

# Exhibit I

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Santa Lucia Preserve  
Design and Construction Services

May 10<sup>th</sup>, 2018

Son Pham-Gallardo  
Monterey County RMA-Planning  
Pham-GallardoS@co.monterey.ca.us  
168 West Alisal Street Salinas, CA. 93901

Re: Lot 195 - Thomas Residence – DRB Approval

Dear Son,

It has come to my attention that you have some concerns about tree removal on Lot 195, owned by Mr. Thomas.

First, we share the County's concerns, and preserving existing native trees is an important objective of the SLP Design Review Board. Because this site is relatively hidden, preserving trees was one of the most important factors in the evolution of this project. The original EIR estimated that no trees would need to be removed to develop the site. However, that estimation was made more than twenty years ago, and did not include saplings that have grown into trees shown on the current survey. Regardless of those early assumptions, our policy is to design in a way that results in the removal of the fewest and least healthy trees for a given site and building program and to rely heavily on the arborist's recommendations with regard to tree removal and mitigation measures.

On this project the DRB recommended the elimination of a secondary driveway and guest parking area originally proposed in order to consolidate development and leave an oak-studded meadow intact. We also required moving the main residence back and altering the basement plan to provide an adequate setback from an important landmark tree during and after construction. We concurred with the arborist's opinion that the trees proposed for removal were the minimum number feasible for a driveway meeting the fire department's requirements and for a house of reasonable size. We also felt that the trees to be removed had limited aesthetic value and were mainly clustered in an area that would be screened by the garage. It is our opinion that the house will nestle comfortably into the surrounding trees and that, with replacement trees, it will eventually preserve the park like setting that first attracted the Thomas' to the property.

I hope this addresses your concerns. Please feel free to call me if you have any questions.

Sincerely,

Frank Hennessy, Chairman  
Santa Lucia Preserve Design Review Board

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