

MONTEREY COUNTY PLANNING COMMISSION

Meeting: May 12, 2010	Time: 9:00 AM	Agenda Item No.: 3
Project Description: Report the status of oak tree removal 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.		
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-D-S [Resource Conservation with Design Control and Site Plan Review overlays]		
CEQA Action: Not Applicable		
Department: RMA - Planning Department		

RECOMMENDATION:

- Staff recommends that the Planning Commission consider the report, discuss the elements presented and proceed with review of requests to develop lots within the Santa Lucia Preserve, as outlined in the report.

PROJECT OVERVIEW:

This report is in response to questions by the Planning Commission regarding environmental impact concerns, information about tree removal and the general planning process of tree removals within Rancho San Carlos, Chamisal, and Potrero Subdivisions, all located within the Santa Lucia Preserve. The Planning Commission has requested that no additional projects be brought forward until this report is completed.

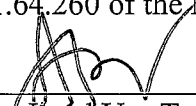
A more detailed discussion is included in Exhibit A which is summarized, as follows:

- 1) Development to date is in compliance with the findings of the Santa Lucia Preserve EIR and Potrero Subdivision SEIR; and provided that the County continues to follow the mitigation measures in the EIRs, there is no danger of exceeding those thresholds.
 - The Preserve EIR addressed tree removal based on a worst-case scenario of oak habitat loss. It did not use tree removal numbers as a threshold. Tree replacement provisions were the mitigation to reduce the impact to less-than-significant. With the designation of building envelopes (Home-Land) and the implementation of tree replacement mitigations for all tree removals, development within the Preserve will remain a less-than significant impact.
 - The Potrero EIR addressed habitat loss and long-term effects caused by tree removal. This subdivision did establish numerical thresholds that are being complied with.

- 2) The approved Use Permit for phases A-C did not establish a numerical cap for tree removal:
 - The Preserve tree removal numbers were only estimates to begin the Reforestation Mitigation Program. The Forest Management Plan estimated 1,450 trees would be removed. The Use Permit did not provide specific conditions to limit tree removal, but assumed tree removals within the Santa Lucia Preserve would exceed the tree removal number. The 1,450 trees were used as the starting point to provide mitigation for tree removal.

- The Potrero Subdivision was approved with a list of specifying tree removals on each lot, totaling 295 trees to be removed. Conditions within the approval of the subdivision allow each lot to exceed the allocated number no more than 25%. By implementing conditions approved within the Potrero Subdivision, development is and shall remain in compliance with what was approved.

3) All proposed tree removal within the Santa Lucia Preserve comply with mitigations required by the Preserve EIR and Potrero SEIR, as well as provision found in Chapter 21.64.260 of the Monterey County Zoning Ordinance, Title 21.



Dan Lister, Land Use Technician
(831) 759-6617, listerdm@co.monterey.ca.us

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; John Ford, Planning Services Manager; Dan Lister, Project Planner; Carol Allen; Senior Secretary; Brian Finnegan, Attorney; Don Wilcoxson, Santa Lucia Preserve Conservancy, Property Owners; Rancho San Carlos Partnership, Property Owners, Joel Panzer and Maureen Wruck, Wruck Planning Consulting LLC, Representatives; Maureen Hamb, Certified Arborist; Ralph Osterling, Forester; Tom Meaney, Architect; Richard Rosenthal, Attorney; File No. PD070907.

Attachments: Exhibit A Discussion
Exhibit B Development List for the SLP
Exhibit C Vicinity Map

This report was reviewed by , Planning Services Manager

EXHIBIT A DISCUSSION

BACKGROUND

On August 26, 2009, a project for a new single family dwelling within the Potrero Subdivision was brought before the Planning Commission for approval (PLN080350). The request to remove 23 trees raised serious concerns by the Planning Commission about tree removal within the Santa Lucia Preserve area.

The Planning Commission requested that the Planning Department report back with answers to the following questions:

- a. Environmental Impacts: What impacts were identified in the Environmental Impact Report (EIR) and have the identified thresholds been exceeded?
- b. Tree Removal: How many trees were originally approved for removal? Have the allotted number of trees been exceeded and should there be concerns about tree removal exceeding the allotted amount?
- c. Tree Removal Procedures: What procedures are being used for tree removal proposed within the Santa Lucia Preserve Subdivisions?

The report has been structured to address each of the questions individually.

ENVIRONMENTAL IMPACTS

This section of the report aims to provide a better understanding of how environmental review of oak trees is addressed for the Santa Lucia Preserve. The degree to which development has complied with these thresholds will then be evaluated to determine if development will be within the parameters assumed by the EIR.

Santa Lucia Preserve EIR

An EIR was prepared to assess impacts associated with the Comprehensive Development Plan for the Santa Lucia Preserve, which spans three Planning areas: Greater Monterey Peninsula Area Plan (GMPAP), Carmel Valley Master Plan (CVMP) and Carmel Land Use Plan (Coastal) (EIR #94-005/Resolution #96-059). Though the coastal section of the Santa Lucia Preserve is addressed within the Preserve EIR, development was unspecified.

The EIR addressed impacts to oak trees in the context of impacts to oak woodland and savanna communities within the Preserve. Threshold criteria for evaluating impacts were used based on federal 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). The analysis assumed that the proposed subdivision would have a substantial effect on oak woodland and savanna communities if it resulted in 5% or greater loss or degradation of the oak woodland and oak savanna habitat.

The EIR identifies that approximately 6% (595 acres) of oak woodlands and savannas will be lost or degraded due to proposed development within the Preserve. This amount is considered a significant impact due to the substantial reduction to the important native oak community that occurs throughout the Preserve. It is important to note that the EIR did not evaluate the number of trees to be removed, but instead focused upon habitat loss.

The analysis was based on the assumption that all oak woodland and oak savannas occurring within the "Settled-Lands" (lots ranging from 5 to 100 acres) could be lost or degraded due to construction of home sites and other impacts including human activities, increased lighting, and other impacts that could adversely affect the quality of natural communities. The analysis was based on a worst-case scenario. In contrast, development of residential lots is limited to a building envelope ("Home-Land"), ranging from 1 to 5 acres each. All portions of land not within a designated Home-Land boundary will remain untouched and undevelopable; restricted as a Conservation Easement which preserves the land in its natural state. The conclusion of the EIR was that the project impacts would never be fully realized because of the protections provided by the home-land boundary.

In order to reduce the impact to oak woodlands and oak savannas to a less-than-significant level, mitigation measures were imposed requiring replacement planting for tree removal that occurs within the Santa Lucia Preserve. Mitigation measures require a tree replacement ratio of 3:1 for non-landmark oak trees and 5:1 for landmark oak trees (Mitigation Measure #27 & #36, Condition #24 in Resolution No. 96-059).

The Forest Management Plan (FMP), by Ralph Osterling estimated that 1029 trees would be removed for road and driveway improvements and 451 trees would be removed for building sites. These amounts were strictly an estimate used to begin the Reforestation Mitigation Plan. For subdivision improvements, replacement planting addressed the estimated removal associated with infrastructure improvements. In addition, each lot has been individually responsible for their own replacement planting on a site-by-site basis. This approach has ensured that the mitigation instituted to keep the impact at a less-than-significant level is fulfilled. Staff recommends this approach continue for all tree removals within the Santa Lucia Preserve, which will insure impacts to oak communities remain less-than-significant.

Potrero Subdivision SEIR

A Supplemental EIR (Resolution No. 05-046/PLN010001) was prepared for the development of the Potrero Subdivision, consisting of 26 lots in the CVMP area of the Preserve and three remainder lots in the GMPAP. The Preserve EIR originally addressed the area for the development of 53 market-rate units and nine inclusionary units. The SEIR addresses impacts to the area not assessed in the original Preserve EIR.

The SEIR used the environmental analysis from the original EIR and addresses impacts that were only evaluated on a cumulative level instead at a project specific level for the Potrero Subdivision area. The original EIR threshold criteria were used to evaluate impacts to oak woodlands and oak savannas. The SEIR used the Preserve EIR as its framework and then specifically identified which trees needed to be removed as a means to quantify potential impacts.

The EIR identified the threshold of 25% as the limit for tree removal with the Home-Land boundaries. This equated to 295 trees. These 295 trees were allocated within the Home-Land boundaries of the subdivision, and then used for the approved Use Permit for tree removal.

To address the impacts created by the removal oak trees, the SEIR used tree replacement measures that originated from the Preserve EIR (SEIR mitigation measure #11.6 & #11.8). The mitigation measures for all tree removal within the Potrero Subdivision have been implemented. Each project within the area is evaluated based on the approved tree removal allocation and tree replacement measures. All tree removals, including trees not allotted for removal, have been

conditioned to follow the tree replacement measures required in the Potrero SEIR. By implementing the mitigation measure for all tree removals within the Potrero Subdivision, the project continues to develop in a manner which would constitute a less-than-significant impact on oak woodlands.

Average difference between Settled-Lands and Home-Lands				
	GMPAP		CVMP	
	Orig. EIR	Chamisal	Orig. EIR	Potrero
Settled-Lands	*1,463ac	*1,463ac	*487	*487
Home-Lands	*944ac	***862	*422	**77
<small>*Based on information in EIR #94-005 **Based on information in SEIR (Res. #05-046) ***Based on information for the Chamisal Subdivision (Res. #03-228)</small>				

The EIR and SEIR adequately addressed environmental impacts to oak tree removal within the Santa Lucia Preserve and identify impacts to be less-than-significant by:

- 1) Establishing Home-Land boundaries for each residential lot. The analysis was based on the loss of oak woodlands and savannas through the established Settled-Lands (approximately 2,000 acres). By limiting development to Home-Land boundaries, only 41% of the analyzed 2000 acres will be lost or degraded to development (see table above).
- 2) Implementing tree replacement measures for all tree removals within the Santa Lucia Preserve. By requiring the tree replacement measures for all tree removals approved by the subdivision or not, it ensures that impacts to the oak communities will remain less-than-significant and in compliance with the analysis of the EIR and SEIR.

TREE REMOVAL

This section addresses the concern that tree removals are being incrementally approved at a pace which will ultimately violate the limits of the original approvals. Each phase has a slightly different set of requirements which will be addressed individually below.

For purposes of this report, a list of all developable parcels within the Preserve have been attached (Exhibit B). The list includes the project status, the approved tree removal, the amount of trees removed, and the hearing body that approved the project on each parcel. Project information was gathered from approved resolutions.

GREATER MONTEREY PENINSULA AREA

Santa Lucia Preserve Subdivision (Phases A-C): The Use Permit for tree removal authorized 1,480 trees to be removed from the Settled-Lands (451 for home sites, 1029 for roads and driveways). According to the Forest Management Plan (FMP) by Ralph Osterling, tree removals within the Home-Land boundaries were an estimation based on an average residential plan. The estimated removal number of 451 was not site specific, but an estimation. The main purpose of the estimated tree removal on the Home-lands was to start the Reforestation Mitigation program. The program includes relocation of trees to a nursery within the Preserve and for propagation of native oaks from acorns. While removal and tree replacement for the infrastructure improvements (road, driveways, etc.) were met prior to development, tree removal for individual lot development would occur as lots were individually sold and developed.

Phases A-C		
Development Approved/Built	Trees Removed	Trees Allotted
40%	421	451
Information based on list, Exhibit B		

According to the table above, oak tree removal numbers for Phases A-C of the Santa Lucia Preserve will definitely exceed the number estimated in the Forest Management Plan. The Use Permit did not place a condition nor limit the number of trees to be removed. The tree removal estimate provided a starting point for replacement and was not conditioned to be regulatory. Tree removals exceeding the amount indicated within the FMP for the Santa Lucia Preserve are reviewed pursuant to Chapter 21.64.260 of the Monterey County Zoning Ordinance. Tree removals approved are conditioned to meet the tree replacement measures proposed in the Preserve EIR.

There is a tendency to see the 451 trees as a cap or limit, but in this case the 451 is tied to initiating the tree replacement mitigation measures. The EIR assumed loss of all trees on the Home-Land boundaries. There is on the record a thought that the 451 would be the limit of tree removal within phase A-C.

Based on the environmental impacts analysis (see Environmental Review section of this report) and the FMP stating that the approved tree removals for home-sites are just a estimation, Staff concludes that Phases A-C are in compliance with the analysis of the Preserve EIR, Forest Management Plan, and regulations found in Chapter 21.64.260 of the Monterey County Zoning Ordinance.

Chamisal Subdivision (Phases F): The Chamisal subdivision approved the removal of 5 trees located on home-sites and 7 trees for road and driveway improvements (PLN010278). The approval specified what lots would require tree removal. The subdivision was approved with a mitigated negative declaration which tiered environmental review on the analysis presented in the Preserve EIR, which originally addressed the area for a visitor-serving use (The Lodge). The FMP prepared for the Chamisal Subdivision states that the approved tree removal numbers are just a conservative estimate and lot development should not be held to the approved numbers. Tree replacement measures were incorporated from the Preserve EIR. Currently only 25% of phase F has been developed with no trees removed (Exhibit B).

CARMEL VALLEY MASTER PLAN AREA

Santa Lucia Preserve Subdivision (Phase D): 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 (PLN000271, PLN000272, PLN000390 and PLN000391). Though the build-out of Phase D is discussed in the Preserve EIR, the area is not a subdivision within Santa Lucia Preserve and tree removal allotment was not required. Tree removal within this area is subject to provisions pursuant to Chapter 21.64.260 and tree replacement measures stated within the Preserve EIR have been incorporated as conditions to projects that are approved with proposed tree removal. Currently only 40% of phase D has been developed with 73 trees removed (Exhibit B).

Potrero Subdivision (Phase E): Condition #25 in Resolution No. 05-046 for the Potrero Subdivision required the developer to have a “Maximum Tree Removal Chart” indicating a lot-by-lot tree removal number. The tree removal chart is based off the Potrero FMP, which was prepared

on the assumption that 25% of all trees within the Home-Land boundaries could be removed. The numbers were based on estimated locations of Home-Land boundaries, since the boundaries were not yet surveyed. The tree removal amount approved is for 295 protected trees (280 trees located within homeland boundaries and 15 trees to be removed for road improvements. Condition #25 of the permit allows removal of trees to exceed the number approved, subject to a discretionary permit. Condition #28 limits such removal to not exceed 25% of the trees in the Home-Land boundary. The condition requires all tree removals to follow tree replacement measures stated within the Potrero SEIR and FMP. Listed within Condition #25 are the findings required to exceed the allotted tree removal. The findings come from section 21.64.260.D.5 of the Monterey County Zoning Ordinance.

Phases E		
Development Approved/Built	Trees Removed	Trees Allotted
24%	80	280
Information based on list, Exhibit B		

Based on the table above, tree removal is still well within the approved amount of removal. Only one project so far has exceeded the allotted amount and is the project previously stated that has raised the concerns of the Planning Commission. Staff concludes that development within the Potrero Subdivision has been reviewed appropriately and is in compliance with the Potrero SEIR, condition within Resolution No. 05-046, and regulations pursuant to Chapter 21.64.260.

TREE REMOVAL PROCEDURES

All tree removals, except within Potrero Subdivision, follow tree removal provisions pursuant to either the approved Use Permit for tree removal or Chapter 21.64.260. The removal of an allotted tree is processed administratively with tree replacement requirements guided by the Preserve EIR. Any tree removals that exceed the allotted amount must follow provisions pursuant to Chapter 21.64.260. All tree replacement is subject to replacement measures within the Preserve EIR. Tree removals for more than three oak trees require Planning Commission approval (21.64.260.D.3.a).

Within the Potrero Subdivision, tree removals in compliance with Resolution No. 05-046 can be approved administratively, conditioned with Potrero tree replacement measures. Any tree removals that exceed the allotted amount must follow condition #28 and regulations pursuant to Chapter 21.64.260. If tree removals within condition #28 are exceeded, a Use Permit must be obtained and will require the Planning Commission's approval. All tree replacement is subject to the Potrero SEIR. Tree removals (not associated with the allotment list of tree removals) for more than three oak trees require Planning Commission approval (21.64.260.D.3.a).

Staff concludes that tree removal review is in compliance with tree replacement measures addressed by the Preserve EIR and Potrero SEIR, and regulations pursuant 21.64.260 of the Monterey County Zoning Ordinance.

Exhibit B

Phase A-C						
Lot	APN	Status	Phase	Hearing Body	Oak Trees Removed	Notes
1	239-021-001-000	Un-built	A	N/A	N/A	
2	239-031-015-000	Un-built	A	N/A	N/A	PLN050468: Given-Out status which proposes 25 trees to be removed.
3	239-021-002-000	PLN070532: Cond. Comp.	A	DIR. OF PLN	0	
4	239-021-003-000	PLN040139: Cond. Comp.	A	DIR. OF PLN	3	13 Coast Live Oaks were relocated, while 3 were removed. Replanting at 3:1 ratio. No landmark trees were removed.
5	239-021-004-000	Un-built	A	N/A	N/A	PLN090032: Map Amendment to relocate building envelope.
6	239-021-005-000	PLN060739: Cleared	A	DIR. OF PLN	0	
7	239-021-006-000	PLN080286: Cond. Comp.	A	DIR. OF PLN	0	3 oak trees relocated.
8	239-021-007-000	PLN010201: Cleared	A	ZA	14	
9	239-021-008-000	PLN020062: Cleared	A	PC	17	RES. #02045: Replacement for non-LM: 3:1; LM: 5:1
10	239-021-009-000	Un-built	A	N/A	N/A	
11	239-021-010-000	PLN000092: Cleared	A	ZA	0	
12	239-031-001-000	PLN030069: Cleared	A	DIR. OF PLN	2	
13	239-031-002-000	PLN000351: Cleared	A	ZA	12	According to RES. #000351: The 12 trees removed were allotted for the driveway. No Landmark trees removed.
14	239-031-003-000	PLN000551: Cleared	A	ZA	21	According to RES. #000551, the 21 trees removed were allotted. No landmark trees removed.
15	239-031-004-000	Un-built	A	N/A	N/A	
16	239-031-005-000	CMB040001: Approved	A	DIR. OF PLN	0	
17	239-031-006-000	PLN010562: Cond. Comp.	A	MINOR SUB.	1 LM	
18	239-031-007-000	PLN070549: Cleared	A	DIR. OF PLN	0	

19	239-031-023-000	PLN030455: Cleared	A	DIR. OF PLN	1 LM	5:1 replacement. (RES. #030455)
20	239-031-022-000	Un-built	A	N/A	N/A	
21	239-031-010-000	Un-built	A	N/A	N/A	
22	239-031-011-000	Un-built	A	N/A	1 (see notes)	TR010013: Tree Removal permit for the removal of one 6" oak tree.
23	239-031-012-000	Un-built	A	N/A	N/A	
24	239-031-013-000	PLN000603: Approved	A	ZA	0	Resolution not in Accela; must request from Retention.
25	239-031-014-000	PLN060394: Cond. Comp.	A	ZA	2 (1 LM)	According to RES. #060394, the property was allotted for 3 tree removals.
26	239-051-040-000	Un-built	A	N/A	1	TR010016: RSC obtained a tree removal permit two removal 1 non-landmark oak tree. Replacement was 2:1
27	239-041-001-000	Un-built	A	N/A	N/A	
28	239-041-002-000	Un-built	A	N/A	N/A	
29	239-041-003-000	Un-built	A	N/A	N/A	
30	239-041-004-000	Un-built	A	N/A	N/A	
31	239-041-005-000	Un-built	A	N/A	N/A	
32	239-051-001-000	Un-built	A	N/A	N/A	
33	239-051-002-000	CMB040033: Approved	A	DIR. OF PLN	0	RES. #040033
34	239-051-003-000	PLN000037: Cleared	A	ZA	18	According to RES. #000037, the conditions require the replacement to be 1:1, though a condition is also added requiring the applicant to follow all mitigation measure approved by the SLP EIR.
35	239-051-004-000	PLN000074: Cleared	A	ZA	15	According to RES. #000074, a condition was added that the project be consistent with the approved SLP EIR. No landmark trees removed.
36	239-051-005-000	Un-built	A	N/A	N/A	
37	239-051-006-000	Un-built	A	N/A	N/A	
38	239-051-007-000	Un-built	A	N/A	N/A	
39	239-051-008-000	Un-built	A	N/A	N/A	
40	239-051-009-000	PLN060224: Cond. Comp.	A	DIR. OF PLN	1	According to RES. #060224, the dead oak tree was not conditioned to replacement.
41	239-051-010-000	Un-built	A	N/A	N/A	
42	239-051-011-000	Un-built	A	N/A	N/A	
43	239-051-012-000	Un-built	A	N/A	N/A	
44	239-051-013-000	CMB040002: Approved	A	DIR. OF PLN	0	

45	239-051-014-000	PLN000031: Cleared	A	ZA	0	
46	239-051-015-000	PLN050191: Cond. Comp.	A	DIR. OF PLN	0	
47	239-051-016-000	PLN010231: Cleared	A	PC	2	8 tree removals proposed, 6 are to be relocated. According to RES. #02021, a condition was added that the project be consistent with the approved SLP EIR. No landmark trees removed.
48	239-051-017-000	PLN000054: Cleared	A	ZA	3	According to RES. #000054, the 3 trees to be removed were allotted to the property by the SLP EIR.
49	239-051-018-000	Un-built	A	N/A	N/A	
50	239-051-019-000	Un-built	A	N/A	N/A	
51	239-051-020-000	PLN990445: Cleared	A	ZA	0	Resolution not in Accela; must request from Retention.
52	239-051-021-000	PLN000396: Expired	A	ZA	17	RES. #000396 proposes 17 oaks, 2 madrones and 1 maple tree to be removed. (3:1 non-LM; 5:1 LM)
53	239-051-022-000	Un-built	A	N/A	N/A	
54	239-051-023-000	Un-built	A	N/A	N/A	
55	239-051-024-000	CMB040018: Cleared	A	DIR. OF PLN	0	
56	239-051-025-000	CMB040016: Approved	A	DIR. OF PLN	0	
57	239-051-026-000	Un-built	A	N/A	N/A	
58	239-051-027-000	PLN010178: Cleared	A	ZA	4	RES. #010178, a condition was added that the project be consistent with the approved SLP EIR. No landmark trees removed.
59	239-051-028-000	Un-built	A	N/A	N/A	
60	239-051-029-000	CMB030011: Cond. Comp.	A	DIR. OF PLN	0	
61	239-051-030-000	Un-built	A	N/A	N/A	
62	239-051-031-000	Un-built	A	N/A	N/A	PLN010240 for a new SFD was void.
63	239-061-001-000	Un-built	A	N/A	N/A	
64	239-061-002-000	Un-built	A	N/A	N/A	
65	239-061-003-000	Un-built	A	N/A	N/A	PLN020021 & PLN080500 were approved for a lot line adjustment between two properties.
66	239-061-004-000	Un-built	A	N/A	N/A	
67	239-061-005-000	Un-built	A	N/A	2 LM	TR010023: Removal of two oak trees. Replacement 1:1

68	239-051-032-000	Un-built	A	N/A	N/A	
69	239-051-033-000	Un-built	A	N/A	N/A	PLN010072 for a new SFD was suspended.
70	239-051-034-000	PLN000507 /PLN040536: Cleared	A	DIR. OF PLN	0	PLN000507/RES. #000507 proposed the removal of 2 madrones. Resolution could not be found. PLN040536/RES. #040536 had no tree removal.
71	239-051-035-000	PLN020690: /CMB050019: Cond. Comp.	A	DIR. OF PLN	0	RES. #020690 (Wireless Comm. Facility) & RES. #050019 (SFD)
72	239-051-036-000	PLN070058: Cond. Comp.	A	PC	18	RES. #07033: No landmark trees were removed.
73	239-051-037-000	PLN020074: Cleared	A	ZA	3 (1 LM)	RES. #020074: 3:1 for non-LM; 5:1 for LM).
74	239-051-038-000	Un-built	A	N/A	N/A	
75	239-051-039-000	Un-built	A	N/A	N/A	
76	239-091-001-000	Un-built	B	N/A	N/A	
77	239-091-002-000	Un-built	B	N/A	N/A	
78	239-091-003-000	Un-built	B	N/A	N/A	
79	239-091-004-000	Un-built	B	N/A	N/A	
80	239-091-005-000	PLN030612: Cond. Comp.	B	DIR. OF PLN	2 LM	RES. #030612: Conditions recommend 1:1 replacement
81	239-091-006-000	Un-built	B	N/A	N/A	
82	239-091-007-000	PLN020004: Cleared	B	ZA	0	
83	239-091-008-000	Un-built	B	N/A	N/A	
84	239-091-009-000	Un-built	B	N/A	N/A	
85	239-091-010-000	Un-built	B	N/A	N/A	
86	239-091-011-000	PLN060051: Cleared	B	ZA	13 (3 LM)	RES. #060051: Replacement 3:1 for non-LM; 5:1 LM.
87	239-091-012-000	Un-built	B	N/A	N/A	
88	239-091-013-000	Un-built	B	N/A	N/A	
89	239-091-014-000	PLN060230: Cond. Comp.	B	DIR. OF PLN	3	RES. #060230: No landmark trees are to be removed. No replacement measures were identified.
90	239-091-015-000	Un-built	B	N/A	N/A	
91	239-091-016-000	Un-built	B	N/A	N/A	
92	239-091-017-000	Un-built	B	N/A	N/A	
93	239-091-018-000	DA010536: Cleared	B	N/A	0	DA010536: Inclusionary Housing. No tree removal identified. The original discretionary permit that was voided (PLN010241) indicated that there would not be tree removal.
94	239-091-019-000	Un-built	B	N/A	N/A	

95	239-091-020-000	PLN000634: Cleared	B	ZA	10	RES. #000634: 3:1 for non-LM; 5:1 LM. The removal is for 14 trees: 10 oaks (8 dead/dying), 1 maple, 1 coffeeberry, and 1 bay.
96	239-091-021-000	Un-built	B	N/A	N/A	PLN030023 for a SFD was suspended.
97	239-091-022-000	Un-built	B	N/A	N/A	
98	239-091-023-000	Un-built	B	N/A	N/A	
99	239-091-024-000	Un-built	B	N/A	N/A	
100	239-091-025-000	Un-built	B	N/A	N/A	
101	239-091-026-000	PLN040729: Cleared	B	DIR. OF PLN	0	RES. #040729: A 4" oak tree was removed. The County protect trees 6" or bigger in diameter.
102	239-091-027-000	PLN070158: Cond. Comp.	B	PC	11 (1 LM)	RES. #08012: Replacement 3:1 for non-LM; 5:1 LM
103	239-091-028-000	Un-built	B	N/A	N/A	
104	239-091-029-000	Un-built	B	N/A	N/A	
105	239-091-030-000	Un-built	B	N/A	N/A	
106	239-091-031-000	Un-built	B	N/A	N/A	
107	239-091-032-000	Un-built	B	N/A	N/A	
108	239-091-033-000	Un-built	B	N/A	N/A	PLN010037 for a new SFD has been suspended
109	239-091-091-000	Un-built	B	N/A	N/A	
110	239-091-090-000	Un-built	B	N/A	N/A	
111	239-091-036-000	Un-built	B	N/A	N/A	
112	239-091-037-000	Un-built	B	N/A	N/A	
113	239-091-038-000	Un-built	B	N/A	N/A	
114	239-091-039-000	Un-built	B	N/A	N/A	
115	239-091-040-000	Un-built	B	N/A	N/A	
116	239-091-041-000	PLN010396: Cleared	B	ZA	21	RES. #010396: replacement was conditioned for 1:1
117	239-091-042-000	Un-built	B	N/A	N/A	
118	239-091-043-000	Un-built	B	N/A	N/A	
119	239-091-044-000	Un-built	B	N/A	N/A	
120	239-091-045-000	Un-built	B	N/A	N/A	
121	239-091-046-000	Un-built	B	N/A	N/A	
122	239-091-047-000	Un-built	B	N/A	N/A	
123	239-091-048-000	Un-built	B	N/A	N/A	
124	239-091-049-000	Un-built	B	N/A	N/A	PLN010146 for a new SFD has been suspended
125	239-091-050-000	Un-built	B	N/A	N/A	PLN010257 for a new SFD is in "Given-Out" status.
126	239-091-051-000	CMB070021: Cleared	B	DIR. OF PLN	0	Resolution not in Accela; must request from Retention.
127	239-091-052-000	Un-built	B	N/A	N/A	
128	239-091-053-000	Un-built	B	N/A	N/A	

129	239-091-054-000	PLN090341: Complete/Set for Hearing	B	DIR. OF PLN	1 LM	Replacement measures will be 5:1
130	239-091-055-000	Un-built	B	N/A	N/A	PLN100177 was just recently created; no project description.
131	239-091-056-000	Un-built	B	N/A	N/A	
132	239-091-057-000	Un-built	B	N/A	N/A	
133	239-071-001-000	PLN000587 /PLN010500: Cleared	B	ZA	1 LM	RES. #010500: replacement 5:1
134	239-071-002-000	Un-built	B	N/A	N/A	PLN010040 for a new SFD has been suspended
135	239-041-006-000	PLN070299: Cond. Comp.	A	PC	8 (2 LM)	According to RES. #07049.5, two oak trees were allotted for removal. Replacement is 3:1 for non-LM; 5:1 LM
136	239-041-007-000	Un-built	A	N/A	N/A	
137	239-041-008-000	Un-built	A	N/A	N/A	
138	239-041-009-000	Un-built	A	N/A	N/A	
139	239-041-010-000	PLN050120: Cleared	A	PC	34	According to RES. #05034: No landmark trees removed. Replacement 3:1. 29 trees are due to construction, 5 due to tree condition and future hazards to residence.
140	239-041-011-000	Un-built	A	N/A	N/A	
141	239-041-012-000	PLN040021: Cleared	A	DIR. OF PLN	0	
142	239-041-013-000	PLN010315: Cleared	A	ZA	20	RES. #010315: No landmark trees removed. Replacement 3:1.
143	239-041-014-000	Un-built	A	N/A	N/A	
144	239-041-015-000	PLN060727: Cond. Comp.	A	ZA	3	RES. #060727: Replacement 3:1 non-LM. No landmark trees to be removed.
145	239-041-016-000	Un-built	A	N/A	N/A	
146	239-041-017-000	Un-built	A	N/A	N/A	
147	239-041-018-000	PLN000680: Cleared	A	ZA	32	RES. #000680: Replacement 3:1 non LM; 5:1 LM
148	239-041-019-000	PLN030565: Cleared	A	DIR. OF PLN	8	RES. #030565: No tree removal or replacement is mentioned. Pull file for tree report.
149	239-041-020-000	PLN000288: Cleared	A	ZA	8	According to RES. #000288, tree removal was part of the SLP approval. Replacement 3:1 for non-LM; 5:1 for LM.
150	239-041-021-000	Un-built	A	N/A	N/A	
151	239-041-022-000	PLN030572: Cleared	A	DIR. OF PLN	1	RES. #030572: No landmark trees removed.
152	239-041-023-000	Un-built	A	N/A	N/A	
153	239-041-024-000	Un-built	A	N/A	N/A	

154	239-041-025-000	PLN000073: Cleared	A	ZA	15	RES. #000073: Replacement 3:1 for non-LM; 5:1 LM. TR010044 was approved for removing 1 oak tree (non-LM) and replacement trees 3:1.
155	239-091-058-000	PLN070182: Cond. Comp.	B	ZA	1	RES. #000626 was the original proposal for a SFD, but the permit has expired. RES. #070182: Replacement 3:1. No landmark tree removed.
156	239-091-059-000	PLN010031: Cond. Comp.	B	ZA	0	
157	239-091-060-000	PLN000588: Cleared	B	ZA	2 LM	TR020003: The removal of 2 LM trees, replacement 5:1. RES. #000588 could not be located.
158	239-091-061-000	PLN030363: Expired	B	DIR. OF PLN	1	RES. #030363: No landmark trees removed. Replacement measure not mentioned.
159	239-091-062-000	PLN040696: Cleared	B	DIR. OF PLN	0	
160	239-091-063-000	CMB070036: Approved	B	DIR. OF PLN	3	RES. #070036: No landmark trees removed. One 10" oak tree to be relocated. No replacement conditions were found.
161	239-091-064-000	PLN060682: Cleared	B	DIR. OF PLN	0	RES. #060682: 1 Madrone tree to be removed. Madrone to be replaced 3:1.
162	239-091-065-000	PLN020320: Condition Compliance	B	DIR. OF PLN	1	RES. #020320: No landmark trees removed. Replacement measures could not be located.
163	239-091-066-000	Un-built	B	N/A	N/A	
164	239-091-067-000	Un-built	B	N/A	N/A	
165	239-091-068-000	Un-built	B	N/A	N/A	
166	239-091-069-000	PLN010078: Condition Compliance	B	ZA	0	
167	239-091-070-000	PLN000582: Cleared	B	ZA	1 LM	Resolution not in Accela; must request from Retention.
168	239-091-071-000	CMB040006: Approved	B	DIR. OF PLN	0	
169	239-091-072-000	PLN040582: Cond. Comp.	B	DIR. OF PLN	0	
170	239-091-073-000	Un-built	B	N/A	N/A	
171	239-091-074-000	Un-built	B	N/A	N/A	
172	239-091-075-000	Un-built	B	N/A	N/A	
173	239-091-076-000	Un-built	B	N/A	N/A	

174	239-091-077-000	PLN010095: Cleared	B	ZA	0	
175	239-091-078-000	Un-built	B	N/A	N/A	
176	239-091-079-000	Un-built	B	N/A	N/A	
177	239-091-080-000	PLN010096: Cleared	B	ZA	0	
178	239-091-081-000	Un-built	B	N/A	N/A	
179	239-091-082-000	PLN020527: Cleared	B	DIR. OF PLN	2 (1 LM)	RES. #020527: Replacement is 3:1.
180	239-091-083-000	PLN000457: Cleared	B	ZA	1 LM	RES. #000457: 5:1 replacement
181	239-091-084-000	Un-built	B	N/A	N/A	
182	239-071-003-000	PLN050093: Cond. Comp.	B	DIR. OF PLN	5 (1 LM)	RES. #050093: Replacement condition is for 1:1
183	239-071-004-000	PLN070033: Approved	B	DIR. OF PLN	1 LM	RES. #070033
184	239-011-022-000	PLN020216: Cond. Comp.	C	PC	12	RES. #02082: No landmark trees removed. Out of the 13 trees, 1 oak tree to be relocated. Replacement 2:1
185	239-011-023-000	PLN060548 /PLN090096: Cond. Comp.	C	PC	27	RES. #07012: No landmark trees removed. Replacement is 3:1. 18 trees to be relocated.
186	239-011-024-000	PLN020115: Condition Compliance	C	PC	3	RES. #03032: No landmark trees removed. Replacement 3:1.
187	239-111-001-000	Un-built	C	N/A	N/A	
188	239-111-002-000	Un-built	C	N/A	N/A	
189	239-111-003-000	Un-built	C	N/A	N/A	
190	239-111-004-000	Un-built	C	N/A	N/A	
191	239-111-005-000	Un-built	C	N/A	N/A	
192	239-111-006-000	PLN050214: Cleared	C	DIR. OF PLN	0	
193	239-111-007-000	Un-built	C	N/A	N/A	PLN020192 for a SFD was suspended.
194	239-111-008-000	PLN020234: Cleared	C	ZA	2	RES. #020234: 4 tree removals proposed, 2 trees were dead and had fallen completely. No landmark trees removed. Replacement 3:1.
195	239-111-009-000	Un-built	C	N/A	N/A	
196	239-111-010-000	Un-built	C	N/A	N/A	
197	239-111-011-000	Un-built	C	N/A	N/A	
198	239-111-012-000	Un-built	C	N/A	N/A	

199	239-111-013-000	Un-built	C	N/A	N/A	
200	239-111-014-000	PLN010202: Expired	C	ZA	0	Resolution not in Accela; must request from Retention.
201	239-131-001-000	PLN010011: Cleared	C	ZA	1	RES. #010011: 2 trees removal proposed, 1 oak, 1 bay. No landmark trees removed. 3:1 replacement.
202	239-131-002-000	PLN050736: Cond. Comp.	C	DIR. OF PLN	3 (1 LM)	RES. #050736: Trees to be replaced by 8 trees, according to resolution.
203	239-131-003-000	Un-built	C	N/A	N/A	
204	239-131-004-000	PLN010012: Cleared	C	ZA	0	
205	239-131-005-000	Un-built	C	N/A	N/A	
206	239-131-006-000	Un-built	C	N/A	N/A	
207	239-131-007-000	Un-built	C	N/A	N/A	
208	239-131-008-000	Un-built	C	N/A	N/A	
209	239-131-009-000	Un-built	C	N/A	N/A	
210	239-131-010-000	Un-built	C	N/A	N/A	
211	239-071-005-000	PLN030393: Cond. Comp.	B	DIR. OF PLN	0	
212	239-071-006-000	Un-built	B	N/A	N/A	
213	239-071-007-000	PLN060060: Cond. Comp.	B	DIR. OF PLN	0	
214	239-071-008-000	PLN030160: Cond. Comp.	B	DIR. OF PLN	0	
215	239-071-009-000	PLN030137: Cleared	B	DIR. OF PLN	0	
216	239-071-010-000	Un-built	B	N/A	N/A	PLN020200: Given-out status for a new SFD
217	239-071-011-000	Un-built	B	N/A	N/A	PLN060072: Given-out status for a new SFD
223	239-111-015-000	PLN030346: Expired	C	ZA	0	
224	239-111-016-000	Un-built	C	N/A	N/A	
225	239-111-017-000	Un-built	C	N/A	N/A	
226	239-111-018-000	Un-built	C	N/A	N/A	
227	239-131-011-000	Un-built	C	N/A	N/A	
228	239-131-012-000	Un-built	C	N/A	N/A	
229	239-131-013-000	Un-built	C	N/A	N/A	
230	239-131-014-000	Un-built	C	N/A	N/A	

231	239-131-015-000	CMB080007: Cond. Comp.	C	DIR. OF PLN	1 LM	RES. #080007: 1 tree to be relocated. Replacement measure not implemented. It was believed that the parcel had allotted trees for approved removal.
232	239-131-016-000	Un-built	C	N/A	N/A	
233	239-131-017-000	Un-built	C	N/A	N/A	
234	239-131-018-000	CMB050002: Approved	C	DIR. OF PLN	0	
235	239-131-019-000	Un-built	C	N/A	N/A	
236	239-131-020-000	Un-built	C	N/A	N/A	
237	239-131-021-000	CMB060020: Approved	C	DIR. OF PLN	0	
238	239-131-022-000	PLN010316: Cleared	C	ZA	1	RES. #010316: No landmark tree removal. Replacement 3:1.
239	239-131-023-000	Un-built	C	N/A	N/A	
240	239-131-024-000	Un-built	C	N/A	N/A	
241	239-131-025-000	Un-built	C	N/A	N/A	
242	239-121-001-000	PLN070583: Cond. Comp.	C	DIR. OF PLN	2	RES. #070583: Replacement 3:1 for non-LM. No landmark tree removal.
243	239-121-002-000	PLN030564: Cond. Comp.	C	DIR. OF PLN	0	
244	239-121-003-000	CMB050009: Approved	C	DIR. OF PLN	0	
247	239-121-004-000	Un-built	C	N/A	N/A	
248	239-121-005-000	Un-built	C	N/A	N/A	
249	239-121-006-000	PLN050528: Cond. Comp.	C	DIR. OF PLN	1	RES. #050528: No replacement measures required.
250	239-121-007-000	Un-built	C	N/A	N/A	PLN060665: Withdrawn
251	239-121-008-000	PLN070166: Condition Compliance	C	DIR. OF PLN	1	RES. #070166: Landmark trees not removed. Replacement 3:1.
252	239-121-009-000	Un-built	C	N/A	N/A	
253	239-121-010-000	Un-built	C	N/A	N/A	
254	239-121-011-000	Un-built	C	N/A	N/A	
				PC: 8	421	Tree Removal Approved: Approx. 451 Built: 40.9%

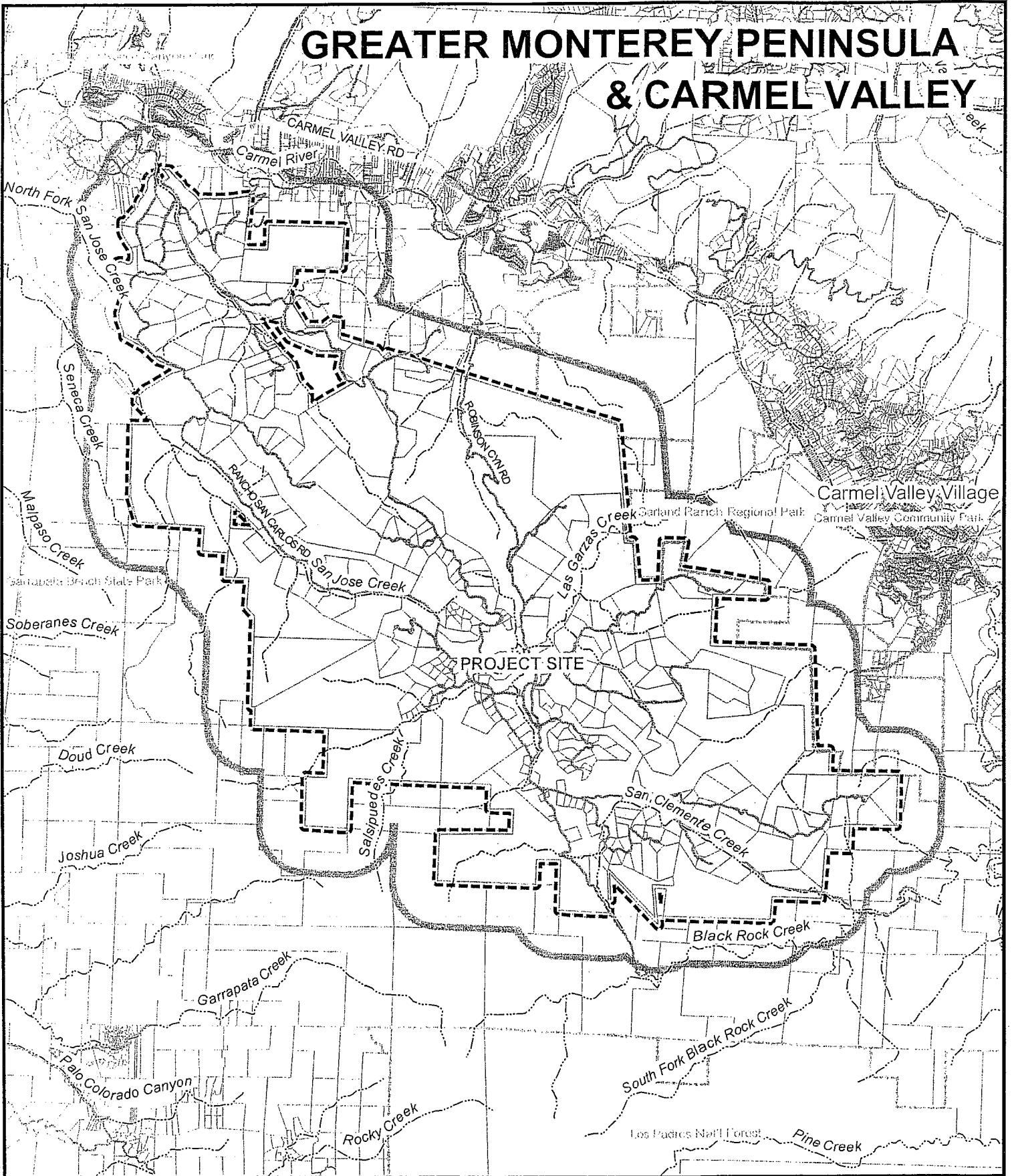
Phase D								
Lot	APN	Status	Phase	Hearing Body	Apporved Removal	Oak Trees Removed	Notes	
D1	239-101-011-000	PLN050572: Cond. Comp.	D	DIR. OF PLN	0	1	RES. #050572. TR010029 for one oak tree. No replacement measure found.	
D2	239-101-012-000	Un-built	D	N/A	0	N/A		
D3	239-101-013-000	Un-built	D	N/A	0	1	PLN060590 was given out for a SFD. Tree removal permit TR010028 was for 1 oak tree. Replacement measures not found.	
D4	239-101-014-000	PLN040761: Cleared	D	PC	0	38	RES. #05032: No landmark trees removed. Tree to be replaced 3:1.	
D5	239-101-015-00	CMB030009: Finaled	D	DIR. OF PLN	0	0	Resolution not in Accela; must request from Retention.	
D6	239-101-016-000	Un-built	D	DIR. OF PLN	0	0		
D7	239-101-017-000	PLN060760: Cond. Comp.	D	PC	0	33	RES. #07037; replacement is 3:1 for non-LM, 5:1 LM. PLN010533 was for driveway grading.	
D8	239-101-018-000	Un-built	D	N/A	0	N/A		
D9	239-101-031-000	Un-built	D	N/A	0	N/A		
D10	239-101-020-000	PLN060626: Cond. Comp.	D	DIR. OF PLN	0	0		
D11	239-101-021-000	Un-built	D	N/A	0	N/A	PLN000690: Lot Line Adjustment	
D12	239-101-022-000	Un-built	D	N/A	0	N/A		
D13	239-101-023-000	Un-built	D	N/A	0	N/A		
D14	239-101-024-000	CMB070039: Approved	D	DIR. OF PLN	0	0		
D15	239-101-025-000	Un-built	D	N/A	0	N/A		
D16	239-101-026-000	PLN010535: Cond. Comp.	D	DIR. OF PLN	0	0	PLN060446: Given Out for SFD. RES. #010535 is for grading.	
D17	239-101-027-000	Un-built	D	N/A	0	N/A		
D18	239-101-033-000	Un-built	D	N/A	0	N/A		
D19	239-101-029-000	Un-built	D	N/A	0	N/A		
D20	239-101-034-000	Un-built	D	N/A	0	N/A		
					PC: 2	0	73	Tree Removal Approved: 0 Built: 40%

Phase E							
Lot	APN	Status	Phase	Hearing Body	Apporved Removal	Oak Trees Removed	Notes
E1	239-102-004-000	Un-built	E	N/A	0	N/A	
E2	239-102-005-000	Un-built	E	N/A	0	N/A	
E3	239-102-006-000	CMB080003: Approved	E	DIR. OF PLN	0	0	RES. #080003: Two oak trees relocated.
E4	239-102-007-000	Un-built	E	N/A	0	N/A	
E5	239-102-008-000	Un-built	E	N/A	0	N/A	
E6	239-102-009-000	Un-built	E	N/A	0	N/A	
E7	239-102-010-000	Un-built	E	N/A	0	N/A	
E8	239-102-011-000	CMB070029: Approved	E	DIR. OF PLN	6	6 (4 LM)	RES. #070029: Replacement 3:1 non-LM, 5:1 LM.
E9	239-102-012-000	PLN060370: Cond. Comp.	E	DIR. OF PLN	20	16	RES. #060370: Replacement 3:1 for non-LM, 5:1 LM.
E10	239-102-013-000	Un-built	E	N/A	5	N/A	
E11	239-102-014-000	Un-built	E	N/A	0	N/A	
E12	239-102-015-000	Un-built	E	N/A	2	N/A	
E13	239-102-016-000	Un-built	E	N/A	0	N/A	
E14	239-102-017-000	Un-built	E	N/A	2	N/A	
E15	239-102-018-000	Un-built	E	N/A	0	N/A	
E16	239-102-019-000	PLN060510: Cond. Comp.	E	PC	0	0	RES. #07047: 26 Pine Trees removed.
E17	239-102-020-000	Un-built	E	N/A	10	N/A	
E18	239-102-021-000	PLN080350: Cond. Comp.	E	PC	9	23	RES. #09040: 5 oak trees to be relocated.
E19	239-102-022-000	Un-built	E	N/A	12	N/A	
E20	239-102-023-000	Un-built	E	N/A	25	N/A	
E21	239-102-024-000	Un-built	E	N/A	0	N/A	
E22	239-102-025-000	PLN0060599: Cleared	E	DIR. OF PLN	32	28	RES. #060599: Replacement 3:1 non-LM, 5:1 LM.
E23	239-102-026-000	Un-built	E	N/A	42	N/A	
E24	239-102-027-000	Un-built	E	N/A	33	N/A	
E25	239-102-028-000	Un-built	E	N/A	33	N/A	PLN090043: Given for new SFD (proposing 83 trees to be removed).
E26	239-102-029-000	Un-built	E	N/A	31	N/A	
E27	239-102-030-000	Un-built	E	N/A	0	N/A	
E28	239-102-031-000	PLN090058: Cond. Comp.	E	ZA	18	7	RES. #090058: Replacement 3:1
E29	239-102-032-000	Un-built	E	N/A	0	N/A	
				PC: 2	66/280	80	Tree removal approved in PLN010002: 280 Built: 24.1%

PHASE F

Lot	APN	Status	Phase	Hearing Body	Apporved Removal	Oak Trees Removed	Notes	
F1	239-151-001-000	Un-built	F	N/A	1	N/A		
F2	239-151-002-000	DA040250: Cleared	F	DIR. OF PLN	0	0		
F3	239-151-003-000	Un-built	F	N/A	1	N/A		
F4	239-151-004-000	Un-built	F	N/A	0	N/A		
F5	239-151-005-000	Un-built	F	N/A	0	N/A		
F6	239-151-006-000	Un-built	F	N/A	3	N/A		
F7	239-151-007-000	DA050326: Cleared	F	DIR. OF PLN	0	0		
F8	239-151-008-000	DA050390: Cleared	F	DIR. OF PLN	0	0		
F9	239-151-009-000	Un-built	F	N/A	0	N/A		
F10	239-151-010-000	Un-built	F	N/A	0	N/A		
F11	239-151-011-000	Un-built	F	N/A	0	N/A		
F12	239-151-012-000	Un-built	F	N/A	0	N/A		
					PC: 0	5	0	Tree removal approved in PLN010278: 5 Built: 25%

GREATER MONTEREY PENINSULA & CARMEL VALLEY



APPLICANT: SANTA LUCIA PRESERVE

APN: N/A

FILE # PD070907

 Water
  2500' Limit
  300' Limit
  City Limits

