

## MONTEREY COUNTY PLANNING COMMISSION

<b>Meeting:</b> December 11, 2013 <b>Time:</b> 9:00 AM		<b>Agenda Item No.:</b> 3
<b>Project Description:</b> Adopt an ordinance to amend Section 21.08.060 of Title 21 (Non-Coastal Zoning Ordinance) of the Monterey County Code to rezone a 0.29 acre parcel from the "MDR/B-6-D" [Medium Density Residential with a Building Site and Design Control Overlay] zoning classification to the "MDR/B-6-D-HR" [Medium Density Residential with a Building Site, Design Approval and Historic Resources Overlay] zoning classification, upon finding that the ordinance is categorically exempt under the California Environmental Quality Act. The property is located at 988 Customs Road, Pebble Beach (Assessor's Parcel Number 007-263-017-000), Greater Monterey Peninsula Area Plan.		
<b>Project Location:</b> 988 Customs Road, Pebble Beach		<b>APN:</b> 007-263-017-000
<b>Planning File Number:</b> PLN130770		<b>Owner:</b> Mark & Carina DuMont <b>Agent:</b> James Smith AIA
<b>Planning Area:</b> Greater Monterey Peninsula		<b>Flagged and staked:</b> No
<b>Zoning Designation:</b> : "MDR/B-6-D" [Medium Density Residential with a Building Site and Design Control Overlay]		
<b>CEQA Action:</b> Categorically Exempt per Section 15308 of the CEQA Guidelines		
<b>Department:</b> RMA - Planning Department		

**RECOMMENDATION:**

Staff recommends that the Planning Commission adopt a resolution (**Exhibit A**) recommending that the Board of Supervisors adopt an ordinance to amend Section 21.08.060 of Title 21 (Non-Coastal Zoning Ordinance) of the Monterey County Code to reclassify a 0.29 acre parcel from the "MDR/B-6-D" [Medium Density Residential with a Building Site and Design Control Overlay] zoning classification to the "MDR/B-6-D-HR" [Medium Density Residential with a Building Site, Design Approval and Historic Resources Overlay] zoning classification.

**PROJECT OVERVIEW:**

On December 10, 2009, the Monterey County Zoning Administrator approved a Design Approval consisting of minor demolition and additions to an existing dwelling found eligible for listing on the National, State, and Local registers of Historic Resources. Condition No. 8 of the approval requires the applicant to request a rezoning of the parcel to add the "HR" [Historic Resources Overlay] designation to the existing zoning of the parcel in order to protect the historic structure. The applicant submitted the request on October 8, 2013. This rezoning is required by Policy PS-12.3 of the 2010 Monterey County General Plan (formerly Policy 52.1.3 of the 1982 Monterey County General Plan), which states: "Properties and buildings on the National Register of Historic Places and/or the California Register of Historical Resources shall be designated with a Historic Resources ("HR") overlay on the zoning map."

**CEQA:**

The Planning Commission found the project Categorically Exempt per Sections 15301 (Existing Facilities) and 15331(Historical Resource Restoration/Rehabilitation). The proposed rezoning is exempt per CEQA Guidelines Section 15308 which exempts actions by regulatory agencies for the protection of the environment where the regulatory process involves procedures for protection of the environment.

Dan Lister – Assistant Planner  
(831) 759-6617, [listerdm@co.monterey.ca.us](mailto:listerdm@co.monterey.ca.us)

November 26, 2013

cc: Front Counter Copy; Planning Commission; Pebble Beach Community Service District; Public Works Department; Parks Department; Environmental Health Bureau; Water Resources Agency; Wanda Hickman, Planning Services Manager; Dan Lister, Project Planner; Carol Allen, Senior Secretary; Mark & Carina Dumont, Owner; James Smith AIA, Agent; The Open Monterey Project; LandWatch; Planning File PLN130770 (DA080092).

Attachments: Exhibit A Draft Planning Commission Resolution  
• Attachment A – Draft Ordinance with Exhibit 1 (Zoning Map)  
Exhibit B Vicinity Map  
Exhibit C Zoning Administrator, December 10, 2009 (DA080092)

This report was reviewed by Luis Osorio, Senior Planner.

A red handwritten signature, likely of Luis Osorio, consisting of stylized, overlapping loops.

## EXHIBIT A

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

In the matter of the application of:

**DuMont (PLN130770)**

**RESOLUTION NO. \_\_\_\_\_**

Resolution of the Monterey County Planning Commission recommending that the Board of Supervisors adopt an ordinance amending Section 21-10 of the Sectional District Maps of Section 21.08.060 of Title 21 (Monterey County Non-Coastal Zoning Ordinance) of the Monterey County Code to rezone a 0.29 acre parcel from the "MDR/B-6-D" [Medium Density Residential with a Building Site and Design Control Overlay] zoning classification to the "MDR/B-6-D-HR" [Medium Density Residential with a Building Site, Design Control and Historic Resources Overlay] zoning classification [PLN130770, DuMont, 988 Customs Road, Pebble Beach, Greater Monterey Peninsula Area Plan (APN: 007-263-017-000)]

**The amendment to Section 21-10 of the Monterey County Sectional District Maps to add the "HR" zoning overlay district to the subject parcel came on for public hearing before the Monterey County Planning Commission on December 11, 2013. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission recommends that the Monterey County Board of Supervisors approve the following amendment with reference to the following facts:**

#### RECITAL

1. On December 10, 2009, the Monterey County Zoning Administrator approved a Design Approval (DA080092) consisting of minor demolition and additions to an existing dwelling found eligible for listing on the National, State, and Local registers of Historic Resources. Condition No. 8 of the approval required the applicant to request a rezoning of the parcel to add the "HR" [Historic Resources Overlay] designation to the existing zoning of the parcel in order to protect the historic structure.
2. Policy PS-12.3 of the 2010 Monterey County General Plan (formerly Policy 52.1.3 of the 1982 Monterey County General Plan) states: "Properties and buildings on the National Register of Historic Places and/or the California Register of Historical Resources shall be designated with a Historic Resources ("HR") overlay on the zoning map." Condition No. 8 of the report required the applicant to request a rezoning of the parcel to add the "HR" [Historic Resources Overlay] designation to the existing zoning of the parcel to the "MDR/B-6-D" [Medium Density Residential with a Building Site and Design Control Overlay] zoning classification to the "MDR/B-6-D-HR" [Medium Density Residential with a Building Site, Design Control and Historic Resources Overlay] in order to protect the historic structure. The applicant submitted the request on October 8, 2013.

3. The proposed zoning ordinance would reclassify the subject 0.29 acre parcel from the "MDR/B-6-D" [Medium Density Residential with a Building Site and Design Control Overlay] zoning classification to the "MDR/B-6-D-HR" [Medium Density Residential with a Building Site, Design Control and Historic Resources Overlay] zoning classification.
4. The subject parcel is located at 988 Customs Road, Pebble Beach, (APN: 007-263-017-000), in the unincorporated area of Monterey County.
5. The proposed rezoning is exempt per CEQA Guidelines Section 15308 which exempts actions by regulatory agencies for the protection of the environment where the regulatory process involves procedures for protection of the environment.
6. Section 21.08.060 of the Monterey County Zoning Ordinance references sectional district maps that reflect the Zoning Plan. Section 21-10 of the Sectional District Maps of the Monterey County Zoning Plan provides a graphic representation of the zoning designations in this portion of the planning area.
7. On December 11, 2013, the Monterey County Planning Commission held a duly noticed public hearing to consider and make recommendations to the Board of Supervisors regarding the proposed Zoning Ordinance. At least 10 days before the first public hearing date, notices of the hearing before the Planning Commission were published in the Monterey County Weekly and were also posted on and near the property and mailed to the property owners within 300 feet of the subject property.
8. The proposed Zoning Ordinance is attached to this as **Attachment A** and is incorporated herein by reference. The ordinance would amend Section 21-10 of the Sectional District Maps of Section 21.08.060 of Title 21 of the Monterey County Code to apply the "HR" [Historic Resources] zoning overlay to the existing "MDR/B-6-D" zoning classification of the parcel.

**DECISION**

**NOW, THEREFORE**, the Planning Commission of the County of Monterey, State of California, hereby recommend that the Board of Supervisors adopt an ordinance, attached here to as Attachment A, amending Section 21-10 of the Sectional District Maps of Section 21.08.060 of Title 21 (Monterey County Non-Coastal Zoning Ordinance) of the Monterey County Code to rezone a 0.29 acre parcel from the "MDR/B-6-D" [Medium Density Residential with a Building Site and Design Control Overlay] zoning classification to the "MDR/B-6-D-HR" [Medium Density Residential with a Building Site, Design Control and Historic Resources Overlay] zoning classification, as shown on Exhibit 1 of Attachment A.

**PASSED AND ADOPTED** this 11th day of December, 2013 upon motion of \_\_\_\_\_, seconded by \_\_\_\_\_, by the following vote:

AYES:  
 NOES:  
 ABSENT:  
 ABSTAIN:

\_\_\_\_\_  
 Mike Novo, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON \_\_\_\_\_.

ATTACHMENT A

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, AMENDING SECTION 21.08.060 OF TITLE 21 (NON-COASTAL ZONING ORDINANCE) OF THE MONTEREY COUNTY CODE TO AMEND THE ZONING CLASSIFICATION OF CERTAIN PROPERTY IN THE COUNTY OF MONTEREY.**

**County Counsel Summary**

*This ordinance amends Section 21-10 of the Sectional District Maps of Section 21.08.060 of Title 21 (non-coastal zoning ordinance) of the Monterey County Code to rezone a 0.29 acre parcel from the “MDR/B-6-D” [Medium Density Residential with a Building Site and Design Control Overlay] zoning classification to the “MDR/B-6-D-HR” [Medium Density Residential with a Building Site, Design Control and Historic Resources Overlay] zoning classification. The property is located at 988 Customs Road, Pebble Beach in the inland unincorporated area of Monterey County.*

The Board of Supervisors of the County of Monterey ordains as follows:

**SECTION 1. ZONING DISTRICT MAP.** Section 21-10 of the Sectional District Maps of Section 21.08.060 of the Monterey County Code is hereby amended to change the zoning of a 0.29 acre parcel located at 988 Customs Road, Pebble Beach (Assessor’s Parcel Number 007-263-017-000) from the “MDR/B-6-D” [Medium Density Residential with a Building Site and Design Control Overlay] zoning classification to the “MDR/B-6-D-HR” [Medium Density Residential with a Building Site, Design Control and Historic Resources Overlay] zoning classification, as shown on the map attached hereto as Exhibit 1 and incorporated herein by reference.

**SECTION 2. FINDINGS.** On December 10, 2009, the Monterey County Zoning Administrator approved a Design Approval (DA080092) consisting of minor demolition and additions to an existing dwelling found eligible for listing on the National, State, and County registers of Historic Resources. Condition No. 8 of the approval required the applicant to request a rezoning of the parcel to add the “HR” [Historic Resources Overlay] designation to the existing zoning of the parcel in order to protect the historic structure. The proposed rezoning is categorically exempt under the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15308 which exempts actions by regulatory agencies for the protection of the environment where the regulatory process involves procedures for protection of the environment.

**SECTION 3. SEVERABILITY.** If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance. The Board of Supervisors hereby declares that it has passed this Ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

**SECTION 4. EFFECTIVE DATE.** This Ordinance shall become effective on the thirty-first day following its adoption.

**PASSED AND ADOPTED** on this \_\_\_\_ day of \_\_\_\_\_, 201 \_\_, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

\_\_\_\_\_  
Chair, Monterey County Board of Supervisors

A T T E S T:

GAIL T. BORKOWSKI,  
Clerk of the Board of Supervisors

By: \_\_\_\_\_  
Deputy

APPROVED AS TO FORM
WENDY STRIMLING Senior Deputy County Counsel

# DEL MONTE FOREST

Pacific Ocean

To be Rezoned from  
"MDR/B-6-D" to  
"MDR/B-6-D-HR"

OCEAN RD

17-MILE DR

CUSTOMS RD

STEVENSON DR

## PROPOSED REZONING OF SECTION 21-10

APN: 007-263-017-000 EXHIBIT 1

FILE # PLN130770, DuMONT



# DEL MONTE FOREST

Pacific Ocean

Point Joe

17-MILE DR

PROJECT SITE

CUSTOM S RD

STEVENSON DR

Sawmill Gulch

Seal Rock Creek

Forest Lake

APPLICANT: DuMONT

APN: 007-263-017-000

FILE # PLN130770



2500' Limit



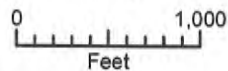
300' Limit



Water



City Limits





## MONTEREY COUNTY ZONING ADMINISTRATOR

<b>Meeting:</b> December 10, 2009 <b>Time:</b> 1:30 P.M		<b>Agenda Item No.:</b> 1
<b>Project Description:</b> Design Approval to allow the demolition of a 450 square foot detached garage; and construction of a new 462 square foot attached garage, a 1,702 square foot first floor addition, a 27 square foot covered entry porch, 140 square feet of garden walls, a 15 linear foot 8-foot high trellis, an 80 square foot 2 <sup>nd</sup> story balcony addition, a 607 square foot interior remodel, a new exterior fire pit and fountain, a new wrought iron gate and stone pilasters to an existing two-story single family dwelling. Colors and materials to match existing residence and as conditioned by the Historic Resources Review Board.		
<b>Project Location:</b> 988 Customs Rd, Pebble Beach	<b>APN:</b> 007-263-017-000	
<b>Planning File Number:</b> DA080092	<b>Owner:</b> Mark & Carina DuMont <b>Agent:</b> James Smith, AIA	
<b>Planning Area:</b> Greater Monterey Peninsula	<b>Flagged and staked:</b> Yes	
<b>Zoning Designation:</b> : MDR/B-6-D [Medium Density Residential, with Building Site (6) and Design Approval Overlays]		
<b>CEQA Action:</b> Categorically Exempt per Sections 15303 (a) and 15331		

**RECOMMENDATION:**

Staff recommends that the Zoning Administrator approve DA080092 subject to the conditions of approval (**Exhibit B**):

**PROJECT DISCUSSION:**

The subject Design Approval consists of an application to allow an interior remodel of an existing 2,206 square feet two-story single family dwelling, approximately 1,729 square feet of additions demolition of an existing 450 square foot detached garage, construction of a new 462 square foot attached garage, and landscaping improvements including garden walls, a fence, a trellis, a fire pit, and a fountain.

The DuMont site is located within the Country Club area of the Del Monte Forest and contains a Coast Live Oak tree that is in close proximity to the proposed improvement, an existing two-story single family dwelling built in 1929 (over 50 years ago), and a detached garage. Additionally, much of Pebble Beach, including the area where the DuMont property is located, is mapped as high in archaeological sensitivity. Given this environment staff identified potential impacts to archaeological, historic, and tree resources. Reports from qualified consultants were required to address these potential impacts.

An archaeological report, prepared by Archaeological Consulting dated May 15, 2008 was submitted for the proposed development. The archaeologist conducted a background check and a field inspection of the subject property and did not find evidence that the project would have adverse effects on significant archaeological resources; however, in the report they conclude that there is a possibility that unidentified resources could be encountered during construction and standard condition language was recommended to allow for evaluation and protection of resources if they are encountered. This condition has been incorporated in the conditions of approval (**Exhibit B**).

To address potential impacts to the protected oak tree near the proposed garage, an arborist report was prepared by Frank Ono dated July 9, 2008. The report indicates that the construction of the garage may have a negative impact on the tree; however, it is possible to preserve the tree if the recommendations contained in the report are followed. The recommendations include standard language regarding exclusive fencing and boarding, appropriate pruning and cutting

techniques, construction crew best management practices, and follow-up monitoring by a qualified arborist. These conditions have been incorporated in the conditions of approval (Exhibit B).

Based on guidelines established by the California Office of Historic Preservation, the general rule is that structures greater than 50 years in age could potentially be historically significant. Because the existing structure is greater than 50 years in age, staff required evaluation by a qualified historian. The structure was determined to be eligible for listing on the National, State, and Local registers of historic resources due to the structures embodiment of the distinctive characteristics of a type, period, region, or method of construction associated with the Spanish Colonial revival style. A Phase II historic evaluation was then prepared by PMC dated February 2009 to assess the potential impacts of the proposed project on the historic resource. The Phase II report assessed impacts to the structure based on the Rehabilitation standards from the Secretary of the Interior's Standards for the Treatment of Historic Properties. Overall, the proposed project was considered to comply with the Secretary of the Interior's Standards provided the two recommended mitigation measures were followed. Those suggested Mitigations included minor design changes that were incorporated in the revised design of the project.

Following receipt and review of the historic reports, the project was referred to the Historic Resources Review Board (HRRB) for review and recommendation. On October 1, 2009 the HRRB considered the DuMont application and recommended that the project be continued to the next hearing so that the applicant could meet with a sub-committee of the HRRB and so that the HRRB could schedule a noticed site visit. The applicant met with the sub-committee, the HRRB conducted a site visit with staff and the project was sent back to the HRRB on November 5, 2009 with a slightly revised plan based on the sub-committees recommendations. On November 5, 2009 the HRRB unanimously recommended approval of the project with the revised design and suggested conditions including aesthetic treatments for the chimney caps and minor changes to the plans to preserve and protect character defining features like the hand carved beams on the front façade and a landscape wall. Those recommended conditions have been incorporated in the plans and/or included in the Conditions of approval (Exhibit B).

Based on the Board adopted Land Use Advisory Committee Guidelines, the project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review because the project entails a Design Approval requiring public hearing. On December 3, 2009, the LUAC unanimously voted to approve the project as presented without any comments or conditions.

As designed and conditions the project has been determined to be in compliance with the Greater Monterey Peninsula Area Plan, the General Plan with a condition that the applicant request a Historic Resources "HR" zoning overlay (Policy 52.2.1.3), the Zoning Ordinance Title 21, and the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties. Therefore, staff recommends that the Zoning Administrator approve the subject application as designed and subject to the recommended conditions of approval (Exhibit B).

Attachments: Exhibit A Vicinity Map  
Exhibit B Conditions of Approval  
Exhibit C Site Plans, Floor Plans, Elevations  
Exhibit D Historic Resource Review Board (HRRB) Resolution  
Exhibit E Phase II Historic Report  
Exhibit F Arborist Report

# GREATER MONTEREY PENINSULA

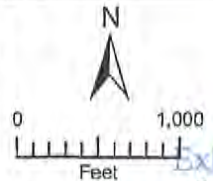


APPLICANT: DUMONT

APN: 007-263-017-000

FILE # DA080092

 300' Limit    2500' Limit    City Limits    Water



**EXHIBIT "B"**

**RESOLUTION - EXHIBIT 1**  
**Monterey County Resource Management Agency**  
**Planning Department**  
**Condition Compliance and/or Mitigation Monitoring**  
**Reporting Plan**

**Project Name:** Mark & Carina DuMont

**File No:** DA080092

**APNs:** 007-263-017-000

**Approved by:** Zoning Administrator

**Date:** December 10, 2009

*\*Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Fund Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
RMA - Planning Department						
1.		<p><b>PD001 - SPECIFIC USES ONLY</b></p> <p>This Design Approval Permit (DA080092) allows the demolition of a 450 square foot detached garage; and construction of a new 462 square foot attached garage, a 1,702 square foot first floor addition, a 27 square foot covered entry porch, 140 square feet of garden walls, a 15 linear foot 8-foot high trellis, an 80 square foot 2<sup>nd</sup> story balcony addition, a 607 square foot interior remodel, a new exterior fire pit and fountain, a new</p>	<p>Adhere to conditions and uses specified in the permit.</p> <p>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 the RMA - Planning Department.</p>	<p>Owner/ Applicant</p> <p>RMA - Planning</p>	<p>Ongoing unless otherwise stated</p>	

Exhibit C  
 Page 4 of 40 Pages

Permit Cond Number	Ming Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance Date/Date
		new wrought iron gate and stone pilasters to an existing two-story single family dwelling. The property is located at 988 Customs Road, Pebble Beach (Assessor's Parcel Number 007-263-017-000), Greater Monterey Peninsula Area. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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. (RMA-Planning Department)	To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the County 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.	WRA RMA - Planning		
2.		<b>PD002 - NOTICE-PERMIT APPROVAL</b> The applicant shall record a notice which states: "A permit (Resolution ) was approved by the Zoning Administrator for Assessor's Parcel Number 007-263-017-000 on December 10, 2009. The permit was granted subject to 10 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." (RMA-Planning Department)	Obtain appropriate form from the RMA-Planning Department.  The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.	Owner/ Applicant RMA- Planning	Prior to the issuance of grading and building permits or commencement of use.	
3.		<b>PD032(A) - PERMIT EXPIRATION</b> The permit shall be granted for a time period of 4 years, to expire on December 10, 2013 unless use of the property or actual construction has begun within this period. (RMA - Planning Department)	The applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.	Owner/ Applicant	As stated in the conditions of approval	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
4.		<p><b>PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT</b> If, during the course of construction, 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. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society 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 the discovery. (RMA - Planning Department)</p>	<p>Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department 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.</p>	Owner/ Applicant/ Archaeologist	Ongoing	
5.		<p><b>PD011 – TREE AND ROOT PROTECTION</b> Trees which are located close to the construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by a certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of the RMA – Director of Planning. If there is</p>	<p>Submit evidence of tree protection to the RMA - Planning Department for review and approval.</p> <p>Submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.</p>	Owner/ Applicant/ Arborist	Prior to the issuance of grading and/or building permits  During Construc- tion	

Exhibit L  
Page 6 of 40 Pages

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Party Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (give date)
		any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by a certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning Department)	Submit photos of the trees on the property to the RMA - Planning Department after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.	Owner/ Applicant	Prior to final inspection	
6.		<b>PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN</b> All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. (RMA - Planning Department)	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.  The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Prior to issuance of building permits.  Prior to Occupancy / Ongoing	
7.		<b>PD016 - NOTICE OF REPORT</b> Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "An Arborist Report has been prepared for this parcel by Frank Ono, dated July 9, 2008 and is on record in the Monterey County RMA - Planning Department, Library No. LIB080376. All development shall be in accordance with this report." (RMA - Planning Department)	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.  Submit proof that all development has been implemented in accordance with the report to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to issuance of grading and building permits.  Prior to Occupancy	

Exhibit C  
Page 7 of 40 Pages

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
8.		<b>PDSP001 – HISTORIC RESOURCES ZONING OVERLAY (NON-STANDARD)</b> The applicant shall formally request the director to re-zone the property to include a Historic Resources “HR” zoning overlay. (RMA – Planning Department)	Request in writing to the Director of the RMA – Planning Department to amend the zoning map to include a “HR” over lay on the property.	Owner/ Applicant	Prior to Issuance of Building Permits	
9.		<b>PDSP002 – CHIMNEY CAP (NON-STANDARD)</b> Details for the new chimney cap shall be included in the plans approved by the RMA-Building Department. The new chimney cap shall replicate the existing chimney cap. (RMA – Planning Department)	The applicant shall have details placed on the building plans illustrating the chimney cap treatment to replicate the existing chimney cap on the existing chimney.	Owner/ Applicant/ Architect	Prior to Issuance of Building Permits	
10.		<b>PDSP003 – LANDSCAPE WALL (NON- STANDARD)</b> The rock landscape wall in the front yard shall be treated as a character defining feature of the historic property. The landscape wall shall be protected during construction and restored to prevent further deterioration if possible. (RMA – Planning Department)	Protect the landscape rock wall during construction and work with the Pebble Beach Company to restore and preserve the wall.	Owner/ Applicant/ Contractor	Ongoing	

END OF CONDITIONS

Exhibit   C    
Page   8   of   46   Pages





ALL DIMENSIONS AND NOTATIONS UNLESS OTHERWISE SPECIFIED ARE IN FEET AND INCHES. DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE. DIMENSIONS TO FACE UNLESS NOTED OTHERWISE. DIMENSIONS TO FACE UNLESS NOTED OTHERWISE.

JAMES  
NEWHAFF  
SMITH ARCHITECTS

211 GRAND AVENUE  
PACIFIC GROVE, CA  
93950

TEL: 831.727.7251  
FAX: 831.727.7252  
CELL: 831.915.6518



PROJECT NO.  
CASA CIPRE

668 CUSTOMS RD.  
PEBBLE BEACH, CA 92051

MAIN LEVEL  
PLAN

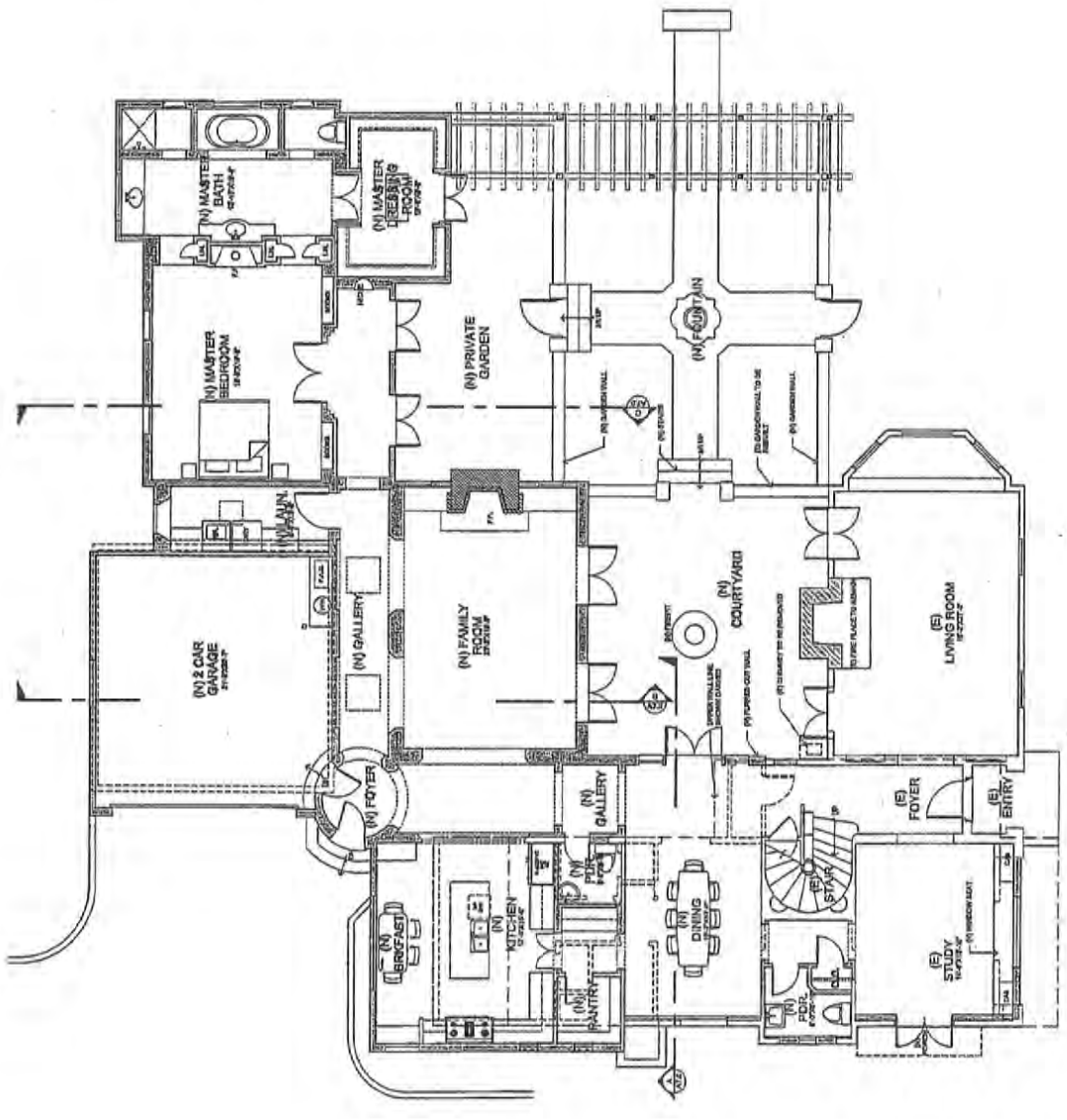
- EXIST. WALL
- △ EXIST. WALL
- NEW WALL
- △ NEW WALL
- EXIST. WINDOW
- △ EXIST. WINDOW
- EXIST. DOOR
- △ EXIST. DOOR
- EXIST. FLOOR FINISH
- △ EXIST. FLOOR FINISH
- EXIST. CEILING FINISH
- △ EXIST. CEILING FINISH
- EXIST. STAIR
- △ EXIST. STAIR
- EXIST. STAIR WALKER
- △ EXIST. STAIR WALKER

PROJECT NUMBER  
SHEET NUMBER  
A2.0

**PLAN NOTES**

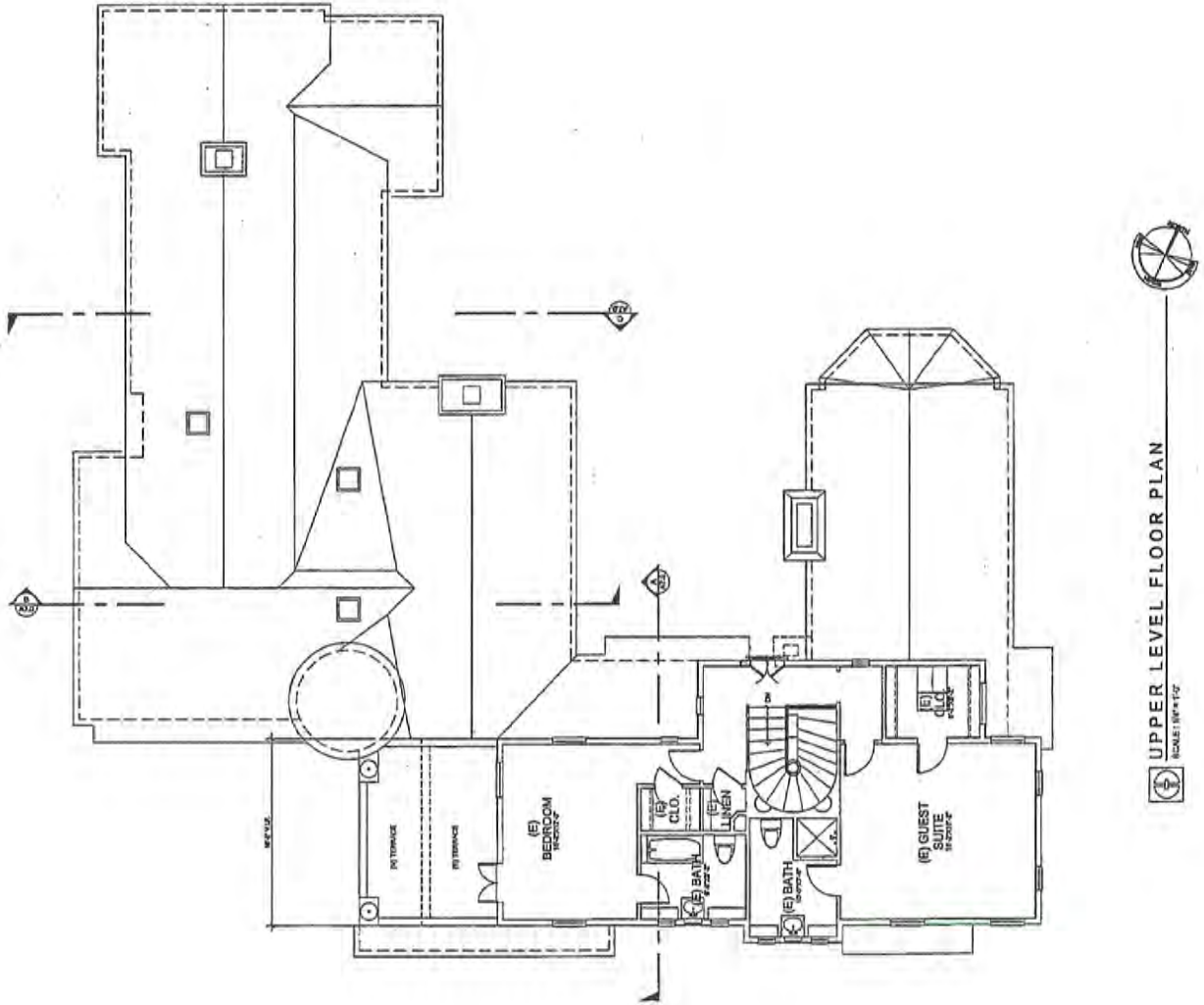
**WALL LEGEND**

- EXISTING WALL TO REMAIN
- △ EXISTING WALL TO BE REMOVED
- NEW FINISHED WALL
- △ NEW FINISHED WALL
- NEW WALL-ACE STRUCTURAL SHEET



PROPOSED MAIN LEVEL FLOOR PLAN  
SCALE: 1/8" = 1'-0"

ALL DIMENSIONS AND NOTATION INDICATED ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND NOTATION INDICATED ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS.



**PLAN NOTES**

**WALL LEGEND**

———— EX EXISTING WALL TO REMAIN  
 - - - - - EX EXISTING WALL TO BE REMOVED  
 = = = = = EX STUD FRAMED WALL  
 [Hatched Box] NEW WALL-SEE STRUCTURAL DWGS

**JAMES SPICHLER SMITH**

211 GRAND AVENUE  
PACIFIC GROVE, CA  
93950

TEL: 831.372-7251  
FAX: 831.372-7252  
CELL: 831.415-9518



PROJECT/CLIENT  
CASA CIPRE

688 CUSTOMS RD.  
PEBBLE BEACH, CA 93955

SHEET TITLE  
**UPPER LEVEL PLAN**

- PROJECT NUMBER  
**A2.1**
- OPEN
  - △ OPENING
  - ① 1/2" x 4" STUD
  - ② 2" x 4" STUD
  - ③ 2" x 6" STUD
  - ④ 2" x 8" STUD
  - ⑤ 2" x 10" STUD
  - ⑥ 2" x 12" STUD
  - ⑦ 2" x 14" STUD
  - ⑧ 2" x 16" STUD
  - ⑨ 2" x 18" STUD
  - ⑩ 2" x 20" STUD
  - ⑪ 2" x 22" STUD
  - ⑫ 2" x 24" STUD
  - ⑬ 2" x 26" STUD
  - ⑭ 2" x 28" STUD
  - ⑮ 2" x 30" STUD
  - ⑯ 2" x 32" STUD
  - ⑰ 2" x 34" STUD
  - ⑱ 2" x 36" STUD
  - ⑲ 2" x 38" STUD
  - ⑳ 2" x 40" STUD
  - ㉑ 2" x 42" STUD
  - ㉒ 2" x 44" STUD
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  - ㉟ 2" x 70" STUD
  - ㊱ 2" x 72" STUD
  - ㊲ 2" x 74" STUD
  - ㊳ 2" x 76" STUD
  - ㊴ 2" x 78" STUD
  - ㊵ 2" x 80" STUD
  - ㊶ 2" x 82" STUD
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  - ㊸ 2" x 86" STUD
  - ㊹ 2" x 88" STUD
  - ㊺ 2" x 90" STUD
  - ㊻ 2" x 92" STUD
  - ㊼ 2" x 94" STUD
  - ㊽ 2" x 96" STUD
  - ㊾ 2" x 98" STUD
  - ㊿ 2" x 100" STUD

TEL: 831.372.7251  
FAX: 831.372.7252  
CELL: 831.915.2878



REGISTERED ARCHITECT  
CASA CIPRE

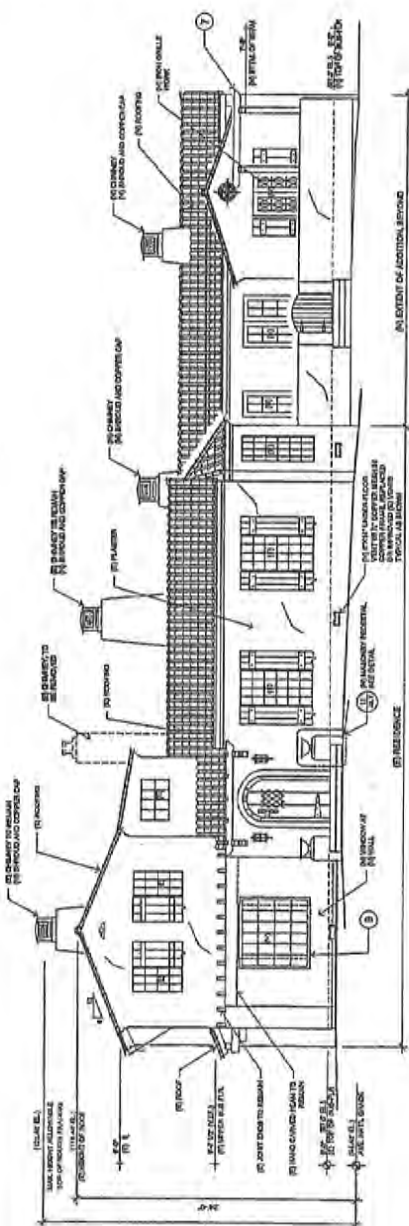
880 CUSTOMS RD.  
PEBBLE BEACH, CA 93953

ELEVATION MATERIALS LEGEND

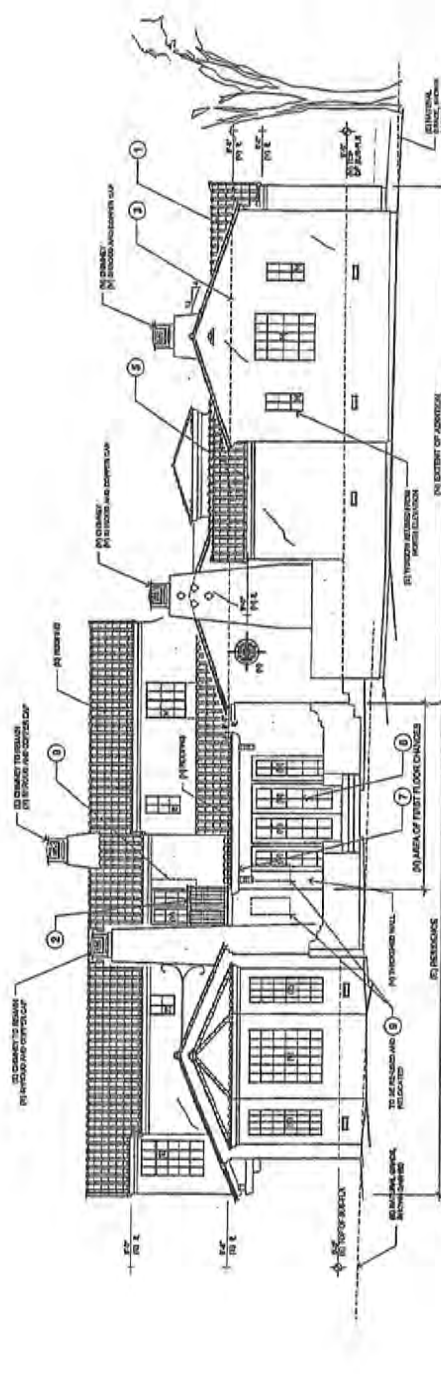
1. WINDOW MATERIAL TO BE SHOWN AS GLAZING UNLESS SPECIFIED OTHERWISE. COLOR SHALL MATCH TO ADJOINING JOINTS.
2. FINISH TO MATCH EXISTING UNLESS SPECIFIED OTHERWISE.
3. FINISH TO MATCH EXISTING UNLESS SPECIFIED OTHERWISE.
4. FINISH TO MATCH EXISTING UNLESS SPECIFIED OTHERWISE.
5. FINISH TO MATCH EXISTING UNLESS SPECIFIED OTHERWISE.
6. FINISH TO MATCH EXISTING UNLESS SPECIFIED OTHERWISE.
7. FINISH TO MATCH EXISTING UNLESS SPECIFIED OTHERWISE.
8. FINISH TO MATCH EXISTING UNLESS SPECIFIED OTHERWISE.
9. FINISH TO MATCH EXISTING UNLESS SPECIFIED OTHERWISE.

ELEVATION NOTES

1. WINDOW MATERIALS SHALL BE INSTALLED AS REQUIRED BY SECTION 05100 AND FINISHES APPLIED OVER FINISHES AS SPECIFIED. FINISHES SHALL BE APPLIED TO TWO LAYERS OF BOARD OR PANELS, PER SECTION 05100. WINDOW MATERIALS SHALL NOT BE LAMINATED WITH GLASS OVER METAL LATH OR WIRE FABRIC UNLESS SPECIFIED.
2. A MINIMUM VERTICAL RETENTION FLANGE OF 1/2" SHALL BE PROVIDED AT OR BELOW THE TRANSLATION PLANT LINE AT ALL EXTERIOR WALLS.
3. THE EXTERIOR SHALL BE FINISHED WITH A MINIMUM OF 1" ABOVE FINISH WITH 1/2" OVERLAP (SEE DETAIL).



MAIN - EAST ELEVATION  
SCALE: 1/8" = 1'-0"



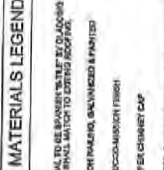
NORTH ELEVATION  
SCALE: 1/8" = 1'-0"

SYMBOL	DESCRIPTION
○	CIRCLE
△	TRIANGLE
①	1. WINDOW MATERIAL
②	2. FINISH TO MATCH EXISTING UNLESS SPECIFIED OTHERWISE
③	3. FINISH TO MATCH EXISTING UNLESS SPECIFIED OTHERWISE
④	4. FINISH TO MATCH EXISTING UNLESS SPECIFIED OTHERWISE
⑤	5. FINISH TO MATCH EXISTING UNLESS SPECIFIED OTHERWISE
⑥	6. FINISH TO MATCH EXISTING UNLESS SPECIFIED OTHERWISE
⑦	7. FINISH TO MATCH EXISTING UNLESS SPECIFIED OTHERWISE
⑧	8. FINISH TO MATCH EXISTING UNLESS SPECIFIED OTHERWISE
⑨	9. FINISH TO MATCH EXISTING UNLESS SPECIFIED OTHERWISE

A6.0

ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT. NO PART OF THESE DRAWINGS ARE TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

ALL CHANGES AND WITH MATERIALS, WORKMANSHIP AND FINISHES SHALL BE APPROVED BY THE ARCHITECT. ANY CHANGES MADE TO THE PROJECT MUST BE APPROVED BY THE ARCHITECT IN WRITING. THE ARCHITECT'S OFFICE SHALL NOT BE RESPONSIBLE FOR OMISSIONS, ERRORS OR INADEQUACIES OF THE CONTRACT DOCUMENTS OR FOR CONSTRUCTION OF THE PROJECT. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.



211 GRAND AVENUE  
PACIFIC GROVE, CA  
93955

TEL: 831.372.7251  
FAX: 831.372.7253  
CELL: 831.915.5516



PROJECT  
CASA CIFRE

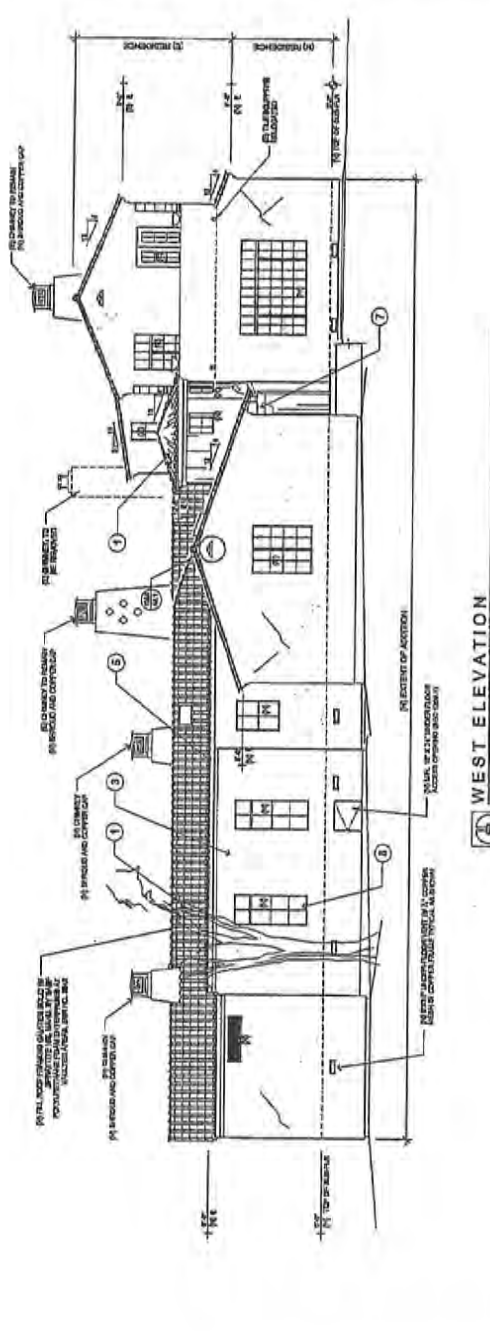
888 CUSTOMS RD.  
FEBLE BEACH, CA 93924

### ELEVATION MATERIALS LEGEND

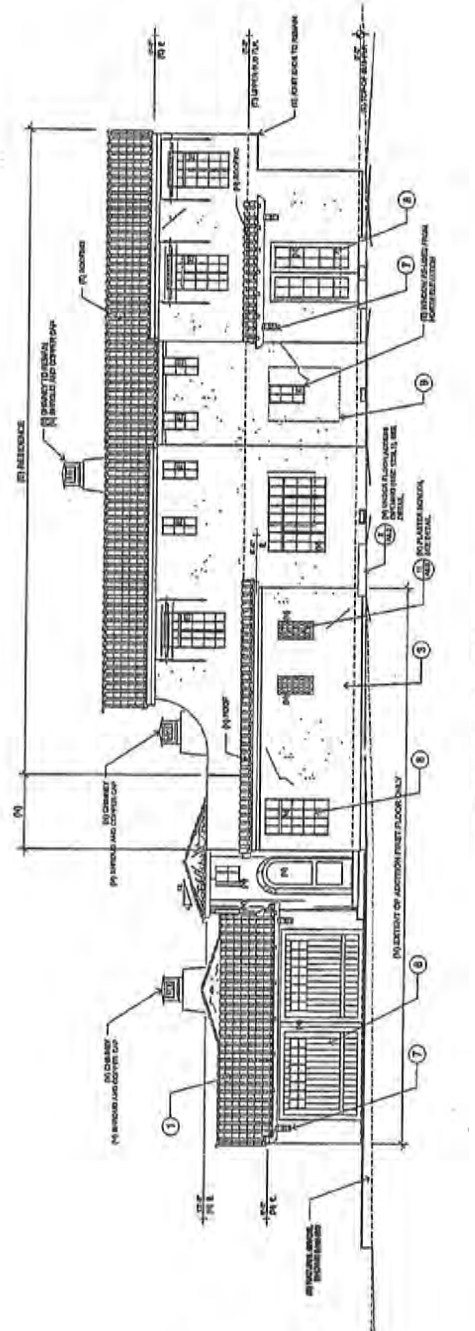
- 1 (M) ROOF MATERIAL TO BE MAINTAINED AS EXISTING
- 2 (M) ROOF MATERIAL TO BE REPLACED WITH CUSTOMER SPECIFIED MATERIAL
- 3 (M) WINDOW FRAME FINISHING, BURNISHED FINISH
- 4 (M) EXTERIOR STATIONARY WINDOW FINISH
- 5 (M) CUSTOM CORNER CROWN MOULD
- 6 (M) CORNER SUTURE, DOWNPOUTS AND GUTTERS
- 7 (M) WOOD CLAD DIVIDE DOOR BY WINDOWS, STAIRS AND TERRACE
- 8 (M) CLAD DOOR, GABLETIPS AND TERRACE, STAIRS, MATCH EXTERIOR AT ENTRY
- 9 (M) STEEL FRAME WINDOWS SHALL BE RECONSTRUCTED TO ORIGINAL FINISHES AND MATERIALS
- 10 (M) WINDOWS AND DOORS TO BE REFINISHED, AND POSSIBLY REPAIRED.

### ELEVATION NOTES

- 1. VENEER SYSTEMS SHALL BE AS SPECIFIED AS SHOWN IN SECTION 4.2.1 AND 4.2.2. VENEER SHALL BE APPLIED TO THE SUBSTRATE AS SHOWN IN SECTION 4.2.1 AND 4.2.2. VENEER SHALL BE APPLIED TO THE SUBSTRATE AS SHOWN IN SECTION 4.2.1 AND 4.2.2.
- 2. FLOORING WITH CERAMIC TILE SHALL NOT BE LARGER THAN 18" X 18" X 3/4" UNLESS OTHERWISE NOTED.
- 3. ALL WORK SHALL BE SUBMITTED FOR APPROVAL BY THE ARCHITECT BEFORE BEING INSTALLED.
- 4. ALL WORK SHALL BE SUBMITTED FOR APPROVAL BY THE ARCHITECT BEFORE BEING INSTALLED.
- 5. ALL WORK SHALL BE SUBMITTED FOR APPROVAL BY THE ARCHITECT BEFORE BEING INSTALLED.
- 6. ALL WORK SHALL BE SUBMITTED FOR APPROVAL BY THE ARCHITECT BEFORE BEING INSTALLED.
- 7. ALL WORK SHALL BE SUBMITTED FOR APPROVAL BY THE ARCHITECT BEFORE BEING INSTALLED.
- 8. ALL WORK SHALL BE SUBMITTED FOR APPROVAL BY THE ARCHITECT BEFORE BEING INSTALLED.
- 9. ALL WORK SHALL BE SUBMITTED FOR APPROVAL BY THE ARCHITECT BEFORE BEING INSTALLED.
- 10. ALL WORK SHALL BE SUBMITTED FOR APPROVAL BY THE ARCHITECT BEFORE BEING INSTALLED.



WEST ELEVATION  
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

### EXTERIOR ELEVATIONS

C	WOOD
1	STEEL
2	ROOF
3	WOOD
4	WOOD
5	WOOD
6	WOOD
7	WOOD
8	WOOD
9	WOOD
10	WOOD

PROJECT NUMBER  
A6.1

**Exhibit D**

*Before the Historic Resources Review Board in and for the  
County of Monterey, State of California*

**Resolution No. DA080092 (Mark T Dumont &  
Carina E Dumont TRS et al)**

Resolution by the Monterey County Historic Resources Review Board (HRRB) approving the **Mark T Dumont & Carina E Dumont TRS et al Design Approval** application to allow for the demolition of an existing 450 square foot detached garage and the construction of: a 462 square foot attached garage, a 1,702 square foot first floor addition, a 27 square foot covered entry porch, 140 square feet of garden walls, a square foot eight foot high trellis, an 80 square foot 2nd story balcony addition, a 607 square foot interior remodel, a new exterior fire pit and fountain, a new wrought iron gate and stone pilasters to an existing two-story single family dwelling. Colors and materials to match existing residence.

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on **June 5, 2003**, pursuant to the zoning regulations for development in the "HR" (Historic Resource) Zoning District as contained in Chapter 21.54 of the Monterey County Code, the regulations for the Preservation of Historic Resources as contained in Chapter 18.25 of the Monterey County Code and the Secretary of the Interior's Standards for Rehabilitation.

WHEREAS, the parcel is located at 988 Customs Road, Pebble Beach (Assessor's Parcel Number 007-263-017-000), Greater Monterey Peninsula Area.

WHEREAS, Mark T Dumont & Carina E Dumont TRS et al (applicant) filed with the County of Monterey, an application for a Design Approval to allow the demolition of an existing 450 square foot detached garage and the construction of: a 462 square foot attached garage, a 1,702 square foot first floor addition, a 27 square foot covered entry porch, 140 square feet of garden walls, a square foot eight foot high trellis, an 80 square foot 2nd story balcony addition, a 607 square foot interior remodel, a new exterior fire pit and fountain, a new wrought iron gate and stone pilasters to an existing two-story single family dwelling. Colors and materials to match existing residence.

WHEREAS, at the conclusion of the hearing, the matter was submitted to the HRRB for a recommendation. Having considered all the written and documentary information submitted, oral testimony, and other evidence presented before the HRRB, the HRRB rendered its decision to adopt findings and evidence to recommend **approval of the Design Approval**, subject to the following findings:

Finding: The proposed work is consistent with Section 21.54 of the Monterey County Zoning Code (Regulations for Historic Resources Zoning Districts) and will neither adversely affect the significant architectural features of the resource nor adversely affect the character, historical, architectural, or aesthetic interest or value of the resource and its site.

Finding: The use and exterior of the new improvements, addition, building or structure upon a designated historic resource site will neither adversely effect nor be incompatible with the use and exterior of existing designated historical resources, improvements, buildings and natural features of the site.

- Evidence:
1. **Design Approval Application and other materials in file DA080092 (Fletcher)**
  2. **"HR" (Historic Resource) zoning regulations applicable to the site as found in Chapter 21.54 of the Monterey County Code.**
  3. **Secretary of the Interior's Standards for the Treatment of Historic Properties.**
  4. **Phase Two Evaluation submitted by PMC, dated 2/2009.**
  5. **Oral testimony and HRRB discussion during the public hearing and the administrative record.**

THEREFORE, it is the decision of the Monterey County Historic Resources Review Board to recommend **approval** of the Mark T Dumont & Carina E Dumont TRS et al Design Approval subject to the following conditions:

Prior to the issuance of a building permit, the following shall be completed:

1. The front wall above the hand carved beam on the façade shall be set back 3" so that the beam is clearly visible. Plans noting this change shall be reviewed by HRRB subcommittee prior to construction.
2. Include on the plans a detail of the chimney cap treatment; new chimney caps should replicate old ones.
3. PMC (Richard Brandi) to add addendum to Phase II Report to include the rock wall as a significant character defining feature.
4. The dimensions of the terrace wall shall be noted on the plans.

Passed and adopted on this 5<sup>th</sup> day of November 2009, upon motion of Kellie Morgantini, seconded by Barbara Rainer, by the following vote:

AYES: John Scourkes, Judy MacClelland, Marleen Burch, Salvador Munoz, Kent Seavey

NOES:

ABSENT:

ABSTAIN:

Attest  
Elisa Cavaliere,, Project Planner  
November 5, 2009

Exhibit   C    
Page 15 of 40 Pages

EXHIBIT "E"

ARCHITECTURAL  
AND  
HISTORICAL EVALUATION

---

988 CUSTOMS ROAD  
PEBBLE BEACH, CALIFORNIA

---

*Prepared for:*  
JAMES NEWHALL SMITH

*Prepared by:*  
PMC  
585 Cannery Row  
Suite 304  
Monterey, CA 93940  
(831) 644-9174

February 2009



TABLE OF CONTENTS

1.0 Introduction ..... 1

    1.1 Project Data ..... 1

    1.2 Qualifications ..... 1

    1.3 Field Survey, Research Methods, ..... 1

    1.4 Historic Status ..... 2

        Location Map ..... 3

2.0 Historical Background ..... 5

3.0 Description of Historic Resource ..... 5

4.0 Evaluation of Historic Significance ..... 7

5.0 Impacts of the Proposed Project ..... 7

6.0 Evaluation of Consistency ..... 8

    6.1 Treatment Standard ..... 8

7.0 Mitigation ..... 12

8.0 Sources Cited and Consulted ..... 13

Appendices

Appendix A ..... DPR 523 a & b prepared by Richard Brandi

Appendix B ..... Project Plans

Appendix C ..... Historic Elevations

Appendix D ..... Early Driveway Sketch

## 1.0 INTRODUCTION

This architectural and historical evaluation of the property located at 988 Customs Road, Pebble Beach fulfills the Phase II Historic Assessment requirements as outlined by the Monterey County Guidelines for Historic Assessments. The purpose of a Phase II assessment is to evaluate and mitigate potential impacts a project may have on a historic resource to reduce impacts to a less than significant level as required by the California Environmental Quality Act (CEQA).

The project, as proposed, includes a single-story addition to the rear of an existing historic building. Under the current proposal, the extant historic resource will be retained and rehabilitated (see Appendix B for the proposed plans of project). The subject property is not listed on the National Register of Historic Places, California Register of Historical Resources, or Monterey County Historic Resources Inventory but is eligible for listing on the National Register of Historic Places, California Register of Historical Resources and Monterey County Historic Resources Inventory (see DPR 523 in Appendix A).

### 1.1 PROJECT DATA

<b>Property Owner:</b>	Mark Dumont
<b>Applicant:</b>	James Newhall Smith
<b>APN:</b>	007 263-005
<b>Current Use:</b>	Vacant
<b>Historic Use:</b>	Residential single family dwelling

### 1.2 QUALIFICATIONS

Richard Brandi, M.A., conducted the evaluation of the project. Mr. Brandi completed a master's degree in Historic Preservation at Goucher College in Baltimore, Maryland and is an Architectural Historian consultant for PMC. He is currently listed as a qualified historian with the Northwest Information Center, and an architectural historian with the County of Monterey. With over five years of professional experience in architectural history and historic preservation, Mr. Brandi meets the requirements of a Qualified Professional as set forth by the Secretary of the Interior.

### 1.3 FIELD SURVEY AND RESEARCH METHODS

Mr. Brandi conducted field and background research from January to February 2009 including research at the County of Monterey Assessor's Office, Monterey County Building Services Department, Monterey Public Library California Room, San Francisco Public Library, University of California Berkeley Environmental Design Library, and Pebble Beach Company Architectural Review Office. A field survey was conducted to photograph and record the site, setting, and structures (see DPR 523 in Appendix A).

#### 1.4 HISTORIC STATUS

The subject property is not listed on the National Register of Historic Places, California Register of Historical Resources, or the Monterey County Historic Resources Inventory. The property was evaluated for its historical significance and found to "embody the distinctive characteristics of a type, period, region or method of construction," namely the Spanish Colonial revival style. Therefore it is eligible for listing under Criterion C of National Register of Historic Places at the local level and on the California Register of Historical Resources under Criteria 2. It also is eligible for inclusion in the Monterey County Register. (see DPR 523 in Appendix A).



FIGURE 1  
LOCATION MAP

## 2.0 HISTORICAL BACKGROUND

The subject property is located on Lots 7 & 8, Block 35 M.P.C.C. #1 Monterey County. The lot contains a one and two-story wood frame Spanish Colonial Revival style residence that was constructed in 1929.

The property was recorded on Department of Parks and Recreation forms 523 a & b. See Appendix A for more detailed background. The property is eligible for listing on the National Register of Historic Places, the California Register of Historical Resources, and the Monterey County Register of Historic Resources because it does "embody the distinctive characteristics of a type, period, region or method of construction," namely the Spanish Colonial Revival style. The residence was constructed for Charles McCue in 1929. The residence is currently vacant.

### *Period of Historic Significance*

The period of significance for the subject property is its date of its estimated construction, 1929. The property has remained unchanged and is an excellent example of the Spanish Colonial Revival.

As explained more fully in the DPR forms in the appendix, the subject property exhibits many of the "distinctive characteristics" of the Spanish Colonial Revival such as stucco surfaced walls, asymmetrical facade cross gable roof with prominent front facing gable, L-plan shape, low pitched red tile roof, wood door with arch, paired doors off the living room to patio, and multiple pane rectangular glass windows. Features that are more often associated with the Monterey Colonial Revival style are the exposed wood floor joints, large wood beam supporting the cantilevered second floor, wood beam support for the entry porch roof, and wood shutters on the main facade. However, the mixture of different elements was common in the Spanish Colonial Revival.

## 3.0 DESCRIPTION OF HISTORIC RESOURCE

### *Existing Conditions (See Appendix A for Photographs, Appendix C for Historic Elevations)*

The subject property, constructed in 1929, is a one and two story, wood framed, stucco clad "L" shaped building and is located on a lot approximately 108'x 115' on Customs Road. The primary facade faces Customs Road, runs on a north and south axis, and forms the base of the "L." This facade has three bays, with a second story, end gable clay tile roof in the left bay and a one story, side gable clay tile roof in the second and third bays. In the left bay, the second story end gable roof is cantilevered over the ground floor and supported by a wood beam with exposed end floor joints, and two metal sash, multiple pane windows with wood shutters. One metal sash multiple pane window is located on the ground floor of the left bay. In the middle bay, a shed roof extension is located on the second story above an arched entrance over a wood door with a porch roof formed by an

extension of the clay tile roof eaves supported by wood brackets. In the right bay are located two metal sash, multiple pane windows with wood shutters.

The south facade is two stories tall with a side gable clay tile roof and six bays with metal sash multiple pane windows in the second story of all bays except for the left bay, which is one story. The five bays on the first story have metal sash, multiple pane windows in the first, third, fourth and fifth bays and a personnel door in the second bay.

The north facing facade has six bays. A one story, three part bay window with clay tile roof is located in the left bay, a stucco clad chimney extends above the second story in second bay, metal sash, multiple pane windows are located on the first and second floors in the third, fourth and fifth bays, and a metal sash multiple pane window is located on the first floor of the sixth bay. A stucco clad wall extends west from bay window forming courtyard.

The rear facade, on the right side, has a one story flat roof and a two story, end gable roof with two metal sash, multiple pane windows in the first and second stories. On the left side of the rear facade a stucco clad chimney extends above the roof line and a paired, glazed personnel door lead to a courtyard.

A detached, two car garage is located at the rear of the property and is accessed by a curved driveway running through the adjacent lot to the south with a wood swing gate on Customs Road. The gate connects to a stone wall running along Customs Road. The character-defining features of the residence include the following:

- stucco surfaced walls,
- asymmetrical facade cross gable roof with prominent front facing gable,
- low pitched red tile roof,
- wood door with arch,
- paired doors off the living room to patio,
- multiple pane rectangular glass windows,
- exposed wood beam ends and lateral large wood beam supporting the cantilevered second floor,
- wood beam support for the tiled entry porch roof, and
- wood shutters on the main facade.

extension of the clay tile roof eaves supported by wood brackets. In the right bay are located two metal sash, multiple pane windows with wood shutters.

The south facade is two stories tall with a side gable clay tile roof and six bays with metal sash multiple pane windows in the second story of all bays except for the left bay, which is one story. The five bays on the first story have metal sash, multiple pane windows in the first, third, fourth and fifth bays and a personnel door in the second bay.

The north facing facade has six bays. A one story, three part bay window with clay tile roof is located in the left bay, a stucco clad chimney extends above the second story in second bay, metal sash, multiple pane windows are located on the first and second floors in the third, fourth and fifth bays, and a metal sash multiple pane window is located on the first floor of the sixth bay. A stucco clad wall extends west from bay window forming courtyard.

The rear facade, on the right side, has a one story flat roof and a two story, end gable roof with two metal sash, multiple pane windows in the first and second stories. On the left side of the rear facade a stucco clad chimney extends above the roof line and a paired, glazed personnel door lead to a courtyard.

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- stucco surfaced walls,
- asymmetrical facade cross gable roof with prominent front facing gable,
- low pitched red tile roof,
- wood door with arch,
- paired doors off the living room to patio,
- multiple pane rectangular glass windows,
- exposed wood beam ends and lateral large wood beam supporting the cantilevered second floor,
- wood beam support for the tiled entry porch roof, and
- wood shutters on the main facade.

### *Alterations*

A search by the Monterey County Building Assessors office uncovered no historic building permits or alterations. There appear to have been no alterations to the building since it was constructed.

## **4.0 EVALUATION OF HISTORIC SIGNIFICANCE**

As explained more fully in the DPR 523 forms in Appendix A, the house at 988 Customs Road was designed by architect William Otis Raiguel in 1929 and it exhibits the distinctive characteristics of the Spanish Colonial Revival. As such, it is eligible for individual listing under Criterion C of the National Register of Historic Places at the local level and is also eligible under Criteria 3 of the California Register of Historical Resources (Design/Construction). Finally, it is also eligible for inclusion in the Monterey County Register for under A. 1. "the resource or district proposed for designation is particularly representative of a distinct historical period, type, style, region, or way of life;" B. 1. "the resource or district proposed for designation exemplifies a particular architectural style or way of life important to the County;" and C. 1. "the proposed resource materially benefits the historic character of the community." The property has maintained all seven aspects of integrity, location, design, setting, materials, workmanship, feeling and association.

## **5.0 IMPACTS OF THE PROPOSED PROJECT**

The proposed project involves the rehabilitation of the original, approximately 2,200 square foot, residence and the construction of a one story, 1,700 square foot addition at the rear consisting of a family room and master bedroom and bath. (See Appendix B.) The existing garage will be replaced in the same location with a new garage of approximately the same size and it will be integral with the addition. The addition is proposed to connect to the 1929 building at the northwest corner of the existing house where a short existing hallway would be extended to reach a new family room. The hallway would continue and then turn right to connect to the new master bedroom and bath located in the rear corner of the lot. The first floor of the existing west (rear) facade would be extended about six feet as would the existing roof deck. Portions of the exterior walls on the south and north facades would be extended in varying amounts from two to four feet.

The existing courtyard would be decreased in size by about one half due to the addition of the family room. New landscaping would be installed from the courtyard to the property line. Finally, the curved driveway to the garage that currently runs across the adjacent lot on the south would be replaced with a new driveway that runs closely alongside the south facade to the garage in the rear from a new curb cut.

The project architect, James Newhall Smith, provided plans that include the desired work for the rehabilitation of the project site (Appendix B).



The proposed alterations to the 1929 residence include the following:

#### Primary, East Elevation

- A narrow, one story tall buttress would be added to left side of the facade;
- The exterior wall under the cantilevered second story would be moved out approximately two feet;
- Decorative urns would be placed on either side of the entry door on raised pedestals.

#### South Elevation

- Paired glazed personnel doors would replace a window in the right bay and a clay tile porch shed roof would be added over the doors.
- The remaining doors and windows on the first floor would be altered slightly in size and the personnel door would be removed but the general fenestration pattern would be maintained.
- On the left side of the facade, the first floor would project outward about two feet and would be capped by a clay tile roof.
- The first floor would be extended to the rear of the property about six feet to join a circular, one and one half story addition with a clay tile roof and a personnel door surmounted by a window.
- The new garage would connect to the circular addition.

#### North Elevation

- The first story to the rear of the building would be extended into the courtyard about six feet with a paired glazed personnel doors with sidelights and covered with a clay tile roof.

#### West (rear) Elevation

- The existing two windows and the first floor would be replaced with one large window.

## 6.0 EVALUATION OF CONSISTENCY

### 6.1 Treatment Standard

The proposed project was evaluated in this report through the application of the Rehabilitation standard from the *Secretary of the Interior's Standards for the Treatment of Historic Properties, 1995*.

*Rehabilitation* is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural or architectural heritage.

***Secretary of the Interior's Standards for Rehabilitation***

When a proposed project has the potential to affect a historic resource, *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings* (hereinafter "Standards") are used to provide guidance to review the potential impacts to the historic structure.<sup>1</sup> The Standards are used by Federal agencies in evaluating work on historic properties and have also been adopted by numerous local municipal agencies for use as a guide to evaluating proposed rehabilitation work on historic properties under local preservation ordinances. The Standards are a useful analytic tool for understanding and describing the potential impacts of substantial alterations to historic resources.

The Standards provide for the preservation, rehabilitation, restoration or reconstruction of a historic property. In this case, the Standards are the most appropriate treatment to apply to the proposed project because they are generally used when a building will undergo alterations or additions.

The following provides an evaluation of the proposed project pursuant to the Secretary of the Interior's Standards for Rehabilitation.

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.**

The building will be used as a residence as it was historically. The new addition continues the spatial relationship of the hallway in the old house and leaves unchanged the distinctive materials and features of the old house. The maid quarters and kitchen are not important in defining the historic character of the house. The several foot deep extensions to portions of the north, west and south facades are minimal changes and do not alter the spatial relationship of the house. The proposed changes in the project are consistent with Standard #1.

- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.**

The proposed project does not envision the removal of distinctive materials or alter features, spaces, and spatial relationships that characterize the property; therefore the project is consistent with Standard #2. The curved driveway is not a character defining feature of the design but an earlier sketch of the house, dated July 21, 1929, envisioned the driveway running alongside the south elevation as is currently proposed. (See Appendix D)

- 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding**

**conjectural features or elements from other historic properties, will not be undertaken.**

The project, with the implementation of mitigation below, is consistent with Standard #3.

- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.**

No documented changes to the property have achieved historic significance; therefore, the proposed project is consistent with Standard #4.

- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.**

The project, as proposed, is consistent with Standard #5 in that the character-defining features of the resource will be preserved.

- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.**

The proposed project will use replacement windows that match the color, texture, and design of the multiple pane, divided light windows and doors in the old design, and with mitigation A, below, the project is consistent with Standard #6.

- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.**

The project, as proposed, appears to be consistent with Standard #7.

- 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.**

The project, as proposed, appears to be consistent with Standard #8, as no archaeological resources have been identified on the site.

- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**

The design of the new addition effectively meets the guidelines for additions to historic buildings as set forth in *Preservation Brief 14: New Exterior Additions to Historic Buildings* in that the addition preserves significant historic materials and features, preserves the historic character, and protects the historic resources by making a visual distinction between old and new. The addition is placed on a non-character defining elevation and is limited in scale compared to the historic building. The addition connects to the historic resource at the rear elevation, by way of a hall and wraps around a new garage that is in the same location and size as the original garage. The addition is single story, located to the rear of the lot, and does not significantly alter the view of the house as seen from the street. With mitigation B, below, the project would be designed with materials that complement, but do not match the materials of the resource, which will meet Standard #9.

10. **New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

The addition could be removed without impairing the integrity of the house and is consistent with Standard #10.

## 7.0 MITIGATION

Overall, the proposed project complies with the Secretary of the Interior's Standards with one exception. The buttress proposed for the primary facade is a conjectural addition and does not replace a historic feature.

The implementation of the following mitigation measures would bring the project into compliance with the Secretary of the Interior's Standards for Rehabilitation:

**Mitigation A:** Delete the addition a buttress on the primary facade.

**Impact:** None

**Comments:** *The introduction of buttress that was not present historically should be deleted to avoid creating a false sense of history.*

**Mitigation B:** The exterior walls of the addition shall have a texture that is differentiated from the historic stucco texture. The roof of the addition shall be of a roofing material that is differentiated from the historic clay tiles either is shape, scale or profile.

**Impact:** *Less than Significant*

**Comments:** *The new stucco wall of the addition and roof should be compatible with the historic materials but should not look as if they were originally a part of the house.*

## 8.0 SOURCES CITED AND CONSULTED

Department of Parks and Recreation Forms 523 a & b for 988 Customs Road (Prepared by Richard Brandi 2009)

Brown, Morton, W. et. al (1992). Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings. Washington, D.C.: U.S. Department of the Interior, National Park Service, Cultural Resources, Preservation Assistance Division.

McAlester, Virginia and Lee (1984). A Field Guide to American Houses. New York: Alfred A. Knopf, Inc.

Monterey County Assessors Building Records. Monterey County Assessors Office, Salinas.

Property File, Pebble Beach Company Architectural Review Office.

Property File, County of Monterey Planning and Building Departments.

Property Subject Files, California History Room, Monterey Public Library.

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<sup>1</sup> Morton, W. Brown III, Gary L. Hume, Kay D. Weeks, and H. Ward Jandl, *Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings* (Washington, D.C.: U.S. Department of the Interior, National Park Service, Cultural Resources, Preservation Assistance Division, 1992).

Exhibit F

LIB 080376  
DA080092

**Frank Ono**  
International Society of Arboriculture  
Certified Arborist # 536  
Society of American Foresters Professional Member 48004  
1213 Miles Avenue  
Pacific Grove CA, 93950  
Telephone (831) 373-7086  
Facsimile (831) 373-3783

July 9, 2008

RECEIVED

Mr. James N. Smith, Architect  
211 Grand Avenue  
Pacific Grove, Ca. 93950

JUL 11 2008

RE: 988 Customs Road, DUMONT

MONTEREY COUNTY  
PLANNING & BUILDING  
INSPECTION DEPT.

APN#: N/A

007-263-019-000

Mr. Smith;

You asked that I observe and assess an oak tree that is located in the rear yard of a property where demolition and new construction has been proposed located at 988 Customs Road, Pebble Beach, CA. You have indicated that the tree is to be saved. The following are my observations of the tree and recommendations for the tree.

Sincerely,



Frank Ono  
Certified Arborist #536

The following report is based on a visual inspection of tree condition and for obvious defects. It is not intended to constitute a complete health and hazard evaluation. Further investigation would be required to more definitively evaluate the health and hazards posed by the subject trees, some of which may not be disclosed by visual inspections. Investigations include but are not limited to core samples, root crown excavation, and visual inspection of the entire trees by climbing. Please be advised that healthy trees and/or limbs may fall under certain conditions, and that the above recommendations are based on industry standards of tree care. This report is made with the understanding that no representations or warranties, either expressed or implied are made that any trees referred to in the report or located on or adjacent to the subject property are sound or safe. Acceptance and use of this report constitutes the acknowledgement of the following stated facts and that the Client shall pay to Consultant consulting fees in accordance with the Fee Schedule attached hereto and made a part hereof as Exhibit A for the services actually performed and shown on such statement within thirty (30) days after receipt thereof.

# Tree Assessment/Arborist Report 988 Customs Road Pebble Beach, CA

Prepared by Frank Ono  
1213 Miles Avenue  
Pacific Grove CA, 93950  
Telephone (831) 373-7086 Facsimile (831) 373-3783

## ASSIGNMENT/SCOPE OF WORK

The purpose of the assignment is to determine possible construction affects to an existing oak tree that is proposed to be retained located adjacent to proposed demolition and construction for a new residence located at 988 Customs Road, Pebble Beach, CA.

## LIMITATIONS OF THE ASSIGNMENT

The findings of this report are limited to a visual assessment of an oak tree located near where construction is to occur. No further tests such as a complete root collar examination or climbing of the tree are made as part of the assessment diagnosis as these were neither requested nor considered necessary. No other trees were assessed, as they it was not requested as part of this assessment.

## Disclosure Statement

It is important to note that Urban Foresters/Arborists are tree specialists who use their education, knowledge training and experience to examine trees, recommend measures to enhance their health and beauty and to attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist or to seek additional advice. Trees and other plant life are living, changing organisms affected by innumerable factors beyond our control. Trees fail in ways and because of conditions we do not fully understand. Urban Foresters/Arborists cannot detect or anticipate every condition or event that could possibly lead to the structural failure of a tree. Conditions are often hidden within the trees and below ground. Urban Foresters/Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, for any specific period or when a tree or its parts may fail. Further, remedial treatments, as with any treatment or therapy, cannot be guaranteed. Treatment, pruning, bracing and removal of trees may involve considerations beyond the scope of the arborists skills and usual services such as the boundaries of properties, property ownership, site lines, neighbor disputes and agreements and other issues. Therefore, urban forester/arborists cannot consider such issues unless complete and accurate information is disclosed in a timely fashion. Then, the urban forester/arborist can be expected, reasonably, to rely upon the completeness and accuracy of the information provided. Trees can be managed but not controlled. To live near trees, regardless of their condition, is to accept some degree of risk. The only way to eliminate all risk associated with trees is to eliminate all trees.

Hazard/hazard potential: For the purposes of this evaluation and/report, a tree or tree part that presents a threat to humans, livestock, vehicles, structures, landscape features or



other entity of civilization from uprooting, falling, breaking or growth development (e.g., roots). While all large landscape trees in proximity to such targets present some degree of hazard regardless of their condition, such inherent hazard is not intended as within this definition and its usage in this evaluation and report.

Inspection limitations: The inspection of these trees consisted solely of a visual inspection from the ground. While more thorough techniques are available for inspection and evaluation, they were neither requested nor considered necessary or appropriate at this time.

As trees and other plant life are living, changing organisms affected by innumerable factors beyond our control, Frank Ono (dba F. O. Consulting) and its personnel offer no guarantees, stated or implied, as to tree, plant or general landscape safety, health, condition or improvement, beyond that specifically stated in writing in accepted contracts. This report is based on a visual inspection of tree condition and for obvious defects. It is not intended to constitute a complete health and hazard evaluation. Further investigation would be required to more definitively evaluate the health and hazards posed by the subject trees, some of which may not be disclosed by visual inspections. Investigations include but are not limited to core samples, root crown excavation, and visual inspection of the entire trees by climbing. Please be advised that healthy trees and/or limbs may fail under certain conditions, and that any recommendations given are based on industry standards of tree care.

## OBSERVATIONS

The following are observations taken on site:

- The lot is forested with Monterey pine, Monterey Cypress and Coast Live oak.
- The lot has pre-existing structures that include a residence and a detached garage. These are to be demolished and rebuilt in place.
- A young 9" diameter oak is located at the rear of the property adjacent to and growing along the southwest wall of the pre-existing garage. It is healthy and growing vigorously.
- The canopy of the oak has growing portions that currently overhang the garage.
- Roots from the oak appear to be growing deep in the soil with little root crown flare or soil disruption indicating little lateral growth.
- The current landscape consists of ornamental shrubs mixed with cypress and pine. There is some ivy growing on the fence, however most of the ground covers on this lot have been cleared during grading.

## DISCUSSION

The oak that is located in the construction area appears to have been a seedling that has grown after the garage was built. Its roots appear to grow deep in the soil and do not flare out into the garage footing due to very porous soil. This is an indicator that roots are deep and straight in the soil with little lateral growth, typical of young oaks in sandy soil. The Monterey County Soils Report classifies the soils in this area as Tangair fine sand consisting of acidic soils formed on wind-modified terraces. Runoff is slow and erosion hazard is slight. Permeability is rapid and available water capacity is three and a half to

four and a half inches, therefore root growth is expected to be deep, downward and not have much lateral movement. Roots penetrate to a depth of 60 inches.

The design as drawn will require cut and fill procedures near the critical root zone of the tree requiring alteration of natural grade. Roots shattered or torn during this process can provide openings for opportunistic decay causing organisms to degrade tree support systems and vigor. Therefore, hand digging and root bridging techniques are necessary to minimize damage to the roots of the tree. The canopy of the tree also overhangs the existing garage and will require moderate to more than moderate pruning to accommodate construction.

## CONCLUSION

In order to accommodate construction root disruption and crown pruning must occur to the existing oak that is near the garage. The design as proposed may have a negative effect to the oak tree that is near the new proposed garage area; however, due to soil type and the previous garage placement, it is not likely that many substantial roots will be found under the proposed garage demolition; therefore, it is possible for the tree to be retained. Retention of the tree, however, will require that the canopy of the tree be reduced in order to facilitate the proposed construction and require moderate (30%) to more than moderate pruning (greater than 30%) of the canopy.

## RECOMMENDATIONS

The oak will require pruning and tree protection prior to demolition and excavation to be retained. Prior to the construction of the new building a determination for the amount of limbs that should be removed or retained can be determined in the field by a qualified professional such as a forester or arborist. The preferred time to prune is when the tree is dormant, during July and August. Avoid excessive pruning, leaving stubbed branches, or painting the pruning wounds. Major pruning is to be performed by properly trained and equipped professional tree care specialists.

Tree Protection Standards- The following tree protection standards must be implemented prior to construction to insure tree survival. Evidence that tree protection measures prior to the commencement of construction are in place throughout grading and construction, must be submitted to Monterey County Planning Department on an on-going basis.

- Protected trees located adjacent to the construction area shall be protected from damage by construction equipment by the use of temporary fencing and through wrapping of trunks with protective materials.
- Fencing shall consist of chain link, snowdrift, plastic mesh, hay bales, or field fence. Fencing is not to be attached to the tree but free standing or self supporting so as not to damage trees. Fencing shall be rigidly supported and shall stand a minimum of height of four feet above grade.
- Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, and/or dumping of materials is not allowed adjacent to trees on the property especially within fenced areas.
- Fenced areas and the trunk protection materials must remain in place during the entire construction period.

During grading and excavation activities:

- All trenching, grading or any other digging or soil removal that is expected to encounter tree roots will be monitored by a qualified arborist or forester to ensure against drilling or cutting into or through major roots.
- The project manager and project forester or arborist shall be on site during excavation activities to direct any minor field adjustments that may be needed.
- Trenching for the footings located adjacent to any tree should be done by hand where practical and any roots greater than 3-inches diameter should be bridged or pruned appropriately.
- Any roots that must be cut, be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment.
- Any roots damaged during grading or excavation should be exposed to sound tissue and cut cleanly with a saw or approved pruning equipment.

If at any time potentially significant roots are discovered:

- The arborist/forester will be authorized to halt excavation until appropriate mitigation measures are formulated and implemented.
- If significant roots are identified that must be removed that will destabilize or impact the target tree negatively, the property owner will be notified immediately and a determination for removal will be assessed and made as required by law for treatment of the area that will not risk death decline or instability of the tree consistent with the implementation of appropriate construction design approaches to minimize impacts, such as hand digging, bridging or tunneling under roots, etc..

Tree Preservation- Trees preserved around the project will have the greatest chance of success if the following practices are adhered to:

- A) Do not deposit any fill around trees, which may compact soils and alter water and air relationships. Avoid depositing fill, parking equipment, or staging construction materials within 10 feet of the base of the trees within root zones for each tree not being removed. Covering and compacting soil around trees can alter water and air relationships with the roots. Fill placed within the drip-line may compact soils and encourage the development of oak rot fungus (*Armillaria mellea*). As necessary, trees will be protected by boards, fencing or other materials to delineate protection zones.
- B) Prior to construction, as necessary, trees will be protected by boards, fencing or other materials to delineate protection zones. Fencing should be approved by the project forester/arborist and installed in place to surround retained trees that are located near construction activities. This will increase awareness to operators that fenced trees are to be protected.
- C) Excavation contractor shall be careful not to damage stems and/or exposed roots of trees with heavy equipment. The road building and grading contractor shall be careful not to damage stems and/or roots of trees within the proposed protection zones. Roots shall be severed along the extent of the cut prior to excavation to avoid additional damage to roots.

- D) When trees inside the area of construction are cut; leave a high stump (24-36 inches) to aid in removal by mechanized equipment. Before excavating the stump and root system, first locate all roots close to the ground surface by visual inspection and probing with a shovel. These roots should be cut before trying to remove the stump. This will make stump removal easier and will insure minimal impact to other trees whose roots may be intertwined with the stump being removed.
- E) Pruning shall be conducted so as not to unnecessarily injure the tree. General Principles of pruning include placing cuts immediately beyond the branch collar, making clean cuts by scoring the underside of the branch first, and for live oak, avoiding the period from February through May. Topping or heading of plants is discouraged.
- F) Native live oaks are not adapted to summer watering and may develop crown or root rot as a result. Do not regularly irrigate within the drip line of oaks. Native, locally adapted, drought resistant species are the most compatible with this goal.
- G) Root cutting should occur outside of the springtime. Late June and July would likely be the best. Pruning of the live crown should not occur February through May.
- G) Cut tree material greater than 3 inches in diameter remaining on site more than one month that is not cut and split into firewood should be covered with black plastic that is dug in securely around the pile. This will discourage infestation and dispersion of bark beetles.
- H) Established conifer trees (pines and cypress) require occasional deep watering accompanied by a light fertilization to remain healthy. To control the size of the tree, and to increase bushiness, the new growth, may be pruned in the spring as they appear. Remove dead or dying branches.
- I) Following construction, a mulch layer up to approximately 4 inches deep should be applied to the ground under selected trees that are retained. Only 1 to 2 inches of mulch should be applied within 1 to 2 feet of the trunk, and under no circumstances should any soil or mulch be placed against the root crown (base) of trees. The best source of mulch would be from chipped material generated on site.
- J) If trees along near the development are visibly declining in vigor, a Professional Forester or Certified Arborist should be contacted to inspect the site to recommend a course of action.

Success Criteria - To ensure tree survivability success criteria will be defined to meet a 90% survival rate and implemented as follows.

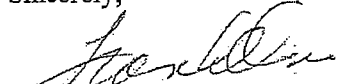
A qualified professional monitor the tree at six (6) month intervals for a period of five (5) years for the following:

- Tree health and growth rates must be assessed by a qualified forester or certified arborist.
- Poor growth rates or declining health are to be identified and documented as to reason it was not successful.
- Invigoration treatments if feasible will be recommended and implemented.

- During the monitoring period, if the tree is identified as in an irreversible state of decline will be replaced after a written recommendation is made by a qualified forester or certified arborist identifying type and location of new replacement and will be replaced on a 2:1 basis. Replant material shall be minimum container grown fifteen gallon-size with a tree stem caliper greater than 1" in diameter measured just above the root collar.
- Near the end of the five year monitoring period, the status of the new or relocated plantings will be again assessed to make certain that success criteria has been met and all mitigation trees planted are performing well.
- At five years a report shall be prepared by a registered forester or arborist and submitted to the Planning Department for review and approval of the Director of Planning describing reforestation activities, success rates and adjustments for previous failures or unsuccessful transplanting

To insure that the tree survives construction implementation of the success criteria should be a condition of project approval.

Sincerely,

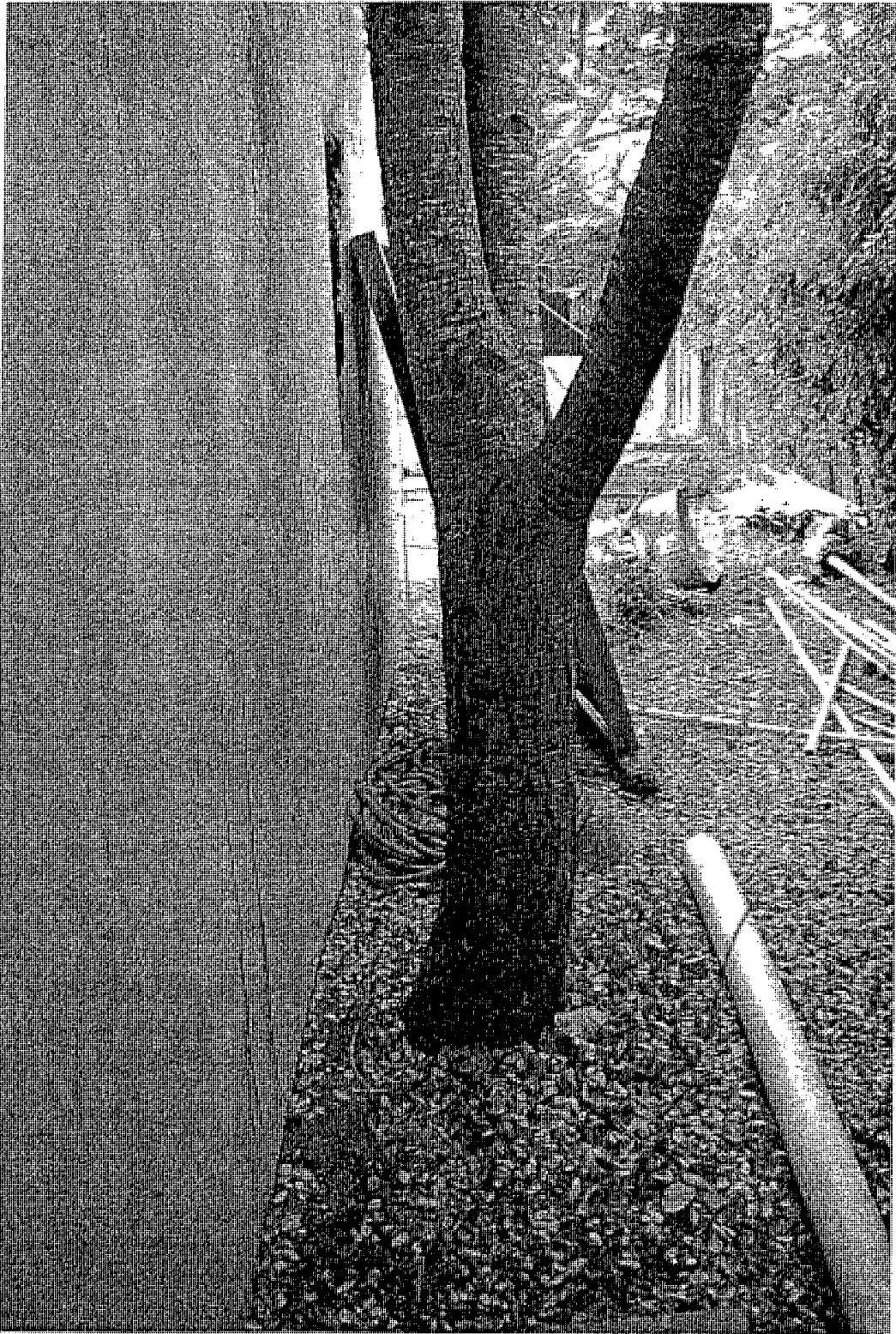


Frank Ono

Certified Arborist #536

This report is based on a visual inspection of tree condition and for obvious defects. It is not intended to constitute a complete health and hazard evaluation. Further investigation would be required to more definitively evaluate the health and hazards posed by the subject trees, some of which may not be disclosed by visual inspections. Investigations include but are not limited to core samples, root crown excavation, and visual inspection of the entire trees by climbing. Please be advised that healthy trees and/or limbs may fail under certain conditions, and that the above recommendations are based on industry standards of tree care. This report is made with the understanding that no representations or warranties, either expressed or implied are made that any trees referred to in the report or located on or adjacent to the subject property are sound or safe.

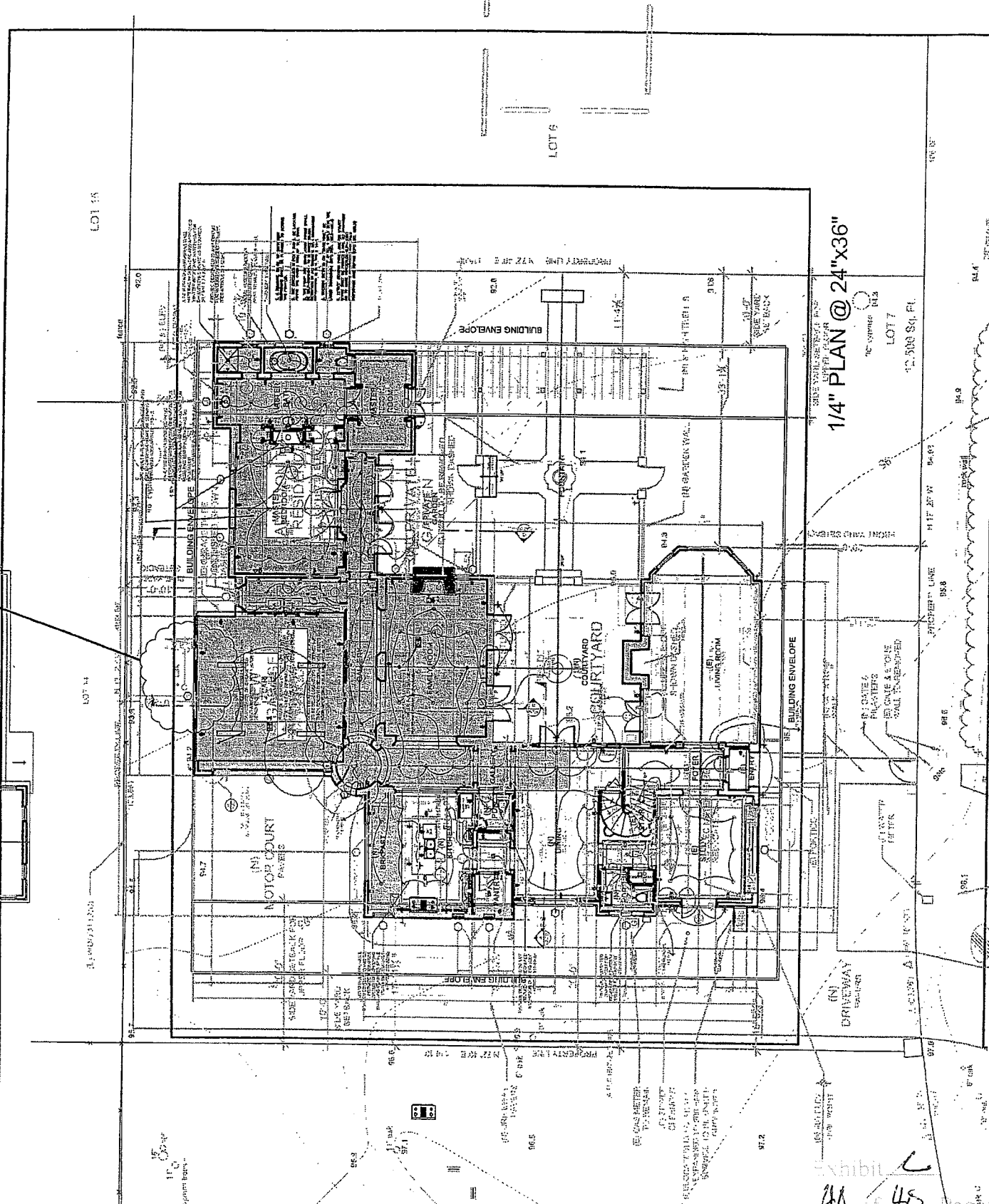
Photographs



Location of oak to pre-existing structure; roots appear to be rooted deeply with little or no root collar flare indicating very few lateral roots.

Canopy of the oak that must be reduced to accommodate new construction





1/4" PLAN @ 24"x36"

LOT 15  
 12,500 SQ. FT.

Exhibit C  
 48 of 48