

Exhibit D

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*Maureen Hamb-WCISA Certified Arborist WE2280
Professional Consulting Services*



CONSTRUCTION IMPACT ANALYSIS
TREE PROTECTION PLAN

SANTA LUCIA PRESERVE LOT E24

Prepared for
Brian and Lorraine Hoekstra

April 2018

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ASSIGNMENT/SCOPE OF SERVICES

Residential development plans have been completed for lot E24 of the Santa Lucia Preserve, the Hoekstra residence. In December of 2018 the property owners retained me to evaluate the health, structural stability and suitability of the trees on the property in preparation for development.

Recently I reviewed the final plans prepared by Greg Klein the project architect, Bliss Landscape Architects and L&S Engineering. The potential impacts to the trees have been evaluated and documented in this report.

SUMMARY

In November and December of 2018, I completed an evaluation of 121 trees growing adjacent to the proposed development of lot E24. Approximately 100 additional trees are growing within the homeland but are not in proximity to development.

Final plans have been completed and impacts to the trees have been analyzed. The attached inventory includes specific impacts and recommendations for protecting the trees evaluated in the initial study.

The homeland is single species dense oak woodland with a continuous overstory. The trees are a mix of young, semi-mature and mature trees with structural defects and health conditions that are common to native oak woodland.

The residential development project proposed for the site includes a driveway access, main residence, accessory dwelling unit and detached garage. The structures are within the central portion of the homeland.

The removal of 36 protected trees will be required to develop the site as planned. Four of the removed trees meet “landmark” status.

The retained trees will be protected with the installation of exclusionary fencing bordered by straw bales as a barricade.

BACKGROUND/TREE INVENTORY OVERVIEW

In November and December of 2018, I completed a visual assessment of 121 trees to evaluate their health status, structural integrity and suitability for incorporation into the development project. My findings, along with a tree location map were documented in a Tree Resource Evaluation/Preliminary Construction Impact Analysis.

I recently visited the site to note any changes in tree condition and evaluate potential impacts related to the completed development plans. The inventory included in this report includes tree species, trunk diameter, current tree condition, CRZ radius, level of potential impacts and recommendations for tree protection.

Tree Species

Each tree was inspected to determine species. On this site one species is dominant, coast live oak (*Quercus agrifolia*). One mature madrone (*Arbutus menziesii*) is growing amongst the oaks.

Trunk Diameter

Trunk diameter is determined using a specialized diameter tape and measured at a point 24 inches above natural grade. Monterey County ordinances protect oaks greater than six inches in diameter (21.64.260.D.3.5).

Ratings for Tree Condition

Initial ratings were determined using the visual tree assessment methods developed by Clause Mattheck and described in The Body Language of Trees. Trees are rated as “good”, “fair”, or “poor” based on both biological and mechanical analysis.

Impact Ratings

This rating system evaluates the level of cumulative impacts related to the proposed construction as low, moderate or high.

- **Low** impacts are minimal, the optimum protection zone has been allowed.
- **Moderate** indicates impacts to either the absorbing or structural root systems. Special construction methods such as manual grading or reducing excavation depths may be required to reduce impacts to a low level.
- **High** impacts generally require tree removal. In many cases minor modifications to proposed excavation, grading or reduction of intense landscaping and reduce the impacts to a lower level. Monitoring of construction activities can aid in documenting the actual level of impacts rather than the anticipated impacts evaluated using development plans.

Recommendations

This section of the inventory summarizes the condition of the tree, construction impacts and recommendations for protection or the final disposition of the tree.

Critical Root Zone

The radius of the CRZ is determined following the evaluation of tree condition and tolerances. This exclusionary zone is an area of root or canopy development that, if possible, is left undisturbed.

The method that has been successfully utilized to define the “optimum” critical root zone is based on the British Standards Institute (BSI) method developed in 2012. It uses ranges in trunk diameter, tree age and vigor to calculate the exclusionary zone. This method can be modified to include species tolerances and tree architecture.

OBSERVATIONS

The property is a large site with areas of slope and level ground. The oaks are mix of age classes including a number of young trees clustered at the center of the homeland. The young trees are in fair to poor condition with suppressed canopy development due to the density of the system. Several mature trees display severe structural weaknesses that will lead to whole tree failure. Six trees have been identified as at risk of failure based on a number of structural or health issues. Trees #39 and #88 are pictured below, both trees have significant structural defects.



The 121 trees inventoried are in proximity to the proposed development. Approximately 100 additional trees are growing on the site but will not be affected by development and were not included in the initial assessment.

DISCUSSION

Tree Removal

Monterey County ordinances encourage the preservation of trees and discourage unnecessary tree removal. On development projects tree removal must be kept to the minimum necessary on a case-by-case basis (21.64.260.D.3.5).

A Forest Management Plan was prepared for the Potrero Area Subdivision of the Santa Lucia Preserve by Ralph Osterling Consultants, Inc. in August of 2000. After visually inspecting the potential lot boundaries of each parcel they compiled “estimates” for tree removal to allow for residential development. The “estimate” for tree removal on this property was 33 protected trees.

The tree removal (36 trees) that will be required to develop this site as proposed is approximately 30% of the tree population adjacent to the development area. At least 100 additional trees are in the homeland but outside the development area.

Oak Woodland Act

Public Resources code 2183.4 provides guidelines for determining impacts to oak woodlands proposed for conversion. This project site is oak woodland as described by California Fish and Game Code Section 1361. Within the code, required mitigation strategies are defined and must include at least two of the following:

- **Impact avoidance**
- **Creation of permanent conservation easements**
- **Reforestation/replanting programs**

One of the restrictions within this code states that replanting or reforestation efforts cannot be utilized as the only strategy for reducing oak woodland impacts. At least one of the other methods must be incorporated with replanting.

The most effective strategy in reducing woodland impacts to a less than significant level is avoidance. On this site the development is concentrated in the most open, level area to avoid trees and reduce the impacts of grade changes.

This property has a permanent conservation easement that is under the stewardship of the Santa Lucia Conservancy.

The Santa Lucia Preserve has replanting requirements for tree removal. Trees less than 24 inches in diameter are replaced at a ratio of three trees planted for each tree removed. Trees 24 inches and larger are replaced at a ratio of one tree removed five trees planted

A total of 116 trees are required by the guidelines. There may be limitations as to the number of new seedlings and saplings that can be supported by the site. The continuous overstory is a suppressive environment that is not suitable for a successful replanting program. Once the tree removal and fuel management plans have been completed the reforestation areas and number of replacement trees within the homeland and openland will be determined and documented.

The tree removal within this woodland meets the three documented criteria for mitigation as defined in the Oak Woodland Act.

Construction Impacts

The impacts to trees on this site have been rated from moderate to high. Excavation for building foundations, site walls, septic systems and drainage structures will be monitored by the project arborist. If necessary, root exploration and proper root pruning will be completed.

Minor pruning will be completed to provide clearance and remove dead/decayed branching. In addition, pruning to meet the fuel management guidelines will be completed. Pruning will not exceed 10% of the live canopy.

All trees will be protected by a system of fencing and barricades consisting of plastic fencing supported by metal posts in the ground and rice straw bales surrounding the fencing.

CONCLUSION

The proposed development on lot E24 will require the removal of 36 trees; six trees are at risk of failure and are not suitable for incorporation into a residential project, four trees meet "landmark" status criteria.

Tree removal as proposed will not create a new "forest edge" or affect the existing qualities of the surrounding oak woodland or any other trees on the site.

Measures that are consistent with the Oak Woodland Act have been incorporated into the mitigation strategies for the project.

All trees will be protected by the implementation of the recommendations made within this report and the attached Tree Preservation Guidelines.

Any questions regarding the trees on this site or the content of this report can be directed to my office.

Respectfully submitted,
Maureen Hamb- Certified Arborist WE2280

Santa Lucia Preserve
Lot E24
Impact Inventory

Tree #	Species	Diameter @ 5.4"	Condition	Impacts: High Moderate Low	CRZ radius in feet	Impact Description/Recommendations
1	coast live oak	17	fair	low	9	Outside construction impact area/Protect with fencing and barricades
2	coast live oak	23.8	poor	low	20	Outside construction impact area/Protect with fencing and barricades
3	coast live oak	22.7	fair	low	15	Outside construction impact area/Protect with fencing and barricades
4	coast live oak	18	fair	low	10	Outside construction impact area/Protect with fencing and barricades
5	coast live oak	16.2	fair	moderate	9	Adjacent to proposed driveway/Protect with fencing and barricades
6	coast live oak	23.5	good	moderate	15	adjacent to proposed driveway/Protect with fencing and barricades
7	coast live oak	15	fair	moderate	8	adjacent to proposed ADU/Protect with fencing and barricades
8	coast live oak	13	fair	moderate	7	adjacent to proposed ADU/Protect with fencing and barricades
9	coast live oak	15.5 & 15	fair	high	15	At edge of ADU/Protect with fencing and barricades
10	coast live oak	23.7 & 18.8	fair	moderate	17	Leans downhill, multiple trunks. At edge of ADU/Protect with fencing and barricades

Highlighted Cells Indicate "Landmark" Tree

Santa Lucia Preserve
Lot E24
Impact Inventory

Tree #	Species	Diameter @ 5.4"	Condition	Impacts: High Moderate Low	CRZ radius in feet	Impact Description/Recommendations
11	coast live oak	11.5	fair	high	6	Within footprint of ADU/Remove and plant 3 replacement trees
12	coast live oak	18	fair	high	10	Within footprint of ADU/Remove and plant 3 replacement trees
13	coast live oak	22.1	fair	high	15	adjacent to proposed ADU/Protect with fencing and barricades
14	coast live oak	13.8 & 15.4	fair	moderate	18	Adjacent to proposed driveway/Protect with fencing and barricades
15	coast live oak	10.6	fair	high	5	Within footprint of ADU/Remove and plant 3 replacement trees
16	coast live oak	9.3	fair	high	5	Within footprint of ADU/Remove and plant 3 replacement trees
17	coast live oak	16.9	good	high	9	At edge of ADU/Protect with fencing and barricades
18	coast live oak	11	fair	high	6	adjacent to proposed ADU/Protect with fencing and barricades
19	coast live oak	19.7 & 10.6	fair	high	17	At edge of proposed pathway. No mechanical grading, manual preparation for path/protect with fencing and barricades
20	coast live oak	multi	good	low	20	outside construction impact area/Protect with fencing and barricades

Highlighted Cells Indicate "Landmark" Tree

Santa Lucia Preserve
Lot E24
Impact Inventory

Tree #	Species	Diameter @ 5.4"	Condition	Impacts: High Moderate Low	CRZ radius in feet	Impact Description/Recommendations
21	coast live oak	14.9	good	low	8	outside construction impact area/Protect with fencing and barricades
22	coast live oak	19.4	fair	low	12	outside construction impact area/Protect with fencing and barricades
23	coast live oak	10.5	fair	low	6	outside construction impact area/Protect with fencing and barricades
24	coast live oak	12.9 & 16.3	fair	low	18	outside construction impact area/Protect with fencing and barricades
25	coast live oak	12.1	fair	low	7	Protect with fencing and barricades
26	coast live oak	multi	good	low	15	Protect with fencing and barricades
27	coast live oak	9.9 & 8.9	fair	low	12	Protect with fencing and barricades
28	coast live oak	12.8	fair	moderate	7	Protect with fencing and barricades
29	coast live oak	13 & 14	good	moderate	15	Adjacent to retaining wall for parking & turn around/Protect with fencing and barricades
30	coast live oak	24.2	fair	moderate	20	Adjacent to proposed pathway/No mechanical grading within CRZ, manual preparation for path/Protect with fencing and barricades

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Santa Lucia Preserve
Lot E24
Impact Inventory

Tree #	Species	Diameter @ 5.4"	Condition	Impacts: High Moderate Low	CRZ radius in feet	Impact Description/Recommendations
31	coast live oak	12.5 & 18.5	fair	low	17	Protect with fencing and barricades
32	coast live oak	12	poor	low	12	protect with fencing and barricades
33	coast live oak	15.2 & 10.7	poor	low	20	protect with fencing and barricades
34	coast live oak	multi	poor	low	18	Protect with fencing and barricades
35	coast live oak	multi	fair	moderate	10	Adjacent to pathway and retaining wall/Protect with fencing and barricades. Minor clearance pruning may be required
36	coast live oak	11.3 & 12.2	fair	moderate	15	Adjacent to pathway and retaining wall/Protect with fencing and barricades. Minor clearance pruning may be required
37	coast live oak	12.4 & 18.8	fair	high	18	Within outdoor use area/Remove and plant 3 replacement trees
38	coast live oak	12.4	fair	high	10	Within footprint of proposed residence/Remove and plant 3 replacement trees
39	coast live oak	21.6	good	high	20	Remove due to risk of failure. Large fracture in main stem/Remove and plant 3 replacement trees
40	coast live oak	21.8 & 22	fair	high	25	Minor grading proposed within CRZ/Protect with fencing and barricades

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Santa Lucia Preserve
Lot E24
Impact Inventory

Tree #	Species	Diameter @ 5.4"	Condition	Impacts: High Moderate Low	CRZ radius in feet	Impact Description/Recommendations
41	coast live oak	14.8	fair	moderate	10	Protect with fencing and barricades
42	coast live oak	16	poor	moderate	16	Minor grading proposed within CRZ/Protect with fencing and barricades
43	coast live oak	15.6	poor	moderate	15	Minor grading proposed within CRZ/Protect with fencing and barricades
44	coast live oak	22.7	fair	high	20	Within graded areas adjacent to proposed residence/Remove and plant 3 replacement trees
45	coast live oak	22	fair	high	20	In poor condition. Growing within proposed building footprint/Remove and plant 3 replacement trees
46	coast live oak	24.6	fair	moderate	15	Minor grading proposed within CRZ/Protect with fencing and barricades
47	coast live oak	17.8	fair	moderate	10	protect with fencing and barricades
48	coast live oak	24.5	fair	moderate	15	protect with fencing and barricades
49	coast live oak	29.8	fair	high	30	At edge of proposed building footprint/Remove and plant 5 replacement trees
50	coast live oak	14.3	fair	high	8	Within development footprint/Remove and plant 3 replacement trees

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Santa Lucia Preserve
Lot E24
Impact Inventory

Tree #	Species	Diameter @ 5.4"	Condition	Impacts: High Moderate Low	CRZ radius in feet	Impact Description/Recommendations
51	coast live oak	9.1	fair	high	5	Within development footprint/Remove and plant 3 replacement trees
52	coast live oak	17.6 & 17.3	fair	high	18	Within development footprint/Remove and plant 3 replacement trees
53	coast live oak	13.3	fair	high	10	Within development footprint/Remove and plant 3 replacement trees
54	coast live oak	9.8	fair	high	6	Within development footprint/Remove and plant 3 replacement trees
55	coast live oak	9.3 & 9	fair	high	11	Within development footprint/Remove and plant 3 replacement trees
56	coast live oak	10.5	fair	high	6	Within development footprint/Remove and plant 3 replacement trees
57	coast live oak	18.2	fair	high	11	Within development footprint/Remove and plant 3 replacement trees
58	coast live oak	8.8 & 11	poor	high	15	Within development footprint/Remove and plant 3 replacement trees
59	coast live oak	25	poor	high	25	Poor health with weak structure at risk of failure. Within development footprint/Remove and plant 5 replacement trees
60	coast live oak	14.5	fair	high	14	Within footprint of proposed outdoor improvements/Remove and plant 3 replacement trees

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Santa Lucia Preserve
Lot E24
Impact Inventory

Tree #	Species	Diameter @ 5.4"	Condition	Impacts: High Moderate Low	CRZ radius in feet	Impact Description/Recommendations
61	coast live oak	17.4	fair	low	10	
62	coast live oak	21.8 & 17 & 2fair	fair	moderate	25	protect with fencing and barricades
63	coast live oak	10.7 & 13.3 & 7.8	fair	low	25	protect with fencing and barricades
64	coast live oak	16.9 & 18.3	fair	low	25	protect with fencing and barricades
65	coast live oak	21.8	poor	low	20	protect with fencing and barricades
66	coast live oak	12	poor	low	12	protect with fencing and barricades
67	coast live oak	6	poor	low	10	protect with fencing and barricades
68	coast live oak	7.5	poor	low	10	protect with fencing and barricades
69	coast live oak	15.6 & 11.5	fair	moderate	20	protect with fencing and barricades
70	coast live oak	7.5	poor	high	10	Tree in poor condition. Within development footprint/Remove and plant 3 replacement trees

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Santa Lucia Preserve
Lot E24
Impact Inventory

Tree #	Species	Diameter @ 5.4"	Condition	Impacts: High Moderate Low	CRZ radius in feet	Impact Description/Recommendations
71	coast live oak	15.4 & 21.4	fair	high	20	Broad and spreading upper canopy. At edge of residence/Protect with fencing and barricades, minor clearance pruning may be required.
72	coast live oak	20.6	fair	high	15	Within outdoor use area, adjust pavers to accept root zone/Protect with fencing and barricades
73	coast live oak	11.5	poor	high	11	Within outdoor use area, adjust pavers to accept root zone/Protect with fencing and barricades
74	coast live oak	8.2	poor	high	8	No lower canopy development, suppressed/Adjacent to outdoor area, not suitable for preservation. Remove and plant 3 replacement trees
75	coast live oak	10.7 & 11.7	poor	high	17	No lower canopy development, suppressed/Adjacent to outdoor area, not suitable for preservation. Remove and plant 3 replacement trees
76	coast live oak	9.8	fair	high	7	Within outdoor use area, adjust pavers to accept root zone/Protect with fencing and barricades
77	coast live oak	13 & 11.3	fair	high	18	Within outdoor use area, adjust pavers to accept root zone/Protect with fencing and barricades
78	coast live oak	10.7	poor	high	10	Tree in poor condition. Within development footprint/Remove and plant 3 replacement trees
79	coast live oak	18.8	poor	high	18	Tree in poor condition. Within development footprint/Remove and plant 3 replacement trees
80	coast live oak	14.3	poor	high	15	Tree in poor condition. Within development footprint/Remove and plant 3 replacement trees

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Santa Lucia Preserve
Lot E24
Impact Inventory

Tree #	Species	Diameter @ 5.4"	Condition	Impacts: High Moderate Low	CRZ radius in feet	Impact Description/Recommendations
81	coast live oak	9.3	fair	high	6	Within development footprint/Remove and plant 3 replacement trees
82	coast live oak	10.6	poor	high	10	Tree in poor condition. Within development footprint/Remove and plant 3 replacement trees
83	coast live oak	9.5	fair	high	10	Within development footprint/Remove and plant 3 replacement trees
84	coast live oak	7.8 & 8.4	poor	high	15	Tree in poor condition. Within development footprint/Remove and plant 3 replacement trees
85	coast live oak	15 & 9.2	fair	moderate	15	minor grading proposed within CRZ/Protect with fencing and barricades
86	coast live oak	17 & 14.8	fair	moderate	16	Minor grading proposed within CRZ/Protect with fencing and barricades
87	coast live oak	19.7	fair	moderate	12	Minor grading proposed within CRZ/Protect with fencing and barricades
88	coast live oak	16.6	poor	moderate	16	Trunk is completely decayed evidence of previous large branch failure. Tree represents risk/Remove and plant 3 replacement trees
89	coast live oak	17.6	poor	moderate	17	Minor grading proposed within CRZ/Protect with fencing and barricades
90	coast live oak	16.4	fair	moderate	16	Minor grading proposed within CRZ/Protect with fencing and barricades

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Santa Lucia Preserve
Lot E24
Impact Inventory

Tree #	Species	Diameter @ 54"	Condition	Impacts: High Moderate Low	CRZ radius in feet	Impact Description/Recommendations
91	madrone	15.4 & 11.5	good	moderate	20	Protect with fencing and barricades
92	coast live oak	11.7	fair	moderate	7	Protect with fencing and barricades
93	coast live oak	10.2	fair	moderate	6	Protect with fencing and barricades
94	coast live oak	9	fair	moderate	6	protect with fencing and barricades
95	coast live oak	9.5	fair	high	6	Within outdoor use area, adjust pavers to accept root zone/Protect with fencing and barricades
96	coast live oak	8.4	poor	moderate	8	protect with fencing and barricades
97	coast live oak	10.4 & 11.4	poor	high	21	Tree in poor condition, risk of branch breakage. Within outdoor improvement area/Remove and plant 3 replacement trees
98	coast live oak	9.7	fair	moderate	6	Protect with fencing and barricades
99	coast live oak	10.4	fair	moderate	6	Protect with fencing and barricades
100	coast live oak	7.3	fair	moderate	5	Protect with fencing and barricades

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Santa Lucia Preserve
Lot E24
Impact Inventory

Tree #	Species	Diameter @ 5.4"	Condition	Impacts: High Moderate Low	CRZ radius in feet	Impact Description/Recommendations
101	coast live oak	9.8 & 7.8	fair	moderate	10	Protect with fencing and barricades
102	coast live oak	11.7	fair	moderate	7	Protect with fencing and barricades
103	coast live oak	7.6	fair	low	5	Protect with fencing and barricades
104	coast live oak	9.2	fair	low	7	Protect with fencing and barricades
105	coast live oak	17.7	fair	low	10	Protect with fencing and barricades
106	coast live oak	18	fair	low	15	Protect with fencing and barricades
107	coast live oak	9.9	fair	low	6	Protect with fencing and barricades
108	coast live oak	9.4	fair	low	6	Protect with fencing and barricades
109	coast live oak	16.5	fair	low	9	Protect with fencing and barricades
110	coast live oak	13.8	fair	low	8	Protect with fencing and barricades

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Santa Lucia Preserve
Lot E24
Impact Inventory

Tree #	Species	Diameter @ 5.4"	Condition	Impacts: High Moderate Low	CRZ radius in feet	Impact Description/Recommendations
111	coast live oak	18.2	fair	low	8	Protect with fencing and barricades
112	coast live oak	9.7	fair	low	6	
113	coast live oak	11.8	fair	low	7	
114	coast live oak	16.3	fair	low	9	Protect with fencing and barricades
115	coast live oak	11.6	fair	low	6	Protect with fencing and barricades
116	coast live oak	14.5	fair	low	7	Protect with fencing and barricades
117	coast live oak	12.2	fair	low	7	Protect with fencing and barricades
118	coast live oak	12.6	fair	moderate	7	Protect with fencing and barricades
119	coast live oak	27.4	fair	high	18	Within septic leachfield/Remove and plant 5 replacement trees
120	coast live oak	25.6	poor	high	18	
Within septic leachfield/Remove and plant 5 replacement trees						

Highlighted Cells Indicate "Landmark" Tree

Santa Lucia Preserve
Lot E24
Impact Inventory

Tree #	Species	Diameter @ 5.4"	Condition	Impacts: High Moderate Low	CRZ radius in feet	Impact Description/Recommendations
121	coast live oak	23.2	fair	high	16	Within septic leachfield/Remove and plant 3 replacement trees

TREE PRESERVATION SPECIFICATIONS

Contractors and sub contractors should be aware of and provided copies of the tree protection guidelines and restrictions before entering the site. Contracts should incorporate tree protection language that includes “damage to protected trees will be appraised using the Guide to Plant Appraisal 9th Edition and monetary fines assessed”.

Establishment of a tree preservation zone (TPZ)

Fencing shall be installed in areas defined on the attached map. Fencing will be installed prior to equipment staging or site disturbance. Fencing placement will be inspected by the project arborist.

Straw Bale Barricades

Straw bales placed end to end will be installed inside the protection fencing as shown in the photo below. This barricade will limit damage to the fencing and prevent grading spoils from encroaching into the critical root zone area and help stop excess moisture from gathering under the retained trees.



Restrictions within the TPZ of existing trees

No storage of construction materials, debris, or excess soil will be allowed within the TPZ. Parking of vehicles or construction equipment will be allowed in defined areas only. Solvents or liquids of any type should be disposed of properly, never within this protected area.

Minimize soil compaction on the construction site

Protect the soil surface with a deep layer (at least three inches) of mulch (tree chips). The addition of mulch will reduce compaction, retain moisture, and stabilize soil temperature. Areas where equipment and personnel are concentrated will be mulched to a depth of at least six inches.

Alteration of grade

Maintain the natural grade around trees. No additional fill or excavation will be permitted within the critical root zone. If trees roots are unearthed during the construction process the consulting arborist will be notified immediately. Exposed roots will be covered with moistened burlap until a determination is made by the project arborist.

Trenching requirements

Any areas of proposed trenching will be evaluated with the consulting arborist and the contractor prior to construction. All trenching on this site will be approved by the project arborist. Tree roots encountered will be avoided or properly pruned under the guidance of the consulting arborist.

Tree canopy alterations

Unauthorized pruning of any tree on this site will not be allowed. If any tree canopy encroaches on the building site the required pruning will be done on the authority of the consulting arborist and to ISA pruning guidelines and ANSI A-300 pruning standards.

Revisions	Date
Conceptual Design Review	01-02-19
Schematic Design Review	02-07-19
Schematic Design Review	02-16-19
Final Design Review	04-01-19

Revisions	Date
<i>Conceptual Design Review</i>	01-02-19
<i>Schematic Design Review</i>	02-07-19
<i>Schematic Design Revision</i>	02-16-19
<i>Final Design Review</i>	04-01-19

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