25		8	valley oak	12.00		fair	multi w/ 7" trunk
Vuelo Palomas	5+98			valley oak	7.00		poor	
Vuelo Palomas	6+15	+	+	valley oak	20.00		fair	
Vuelo Palomas	6+40		5	coast live oak	26.00	X	good	multi w/ 24" trunk
Vuelo Palomas	6+43		5	coast live oak	22.00		good	
Vuelo Palomas	6+92	+	+	coast live oak	24.00	X	good	multi w/ 20" trunk
Vuelo Palomas	7+90	11		valley oak	10.00		good	
Vuelo Palomas	7+98		7	black oak	14.00		good	multi w/ 10" trunk
Vuelo Palomas	8+30		6	black oak	10.00		poor	
Vuelo Palomas	8+39	5		black oak	28.00	X	good	
Vuelo Palomas	8+70	3		black oak	7.00		poor	

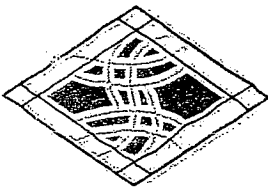
RANCHO SAN CARLOS
ROAD AND DRIVEWAY TREE SURVEY

Location	Station	Left	Right	Species	Diameter	Landmark	Health	Comments
Vuelo Palomas	9+90	+	+	coast live oak	16.00		poor	
Vuelo Palomas	10+65		6	black oak	12.00		good	
Vuelo Palomas	10+80	8		coast live oak	9.00		fair	
Vuelo Palomas	15+55	10		coast live oak	15.00		good	
Vuelo Palomas	15+90		10	coast live oak	11.00		good	
Vuelo Palomas	15+90		11	black oak	9.00		good	
Vuelo Palomas	15+90		5	coast live oak	10.00		good	
Vuelo Palomas	18+26		5	coast live oak	12.00		fair	
Vuelo Palomas	18+32	5		black oak	28.00	X	good	
Vuelo Palomas	19+20	3		coast live oak	13.00		good	
Vuelo Palomas	19+25	6		black oak	15.00		good	
Vuelo Palomas	19+25	8		black oak	13.00		good	
Vuelo Palomas	19+32	12		coast live oak	12.00		poor	
Vuelo Palomas	19+70		10	black oak	10.00		good	multi w/ 9" trunk
Vuelo Palomas	19+71	6		black oak	12.00		poor	
Vuelo Palomas	19+88		10	coast live oak	9.00		fair	
Vuelo Palomas	19+95	5		black oak	10.00		good	
Vuelo Palomas	20+05	8		black oak	12.00		good	
Vuelo Palomas	20+12		8	black oak	12.00		fair	
Vuelo Palomas	20+25		10	black oak	15.00		good	
Vuelo Palomas	20+32		3	coast live oak	16.00		good	
Vuelo Palomas	20+35		7	black oak	11.00		fair	
Vuelo Palomas	20+65	12		coast live oak	14.00		fair	multi w/ 14", 8" trunks
Vuelo Palomas	20+65	14		black oak	14.00		fair	multi w/ 11" trunk
Vuelo Palomas	20+73	8		black oak	12.00		good	
Vuelo Palomas	20+88		5	black oak	8.00		fair	
Vuelo Palomas	20+95	3		black oak	11.00		good	
Vuelo Palomas	20+97	10		black oak	10.00		fair	
Vuelo Palomas	21+62	15		black oak	28.00	X	poor	
Vuelo Palomas	21+85		5	black oak	26.00	X	poor	cavity
Vuelo Palomas	22+13		7	black oak	14.00		good	
Vuelo Palomas	22+21	5		black oak	11.00		fair	
Vuelo Palomas	22+80	10		black oak	14.00		good	
Vuelo Palomas	22+80	13		coast live oak	13.00		good	
Vuelo Palomas	22+80	15		coast live oak	22.00		good	
Vuelo Palomas	22+85		10	coast live oak	13.00		fair	
Vuelo Palomas	22+96	+	+	black oak	13.00		good	
Vuelo Palomas	22+97	11		black oak	11.00		poor	
Vuelo Palomas	23+00	11		black oak	12.00		poor	multi w/ 11" trunk
Vuelo Palomas	24+00	6		coast live oak	12.00		good	
Vuelo Palomas	24+75		5	madrone	12.00		good	
Vuelo Palomas	25+75	+	+	coast live oak	12.00		good	multi w/ 11" trunk

RANCHO SAN CARLOS
ROAD AND DRIVEWAY TREE SURVEY

Location	Station	Left	Right	Species	Diameter	Landmark	Health	Comments
Vuelo Palomas	27+60		10	coast live oak	10.00		good	
Vuelo Palomas Ext.	0+61	8		coast live oak	12.00		fair	multi w/ 10" trunk
Vuelo Palomas Ext.	0+72	8		coast live oak	12.00		fair	multi w/ 6" trunk
Vuelo Palomas Ext.	0+79	5		coast live oak	9.00		poor	
Vuelo Palomas Ext.	0+80		8	coast live oak	10.00		fair	multi w/ 8" trunk
Vuelo Palomas Ext.	0+92		3	coast live oak	12.00		fair	
Vuelo Palomas Ext.	1+12	5		coast live oak	11.00		good	
Vuelo Palomas Ext.	1+26		5	coast live oak	12.00		poor	
Vuelo Palomas Ext.	1+52		3	coast live oak	10.00		fair	
Vuelo Palomas Ext.	1+52	5		coast live oak	8.00		fair	multi w/ 6" trunk
Vuelo Palomas Ext.	1+58		5	coast live oak	9.00		poor	
Vuelo Palomas Ext.	1+67		5	coast live oak	10.00		good	multi w/ 10", 6" trunks
Vuelo Palomas Ext.	1+96	5		coast live oak	12.00		good	multi w/ 14" trunk
Vuelo Palomas Ext.	2+14		5	coast live oak	16.00		good	
Vuelo Palomas Ext.	2+17	+		+ coast live oak	9.00		fair	
Vuelo Palomas Ext.	2+30	+		+ coast live oak	8.00		fair	
Vuelo Palomas Ext.	2+52		5	coast live oak	10.00		fair	multi w/ 12", 9" trunks
Vuelo Palomas Ext.	2+86	6		coast live oak	12.00		fair	
Vuelo Palomas Ext.	2+87		6	coast live oak	10.00		poor	
Vuelo Palomas Ext.	2+89		6	coast live oak	6.00		fair	multi w/ 11", 10" trunks
Vuelo Palomas Ext.	2+92	5		coast live oak	12.00		fair	multi w/ 11" trunk
Vuelo Palomas Ext.	3+13		7	coast live oak	12.00		fair	
Vuelo Palomas Ext.	3+33	5		coast live oak	11.00		fair	multi w/ 6" trunk
Vuelo Palomas Ext.	90+64		5	coast live oak	15.00		fair	multi w/ 8" trunk
Vuelo Palomas Ext.	90+65	5		coast live oak	12.00		fair	multi w/ 12" trunk
Vuelo Palomas Ext.	90+70		10	coast live oak	14.00		fair	

**Exhibit K
Condition
Compliance
documents**



A-C

SANTA LUCIA PRESERVE

One Rancho San Carlos Road
Carmel, California 93923
tel 831.626.8200 fax 831.626.8282
www.santaluciapreserve.com

March 5, 2002

Alana Knaster, Senior Planner
Monterey County Planning
& Building Inspection Department
2620 1st Avenue
Marina, California 93933

Re: Santa Lucia Preserve Mitigation Monitoring Program & Conditions of Approval
(PC94067 & PC94218)

Dear Ms. Knaster:

Thank you for taking the time to briefly meet with me after Wanda Hickman introduced us. Pursuant to our conversation, I am providing you with copies of several reports that I have collected over the past several months.

In previous agreements with County staff (Mimi Whitney and Joanne Leon), I was directed to try to submit reports at about the same time each year. From a practical standpoint, it would be better to submit reports as they come in or as they are required by Condition of Approval. I began to follow this procedure when submitting some of the required reports last fall. In light of discussion of Condition compliance issues associated with the Leeper review, it would make sense to submit reports as they are completed rather than collect them to submit in a group, regardless of the report preparation dates.

Would you please provide some guidance as to how you would like to see the timing of report submittal handled? It would be helpful to have your direction in this request.

I am attaching a list of the reports that accompany this letter. Please don't hesitate to contact me if you have any questions or comments.

Sincerely,

Joel R. Panzer
Joel R. Panzer

620-6706 (direct line/voice mail)

JP/Attachments: Planning & Building Inspection Depart. Condition of Approval Reports, as noted.

RECEIVED

MAR - 6 2002

MONTEREY COUNTY
PLANNING AND BUILDING
INSPECTION DEPARTMENT



SANTA LUCIA CONSERVANCY

YEAR-END REPORT ON STATUS OF OAK TREE REMOVALS RELATED TO DEVELOPMENT OF THE SANTA LUCIA PRESERVE, 1998-2001

Prepared by Jeffrey B. Froke, PhD
for Rancho San Carlos Partnership (Joel R. Panzer)

21 January 2002

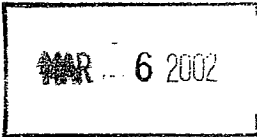
Preface

This report has been prepared at the request of Rancho San Carlos Partnership for the purpose of tracking its record of tree removal and mitigation within the Santa Lucia Preserve. The report addresses, in part, project condition no. 24 which was imposed by the Monterey County Board of Supervisors on the Santa Lucia Preserve project as part of its approvals made in 1996. In particular, tree removals covered in this report are subject to County permits PC94067 and PC94218.

Condition 24: *That all non-landmark oak trees removed as a result of the project are replaced at a 3:1 replacement ratio and landmark trees at a 5:1 ratio.*

That all oak trees removed shall be replaced in on-site areas suitable for supporting oak species as determined by a qualified resource ecologist. The minimum replacement size shall be 5 gallons. Nursery and/or field propagation of oak seedlings and/or saplings shall be initiated prior to the onset of the particular development phase that results in the loss of oak trees. The reforestation program shall include a monitoring element that

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MONTEREY COUNTY
PLANNING AND BUILDING
INSPECTION DEPARTMENT

Roadway Removals [429]

During 1998 through 2001, 457 oak trees were removed to make way for roadway improvements in phases A, B and C. An estimated 28 trees were diseased and/or declining, and the remainder of 429 was healthy. Fifty-five of the healthy oak trees removed for roadway construction were landmark trees.

Golf Course Removals [107]

During 1998, 125 oak trees were removed to make way for construction of the Preserve golf course. An estimated 18 trees were diseased and/or declining, and the remainder of 107 was healthy. Forty-two of the healthy trees removed for golf construction were landmark trees.

Summary of Removals [716]

During 1998 through 2001, 767 oak trees were removed to make way for development of project infrastructure and facilities comprising phases A-C and the golf course. An estimated ¹⁶⁺²⁸⁺¹⁸⁼⁶² ~~51~~ trees were diseased and/or declining, and the remainder of ^{705 (matches table + rest of report)} ~~716~~ was healthy. One hundred and seventy-two of the healthy trees removed for project construction were landmark trees.

Statement

The preceding information presents a reliable assessment of the number of healthy oak trees that were removed for non-residential project construction during 1998 through 2001.



Jeffrey B. Froke, PhD
Santa Lucia Conservancy

YEAR-END REPORT ON STATUS OF OAK TREE REMOVALS RELATED TO DEVELOPMENT OF SANTA LUCIA PRESERVE, 1998-2001

Table A --

Summary of oak tree removals for Preserve construction projects (1998-2001) pursuant to Permits PC94067 and PC94218.

	Total # Trees Removed Through 31 Dec 01	Subset # Landmark Trees Removed
Driveways	169	75
Roadways	429	54
Golf Course	107	42
TOTAL Oak Removals	705	171

Table B --

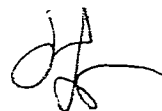
Summary required mitigation for oak tree removals for Preserve construction projects (1998-2001) pursuant to Permits PC94067 and PC94218.

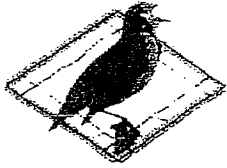
	Total # Trees Removed Through 31 Dec 01				Total Oak Trees Required for Mitigation
Landmark Trees	171	x	5	=	855
Non-Landmark Trees	534	x	3	=	1,602
TOTAL	705				2,457

Table C --

Species distribution for oak tree removals for Preserve construction projects (1998-2001) pursuant to Permits PC94067 and PC94218.

<i>Oak Species</i>	Driveways	Roadways	Golf Course
Coast Live Oak	124	295	32
Valley Oak	38	118	4
Black Oak	7	4	71
Tanoak	0	12	0





SANTA LUCIA CONSERVANCY

26700 Rancho San Carlos Road / Carmel, California 93923
(831) 626-8595 / FAX (831) 626-8522

9 May 2002

Joel Panzer
Rancho San Carlos Partnership
One Rancho San Carlos Road
Carmel, CA 93923

Subject: SLP Replacement of Trees

Dear Joel:

The following replacement information is based on a combination of field records collected and maintained by Santa Lucia Conservancy (SLC) staff and reports submitted to us by Rancho San Carlos and The Stewardship Company (TSC) staff. Specifically, SLC knows about field plantings that it has designed or planned for reforestation purposes (*reforestation plantings*), and for which we make systematic survival checks and welfare assessments. Independent of our reforestation projects, the bulk of which actually are installed and maintained by TSC crews, we are informed about TSC's use of native oaks for landscaping projects that are located in numerous locations inside the Preserve (*landscape plantings*). We consider all plantings, whether for reforestation or landscaping, as legitimate replacements for onsite removals.

To date, we estimate that RSCP or its designees can be attributed with 1,600 live plantings (1,400 reforested + 200 landscaped) and 2,500 living oaks in the Preserve nursery. The total account, therefore, is approximately 4,100 oak trees. Total plantings and/or nursery propagations at the required 3:1 and 5:1 ratios (Condition of Approval #24) amount to 1,974 trees and 980 trees, respectively. These numbers demonstrate compliance with Condition #24 and no further planting or propagation is needed at this time.

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MAY 13 2002

MONTEREY COUNTY
PLANNING & BUILDING
INSPECTION DEPT.

MONTEREY COUNTY



PLANNING AND BUILDING INSPECTION DEPARTMENT

240 CHURCH STREET, SALINAS, CA 93901 PLANNING: (831) 755-5025 BUILDING: (831) 755-5027 FAX: (831) 755-5487
MAILING ADDRESS: P. O. BOX 1208, SALINAS, CA 93902

COASTAL OFFICE, 2620 1st Avenue, MARINA, CALIFORNIA 93933 PLANNING: (831) 883-7500 BUILDING: (831) 883-7501 FAX: (831) 384-3261

SCOTT HENNESSY, DIRECTOR

July 22, 2002

Joel Panzer
Rancho San Carlos Partnership
One Rancho San Carlos Road
Carmel, CA 93923

Re: Santa Lucia Preserve (PC94067) Condition #24: tree replacement

Dear Joel:

I have read the letter dated May 9, 2002 from the Santa Lucia Conservancy regarding tree replacement. Condition #24 states that all non-landmark oak trees removed as a result of the project need to be replaced at a 3:1 ratio and that landmark trees need to be replaced at a 5:1 ratio. The letter demonstrates that the total plantings and nursery propagations have achieved these replacement ratios. Therefore, Condition #24 is now in compliance.

Sincerely,

A handwritten signature in cursive script, reading "Alana Knaster".

Alana Knaster
Chief Assistant Director

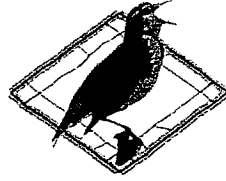
(E) (E)

Santa Lucia Preserve – Phase E (PLN010001)
PROTECTED TREE REMOVAL ESTIMATES – Condition #25
June 30, 2005

Lot Number	Adjusted Totals for Final Map
1	0
2	0
3	0
4	0
5	0
6	0
7	0
8	6
9	20
10	5
11	0
12	2
13	0
14	2
15	0
16	0
17	10
18	9
19	12
20	25
21	0
22	32
23	42
24	33 - 2 on E-24 drive = 31 remain
25	33
26	31 - 5 on E-26 drive = 26 remain
27	0
28	18
29	0
Subtotal	280
Roads	15 (15 used = 7 Rd + 8 E-17/Rd)
TOTAL	295

*Protected trees are Oaks, Redwood, and Madrone with diameters greater than 6 inches at two feet above ground level for lots 1 - 26; oaks only for lots 27 - 29.

Prepared by Applicant



Santa Lucia Conservancy
26700 Rancho San Carlos Road
Carmel, CA 93923
(831) 626-8595
www.slconservancy.org

April 14, 2006

Joel Panzer
Rancho San Carlos Partnership
One Rancho San Carlos Road
Carmel, CA 93923

RE: Proposed Oak and Pine Tree Removals and Mitigation Associated with Road and Driveway Construction for Phase E Subdivision in the Santa Lucia Preserve.

Dear Mr. Panzer:

The Santa Lucia Conservancy (SLC) was engaged by the Rancho San Carlos Partnership (RSCP) March 28, 2006, to independently verify proposed tree removals and document mitigation for road and driveway installations associated with the Phase E subdivision on Santa Lucia Preserve consistent with Monterey County Condition #25 – PLN010001, which applies to oaks, madrones and redwoods in the Carmel Valley Master Plan area. Monterey County Condition #57 specifically addresses Monterey pines.

Qualifications of the Santa Lucia Conservancy.—The Santa Lucia Conservancy has been responsible for the propagation and nursery management of oak trees used for mitigation purposes on the Santa Lucia Preserve. Additionally, SLC has annually monitored the health and welfare of mitigation oak tree plantings required for Phases A-C and the Santa Lucia Preserve Golf Course, and Phase F, and reported the results to RSCP. Additionally, the assessment was conducted by Rob Thompson, the Conservancy's Natural Resource Manager and certified arborist registered with the International Society of Arboriculture.

Protocol used for assessing proposed Phase E tree removals.—Rancho San Carlos Partnership engineers and planners marked all trees proposed for removal to accommodate Phase E roads and driveways. Field work was conducted by the Conservancy's Natural Resource Manager between April 5 and 14, 2006. The following data were collected for each marked tree:

- general location;
- species;
- caliper (trunk diameter measured two-feet above ground), and
- health (poor – fair – good).

These data have been archived by SLC and are available for inspection upon request.

Results of the Phase E field assessment.—Table 1 summarizes by location the species and size of all oak trees marked for removal by RSCP in Phase E. The table also calculates the number of mitigation trees required by the County of Monterey for Phase E. Similarly, Table 2 is a summary of pine trees marked for removal by RSCP in Phase E and the associated mitigation.

All oaks marked for removal were coast live oaks (*Quercus agrifolia*). Santa Lucia Conservancy recorded a total of 30 oak trees marked for removal. Twenty-two of these were determined to be in fair to good health and requiring mitigation under the following ratios—3:1 for specimens with trunk diameters greater than six but less than 24 inches (21 non-landmark trees in this survey), and 5:1 for trees with trunk diameters greater than or equal to 24 inches (one landmark tree recorded). Based on the above, total oak tree required mitigation for Phase E roads and driveways is 68 oaks.

Only one other County protected tree species was proposed for removal in Phase E road and driveway assessment. A total of four Monterey pines (*Pinus radiata*) were identified and marked for removal. All four pines had trunk diameters less than six inches and judged to be in fair health. Consistent with Condition #57, all are recommended by SLC for relocation. No additional pine tree mitigation is required.

Phase E oak pre-mitigation.—In anticipation of Phase E road and driveway oak mitigation needs, SLC supplied 300 individually tagged 5-gallon oaks to RSCP during the first Quarter of 2006 for planting on the Santa Lucia Preserve. These trees, representing a mix of species (*Q. agrifolia*, *Q. lobata* and *Q. douglasii*) were grown by SLC from acorns collected on the Preserve. Suitable planting locations were determined by SLC. However, the actual planting was conducted by the horticultural staff of The Stewardship Company. Standard planting protocols were followed consistent with County of Monterey Conditions for other Phases on the Preserve and implemented by RSCP. Transplanting was completed in March, 2006, by The Stewardship Company. Santa Lucia Conservancy will add these 300 trees to its annual mitigation oak health and welfare monitoring and reporting in 2006.

Phase E pine mitigation.—Prior to road and drive grading and construction, SLC will identify a suitable new location for the four Monterey pines slated for relocation. Given the time of year, SLC recommends these trees be excavated and transplanted by a professional tree service before the end of April 2006 to improve the chances of a successful relocation.

Should you have any questions please do not hesitate to connect our office.

Sincerely,

James M. Sulentic
Executive Director

cc: Rob Thompson

Table 1. Summary of healthy coast live oak trees (*Quercus agrifolia*) proposed for removal to accommodate road and driveway construction in Phase E, Santa Lucia Preserve and County required mitigation.

<u>Location</u>	<u>Species</u>	<u>Total Removals</u>	<u>Trees Requiring Mitigation</u>	<u>Non-Landmark (6 – 23 in. dia.)</u>	<u>Landmark (≥24 in. dia.)</u>	<u>Total Mitigation¹</u>
Wild Boar Run	<i>Quercus agrifolia</i>	7	2	1	1	8
Goodrich Trail	<i>Quercus agrifolia</i>	6	5	5	-	15
Lot E 17 Driveway	<i>Quercus agrifolia</i>	9	8	8	-	24
Lot E 24 Driveway	<i>Quercus agrifolia</i>	3	2	2	-	6
Lot E 26 Driveway	<i>Quercus agrifolia</i>	<u>5</u>	<u>5</u>	<u>5</u>	<u>-</u>	<u>15</u>
TOTAL	<i>Quercus agrifolia</i>	30	22	21	1	68

¹ Total mitigation based on the following ratio: 3 to 1 required for non-landmark oak trees (6 inches to 23 inches in diameter), and 5 to 1 required for landmark oak trees (≥ 24 inches). Monterey pine removals require 5 to 1 mitigation.

Table 2. Summary of healthy Monterey pine trees (*Pinus radiata*) proposed for relocation to accommodate road and driveway construction in Phase E, Santa Lucia Preserve and County required mitigation.

<u>Location</u>	<u>Species</u>	<u>Total Removals</u>	<u>Trees Requiring Mitigation</u>	<u>Non-Landmark (6 – 23 in. dia.)</u>	<u>Landmark (≥24 in. dia.)</u>	<u>Total Mitigation²</u>
Goodrich Trail	<i>Pinus radiata</i>	3	3	3 @ <6 in.	-	3 relocations
Lot E 17 Driveway	<i>Pinus radiata</i>	<u>1</u>	<u>1</u>	<u>1 @ <6 in.</u>	<u>-</u>	<u>1 relocation</u>
TOTAL	<i>Pinus radiata</i>	4	4	4	0	4 relocations

² Total mitigation based on Potrero Subdivision (PLN010001) Board of Supervisors Resolution, Condition 57 relating to Monterey pine removal.

7
(F)



Santa Lucia Conservancy
26700 Rancho San Carlos Rd.
Carmel, CA 93923
(831) 626-8595

PHASE F: Biennial Rpt

Submitted to

RSCP on 7/19/06

ORIGINALS SIGNED (2)
1 TO RSCP - DELIVERED
1 TO SLE FILE

Date: July 18, 2006

To: Don Wilcoxon, Rancho San Carlos Partnership

From: Rob Thompson, Santa Lucia Conservancy

Subject: Biennial Report for Phase F Oak Removal & Replacement

RTIP/Source: T-007, T-011/Monterey County File # PLN010278: Condition #9 & Mitigation Measure #2

INTRODUCTION:

Monterey County approvals for the Phase F Chamisal Area Subdivision (permit # PLN010278) include a mitigation monitoring element to insure successful reforestation activities. Condition #9 and Mitigation Measure #2 require a biennial report and outline elements to be addressed in the report. This report is being submitted to Monterey County to document mitigation requirements and reforestation efforts undertaken to date, and to determine if the Santa Lucia Preserve (the "Preserve") development project is satisfying County mandated stipulations in accordance with the development permit. This is the second year for monitoring the welfare of the Phase F oak mitigation plantings. Summer of 2004 was the first year of this biennial conditional requirement. Future monitoring and reporting will occur annually as to allow *The Stewardship Company* (the Preserve's operations management unit) to effectively determine maintenance and remedial needs on an annual basis.

Welfare monitoring for mitigation plantings occurs in early summer and is required for five years. A 90% success rate must be achieved in the fifth year of the mitigation program. Biennial reports are to be filed with Monterey County in July 2008 and July 2009 to document compliance with this permit condition.

The results of the Santa Lucia Conservancy's (the "Conservancy") 2006 field assessment are reported herein.

INFORMATION SOURCE:

Conservancy staff has acquired data on Phase F oak tree removals from *Ralph Osterling Consultants, Inc.* Planting and replacement information was acquired from the installer—

The Stewardship Company, and from direct field observations conducted by the Conservancy. As part of the field verification, Conservancy staff identifies each mitigation tree with a numbered metal tag and maintains data on its species, location and health status.

ACORN COLLECTION, NURSERY OPERATIONS & FIELD PLANTING:

Santa Lucia Conservancy staff annually collect acorns from various species of oaks and from several different individual trees across the Preserve to ensure genetic diversity. They are stored in cold stratification until the acorns are at the optimum stage of development (radicals have sprouted) for sowing. Acorns are propagated and oak seedlings maintained in the Conservancy's nursery until they have developed to five-gallon size.

Oak mitigation field planting are conducted by The Stewardship Company crews during appropriate seasons, at locations specified by a qualified forester or other professional. Field-planted trees are initially supplied with irrigation and protective cages, and The Stewardship Company annually weeds the plantings and inspects their drip irrigation systems.

REMOVALS & REPLACEMENT RATIOS:

In July 2004 *Ralph Osterling Consultants, Inc.* reported that six (6) oak trees were removed as a result of Phase F construction activities. Four of these removals were non-landmark oaks (6"-23" in diameter two feet up from the base of the tree) and necessitate a 3:1 replacement ratio. The remaining two removals were landmark oaks (24" or greater in diameter) and necessitate a 5:1 replacement ratio.

MITIGATION REQUIREMENT:

Based on the above information, a total of 22 mitigation oaks is required, with a success ratio of 90% after a five-year monitoring period.

IMPLEMENTATION OF FOREST MITIGATION PLAN:

Between late 2003 and early 2004 The Stewardship Company field crews planted 95 five-gallon oaks consisting of *Quercus lobata* (Valley Oak) and *Quercus agrifolia* (Coast Live Oak), to satisfy the Phase F forest mitigation requirements. This mitigation planting exceeded the mitigation goal by more than four times.

FIELD MONITORING RESULTS:

As a result of the 2006 monitoring effort, Conservancy staff recorded a total of 78 oak mitigation plantings alive with a majority in fair to good health¹. Drip irrigation system

¹ Field notes on file at the Santa Lucia Conservancy office.

appeared to be functioning properly and the wire cages were effectively protecting the trees from browsing wildlife.

MORTALITY, LOCATING and MAINTAINING HEALTH OF FIELD PLANTINGS:

Mitigation oaks that appear to have died or that are not found after a two-year period are classified as "dead" in the Conservancy's database, and no future monitoring is performed. Oaks that are planted by The Stewardship Company to replace mitigation trees that have died are assigned new tag numbers and the five-year monitoring is restarted. Locations of individual mitigation plantings are identified with flagging and/or drip lines and emitters. The 2006 field monitoring effort was conducted by Rob Thompson, Natural Resource Manager for the Santa Lucia Conservancy.

The Santa Lucia Conservancy recommends that young oaks planted for future reforestation efforts continue to have "weed mats" placed around the base of the trees to reduce competition from surrounding weeds and tall grasses. It is also important that field crews continue to perform regular inspections of the drip irrigation systems; since the lines are vulnerable to several factors, including wildlife, the elements and system failures.

SUMMARY & CONCLUSIONS:

In July 2004 six (6) oak trees were removed as a result of Phase F construction activities. The total mitigation planting requirement for oak tree removals related to County Condition #9 and Mitigation Measure #2 is 22 oaks. Santa Lucia Conservancy's monitoring records for the 2006 reporting period indicate that 78 oak mitigation plantings were alive, which exceeds the 90% success criteria. Based on these findings no additional requisite planting is needed at this time.

Prepared and submitted by,

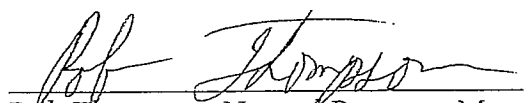

Rob Thompson, Natural Resource Manager

Exhibit L
Preservation of Oak
and Other Protected
Trees Section
21.64.260.D
Monterey County
Zoning Ordinance
(Title 21)

MONTEREY COUNTY ZONING ORDINANCE - TITLE 21

21.64.260 – PRESERVATION OF OAK AND OTHER PROTECTED TREES

21.64.260 PRESERVATION OF OAK AND OTHER PROTECTED TREES

A. Purpose: The purpose of this Section is to provide the regulations for the protection and preservation of oak and other specific types of trees as required in the Monterey County General Plan, area plans and master plans. This Section is also intended to provide the procedures under which proposed removal of such trees may be considered or exempted.

B. Applicability.

The provisions of this Section are applicable throughout the unincorporated area of the County of Monterey outside the Coastal Zone.

C. Regulations.

Except as provided in Subsection 21.64.260F of this Section the following regulations apply:

1. No oak or madrone tree six inches or more in diameter two feet above ground level shall be removed in the North County Area Plan or Toro Area Plan areas without approval of the permit(s) required in Subsection 21.64.260D.
2. No oak, madrone or redwood tree six inches or more in diameter two feet above ground level shall be removed in the Carmel Valley Master Plan area without approval of the permit(s) required in Subsection 21.64.260D.
3. No native tree six inches or more in diameter two feet above ground level shall be removed in the Cachagua Area Plan area without approval of the permit(s) required in Subsection 21.64.260D.

"Native trees," for the purpose of this subsection, are:

- a. Santa Lucia Fir
- b. Black Cottonwood
- c. Fremont Cottonwood
- d. Box Elder
- e. Willows
- f. California Laurel
- g. Sycamores

- h. Oaks
 - i. Madrones
4. No oak tree six inches or more in diameter two feet above ground level may be removed in any other area of the County of Monterey designated in the applicable area plan as Resource Conservation, Residential, Commercial or Industrial (except Industrial, Mineral Extraction) without approval of the permit(s) required in Subsection 21.64.260D.
 5. No landmark oak tree shall be removed in any area except as may be approved by the Director of Planning and Building Inspection pursuant to Subsection 21.64.260D.

Landmark oak trees are those trees which are 24 inches or more in diameter when measured two feet above the ground, or trees which are visually significant, historically significant, or exemplary of their species.

6. No oak trees six inches or more in diameter two feet above ground level may be removed in any other area of the County of Monterey designated in the applicable area plan as Agricultural or Industrial, Mineral Extraction, unless such removal meets the purpose and standards required in Subsection 21.64.260E.
7. No oak trees may be removed in any area of the County of Monterey for commercial harvesting purposes without approval of a Use Permit by the Planning Commission.

D. Permits Required.

1. Permit Required: No person shall do, cause, permit, aid, abet, suffer or furnish equipment or labor to remove, cut down or trim more than one-third of the green foliage of, poison or otherwise kill or destroy any tree as specified in this Section until a tree removal permit for the project has first been obtained.

All provisions of this Section shall apply to any person removing trees on behalf of any other person, including all companies or persons in the business of removing trees or construction. It shall be unlawful for any person or company to remove or cause to be removed or undertake any work for which a permit is required under this Section, unless a valid permit has been obtained and is in effect.

2. Removal of Three or Less Protected Trees: The Director of Planning and Building Inspection may approve the removal of no more than three protected trees per lot in a one-year period. The following information shall be submitted to the Director of Planning and Building Inspection prior to consideration of such removal:
 - a. Applicants or authorized representatives name, address and telephone number;

- b. The description of the site(s) involved, including the street address, if any, and the assessor's parcel number;
 - c. A site plan sufficient to identify and locate the trees to be removed, other trees, buildings, proposed buildings, and other improvements;
 - d. The purpose for the tree removal;
 - e. A description of the species, diameter two feet above ground level, estimated height, and general health of the trees to be removed.
 - f. A description of the method to be used in removing the tree(s);
 - g. A statement showing how trees not proposed for removal are to be protected during removal or construction;
 - h. Proposed visual impact mitigation measures the applicant intends to take (if appropriate). Size, location and species of replacement trees, if any, shall be indicated in the site plan;
 - i. Such further information as may be required by the Director of Planning and Building Inspection, including, but not limited to, the opinion of a registered professional forester, tree surgeon, or other qualified expert to enable the determination of matter required under these regulations.
3. Removal of More Than Three Protected Trees:
- a. Removal of more than three protected trees on a lot in a one-year period shall require a Forest Management Plan and approval of a Use Permit by the Monterey County Planning Commission.
 - b. The Forest Management Plan shall be prepared by a qualified professional forester, as selected from the County's list of Consulting Foresters. Plan preparation shall be at the applicant's expense.
 - c. The Director of Planning and Building Inspection shall prescribe the format and content requirements for the Forest Management Plan and maintain a list of qualified and acceptable foresters to prepare the Forest Management Plan.
 - d. All tree removal requests coming under this subsection shall be subject to the requirements of the California Environmental Quality Act (CEQA).
4. Relocation or Replacement: As a consideration of the granting of a permit pursuant to subsections 2 or 3, the applicant shall be required to relocate or replace each removed protected tree on a one-to-one ratio. This requirement may be

varied upon a showing that such a requirement will create a special hardship in the use of the site or such replacement would be detrimental to the long-term health and maintenance of the remaining habitat.

5. Required Findings: In order to grant the permit for tree removal, the appropriate authority shall make the following findings based on substantial evidence:
 - a. The tree removal is the minimum required under the circumstances of the case; and
 - b. The removal will not involve a risk of adverse environmental impacts such as:
 1. Soil erosion;
 2. Water Quality: The removal of the trees will not substantially lessen the ability for the natural assimilation of nutrients, chemical pollutants, heavy metals, silt and other noxious substances from ground and surface waters;
 3. Ecological Impacts: The removal will not have a substantial adverse impact upon existing biological and ecological systems, climatic conditions which affect these systems, or such removal will not create conditions which may adversely affect the dynamic equilibrium of associated systems;
 4. Noise Pollution: The removal will not significantly increase ambient noise levels to the degree that a nuisance is anticipated to occur;
 5. Air Movement: The removal will not significantly reduce the ability of the existing vegetation to reduce wind velocities to the degree that a nuisance is anticipated to occur;
 6. Wildlife Habitat: The removal will not significantly reduce available habitat for wildlife existence and reproduction or result in the immigration of wildlife from adjacent or associated ecosystems; or
 - c. The tree is diseased, injured, in danger of falling too close to existing or proposed structures, creates unsafe vision clearance, or is likely to promote the spread of insects of disease.
6. Conditions of Approval: In granting any permit as provided herein, the appropriate authority may attach reasonable conditions to mitigate environmental impacts and ensure compliance with the provisions of this Section, including but not limited to replacement of trees removed.

7. Emergencies: In the case of emergency caused by hazardous or dangerous condition of a tree and requiring immediate action for the safety of life or property, such necessary action may be taken to remove the tree or otherwise reduce or eliminate the hazard without complying with the other provisions of this Section, except that the person responsible for cutting or removal of the tree(s) shall report such action to the Director of Planning and Building Inspection within ten (10) working days thereafter.

E. Purpose and Standards for Agricultural Areas.

Removal of oak trees in the areas outside of the North County Area Plan, Toro Area Plan, Cachagua Area Plan and Carmel Valley Master Plan designated Farmlands, Rural Grazing or Permanent Grazing by the applicable area plan shall be allowed only if the following purposes and standards are satisfied.

1. Oak tree removal is allowed without a permit for any of the following reasons:
 - a. Rangeland improvement;
 - b. Promotion of wildlife habitat;
 - c. Enhancement of watershed area;
 - d. Elimination of trees hazardous to life or property, or;
 - e. Firewood for the use of the owners and other persons residing on site.
2. Standards:
 - a. The current Best Management Practices as promulgated by the University of California Hardwood Range Management Plan shall be followed to maintain and promote regeneration of oak trees.
 - b. A representative sample of sizes, ages and species of oaks shall be retained with special emphasis placed on retaining samplings.
 - c. The number of oaks on any acre shall not be reduced to less than 25% canopy existing at the time of adoption of this ordinance.
 - d. Removal of oak trees encroaching on existing cultivated farmland is allowed.
3. Oak trees on land being converted to irrigated farmland where a Use Permit is required for such conversion by area plan policy shall not be allowed until such use permit is approved and applicable conditions are met.
4. Removal for purposes not under the guidelines of this Subsection may be approved by the Director of Planning and Building Inspection on an individual basis.

F. Exemptions.

The following tree removal activities are exempted from the provisions of this Section:

1. Timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Zberg-Nejedly Forest Practices Act of 1973 (commencing with Section 45110 of the Public Resources Code).
2. Tree removal pursuant to Public Utilities Commission General Order 95 or by governmental agencies within public rights of way.
3. Tree removal for construction of structures, roads and other site improvements included in an approved subdivision, Use Permit, or similar discretionary permit.

Exhibit M
Article 11, CEQA
Guidelines

CEQA

The California Environmental Quality Act

Title 14. California Code of Regulations
**Chapter 3. Guidelines for Implementation of the
California Environmental Quality Act**

Article 11. Types of EIRs

Sections 15160 to 15170

15160. General

This article describes a number of examples of variations in EIRs as the documents are tailored to different situations and intended uses. These variations are not exclusive. Lead Agencies may use other variations consistent with the Guidelines to meet the needs of other circumstances. All EIRs must meet the content requirements discussed in Article 9 beginning with Section 15120.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Sections 21061, 21100, and 21151, Public Resources Code.

15161. Project EIR

The most common type of EIR examines the environmental impacts of a specific development project. This type of EIR should focus primarily on the changes in the environment that would result from the development project. The EIR shall examine all phases of the project including planning, construction, and operation.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Sections 21061, 21100, and 21151, Public Resources Code.

15162. Subsequent EIRs and Negative Declarations

(a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative

declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

(b) If changes to a project or its circumstances occur or new information becomes available after adoption of a negative declaration, the lead agency shall prepare a subsequent EIR if required under subdivision (a). Otherwise the lead agency shall determine whether to prepare a subsequent negative declaration, an addendum, or no further documentation.

(c) Once a project has been approved, the lead agency's role in project approval is completed, unless further discretionary approval on that project is required. Information appearing after an approval does not require reopening of that approval. If after the project is approved, any of the conditions described in subdivision (a) occurs, a subsequent EIR or negative declaration shall only be prepared by the public agency which grants the next discretionary approval for the project, if any. In this situation no other responsible agency shall grant an approval for the project until the subsequent EIR has been certified or subsequent negative declaration adopted.

(d) A subsequent EIR or subsequent negative declaration shall be given the same notice and public review as required under Section 15087 or Section 15072. A subsequent EIR or negative declaration shall state where the previous document is available and can be reviewed.

Note: Authority cited: Public Resources Code Section 21083; Reference: Section 21166, Public Resources Code; *Bowman v. City of Petaluma* (1986) 185 Cal.App.3d 1065; *Benton v. Board of Supervisors* (1991) 226 Cal.App.3d 1467; and *Fort Mojave Indian Tribe v. California Department of Health Services et al.* (1995) 38 Cal.App.4th 1574.

Discussion: This section implements the requirements in Section 21166 of CEQA which limit preparation of a subsequent EIR to certain situations. This section provides interpretation of the three situations in which the statute requires preparation of a subsequent EIR. These interpretations are necessary to add certainty to the process.

This section also clarifies that a subsequent EIR may be prepared where a negative declaration had previously been adopted. Further, a subsequent negative declaration may be adopted where none of the situations described in subsection (a) have occurred.

Subsections (b) and (c) explain which agency would have responsibility for preparing a subsequent EIR under different circumstances. A subsequent EIR must, of course, receive the same circulation and review as the previous EIR.

Fund for Environmental Defense v. Orange (1988) 204 Cal. App. 3d 1538, contains a discussion of the application of §15162 and §15163. The Court in *Bowman v. Petaluma* (1986) 185 Cal. App. 3d 1065 distinguished requirements for a subsequent EIR from the threshold required for initial EIR preparation, saying "whereas §15064 (§21151 PRC) requires an EIR if the initial project may have a significant effect on the environment, §15162 (§21166 PRC) indicates a quite different intent, namely, to restrict the powers of agencies by prohibiting them from requiring a subsequent or supplemental EIR unless "substantial changes" in the project or its circumstances will require major revisions to the EIR. §15162 (§21166 PRC) comes into play precisely because in-depth review has already occurred, the time for challenging the sufficiency of the original EIR has long since expired, and the question is whether circumstances have changed enough to justify repeating a substantial portion of the process.

15163. Supplement to an EIR

(a) The Lead or Responsible Agency may choose to prepare a supplement to an EIR rather than a subsequent EIR if:

(1) Any of the conditions described in Section 15162 would require the preparation of a subsequent EIR, and

(2) Only minor additions or changes would be necessary to make the previous EIR adequately apply to the project in the changed situation.

(b) The supplement to the EIR need contain only the information necessary to make the previous EIR adequate for the project as revised.

(c) A supplement to an EIR shall be given the same kind of notice and public review as is given to a draft EIR under Section 15087.

(d) A supplement to an EIR may be circulated by itself without recirculating the previous draft or final EIR.

(e) When the agency decides whether to approve the project, the decision-making body shall consider the previous EIR as revised by the supplemental EIR. A finding under Section 15091 shall be made for each significant effect shown in the previous EIR as revised.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21166, Public Resources Code.

Discussion: This section provides a short-form method where only minor additions or changes would be necessary in the previous EIR to make that EIR apply in the changed situation. The section also provides essential interpretations of how to handle public notice, public review, and circulation of the supplement.

A supplement to an EIR may be distinguished from a subsequent EIR by the following: a supplement augments a previously certified EIR to the extent necessary to address the conditions described in section 15162 and to examine mitigation and project alternatives accordingly. It is intended to revise the previous EIR through supplementation. A subsequent EIR, in contrast, is a complete EIR which focuses on the conditions described in section 15162.

15164. Addendum to an EIR or Negative Declaration

(a) The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.

(b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.

(c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration.

(d) The decision making body shall consider the addendum with the final EIR or adopted negative declaration prior to making a decision on the project.

(e) A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

Note: Authority cited: Public Resources Code Section 21083; Reference: Section 21166, Public Resources Code; *Bowman v. City of Petaluma* (1986) 185 Cal.App.3d 1065; and *Benton v. Board of Supervisors* (1991) 226 Cal.App.3d 1467.

Discussion: This section is designed to provide clear authority for an addendum as a way of making minor corrections in EIRs and negative declarations without recirculating the EIR or negative declaration.

15165. Multiple and Phased Projects

Where individual projects are, or a phased project is, to be undertaken and where the total undertaking comprises a project with significant environmental effect, the Lead Agency shall prepare a single program EIR for the ultimate project as described in Section 15168. Where an individual project is a necessary precedent for action on a larger project, or commits the Lead Agency to a larger project, with significant environmental effect, an EIR must address itself to the scope of the larger project. Where one project is one of several similar projects of a public agency, but is not deemed a part of a larger undertaking or a larger project, the agency may prepare one EIR for all projects, or one for each project, but shall in either case comment upon the cumulative effect.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Sections 21061, 21100, and 21151, Public Resources Code; *Whitman v. Board of Supervisors*, (1979) 88 Cal. App. 3d 397.

Discussion: This section follows the principle that the EIR on a project must show the big picture of what is involved. If the approval of one particular activity could be expected to lead to many other activities being approved in the same general area, the EIR should examine the expected effects of the ultimate environmental changes. This section is consistent with the *Whitman* decision cited in the note interpreting CEQA.

15166. EIR as Part of a General Plan

(a) The requirements for preparing an EIR on a local general plan, element, or amendment thereof will be satisfied by using the general plan, or element document, as the EIR and no separate EIR will be required, if:

(1) The general plan addresses all the points required to be in an EIR by Article 9 of these Guidelines, and

(2) The document contains a special section or a cover sheet identifying where the general plan document addresses each of the points required.

(b) Where an EIR rather than a Negative Declaration has been prepared for a general plan, element, or amendment thereto, the EIR shall be forwarded to the State Clearinghouse for review. The requirement shall apply regardless of whether the EIR is prepared as a separate document or as a part of the general plan or element document.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Sections 21003, 21061, 21083, 21100, 21104, 21151, and 21152, Public Resources Code.

Discussion: A separate section is provided to authorize combining the general plan document with the EIR. This section allows the use of the general plan document as the EIR if the document contains a special section or a cover sheet identifying where each of the points required in an EIR may be found. This section also identifies the special requirement for an EIR on a general plan to be submitted to the State Clearinghouse for review as a project of areawide, regional, or statewide significance as provided in Section 15207.

15167. Staged EIR

(a) Where a large capital project will require a number of discretionary approvals from government agencies and one of the approvals will occur more than two years before construction will begin, a staged EIR may be prepared covering the entire project in a general form. The staged EIR shall

evaluate the proposal in light of current and contemplated plans and produce an informed estimate of the environmental consequences of the entire project. The aspect of the project before the public agency for approval shall be discussed with a greater degree of specificity.

(b) When a staged EIR has been prepared, a supplement to the EIR shall be prepared when a later approval is required for the project, and the information available at the time of the later approval would permit consideration of additional environmental impacts, mitigation measures, or reasonable alternatives to the project.

(c) Where a statute such as the Warren-Alquist Energy Resources Conservation and Development Act provides that a specific agency shall be the Lead Agency for a project and requires the Lead Agency to prepare an EIR, a Responsible Agency which must grant an approval for the project before the Lead Agency has completed the EIR may prepare and consider a staged EIR.

(d) An agency requested to prepare a staged EIR may decline to act as the Lead Agency if it determines, among other factors, that:

- (1) Another agency would be the appropriate Lead Agency; and
- (2) There is no compelling need to prepare a staged EIR and grant an approval for the project before the appropriate Lead Agency will take its action on the project.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21003, Public Resources Code.

Discussion: The staged EIR was developed as a device to deal with the problem of a large development project which would require many years for planning, engineering, and construction but would need a number of approvals from public agencies before the final plans for the project would be available. Where those final plans would not be available, the Lead Agency preparing an EIR for one of the early approvals would have difficulty providing enough information about the project to evaluate the effects of the entire project as would otherwise be required.

The device of the staged EIR provides a special relaxation of the requirement for the EIR on a development project to examine the entire project in detail. To make up for this lack of detail with the early approval, the section requires preparation of a supplement with later approvals when additional information becomes available. The section also allows this device to be used in the troublesome situation where an agency with limited control over the project is asked to grant the first approval for the project long before the normal Lead Agency would be called upon to act. The Responsible Agency needs some document to use in order to comply with CEQA. At the same time, due to its limited control over the project, it would not be a prime candidate for being Lead Agency. This approach allows the Responsible Agency to do a limited EIR examining the effects of its approval but noting in a general way the larger scope of the project and the general environmental effects expected.

15168. Program EIR

(a) General. A program EIR is an EIR which may be prepared on a series of actions that can be characterized as one large project and are related either:

- (1) Geographically,
- (2) A logical parts in the chain of contemplated actions,
- (3) In connection with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program, or
- (4) As individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways.

(b) Advantages. Use of a program EIR can provide the following advantages. The program EIR can:

(1) Provide an occasion for a more exhaustive consideration of effects and alternatives than would be practical in an EIR on an individual action,

(2) Ensure consideration of cumulative impacts that might be slighted in a case-by-case analysis,

(3) Avoid duplicative reconsideration of basic policy considerations,

(4) Allow the Lead Agency to consider broad policy alternatives and programwide mitigation measures at an early time when the agency has greater flexibility to deal with basic problems or cumulative impacts, and

(5) Allow reduction in paperwork.

(c) Use with Later Activities. Subsequent activities in the program must be examined in the light of the program EIR to determine whether an additional environmental document must be prepared.

(1) If a later activity would have effects that were not examined in the program EIR, a new Initial Study would need to be prepared leading to either an EIR or a Negative Declaration.

(2) If the agency finds that pursuant to Section 15162, no new effects could occur or no new mitigation measures would be required, the agency can approve the activity as being within the scope of the project covered by the program EIR, and no new environmental document would be required.

(3) An agency shall incorporate feasible mitigation measures and alternatives developed in the program EIR into subsequent actions in the program.

(4) Where the subsequent activities involve site specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity to determine whether the environmental effects of the operation were covered in the program EIR.

(5) A program EIR will be most helpful in dealing with subsequent activities if it deals with the effects of the program as specifically and comprehensively as possible. With a good and detailed analysis of the program, many subsequent activities could be found to be within the scope of the project described in the program EIR, and no further environmental documents would be required.

(d) Use with Subsequent EIRs and Negative Declarations. A program EIR can be used to simplify the task of preparing environmental documents on later parts of the program. The program EIR can:

(1) Provide the basis in an Initial Study for determining whether the later activity may have any significant effects.

(2) Be incorporated by reference to deal with regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.

(3) Focus an EIR on a subsequent project to permit discussion solely of new effects which had not been considered before.

(e) Notice with Later Activities. When a law other than CEQA requires public notice when the agency later proposes to carry out or approve an activity within the program and to rely on the program EIR for CEQA compliance, the notice for the activity shall include a statement that:

(1) This activity is within the scope of the program approved earlier, and

(2) The program EIR adequately describes the activity for the purposes of CEQA.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21003, Public Resources Code; *County of Inyo v. Yorty*, (1973) 32 Cal. App. 3d 795.

Discussion: The program EIR is a device originally developed by federal agencies under NEPA. Use of this approach was recommended for CEQA in the court decision of *County of Inyo v. Yorty* cited in the note.

The detailed description of the permissible uses of this document are provided in an effort to encourage its use. The program EIR can be used effectively with a decision to carry out a new governmental program or to adopt a new body of regulations in a regulatory program. The program EIR enables the agency to examine the overall effects of the proposed course of action and to take steps to avoid unnecessary adverse environmental effects.

Use of the program EIR also enables the Lead Agency to characterize the overall program as the project being approved at that time. Following this approach when individual activities within the program are proposed, the agency would be required to examine the individual activities to determine whether their effects were fully analyzed in the program EIR. If the activities would have no effects beyond those analyzed in the program EIR, the agency could assert that the activities are merely part of the program which had been approved earlier, and no further CEQA compliance would be required. This approach offers many possibilities for agencies to reduce their costs of CEQA compliance and still achieve high levels of environmental protection.

15169. Master Environmental Assessment

(a) General. A public agency may prepare a Master Environmental Assessment, inventory, or data base for all, or a portion of, the territory subject to its control in order to provide information which may be used or referenced in EIRs or Negative Declarations. Neither the content, the format, nor the procedures to be used to develop a Master Environmental Assessment are prescribed by these Guidelines. The descriptions contained in this section are advisory. A Master Environmental Assessment is suggested solely as an approach to identify and organize environmental information for a region or area of the state.

(b) Contents. A Master Environmental Assessment may contain an inventory of the physical and biological characteristics of the area for which it is prepared and may contain such additional data and information as the public agency determines is useful or necessary to describe environmental characteristics of the area. It may include identification of existing levels of quality and supply of air and water, capacities and levels of use of existing services and facilities, and generalized incremental effects of different categories of development projects by type, scale, and location.

(c) Preparation.

(1) A Master Environmental Assessment or inventory may be prepared in many possible ways. For example, a Master Environmental Assessment may be prepared as a special, comprehensive study of the area involved, as part of the EIR on a general plan, or as a data base accumulated by indexing EIRs prepared for individual projects or programs in the area involved.

(2) The information contained in a Master Environmental Assessment should be reviewed periodically and revised as needed so that it is accurate and current.

(3) When advantageous to do so, Master Environmental Assessments may be prepared through a joint exercise of powers agreement with neighboring local agencies or with the assistance of the appropriate Council of Governments.

(d) Uses.

(1) A Master Environmental Assessment can identify the environmental characteristics and constraints of an area. This information can be used to influence the design and location of individual projects.

(2) A Master Environmental Assessment may provide information agencies can use in initial studies to decide whether certain environmental effects are likely to occur and whether certain effects will be significant.

(3) A Master Environmental Assessment can provide a central source of current information for use in preparing individual EIRs and Negative Declarations.

(4) Relevant portions of a Master Environmental Assessment can be referenced and summarized in

EIRs and Negative Declarations.

(5) A Master Environmental Assessment can assist in identifying long range, areawide, and cumulative impacts of individual projects proposed in the area covered by the assessment.

(6) A Master Environmental Assessment can assist a city or county in formulating a general plan or any element of such a plan by identifying environmental characteristics and constraints that need to be addressed in the general plan.

(7) A Master Environmental Assessment can serve as a reference document to assist public agencies which review other environmental documents dealing with activities in the area covered by the assessment. The public agency preparing the assessment should forward a completed copy to each agency which will review projects in the area.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Section 21003, Public Resources Code.

Discussion: The Master Environmental Assessment was developed as a way of providing a data base for use with later EIRs. If an agency prepared a Master Environmental Assessment, the agency could reduce the amount of work necessary to prepare later EIRs. The environmental setting would have been fully analyzed, and the likely environmental effects in the area could be anticipated. Thus, the Master Environmental Assessment could help focus initial studies as well as EIRs.

15170. Joint EIR-EIS

A Lead Agency under CEQA may work with a federal agency to prepare a joint document which will meet the requirements of both CEQA and NEPA. Use of such a joint document is described in Article 14, beginning with Section 15220.

Note: Authority cited: Section 21083, Public Resources Code; Reference: Sections 21083.5 and 21083.7, Public Resources Code.

Discussion: This section identifies the joint EIR-EIS as a special type of EIR. This special treatment is appropriate because many unusual steps would be required in order to meet the requirements of NEPA as well as CEQA. These steps may include formal scoping hearings, publication of notice in the Federal Register, and public review of the final EIR-EIS. This section also clearly establishes the validity of this joint document.

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Exhibit N
Memorandum dated
January 25, 2007
from Brian Finegan

Notes in *italics* inserted by DE on 2/4/02 and 2/5/02

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MEMORANDUM

TO: Dale Ellis

FROM: Brian Finegan

DATE: January 25, 2007

SUBJECT: Tree Removal at The Santa Lucia Preserve

As agreed, I am submitting herewith my position paper outlining my analysis of the process required for individual lot owners at the Santa Lucia Preserve desiring to remove oak trees in connection with the construction of their homes.

Oak Tree Ordinance Exemption

Applications for permits to build single family residences on approved lots at the Preserve are exempt from the requirement of obtaining a conditional use permit (CUP) under the provisions of either Chapter 16.60 or Section 21.64.260 (which I will refer to collectively as "the Ordinance.")

The Ordinance expressly provides that the following is exempt from the requirement of a CUP for oak tree removal:

"Tree removal for construction of structures, roads and other site improvements included in an approved subdivision..."

A house is a structure.¹ The Santa Lucia Preserve is an approved subdivision. By the plain language of the ordinance, the construction of houses on the lots in the Preserve are exempt.

The staff takes the position that the exemption should be read as if it said "Tree removal for construction of approved structures..." But that is not what the Ordinance says. The law is clear: "If the meaning of the words used in the [ordinance] is without ambiguity, doubt, or uncertainty, then the language controls." (People v. Hunt [1999] 74 CA4th 939, 946.)

The staff also takes the position that the word "structures" was not meant to include "structures" as defined in the Zoning Ordinance (of which the ordinance has been made a part), but was intended to mean only certain improvements, specifically "subdivision improvements" (an undefined term). Again, the Hunt case is controlling:

¹ "Structure means anything constructed or erected, except fences under six feet in height, the use of which requires location on the ground or attachment to something having location on the ground, but not including any trailer or tent." (§21.06.1220)

"Although we are charged with interpreting a statute [ordinance] to effectuate legislative intent, we cannot enlarge the plain terms of the statute [ordinance] in pursuit of that underlying policy.' [Citations] 'An intent that finds no expression in the words of the statute [ordinance] cannot be found to exist. The courts may not speculate that the legislature meant something other than what it said. Nor may they rewrite a statute [ordinance] to make it express an intention not expressed therein.'"

(Hunt, p.946.)

Where the language is clear and unambiguous, extrinsic evidence of intent should not even be considered. (Delaney v. Superior Court [1990] 50 C3d 785, 800, 801.) Yet if we look at the extrinsic evidence surrounding the adoption of the Ordinance, it supports our interpretation. At the hearing on August 29, 1989 (when the Ordinance was adopted as an interim ordinance) County Counsel Ralph Kuchler stated that the purpose of the ordinance is "to prevent the clear-cutting of trees in the unincorporated areas." At the July 6 hearing, at which the Board directed the preparation of the ordinance, both Supervisor Del Piero and Supervisor Shipnuck commented on the problem of trying to regulate tree removal for the construction of homes within approved subdivisions (an issue that had been raised by Tony Lombardo). Supervisor Shipnuck stated: "If the building site concerns are combined with a standard for tree replacement, then that would cover the bases."²

Prior administration of the permits for homes at the Preserve also supports our interpretation. Of the first 22 permits for single family residences on lots at the Preserve, 11 involved oak tree removal, nine of which involved removal of more than three oak trees (as high as 32 oak trees); none was required to obtain a conditional use permit from the Planning Commission for oak tree removal.

While this is an interesting argument, it remains difficult to understand how the County could have provided an exemption for tree removal for improvements that were not in front of it. The stated exemption for tree removal for improvements, including structures, approved in conjunction with the subdivision extends to only to structures and development that were part of the specific subdivision approvals.

The approved subdivision identified building envelopes of substantial size, but there were no specific proposals or approvals for the structures in those building envelopes. No structures on those envelopes were specifically proposed. The RSC representatives have clearly stated they, as the developers, were not to be the builders on the lots and had no idea what would be built or when homes would be built. Therefore, there is no basis to say those unknown improvements were somehow approved.

One Bite of the Apple Rule

Government Code Section 65961 prohibits local government for five years after a final map is filed from imposing as a condition of any building permit, any condition or exaction that could have been imposed on the tentative subdivision map.

² " In the case of the VTM for the Preserve, the removal of oak trees was thoroughly analyzed in the EIR, and the Board of Supervisors imposed as a condition of approval (Condition #24) the sole mitigation measure recommended by the EIR: "That all non-landmark oak trees removed as a result of the project be replaced at a 3:1 replacement ratio and landmark trees at a 5:1 ratio..."

If it was the County's intention to limit tree removal on lots in the Preserve to the number of trees shown for that lot in the FMP, the County could have imposed such a condition on the VTM. That was not done. The County cannot now impose that as a condition on the issuance of permits to build the houses.

There is no additional bite of the apple here. Condition 135, under the heading of "Condition for Oak Tree and Redwood Tree Removal" clearly addresses the issue "... All tree removal shall be in accordance with the approved Forest Management Plan prepared for this project ..." That FMP identifies lot by lot the number of trees to be removed.

The Forest Management Plan

The Forest Management Plan (RMP) was never intended to be used as a regulatory document for the building of homes on the Preserve.

The underlying concept of the RMP is premitigation:

"A goal of the Reforestation Plan is to mitigate for all tree removal at the beginning of the project construction before many trees are removed. Pre-mitigating the loss of trees and habitat will allow the reforestation effort to be well under way before many trees are ever removed."

(RMP, p. 12.)

The designs of the roads, drives and golf course were known in detail at the time the RMP was prepared. Thus the RMP was able to calculate the tree removal and premitigation for those activities accurately. However, the design of the individual homes was unknown. Therefore the RMP could only give an estimate of tree removal in order to calculate the amount of premitigation.

"Trees *estimated* for removal from the lots were tallied based on an average residential plan. Since the specific plans are not available, this conservative estimate was prepared *to provide a basis for the premitigation program* proposed to begin early in the project development process."

(RMP, p. 10.)

There is nothing in the FMP indicating that it was intended to be the basis for regulation of single family home construction on the Preserve.

This again seems to bring the argument full circle. On one hand, RSC asserts the tree removal in the building envelopes is exempt from the provisions of the tree removal ordinance as subdivision improvements, while at the same time saying that the FMP, a key document in the RSC approvals was never intended to address the home sites. Those positions are simply inconsistent with each other.

The Certified EIR

The certified FEIR for the Santa Lucia Preserve did not assess the impacts on oak trees on the same basis as did the FMP; i.e., the FEIR did not attempt to count the number of trees that would be removed by the project.³ Instead, the FEIR focused on the oak forest habitat.

³ The EIR also did not accept the estimate contained in the Resource management Plan, which estimated that 2,100 oaks would be removed on the basis of six oak trees per lot- again, just an estimate.

The EIR assumed (p. 11-41) that ±575 acres of oak woodland would be "lost or degraded" as a result of implementation of the project. The total area of "Homelands" (the development areas) within the project is 944 acres, so the EIR's analysis assumed that 60% of the oak woodlands within the Homelands would be "lost or degraded." What we have seen is that tree removal has been nowhere near that extensive.

The EIR concluded that implementation of the reforestation program recommended by the RMP (i.e., premitigation with native oaks based on a replacement ratio of 3:1 for non-landmark trees and 5:1 for landmark trees as specified in Mitigation Measure 37) would reduce the assumed impact to a less-than-significant level.

Mitigation Measure 37 was imposed as one of the general conditions on the overall project (Condition 24). In furtherance of that condition, RSCP has carried out the reforestation premitigation program by planting ±1,900 oak trees (another 2,000 are on hand the on-site oak tree nursery).

Furthermore, the Preserve Design Review Board imposes the 3:1 and 5:1 replacement condition on every residence that involves tree removal, consistent with Condition 24.

There is no question that the EIR fully addresses tree removal, the potential impacts of the tree removal and mitigation for that impact. And, we do not question that RSC is doing all of the necessary mitigation and probably more.

That is not the issue. The issue is what permitting processes are required under what circumstances for tree removal. The EIR does not regulate tree removal. It identifies the mitigation for the tree removal.

Proposed Solution

Every residence at the Preserve requires Design Approval and Site Plan Approval from the County. Those are discretionary approvals which the County has the power to condition.

I recommend that the County handle tree removal for houses at the Preserve through the Site Plan Review process. §21.45.010 provides that the purpose of Site Plan Review is to regulate development which has the potential to adversely affect natural resources (e.g., trees). §21.45.050(B) provides for imposing conditions on Site Plan Review in order to carry out that purpose.

Condition 24 should be imposed as a stand condition on the administrative permit for all Site Plan Review applications for houses at the Preserve. This satisfies the reforestation standards of the FMP and the mitigation imposed by the EIR.

Site Plan Review for a single family residence would typically be exempt from CEQA review under a §15303 categorical exemption (new construction of small structures). However, if an applicant proposed to clear cut his lot or take out an unnecessary number of trees, the County could determine that the categorical exemption does not apply under the provisions of §5300.2(c) (potential significant effect).

Notice in connection with the Site Plan Review applications should reflect the number of trees proposed for removal and the categorical exemption so that concerned persons can object, in which case the application would be set for public hearing in accordance with the provisions for administrative permits.

PROPOSED SOLUTION

A. Concurrence that tree relocation on the same site is not tree removal: Major components of some previously approved applications have been the relocation of trees. It has been debated previously that the relocation is removal. We have reconsidered that position and have concluded that relocation will not be treated as removal provided the relocation of the trees is on the same building site.

B. Administrative Permits and Design Approvals for development: Development of the residential sites in RSC will continue to require administrative permits and design approvals. Tree removal in accord with the FMP will be included in that approval. Up to an additional three oaks trees may be removed as part of the administrative permit consistent with Section 21.64.260 D 2 which allows the Director to approve the removal of up to three protected trees.

C. Combined Development Permits and Design Approvals for Development: Development of the residential sites in RSC will continue to require administrative permits and design approvals. Tree removal in accord with the FMP will be included in that approval. If more than three additional protected trees are proposed to be removed, then a use permit will also be required pursuant to Section 21.64.260 D 3. The result will be a Combined Development Permit as provided in Chapter 21.76.

Under 21.76.030 A "The Appropriate Authority to consider a Combined Development Permit shall be the Planning Commission, Zoning Administrator, Minor Subdivision Committee or Board of Supervisors. The basis for the designation shall be that the body established under State Law, Title 19 (Subdivisions), Monterey County Code, or Title 21 (Zoning), Monterey County Code, as the decision making body for the principal land use shall be the decision making body for the Combined Development Permit. Should the Combined Development Permit include any permit normally considered by the Planning Commission, then the Planning Commission shall consider the entire Combined Development Permit, including Variances." Given that the ZA has authority to consider CDPs (Section 21.04.030 C) and the Director may send additional applications to the ZA (Section 21.04.030 F), the CDPs will be considered by the ZA unless there is clear evidence that there are:

- 1) Significant public policy issues;
- 2) Unmitigable significant adverse environmental impacts;
- 3) Significant changes in the nature of a community;
- 4) Establishment of precedents or standards by which other projects will be measured. Section 21.04.030 F)

In either B or C, there will be a full evaluation of the application, including CEQA where applicable, and full public notice including a project description that fully identifies the scope the project including trees to be removed. Projects will be conditioned as needed and modifications may be required to mitigate site specific impacts. However, substantial weight will be given to the total body of evidence in the EIR, FMP and permit mitigation when evaluating the impact of tree removal as to cumulative effect on the forest resources.

Exhibit O
Tree Removal
Allotment Chart for
Phase E (Potrero
Subdivision)

Santa Lucia Preserve – Phase E (PLN010001)
PROTECTED TREE REMOVAL ESTIMATES – Condition #25
June 30, 2005

Lot Number	Adjusted Totals for Final Map
1	0
2	0
3	0
4	0
5	0
6	0
7	0
8	6
9	20
10	5
11	0
12	2
13	0
14	2
15	0
16	0
17	10
18	9
19	12
20	25
21	0
22	32
23	42
24	33
25	33
26	31
27	0
28	18
29	0
Subtotal	280
Roads	15
TOTAL	295

*Protected trees are Oaks, Redwood, and Madrone with diameters greater than 6 inches at two feet above ground level for lots 1 - 26; oaks only for lots 27 - 29.

Prepared by Applicant