

MONTEREY COUNTY PLANNING COMMISSION

Meeting: April 29, 2015	Agenda Item No.: 4
Project Description: Consider a Use Permit to allow the removal of 6 Coast Live Oak trees for the development of a new 2,427 square foot single family dwelling with a 1,120 square foot detached art studio and a 157 square foot kiln.	
Project Location: 8170 North Prunedale Road, Prunedale, CA	APN: 129-041-011-000
Planning File Number: PLN140857	Owner: Charles Alexander and Pamela Murakami Applicant: Charles Alexander
Planning Area: North County Area Plan	Flagged and staked: Yes
Zoning Designation: LDR/2.5 [Low Density Residential, 2.5 acres per unit]	
CEQA Action: Categorically Exempt per Section 15304 of the CEQA Guidelines	
Department: RMA-Planning	

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a resolution (**Exhibit B**) to:

- 1) Find the project Categorically Exempt per Section 15304 of the CEQA Guidelines; and
- 2) Approve PLN140857, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**).

PROJECT OVERVIEW:

The project is located on a 7.19 acre undeveloped parcel located at 8170 North Prunedale Road in the North County Area Plan. The applicant seeks a Use Permit for the removal of six (6) coast live oak trees to allow the development of a new single family dwelling and non habitable accessory structure. The construction of the single family dwelling is a principally allowed use in the low density residential district, which only requires issuance of a construction permit. The removal of more than three protected trees requires the approval of a Use Permit by the Monterey County Planning Commission.

Tree Removal:

The subject parcel is undeveloped with the exception of an unpaved driveway, which is the proposed access to the future single family dwelling. The site slopes gently uphill and all development avoids slopes in excess of 25%. The Tree Resource Assessment (Exhibit D) prepared by Frank Ono serves as the Forest Management Plan, and describes the site as moderately forested by Coast live oak, with some individual Monterey Pine and eucalyptus trees. The overall health of trees on the property is moderate with a low mortality rate, however it was observed that a few trees were declining health due to both abiotic and biotic stressors, and limited resource availability (water, nutrients).

The North County Area Plan (Policy NC-3.4) discourages the removal of healthy native oak trees. Initially, the applicant proposed to extend the driveway through an area densely covered in trees which would have resulted in additional tree removal and potential impacts to the Coast live oak forest. The driveway and garage entrance has been redesigned to significantly avoid impacts to the oak forest and reduce the proposed tree removal from 26 Coast live oak trees to 6 Coast live oak trees and two dead Monterey Pine trees. Monterey Pine trees are not protected within the North County Area Plan. The Zoning Ordinance requires a finding that the proposed tree removal is the minimum necessary under the circumstances.

There are alternative locations on the property that could be developed with little or no tree removal. This particular site was chosen by the applicant for development because it is located near existing utilities and nestled in a clearing that is surrounded by oak trees, to capitalize on the aesthetics of the forest. The applicant has worked with the arborist, engineer, and staff to propose a development that minimizes forest impacts at this location. To compensate for tree removal the applicant has agreed to a replanting ratio that is three times more than recommended by the arborist in the Forest Management Plan. Tree restoration in the clear area of this property will strengthen the existing sandy soil and, due to the low mortality rate, will likely result in expansion of a strong, healthy oak forest. Given the circumstances of this parcel and project, the tree removal can be considered the minimum necessary.

A total of six Coast live oak trees and two dead Monterey Pines are proposed for removal. This would result in the removal of less than 5% of total canopy coverage. The trees proposed for removal are all in fair or good condition and non-landmark trees, three are eight (8) inches or less in diameter, and three are sixteen (16) inches in diameter. One tree will be removed due to the driveway, and three (3) trees will be removed for the development of the house, all of which are located on the periphery of the house and not grouped in a particular area. Two (2) trees will be removed for the construction of the artist studio. The Forest Management Plan states that no adverse environmental impacts will result from the proposed tree removal with the exception of potential soil erosion due to the existing soil type; however appropriate measures will be implemented to address these potential impacts. Trees of the same species (Coast live oak) will be replanted at a ratio of 3:1 in an open area on the site, resulting in 18 trees, and measures are in the conditions to protect the remaining trees. The project has been conditioned to record the Forest Management Plan with the statement that all development will be in accordance with the Plan. The condition requires the applicant to submit proof, prior to final of any construction permits, that the development has been implemented according to the report.

Environmental Review:

The proposed tree removal is categorically exempt from the California Environmental Quality Act, pursuant to Section 15304. This section exempts minor alterations to land which includes the removal of trees that are not scenic. Though the North County Area Plan considers native oak trees to be protected, these trees are not scenic, and there is no visual sensitivity on this parcel. In addition, the small percentage of trees removed will not change the visual character of the property.

OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

√ North County Fire Protection District

Agencies that submitted comments are noted with a check mark (“√”). Conditions recommended by RMA-Planning have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit B**).

The project was not referred to any advisory committee because it did not meet any of the criteria in the guidelines for referral in Board Resolution 14-373. The project did not require any CEQA review, and does not consist of a variance, lot line adjustment, or design approval subject to review by the Zoning Administrator or Planning Commission.

Note: The decision on this project is appealable to the Board of Supervisors.



Grace Bogdan, Project Planner
(831)796-6414 bogdang@co.monterey.ca.us
April 20, 2015

cc: Front Counter Copy; Planning Commission ; North County Fire Protection District;
RMA Services Manager; Grace Bogdan, Project Planner; Charles Alexander and
Pamela Murakami, Owner; The Open Monterey Project (Molly Erickson); LandWatch
(Amy White); Planning File PLN140857

Attachments: Exhibit A Project Data Sheet
Exhibit B Draft Resolution, including:
• Conditions of Approval
• Site Plan
Exhibit C Vicinity Map
Exhibit D Forest Management Plan

This report was reviewed by John Ford, RMA Services Manager.




EXHIBIT A

Project Information for PLN140857

Application Name: Alexander Charles D & Murakami Pamela S
Location: 8170 N Prunedale Rd, Salinas
Applicable Plan: North County Area Plan
Advisory Committee: North County Non-Coastal
Permit Type: Use Permit
Environmental Status: Categorical Exemption
Zoning: LDR/2.5

Primary APN: 129-041-011-000
Coastal Zone: No
Final Action Deadline (884): 5/22/2015
Land Use Designation: Low Density Residential

Project Site Data:

Lot Size: 313196
Existing Structures (sf): 0
Proposed Structures (sf): 3550
Total Sq. Ft.: 3550

Coverage Allowed: 25%
Coverage Proposed: 1.2%
Height Allowed: 30
Height Proposed: 22
FAR Allowed: N/A
FAR Proposed: N/A

Special Setbacks on Parcel: Y

Resource Zones and Reports:

Seismic Hazard Zone: IV
Erosion Hazard Zone: HIGH
Fire Hazard Zone: MODERATE
Flood Hazard Zone: N/A
Archaeological Sensitivity: LOW
Visual Sensitivity: N

Soils Report #: N/A
Biological Report #: N/A
Forest Management Rpt. #: LIB150098
Geologic Report #: N/A
Archaeological Report #: N/A
Traffic Report #: N/A

Other Information:

Water Source: Prunedale #8
Water Purveyor: Private Water System
Fire District: North County Fire Protection District
Tree Removal: 6/oak

Grading (cubic yds.): 715
Sewage Disposal (method): Septic
Sewer District Name: N/A

**EXHIBIT B
DRAFT RESOLUTION**

**Before the Planning Commission in and for the
County of Monterey, State of California**

In the matter of the application of:

CHARLES ALEXANDER AND PAMELA MURAKAMI (PLN140857)

RESOLUTION NO. ----

Resolution by the Monterey County Planning
Commission:

- 1) Finding the project Categorical Exempt per Section 15304 of the CEQA Guidelines; and
- 2) Approving a Use Permit to allow the removal of 6 Coast Live Oak trees for the development of a new 2,427 square foot single family dwelling with a 1,120 square foot detached art studio and a 157 square foot kiln.

[PLN140857, Charles Alexander and Pamela Murakami, 8170 North Prunedale Road, Prunedale CA, North County Area Plan (APN: 129-041-011-000)]

The ALEXANDER application (PLN140857) came on for public hearing before the Monterey County Planning Commission on April 29, 2015. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **PROJECT DESCRIPTION** – The proposed project is a Use Permit to allow the removal of 6 Coast Live Oak trees for the development of a new 2,427 square foot single family dwelling with a 1,120 square foot detached art studio and a 157 square foot kiln.
EVIDENCE: The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140857.

2. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 2010 Monterey County General Plan;
 - North County Area Plan;
 - Monterey County Zoning Ordinance (Title 21);No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies

with the text, policies, and regulations in these documents.

- b) The property is located at 8170 North Prunedale Road, Prunedale CA (Assessor's Parcel Number 129-041-011-000), North County Area Plan. The parcel is zoned LDR/2.5, which allows the first single family dwelling with non-habitable accessory structures. Therefore, the project is an allowed land use for this site.
- c) The project proposes the removal of six coast live oak trees, which requires approval of a Use Permit by the Monterey County Planning Commission.
- d) North County Area Plan Policy NC-3.4 states "removal of healthy, native oak and madrone trees in the North Monterey County Area shall be discouraged." The project originally proposed the removal of 26 coast live oak trees. The applicant has redesigned the project to be consistent with the North County Area Plan policies and regulations of Monterey County Code related to the Preservation of oak and other protected trees (Section 21.64.260).
- e) The project planner conducted a site inspection on November 10, 2014 to verify that the project on the subject parcel conforms to the plans listed above.
- f) The project was not referred to the North County Non-Coastal Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 14-373, this application did not warrant referral to the LUAC because the project did not require any CEQA review, and does not consist of a variance, lot line adjustment, or design approval subject to review by the Zoning Administrator or Planning Commission.
- g) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140857.

3. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, and North County Fire Protection District. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to surrounding protected oak trees. The following reports have been prepared:
 - "Tree Resource Assessment" (LIB150098) prepared by Frank Ono, Pacific Grove, CA, December 2014.

An outside consultant indicated in the above mentioned report that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed this report and concurs with their conclusions.

- c) Staff conducted a site inspection on November 10, 2014 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted

by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN140857.

4. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, and operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.
- EVIDENCE:**
- a) The project was reviewed by RMA – Planning and North County Fire Protection District. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) No public facilities are necessary for removal of the 6 coast live oak trees. Necessary facilities will be provided for future development of the single family dwelling and accessory structure. The applicant proposes to connect to a local small water system and install a new septic system, both systems will be subject to review by the Environmental Health Bureau through the construction permit process.
 - c) Staff conducted a site inspection on November 10, 2014 to verify that the site is suitable for this use.
 - d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN140857.
5. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property.
- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on November 10, 2014 and researched County records to assess if any violation exists on the subject property.
 - c) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN140857.
6. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15304 categorically exempts minor alterations to land, including the removal of trees that are not considered scenic.
 - b) Coast live oak trees are protected by the North County Area Plan, but this location, and these trees, are not considered scenic or visually sensitive; therefore the removal of these trees is consistent with this exemption.

- c) No adverse environmental effects were identified during staff review of the development application during a site visit on November 10, 2014.
- d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact.
- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140857.

7. **FINDING:** **TREE REMOVAL** – The tree removal is the minimum required under the circumstances and the removal will not involve a risk of adverse environmental impacts.

- EVIDENCE:**
- a) The project includes application for the removal of 6 coast live oak trees. In accordance with the applicable policies of the North County Area Plan and the Monterey County Zoning Ordinance (Title 21), a Use Permit is required and the criteria to grant said permit have been met.
 - b) North County Area Plan Policy NC-3.4 states “removal of healthy, native oak and madrone trees in the North Monterey County Area shall be discouraged.” The applicant has redesigned the project to remove the minimum amount of trees under the circumstances, which is consistent with the North County Area Plan policies and regulations of Monterey County Code related to the Preservation of oak and other protected trees (Section 21.64.260).
 - c) The project has been redesigned to reduce tree removal to the minimum required under the circumstances. The site is moderately wooded with coast live oak and Monterey Pine trees. The proposed driveway has been reduced in length from the original proposal to minimize tree removal and impacts to surrounding Coast live oak forest.
 - d) There are alternative locations on this property for development that would result in less tree removal. This location was chosen by the applicant for proximity to existing utilities and aesthetics of the existing oak forest. The development will be nestled in a clearing that requires the removal of trees on the periphery of the building sites. To ensure preservation of the existing oak forest, the applicant has agreed to replant trees at a higher ratio than recommended by the arborist. The project has been conditioned to require tree replacement of a 3:1 ratio with 5 gallon size oak saplings in an open area located near the front portion of the site. This restoration, totaling 18 trees, will strengthen the soil of the property to minimize erosion, and enhance the existing oak forest.
 - e) Section 21.64.260 of Monterey County Code states that the removal of more than three protected trees on a lot in a one-year period shall require a Forest Management Plan and approval of a Use Permit by the Monterey County Planning Commission.
 - f) The Tree Resource Assessment prepared by Frank Ono, Certified Arborist #536, on December 29, 2014 satisfies the requirements of a Forest Management Plan. This report concluded that the tree removal

for the proposed project is the minimum under the circumstances and will allow the oak forest to continue to exist and regenerate over time. The report also indicated that the project will not involve a risk of adverse environmental impacts to air movement, water quality, noise pollution, wildlife habitat, biological and ecological systems, or soil erosion.

- g) The Tree Resource Assessment includes measures for the removal of 6 coast live oak trees and replacement at a ratio of 1:1 of the same species. The replacement ratio has been modified by staff during project review, and the project has been conditioned to require a replacement ratio of 3:1. The report also recommends tree and trunk protection prior to the commencement of construction activities. The project has been conditioned to require the implementation of all recommended measures.
- h) Staff conducted a site inspection on November 10, 2014 to verify that the tree removal is the minimum necessary for the project and to identify any potential adverse environmental impacts related to the proposed tree removal.
- i) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN140857.

8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.

EVIDENCE: a) Section 21.80.040.D of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

1. Find the project Categorically Exempt per Section 15304 of the CEQA Guidelines; and
2. Approve a Use Permit to allow the removal of 6 Coast Live Oak trees for the development of a new 2,427 square foot single family dwelling with a 1,120 square foot detached art studio and a 157 square foot kiln, in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 29th day of April, 2015 upon motion of xxxx, seconded by xxxx, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Mike Novo, Planning Commission Secretary

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE [DATE]

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County RMA-Planning and RMA-Building Services Department office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Form Rev. 5-14-2014

Monterey County RMA Planning

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN140857

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Use permit (PLN140857) allows the removal of 6 Coast live oak trees. The property is located at 8170 North Prunedale Road, Prunedale. (Assessor's Parcel Number 129-041-002-000), North County Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Use Permit (Resolution Number ***) was approved by the Planning Commission for Assessor's Parcel Number 129-041-002-000 on April 29, 2015. The permit was granted subject to 5 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of building permits or commencement of the use. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning.

3. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to RMA-Planning .

4. PD016 - NOTICE OF REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:
"A Tree Assessment Report (Library No. LIB150098), was prepared by Frank Ono in December 2014 and is on file in Monterey County RMA - Planning. All development shall be in accordance with this report."
(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of recordation of this notice to RMA - Planning.

Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the report to the RMA - Planning.

5. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Within six months of tree removal, the applicant shall replace and or relocate each tree approved for removal as follows:
- Replacement ratio: 3:1

The replacement ratio is greater than the ratio recommended by the arborist. This condition supersedes the arborist recommendations in the Forest Management Plan and will result in 18 replacement trees. Replacement tree(s) in the form of 5 gallon saplings shall be planted in an open clearing on the front portion of the parcel. These trees shall be protected trees on the site and must be maintained for the natural life of the tree. The location of these trees shall be shown on a site plan submitted to the RMA-Planning Director with evidence that the trees have been planted. (RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall submit evidence of tree replacement to RMA-Planning for review and approval. Evidence shall be a receipt for the purchase of the replacement tree(s) and photos of the replacement tree(s) being planted.

Six months after the planting of the replacement tree(s), the Owner/Applicant shall submit evidence demonstrating that the replacement tree(s) are in a healthy, growing condition.

One year after the planting of the replacement tree(s), the Owner/Applicant shall submit a letter prepared by a County-approved tree consultant reporting on the health of the replacement tree(s) and whether or not the tree replacement was successful or if follow-up remediation measures or additional permits are required.

THE USE OF THESE DRAWINGS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE PROJECT AND SITE FOR WHICH THEY WERE PREPARED. ANY REUSE, REPRODUCTION OF PORTIONS, OR WHOLE OR IN PART, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF C3 ENGINEERING.

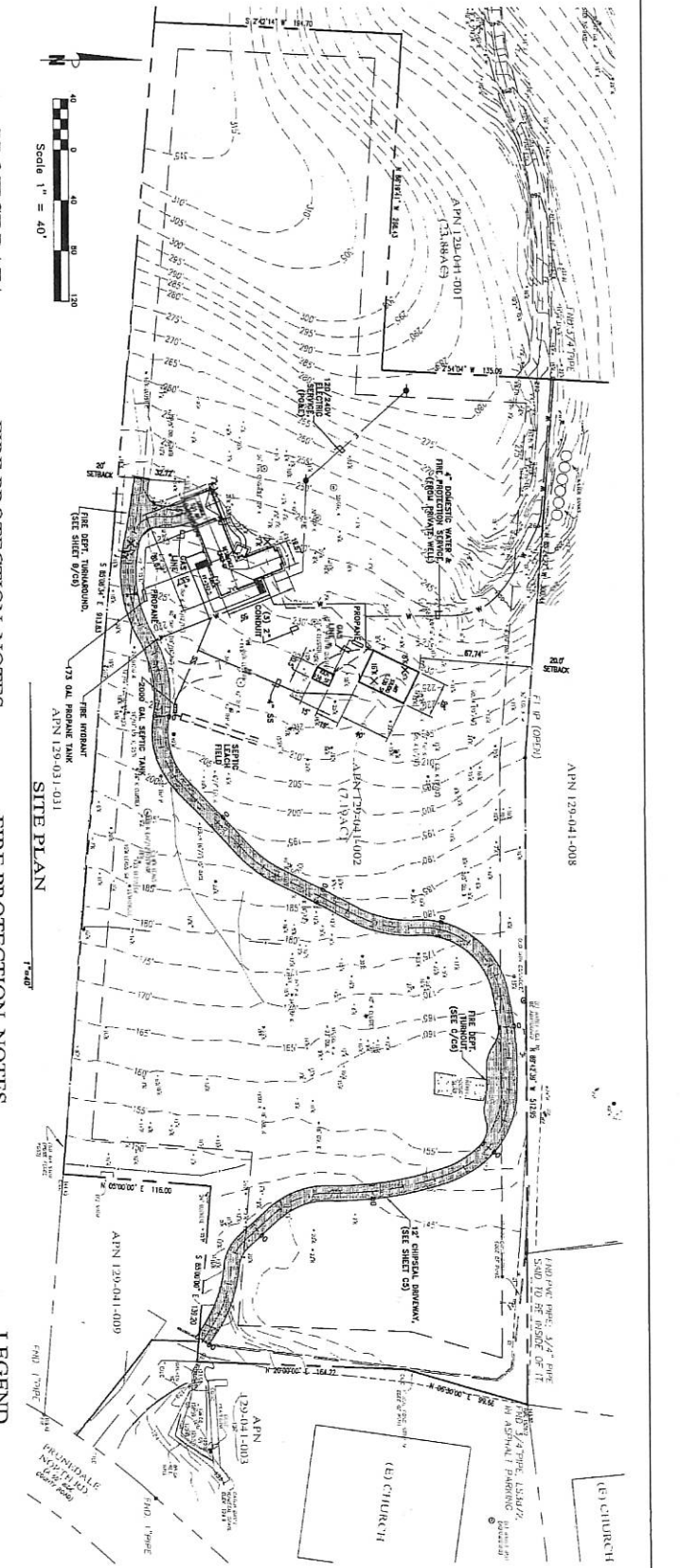
PROJECT DATA table with fields: OWNER, PROJECT DESCRIPTION, CIVIL ENGINEER, PROJECT ADDRESS, LOT COVERAGE, ERECTION CONTROL, PROPERTY ADDRESS, PROPOSOR, ARCHITECT, CONTRACT NO., ADDRESS, CITY, STATE, ZIP, COUNTY, PROJECT NO., DATE.

PROJECT DATA

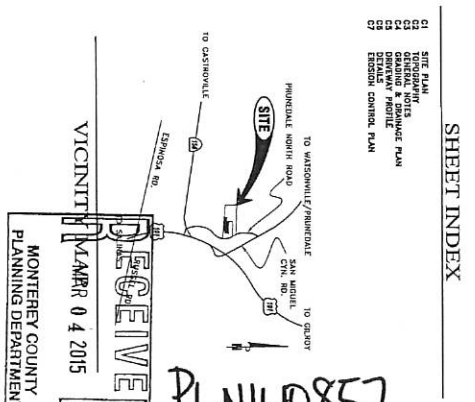
FIRE PROTECTION NOTES

FIRE PROTECTION NOTES

FIRE PROTECTION NOTES



1. THE EXISTING FIRE PROTECTION SHALL BE MAINTAINED AND THE PROVISIONS OF THE CITY OF MONTEREY FIRE DEPARTMENT ORDINANCES, CHAPTER 15.02, SHALL BE STRICTLY ENFORCED. THE EXISTING FIRE PROTECTION SHALL BE MAINTAINED AND THE PROVISIONS OF THE CITY OF MONTEREY FIRE DEPARTMENT ORDINANCES, CHAPTER 15.02, SHALL BE STRICTLY ENFORCED.



SHEET INDEX table with columns: SHEET NO., DESCRIPTION, DATE. Includes references to APN 129-041-009, 010, 011, 012, 013, 014, 015.

LEGEND table with columns: SYMBOL, DESCRIPTION. Includes symbols for EXISTING, POWER POLE, PROPOSED.

SITE PLAN ALEXANDER RESIDENCE

APN# 129-041-011 6170 PRUNEDALE NORTH ROAD, PRUNEDALE, CA. 93907 PREPARED FOR: CHARLES ALEXANDER


AC3 Engineering logo and contact information: Civil Engineering Land Development Drafting, 126 Bonifacio Place, Suite C, Monterey, CA 93940, Phone: (831) 647-1182, Fax: (831) 647-1184, msl@c3engineering.net


Revision table with columns: REV, DATE, DESCRIPTION. Contains two revision entries.


Professional Engineer Seal for MARGARET A. CANNON, No. 51590, State of California, dated 06/05/15.

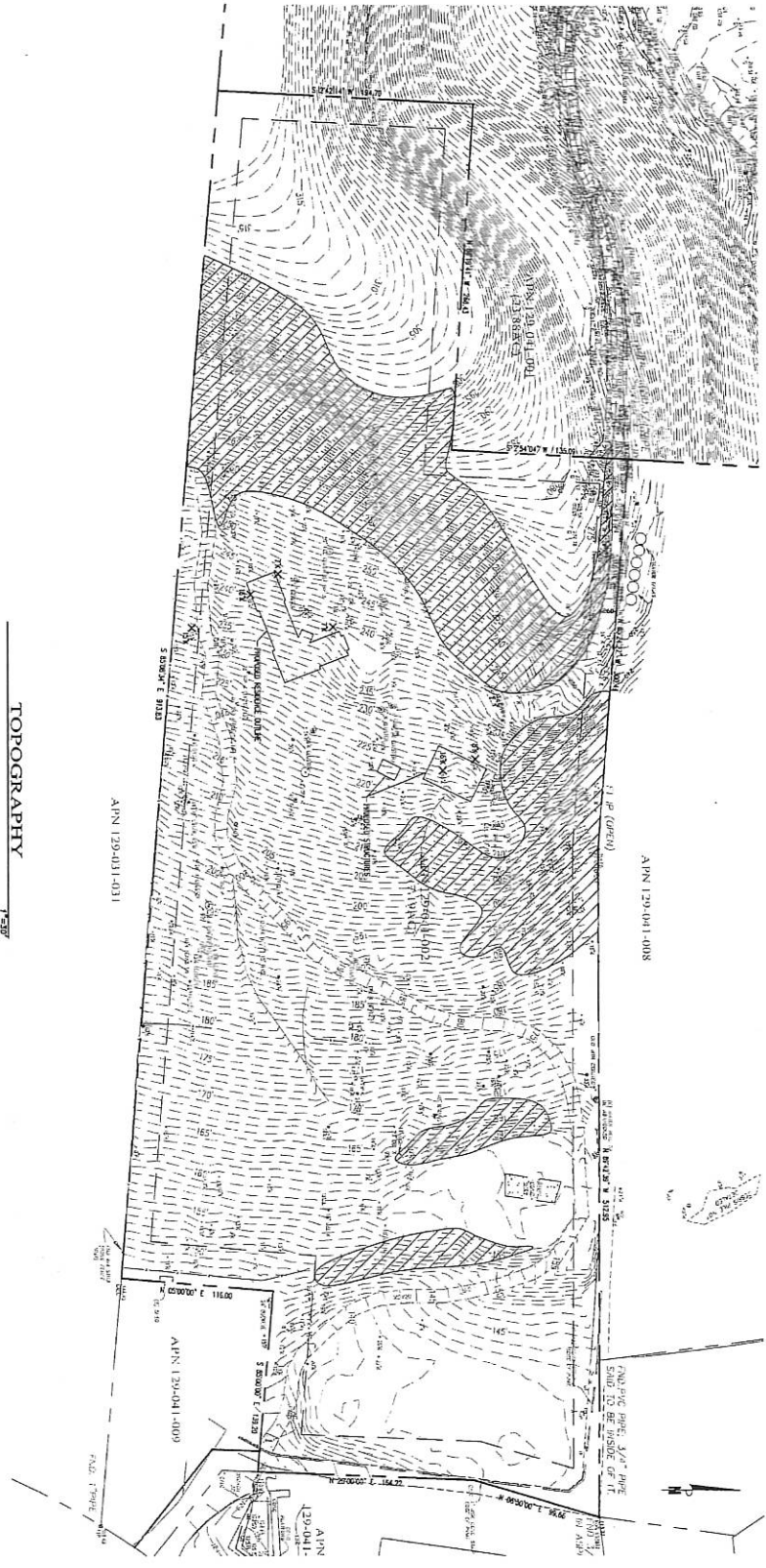
THE USE OF THESE DIMENSIONS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL USE FOR WHICH THEY WERE PREPARED. REPRODUCTION, IN WHOLE OR IN PART, IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF AC3 ENGINEERING.

LEGEND

 SLOPES EXCEED 25%

 20% or MORE WITHIN SIZE

 20% or MORE(S) TO BE REMOVED



TOPOGRAPHY
1-2017



SCALE:	AS NOTED
DATE:	02-17-2015
DESIGN BY:	FAC
DRAWN BY:	ESM
CHECKED BY:	ESM
SHEET NUMBER:	125

TOPOGRAPHY
ALEXANDER RESIDENCE
APN# 129-041-011
8170 PRUNEDALE NORTH ROAD; PRUNEDALE, CA. 93907
PREPARED FOR: CHARLES ALEXANDER

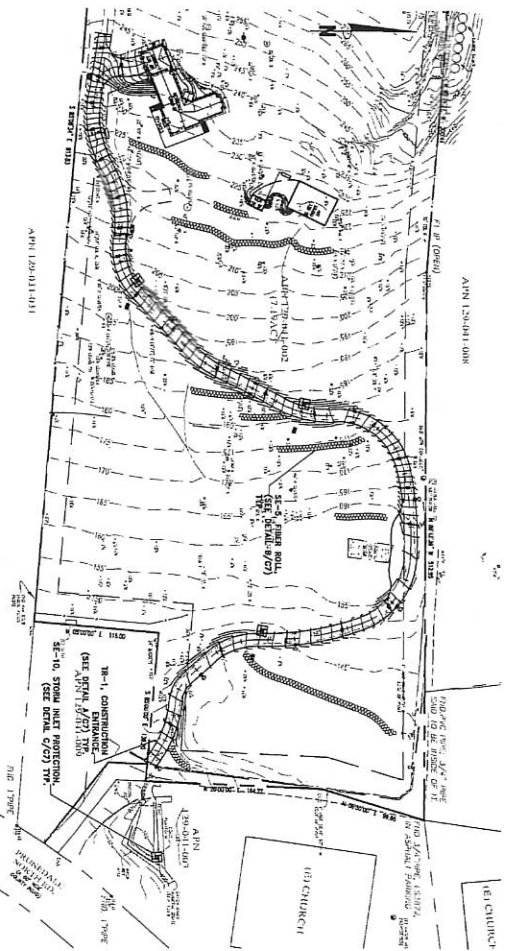


AC3 Engineering
Civil Engineering Land Development Drafting
126 Bonifacio Place, Suite C, Monterey, CA 93940
Phone: (831) 647-1192 Fax (831) 647-1194
miller@ac3engineering.net

NO.	DATE	DESCRIPTION	PROJECT NO.

OF 7 SHEETS
11-1-10

C2



EROSION CONTROL NOTES

1. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT EROSION CONTROL MANUAL.
2. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION.
3. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION AND SHALL BE INSTALLED PERMANENTLY AT THE END OF CONSTRUCTION.
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STORMWATER MANAGEMENT

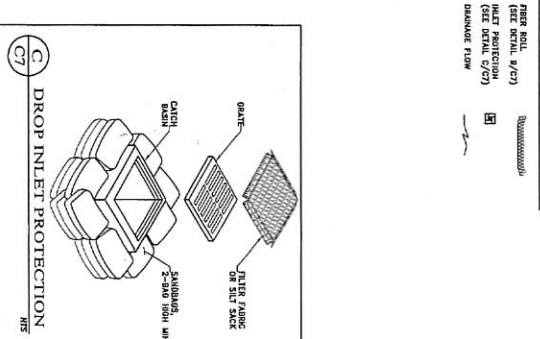
THE FOLLOWING STANDARDS MUST BE MAINTAINED IN ACCORDANCE WITH THE CURRENT EROSION CONTROL MANUAL.

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BMP'S

- 1. BEST MANAGEMENT PRACTICES (BMP'S)
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LEGEND



EROSION CONTROL NOTES (Cont.)

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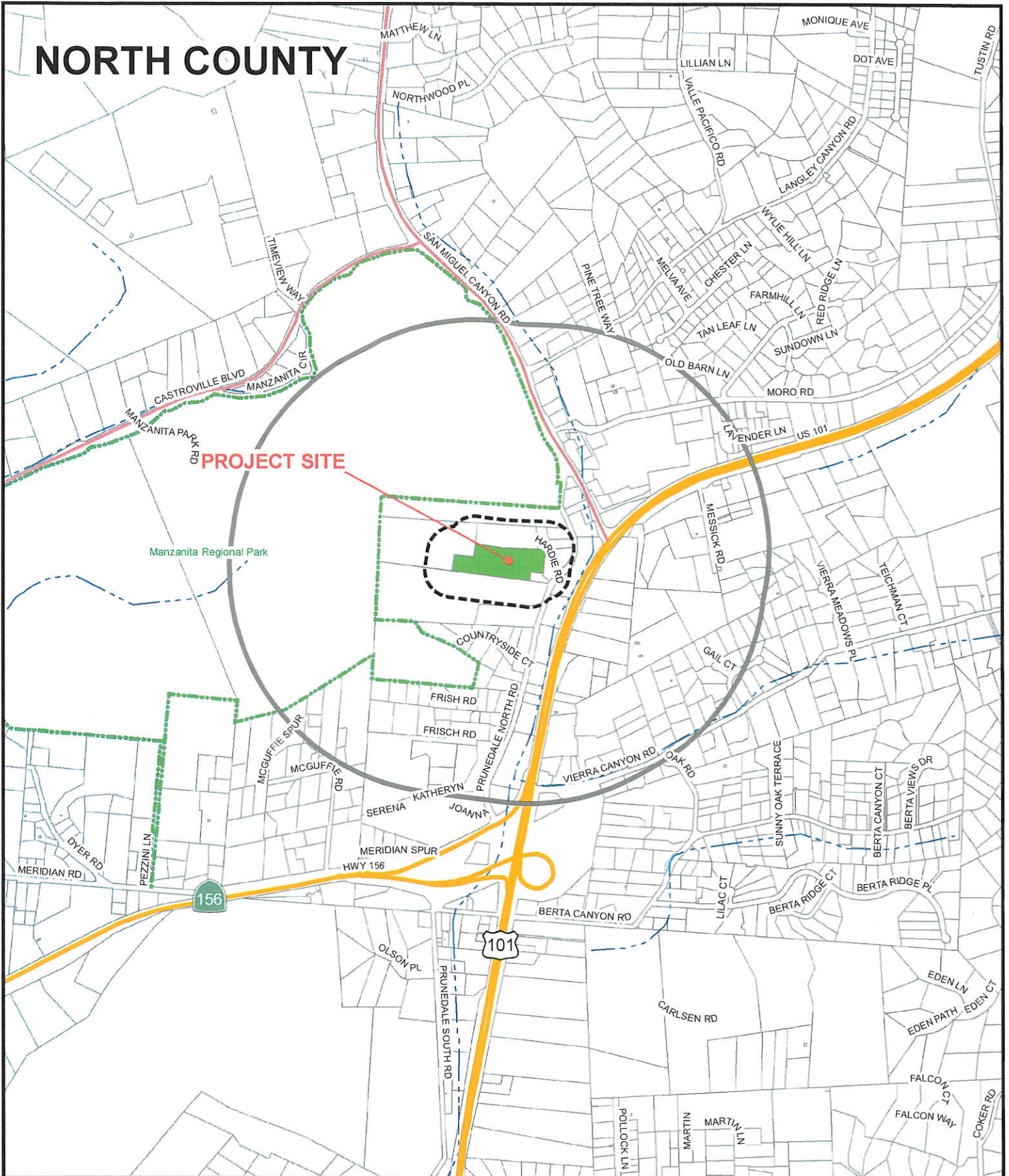
AC3 Engineering
 Civil Engineering Land Development Drafting
 126 Bonifacio Place, Suite C, Monterey, CA 93940
 Phone: (831) 647-1192 Fax: (831) 647-1194
 www.ac3-engineering.com

EROSION CONTROL
ALEXANDER RESIDENCE
 APN# 129-041-011
 8170 PRUNEDALE NORTH ROAD, PRUNEDALE, CA. 93907
 PREPARED FOR: CHARLES ALEXANDER

SCALE: AS NOTED
 DATE: 02-17-2015
 DRAWN BY: FJG
 CHECKED BY: JAG
 SHEET NUMBER: 7/22

C7
 OF 7 SHEETS
 PROJECT: 1144-110

NORTH COUNTY

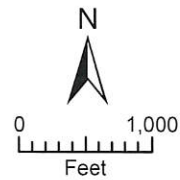


APPLICANT: ALEXANDER & MURAKAMI

APN: 129-041-011-000

FILE # PLN140857

2500' Limit
 300' Limit
 ~ ~ ~ Water



PLANNER: BOGDAN

EXHIBIT D

Tree Resource Assessment
8100 North Prunedale Road
Prunedale, CA

Prepared for:

Charles Alexander and Pamela Murakami

Prepared by:

Frank Ono
Member Society of American Foresters #48004
Certified Arborist #536
1213 Miles Avenue
Pacific Grove, CA 93950

December 29, 2014

Owner:

Charles Alexander and Pamela Murakami
2432 San Juan Rd
Aromas, CA 95004

Engineer:

C3 Engineering
126 Bonifacio Place Suite C
Monterey, CA 93940

Forester and Arborist

Frank Ono, Society of American Foresters #48004, Certified Arborist #536
F.O. Consulting
1213 Miles Ave
Pacific Grove, CA 93950

SUMMARY

Development is proposed for this site, 8100 North Prunedale Road (APN 129-041-002-000), requiring removal of six oak trees. The tree removals are necessary for construction of a new 2427 square foot single-family modular residence with attached garage, 157 square foot accessory (kiln), 1123 square foot accessory structure (studio), and driveway installation. Required tree removal for construction areas is less than 5% of total canopy coverage, consisting of removal of no more than six oak trees. No landmark sized trees are proposed for removal with this project. This Tree Resource Assessment Report has been prepared identifying potential affects that the project may have to the existing tree resources on site as well as a list of recommendations for the project.

INTRODUCTION

This Tree Resource Assessment Plan is prepared for Charles Alexander and Pamela Murakami, the owners of the property located at 8100 Prunedale North Road by Frank Ono, Urban Forester and Certified Arborist (member Society of American Foresters #48004 and International Society of Arboriculture Certified Arborist #536) due to proposed construction. The North Monterey County Land Use Plan and Monterey County Zoning Ordinance identifies oak trees as native tree species that require protection and special consideration for management.

ASSIGNMENT/SCOPE OF PROJECT

Development of this parcel will require tree removal and construction procedures may have varying affects to trees adjacent from construction areas. To ensure protection of the tree resources on site, the property owners, Charles Alexander and Pamela Murakami, have requested an assessment of trees in proximity to proposed development areas and a tree resource assessment report identifying trees in need of removal, minor pruning treatment, and tree protection. To accomplish this assignment, the following tasks have been completed;

- Evaluate health, structure and preservation suitability for each tree within or adjacent (15 feet or less) to proposed development of trees greater than or equal to six diameter inches at 24 inches above grade.
- Review proposed building site plans as provided by Mr. Alexander.
- Make recommendations for alternative methods and pre-construction treatments to facilitate tree retention.
- Create preservation specifications, as it relates to a Tree Location/Preservation Map.
- Determine the quantity of trees affected by construction that meet “Landmark” criteria as defined by the County of Monterey, Title 21 Monterey County Zoning Ordinance (sec 21.260.260); as well as mitigation requirements for those to be affected.
- Document findings in the form of a report as required by the County of Monterey Planning Department.

LIMITATIONS

This assignment is limited to the review of plans submitted to me dated October 17, 2014 by C3 Engineering to assess affects from potential construction to trees within or adjacent to construction activities. The assessment has been made of these plans specifically; no other plans associated with this design were reviewed. Only minor grading and erosion details are discussed in this report as it relates to tree health.

PURPOSE

This Tree Resource Assessment report is prepared for this parcel due to proposed construction activities at 8100 North Prunedale Road, Prunedale, CA. The purpose of assessment is to determine trees affected by the project proposed. Oak trees are considered protected trees as defined by the County of Monterey, Title 21 Monterey County Zoning Ordinance (sec 21.260.260).

GOAL

The goal of this plan is to protect and maintain the North Monterey County forested resources through the adherence of development standards, which allow the protection, and maintenance of its forest resources. Furthermore it is the intended goal of this Tree Resource Assessment and Management Plan to plan for offsetting potential effects of proposed development while encouraging forest stability, its sustainability, and to perpetuating the forested character of the property and immediate vicinity.

SITE DESCRIPTION

- 1) Assessor's Parcel Number: 129-041-002-000
- 2) Location: 8100 North Prunedale Road, Prunedale CA
- 3) Parcel size: Approximately 19 Acres.
- 4) Existing Land Use: The parcel is vacant zoned for residential LDR/2.5.
- 5) Slope: The parcel is sloped. Slopes vary and appear to range from 5% to over 25%.
- 6) Soils and Vegetation: The parcel is composed of soils classified by the Monterey County Soils report as Arnold series soil (loamy fine sand). The soils report states that, "Surface layer is dark brown, slightly acid loamy sand, approximately 8 inches thick. Below this is mixed brown and strong brown, slightly acid loamy fine sand, underlain by soft sandstone at a depth of 48 inches on ridges, or on escarpments that have an exposed substratum of sandstone or sandy sediments. Runoff on this soil type is rapid, and the erosion hazard is high".
- 7) The vegetation is of the coast live oak forest type. It is predominantly a coast live oak stand with a light mixture of some individual Monterey Pine. Observed vegetation is composed of grasses, forbs, oaks, pines, manzanita, and Eucalyptus. Vegetation found in the understory and openings across the site include some perennial shrubs such as sticky monkey flower, poison oak, manzanita, coyote brush, Toyon, and coffee berry.
- 8) Forest Condition and Health: The forest condition and health is evaluated with the use of the residual trees on site and those of the surrounding sites. The property moderately forested (heavily stocked within some upper portions of the property) by Coast live oak (*Quercus agrifolia*), there are some individual pine, and a few eucalyptuses scattered throughout the site. Monterey pine (*Pinus radiata*) was found on the parcel which may have been introduced to the site or seeded from planted trees from the surrounding neighborhood. The stand is considered primarily uneven aged as most trees likely regenerated at different times and are differentiated spatially at different heights within the stand. Overall condition and health of the stand is classified as in moderate health and vigor. Mortality on the site is low; however a few existing trees were observed declining in health. This decline is indiscriminant among size classes, with some of the larger and more open grown trees in the most serious decline. Abiotic sources of stress include the previous grading that was found on site. Biotic stressors, such as oak moth and minor fungal disease, were observed on site and include plant allelopathy from exudation of resins from large Eucalyptus. The decline in the oaks is likely due to historic root zone and root collar impacts (fill placement), limited resource availability (water, nutrients), and negative chemical reactions detrimental to plant growth in the soil by chemical alleles from the Eucalyptus (allelopathy). The soil type on site is extremely sandy and rapidly drained, resulting in a dry and nutrient poor medium. Competition for resources may also be responsible for some of the decline in the larger trees noted where the areas of the site are densely vegetated.

BACKGROUND

I have been requested to prepare a tree resource assessment for this project. The resource assessment is to determine necessary removal or protection of trees within and immediately adjacent to proposed construction. Site visits were taken to the property where trees adjacent to proposed construction have been assessed for health and condition and to determine the treatments necessary to complete the project and meet the goals of the landowner. The assessment focuses on incorporating the preliminary location of site improvements coupled with consideration for the general goals of site improvement desired of the landowner. Also assessed are the preservation of additional trees to the greatest extent feasible (I am to understand that initially a large number of trees were proposed for removal but now the number of tree removal has been greatly reduced), maintaining the view shed and general aesthetic quality of the area, while complying with Monterey County Codes. Trees within and immediately adjacent to the proposed development area were located, measured, inspected, flagged and recorded and concludes with an opinion of whether the tree should be removed, or preserved, based on the extent and effect of construction activity to the short and long-term health of the tree.

OBSERVATIONS/DISCUSSION

The following list includes observations made while on site, and summarizes details discussed during this stage of the planning process.

- The proposed access to the site appears to use existing graded, unpaved paths. Trees along the path appear to be in fair or better condition with the exception of two dead/dying pines. The driveway material proposed is a chip seal driveway, which does not appear it will affect trees negatively provided the root crowns of trees are protected and remain at their existing levels.
- One oak is proposed for removal for the driveway (#2687), three oaks are proposed for removal with the main residence (#2695, #2696 and #2697), and two oaks are proposed for removal for the studio (#2628 and #2630). No landmark sized oaks (trees 24" in diameter or larger) are proposed for removal.
- Two trees are located adjacent to the studio structure which may need to have limbs pruned to facilitate access or to allow building heights (#2629 and #2630). Tree #2629 is in poor condition and will most likely need to be removed in the future.
- Two oaks are located near the residence deck that may need some limb removal (2689 and #2690).
- The driveway (hammerhead) turn around area is to be installed near a retained tree (#2698) the tree is in fair or better condition and appears will survive construction processes.
- Two pines are near the driveway that are in poor condition or dead that should be removed (#2624 and #2694), these trees are not essential as part of this report.
- Three smaller trees (#2625, #2626, and #2627) are located along the driveway area that are to be retained. These are healthy trees an expected to survive the construction process.

TREE CHARACTERISTICS

Six trees are determined to be in need of removal. Trees listed in the following table, are trees in need of removal or trees near construction. The trees have been tagged in the field and are rated Good, Fair, or Poor according to their health, vigor and structural condition. Trees with a Good rating are trees that are in the best condition and health. Trees that are rated as fair are usually trees of lesser condition that may have some structural problem or health factor limiting them from fully developing as a healthy tree. Trees that are rated poor are of less quality condition and have either structural flaws that cannot be overcome over time, or that are in poor health.

ID	Diameter	Species	Condition	Position	Comments
485	28	Oak	Fair	Codominant	Retain, Prune, Protect
2624	26	Pine	Dead	Dominant	Removal recommended
2625	7	Oak	Good	Codominant	Retain, Prune, Protect
2626	9	Oak	Good	Codominant	Retain, Prune, Protect
2627	12	Oak	Good	Codominant	Retain, Prune, Protect
2628	8	Oak	Fair	Codominant	Remove
2629	17	Oak	Poor	Codominant	Retain, Prune, Protect
2630	23	Oak	Fair	Codominant	Retain, Prune, Protect
2631	16	Oak	Fair	Dominant	Remove
2632	18	Oak	Fair	Codominant	Retain, Prune, Protect
2685	18	Oak	Fair	Codominant	Retain, Prune, Protect
2686	15	Oak	Fair	Codominant	Retain, Prune, Protect
2687	15	Oak	Good	Codominant	Remove
2688	15	Oak	Fair	Codominant	Retain, Prune, Protect
2689	18	Oak	Good	Codominant	Retain, Prune, Protect
2690	9	Oak	Fair	Codominant	Retain, Prune, Protect
2691	7	Oak	Fair	Codominant	Remove
2692	14,11	Oak	Fair	Codominant	Retain, Prune, Protect
2693	40	Oak	Poor	Codominant	Retain, Prune, Protect
2694	15	Pine	Poor	Dominant	Remove recommended
2695	7	Oak	Fair	Codominant	Remove
2696	16	Oak	Fair	Codominant	Remove
2697	11	Oak	Fair	Codominant	Retain, Prune, Protect
2698	15	Oak	Fair	Codominant	Retain, Prune, Protect

Tree vigor correlates with canopy position within the stand and is measured by leaf and crown area. Tree rated Dominant and Codominant are generally trees with larger crowns capable of supporting more leaves, and a healthy and appealing growth form. Dominant trees are trees with wide crowns above the level of the forest canopy that receive sunlight from above as well as the sides. Codominant trees are large crowned trees at the general level of the forest canopy receiving sunlight from above and partly from the sides. Crowns are somewhat smaller than dominant but healthy and vigorous. Trees rated intermediate and particularly suppressed trees have smaller crowns and are therefore less vigorous. Intermediate trees have crowns below the general level of the forest or crowns pinched at the sides, receiving sunlight from above but very little to none from the sides. Suppressed trees are trees overtopped by large trees receiving no direct sun from above or from the sides.

CONCLUSION/PROJECT ASSESSMENT

This proposal to build 2427 square foot single-family modular residence with attached garage, 157 square foot accessory (kiln), 1123 square foot accessory structure (studio), and driveway installation is planned to maintain the existing oak woodland environment. The proposed project tree removal is the minimum under the circumstances, required grading or cut and fill for foundations and driveways is minimal and allows the oak forest to continue to exist and regenerate over time. Tree removal for construction areas is anticipated to be much less than 5% of total canopy coverage, consisting of no more than six oak trees and two Monterey pines. No landmark-sized trees are proposed for removal. Tree removal evaluations are in the following areas with the following findings:

- Air Movement- Removal of the six trees would not result in adverse or significant changes to air movement as removal of the trees will have little or no effect on the movement of air in this vicinity.
- Erosion - Soil erosion potential is moderate due to the slopes where removed trees are located. Appropriate erosion control measures will be applied to address potential impacts.
- Water Quality - No watercourses are near the planned construction; tree removal at this site is unlikely to generate harmful substances that could be detrimental to the plant, animal, or human environment.
- Ecological Impacts - Negligible potential, the remaining native trees on the property will be retained.
- Noise Pollution – is not a significant factor.
- Wildlife Habitat - Negligible impact as portions of the surrounding sites are developed or heavily forested. Wildlife use in the area is being conditioned by surrounding residential and human use.

The remainder of the property contains tree cover, which will remain undisturbed. No watercourses are near the planned construction.

Short Term affects

Site disturbance will occur during building construction. Short term site affects are confined to the construction envelope and immediate surroundings where six oak trees will be removed. Several other trees may need some limb removal and root systems may be reduced due to grading concerns. The pruning of tree crowns below 25% and reduction of root area is not expected to have reduction of growth or create a significant potential for limb dieback.

Long Term Affects

Whenever construction activities take place near a tree, there is potential for a tree to experience decline in the long-term. The greatest attempt has been made to identify and remove those trees likely to experience such a decline. No significant long-term affects to the oak woodland forest ecosystem are anticipated. The project as proposed is not likely to significantly reduce the availability of wildlife habitat over the long-term as the remaining site is heavily forested.

RECOMMENDATIONS

Pre-Construction Meeting

It is recommended that a certified professional such as a Monterey County qualified forester or County qualified arborist be retained to monitor and conduct training prior to the start of construction. A meeting and training session will then be conducted in order to be communicate and instruct personnel about tree retention and protection. The pre-construction meeting will include required tree protection and exclusionary fencing installed prior to grading, excavation, and construction procedures. Meeting attendees will be all involved parties including site clearance personnel, construction managers, heavy equipment operators, and tree service operators; a certified professional such as a Monterey County qualified forester or County qualified arborist must conduct training. A list of pre-construction attendees and the materials discussed will be maintained to be provided to the County. Meeting attendees must agree to abide to tree protection and instructions as indicated during the meeting.

Tree Removal

Six oak trees are proposed for removal for this project (there are also two pines listed recommended for monitoring/removal). All other trees are to remain and be protected from construction affects when closer than 25 feet from construction. Prior to any tree work, absence of active bird or animal nesting sites must be verified by the tree contractor prior to tree removal. If evidence of active nesting sites are found then a wildlife biologist must be consulted for further advice.

ID	Diameter	Species	Condition	Position	Action
2624	26	Pine	Dead	Dominant	Remove
2628	8	Oak	Fair	Codominant	Remove
2631	16	Oak	Fair	Dominant	Remove
2687	15	Oak	Good	Codominant	Remove
2691	7	Oak	Fair	Codominant	Remove
2694	15	Pine	Poor	Dominant	Remove
2695	7	Oak	Fair	Codominant	Remove
2696	16	Oak	Fair	Codominant	Remove

Tree Retention

Trees around the building and along the roadway/driveway are to be retained. When necessary feasible modifications in building and/or road design may need to be carried out in an attempt to retain by adjusting road alignments to avoid trees. The chip seal driveway does not appear it will affect trees negatively provided the root crowns of trees are protected from construction impacts and grades at the root crown remain at their existing levels.

Tree Replacement

County policies and ordinances requires replacement planting of protected trees whenever the property has enough space to allow. This site has ample room and space therefore replacement planting is necessary. Replacement trees should be five gallon or larger stock (if available) of Coast live oak. Replacements shall be performed on a 1:1 ratio for a total of six trees and monitored for success. Successful replant is considered if the trees are in good health and condition for at least three years. Spacing between replanted trees should be at least 10 feet apart and planted in small groupings of three trees per group. Trees should be planted in areas with the greatest opening in the stand allowing minimum plant competition and with maximum sunlight. They should be planted in a space where water is available such as an area near the new structure or along the driveway or property perimeter. Occasional deep watering (more than two weeks apart) during the late spring, summer, and fall is recommended during the first two years after establishment.

Tree Pruning

It is understood that the pruning of retained trees is expected for this site, especially along the driveway and building construction areas. Pruning will include the larger canopied trees that have deadwood or are exhibiting some minor structural defect or minor disease that must be compensated or to provide construction clearance. Those trees that require pruning and monitoring for health and vigor after pruning are those closest to the road ways, driveway and structures. Should the health and vigor of any tree decline it will be treated as appropriately recommended by a certified arborist or qualified forester.

The following are offered as guidelines when pruning

- In general the trees will be pruned first for safety, next for health, and finally for aesthetics.
- Type of pruning is determined by the size of branches to be removed. General guidelines for branch removal are:
 1. Fine Detail pruning- limbs under 2 inch diameter are removed.
 2. Medium Detail Pruning – Limbs between 2 and 4 inch diameter.
 3. Structural Enhancement – limbs greater than 4 inch diameter.
 4. Broken and cracked limbs-removed will be removed in high traffic areas of concern.

Crown thinning is the cleaning out of or removal of dead diseased, weakly attached, or low vigor branches from a tree crown

- All trees will be assessed on how a tree will be pruned from the top down.
- Trimmers will favor branches with strong, U- shaped angles of attachment and where possible remove branches with weak, V- shaped angles of attachment and/or included bark.
- Lateral branches will be evenly spaced on the main stem of young trees and areas of fine pruning.

- Branches that rub or cross another branch will be removed where possible.
- Lateral branches will be no more than one-half to three-quarters of the diameter of the stem to discourage the development of co-dominant stems where feasible.
- In most cases trimmers will not remove more than one-quarter of the living crown of a tree at one time. If it is necessary to remove more, it will be done over successive years.

Crown-raising removes the lower branches of a tree to provide clearance for buildings, vehicles, pedestrians and vistas.

- Live branches on at least two-thirds of a tree's total height will be maintained wherever possible. The removal of many lower branches will hinder the development of a strong stem.
- All basal sprouts and vigorous epicormic sprouts will be removed where feasible.

Crown reduction is used to reduce the height and/or spread of trees and is used for maintaining the structural integrity and natural form of a tree.

- Crown reduction pruning will be used only when absolutely necessary. Pruning cuts will be at a lateral branch that is at least one-third the diameter of the stem to be removed wherever possible.
- When it is necessary to remove more than half of the foliage from a branch it may be necessary to remove the entire branch.

Crown restoration is used to improve the structure and appearance of trees that have been topped or severely pruned by the use of heading cuts. One of three sprouts on main branch stubs should be selected to reform a natural appearing crown. Selected vigorous sprouts may need to be thinned to ensure adequate attachment for the size of the sprout. Restoration may require several years of pruning.

Tree Protection Implementation

Prior to the commencement of construction activities:

- Trees located adjacent to the construction area shall be protected from damage by construction equipment by the use of temporary fencing and through wrapping of trunks with protective materials. Tree protection area is necessary for an area away and around the trunk at a distance of 3Xs the trunk diameter or more (i.e. a 2foot trunk diameter = 6 foot protection area), unless designated by a certified arborist.
- Protective fencing shall consist of chain link, snowdrift, plastic mesh, hay bales, or field fence. Fencing is not to be attached to the tree but free standing and self-supporting so as not to damage trees. Fencing shall be rigidly supported both horizontally and vertically. Protection shall stand a minimum of height of four feet above grade.
- Soil compaction, parking of vehicles or heavy equipment, stockpiling of

construction materials, and/or dumping of materials should not be allowed adjacent to trees on the property especially within fenced areas.

- Fenced areas and the trunk protection materials must remain in place during the entire construction period.

During grading and excavation activities:

- All trenching, grading or any other digging or soil removal that is expected to encounter tree roots should be monitored by a qualified arborist or forester to ensure against drilling or cutting into or through major roots.
- Grading for the driveway is not expected to negatively affect trees, however tree protection must be implemented for trees adjacent driveways.
- The project architect and qualified arborist should be on site during excavation activities to direct any minor field adjustments that may be needed.
- Trenching for the foundation, water lines, septic and driveway located adjacent to any tree should be done by hand where practical and any roots greater than 3-inches diameter should be bridged or pruned appropriately.
- Any roots that must be cut should be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment.
- Any roots damaged during grading or excavation should be exposed to sound tissue and cut cleanly with a saw.

If at any time potentially significant roots are discovered:

- The arborist/forester will be authorized to halt excavation until appropriate mitigation measures are formulated and implemented.
- If significant roots are identified that must be removed that will destabilize or negatively affects the target trees negatively, the property owner will be notified immediately and a determination for removal will be assessed and made as required by law for treatment of the area that will not risk death decline or instability of the tree consistent with the implementation of appropriate construction design approaches to minimize affects, such as hand digging, bridging or tunneling under roots, etc..

Remedial pruning should occur prior to construction. Following construction, any above ground tree pruning/trimming should be delayed until one year after completion of construction. Following construction, a qualified arborist should monitor trees adjacent to the improvements area and if any decline in health that is attributable to the construction is noted, additional trees should be planted on the site.

Best Management Practices (BMPs)

The following best management practices must be implemented:

- A) Do not deposit any fill around trees, which may compact soils and alter water and air relationships. Avoid depositing fill, parking equipment, or staging construction materials near existing trees. Covering and compacting soil around trees can alter water and air relationships with the roots. Fill placed within the drip line may encourage the development of oak rot fungus (*Armillaria mellea*). As necessary, trees must be

protected by boards, fencing or other materials to delineate protection zones.

- B) Pruning shall be conducted to not unnecessarily injure the tree. General-principals of pruning include placing cuts immediately beyond the branch collar, making clean cuts by scoring the underside of the branch first, and for live oak, avoiding pruning during the period from February through May.
- C) Native live oaks are not adapted to summer watering and may develop crown or root rot as a result. Do not regularly irrigate within the drip line of oaks. Native, locally adapted, drought resistant species are the most compatible with this goal.
- D) Root cutting should occur outside of the springtime. Late June and July would likely be the best. Pruning of the live crown should not occur February through May.
- E) Oak material greater than 3 inches in diameter remaining on site more than one month that is not cut and split into firewood should be covered with thick clear plastic that is dug in securely around the pile to discourage infestation and dispersion of bark beetles.
- F) A mulch layer up to approximately 4 inches deep should be applied to the ground under selected oaks following construction. Only 1 to 2 inches of mulch should be applied within 1 to 2 feet of the trunk, and under no circumstances should any soil or mulch be placed against the root crown (base) of trees. The best source of mulch would be from chipped material generated on site.
- G) If trees along near the development are visibly declining in vigor, a Professional Forester or Certified Arborist should be contacted to inspect the site to recommend a course of action.

Report Prepared By:



Frank Ono, SAF #48004 and ISA Certified Arborist #536

December 29, 2014
Date

PHOTOGRAPHS

Trees #2628 and #2631



#2628

Tree #2291



Tree #2295

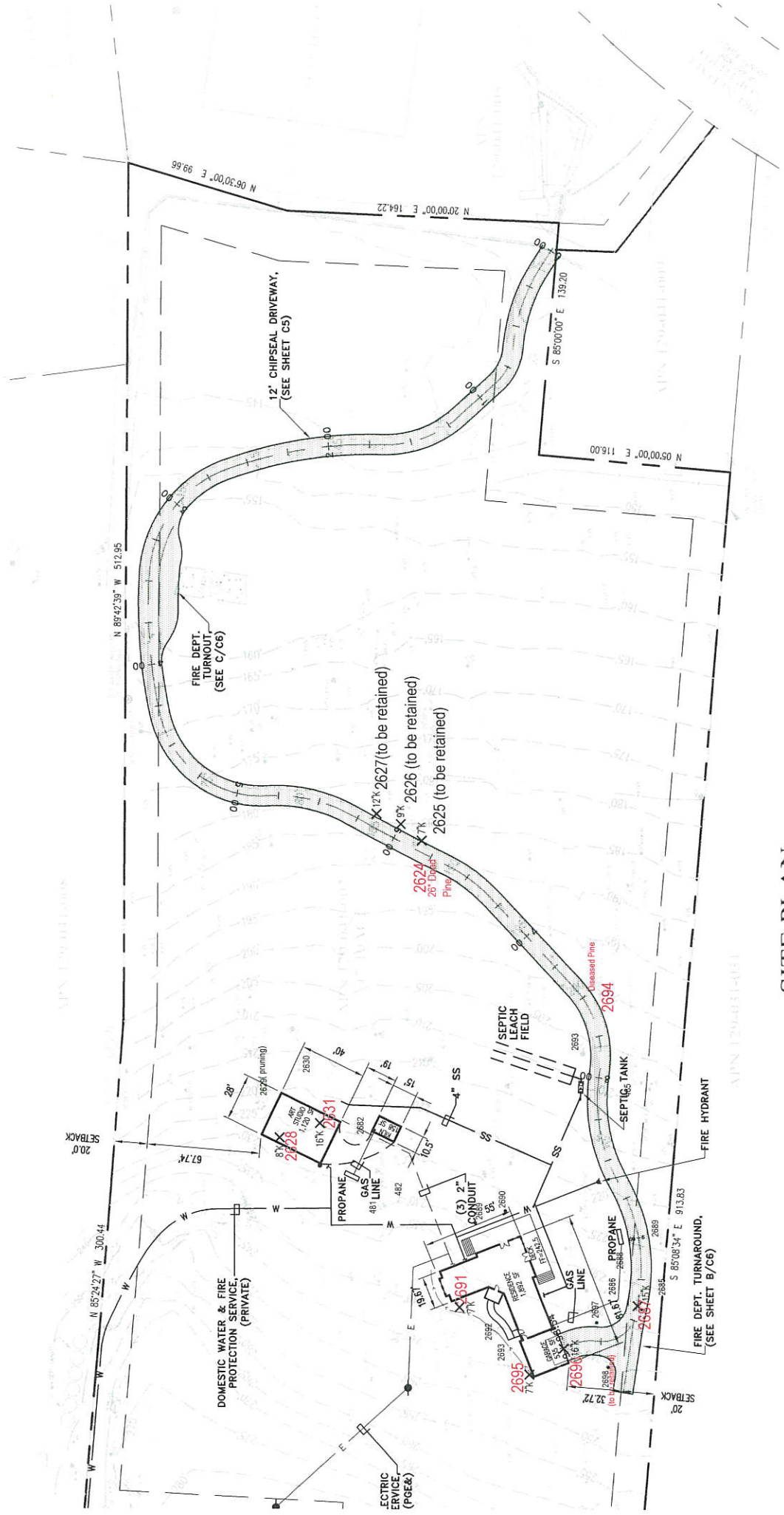
Tree #2696



Tree #2687



Dead pine (Typical)



SITE PLAN

1"=40'

APN 129-03-14-005

APN 129-03-14-051

N 89°42'38" W 512.95

N 08°30'00" E 99.66

N 20°00'00" E 164.22

N 05°00'00" E 116.00

S 85°00'00" E 139.20

N 85°24'27" W 300.44

S 85°08'34" E 913.83

DOMESTIC WATER & FIRE PROTECTION SERVICE (PRIVATE)

ELECTRIC SERVICE (PGE&)

FIRE DEPT. TURNAROUND, (SEE SHEET B/C6)

FIRE HYDRANT

SEPTIC TANK

SEPTIC LEACH FIELD

12' CHIPSEAL DRIVEWAY, (SEE SHEET C5)

FIRE DEPT. TURNOUT (SEE C/C6)

12" 2627 (to be retained)
 8" 2626 (to be retained)
 7" 2625 (to be retained)

2624 26" Drain Pipe

2694 Overhead Pine

2631
 2628
 2630
 2632
 2633
 2634

2691
 2692
 2693
 2694
 2695

2696
 2697
 2698
 2699

2694
 2695
 2696
 2697
 2698
 2699

20' SETBACK

20' SETBACK

4" SS

(3) 2" CONDUIT

PROPRANE GAS LINE

PROPRANE GAS LINE

PROPRANE GAS LINE

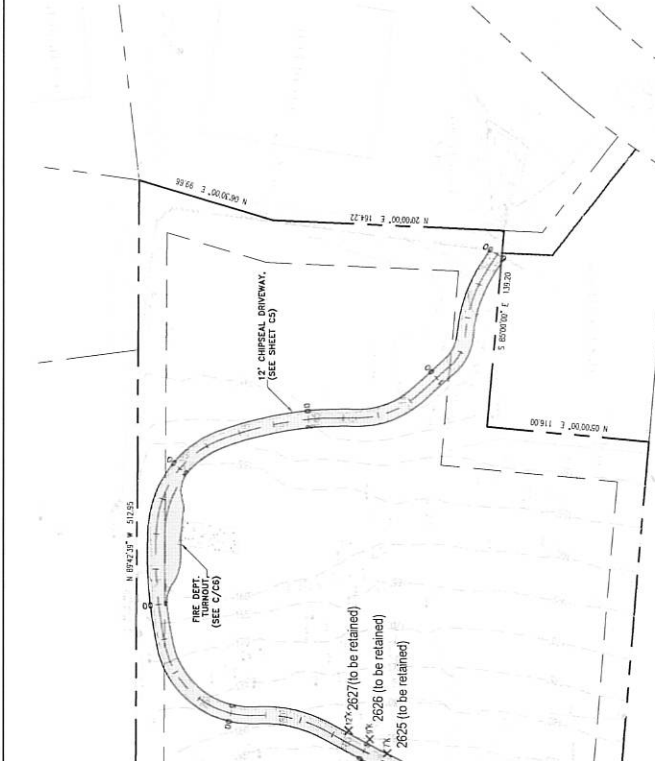
GAS LINE

PROPRANE GAS LINE

PROPRANE GAS LINE

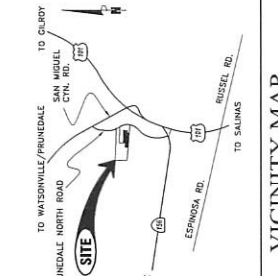
PROPRANE GAS LINE

20' SETBACK



SITE PLAN

- LEGEND
- EXISTING
 - PROPOSED
 - POWER POLE
 - SITE PLAN
 - TOPOGRAPHY
 - GENERAL NOTES
 - CONTRACTOR'S UTILITY LOCATIONS
 - DRIVEWAY PROFILE
 - EROSION CONTROL PLAN



VICINITY MAP

Scale 1" = 40'

OWNER
 CHARLES ALEXANDER & PAMELA MARINAI
 8100 PRUNDALE NORTH ROAD
 PRUNDALE, CA
 TEL: (831) 251-6098

CIVIL ENGINEER
 FRANK CAMERON, CIVIL ENGINEERING
 MANTENO, CA 93940
 TEL: (831) 857-1100

SURVEYOR
 HANSEN LAND SURVEYING, INC.
 P.O. BOX 1013
 1105 SOUTH BAY STREET
 PRUNDALE, CA 93954
 TEL: (831) 255-2245

STRUCTURAL ENGINEER
 CARLA BOSS, HUNTER ORDER & ASSOCIATES
 5602 BLUE JUNCTION LANE
 SAN JOSE, CA 95120
 TEL: (831) 255-3119

ASSESSOR'S PARCEL #'S
 8100 PRUNDALE NORTH ROAD
 CURRENT USE
 RESIDENTIAL SINGLE-FAMILY
 ZONING
 UR17.25

Site Map Annotations Prepared By: **Frank Ono, SAF #48004 and ISA Certified Arborist #536**
 Date: **December 29, 2014**

PROJECT DATA

PROJECT DESCRIPTION
 CONSTRUCTION OF A 2,427 SQ. FT. SINGLE FAMILY RESIDENTIAL STRUCTURE AND CONSTRUCTION OF AN 1,173 ACCESSORY STRUCTURE.
 UTILITY NOTES
 PROPOSED POWER POLE AND DIGIT DISPOSAL.

PROPERTIES ADDRESS
 8100 PRUNDALE NORTH ROAD
 PRUNDALE, CA 93907

LOT COVERAGE
 MAIN: 2,427 SQ. FT.
 ACCESSORY (STRIP): 1,173 SQ. FT.
 TOTAL: 3,600 SQ. FT.
 TOTAL LOT AREA: 33,300 SQ. FT.

EROSION CONTROL
 CODES IN USE
 ARBIDEHSAN/STRUCTURAL 2010 OMC
 AGENDA/UTLBRNC 2010 OMC & CPC
 FIRE CODE 2010 OMC
 CALIFORNIA RESOLUTION CODE 2010 OMC
 BEST MANAGEMENT PRACTICES
 CONTRACT # J. RESIDENCE, U. GARAGE
 DWP (DRAINAGE) DISTRICT ZONE

UTILITIES
 ELECTRIC
 PROPOSED POWER POLE AND DIGIT DISPOSAL.
 GAS
 DIGIT DISPOSAL