

MONTEREY COUNTY PLANNING COMMISSION

Meeting: January 12, 2011	Time: 9:00 AM	Agenda Item No.: 5
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, Potrero and Chamisal Subdivisions, as outlined in the report.

PROJECT OVERVIEW:

The staff report is in response to the questions and requests made on May 12, 2010 by the Planning Commission regarding further information based on discussions about tree removal and the general planning process of tree removal within the Santa Lucia Preserve, Potrero and Chamisal Subdivisions.

Within this report, staff has provided all requested information, as follows:

- 1) Staff has provided a CD for each Planning Commission member, which includes the complete versions of each Use Permit and Forest Management Plan for each subdivision. This staff report summarizes what was approved in each Use Permit pertaining to tree removals.
- 2) A spreadsheet that provides information on each build-able lot and current tree removal amounts for each subdivision; and
- 3) A new findings and evidence section that will be added to the draft resolution within each staff report that pertains to residential projects within the Santa Lucia Preserve, Potrero and Chamisal Subdivisions. The findings and evidence gives detail to how proposed tree removal either meets or does not comply with the tree removal regulations, based on approvals and conditions of each subdivision.



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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; Molly Erickson (Law Offices of Michael Stamp), Attorney; File No. PD070907.

Attachments:	Exhibit A	Discussion
	Exhibit B	Planning Commission Staff Report; dated May 12, 2010
	Exhibit C	Development & Tree Removal Status within the Santa Lucia Preserve
	Exhibit D	New Findings and Evidence Sections for tree removals
	Exhibit E	Email from Don Wilcoxson of the Santa Lucia Conservancy, dated April 3, 2008
	Exhibit F	Vicinity Map
	Exhibit G	Use Permit Resolutions for Santa Lucia Preserve, Potrero and Chamisal Subdivisions (CD)


This report was reviewed by John Ford, Planning Services Manager 

EXHIBIT A DISCUSSION

BACKGROUND

This item was continued from the Planning Commission meeting on May 12, 2010. At that time, Planning Staff went before the Planning Commission to address concerns about oak tree removals within the Santa Lucia Preserve, Potrero and Chamisal Subdivisions. Staff had presented a summary of the adequacy of environmental review, how many trees had been approved for removal, how many had been removed, and the process to consider additional tree removals (Exhibit B). Staff's report indicated that in Phases A-C there were not definite limits to the number of trees which could be removed. The Planning Commission in considering this information had understood that there was fixed limits with respect to the number of trees which could be removed.

USE PERMIT APPROVAL

The Planning Commission requested the actual approval language for tree removal in the Santa Lucia Preserve, Potrero and Chamisal subdivisions. This portion of the report summarizes tree removal approvals and conditions within each Use Permit for each subdivision. For reference, a full copy of each Use Permit and Forest Management Plan has been supplied to each member of the Planning Commission on a CD (Exhibit G). The tree removal information within each approved Use Permits is summarized, as follows:

Santa Lucia Preserve (Phases A – C): PC94067 – Resolution No. 96-060

The Use Permit for the Santa Lucia Preserve Subdivision approved an approximate amount of tree removal, which is the minimal requested for the approval of the subdivision. Within the Forest Management Plan (FMP), Ralph Osterling estimated tree removal based on the estimated home-size for each lot and what was required to begin the reforestation plan (SLP FMP, Pg. 10). No where in the FMP or approved Use Permit is there language that indicates or caps for tree removal.

As stated previously indicated on May 12, 2010, the estimated 451 tree approved for residential development will be exceeded. The following information should guide concerns away from the assumed 451 tree removals for residential development and focus on the total number of tree removal approved within the Use Permit as the guiding tree removal number:

- a) The Santa Lucia Preserve EIR evaluated tree removal based on a worst-case scenario. The scenario being that all lots proposed for development would be destroyed. To self-mitigate for that scenario, home-land boundaries were created giving a parcel of 10 to 20 acres only 2 to 5 acres to develop with while preserving the rest of the parcel from being developed. The home-land boundaries were placed to create the least amount of resource impacts. On top of that, mitigation measures were required for tree replacement that would replace a tree with a ratio of 3:1 for non-landmark trees and 5:1 for landmark trees. Based on the tree impacts analyzed, tree removal was mitigated in a way that even if all homeland boundaries were completely developed removing every tree within it, impacts to oak woodlands would still not come near what was analyzed within the Santa Lucia Preserve EIR.
- b) The lot-by-lot tree removal analysis within the FMP was based on lot locations shown on the Vested Tentative Map (VTM). The VTM shows inaccurate home-land boundary

configurations and analyzes lots that do not exist in the Final Map. A total of 20 trees were approved for removal on lots that were on the VTM, yet not on the Final Map.

- c) Tree removals for infrastructure improvements were less than what was anticipated in the Santa Lucia Preserve FMP. According to an e-mail from Don Wilcoxon of Santa Lucia Preserve Conservancy on April 3, 2008, only 429 trees were removed for road and driveway improvements instead of the approved 1,029 trees (Exhibit E). Based on the remaining number of trees approved for removal, 628 trees should be added to the amount able to remove for residential development.

Considering the facts presented, the total number of tree removals approved for the subdivision (1,480) should be the guiding number to tree removals proposed for residential development, but not a limiting number, within Phases A through C of the Santa Lucia Preserve subdivision (See Use Permit references below).

- Findings and Evidence No 24 through 29, Pages C-31 through 33:
 - The Use Permit approves approximately 1,480 tree removals for the development of the subdivision; approximately 451 trees for residential development and 1,029 trees for infrastructure improvements (driveways and roads).
 - Reforestation plan with a tree replacement ratio of 3:1 for non-landmark trees and 5:1 for landmark trees.
 - Tree removals are consistent with the Monterey County General Plan, associated area plans, tree removal regulations pursuant to the Monterey County Zoning Ordinance, Title 21, mitigation measures within the Santa Lucia Preserve EIR and removal and replacement recommendation made within the Forest Management Plan by Ralph Osterling.
- Conditions of Approval, No. 24; Page "1" – 6: The project is conditioned with a tree replacement ratio of 3:1 for non-landmark trees and 5:1 for landmark trees. The replacement condition expires once all removals for development approved within the subject Use Permit are completely mitigated.
- Conditions of Approval, No. 135 and 180; Pages "1" - 33, 34, and 40: The subdivider is required to create a Condition Compliance Covenant which requires homeowners to follow tree removal mitigation measures analyzed for the subdivision and tree removal and maintenance information prepared by the Forest Management Plan by Ralph Osterling.

Santa Lucia Preserve – Historical lots (Phase D)

No issue. See prior staff report (Exhibit B)

Potrero Subdivision (Phase E): PC010001 – Resolution No. 05-046

Potrero Subdivision (Phase E) was approved for 295 trees to be removed, which follows mitigation measure 11.8 for the Potrero Subdivision SEIR which limits oak tree removal to 25% of the home-land boundaries. The tree removals approved is a lot specific, limiting number, unlike Phases A through C, and F. Condition #25 allows the applicant to request excess tree removal through a discretionary permit by the approval of the Planning Commission. The approval for excess tree removal must meet the findings pursuant to Chapter 21.64.260 of the Monterey County Zoning Ordinance (See Use Permit references below).

- Findings and Evidence #13, Pages 8-10:
 - Mitigation measures identified within the Subsequent EIR, such as tree replacement ratios, no more than 25% of oak trees within home-land boundary may be removed, tree protection measures, and development siting that propose the least threat to protected trees.

- Findings and Evidence #22, Pages 23-25:
 - 295 trees are to be removed.
 - Forest Management Plan determined a lot specific tree removal amount that does not exceed 25% of oak tree removal.
- Conditions of Approval #25, Pages 59 and 60: As a note on final map, the maximum tree removal chart indicating lot specific tree removal is to be made. Any projects that propose to exceed the tree removal amount must be approved by the Planning Commission through the discretionary permit process.
- Conditions of Approval #26, Page 60 and 61: As a note on final map, tree and root are to be protected from invasive species, irrigation and construction.
- Conditions of Approval #28, Page 61 and 62: As a note on final map, oak tree removal shall not exceed 25% of the home-land boundaries. Tree replacement to be consistent with Condition #24 of the Santa Lucia Preserve Subdivision Use Permit.
- Conditions of Approval #39 & #57, Page 66 & 72: As a note on final map, tree removal replacement ratio shall be 3:1 for non-landmark trees and 5:1 for landmark trees.

Chamisal Subdivision (Phase F): PC010278 – Resolution No. 02-125

Tree removals for the Chamisal Subdivision (Phase F) were approved with site specific tree removals. Much like phases A-C, there is no language that limits the amount of tree removals. The FMP by Douglas Nix even states that the tree removal number was a conservative estimate to start the reforestation mitigation, not a limit on tree removal (Chamisal FMP, Pg. 7) (See Use Permit references below).

- Findings and Evidence #10, Page 7:
 - 12 trees to be removed.
 - Trees approved are the minimum under the circumstances.
- Conditions of Approval, Pages 10, 11, 15, 18:
 - Condition #2: Approved lot specific tree removal chart.
 - Condition #13-J: Tree removal requirements for Lot F3 to be noted on Final Map.
 - Condition #26: No trees to be removed prior to issuance of building permit.
 - Condition #27: Tree removal requirements for Lot F3.
- Mitigation Measures: Attachment 4, pages 2 and 3 of 8:
 - Mitigation Measure #2: Tree removal and replacement to be consistent with Forest Management Plan. Tree replacement ratio is 3:1 for non-landmark trees, 5:1 for landmark trees.
 - Mitigation Measure #3: Tree protection.

BUILDING & TREE REMOVAL STATUS

The Planning Commission requested for a status report on buildout and tree removals within the Preserve. Planning staff has developed a spreadsheet that will show up-to-date information of all development and tree removals approved on residential lots within the Santa Lucia Preserve, Potrero and Chamisal subdivisions (Exhibit C).

The spreadsheet will be accessed by all employees of the Planning Department to allow information to be updated as projects are processed and approved. The spreadsheet will be attached to all Planning Commission staff reports that pertain to tree removals for residential development within the Santa Lucia Preserve, Potrero and Chamisal Subdivisions.

MANDATORY FINDINGS AND EVIDENCE

As requested by the Planning Commission, the planning staff has developed a new findings and evidence section which is to be added within the draft resolution portion of a staff report. The new findings and evidence section will indicate the tree removal requirements for each subdivision and demonstrate how the proposed project is consistent or inconsistent with the approval of tree removals in that subdivision, as well as consistency with the Monterey County Zoning Ordinance, Title 21. The new findings and evidence section will be added to all staff reports that pertain to tree removals for residential development within the Santa Lucia Preserve, Potrero and Chamisal Subdivisions (Exhibit D).

EXHIBIT B
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.

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

This report was reviewed by John Ford, 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.

Acreage 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
*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)				

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.

Phase A-C

Lot #	Prev. Lot #	FMP/ Allotted Trees	Assessor's Parcel #	Permit Status	Phase	Hearing Body	Oak Trees Removed	Tree Removal Notes/Details
1	PT-1	0	239-021-001	Un-built	A	N/A	N/A	
2	PT-2	0	239-031-015	Un-built	A	N/A	N/A	
3	PT-3	0	239-021-002	PLN070532: Cond. Comp.	A	DIR. OF PLN	0	
4	PT-4	0	239-021-003	PLN040139: Cond. Comp.	A	DIR. OF PLN	3	
5	PT-7	0	239-021-004	Un-built	A	N/A	N/A	
6	PT-5	0	239-021-005	PLN060739: Cleared	A	DIR. OF PLN	0	
7	PT-14	0	239-021-006	PLN080286: Cond. Comp.	A	DIR. OF PLN	0 (see notes)	2 Redwoods and 1 Bay Laurel was removed.
8	PT-15	1 oak	239-021-007	PLN010201: Cleared	A	ZA	14	Arborist report only indicates 11 trees to be removed, not 14.
9	SJ-4	0	239-021-008	PLN020062: Cleared	A	PC	17	
10	SJ-5	0	239-021-009	Un-built	A	N/A	N/A	
11	SJ-6	9	239-021-010	PLN000092: Cleared	A	ZA	0	
12	SJ-7	5	239-031-001	PLN030069: Cleared	A	DIR. OF PLN	2	
13	SJ-8	0	239-031-002	PLN000351: Cleared	A	ZA	12	According to RES. #000351: The 12 trees removed were allotted for the driveway. No Landmark trees removed.
14	SJ-9	0	239-031-003	PLN000551: Cleared	A	ZA	21	According to RES. #000551, the 21 trees removed were allotted. No landmark trees removed.
15	SJ-10	0	239-031-004	Un-built	A	N/A	N/A	
16	SJ-12	3	239-031-005-000	CMB040001: Approved	A	DIR. OF PLN	0	
17	SJ-11	0	239-031-006-000	PLN010562: Cond. Comp.	A	MINOR SUB.	1 LM	

EXHIBIT C

Lot #	Prev. Lot #	FMP/ Allotted Trees	Assessor's Parcel #	Permit Status	Phase	Hearing Body	Oak Trees Removed	Tree Removal Notes/Details
18	SJ-13	0	239-031-007-000	PLN070549: Cleared	A	DIR. OF PLN	0	
19	SJ-14	1	239-031-023-000	PLN030455: Cleared	A	DIR. OF PLN	1 LM	5:1 replacement. (RES. #030455)
20	SJ-15	7	239-031-022-000	Un-built	A	N/A	N/A	
21	SJ-16	0	239-031-010-000	Un-built	A	N/A	N/A	
22	SJ-18	3	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	SJ-17	7	239-031-012-000	Un-built	A	N/A	N/A	
24	SJ-20	4	239-031-013-000	PLN000603: Approved	A	ZA	0	Resolution not in Accela; must request from Retention.
25	M-35	3	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	SF-4	0	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	SF-38	0	239-041-001-000	Un-built	A	N/A	N/A	
28	SF-39	0	239-041-002-000	Un-built	A	N/A	N/A	
29	SF-40	0	239-041-003-000	Un-built	A	N/A	N/A	
30	SF-41	0	239-041-004-000	Un-built	A	N/A	N/A	
31	SF-42	0	239-041-005-000	Un-built	A	N/A	N/A	
32	SF-14	0	239-051-001-000	Un-built	A	N/A	N/A	

Lot #	Prev. Lot #	FMP/ Allotted Trees	Assessor's Parcel #	Permit Status	Phase	Hearing Body	Oak Trees Removed	Tree Removal Notes/Details
33	SF-12	0	239-051-002-000	CMB040033: Approved	A	DIR. OF PLN	0	RES. #040033
34	N/A	0	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
35	SF-13	7	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	SF-15	4	239-051-005-000	Un-built	A	N/A	N/A	
37	SF-17	0	239-051-006-000	Un-built	A	N/A	N/A	
38	SF-18	0	239-051-007-000	Un-built	A	N/A	N/A	
39	SF-19	17	239-051-008-000	Un-built	A	N/A	N/A	
40	SF-20	1	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	SF-21	2	239-051-010-000	Un-built	A	N/A	N/A	
42	SF-7	13	239-051-011-000	Un-built	A	N/A	N/A	
43	SF-23	0	239-051-012-000	Un-built	A	N/A	N/A	
44	SF-24	0	239-051-013-000	CMB040002: Approved	A	DIR. OF PLN	0	
45	SF-25	0	239-051-014-000	PLN000031: Cleared	A	ZA	0	
46	SF-49	0	239-051-015-000	PLN050191: Cond. Comp.	A	DIR. OF PLN	0	
47	SF-8	0	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.

Lot #	Prev. Lot #	FMP/ Allotted Trees	Assessor's Parcel #	Permit Status	Phase	Hearing Body	Oak Trees Removed	Tree Removal Notes/Details
48	SF-28	11	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	SF-29	11	239-051-018-000	Un-built	A	N/A	N/A	
50	SF-30	12	239-051-019-000	Un-built	A	N/A	N/A	
51	SF-31	19	239-051-020-000	PLN990445: Cleared	A	ZA	0	Resolution not in Accela; must request from Retention.
52	SF-32	0	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	SF-16	0	239-051-022-000	Un-built	A	N/A	N/A	
54	SF-47	0	239-051-023-000	Un-built	A	N/A	N/A	
55	SF-34	24	239-051-024-000	CMB040018: Cleared	A	DIR. OF PLN	0	
56	N/A	0	239-051-025-000	CMB040016: Approved	A	DIR. OF PLN	0	
57	SF-36	0	239-051-026-000	Un-built	A	N/A	N/A	
58	SF-37	0	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	SF-48	0	239-051-028-000	Un-built	A	N/A	N/A	
60	SF-33	0	239-051-029-000	CMB030011: Cond. Comp.	A	DIR. OF PLN	0	
61	SF-9	0	239-051-030-000	Un-built	A	N/A	N/A	
62	SF-44	0	239-051-031-000	Un-built	A	N/A	N/A	PLN010240 for a new SFD was void.

Lot #	Prev. Lot #	FMP/ Allotted Trees	Assessor's Parcel #	Permit Status	Phase	Hearing Body	Oak Trees Removed	Tree Removal Notes/Details
63	SF-43	1	239-061-001-000	Un-built	A	N/A	N/A	
64	SF-45	1	239-061-002-000	Un-built	A	N/A	N/A	
65	SC-23	0	239-061-003-000	Un-built	A	N/A	N/A	PLN020021 & PLN080500 were approved for a lot line adjustment between two properties.
66	SF-46	1	239-061-004-000	Un-built	A	N/A	N/A	
67	SC-93	0	239-061-005-000	Un-built	A	N/A	2 LM	TR010023: Removal of two oak trees. Replacement 1:1
68	SF-5	10	239-051-032-000	Un-built	A	N/A	N/A	
69	SF-3	0	239-051-033-000	Un-built	A	N/A	N/A	PLN010072 for a new SFD was suspended.
70	SJ-21	0	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	SF-1	0	239-051-035-000	PLN020690: /CMB050019: Cond. Comp.	A	DIR. OF PLN	0	RES. #020690 (Wireless Comm. Facility) & RES. #050019 (SFD)
72	SF-2	0	239-051-036-000	PLN070058: Cond. Comp.	A	PC	18	RES. #07033: No landmark trees were removed.
73	SF-6	0	239-051-037-000	PLN020074: Cleared	A	ZA	3 (1 LM)	RES. #020074: 3:1 for non-LM; 5:1 for LM).
74	SF-11	3	239-051-038-000	Un-built	A	N/A	N/A	
75	SF-10	0	239-051-039-000	Un-built	A	N/A	N/A	
76	SC-19	0	239-091-001-000	Un-built	B	N/A	N/A	
77	SC-20	0	239-091-002-000	Un-built	B	N/A	N/A	

Lot #	Prev. Lot #	FMP/ Allotted Trees	Assessor's Parcel #	Permit Status	Phase	Hearing Body	Oak Trees Removed	Tree Removal Notes/Details
78	SC-28	6	239-091-003-000	Un-built	B	N/A	N/A	
79	SC-29	0	239-091-004-000	Un-built	B	N/A	N/A	
80	SC-27	0	239-091-005-000	PLN030612: Cond. Comp.	B	DIR. OF PLN	2 LM	RES. #030612: Conditions recommend 1:1 replacement
81	SC-24	0	239-091-006-000	Un-built	B	N/A	N/A	
82	SC-25	0	239-091-007-000	PLN020004: Cleared	B	ZA	0	
83	SC-94	0	239-091-008-000	Un-built	B	N/A	N/A	
84	SC-96	0	239-091-009-000	Un-built	B	N/A	N/A	
85	SC-32	0	239-091-010-000	Un-built	B	N/A	N/A	
86	SC-33	1	239-091-011-000	PLN060051: Cleared	B	ZA	13 (3 LM)	RES. #060051: Replacement 3:1 for non-LM; 5:1 LM.
87	SC-34	0	239-091-012-000	Un-built	B	N/A	N/A	
88	SC-35	0	239-091-013-000	Un-built	B	N/A	N/A	
89	SC-37	0	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	SC-38	0	239-091-015-000	Un-built	B	N/A	N/A	
91	SC-39	0	239-091-016-000	Un-built	B	N/A	N/A	
92	SC-97	0	239-091-017-000	Un-built	B	N/A	N/A	

Lot #	Prev. Lot #	FMP/ Allotted Trees	Assessor's Parcel #	Permit Status	Phase	Hearing Body	Oak Trees Removed	Tree Removal Notes/Details
93	SC-30	0	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
94	SC-42	1	239-091-019-000	Un-built	B	N/A	N/A	
95	SC-43	1	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	SC-44	0	239-091-021-000	Un-built	B	N/A	N/A	PLN030023 for a SFD was suspended.
97	SC-46	7	239-091-022-000	Un-built	B	N/A	N/A	
98	SC-47	3	239-091-023-000	Un-built	B	N/A	N/A	
99	SC-31	2	239-091-024-000	Un-built	B	N/A	N/A	
100	SC-95	0	239-091-025-000	Un-built	B	N/A	N/A	
101	SC-49	1	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	SC-48	3	239-091-027-000	PLN070158: Cond. Comp.	B	PC	11 (1 LM)	RES. #08012: Replacement 3:1 for non-LM; 5:1 LM
103	SC-50	7	239-091-028-000	Un-built	B	N/A	N/A	
104	SC-51	2	239-091-029-000	Un-built	B	N/A	N/A	
105	SC-52	0	239-091-030-000	Un-built	B	N/A	N/A	
106	SC-53	1	239-091-031-000	Un-built	B	N/A	N/A	
107	SC-58	10	239-091-032-000	Un-built	B	N/A	N/A	

Lot #	Prev. Lot #	FMP/ Allotted Trees	Assessor's Parcel #	Permit Status	Phase	Hearing Body	Oak Trees Removed	Tree Removal Notes/Details
108	SC-54	0	239-091-033-000	Un-built	B	N/A	N/A	PLN010037 for a new SFD has been suspended
109	SC-55	0	239-091-091-000	Un-built	B	N/A	N/A	
110	SC-100	0	239-091-090-000	Un-built	B	N/A	N/A	
111	SC-56	3	239-091-036-000	Un-built	B	N/A	N/A	
112	SC-57	4	239-091-037-000	Un-built	B	N/A	N/A	
113	SC-60	2	239-091-038-000	Un-built	B	N/A	N/A	
114	SC-62	0	239-091-039-000	Un-built	B	N/A	N/A	
115	SC-63	2	239-091-040-000	Un-built	B	N/A	N/A	
116	SC-61	0	239-091-041-000	PLN010396: Cleared	B	ZA	21	RES. #010396: replacement was conditioned for 1:1
117	SC-59	1	239-091-042-000	Un-built	B	N/A	N/A	
118	SC-65	7	239-091-043-000	Un-built	B	N/A	N/A	
119	SC-7	0	239-091-044-000	Un-built	B	N/A	N/A	
120	N/A	0	239-091-045-000	Un-built	B	N/A	N/A	
121	SC-8	0	239-091-046-000	Un-built	B	N/A	N/A	
122	SC-9	0	239-091-047-000	Un-built	B	N/A	N/A	

Lot #	Prev. Lot #	FMP/ Allotted Trees	Assessor's Parcel #	Permit Status	Phase	Hearing Body	Oak Trees Removed	Tree Removal Notes/Details
123	N/A	0	239-091-048-000	Un-built	B	N/A	N/A	
124	N/A	0	239-091-049-000	Un-built	B	N/A	N/A	PLN010146 for a new SFD has been suspended
125	N/A	0	239-091-050-000	Un-built	B	N/A	N/A	PLN010257 for a new SFD is in "Given-Out" status.
126	SC-14	0	239-091-051-000	CMB070021: Cleared	B	DIR. OF PLN	0	Resolution not in Accela; must request from Retention.
127	SC-15	0	239-091-052-000	Un-built	B	N/A	N/A	
128	SC-16	0	239-091-053-000	Un-built	B	N/A	N/A	
129	SC-17	0	239-091-054-000	PLN090341: Complete/Set for Hearing	B	DIR. OF PLN	1 LM	Replacement measures will be 5:1
130	SC-18	0	239-091-055-000	Un-built	B	N/A	N/A	PLN100177 was just recently created; no project description.
131	SC-6	0	239-091-056-000	Un-built	B	N/A	N/A	
132	N/A	0	239-091-057-000	Un-built	B	N/A	N/A	
133	PN-1	0	239-071-001-000	PLN000587 / PLN010500: Cleared	B	ZA	1 LM	RES. #010500: replacement 5:1
134	PN-2	0	239-071-002-000	Un-built	B	N/A	N/A	PLN010040 for a new SFD has been suspended
135	M-34	2	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	M-32	0	239-041-007-000	Un-built	A	N/A	N/A	
137	M-50	0	239-041-008-000	Un-built	A	N/A	N/A	

Lot #	Prev. Lot #	FMP/ Allotted Trees	Assessor's Parcel #	Permit Status	Phase	Hearing Body	Oak Trees Removed	Tree Removal Notes/Details
138	M-29	0	239-041-009-000	Un-built	A	N/A	N/A	
139	M-19	14	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
140	M-20	0	239-041-011-000	Un-built	A	N/A	N/A	
141	N/A	0	239-041-012-000	PLN040021: Cleared	A	DIR. OF PLN	0	
142	M-21	5	239-041-013-000	PLN010315: Cleared	A	ZA	20	RES. #010315: No landmark trees removed. Replacement 3:1.
143	N/A	0	239-041-014-000	Un-built	A	N/A	N/A	
144	M-22	3	239-041-015-000	PLN060727: Cond. Comp.	A	ZA	3	RES. #060727: Replacement 3:1 non-LM. No landmark trees to be removed.
145	M-23	22	239-041-016-000	Un-built	A	N/A	N/A	
146	N/A	0	239-041-017-000	Un-built	A	N/A	N/A	
147	M-24	19	239-041-018-000	PLN000680: Cleared	A	ZA	32	RES. #000680: Replacement 3:1 non LM; 5:1 LM
148	M-25	11	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	M-26	0	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	M-27	11	239-041-021-000	Un-built	A	N/A	N/A	
151	M-28	5	239-041-022-000	PLN030572: Cleared	A	DIR. OF PLN	1	RES. #030572: No landmark trees removed.
152	M-30	2	239-041-023-000	Un-built	A	N/A	N/A	

Lot #	Prev. Lot #	FMP/ Allotted Trees	Assessor's Parcel #	Permit Status	Phase	Hearing Body	Oak Trees Removed	Tree Removal Notes/Details
153	M-31	7	239-041-024-000	Un-built	A	N/A	N/A	
154	M-33	2	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	T-33	0	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	SC-1	0	239-091-059-000	PLN010031: Cond. Comp.	B	ZA	0	
157	SC-2	0	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	SC-3	0	239-091-061-000	PLN030363: Expired	B	DIR. OF PLN	1	RES. #030363: No landmark trees removed. Replacement measure not mentioned.
159	T-32	0	239-091-062-000	PLN040696: Cleared	B	DIR. OF PLN	0	
160	T-31	0	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	SC-5	0	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	SC-4	0	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	T-27	0	239-091-066-000	Un-built	B	N/A	N/A	
164	T-28	0	239-091-067-000	Un-built	B	N/A	N/A	
165	T-50	0	239-091-068-000	Un-built	B	N/A	N/A	
166	SC-13	0	239-091-069-000	PLN010078: Condition Compliance	B	ZA	0	
167	SC-92	0	239-091-070-000	PLN000582: Cleared	B	ZA	1 LM	Resolution not in Accela; must request from Retention.

Lot #	Prev. Lot #	FMP/ Allotted Trees	Assessor's Parcel #	Permit Status	Phase	Hearing Body	Oak Trees Removed	Tree Removal Notes/Details
168	SC-91	0	239-091-071-000	CMB040006: Approved	B	DIR. OF PLN	0	
169	SC-64	0	239-091-072-000	PLN040582: Cond. Comp.	B	DIR. OF PLN	0	
170	T-1	6	239-091-073-000	Un-built	B	N/A	N/A	
171	T-2	1	239-091-074-000	Un-built	B	N/A	N/A	
172	T-3	0	239-091-075-000	Un-built	B	N/A	N/A	
173	T-4	0	239-091-076-000	Un-built	B	N/A	N/A	
174	T-5	0	239-091-077-000	PLN010095: Cleared	B	ZA	0	
175	T-6	0	239-091-078-000	Un-built	B	N/A	N/A	
176	T-8	0	239-091-079-000	Un-built	B	N/A	N/A	
177	T-9	0	239-091-080-000	PLN010096: Cleared	B	ZA	0	
178	T-10	0	239-091-081-000	Un-built	B	N/A	N/A	
179	T-11	0	239-091-082-000	PLN020527: Cleared	B	DIR. OF PLN	2 (1 LM)	RES. #020527: Replacement is 3:1.
180	T-7	0	239-091-083-000	PLN000457: Cleared	B	ZA	1 LM	RES. #000457: 5:1 replacement
181	T-12	0	239-091-084-000	Un-built	B	N/A	N/A	
182	T-13	3	239-071-003-000	PLN050093: Cond. Comp.	B	DIR. OF PLN	5 (1 LM)	RES. #050093: Replacement condition is for 1:1

Lot #	Prev. Lot #	FMP/ Allotted Trees	Assessor's Parcel #	Permit Status	Phase	Hearing Body	Oak Trees Removed	Tree Removal Notes/Details
183	T-14	0	239-071-004-000	PLN070033: Approved	B	DIR. OF PLN	1 LM	RES. #070033
184	SJ-1	0	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	SJ-2	0	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	SJ-3	0	239-011-024-000	PLN020175: Condition Compliance	C	PC	3	RES. #03032: No landmark trees removed. Replacement 3:1.
187	PT-44	0	239-111-001-000	Un-built	C	N/A	N/A	
188	PT-13	0	239-111-002-000	Un-built	C	N/A	N/A	
189	PT-12	0	239-111-003-000	Un-built	C	N/A	N/A	
190	PT-8	0	239-111-004-000	Un-built	C	N/A	N/A	
191	PT-11	0	239-111-005-000	Un-built	C	N/A	N/A	
192	PT-10	0	239-111-006-000	PLN050214: Cleared	C	DIR. OF PLN	0	
193	PT-9	0	239-111-007-000	Un-built	C	N/A	N/A	PLN020192 for a SFD was suspended.
194	M-1	1	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	M-3	0	239-111-009-000	Un-built	C	N/A	N/A	
196	M-5	0	239-111-010-000	Un-built	C	N/A	N/A	
197	M-6	3	239-111-011-000	Un-built	C	N/A	N/A	

Lot #	Prev. Lot #	FMP/ Allotted Trees	Assessor's Parcel #	Permit Status	Phase	Hearing Body	Oak Trees Removed	Tree Removal Notes/Details
198	M-7	0	239-111-012-000	Un-built	C	N/A	N/A	
199	M-8	0	239-111-013-000	Un-built	C	N/A	N/A	
200	M-4	0	239-111-014-000	PLN010202: Expired	C	ZA	0	Resolution not in Accela; must request from Retention.
201	SC-66	0	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	SC-67	3	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	SC-85	5	239-131-003-000	Un-built	C	N/A	N/A	
204	SC-68	0	239-131-004-000	PLN010012: Cleared	C	ZA	0	
205	SC-86	0	239-131-005-000	Un-built	C	N/A	N/A	
206	SC-69	3	239-131-006-000	Un-built	C	N/A	N/A	
207	SC-87	12	239-131-007-000	Un-built	C	N/A	N/A	
208	SC-88	0	239-131-008-000	Un-built	C	N/A	N/A	
209	SC-89	3	239-131-009-000	Un-built	C	N/A	N/A	
210	SC-90	4	239-131-010-000	Un-built	C	N/A	N/A	
211	PN-3	0	239-071-005-000	PLN030393: Cond. Comp.	B	DIR. OF PLN	0	
212	N/A	0	239-071-006-000	Un-built	B	N/A	N/A	

Lot #	Prev. Lot #	FMP/ Allotted Trees	Assessor's Parcel #	Permit Status	Phase	Hearing Body	Oak Trees Removed	Tree Removal Notes/Details
213	PN-4	0	239-071-007-000	PLN060060: Cond. Comp.	B	DIR. OF PLN	0	
214	PN-5	0	239-071-008-000	PLN030160: Cond. Comp.	B	DIR. OF PLN	0	
215	N/A	0	239-071-009-000	PLN030137: Cleared	B	DIR. OF PLN	0	
216	PN-7	0	239-071-010-000	Un-built	B	N/A	N/A	PLN020200: Given-out status for a new SFD
217	PN-8	0	239-071-011-000	Un-built	B	N/A	N/A	PLN060072: Given-out status for a new SFD
218	M-18	11						Part of the Vested Preliminary Map, not within Final Map
219	M-17	8						Part of the Vested Preliminary Map, not within Final Map
220	MN-9	0						Part of the Vested Preliminary Map, not within Final Map
221	M-10	0						Part of the Vested Preliminary Map, not within Final Map
222	M-11	0						Part of the Vested Preliminary Map, not within Final Map
223	M-13	0	239-111-015-000	PLN030346: Expired	C	ZA	0	
224	M-14	0	239-111-016-000	Un-built	C	N/A	N/A	
225	M-15	0	239-111-017-000	Un-built	C	N/A	N/A	
226	M-16	5	239-111-018-000	Un-built	C	N/A	N/A	
227	SC-70	2	239-131-011-000	Un-built	C	N/A	N/A	

Lot #	Prev. Lot #	FMP/ Allotted Trees	Assessor's Parcel #	Permit Status	Phase	Hearing Body	Oak Trees Removed	Tree Removal Notes/Details
228	SC-71	0	239-131-012-000	Un-built	C	N/A	N/A	
229	SC-72	11	239-131-013-000	Un-built	C	N/A	N/A	
230	SC-73	2	239-131-014-000	Un-built	C	N/A	N/A	
231	SC-74	2	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	SC-75	0	239-131-016-000	Un-built	C	N/A	N/A	
233	SC-76	0	239-131-017-000	Un-built	C	N/A	N/A	
234	SC-77	0	239-131-018-000	CMB050002: Approved	C	DIR. OF PLN	0	
235	SC-78	0	239-131-019-000	Un-built	C	N/A	N/A	
236	SC-79	9	239-131-020-000	Un-built	C	N/A	N/A	
237	SC-80	0	239-131-021-000	CMB060020: Approved	C	DIR. OF PLN	0	
238	SC-81	0	239-131-022-000	PLN010316: Cleared	C	ZA	1	RES. #010316: No landmark tree removal. Replacement 3:1.
239	SC-82	0	239-131-023-000	Un-built	C	N/A	N/A	
240	SC-83	0	239-131-024-000	Un-built	C	N/A	N/A	
241	SC-84	1	239-131-025-000	Un-built	C	N/A	N/A	
242	T-30	1	239-121-001-000	PLN070583: Cond. Comp.	C	DIR. OF PLN	2	RES. #070583: Replacement 3:1 for non-LM. No landmark tree removal.

Lot #	Prev. Lot #	FMP/ Allotted Trees	Assessor's Parcel #	Permit Status	Phase	Hearing Body	Oak Trees Removed	Tree Removal Notes/Details
243	T-26	0	239-121-002-000	PLN030564: Cond. Comp.	C	DIR. OF PLN	0	
244	T-25	0	239-121-003-000	CMB050009: Approved	C	DIR. OF PLN	0	
245	T-19	1						Part of the Vested Preliminary Map, not within Final Map
246	N/A	0						Part of the Vested Preliminary Map, not within Final Map
247	T-22	0	239-121-004-000	Un-built	C	N/A	N/A	
248	T-23	0	239-121-005-000	Un-built	C	N/A	N/A	
249	T-20	1	239-121-006-000	PLN050528: Cond. Comp.	C	DIR. OF PLN	1	RES. #050528: No replacement measures required.
250	T-21	0	239-121-007-000	Un-built	C	N/A	N/A	PLN060665: Withdrawn
251	T-15	0	239-121-008-000	PLN070166: Condition Compliance	C	DIR. OF PLN	1	RES. #070166: Landmark trees not removed. Replacement 3:1.
252	T-16	0	239-121-009	Un-built	C	N/A	N/A	
253	T-17	0	239-121-010	Un-built	C	N/A	N/A	
254	T-18	0	239-121-011	Un-built	C	N/A	N/A	
		451				PC: 8	420	Built: 40.9%
						ZA: 38 MS: 1		Tree Removal for Roads & Driveways: 429/1,028
						DoP: 49		

Phase D							
Lot #	Assessor's Parcel #	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		Tree Removal Approved: 0
					DoP: 6	0	Built: 40%

Phase E							
Lot #	Assessor's Parcel #	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 ZA: 1 DoP: 4	66/280	80	Tree removal approved in PLN010002: 280 Built: 24.1%

PHASE F							
Lot #	Assessor's Parcel #	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	0	Tree removal approved in PLN010278: 5
					DoP: 3		Built: 25%

EXHIBIT D

FINDING: **SANTA LUCIA PRESERVE SUBDIVISION: TREE REMOVAL** – The project is consistent with all tree removal conditions pursuant to Use Permit PC94067 (Resolution No. 96-060) for the Santa Lucia Preserve Subdivision.

- EVIDENCE:**
- a) The project proposes the removal of ___ trees. The tree amount indicated for the property **was/was not** assessed for tree removal in the Santa Lucia Preserve Forest Management Plan (FMP) by Ralph Osterling. The previous lot number for the property was # ___ and according to the FMP, ___ amount of trees were assessed for removal.
 - b) **The project requires an addendum to the Santa Lucia Preserve EIR (see Finding and Evidence No. __) Though the tree removal amount proposed does exceed what was approved for the lot, it is consistent with what was analyzed in the Santa Lucia Preserve EIR (Resolution No. 94-005).**
 - c) Tree replacement will be at a ratio of 3:1 for non-landmark and 5:1 for landmark trees. The removal of ___ trees will be replaced by ___ trees (Condition No. 24).
 - d) Tree protection and maintenance measures found in the Santa Lucia Forest Management Plan have been applied as conditions to the project (Condition No. 135).
 - e) The project is consistent with section 21.64.260 of the Monterey County Zoning Ordinance, Title 21, in that the project was sited to require the least amount of tree removal under the circumstance and avoids adverse environmental impacts.

FINDING: **POTRERO SUBDIVISION: TREE REMOVAL** – The project is **consistent/not consistent** with all tree removal conditions pursuant to Use Permit PLN010001 (Resolution No. 05-046) for the Potrero Subdivision.

Pursuant to Condition No. 25, if a project proposes tree removal that exceeds the amount shown on the Maximum Tree Removal Chart, the project shall be denied. The applicant can choose, through a discretionary permit, to have the proposed removal amount heard by the Planning Commission for approval. Approval for excess tree removal amount shall be based on regulations pursuant to section 21.64.280 of the Monterey County Zoning Ordinance, Title 21 and shall also comply with Condition No. 28 (Mitigation Measure No. 11.8) in that oak tree removal shall not exceed 25% of all oak trees within the home-land boundary.

- EVIDENCE:**
- a) The project proposes the removal of ___ trees. The tree amount indicated for the property **does not meet/meets** the amount approved for the site, according to the Maximum Tree Removal List (Condition #25). The Maximum Tree Removal List approves ___ tree removals for the lot.
 - b) Tree replacement will be at a ratio of 3:1 for non-landmark and 5:1 for landmark trees. The removal of ___ trees will be replaced by ___ trees (Condition No. 39).
 - c) Tree protection and maintenance measures found in the Potrero Subdivision Forest Management Plan have been applied as conditions to the project

(Condition No.28, 39, 57, and 62)

- d) **The project is consistent/not consistent with the section 21.64.260 of the Monterey County Zoning Ordinance, Title 21, in that the project was sited to require the least amount of tree removal under the circumstance and avoids adverse environmental impacts.**

FINDING: CHAMISAL SUBDIVISION: TREE REMOVAL – The project is consistent all tree removal conditions pursuant to Use Permit PLN10278 (Resolution No. 03-228) for the Chamisal Subdivision.

- EVIDENCE:** a) The project proposes the removal of __ trees. The tree amount indicated for the property **was/was not** assessed for removal in the Santa Lucia Preserve Forest Management Plan (FMP) by Ralph Osterling. According to the Use Permit and Forest Management Plan, __ amount of trees were assessed for removal.
- b) **The project requires an addendum to the Santa Lucia Preserve EIR (see Finding and Evidence No. __) The tree removal amount proposed does exceed what was approved for the property, but remains consistent with what was analyzed in the Santa Lucia Preserve EIR (Resolution No. 94-005).**
- c) Tree replacement will be at a ratio of 3:1 for non-landmark and 5:1 for landmark trees. The removal of __ trees will be replaced by __ trees (Mitigation Measure No. 2).
- d) Tree protection and maintenance measures found in the Santa Lucia FMP have been applied as conditions to the project (Mitigation Measure No. 2 and 3).
- e) The project is consistent with the section 21.64.260 of the Monterey County Zoning Ordinance, Title 21, in that the project was sited to require the least amount of tree removal under the circumstance and avoids adverse environmental impacts.

FINDING: SANTA LUCIA PRESERVE (HISTORICAL LOTS): TREE REMOVAL – All proposed tree removal within the Santa Lucia Preserve subdivision (Phases D) shall comply with section 21.64.260 of the Monterey County Zoning Ordinance, Title 21.

- EVIDENCE:** a) Tree replacement will be consistent with replacement measures approved for the Santa Lucia Preserve, Potrero and Chamisal Subdivisions; in that replacement be at a ratio of 3:1 for non-landmark and 5:1 for landmark trees. The removal of __ trees will be replaced by __ trees.
- b) Tree protection and maintenance measures shall be consistent with what is recommended by the arborist report _____.
- c) The project is consistent with the section 21.64.260 of the Monterey County Zoning Ordinance, Title 21, in that the project was sited to require the least amount of tree removal under the circumstance and avoids adverse environmental impacts.

Exhibit E**Manuguerra, Elisa x5179**

From: Don Wilcoxon [DonW@santaluciapreserve.com]
Sent: Thursday, April 03, 2008 4:35 PM
To: Manuguerra, Elisa x5179
Cc: Brian Finegan
Subject: RE: Draft Tree Tables

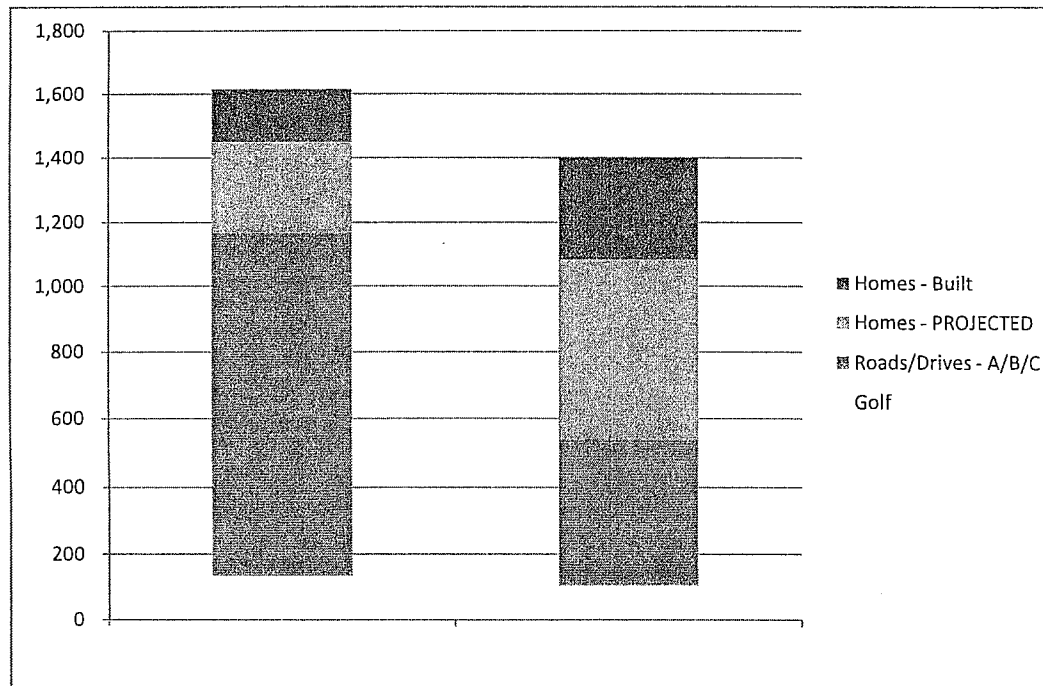
Elisa -- Attached is the summary page and revised table from what I sent you last week --- Give me a call if you need anything else and if you could let me or Brian know when a draft report is available for review --- thanks Don

Exhibit E
Page 1 of 6 Pages

TREE REMOVAL SUMMARY

Santa Lucia Preserve - Phases A / B / C and Golf
4/3/2008

	<u># of Lots</u>		<u>Estimated FMP+Golf Removals</u>		<u>Actual Healthy Removals</u>	
Homes - Built or Proceeding	86	37%	166	1.9 per lot	319	3.7 per lot ACTUAL average
Homes - PROJECTED	148	63%	285	1.9 per lot	548	3.7 per lot IF SIMILAR average
Subtotal Homes	234		451		867	
Roads/Drives - A/B/C			1,029		429	over 50% savings
Subtotal A/B/C			1,480		1,296	
Golf Course			136		107	over 20% savings
Total A/B/C+Golf			1,616		1,403	LIKELY WILL BE OVERALL SAVINGS
			0.29%		0.26%	removal of total trees (i.e. of 550,000 trees)



Note 1: Many removals approved with homes include removal for drives & parking which skews the ACTUAL numbers for "Homes" up and the "Roads / Drives" down.
Note 2: After all infrastructure and over 1/3 of sites through process, likely impact is very similar to exactly what was estimated in the original FMP in Feb 1994.

Santa Lucia Tree Database
9/2008

Lot #	Ph	Name	Addr	Street	APN #	FMP Lot #	1994Orig FMP Estimate	Building STATUS	County Approved Removals	Less: Dead / Unhealthy	Less: Reloca- tions	Less: Expired/ NoProceed	Actual Healthy Removals	Savings (Overage)	Comment
BUILT / UNDER CONSTRUCTION:															
4	A	Cowan	17	Rancho San	239-021-003	PT-4	0	BUILT	16	(3)	(13)		0	0	
6	A	Kelleher	15	Rancho San	239-021-005	PT-5	0	BUILT	0				0	0	
8	A	Feldman	21	Rancho San	239-021-007	PT-15	1	BUILT	14				14	(13)	
9	A	Merrick	1	Cantera Run	239-021-008	SJ-4	0	BUILT	17				17	(17)	
11	A	Silverman	31	Rancho San	239-021-010	SJ-6	9	BUILT	0				0	9	Co.lists at 9 FMP, RSCP shows zero removal
12	A	Brown	35	Rancho San	239-031-001	SJ-7	5	BUILT	2	(2)			0	5	
13	A	Dilmore	37	Rancho San	239-031-002	SJ-8	0	BUILT	12				12	(12)	
14	A	Reese	39	Rancho San	239-031-003	SJ-9	0	BUILT	21	(7)			14	(14)	report shows 7 unhealthy
16	A	Lewis	43	Rancho San	239-031-005	SJ-12	3	BUILT	0				0	3	Co.lists at 3 FMP, but RSCP & rpt shows zero
17	A	Watson	45	Rancho San	239-031-006	SJ-11	0	BUILT	1				1	(1)	
19	A	Clark	46	Rancho San	239-031-021	SJ-14	1	BUILT	1				1	0	
24	A	Gray	57	Rancho San	239-031-013	SJ-20	4	BUILT	0				0	4	Co.lists at 4 FMP, RSCP & owner shows zero
33	A	Brownfield	4	Rumsen Trac	239-051-002	SF-12	0	BUILT	0				0	0	
34	A	Crist	6	Rumsen Trac	239-051-003	---	0	BUILT	18	(12)			6	(6)	
35	A	Triolo	7	Rumsen Trac	239-051-004	SF-13	7	BUILT	15				15	(8)	
44	A	Griffith	1	Garzas Trail	239-051-013	SF-24	0	BUILT	0				0	0	
45	A	Flynn/Gok	3	Garzas Trail	239-051-014	SF-25	0	BUILT	0				0	0	
46	A	McQuillan	4	Garzas Trail	239-051-015	SF-49	0	BUILT	0				0	0	
47	A	Montgome	6	Garzas Trail	239-051-016	SF-8	0	BUILT	9				9	(9)	
48	A	Watts	11	Garzas Trail	239-051-017	SF-28	11	BUILT	3				3	8	
51	A	Sewall	13	Garzas Trail	239-051-020	SF-31	19	BUILT	19				19	0	
55	A	Gamble	6	Via Vaquera	239-051-024	SF-34	24	BUILT	0				0	24	
56	A	Kavner	4	Via Vaquera	239-051-025	---	0	BUILT	1				1	(1)	
58	A	Fisher	5	Via Vaquera	239-051-027	SF-37	0	BUILT	4	(1)			3	(3)	
60	A	Hoffman/L	7	Via Vaquera	239-051-029	SF-33	0	BUILT	0				0	0	
70	A	Smith	4	Vista Cielo	239-051-034	SJ-21	0	BUILT	0				0	0	
71	A	Loyd	6	Vista Cielo	239-051-035	SF-1	0	BUILT	0				0	0	
73	A	Penner	1	Wild Turkey F	239-051-037	SF-6	0	BUILT	4	(1)			3	(3)	
80	B	Brutschy	36	Pronghorn Rl	239-091-005	SC-27	0	BUILT	2				2	(2)	
82	B	Conigliaro	39	Pronghorn Rl	239-091-007	SC-25	0	BUILT	0				0	0	
86	B	Lombardi	6	San Clemente	239-091-011	SC-33	1	BUILT	13	(2)			11	(10)	report shows 2 unhealthy
89	B	Simon	4	Arroyo Sequo	239-091-014	SC-37	0	BUILT	3				3	(3)	
95	B	Graham	10	Arroyo Sequo	239-091-020	SC-43	1	BUILT	10	(8)			2	(1)	
1	B	Wilson	16	Arroyo Sequo	239-091-026	SC-49	1	BUILT	0				0	1	
16	B	Dachs	38	Arroyo Sequo	239-091-041	SC-61	0	BUILT	22	(1)			21	(21)	
126	B	Koffey	29	Pronghorn Rl	239-091-051	SC-14	0	BUILT	0				0	0	
133	B	Brody	32000	Robinson Car	239-071-001	PN-1	0	BUILT	1	(1)			0	0	
139	A	Grabe	64	Chamisal Pas	239-041-010	M-19	14	BUILT	34	(24)			10	4	report shows 24 unhealthy
141	A	Hargrove	65	Chamisal Pas	239-041-012	---	0	BUILT	0				0	0	
142	A	Deniger	2	Vuelo de las I	239-041-013	M-21	5	BUILT	20	(2)			18	(13)	report shows 2 unhealthy
144	A	Gonzales	6	Vuelo de las I	239-041-015	M-22	3	BUILT	3				3	0	
147	A	Hodgson	5	Vuelo de las I	239-041-018	M-24	19	BUILT	32	(11)			21	(2)	report shows 11 unhealthy
148	A	Goodman	3	Vuelo de las I	239-041-019	M-25	11	BUILT	8				8	3	
149	A	Dunwoody	1	Vuelo de las I	239-041-020	M-26	0	BUILT	7				7	(7)	
151	A	Briggs	59	Chamisal Pas	239-041-022	M-28	5	BUILT	1				1	4	
154	A	Bond	53	Chamisal Pas	239-041-025	M-33	2	BUILT	15	(3)			12	(10)	
155	B	Kennedy	3	Touche Pass	239-091-058	T-33	0	BUILT	1				1	(1)	
156	B	Sheerder	4	Touche Pass	239-091-059	SC-1	0	BUILT	0				0	0	
157	B	Silverman	2	Touche Pass	239-091-060	SC-2	0	BUILT	2	(2)			0	0	
159	B	Yee/Moss	5	Touche Pass	239-091-062	T-32	0	BUILT	0				0	0	
162	B	Forster	10	Touche Pass	239-091-065	SC-4	0	BUILT	1				1	(1)	
167	B	Pickard	17	Touche Pass	239-091-070	SC-92	0	BUILT	1	(1)			0	0	
168	B	Wheeler	18	Touche Pass	239-091-071	SC-91	0	BUILT	0				0	0	
169	B	Vinton	11	San Clemente	239-091-072	SC-64	0	BUILT	0				0	0	
174	B	Zander	9	Vasquez Trail	239-091-077	T-50	0	BUILT	0				0	0	
177	B	Santry	3	Refugio Tract	239-091-080	T-9	0	BUILT	0				0	0	
179	B	Martens /E	1	Refugio Tract	239-091-082	T-11	0	BUILT	2				2	(2)	
180	B	Morrell	13	Vasquez Trail	239-091-083	T-7	0	BUILT	1				1	(1)	
182	B	Hodnefield	16	Vasquez Trail	239-071-003	T-13	3	BUILT	5				5	(2)	
192	C	McWhorte	24	Potrero Trail	239-111-006	PT-10	0	BUILT	0				0	0	
194	C	Canning	26	Potrero Trail	239-111-008	M-1	1	BUILT	4				4	(3)	
201	C	Levine	14	San Clemente	239-131-001	SC-66	0	BUILT	0				0	0	
202	C	Moir	16	San Clemente	239-131-002	SC-67	3	BUILT	3				3	0	
204	C	Pasarell	2	Long Ridge T	239-131-004	SC-68	0	BUILT	0				0	0	
213	B	Zulberti	2	Ohlone Trace	239-071-007	PN-4	0	BUILT	0				0	0	
214	B	Lyons	4	Penon Peak	239-071-008	PN-5	0	BUILT	0				0	0	
215	B	Livermore	3	Penon Peak	239-071-009	---	0	BUILT	0				0	0	
234	C	Bohlender	20	Long Ridge T	239-131-018	SC-77	0	BUILT	0				0	0	
237	C	Lambert	22	Long Ridge T	239-131-021	SC-80	0	BUILT	0				0	0	
238	C	Goddard	23	Long Ridge T	239-131-022	SC-81	0	BUILT	0				0	0	
243	C	Gutierrez/	8	Black Mounta	239-121-002	T-26	0	BUILT	0				0	0	
244	C	Reisman	10	Black Mounta	239-121-003	T-25	0	BUILT	0				0	0	
249	C	Hayunga	15	Black Mounta	239-121-006	T-20	1	BUILT	1				1	0	
2	A	McDonald	54	Rancho San	239-031-011	SJ-18	3	JustTree	1	(1)			0	3	not built on
67	A	Branson	34180	Robinson Car	239-061-005	SC-93	0	JustTree	2	(2)			0	0	not built on

Santa Lucia Tree Database
8/2008

Lot #	Ph	Name	Addr	Street	APN #	FMP Lot #	1994Orig FMP Estimate	Building STATUS	County Approved Removals	Less: Dead / Unhealth	Less: Reloca- tions	Less: Expired/ NoProceed	Actual Healthy Removals	Savings (Overage)	Comment
18	A	Zepf	42	Rancho San	239-031-007	SJ-13	0	Permit	0				0	0	
25	A	Finley	59	Rancho San	239-031-014	M-35	3	Permit	2				2	1	
72	A	Witte	5	Vista Cielo	239-051-036	SF-2	0	Permit	18				18	(18)	
102	B	McGovern	13	Arroyo Sequo	239-091-027	SC-48	3	Permit	11				11	(8)	
135	A	Hull	50	Chamisal Pas	239-041-006	M-34	2	Permit	7				7	(5)	
185	B	Winans/S	13	Cantera Run	239-011-023	SJ-2	0	Permit	45	(8)	(18)		19	(19)	
242	C	Watkins	6	Black Mounta	239-121-001	T-30	1	Permit	2				2	(1)	
251	C	Eastman	21	Vasquez Trail	239-121-008	T-15	0	Permit	1				1	(1)	
3	A	Student	13	Rancho San	239-021-002	PT-3	0	PENDING	0				0	0	
160	B	Child	11	Toucho Pass	239-091-063	T-31	0	PENDING	3				3	(3)	
183	B	Chambers	17	Vasquez Trail	239-071-004	T-14	0	PENDING	1				1	(1)	

Subtotal BUILT (or Building) / PERMITTED PROCEEDING:

166
Estimate
1.9
Per Lot

86
Lots
37%
Complete

319
Actual
3.7
Per Lot
(153)
(Overage)
(1.8)
Per Lot
92%
avg over

Subtotal for A / B / C

UNBUILT / NOT PROCEEDING WITH PERMIT:

1	A	DeLatour	5	Rancho San	239-021-001	PT-1	0	Unbuilt	n/a				n/a	n/a	
2	A	Biermeier	50	Rancho San	239-031-015	PT-2	0	EXPIRED	24				n/a	n/a	EXPIRED / NOT PROCEEDING
5	A	Tate	14	Rancho San	239-021-004	PT-7	0	EXPIRED	0				n/a	n/a	EXPIRED / NOT PROCEEDING
7	A	Hicks	19	Rancho San	239-021-006	PT-14	0	Unbuilt	n/a				n/a	n/a	
10	A	Grainger	33	Rancho San	239-021-009	SJ-5	0	Unbuilt	n/a				n/a	n/a	
15	A	Cardone	41	Rancho San	239-031-004	SJ-10	0	Unbuilt	n/a				n/a	n/a	
20	A	McIntire	48	Rancho San	239-031-022	SJ-15	7	Unbuilt	n/a				n/a	n/a	
21	A	Garrett	52	Rancho San	239-031-010	SJ-16	0	Unbuilt	n/a				n/a	n/a	
23	A	Montgome	55	Rancho San	239-031-012	SJ-17	7	Unbuilt	n/a				n/a	n/a	
26	A	Russel	2	Vista Cielo	239-051-040	SF-4	0	EXPIRED	9				n/a	n/a	EXPIRED / NOT PROCEEDING
32	A	Lester	2	Rumsen Trac	239-051-001	SF-14	0	Unbuilt	n/a				n/a	n/a	
36	A	Sanford	5	Rumsen Trac	239-051-005	SF-15	4	Unbuilt	n/a				n/a	n/a	
37	A	Kaplan	3	Rumsen Trac	239-051-006	SF-17	0	Unbuilt	n/a				n/a	n/a	
38	A	Griffith	1	Rumsen Trac	239-051-007	SF-18	0	Unbuilt	n/a				n/a	n/a	
39	A	Howerton	2	Arrowmaker T	239-051-008	SF-19	17	Unbuilt	n/a				n/a	n/a	
40	A	O'Connor	3	Arrowmaker T	239-051-009	SF-20	1	EXPIRED	1	(1)			n/a	n/a	EXPIRED / NOT PROCEEDING
41	A	Cox	4	Arrowmaker T	239-051-010	SF-21	2	Unbuilt	n/a				n/a	n/a	
42	A	Harlan	8	Garzas Trail	239-051-011	SF-7	13	Unbuilt	n/a				n/a	n/a	
43	A	Tashjian	2	Garzas Trail	239-051-012	SF-23	0	Unbuilt	n/a				n/a	n/a	
49	A	Anderson	9	Garzas Trail	239-051-018	SF-29	11	Unbuilt	n/a				n/a	n/a	
50	A	Andrie	12	Garzas Trail	239-051-019	SF-30	12	Unbuilt	n/a				n/a	n/a	
52	A	Zoellner	10	Garzas Trail	239-051-021	SF-32	0	EXPIRED	17				n/a	n/a	EXPIRED / NOT PROCEEDING
53	A	Farr	80	Rancho San	239-051-022	SF-16	0	Unbuilt	n/a				n/a	n/a	
54	A	Collins	2	Via Vaquera	239-051-023	SF-47	0	Unbuilt	n/a				n/a	n/a	
57	A	Wolcott	3	Via Vaquera	239-051-026	SF-36	0	Unbuilt	n/a				n/a	n/a	
59	A	Clum	98	Rancho San	239-051-028	SF-48	0	Unbuilt	n/a				n/a	n/a	
65	A	Taliaferro	34205	Robinson Car	239-061-003	SC-23	0	Unbuilt	n/a				n/a	n/a	
66	A	Brown	34160	Robinson Car	239-061-004	SF-46	0	Unbuilt	n/a				n/a	n/a	
68	A	Friedrichs	1	Vista Cielo	239-051-032	SF-5	10	Unbuilt	n/a				n/a	n/a	
69	A	Steinrueck	3	Vista Cielo	239-051-033	SF-3	0	Unbuilt	n/a				n/a	n/a	
74	A	Triolo	2	Wild Turkey F	239-051-038	SF-11	3	Unbuilt	n/a				n/a	n/a	
75	A	Vermell	3	Wild Turkey F	239-051-039	SF-10	0	Unbuilt	n/a				n/a	n/a	
76	B	Dunwoody	42	Pronghorn Rl	239-091-001	SC-19	0	Unbuilt	n/a				n/a	n/a	
77	B	Ruettgers	33800	Robinson Car	239-091-002	SC-20	0	Unbuilt	n/a				n/a	n/a	
78	B	RSCP	38	Pronghorn Rl	239-091-003	SC-28	6	Unbuilt	n/a				n/a	n/a	
79	B	Albertini /	40	Pronghorn Rl	239-091-004	SC-29	0	Unbuilt	n/a				n/a	n/a	
81	B	Ghest	41	Pronghorn Rl	239-091-006	SC-24	0	Unbuilt	n/a				n/a	n/a	
85	B	RSCP	4	San Clemente	239-091-010	SC-32	0	Unbuilt	n/a				n/a	n/a	
87	B	Satow	8	San Clemente	239-091-012	SC-34	0	Unbuilt	n/a				n/a	n/a	
88	B	Muse	2	Arroyo Sequo	239-091-013	SC-35	0	Unbuilt	n/a				n/a	n/a	
90	B	Estes	6	Arroyo Sequo	239-091-015	SC-38	0	Unbuilt	n/a				n/a	n/a	
91	B	Baroffio	8	Arroyo Sequo	239-091-016	SC-39	0	Unbuilt	n/a				n/a	n/a	
94	B	RSCP	3	San Clemente	239-091-019	SC-42	1	Unbuilt	n/a				n/a	n/a	
96	B	Graham	12	Arroyo Sequo	239-091-021	SC-44	0	EXPIRED	0				n/a	n/a	EXPIRED / NOT PROCEEDING
97	B	Ward	11	Arroyo Sequo	239-091-022	SC-46	7	Unbuilt	n/a				n/a	n/a	
98	B	RSCP	14	Arroyo Sequo	239-091-023	SC-47	3	Unbuilt	n/a				n/a	n/a	
99	B	Sanchez	35000	Robinson Car	239-091-024	SC-31	2	Unbuilt	n/a				n/a	n/a	
100	B	Green	34300	Robinson Car	239-091-025	SC-95	0	Unbuilt	n/a				n/a	n/a	
103	B	Cohen	18	Arroyo Sequo	239-091-028	SC-50	7	Unbuilt	n/a				n/a	n/a	
104	B	RSCP	20	Arroyo Sequo	239-091-029	SC-51	2	Unbuilt	n/a				n/a	n/a	
105	B	Gray	22	Arroyo Sequo	239-091-030	SC-52	0	Unbuilt	n/a				n/a	n/a	
106	B	Schrier	23	Arroyo Sequo	239-091-031	SC-53	1	Unbuilt	n/a				n/a	n/a	
107	B	Vucina	24	Arroyo Sequo	239-091-032	SC-58	10	Unbuilt	n/a				n/a	n/a	
108	B	Stanford	25	Arroyo Sequo	239-091-033	SC-54	0	EXPIRED	0				n/a	n/a	EXPIRED / NOT PROCEEDING
109	B	Pinn	27	Arroyo Sequo	239-091-091	SC-55	0	EXPIRED	0				n/a	n/a	EXPIRED / NOT PROCEEDING
110	B	Young	29	Arroyo Sequo	239-091-090	SC-100	0	Unbuilt	n/a				n/a	n/a	
111	B	Urla	31	Arroyo Sequo	239-091-036	SC-56	3	Unbuilt	n/a				n/a	n/a	
112	B	RSCP	33	Arroyo Sequo	239-091-037	---	0	Unbuilt	n/a				n/a	n/a	

Exhibit E

Santa Lucia Tree Database
9/2008

Lot #	Ph	Name	Addr	Street	APN #	FMP Lot #	1994Orig FMP Estimate	Building STATUS	County Approved Removals	Less: Dead / Unhealth	Less: Reloca- tions	Less: Expired/ NoProceed	Actual Healthy Removals	Savings (Overage)	Comment
113	B	Krishnamu	37	Arroyo Sequo	239-091-038	SC-60	2	Unbuilt	n/a				n/a	n/a	
114	B	Fernandez	39	Arroyo Sequo	239-091-039	SC-62	0	Unbuilt	n/a				n/a	n/a	
115	B	Fischell	40	Arroyo Sequo	239-091-040	SC-63	2	Unbuilt	n/a				n/a	n/a	
117	B	Louis	36	Arroyo Sequo	239-091-042	SC-59	1	Unbuilt	n/a				n/a	n/a	
118	B	Gibson	12	San Clemente	239-091-043	SC-65	7	Unbuilt	n/a				n/a	n/a	
119	B	McKellar	21	Pronghorn Rl	239-091-044	SC-7	0	Unbuilt	n/a				n/a	n/a	
120	B	Smith	23	Pronghorn Rl	239-091-045	---	0	Unbuilt	n/a				n/a	n/a	
121	B	Sewall	20	Pronghorn Rl	239-091-046	SC-8	0	Unbuilt	n/a				n/a	n/a	
122	B	Troy	22	Pronghorn Rl	239-091-047	SC-9	0	Unbuilt	n/a				n/a	n/a	
123	B	Toig	24	Pronghorn Rl	239-091-048	---	0	Unbuilt	n/a				n/a	n/a	
124	B	Dunwoody	25	Pronghorn Rl	239-091-049	---	0	EXPIRED	0			0	n/a	n/a	EXPIRED/NOT PROCEEDING
125	B	Steiny	27	Pronghorn Rl	239-091-050	---	0	EXPIRED	0			0	n/a	n/a	EXPIRED/NOT PROCEEDING
127	B	Siebel	31	Pronghorn Rl	239-091-052	SC-15	0	Unbuilt	n/a				n/a	n/a	
128	B	Gianos	33	Pronghorn Rl	239-091-053	SC-16	0	Unbuilt	n/a				n/a	n/a	
129	B	Wilder	35	Pronghorn Rl	239-091-054	SC-17	0	Unbuilt	n/a				n/a	n/a	
130	B	Lopuch	34	Pronghorn Rl	239-091-055	SC-18	0	Unbuilt	n/a				n/a	n/a	
131	B	Wilbur/Ste	15	Pronghorn Rl	239-091-056	SC-6	0	Unbuilt	n/a				n/a	n/a	
132	B	Peroutka	37	Pronghorn Rl	239-091-057	---	0	Unbuilt	n/a				n/a	n/a	
134	B	Pura	4	Ohlone Trace	239-071-002	PN-2	0	EXPIRED	0			0	n/a	n/a	EXPIRED/NOT PROCEEDING
136	A	Eger	52	Chamisal Pas	239-041-007	M-32	0	Unbuilt	n/a				n/a	n/a	
137	A	Moldow	60	Chamisal Pas	239-041-008	M-50	0	Unbuilt	n/a				n/a	n/a	
138	A	Whittier	62	Chamisal Pas	239-041-009	M-29	0	Unbuilt	n/a				n/a	n/a	
140	A	Carney	67	Chamisal Pas	239-041-011	M-20	0	Unbuilt	n/a				n/a	n/a	
143	A	Andrews	4	Vuelo de las I	239-041-014	---	0	Unbuilt	n/a				n/a	n/a	
145	A	Phillips	7	Vuelo de las I	239-041-016	M-23	22	Unbuilt	n/a				n/a	n/a	
146	A	Severino	8	Vuelo de las I	239-041-017	---	0	Unbuilt	n/a				n/a	n/a	
150	A	Chapman	63	Chamisal Pas	239-041-021	M-27	11	Unbuilt	n/a				n/a	n/a	
152	A	Gruber	57	Chamisal Pas	239-041-023	M-30	2	Unbuilt	n/a				n/a	n/a	
153	A	Lietz	55	Chamisal Pas	239-041-024	M-31	7	Unbuilt	n/a				n/a	n/a	
158	B	Abbo	8	Touche Pass	239-091-061	SC-3	0	EXPIRED	1			(1)	n/a	n/a	EXPIRED/NOT PROCEEDING
161	B	Mead	12	Touche Pass	239-091-064	SC-5	0	Unbuilt	n/a				n/a	n/a	
163	B	Jaeger	13	Touche Pass	239-091-066	T-27	0	Unbuilt	n/a				n/a	n/a	
164	B	Papadopo	15	Touche Pass	239-091-067	T-28	0	Unbuilt	n/a				n/a	n/a	
165	B	Conway	1	Black Mounta	239-091-068	T-50	0	Unbuilt	n/a				n/a	n/a	
166	B	Bakar	16	Touche Pass	239-091-069	SC-13	0	EXPIRED	0			0	n/a	n/a	EXPIRED/NOT PROCEEDING
167	B	Monaghan	5	Vasquez Trail	239-091-073	T-1	6	Unbuilt	n/a				n/a	n/a	
171	B	Cooper	6	Vasquez Trail	239-091-074	T-2	2	Unbuilt	n/a				n/a	n/a	
172	B	Reese	7	Vasquez Trail	239-091-075	T-3	0	Unbuilt	n/a				n/a	n/a	
173	B	Word	8	Vasquez Trail	239-091-076	T-4	0	Unbuilt	n/a				n/a	n/a	
175	B	Haley	11	Vasquez Trail	239-091-078	T-6	0	Unbuilt	n/a				n/a	n/a	
176	B	Malcolm	12	Vasquez Trail	239-091-079	T-8	0	Unbuilt	n/a				n/a	n/a	
178	B	Gerber	2	Refugio Tract	239-091-081	T-10	0	Unbuilt	n/a				n/a	n/a	
181	B	Perrin	14	Vasquez Trail	239-091-084	T-12	0	Unbuilt	n/a				n/a	n/a	
184	B	Hebenstre	11	Cantera Run	239-011-022	SJ-1	0	EXPIRED	0			0	n/a	n/a	EXPIRED/NOT PROCEEDING
186	B	Stoltz	15	Cantera Run	239-011-024	SJ-3	0	EXPIRED	3			(3)	n/a	n/a	EXPIRED/NOT PROCEEDING
187	C	McCaw/Fil	12	Potrero Trail	239-111-001	PT-44	0	Unbuilt	n/a				n/a	n/a	
188	C	RSCP	14	Potrero Trail	239-111-002	PT-13	0	Unbuilt	n/a				n/a	n/a	
189	C	Rogers/TF	16	Potrero Trail	239-111-003	PT-12	0	Unbuilt	n/a				n/a	n/a	
190	C	Dorey	18	Potrero Trail	239-111-004	PT-8	0	Unbuilt	n/a				n/a	n/a	
191	C	Heyerman	20	Potrero Trail	239-111-005	PT-11	0	Unbuilt	n/a				n/a	n/a	
193	C	Wilcoxon	22	Potrero Trail	239-111-007	PT-9	0	EXPIRED	0			0	n/a	n/a	EXPIRED/NOT PROCEEDING
195	C	Larson	28	Potrero Trail	239-111-009	M-3	0	Unbuilt	n/a				n/a	n/a	
196	C	Schrader	30	Potrero Trail	239-111-010	M-50	0	Unbuilt	n/a				n/a	n/a	
197	C	Leon	31	Potrero Trail	239-111-011	M-6	0	Unbuilt	n/a				n/a	n/a	
198	C	Vasudeval	32	Potrero Trail	239-111-012	M-7	0	Unbuilt	n/a				n/a	n/a	
199	C	Esernia	29	Potrero Trail	239-111-013	M-8	0	Unbuilt	n/a				n/a	n/a	
200	C	Erickson	27	Potrero Trail	239-111-014	M-4	0	EXPIRED	0			0	n/a	n/a	EXPIRED/NOT PROCEEDING
203	C	Hoff	18	San Clemente	239-131-003	SC-85	5	Unbuilt	n/a				n/a	n/a	
205	C	Shalvoy	21	San Clemente	239-131-005	SC-86	0	Unbuilt	n/a				n/a	n/a	
206	C	Breyer	4	Long Ridge T	239-131-006	SC-69	3	Unbuilt	n/a				n/a	n/a	
207	C	RSCP	23	San Clemente	239-131-007	SC-87	12	Unbuilt	n/a				n/a	n/a	
208	C	Lange	25	San Clemente	239-131-008	SC-88	0	Unbuilt	n/a				n/a	n/a	
209	C	RSCP	27	San Clemente	239-131-009	SC-89	3	Unbuilt	n/a				n/a	n/a	
210	C	Rosendin	29	San Clemente	239-131-010	SC-90	4	Unbuilt	n/a				n/a	n/a	
211	B	Bullington	1	Ohlone Trace	239-071-005	PN-3	0	EXPIRED	0			0	n/a	n/a	EXPIRED/NOT PROCEEDING
212	B	Blatman	3	Ohlone Trace	239-071-006	---	0	Unbuilt	n/a				n/a	n/a	
216	B	Livermore	2	Penon Peak	1239-071-010	PN-7	0	EXPIRED	0			0	n/a	n/a	EXPIRED/NOT PROCEEDING
217	B	Alessandr	1	Penon Peak	1239-071-011	PN-8	0	EXPIRED	0			0	n/a	n/a	EXPIRED/NOT PROCEEDING
223	C	Farmer	12	Mesa Trail	239-111-015	M-13	0	EXPIRED	0			0	n/a	n/a	EXPIRED/NOT PROCEEDING
224	C	Greenspor	15	Mesa Trail	239-111-016	M-14	0	Unbuilt	n/a				n/a	n/a	
225	C	Alireza	17	Mesa Trail	239-111-017	M-15	0	Unbuilt	n/a				n/a	n/a	
226	C	Reese	19	Mesa Trail	239-111-018	M-16	5	Unbuilt	n/a				n/a	n/a	
227	C	McKenzie	5	Long Ridge T	239-131-011	SC-70	2	Unbuilt	n/a				n/a	n/a	
228	C	Hargrove	7	Long Ridge T	239-131-012	SC-71	0	Unbuilt	n/a				n/a	n/a	
229	C	Sanford	9	Long Ridge T	239-131-013	SC-72	11	Unbuilt	n/a				n/a	n/a	
230	C	McGowan	11	Long Ridge T	239-131-014	SC-73	2	Unbuilt	n/a				n/a	n/a	
231	C	Gryska	13	Long Ridge T	239-131-015	SC-74	2	Unbuilt	n/a				n/a	n/a	

Santa Lucia Tree Database
3/2008

Lot #	Ph	Name	Addr	Street	APN #	FMP Lot #	1994Orig FMP Estimate	Building STATUS	County Approved Removals	Less: Dead / Unhealth	Less: Reloca- tions	Less: Expired/ NoProceed	Actual Healthy Removals	Savings (Overage)	Comment
232	C	Dachs	14	Long Ridge T	239-131-016	SC-75	0	Unbuilt	n/a				n/a	n/a	
233	C	Dachs	16	Long Ridge T	239-131-017	SC-76	0	Unbuilt	n/a				n/a	n/a	
235	C	RSCP	19	Long Ridge T	239-131-019	SC-78	0	Unbuilt	n/a				n/a	n/a	
236	C	Gordon	21	Long Ridge T	239-131-020	SC-79	9	Unbuilt	n/a				n/a	n/a	
239	C	RSCP	24	Long Ridge T	239-131-023	SC-82	0	Unbuilt	n/a				n/a	n/a	
240	C	Wagner	26	Long Ridge T	239-131-024	SC-83	0	Unbuilt	n/a				n/a	n/a	
241	C	Gani	28	Long Ridge T	239-131-025	SC-84	1	Unbuilt	n/a				n/a	n/a	
247	C	Moore/Wa	19	Black Mounta	239-121-004	T-22	0	Unbuilt	n/a				n/a	n/a	
248	C	Reese	21	Black Mounta	239-121-005	T-23	0	Unbuilt	n/a				n/a	n/a	
250	C	Coleman	17	Black Mounta	239-121-007	T-21	0	Unbuilt	n/a				n/a	n/a	
252	C	Chang/Sk	22	Vasquez Trail	239-121-009	T-16	0	Unbuilt	n/a				n/a	n/a	
253	C	Elmore	23	Vasquez Trail	239-121-010	T-17	0	Unbuilt	n/a				n/a	n/a	
254	C	RSCP	24	Vasquez Trail	239-121-011	T-18	0	Unbuilt	n/a				n/a	n/a	
---	A-C	Unallocated & Moved Sites in the FMP					35	Unbuilt	n/a				n/a	n/a	

Subtotal UNBUILT / NOT PROCEEDING WITH PERMIT:

285	55	(1)	0	(54)
Estimate	APPROVED but EXPIRED (& not counted)			

0 n/a Subtotal for A / B / C

TOTAL for Phases A/B/C - HOME Construction:

451

442

(92)

(31)

0

319

132

Current savings, but not all sites built yet
Savings from 1997-2004 (documented w/PBI)

TOTAL for Phases A/B/C - ROAD / DRIVE Construction:

1,029

429

600

TOTAL REMOVAL FOR A / B / C

1,480	Estimate Analyzed in FMP
0.27%	of TOTAL Trees

748	732
Removed	Savings

Add: GOLF Construction approvals:

136

107

29

Savings from 1998-2000 (documented w/PBI)

TOTAL for GOLF + A/B/C - All Construction to Date

1,616	FMP + Golf Addendum
0.29%	of TOTAL Trees

855	761
Removed	Savings
Current Comparison to FMP+Golf	

PLUS: PROJECTIONS FOR REMAINING LOT BUILDOUT (Phases A/B/C)

148 Lots Remain to Be Built

Assume Unbuilts Will Use All Remaining FMP Allocations in Table

285

476 Comparison After Adding FMP allocations

If Removed Savings

Assume Unbuilts Will Also Be Over FMP Estimate by Similar Amounts

92%

X

285

FMP

remain

=

263

213

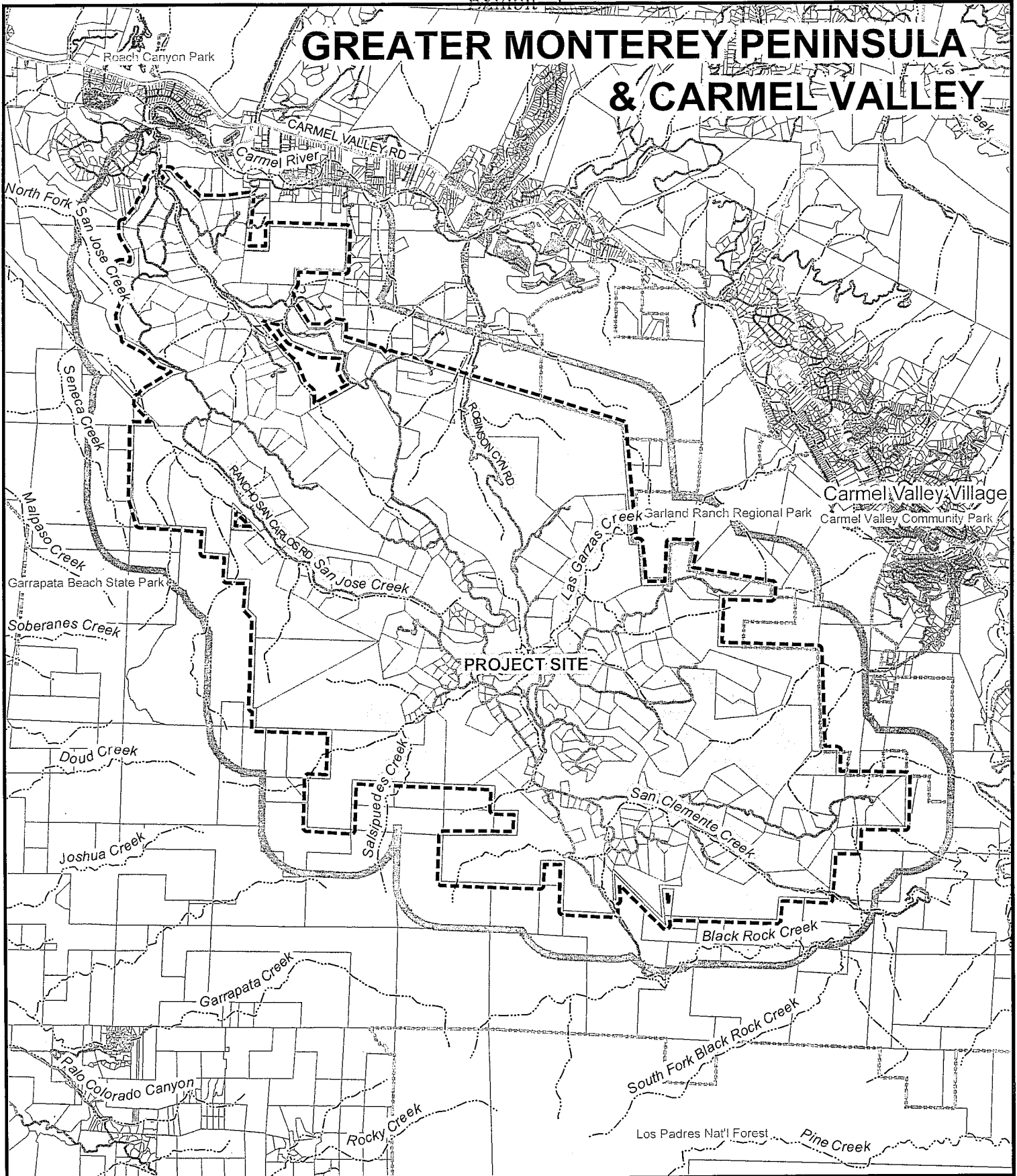
PROJECTED SAVINGS vs. Analysis in FMP

If Removed Savings

1,403	CURRENT ESTIMATE OF HEALTHY TREES REMOVED
0.26%	of TOTAL Trees ["** VERY SIMILAR TO ESTIMATE **"]

Note 1: Many removals approved with homes include removal for drives & parking which skews the ACTUAL numbers for "Homes" up and the "Roads / Drives" down.
Note 2: After all infrastructure and over 1/3 of sites through process, likely impact is very similar to exactly what was estimated in the original FMP in Feb 1994.

GREATER MONTEREY PENINSULA & CARMEL VALLEY



APPLICANT: SANTA LUCIA PRESERVE

APN: N/A

FILE # PD070907

Water 2500' Limit 300' Limit City Limits

