

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

In the matter of the application of:

MCANDREWS & HOLSCHUH (PLN170919)

RESOLUTION NO. 18-033

Resolution by the Monterey County Planning
Commission:

- 1) Consider an Addendum to the Potrero Supplemental Environmental Impact Report (SEIR); and
- 2) Adopt a resolution to approve a Use Permit for removal of five (5) Coast Live Oak trees ranging from 8-13 inches in diameter.
- 3) Adopt the Mitigation Monitoring and Reporting Program.
[PLN170919, McAndrews & Holschuh
5 Goodrich Trail, Carmel, Carmel Valley
Master Plan (APN: 239-102-018-000)]

The McAndrews & Holschuh application (PLN170919) came on for public hearing before the Monterey County Planning Commission on August 29th, 2018. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County Planning Commission finds and decides as follows:

FINDINGS

- 1. FINDING:** **PROJECT DESCRIPTION** – The proposed project is a Use Permit to allow the removal of 5 protected Coast Live Oak trees.

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 PLN170919.
- 2. FINDING:** **CONSISTENCY / SITE SUITABILITY**– The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE:

 - a) The project has been reviewed for site suitability by the RMA -Planning and RMA-Public Works. There has been no indication from these departments/agencies that the site is not suitable for the proposed tree removal. Conditions recommended have been incorporated.
 - b) 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;
 - Carmel Valley Master Plan;
 - Monterey County Zoning Ordinance (Title 21);
 - The Potrero Subdivision Supplemental Environmental Impact Report

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.

- c) The property, a 38.7 acre parcel, is located at 5 Goodrich Trail (Assessor's Parcel Number 239-102-018-000), Carmel Valley Master Plan. The property is zoned Rural Grazing 10 acres/unit with a Design Control, Site Plan and Residential Allocation Zoning Overlays (RG/10-D-S-RAZ). This project consists of removal of five (5) protected Coast Live Oak trees within the homeland boundary of lot E15, and the replanting of 23 new Coast Live Oak trees to provide better visual screening for the site and the development.
- d) The project is consistent with the required tree removal findings for the Potrero Area Subdivision Supplemental Environmental Impact Report (SEIR). An addendum has been prepared to address minor technical changes to the SEIR. (See Finding No. 5).
- e) Staff identified potential impacts to Trees. The following reports have been prepared:
 - "*Tree Resource Evaluation Project Impact Analysis Tree Protection Plan*" prepared by Maureen Hamb, Santa Cruz, CA January 2017 (LIB170096)
 - "*Oak Tree Analysis Update*" prepared by Maureen Hamb, Santa Cruz, CA May 2018

The above-mentioned technical reports by outside consultations indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the proposed tree removal. County staff has independently reviewed these reports and concurs with the conclusions.

- f) Staff conducted a site inspection on March 28th, 2017 to verify that the project on the subject parcel conforms to the plans listed above and the removal of the five oak trees will not have a significant impact to the environment.
- g) The project was not referred to the Carmel Valley Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did not warrant referral to the LUAC because it did not meet any of the guidelines for referral.
- h) 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 PLN170919.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or 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 the RMA – Planning and Public Works. 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) Staff conducted a site inspection on March 28th, 2017 to verify that the site is suitable for the tree removal.
- c) 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 PLN170919.

4. **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 March 28th, 2017 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 PLN170919.

5. **FINDING:** **CEQA (Addendum):** - An Addendum to a previously certified EIR was prepared pursuant to Code of Regulations, Title 12, Section 15164 to reflect changes or additions in the project that do not cause substantial changes or new information that would require major revisions to the adopted SEIR.

- EVIDENCE:**
- a) A Supplemental Environmental Impact Report for the Potrero Area Subdivision of the Santa Lucia Preserve was prepared and certified by the Board of Supervisors in 2003 (SCH # 2002051095).
 - b) Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162, when an EIR has been certified, no subsequent EIR shall be prepared for the project unless the agency determines that substantial changes are proposed which require major revisions or substantial changes occur with respect to the circumstances under which the project is undertaken due to new significant environmental effects. In this case, no new information has been presented to warrant further environmental review. The proposed tree removal is within a designated building envelope and are within the overall tree removal analyzed for the subdivision.
 - c) Condition of Approval number 25 of the Potrero Subdivision provided specific tree removal estimates for each lot created by the subdivision. However, the report did not contain any tree count information within the homeland boundary of Lot E15 and noted that "trees were outside". This could indicate the trees were not present or the trees were smaller than the reporting guidelines (only trees six inches or greater were included in the reporting). The McAndrews & Holschuh parcel, Lot E15 will result in the removal of 5 protected oak trees. The addendum was prepared to address impacts related to the 5 oak trees.
 - d) Environmental impacts for the entire Santa Lucia Preserve were analyzed in Environmental Impact Report SCH #94083019. Subsequently, impacts specific to the Potrero subdivision were analyzed in a

Supplemental Environmental Impact Report (SCH #200205109). The SEIR found that impacts would remain insignificant with the implementation of the proposed Mitigation Measures. Applicable mitigation measures have been incorporated into the McAndrews & Holschuh project and the conditions of approval. An Addendum has been prepared to address tree removal. As part of the SEIR, removal of 295 trees was approved for the Potrero subdivision and determined to be less than significant. To date, 148 trees have been approved for removal and 15 of 29 lots have been built out. The removal of 5 trees on Lot E15 would constitute less than 2% percent of the total trees approved for removal within the homeland boundary. The approval of the 5 trees for this lot would account for an updated total of 153 trees, which would represent 52% of the overall approved count for the subdivision. The Potrero subdivision is well under the tree removal approved by Resolution 05-046 and analyzed in the SEIR and will remain under the approved tree removal limits if remaining lots stay within the allowed tree removal. The McAndrews & Holschuh project is consistent with Mitigation Measures adopted for the Potrero Subdivision to mitigate impacts from tree removal. Mitigation Measure 11.8 limited tree removal to no more than 25% of trees within the homeland boundary. Condition 39 of Resolution 05-046 required replanting consistent with that specified in The Forest Management Plan prepared for the Potrero Subdivision non-landmark trees are to be replaced at a 3:1 ratio, and landmark trees are to be replaced at a 5:1 ratio. The project, as conditioned, will result in the replanting of 23 oak trees.

- e) Staff conducted a site inspection on March 28th, 2017 to verify that the site is suitable for the tree removal.

6. **FINDING:**

SANTA LUCIA PRESERVE PHASE E (POTRERO SUBDIVISION) TREE REMOVAL

– The project is consistent with all tree removal conditions pursuant to Use Permit PLN01001 (Resolution 05-046) for the Potrero Subdivision.

Condition No. 25 in Use Permit PLN010001, does not allow tree removal that exceeds the amount shown on the Maximum Tree Removal Chart within the Potrero subdivision without the benefit of a Use Permit approved by the Planning Commission. Approval for excess tree removal amount shall be based on regulations pursuant to Section 21.64.260 of the Monterey County Zoning Ordinance, Title 21 and shall also comply with Condition No. 28 in (Mitigation Measure No. 11.8) in Use Permit PLN010001 (Resolution No. 05-046) in that oak tree removal shall not exceed 25% of all oak trees within the homeland boundary.

- a) The project proposes the removal of 5 oak trees. The tree amount indicated does not meet the amount approved for the site, according to Condition 25. The Maximum Tree Removal List does not address the number of tree removal on this lot, therefore in accordance with Condition 25, the application is before the Planning Commission to consider approval.
- b) Analysis of the impacts from tree removal in this subdivision was informed by a Forest Management Plan for the Potrero Area Subdivision of the Santa Lucia Preserve prepared by Ralph Osterling Consultants Inc.

in August, 2000. The Osterling report determined that impacts to tree resources would remain less than significant provided that no more than 25% of trees within the homeland boundary were removed. However, the report did not contain any tree count information within the homeland boundary of Lot E15 and noted that “trees were outside”. This could indicate the trees were not present or the trees were smaller than the reporting guidelines (only trees six inches or greater were included in the reporting).

- c) Per Maureen Hamb, Certified Arborist, a report dated January 2017 was submitted with the original application which confirmed the placement of these trees were planted by Santa Lucia Preserve in the last 15 years. Since the location of these trees did not provide significant screening for the proposed development, she had recommended relocating them to the west where they can provide the desired screening. However, since this initial report, a follow-up letter dated May 2018 by Maureen was submitted. Following her site visit and consultation with a professional tree mover, she concluded the relocation of these trees is not feasible. She further noted the density and structural form of these tree are unlikely to achieve growth or form of an oak in the setting. The tree canopies have declined, demonstrating thinning and discoloration in the interior along with visible leaf loss. As the trees grow wider and encroach into each other, this type of suppressive die-back will continue.
- d) The oak trees proposed for removal do not pose a risk of adverse environmental impacts and are currently in poor condition. Therefore, the proposed tree removal is consistent with the regulations contained in Section 21.64.260 (Preservation of Oak and Other Protected Trees) of the Monterey County Zoning Ordinance, no oak, madrone or redwood tree six inches or more in diameter two feet above ground level shall be removed in the Carmel Valley Master Plan without approval of the permit(s) required in Subsection 21.64.260D. Based on substantial evidence, the tree removal is the minimum required under the circumstance of the case and the removal will not involve a risk of adverse environmental impacts.
- e) Pursuant to Resolution 05-046, Mitigation Measure #39 of the Final Supplemental Environmental Report for the Santa Lucia Preserve, all non-landmark oak trees removed as a result of the project shall be replaced at a three-to-one (3:1) ratio and landmark trees at a five-to-one (5:1) ratio. The minimum replacement size shall be 5 gallons. In this case, a 3:1 ratio would be required for replacement totaling 15 trees since the proposed tree removal are non-landmark trees. Although only 15 trees are required for replacement, the applicant is proposing an additional 8 oak trees for a total of 23 oak trees.
- f) The reforestation program shall also include a monitoring element that guarantees a success period of not less than 5 years after planting and a success ratio threshold of no less than 90%. Therefore, planting the additional 8 trees would better achieve the 90% success ratio. A condition of project approval, (Condition No. 5) requiring the replacement/replanting of all removed trees has been applied to the project. In addition, a condition of project approval (Condition No. 10) was applied on the original application (PLN160790) for surrounding trees located close to the construction site shall be protected from

construction equipment by fencing off the canopy driplines and/or critical root zones with protective materials.

- g) The removal of the 5 oak trees proposed that are currently in poor condition will not have a significant impact to the environment. In fact, the replacement of 23 oaks would further meet the goals and objectives of the Santa Lucia Preserve. That is, to screen the roadway and properties across the canyon. Furthermore, the replacement trees would create a positive impact to the environment by contributing to the indigenous plants and wildlife found, generating new habitats in the Santa Lucia Preserve.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.
EVIDENCE: Section 21.80.040 of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors

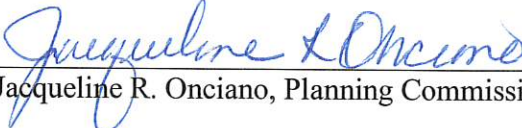
DECISION

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

1. Find Consider an Addendum to the Potrero Supplemental Environmental Impact Report (SEIR); and
2. Adopt a resolution to approve a Use Permit for removal of five (5) Coast Live Oak trees ranging from 8-13 inches in diameter, in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.
3. Adopt the Mitigation Monitoring and Reporting Program.

PASSED AND ADOPTED this 29th day of August, 2018 upon motion of Commissioner Padilla, seconded by Commissioner Gonzalez, by the following vote:

AYES: Ambriz, Duflock, Getzelman, Gonzalez, Mendoza, Padilla, Roberts, Vandever, Wizard
NOES: None
ABSENT: Diehl
ABSTAIN: None


Jacqueline R. Onciano, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE **SEP 10 2018**

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 OF THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **SEP 20 2018**

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

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

PLN170919

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Use Permit (PLN170919) allows removal of five (5) oak trees. The property is located at 5 Goodrich Trail, Carmel (Assessor's Parcel Number 239-102-018-000), Carmel Valley Master 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 for removal of 5 oak trees (Resolution Number 18-033) was approved by Planning Commission for Assessor's Parcel Number 239-102-018-000 on August 29, 2018. The permit was granted subject to 7 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 grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (RMA - Planning)

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

3. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel

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. (County Counsel)

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, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the County Counsel for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel.

4. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

5. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Following construction of the main dwelling, the applicant shall replace each tree approved for removal as follows:

- Oak tree replacement shall be fifteen (15) Coast Live Oaks pursuant to Resolution 05-046, Mitigation Measure #39 of the SEIR of the Santa Lucia Preserve, all non-landmark oaks removed as a result of the project shall be replaced at a three-to-one (3:1) ratio. In this case, as recommended by the arborist, the replacement will be twenty-three (23) boxed trees ranging from 36" to 72", the form will be "natural", which is a multi-stemmed rather than a single trunk or "standard". The total proposed will be the following:

- Three (3) - 24 inch box
- Ten (10) - 48 inch box
- Ten (10) - 72 inch box

Totaling 23 oak trees

The five replacement tree(s) shall be planted at the southwest corner of the dwelling to achieve maximum screening of roadways and properties and with the greatest opening in the stand to allow for a minimum competition, maximum sunlight and wind protection, it shall be spaced to give the eventual appearance of a natural grove. The remaining eighteen (18) trees will be located near the corners and rear of the house and along the driveway. (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. This reporting shall be done yearly for five years.

6. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (RMA - Planning)

Compliance or Monitoring Action to be Performed: No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to RMA-Planning a nest survey prepared by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

7. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

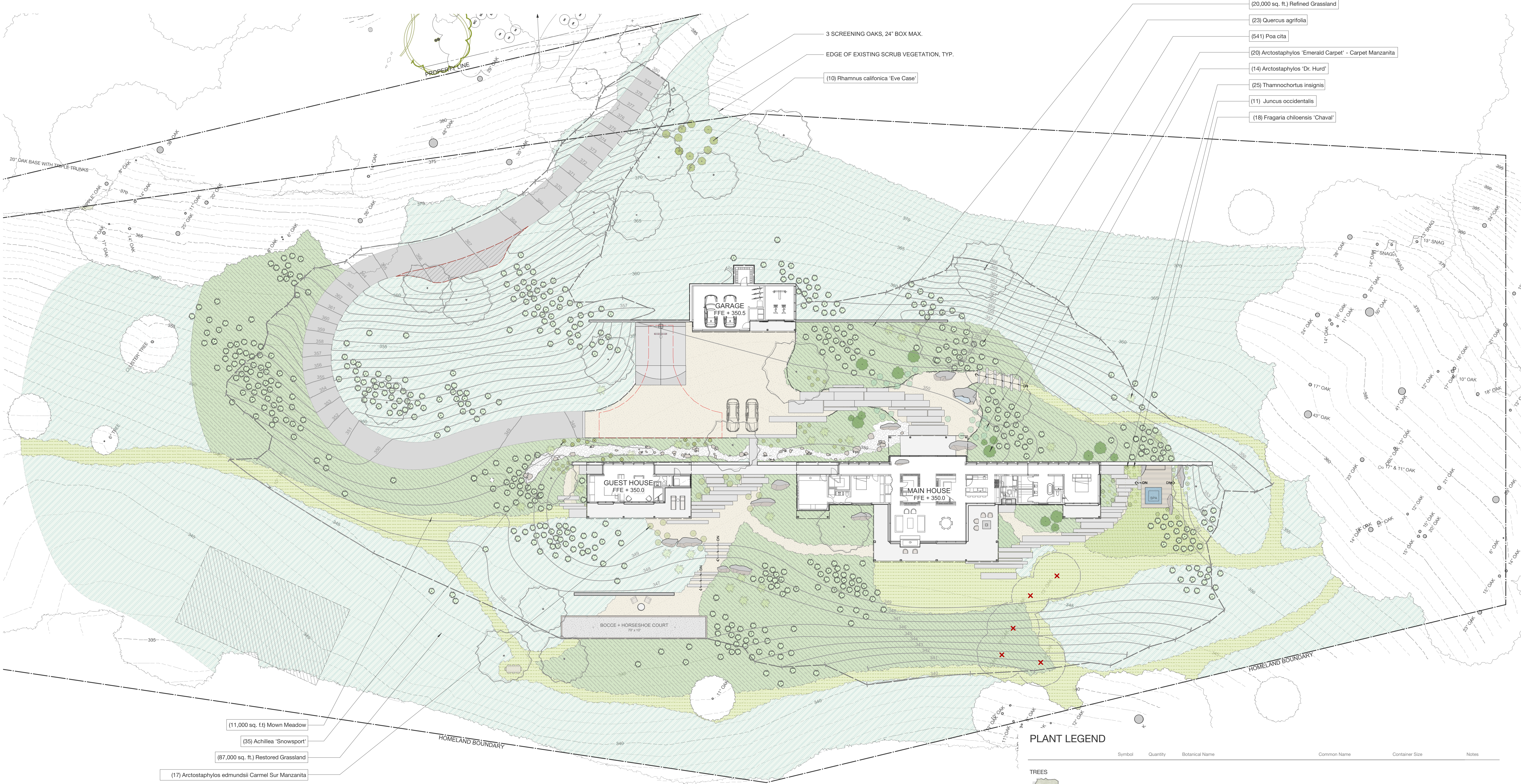
Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: If, during the course of tree removal and replacement, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County RMA - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery. (RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of tree removal and tree replacement, the Owner/Applicant shall include requirements of this condition as a note on the tree removal and tree replacement contract. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County RMA - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.



PLANTING NOTES

- All areas of the property shall be treated and managed to eliminate, as reasonably possible, invasive plant materials.
- Contractor shall be responsible for making themselves familiar with all underground utilities, pipes, and structures. Contractor shall take responsibility for any cost incurred due to damage of said utilities.
- Contractor shall not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist in planting areas. Such conditions shall be immediately brought to the attention of the Construction Manager.
- Contractor shall be responsible for any coordination with subcontractors as required to accomplish planting operations.
- Contractor shall submit a random soil samples from the site to a qualified soil testing lab for a horticultural suitability test and amendment recommendations. After amending topsoil to a depth of 8" (and in accordance with soil test recommendations), grade all areas smooth with no localized depressions or humps exceeding 1". Insufficient or unsuitable existing soil shall be augmented or replaced with topsoil as approved by the Landscape Architect.
- All plant material shall be approved by Landscape Architect prior to installation.
- Contractor to complete all soil amending, finish grading and removal of any and all construction debris from the planting areas before the laying out of approved plant material.
- Contractor shall layout all plants in their containers as per this Plan and receive approval from Landscape Architect prior to installation.
- Contractor shall notify Construction Manager + Landscape Architect 48 hours prior to commencement of work to coordinate project inspection schedules.
- Any plant substitutions must be approved by the Landscape Architect for approval or alternate choices.
- All plants shall be healthy, pest and disease free, free of girdling roots and well established in the container.
- Mycorrhizal inoculate organic fertilizer shall be applied during planting as per manufacturers recommendations. Use "Green Diamond Mykos Start Pro" (4-2-2 organic fertilizer) or approved equal.
- Trees shall be located a minimum of 4 ft. from walls, overheads, walks, headers and other trees within the project, unless shown otherwise.
- No plant shall be planted with rootballs or planting pits in a dry condition.
- Water all plants by handheld hose with watering wand attachment immediately after planting (no water "jetting"). No plant should be out of it's container more than twenty minutes before being planted and watered. Contractor shall be responsible for irrigating all new plantings until the entire project has been completed and accepted by the Owner.
- Contractor is responsible to apply sufficient but not excess irrigation to all new plantings to ensure healthy plant establishment.
- Backfill mix shall comply with the recommendations specified in the horticultural soils report.
- Immediately after excavation of plant pits, test drainage of pits by filling with water. Give written notification of conditions permitting the retention of water in pits for more than (3) hours. Contractor shall submit to Owner and Landscape Architect for acceptance a written proposal and cost estimate for the correction of poor drainage conditions before proceeding with planting.
- All newly planted container plants and trees shall receive watering basins 3 times the size of the root ball upon planting, unless otherwise shown on Drawings.

FUEL MANAGEMENT PLAN:

ATTACHED SEPARATELY PREPARED BY:

Carol L. Rice,
Fire Ecologist

Carollrice@aol.com
(510) 502-4737
(925) 944-5282 (landline)

Trees:
Bonfante Nursery (408) 847-2047
Western Tree Nursery (408) 842-4892
Garden Haven Nursery (831) 475-2021

Shrubs, Groundcovers and Grasses:
Native Sons Nursery (805) 461-8551
Suncrest Nursery (831) 728-2595
Rosendale Nursery (831) 728-2599
San Marcos Growers (805) 683-1561
Soquel Nursery (831) 475-3533
Monterey Bay Nursery (831) 724-6361
Native Revival Nursery (831) 688-1811
Rana Creek Nursery (831) 659-2830
Devil Mountain Nursery (925) 829-6006

PLANT LEGEND

Symbol	Quantity	Botanical Name	Common Name	Container Size	Notes
TREES					
	23	Quercus agrifolia	Coast Live Oak	See L3.3	
ACCENT PLANTS					
	35	Achillea 'Snowsport'	Yarrow	1 gal	
	20	Arctostaphylos 'Emerald Carpet'	'Emerald Carpet' Manzanita	5 gal	
	17	Arctostaphylos edmundsii 'Carmel Sur'	Sur Manzanita	5 gal	
	14	Arctostaphylos manzanita 'Dr. Hurd'	Dr. Hurd Manzanita	(5) 15gal, (9) 5 gal	
	18	Fragaria chilensis 'Chaval'	Chaval Beach Strawberry	1 gal	
	11	Juncus occidentalis	Western Rush	1 gal	
	25	Thamnochortus insignis	Thatching Reed	5 gal	
	541	Poa cita	Silver Tussock Grass	1 gal	
RESTORED GRASSLAND: SEED					
	83,330 sq. ft.	Festuca idahoensis Danthonia californica Koeleria macrantha Lupinus nanus Festuca rubra 'Molate'	Idaho Fescue California Oat Grass June Grass Sky Lupine Native Red Fescue	Seed Seed Seed Seed Seed	13 lbs. PLS 27 lbs. PLS 40 lbs. PLS 7 lbs. PLS 47 lbs. PLS
REFINED GRASSLAND: SEED + PLUGS					
	28,104 sq. ft.	Carex pansa Festuca idahoensis Koeleria macrantha	Dune Sedge Idaho Fescue June Grass	Plugs Seed Plugs	8" O.C. 18 lbs. PLS 8" O.C.
MOWN MEADOW: SEED + PLUGS					
	9,558 sq. ft.	Carex pansa Koeleria macrantha Festuca idahoensis	Dune Sedge June Grass Idaho Fescue	Plugs Plugs Seed	8" O.C. 8" O.C. 9 lbs. PLS
SUPPLEMENTAL PLANT LIST					
	32	Viola hederacea	Australian Violet	1 Gal	

bernard trainor + associates
LANDSCAPE ARCHITECTURE

537 Houston St
Monterey, CA 93940
tel: 831.655.1414
fax: 831.655.3462

www.bernardtrainor.com



PROJECT NAME

McANDREWS -
HOLSCHUH
RESIDENCE

Lot E-15, Santa Lucia Preserve
Carmel CA

APN: 239-102-018

ISSUE SET

TREE PLAN

ISSUE DATE

07.19.18

PREVIOUS ISSUE

REV. DESCRIPTION DATE

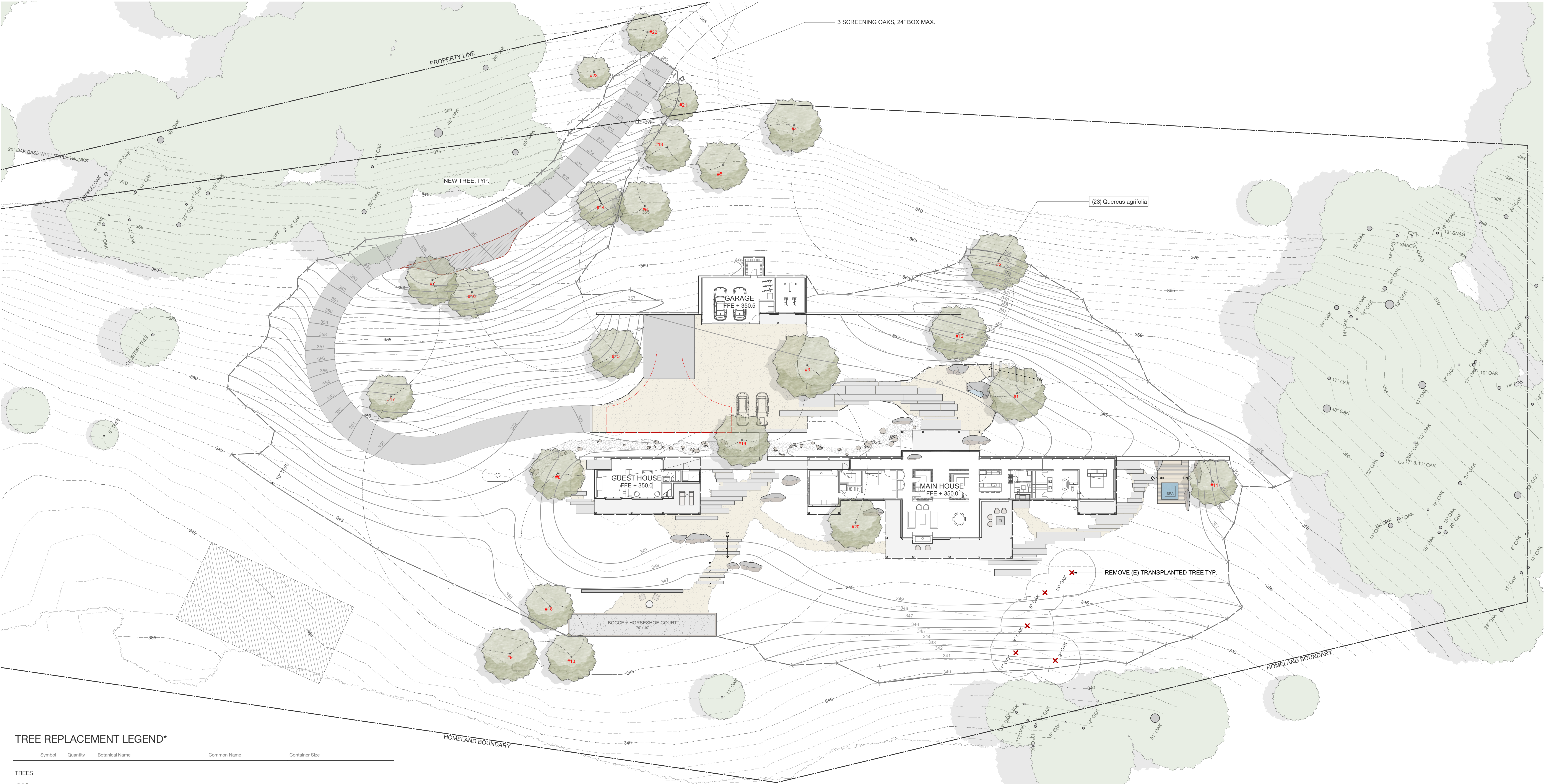
DRAWING TITLE

PLANTING PLAN


SCALE: 1"=20'-0"
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SHEET NUMBER

L3.0



TREE REPLACEMENT LEGEND*

Symbol	Quantity	Botanical Name	Common Name	Container Size
	23	Quercus agrifolia	Coast Live Oak	See L3.3

LIVE OAK SCHEDULE**

Number	Container Size	Height	Width	Note
1	72" Box	20'+	13'-15'	
2	72" Box	20'+	13'-15'	
3	72" Box	20'+	13'-15'	
4	72" Box	20'+	13'-15'	
5	72" Box	20'+	13'-15'	
6	72" Box	20'+	13'-15'	
7	72" Box	20'+	13'-15'	
8	72" Box	20'+	13'-15'	
9	72" Box	20'+	13'-15'	
10	72" Box	20'+	13'-15'	
11	48" Box	20'+	13'-15'	
12	48" Box	8'+	8'	
13	48" Box	8'+	8'	
14	48" Box	8'+	8'	
15	48" Box	8'+	8'	
16	48" Box	8'+	8'	
17	48" Box	8'+	8'	
18	48" Box	8'+	8'	
19	48" Box	8'+	8'	
20	48" Box	8'+	8'	
21	24" Box			
22	24" Box			
23	24" Box			

NOTE:
*TREE REPLACEMENT REQUIREMENTS FOR THE SANTA LUCIA PRESERVE ARE 3:1 FOR TREES PROPOSED FOR REMOVAL (5), AS REQUIRED PER MITIGATION MEASURE 2 (PLN102276).
**FINAL TREE SIZES T & D, BASED ON NURSERY AVAILABILITY AT THE TIME OF PLANTING



PROJECT NAME
**McANDREWS -
HOLSCHUH
RESIDENCE**

Lot E-15, Santa Lucia Preserve
Carmel CA

APN: 239-102-018

ISSUE SET
TREE PLAN

ISSUE DATE
07.19.18

PREVIOUS ISSUE
REV. DESCRIPTION DATE

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