

Exhibit E

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May 1, 2018

Maureen Wruck Planning Consultant, LLC

Attention: Joel Panzer

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Project: McAndrews/Santa Lucia Preserve Lot E15

Phase: Oak Tree Analysis Update

In January of 2017 I prepared a Tree Resource Evaluation/Project Impact Analysis. The analysis included an evaluation of tree health, tree structure, potential construction impacts and tree protection recommendations.

Projects within the Santa Lucia Preserve are also evaluated to determine the potential for exposure of the completed development to offsite roadways and residences. As with all projects within the Preserve I viewed the elevation staking for the residence from homelands across the canyon and Rancho San Carlos Road.

The existing forest on lot E15 did not provide adequate screening to “break-up” the massing of the proposed residence. Using my long-time experience working within the Preserve (20 years) I determined that screening could be improved with either planting new oak trees of various container sizes or relocating several young trees that had been planted on the site in the past.

Planting trees within the “homelands” of specific properties was a common and ongoing occurrence in the development process of the Santa Lucia Preserve. Knowing that screening of roadways and properties was a priority many lots that had exposure issues were planted with young trees in areas that may improve screening qualities. Plantings were based on assumptions and without the assistance of a specific design.

During my initial study of the site I observed a dense grouping of young trees near the southern homeland. The trees were similarly structured (single trunk with rounded canopies) and sized. In addition, metal rebar was observed in the ground surround the group, likely the anchors to a guy wire support system. Due to the dense configuration of the group, similarity of structure and size and associated hardware I determined that this group of trees had been planted by the Preserve for screening purposes.

Because the locations of the trees did not provide the screening qualities that the Preserve had initially intended I recommended the relocation of the trees to an area where screening would be achieved. This concept was approved by the Santa Lucia Preserve Design Review Board during the standard review process.

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During the project review process by County of Monterey RMA complications regarding the tree relocation recommendations arose that could potentially delay the approvals of the project. As a result, the recommendation was withdrawn by the project representatives.

Since that time the issue of tree relocation/tree removal and planting replacement trees has been raised again. The property owners desire the removal of the existing planted trees in conjunction with planting healthy new trees that will have the ability to screen the roadway and properties across the canyon.

The property owners requested that I re-visit and research the history of the existing planted trees and the opportunity to provide proof that the trees are not a component of the natural oak woodland and are not contributing to the woodland qualities that exist on the site.

Google Earth images from 1998, 2004 and 2007 were reviewed. The trees are not present on the site in the 1998 or 2004 images. They are clearly shown in the 2007 image. The Forest Management Plan for the Potrero Area subdivision prepared by Ralph Osterling Consultants was completed in 2000. The report contained no tree information on lot E15 which could indicate a number of things. The final lot configuration was yet to be determined, the trees were not present or the trees were of such a small size they were not included (trees six inches and greater only were included in the reporting).

Beyond the aerial photographic evidence, tree support hardware found adjacent the trees during the initial study and 20 years of experience observing tree planting procedures within the entire Preserve property, there are specific structural characteristics listed here that support the conclusion that the trees were planted on the site rather than components of the woodland native to the site:

- The configuration of the grove is not typical of oak woodland trees. They are closely spaced with canopies supported by a single trunk with a wide rounded canopy. Natural woodland groupings that are closely spaced develop tall, narrow canopies due to crowding.
- Groups of oaks that develop from acorns are unlikely to be distant from the parent trees. This group is further from trees that could have been the source of the acorns. Often single oaks develop from acorns that are dropped by birds or other wildlife, this configuration could not have developed in this way.
- The structure of the trees (single trunks absent of lower branching) is typical of nursery grown trees. In addition, the similarity of age and form is absent of the natural formation and special characteristics of woodland trees.
- Due to the density and structural form of the trees it is unlikely that they will achieve the growth or form of an oak in a woodland setting. The tree canopies have declined since the initial inspection in January of 2017 thinning and discoloration in the interior along with leaf loss is visible. As, the trees grow wider and encroach into each other this type of suppressive die back will continue.

The relocation of the trees recommended in my initial report is not a feasible. Following a site visit by a professional tree mover he concluded that the close proximity of the trees and their root systems would not allow the required excavation without damaging roots.


Screening coast live oak trees from nursery stock that are of high quality, well-structured with a “natural” form can be installed in areas where they can be a long-term asset to the project. The removal/replacement of the existing “planted” trees will not impact any of the qualities of the native forest on the site.

Please call my office with any questions or comments.

Respectfully,

Maureen Hamb

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 Digitally signed by Maureen Hamb
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