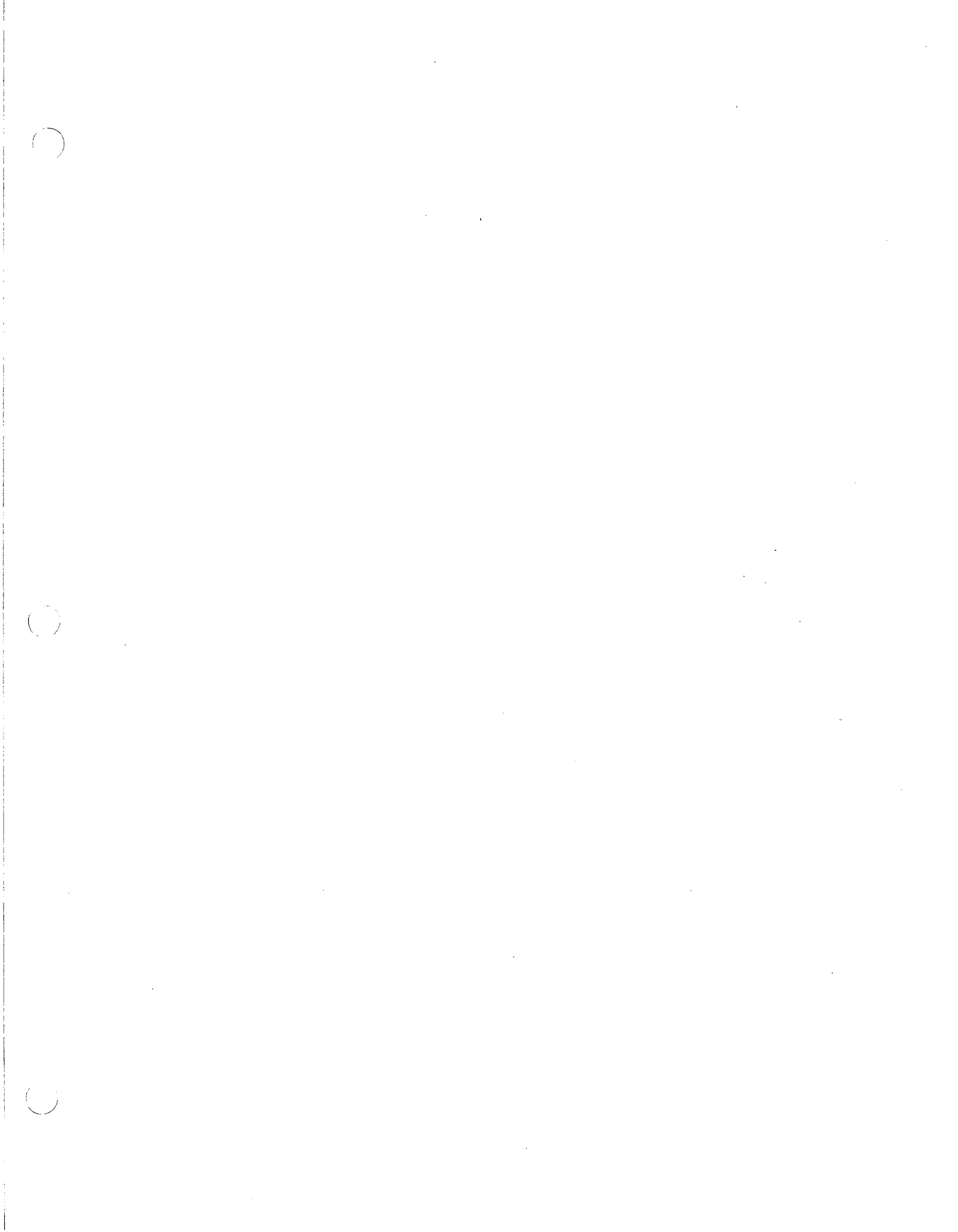


Exhibit P
Oak Woodlands Mitigation Strategy

The Redevelopment Agency of
Monterey County
The Monterey-Salinas Bus
Maintenance and
Administrative Facility and
Whispering Oaks Business Park
PLN090071

Appeal PLN110231
Board of Supervisors
June 14, 2011



Applicant Submittal

Whispering Oaks Oak Tree Preservation and Recovery Strategy

General Design Principals: (GDP, page 5):

- reinforce the natural landscape setting
- respect the topography by minimizing grading and tree removal
- create a distinctive/visually pleasing streetscape, particularly along Inter-Garrison

Background:

- Project Site is within the 81 acres identified for development in both the 1997 Base Reuse Plan (landfill parcel) and the Habitat Management Plan
- Draft EIR identified potential for removal of approximately 2000 trees on Whispering Oaks site and 2,400 trees on MST site
- A Forest Management Plan has been prepared for the MST site; A Forest Evaluation Plan has been prepared for WO site. A Forest Management Plan will be required for the Whispering Oaks site prior to future development of the site. *No specific development applications have been received for development of WO site.*
- Estimated Worst Case/Total Tree Loss as documented in the Draft EIR: MST/Lot 1: 2400 Trees; Whispering Oaks Lots 2-14: 2,000 Trees (Tree loss on Whispering Oaks was estimated in the absence of specific lot layouts for future uses).
- *Of the 2,000 trees to be removed on Whispering Oaks, the target number of trees to be saved is estimated to be 250.*

Tree Preservation/Retention Strategies (incorporated into TM and/or GDP):

Whispering Oaks Lots 2-14

- Matching lot locations to elevations (as shown on current Tentative Map)
- Preserving existing islands of resident oaks (as described in the Forest Resource Evaluation)
- Using open space areas between lots to preserve existing healthy oaks
- Using a Forester/Arborist to assist in final lot layout of internal lots, roadways and parking areas (applicable to Whispering Oaks)
- Preserving screen trees along Inter-Garrison Road within the established landscape buffer (preserves approximately 86 medium sized trees for visual screening of approximately 1200 linear feet)
- Preserving the healthy, visually significant landmark trees (2 trees above 24" in diameter on Whispering Oaks parcels)
- Tree Transplants: approximately 10-15 trees on the Whispering Oaks site in the 12-23" in diameter that are in fair condition and are transplantable
- Requiring preparation of a Forest Management Plan on the Whispering Oaks site to address specific impacts of future construction proposals (per Title 21 of the Monterey County Zoning Ordinance).
- ***The "target" for the above preservation strategy is a minimum of 250 resident oaks of the 2,000 estimated for removal are preserved.***
- ***1,750 Trees will be replaced onsite or offsite (see text below)***

MST Lot 1

- Replanting of a minimum of **250** seedlings on the MST, Lot 1 (in the detention basin perimeter area and based on a 10x10 planting space requirement).
- **85** new native oaks to be planted ranging in size from 5 gallons to 24" boxes (addressed in Landscape Plan).
- *Within the Inter-Garrison Road corridor in front of the MST parcel there will be the oak landscape buffer area (**148** trees to be retained in buffer), **~10** oaks will be salvaged east of the buffer, and **~15** new oaks (5 gallon to 15 gallon size) will be planted along the Inter-Garrison Road landscape frontage..*
- **200-300** oak seedlings can be planted in the Engineer's Equipment Road landscape frontage area in front of MST Lot 1.
- Total number of oak trees to be replaced onsite is approximately **560-660**.
- **Number of trees to be replaced either on the Whispering Oaks site or on an offsite location: (1,740-1,840).**

Tree Replacement/Recovery Strategies (incorporated into GDP): For those trees that cannot be avoided during construction of onsite roadway improvements and/or utilities:

- In addition to the retention areas noted above, replacement of trees would occur within the proposed landscape buffers, within cut and fill slopes along Inter-Garrison Road and along the perimeter of detention basins. It is conservatively estimated that within the approximate 3-acre landscape buffer, that a minimum of **570 trees** can be replaced within the buffer, assuming a planting spacing of 15' on center (or approximately 190 trees per acre). Besides these locations, two additional areas identified "onsite" are available for tree replacement:
 - 4.4 acres of buffer area on the border of the County's sand gilia mitigation area: **605 trees** (190 trees/acre @15' spacing in 3 acre disturbed area and 25 trees/acre in 1.4 acre of existing woodland); and,
 - 8.7 acre remainder parcel (Parcel D) :**217 trees** (25 trees/acre)
 - **Combined, these two areas can accommodate 822 new tree plantings.**

The Agency has committed to using an off-site location (Youth Camp parcels) to replant those trees lost to development on the project site *that cannot otherwise be replaced onsite*. It is estimated that the Youth Camp site (93 acres) can accommodate **approximately 2,325 new trees (based on a conservative new planting density of 25 trees/acre) in the existing live oak woodland habitat**. Given the number of trees needed for a 1:1 replacement ratio, and given current estimates for replanting onsite, it is estimated that approximately **2,218** trees would be replanted within the Youth Camp parcels.

- Agency will work w/County Parks to identify suitable areas both within the campground development footprint and in the oak woodland reserve area that could benefit from tree planting.

- Alternatively, the Agency will contribute funding to support Youth Camp oak woodland restoration planning at an appropriate level to offset any remaining losses to oaks trees on the Whispering Oaks/MST site.
- Retention and replanting in these ***on and offsite*** locations or contribution of in-lieu fees would result in **no net loss** of trees, or **replacement of all 4,400** trees potentially lost to development on the Project site.
- The stocking densities on the onsite and offsite parcels would be subject to further evaluation as part of the Forest Management Plan and further coordination/collaboration with County Parks. However, based on the application of “sensitive” site design and onsite retention, and applying “conservative” new planting densities (limited to approximately 25 trees/acre in existing oak woodland habitats and planting spacing’s of trees on 15’centers on the Whispering Oaks site), **there is more than adequate acreage available (onsite and offsite) to achieve a 1:1 replacement of trees potentially lost to development.**
- *Thus, although the loss of oak woodland is already offset by the preservation of oak woodland under the HMP and on-site mitigation measures are anticipated to offset project losses, the County RDA and MST are proposing to strengthen and improve the mitigation measures already identified by enhancing the replenishment of native oaks above and beyond what was contemplated under the Base Reuse Plan, the HMP, the County General Plan and/or the Draft EIR.*