

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: August 27, 2009 Time: 1:35 P.M.		Agenda Item No.: 3
Project Description: Amendment to a previously-approved Combined Development Permit (PLN060328) consisting of: 1) a Coastal Administrative Permit to allow the remodel of an existing 4,818 square foot two-story single family dwelling with an attached 676 square foot garage, including the construction of 1,149 square feet of first floor additions and 2,764 square feet of second floor additions, and including modification of the existing driveway and patio areas, and the construction of an attached seven (7) foot garden wall (140 linear feet); 2) a Coastal Development Permit to allow the construction of an 850 square foot caretaker unit with an 800 square foot attached garage; 3) a Coastal Administrative Permit to allow the construction of a 425 square foot guest house; 4) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; 5) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 6) Design Approval; and grading consisting of 290 cubic yards of cut and 55 cubic yards of fill.		
Project Location: 1134 Madre Lane, Pebble Beach		APN: 008-481-010-000
Planning File Number: PLN090130		Owners: Peter and Barbara Blackstock Agent: Mark Blum
Planning Area: Del Monte Forest Land Use Plan		Flagged and staked: Yes
Zoning Designation: LDR/1.5-D (CZ) [Low Density Residential, 1.5 acres per unit with Design Control Overlay (Coastal Zone)]		
CEQA Action: Mitigated Negative Declaration, per CEQA Guidelines Section 15070(b)		
Department: RMA - Planning Department		

RECOMMENDATION:

Staff recommends that the Zoning Administrator adopt a resolution (**Exhibit C**) to:

- 1) Adopt the Mitigated Negative Declaration (**Exhibit F**) and associated Mitigation Monitoring and Reporting Program (**Exhibit C**);
- 2) Approve PLN090130, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**):

PROJECT OVERVIEW:

This project was continued from the Zoning Administrator hearing on August 13, 2009, per the request of the Planning Department, due to the requirement to revise and add mitigation measures to ensure conformance with agency comments and state law. PLN090130 is an Amendment to a previously-approved Combined Development Permit (PLN060328). This Amendment will recombine the project components, separated by the Zoning Administrator on May 31, 2007, and will reduce the overall scope of the project. See **Exhibit B** for a more detailed discussion of issues.

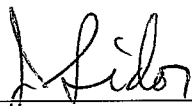
OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

- √ RMA - Public Works Department
Environmental Health Division
- √ Water Resources Agency
- √ Pebble Beach Community Services (Fire Protection)
District
California Coastal Commission

Agencies that submitted comments are noted with a check mark ("✓"). Conditions recommended by the RMA-Public Works Department, Water Resources Agency, Pebble Beach Community Services District, and the RMA-Planning Department have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached as Exhibit 1 to the draft resolution (**Exhibit C**).

The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The Del Monte Forest LUAC unanimously recommended approval, at a public meeting held on June 4, 2009 (**Exhibit E**).

Note: The decision on this project is appealable to the Board of Supervisors and to the California Coastal Commission.



Joseph Sidor, Associate Planner
(831) 755-5262, SidorJ@co.monterey.ca.us
August 12, 2009

cc: Front Counter Copy; Zoning Administrator; Pebble Beach Community Services (Fire Protection) District; Public Works Department; Environmental Health Division; Water Resources Agency; California Coastal Commission; Del Monte Forest Foundation; Laura Lawrence, Planning Services Manager; Joseph Sidor, Project Planner; Carol Allen, Senior Secretary; Peter and Barbara Blackstock, Owners; Mark Blum, Agent; Planning File PLN090130

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Project Discussion
	Exhibit C	Draft Resolution, including:
		1. Conditions of Approval and Mitigation Monitoring and Reporting Program
		2. Site Plan, Floor Plan, and Elevations
	Exhibit D	Vicinity Map
	Exhibit E	Advisory Committee Minutes
	Exhibit F	Mitigated Negative Declaration (Revised)
	Exhibit G	Technical Reports
		1. Tree Resource Analysis/Construction Impact Assessment
		2. Biological Report, dated March 18, 2007
		3. Biological Report, dated July 25, 2007
		4. Biological Report, dated October 15, 2007
		5. Biological Addendum, dated July 14, 2008
	Exhibit H	Comments on Mitigated Negative Declaration

This report was reviewed by Laura Lawrence, Planning Services Manager.

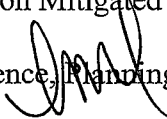


EXHIBIT A
PROJECT DATA SHEET

PLN090130 – Blackstock III

Zoning Administrator
August 27, 2009

Exhibit A

Project Information for PLN090130

Project Title:	Blackstock III	Primary APN:	008-481-010-000
Location:	1134 Madre Lane Pebble Beach	Coastal Zone:	Yes
Applicable Plan:	Del Monte Forest LUP	Zoning:	LDR/1.5-D(CZ)
Permit Type:	Combined Development Permit	Plan Designation:	Residential
Environmental Status:	MND	Final Action Deadline:	08/14/2009
Advisory Committee:	Del Monte Forest LUAC		

Project Site Data:

Lot Size:	2.643 Acres	Coverage Allowed:	15% (17,269 sq')
		Coverage Proposed:	6.6% (7,621 sq')
Existing Structures (sf):	5,494	Height Allowed:	30
Proposed Structures (sf):	5,988	Height Proposed:	25'-11"
Total Square Feet:	11,482	FAR Allowed:	17.5% (20,148 sq')
		FAR Proposed:	10% (11,482 sq')

Resource Zones and Reports

Environmentally Sensitive Habitat:	Monterey Cypress	Erosion Hazard Zone:	NA
Botanical Report #:	LIB070173, LIB070375, & LIB090341	Soils/Geo. Report #	LIB070094
Forest Mgt. Report #:	LIB070096	Geologic Hazard Zone:	II/Low
Archaeological Sensitivity Zone:	High	Geologic Report #:	NA
Archaeological Report #:	LIB070095	Traffic Report #:	NA
Fire Hazard Zone:	Moderate		

Other Information:

Water Source:	Public (Cal Am)	Sewage Disposal (method):	Public Sewer
Water District/Company:	PBCSD	Sewer District Name:	PBCSD
Fire District:	PBCSD	Grading (cubic yds):	345
Tree Removal (Count/Type):	4/MP		

EXHIBIT B
PROJECT DISCUSSION

PLN090130 – Blackstock III

Zoning Administrator
August 27, 2009

EXHIBIT B

PROJECT DISCUSSION

The applicant proposes the remodel of an existing 4,818 square foot two-story single family dwelling with an attached 676 square foot garage, including the construction of 1,149 square feet of first floor additions and 2,764 square feet of second floor additions, and modification of the existing driveway and patio areas, and the construction of an attached seven (7) foot garden wall (140 linear feet). The project also includes a Coastal Development Permit to allow the construction of an 850 square foot caretaker unit with an 800 square foot attached garage, and a Coastal Administrative Permit to allow the construction of a 425 square foot guest house. In addition, the project includes a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat, a Coastal Development Permit to allow development within 750 feet of a known archaeological resource, and grading consisting of 290 cubic yards of cut and 55 cubic yards of fill.

PLN090130 is an Amendment to a previously-approved Combined Development Permit (PLN060328) which consisted of a Coastal Administrative Permit and Design Approval to allow a 2,889 square foot addition to an existing single family dwelling, including modification of the existing driveway and patio areas and the construction of an attached seven (7) foot garden wall (220 linear feet); a Coastal Development Permit to allow the construction of an 850 square foot caretaker unit with an 800 square foot attached garage; a Coastal Administrative Permit to allow the construction of a 425 square foot guesthouse; a Coastal Development Permit to allow the removal of eight trees (four Monterey Pine, three Coast Live oak, and one Monterey Cypress) ranging in size from 6" DBH to 20" DBH; a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; a Coastal Development Permit to allow development within a positive archaeological buffer zone; Design Approval; and grading of approximately 428 cubic yards of cut and 80 cubic yards of fill. This Amendment will recombine the project components, separated by the Zoning Administrator on May 31, 2007, and will reduce the overall ground disturbance impact of the project.

PLN090130 will reduce the amount of grading by approximately 163 cubic yards, result in the removal of only four (Monterey pine) trees versus eight, reduce the garden wall length by approximately 80 linear feet, and eliminate approximately 2,000 square feet of originally-proposed terraces and landings. Although the amount of additions to the existing single family dwelling will increase by 1,024 square feet (from 2,889 to 3,913 square feet) this increase will occur primarily on the second story in order to minimize ground disturbance. Moreover, the removal of proposed terraces and landings from the front of the residence will eliminate potential impacts to the planted Monterey Cypress trees in that area.

The Blackstock parcel is located within the Pebble Beach Sub-Planning Area of the Del Monte Forest. Existing development includes a 2-story single family dwelling accompanied by outdoor patio areas and terraces, a detached garage, driveway, and circular motor court. In 1982, a Scenic and Conservation Easement was dedicated to the Del Monte Forest Foundation to preserve in perpetuity the natural occurring Monterey cypress forest habitat identified on site. As originally recorded, the easement included a portion of the existing single family dwelling. In an effort to remove all development from the easement area, the easement was subsequently amended in 1991 and currently includes an additional 3,000 square feet of habitat for a total of 1.3 acres or one-half of the parcel. The remainder of the parcel is developed and landscaped with native plants and grasses.

The project application includes a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat (ESHA) because the parcel contains Monterey cypress forest, an indigenous environmentally sensitive habitat. A Scenic and Conservation Easement was dedicated to the Del Monte Forest Foundation in 1982 and subsequently amended in 1991. When amended, the property owners granted an additional 3,000 square feet to the easement. In total, the easement presently includes 1.3 acres of the 2.6 acre parcel. As part of this revised and amended application, the easement will be further expanded by approximately 5,000 square feet (Condition No. 18). Development will be sited in a previously disturbed area a minimum of 50 feet from Monterey Cypress habitat and will not impact those areas preserved in the existing or expanded Scenic and Conservation Easement. The project, as proposed, will not disrupt the long-term health or maintenance of the habitat area, consistent with Section 20.147.040 of the Del Monte Forest Coastal Implementation Plan and Policies 17 and 21 of the Del Monte Forest LUP. Due to the projects proximity to ESHA, Condition No. 10 has been included to ensure that the site is landscaped using appropriate non-invasive native species.

Background:

The original project (PLN060328) came before the Zoning Administrator on May 31, 2007. Due to potentially significant issues regarding Monterey cypress habitat, and potential impacts within the critical root zones, the Zoning Administrator granted only partial approval to the project by approving the caretaker unit, guesthouse, and driveway extension. As originally designed, those elements of the project were located outside of the Monterey Cypress critical root zone. Therefore, the Zoning Administrator determined approval of those elements was compatible with the above policies and requirements. A new planning file (PLN070289) was subsequently initialized and an application submitted on August 3, 2007, to further review the remaining project components consisting of the proposed main residence additions, terraces and landings, garden wall, and motor court. PLN060328 was then appealed by the Coastal Commission (Commission Appeal No. A-3-MCO-07-044) on August 24, 2007. Per discussions with the applicant, PLN070289 was tabled on February 22, 2008, pending resolution of discussions between the applicant and the Coastal Commission regarding the appeal. The Coastal Commission subsequently and tentatively agreed to withdraw the appeal based on proposed project revisions made by the applicant. This application (PLN090130) presents those revisions, including an expansion of the Monterey Cypress habitat easement.

CEQA Review:

The Monterey County Planning Department prepared an Initial Study pursuant to CEQA and a Mitigated Negative Declaration (SCH#2008011001) was filed with the County Clerk on December 28, 2007, noticed for public review and circulated to the State Clearinghouse from January 4 to February 3, 2008. The Initial Study identified potentially significant effects relative to biological resources. Based on comments received during the public review period and changes to the project scope, the Mitigated Negative Declaration was revised, but not re-circulated for public review. The revisions to the Mitigated Negative Declaration did not warrant re-circulation because they do not constitute a substantial revision per CEQA Guidelines Section 15073.5. Furthermore, the new and revised mitigation measures are equivalent or more effective in mitigating or avoiding potential significant effects, and will not cause any potentially significant effect on the environment.

A Mitigation Monitoring and Reporting Program (MMRP) that includes three mitigation measures has been prepared, and is designed to ensure compliance during project implementation and to reduce the potential impacts of the project. Mitigation No. 1 will ensure the replacement of removed Monterey pine trees due to project implementation. Mitigation No.

2 will minimize potential impacts to Monterey cypress trees from construction activities that may occur in close proximity to the root zones.

The original Mitigation No. 3 has been deleted, because new information has been provided by the applicant that confirms sensitive plant species are not present in the project site area. The mitigation measure required seasonally-timed directed floral surveys, completed by a qualified biologist/botanist during the appropriate season to verify the presence or absence of marsh microseris and Yadon's piperia in the location of development prior to actual development. A fourth biological survey was completed in June 2008, which satisfied the requirement for a seasonally-timed survey. DFG has concurred.

The new Mitigation No. 3 has been added to address the concern raised by the Department of Fish and Game regarding nesting birds. Pre-construction surveys shall be coordinated for nesting birds to be conducted by a qualified biologist within 30 days prior to construction if construction is to occur during the nesting season (February through mid-September). The added mitigation measure is more effective by specifying in detail the steps necessary to reduce potential impacts to nesting birds from construction activities.

EXHIBIT C
DRAFT RESOLUTION w/
1. Conditions of Approval
2. Site Plan, Floor Plans, and Elevations

PLN090130 – Blackstock III

Zoning Administrator
August 27, 2009

EXHIBIT C
DRAFT RESOLUTION

**Before the Zoning Administrator in and for the
County of Monterey, State of California**

In the matter of the application of:

BLACKSTOCK (PLN090130)

RESOLUTION NO. 090130

Resolution by the Monterey County Zoning
Administrator:

- 1) Adopting the Mitigated Negative Declaration and associated Mitigation Monitoring and Reporting Program; and
- 2) Approving an Amendment (PLN090130) to a previously approved Combined Development Permit (PLN060328) consisting of a Coastal Administrative Permit to allow the remodel of an existing 4,818 square foot two-story single family dwelling with an attached 676 square foot garage, including the construction of 1,149 square feet of first floor additions and 2,764 square feet of second floor additions, and including modification of the existing driveway and patio areas, and the construction of an attached seven (7) foot garden wall (140 linear feet); a Coastal Development Permit to allow the construction of an 850 square foot caretaker unit with an 800 square foot attached garage; a Coastal Administrative Permit to allow the construction of a 425 square foot guest house; a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; Design Approval; and grading consisting of approximately 290 cubic yards of cut and 55 cubic yards of fill.

(PLN090130, Blackstock, 1134 Madre Lane, Pebble Beach, Del Monte Forest Land Use Plan, APN: 008-481-010-000)

The Blackstock application (PLN090130) came on for public hearing before the Monterey County Zoning Administrator on August 13, 2009. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the Monterey County General Plan,
- Del Monte Forest Land Use Plan,
- Del Monte Forest Coastal Implementation Plan,
- Monterey County Zoning Ordinance (Title 20),

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

- b) The property is located at 1134 Madre Lane, Pebble Beach (Assessor's Parcel Number 008-481-010-000), Del Monte Forest Land Use Plan. The parcel is zoned Low Density Residential, 1.5 acres per unit with Design Control Overlay (Coastal Zone) [LDR/1.5-D (CZ)], which allows second-story additions to existing structures, the construction of caretaker units and guesthouses, development within 100 feet of environmentally sensitive habitat, and development within 750 feet of a known archaeological resource with the issuance of applicable Coastal Administrative and/or Coastal Development Permits. Therefore, the project is an allowed land use for this site.
- c) The original project (PLN060328) came before the Zoning Administrator on May 31, 2007. Due to potentially significant issues regarding Monterey cypress habitat, and potential impacts within the critical root zones, the Zoning Administrator granted only partial approval to the project by approving the caretaker unit, guesthouse, and driveway extension. As originally designed, those elements of the project were located outside of the Monterey Cypress critical root zone. Therefore, the Zoning Administrator determined approval of those elements was compatible with the above policies and requirements. A new planning file (PLN070289) was subsequently initialized and an application submitted on August 3, 2007, to further review the remaining project components consisting of the proposed main residence additions, terraces and landings, garden wall, and motor court. PLN060328 was then appealed by the Coastal Commission (Commission Appeal No. A-3-MCO-07-044) on August 24, 2007. Per discussions with the applicant, PLN070289 was tabled on February 22, 2008, pending resolution of discussions between the applicant and the Coastal Commission regarding the appeal. The Coastal Commission subsequently and tentatively agreed to withdraw the appeal based on proposed project revisions made by the applicant. This application (PLN090130) presents those revisions, including an expansion of the Monterey Cypress habitat easement. PLN090130 will reduce the amount of grading by approximately 163 cubic yards, result in the removal of only four (Monterey pine) trees versus eight, reduce the garden wall length by approximately 80 linear feet, and eliminate approximately 2,000 square feet of originally-proposed terraces and

- landings. Although the amount of additions to the existing single family dwelling will increase by 1,024 square feet (from 2,889 to 3,913 square feet) this increase will occur primarily on the second story in order to minimize ground disturbance. Moreover, the removal of proposed terraces and landings from the front of the residence will eliminate potential impacts to the planted Monterey Cypress trees in that area.
- d) Staff conducted site inspections on October 11, 2006, and October 4, 2007, to verify that the project on the subject parcel conforms to the plans listed above.
 - e) Guesthouse. The subject project meets the regulations, standards and circumstances for a guesthouse (size, height, no kitchen, etc.), and is consistent with the regulations contained in Section 20.64.020 of the Monterey County Zoning Ordinance (Title 20). In addition, the proposed guesthouse will be visually consistent and compatible with the main residence on site and other residences in the area. Condition No. 17 has been included requiring a deed restriction defining the regulations applicable to the guesthouse.
 - f) Caretaker Unit. This project is in conformance with policies of the Del Monte Forest Land Use Plan (LUP), specifically policy 78a, which encourages "the use of caretaker accommodations as an appropriate means of providing affordable housing for caretakers, ranch hands, convalescent help, and domestic employees." In accordance with information contained in project files PLN060328 and PLN090130, due to the owner's extensive travel schedule, the caretaker unit is proposed for security and maintenance purposes. Condition No. 16 requires the applicant to record a deed restriction that this unit will adhere to all required standards as set forth in Section 20.64.030 of the Monterey County Zoning Ordinance (Title 20). See Finding No. 9.
 - g) Density. The property is served by the Pebble Beach Sanitary Sewer District, is not within a planned unit area shown on figure 5 of the Del Monte Forest Land Use Plan and is allowed based on the current dwelling unit/density maximum for the Del Monte Forest Planning area. Staff determined that adequate density exists in the Del Monte Forest Area to allow the caretaker unit based upon review of maximum allowed densities, current zoning designations, total acreages within each zoning classification, number of units allowed, number of buildable lots, number of existing vacant lots, and number of existing caretaker units.
 - h) Floor Area Ratio (FAR) and Building Site (Lot) Coverage. The project is consistent with the requirements of Section 20.14.060 (Site Development Standards) of the Monterey County Zoning Ordinance (Title 20). Paragraphs E. and F. allow maximum Building Site (Lot) Coverage of 15 percent and FAR of 17.5 percent. The parcel is approximately 2.643 acres (115,129 square feet), which would allow lot coverage of 17,269 square feet and FAR of 20,148 square feet. The project proposes 7,621 square feet of lot coverage (approximately 6.6 percent) and 11,482 square feet of FAR (approximately 10 percent).
 - i) Archaeological Resources: The project includes a Coastal Development Permit to allow development within 750 feet of a known archaeological resource, and County records identify the project site is within an area

of high sensitivity for prehistoric cultural resources. An archaeological survey prepared for the project site concluded that there is no surface evidence of potentially significant archaeological resources. The potential for inadvertent impacts to cultural resources is limited and will be controlled by the use of the County's standard project condition (Condition No. 3).

- j) Environmentally Sensitive Habitat. As proposed, the project includes development within 100-feet of Monterey cypress habitat. In accordance with the biological reports completed for the project, and revisions made by the applicant, the proposed development is sited a minimum of 50 feet from the habitat area and will not directly or indirectly impact the long-term health or maintenance of this habitat area and is therefore consistent with Section 20.147.040 of the Del Monte Forest CIP and Policies 17 and 21 of the Del Monte Forest LUP (See Finding 10).
- k) Tree Removal. The proposed tree removal is consistent with applicable Forest Resources policies of the Del Monte Forest LUP and does not require a separate entitlement, per Section 20.147.050.A. 1.c. The allowed tree removal includes three (3) 6-inch DBH Monterey pine and one (1) 7-inch Monterey pine. The tree removal will not increase the visibility of the development from neighboring properties, no tree removal is proposed within the Scenic and Conservation Easement area, and the trees proposed for removal represent the minimum amount necessary to implement the project. Measures for tree protection during construction have been incorporated (Condition No. 9), and all removal and replanting of trees will occur in accordance with the Tree Resource Analysis/Construction Impact Assessment prepared for the site (Condition No. 13) and mitigation measures (Condition Nos. 36 and 37).
- l) Section 20.147.090.A.1 of the Del Monte Forest Coastal Implementation Plan requires new residential driveways and other road surfaces to be of a minimal length and provide direct access. The project includes extending the driveway in order to serve the caretaker unit and guesthouse. This additional paving is necessary to provide access, parking, and sufficient turn-around areas for the guest house and caretaker unit.
- m) The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did warrant referral to the LUAC because it involves development requiring CEQA review, and it involves a Design Approval subject to review by the Zoning Administrator. The Del Monte Forest LUAC unanimously recommended approval, without conditions, at a public meeting held on June 4, 2009. There was no public comment at the meeting.
- n) The project was previously referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review under PLN060328 and PLN070289. The Del Monte Forest LUAC unanimously recommended approval, without conditions or comment, at public meetings held on October 5, 2006, and August 16, 2007, respectively.

- o) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN090130.

2. **FINDING: SITE SUITABILITY** – The site is physically suitable for the use proposed.

- EVIDENCE:** a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Pebble Beach Community Services (Fire Protection) District, Public Works Department, Environmental Health Division, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
- b) Staff identified potential impacts to Biological Resources, Archaeological Resources, and Forestry Resources. As proposed, conditioned, and mitigated, the project is consistent with applicable policies of the Del Monte Forest LUP. Technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:
- Geotechnical Investigation (LIB070094) prepared by Butano Geotechnical Engineering, Inc., Santa Cruz, California, August 2006.
 - Preliminary Cultural Resources Reconnaissance (LIB070095) prepared by Archaeological Consulting, Salinas, California, March 11, 1985.
 - Tree Resource Analysis/Construction Impact Assessment (LIB070096) prepared by James P. Allen & Associates, Santa Cruz, California, September 6, 2006, and updated February 13, 2007.
 - Biological Report (LIB070173) prepared by Jeffrey B. Froke, Pebble Beach, California, March 18, 2007.
 - Biological Resources Report (LIB070375) prepared by Jeffrey B. Froke, Pebble Beach, California, July 25, 2007.
 - Biological Survey (LIB090341) prepared by Ecosynthesis Scientific & Regulatory Services, Truckee, California, October 15, 2007.
 - Biological Report Addendum (LIB090374) prepared by Ecosynthesis Scientific & Regulatory Services, Truckee, California, July 14, 2008.
- c) Staff conducted site inspections on October 11, 2006, and October 4, 2007 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN090130.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.
- EVIDENCE:** a) The project was reviewed by RMA - Planning Department, Pebble Beach Community Services (Fire Protection) District, Public Works Department, Environmental Health Division, and Water Resources Agency. The respective departments/agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
- b) Necessary public facilities are available. The property is and will be served by a public water system (Cal Am) and an existing public sewer system (Pebble Beach Community Services District and the Carmel Area Wastewater District). The Environmental Health Division reviewed the project and did not impose any conditions for project approval.
- c) Preceding findings and supporting evidence for PLN090130.
4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.
- EVIDENCE:** a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
- b) Staff conducted site inspections on October 11, 2006, and October 4, 2007 and researched County records to assess if any violation exists on the subject property.
- c) There are no known violations on the subject parcel.
- d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN090130.
5. **FINDING:** **CEQA (Mitigated Neg Dec)** - On the basis of the whole record before the Monterey County Zoning Administrator, there is no substantial evidence that the proposed project as designed, conditioned and mitigated, will have a significant effect on the environment. The Mitigated Negative Declaration (Revised) reflects the independent judgment and analysis of the County.
- EVIDENCE:** a) Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15064.a.1 require environmental review if there is substantial evidence that the project may have a significant effect on the environment.
- b) The Monterey County Planning Department prepared and revised an Initial Study pursuant to CEQA. The revised Initial Study is on file in the offices of the Planning Department and is hereby incorporated by

reference (PLN090130).

- c) The Initial Study identified several potentially significant effects, but revisions have been made to the project and the applicant has agreed to proposed mitigation measures that avoid the effects or mitigate the effects to a point where clearly no significant effects would occur.
- d) Issues that were analyzed in the Mitigated Negative Declaration include: aesthetic resources, biological resources, cultural resources, geology and soils, hydrology/water quality, and land use and planning. Potentially significant impacts were identified for biological resources and mitigation measures proposed to reduce the impacts to a level of less than significant (Condition Nos. 36, 37, and 38).
- e) All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval. A Condition Compliance and Mitigation Monitoring and/or Reporting Plan has been prepared in accordance with Monterey County regulations and is designed to ensure compliance during project implementation and is hereby incorporated herein by reference as **Exhibit 1**. The applicant must enter into an "Agreement to Implement a Mitigation Monitoring and/or Reporting Plan as a condition of project approval (Condition No. 6).
- f) The Draft Mitigated Negative Declaration (MND) for PLN090130 was prepared in accordance with CEQA and circulated for public review from January 4 through February 3, 2008 (SCH#: 2008011001) as part of project file PLN070289. Issues that were analyzed in the Draft MND include aesthetic resources, biological resources, cultural resources, geology and soils, hydrology and water quality, and land use and planning.
- g) Evidence that has been received and considered includes: the application, technical studies/reports (see Finding 2/Site Suitability), staff reports that reflect the County's independent judgment, and information and testimony presented during public hearings (as applicable). These documents are on file in the RMA-Planning Department (PLN090130) and are hereby incorporated herein by reference.
- h) Staff analysis contained in the Initial Study and the record as a whole indicate the project could result in changes to the resources listed in Section 753.5(d) of the Department of Fish and Game (DFG) regulations. All land development projects that are subject to environmental review are subject to a State filing fee plus the County recording fee, unless the Department of Fish and Game determines that the project will have no effect on fish and wildlife resources. The site supports Monterey Cypress habitat. For purposes of the Fish and Game Code, the project will have a significant adverse impact on the fish and wildlife resources upon which the wildlife depends. State Department of Fish and Game reviewed the MND to comment and recommend necessary conditions to protect biological resources in this area. Therefore, the project will be required to pay the State fee of \$1,993.00 plus a fee of \$50.00 payable to the Monterey County Clerk/Recorder for processing said fee and posting the Notice of Determination (NOD) (Condition No. 5).

- i) The County has considered the comments received during the public review period, and they do not alter the conclusions in the Initial Study and Mitigated Negative Declaration.
- j) The Monterey County Planning Department, located at 168 W. Alisal, Second Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the negative declaration is based.

6. **FINDING: CEQA – SUBSTITUTION OF MITIGATION MEASURES** – The new mitigation measures are equivalent or more effective in mitigating or avoiding potential significant effects and will not cause any potentially significant effect on the environment.
- EVIDENCE:**
- a) Mitigation Measure 1 (Condition No. 36) has been revised as follows: “All Monterey pine trees removed as a result of Blackstock III ~~Blackstock I or Blackstock II~~, regardless of size, shall be transplanted to another location on the subject property or replaced at a minimum 2:1 ratio. Replacement plantings shall be from locally-collected Monterey pine seed stock. A qualified arborist/botanist shall be retained to monitor the acquisition, installation, and maintenance of all Monterey pine trees to be replaced on the property. Replacement trees shall be monitored and maintained annually by a qualified arborist/botanist for at least five years or until the trees have successfully established.” In addition, monitoring actions and timing requirements have been added. These changes make the mitigation measure more effective by specifying the current application or project, and by specifying monitoring and submission requirements for review of the mitigation.
 - b) Mitigation Measure 2 (Condition No. 37) has been revised as follows: Monitoring actions and timing requirements have been added. These changes make the mitigation measure more effective by specifying monitoring and submission requirements for review of the mitigation.
 - c) Mitigation Measure 3 (original) has been deleted. New information provided a fourth biological survey confirms that sensitive plant species are not present in the project site area. It required seasonally-timed directed floral surveys, completed by a qualified biologist/botanist during the appropriate season to verify the presence or absence of marsh microseris and Yadon’s piperia in the location of development prior to actual development. A fourth biological survey was completed in June, 2008, which satisfied the requirement for a seasonally-timed survey. DFG has concurred with the timing.
 - d) Mitigation Measure 3 (new) (Condition No. 38) has been added to address the concern raised by the Department of Fish and Game. It reads as follows: “The applicant shall coordinate pre-construction surveys for nesting birds to be conducted by a qualified biologist within 30 days prior to construction if construction is to occur during the nesting season (February through mid-September). If nests are located during pre-construction surveys, a qualified biologist will establish a 250-foot buffer around each nest for the duration of the breeding season (until such time as the young are fully fledged) to prevent nest harassment and brood mortality. Work may proceed prior to mid-September only if a qualified biologist conducts nest checks and

establishes that the young are fully fledged. Every effort will be made to avoid removal or impact to known nests within project boundaries. If trees known to support nests cannot be avoided, removal of these trees will only occur outside of the nesting season (mid-September through January).” The added mitigation measure is more effective by specifying in detail the steps necessary to reduce potential impacts to nesting birds from construction activities.

7. **FINDING: CEQA - RECIRCULATION OF A NEGATIVE DECLARATION** – The revisions to the Mitigated Negative Declaration do not warrant re-circulation because they do not constitute a substantial revision per CEQA Guidelines Section 15073.5.

- EVIDENCE:** a) Based on comments received during the public review period and changes to the project scope, the Mitigated Negative Declaration was revised, but not re-circulated for public review.
- b) New and revised mitigation measures are equivalent or more effective in mitigating or avoiding potential significant effects, and will not cause any potentially significant effect on the environment. A public hearing was held on the project on August 27, 2009, in which the substitution and addition of the mitigation measures were addressed. The new mitigation measures are incorporated into project approval and made a condition of project approval.
- c) The overall scope of the project was reduced by the applicant. See Finding 1, Evidence c above.

8. **FINDING: PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:** a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.147.130 of the Monterey County Coastal Implementation Plan can be demonstrated.
- b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 16 in the Del Monte Forest Land Use Plan).
- c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
- d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN090130.
- e) Staff conducted site inspections on October 11, 2006, and October 4, 2007.

9. **FINDING: CARETAKER UNIT** – The subject project meets the regulations, standards and circumstances for caretaker units in accordance with the applicable goals, policies, and regulations of the applicable area plan and zoning codes.

- EVIDENCE:** a) That the establishment of the caretaker unit will not, under the

circumstances of the particular application, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood or to the general welfare of the County. (Finding No. 3)

- b) The subject property upon which the caretaker unit is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and any other applicable provisions of the Del Monte Forest LUP and the Monterey County Zoning Ordinance (Title 20). This project is in conformance with policies of the Del Monte Forest Land Use Plan (LUP), specifically policy 78a, which encourages “the use of caretaker accommodations as an appropriate means of providing affordable housing for caretakers, ranch hands, convalescent help, and domestic employees.” In accordance with information contained in project files PLN060328 and PLN090130, due to the owner’s extensive travel schedule, the caretaker unit is proposed for security and maintenance purposes. Condition No. 16 requires the applicant to record a deed restriction that this unit will adhere to all required standards as set forth in Section 20.64.030 of the Monterey County Zoning Ordinance (Title 20). The proposed caretaker unit will be 14 feet, 9 inches in height, and will have 850 square feet of livable floor area.
- c) That adequate sewage disposal and water supply facilities exist or are readily available, as approved by the Director of Environmental Health. The property is and will be served by a public water system (Cal Am) and an existing public sewer system (Pebble Beach Community Services District and Carmel Area Wastewater District). The Environmental Health Division reviewed the project and did not impose any conditions for project approval.
- d) That the proposed caretaker unit will not adversely impact traffic conditions in the area. The project involves additions and renovations to an existing residence that would generate an insignificant amount of new traffic, primarily associated with the proposed caretaker unit. The roadways in this area are not at degraded levels of service and the contribution of traffic from additions and renovations to an existing residence would not cause any roadway or intersection level of service to be degraded. Therefore, the proposed project would not result in significant impacts related to transportation or traffic. In addition, the applicant shall be required to pay applicable TAMC fees (Condition No. 22).
- e) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN090130.
- f) Caretaker Units shall be subject to the overall buildout in Del Monte Forest as defined by Table A in the Del Monte Forest Land Use Plan. Staff determined that adequate density exists in the Del Monte Forest Area to allow the caretaker unit based upon review of remaining allowable units (790).

10. **FINDING:** ESHA – The subject project minimizes impact on environmentally sensitive habitat areas in accordance with the applicable goals and

policies of the applicable area plan and zoning codes.

- EVIDENCE:**
- a) The project application includes a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat (ESHA). In accordance with the applicable policies of the Del Monte Forest Land Use Plan and the Monterey County Zoning Ordinance (Title 20), a Coastal Development Permit is required and the authority to grant said permit has been met.
 - b) The parcel contains Monterey cypress forest, an indigenous environmentally sensitive habitat. A *Scenic and Conservation Easement* (Reel 1598, Page 748) was dedicated to the Del Monte Forest Foundation in 1982 and subsequently amended in 1991 as a portion of the easement included the existing single family dwelling. When amended, the property owners granted an additional 3,000 square feet to the easement. In total, the easement includes 1.3 acres of the 2.6 acre parcel. As part of this revised and amended application, the easement will be further expanded by approximately 3,000 square feet (Condition No. 18). The easement shall be developed in consultation with a certified professional and the Del Monte Forest Foundation. Development will be sited in a previously disturbed area a minimum of 50 feet from cypress habitat and will not impact those areas preserved in the existing or expanded Scenic and Conservation Easement.
 - c) In accordance with the biological reports prepared for the project, while development will occur within 100 feet of environmentally sensitive habitat, the project as proposed will not disrupt the long-term health or maintenance of the habitat area. The project is consistent with Section 20.147.040 of the Del Monte Forest Coastal Implementation Plan and Policies 17 and 21 of the Del Monte Forest LUP. Due to the projects proximity to an environmentally sensitive habitat area, Condition No. 10 has been included to ensure that the site is landscaped using appropriate non-invasive native species.
 - d) Staff conducted site inspections on October 11, 2006, and October 4, 2007 to verify ESHA locations and potential project impacts to ESHA.
 - e) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN090130.

11. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

- EVIDENCE:**
- a) Board of Supervisors: Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20). An appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
 - b) California Coastal Commission: Sections 20.86.080.A.1, A.2, and A.3 of the Monterey County Zoning Ordinance (Title 20). The project is subject to appeal by/to the California Coastal Commission because it involves development between the sea and the first through public road paralleling the sea or within 300 feet of the inland extent of any beach or of the mean high tide of the sea where there is no beach, whichever is the greater distance; and development involving a conditional use.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

- A. Adopt a Mitigated Negative Declaration, per CEQA Guidelines Section 15070 (b);
- B. Approve an Amendment to a previously-approved Combined Development Permit (PLN060328) consisting of 1) a Coastal Administrative Permit to allow the remodel of an existing 4,818 square foot two-story single family dwelling with an attached 676 square foot garage, including the construction of 1,149 square feet of first floor additions and 2,764 square feet of second floor additions, and including modification of the existing driveway and patio areas, and the construction of an attached seven (7) foot garden wall (140 linear feet); 2) a Coastal Development Permit to allow the construction of an 850 square foot caretaker unit with an 800 square foot attached garage; 3) a Coastal Administrative Permit to allow the construction of a 425 square foot guest house; 4) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; 5) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 6) Design Approval; and grading consisting of 290 cubic yards of cut and 55 cubic yards of fill, in general conformance with the attached sketch (**Exhibit 2**) and subject to the conditions (**Exhibit 1**), both exhibits being attached hereto and incorporated herein by reference; and
- C. Adopt the Mitigation Monitoring and Reporting Program (**Exhibit 1**).

PASSED AND ADOPTED this 27th day of August, 2009.

MIKE NOVO, ZONING ADMINISTRATOR

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning Department and Building Services Department office in Salinas.

2. This permit expires 4 years after the above date of granting thereof unless construction or use is started within this period.

RESOLUTION 090130 - EXHIBIT 1
Monterey County Resource Management Agency
Planning Department
Condition Compliance and/or Mitigation Monitoring
Reporting Plan

Project Name: BLACKSTOCK III

File No: PLN090130

APN: 008-481-010-000

Approved by: Zoning Administrator Date: August 27, 2009

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

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
RMA – Planning Department						
1.		PD001 - SPECIFIC USES ONLY This Amendment (PLN090130) to a previously-approved Combined Development Permit (PLN060328) allows the remodel of an existing 4,818 square foot two-story single family dwelling with an attached 676 square foot garage, including the construction of 1,149 square feet of first floor additions and 2,764 square feet of second floor additions, and including modification of the existing driveway and patio areas, and the construction of an attached seven (7) foot garden wall (140 linear feet); the construction of an 850 square foot caretaker unit with an 800 square foot attached garage; the construction of a 425 square foot guesthouse; development within 100 feet of environmentally sensitive habitat; development within 750 feet of a known archaeological resource; Design Approval; and grading consisting of 290 cubic yards of cut and 55 cubic yards of fill. The property is located at 1134 Madre Lane (Assessor's Parcel Number 008-481-010-000), Del Monte Forest Land Use Plan, Coastal Zone. This permit	Adhere to conditions and uses specified in the permit. 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. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled.	Owner/ Applicant RMA - Planning WRA RMA - Planning	Ongoing, unless otherwise stated.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		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)				
2.		PD002 - NOTICE-PERMIT APPROVAL The applicant shall record a notice which states: "A permit (Resolution No. 090130) was approved by the Zoning Administrator for Assessor's Parcel Number 008-481-010-000 on August 27, 2009. The permit was granted subject to thirty-eight (38) 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.		PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT 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	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.	Owner / Applicant / Archaeologist	Ongoing	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		required for the discovery. (RMA - Planning Department)				
4.		PD004 - INDEMNIFICATION AGREEMENT The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the county for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. (RMA - Planning Department)	Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County. Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.	Owner / Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, whichever occurs first and as applicable.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
5.		PD005 - FISH AND GAME FEE-NEG DEC/EIR Pursuant to the State Public Resources Code § 753.5, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. (RMA - Planning Department)	The applicant shall submit a check, payable to the <i>County of Monterey</i> , to the Director of the RMA - Planning Department. If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the <i>County of Monterey</i> , to the Director of the RMA - Planning Department.	Owner / Applicant Owner / Applicant	Within 5 working days of project approval. Prior to the start of use or the issuance of building or grading permits.	
6.		PD006 - MITIGATION MONITORING PROGRAM The applicant shall enter into an agreement with the County to implement a Mitigation Monitoring and/or Reporting Plan in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed mitigation monitoring agreement. (RMA - Planning Department)	1) Enter into agreement with the County to implement a Mitigation Monitoring Program. 2) Fees shall be submitted at the time the property owner submits the signed mitigation monitoring agreement.	Owner / Applicant	Within 60 days after project approval or prior to the issuance of grading and building permits, whichever occurs first.	
7.		PD007 - GRADING-WINTER RESTRICTION No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services Department. (RMA – Planning Department and Building Services Department)	Obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.	Owner / Applicant	Ongoing	
8.		PD009 - GEOTECHNICAL CERTIFICATION Prior to final inspection, the geotechnical consultant shall provide certification that all development has been	Submit certification by the geotechnical consultant to the RMA – Building Services Department showing project's	Owner / Applicant / Geo-	Prior to final inspection.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		constructed in accordance with the geotechnical report. (RMA – Planning Department and Building Services Department)	compliance with the geotechnical report.	technical Consultant		
9.		PD011 – TREE AND ROOT PROTECTION 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 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 evidence of tree protection to the RMA - Planning Department for review and approval.	Owner / Applicant	Prior to the issuance of grading and/or building permits.	
			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.	Owner / Applicant / Arborist	During con- struction	
			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.	
10.		PD012(D) - LANDSCAPE PLAN AND MAINTENANCE - MONTEREY PENINSULA WATER MANAGEMENT DISTRICT (SINGLE FAMILY DWELLING ONLY) (NON-STANDARD) The site shall be landscaped. At least three weeks prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an	Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable.	Owner / Applicant	Prior to issuance of building permits.	
			All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free,	Owner / Applicant	Ongoing	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		irrigation plan. The landscaping shall be installed prior to occupancy. Landscaping shall be comprised of non-invasive native species. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA – Planning Department)	weed-free, healthy, growing condition.			
11.		PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN 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.	Owner / Applicant	Prior to issuance of building permits.	
			The lighting shall be installed and maintained in accordance with the approved plan.	Owner / Applicant	Prior to occupancy. / Ongoing	
12.		PD016 – NOTICE OF REPORT (GEOTECHNICAL) Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Geotechnical Report has been prepared for this parcel by Butano Inc., dated August 2006, and is on record in the Monterey County RMA - Planning Department, Library No. 070094. 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.	Owner / Applicant	Prior to the issuance of grading and building permits.	
			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 occupancy.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
13.		PD016 – NOTICE OF REPORT (FOREST) Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Tree Resource Analysis/Construction Impact Assessment has been prepared for this parcel by James P. Allen & Associates, dated February 13, 2007, and is on record in the Monterey County RMA - Planning Department , Library No. 070096. 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.	Owner / Applicant	Prior to the issuance of grading and building permits.	
			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 occupancy.	
14.		PD016 – NOTICE OF REPORT (ARCHAEOLOGICAL) Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "An Archaeological report has been prepared for this parcel by Archaeological Consulting, dated March 11, 1985, and is on record in the Monterey County RMA - Planning Department , Library No. 070095. 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.	Owner / Applicant	Prior to the issuance of grading and building permits.	
			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 occupancy.	
15.		PD016 – NOTICE OF REPORTS (BIOLOGICAL) Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "Biological reports have been prepared for this parcel by Jeffrey Froke, dated March 18 and July 25, 2007, and by Ecosynthesis Scientific & Regulatory Services, dated October 15, 2007, and are on record in the Monterey County RMA - Planning Department , Library Nos. 070173, 070375, and 090341. All development shall be in accordance with these reports." (RMA – Planning Department)	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner / Applicant	Prior to the issuance of grading and building permits.	
			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 occupancy.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
16.		<p>PD018 B – DEED RESTRICTION – CARETAKER UNIT (COASTAL)</p> <p>The applicant shall record a deed restriction stating the regulations applicable to a caretaker unit as follows:</p> <ul style="list-style-type: none"> • Only one caretaker unit per lot shall be allowed. • The caretaker shall be employed principally on the lot for purposes of care and protection of persons, plants, animals, equipment, or other facilities on-site or on contiguous lots under same ownership. • The minimum lot size for establishment of a caretaker unit in areas not served by sewers shall be two acres. The minimum lot size for establishment of a caretaker unit in the Carmel Planning Area shall be 40 acres. • Caretaker units shall not be subject to density requirements of the zoning district in which the lot is located, except in North County. In North County, caretakers units shall not be permitted on lots less than 5 acres if located in an area not served by public sewer systems. • The maximum floor area for a caretaker unit is 850 square feet. • A minimum of one covered off-street parking space shall be provided for the caretaker unit. • The caretaker unit shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect. • Subsequent subdivisions which divide a main residence from a caretaker unit shall not be permitted except where lots created meet minimum lot size and density requirements of the existing zoning. • Caretaker units are not permitted on any lot less than 10 acres where a senior citizen unit exists. Senior citizen units may be converted to a caretaker unit, 	<p>Submit signed and notarized document to the Director of RMA – Planning Department for review and signature by the County.</p>	Owner / Applicant	Prior to the issuance of grading or building permits.	
			<p>Proof of recordation of the document shall be submitted to the RMA – Planning Department.</p>	Owner / Applicant	Prior to occupancy or commencement of use.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		subject to a Coastal Administrative Permit. (RMA – Planning Department)				
17.		PD019(B) – DEED RESTRICTION – GUESTHOUSE (COASTAL) The applicant shall record a deed restriction stating the regulations applicable to a Guesthouse as follows: <ul style="list-style-type: none"> • Only one guesthouse shall be allowed per lot. • Detached guesthouses shall be located in close proximity to the principal residence. • Guesthouses shall share the same utilities with the main residence, unless prohibited by public health requirements. • The guesthouse shall not have cooking or kitchen facilities, including but not limited to microwave ovens, hot plates and toaster ovens • The guesthouse shall have a maximum of six (6) linear feet of counter space, excluding counter space in a bathroom. There shall be a maximum of eight (8) square feet of cabinet space, excluding clothes closets • The guesthouse shall not exceed 425 square feet of livable floor area • The guesthouse shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect • Subsequent subdivisions which divide a main residence from a guesthouse shall be prohibited. • The guesthouse shall be designed in such a manner as to be visually consistent and compatible with the main residence on site and other residences in the area. • The guesthouse height shall not exceed 12 feet nor be more than one story. (RMA – Planning Department)	Submit signed and notarized document to the Director of RMA – Planning Department for review and signature by the County. Proof of recordation of the document shall be submitted to the RMA – Planning Department.	Owner / Applicant Owner / Applicant	Prior to the issuance of grading or building permits. Prior to occupancy or commencement of use.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
18.		<p>PD022(B) – CONSERVATION AND SCENIC EASEMENT IN THE DEL MONTE FOREST</p> <p>A conservation and scenic easement shall be conveyed to the Del Monte Forest Foundation over those portions of the property where environmentally sensitive habitats, remnant native sand dune habitats, habitats of rare, endangered and sensitive native plants and animals, and visually prominent areas exist. The easement shall be developed in consultation with a certified professional and the Del Monte Forest Foundation. These instruments shall be subject to approval by the County as to form and content, shall provide for enforcement, if need be, by the County or other appropriate agency, and name the County as beneficiary in event the Foundation is unable to adequately manage these easements for the intended purpose of scenic and visual resource protection. An easement deed shall be submitted to the Director of the RMA - Planning Department for review and approval prior to issuance of grading and building permits. (RMA – Planning Department)</p>	<p>Submit the conservation and scenic easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to the RMA - Planning Department for review and approval.</p> <p>Record the deed and map showing the approved conservation and scenic easement. Submit a copy of the recorded deed and map to the RMA – Planning Department.</p>	<p>Owner / Applicant / Certified Professional</p> <p>Owner / Applicant</p>	<p>Prior to issuance of grading and building permits.</p> <p>Prior to final inspection or commencement use.</p>	
19.		<p>PD032(A) - PERMIT EXPIRATION</p> <p>The permit shall be granted for a time period of four years, to expire on August 13, 2013, unless use of the property or actual construction has begun within this period. (RMA – Planning Department)</p>	<p>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.</p>	Owner / Applicant	As stated in the conditions of approval.	
20.		<p>PD035 - UTILITIES - UNDERGROUND</p> <p>All new utility and distribution lines shall be placed underground. (RMA - Planning Department; Public Works)</p>	<p>Install and maintain utility and distribution lines underground.</p>	Owner / Applicant	Ongoing	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
21.		PD043 – GRADING PERMITS REQUIRED A grading permit is required for new private single family access driveways greater than fifty (50) feet in total length that require 100 cubic yards or more of earthwork. An over the counter (OTC) grading permit may be issued for new private single family access driveways greater than fifty (50) feet in total length that require less than 100 cubic yards of earthwork. (RMA – Planning Department and Building Services Department)	If applicable, apply and receive the appropriate grading permit from Monterey County RMA – Building Services Department.	Owner / Applicant	Prior to the issuance of building permits.	
RMA – Public Works Department						
22.		PWSP001 - TAMC FEES Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the applicable fee schedule. (Public Works)	The applicant shall submit evidence of TAMC fee payment to the RMA-Public Works Department.	Owner / Applicant	Prior to issuance of building permits.	
Monterey County Water Resources Agency						
23.		WR3 - DRAINAGE PLAN - RETENTION The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. The plan shall include retention/percolation facilities to mitigate the impact of impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner / Applicant / Engineer	Prior to issuance of grading or building permits.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
24.		WR8 - COMPLETION CERTIFICATION The applicant shall provide the Water Resources Agency certification from a registered civil engineer or licensed contractor that stormwater detention/retention facilities have been constructed in accordance with approved plans. (Water Resources Agency)	Submit a letter to the Water Resources Agency, prepared by a registered civil engineer or licensed contractor, certifying compliance with approved drainage plan.	Owner / Applicant / Engineer / Contractor	Prior to final inspection.	
25.		WR40 - WATER CONSERVATION MEASURES The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to: a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system. b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. (Water Resources Agency)	Compliance to be verified by building inspector at final inspection.	Owner / Applicant	Prior to final building inspection / occupancy.	
26.		WR43 - WATER AVAILABILITY CERTIFICATION The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner / Applicant	Prior to issuance of any building permits.	

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)
<p align="center">Fire Agency (Pebble Beach Community Services District)</p>						
27.		<p>FIRE007 - DRIVEWAYS</p> <p>Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length.</p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	Owner / Applicant	Prior to issuance of grading and/or building permit.	
			<p>Applicant shall schedule fire dept. clearance inspection.</p>	Owner / Applicant	Prior to final building inspection.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		(Pebble Beach Community Services (Fire Protection) District)				
28.		FIRE008 - GATES All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. (Pebble Beach Community Services (Fire Protection) District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Owner / Applicant	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection.	Owner / Applicant	Prior to final building inspection.	
29.		FIRE011 - ADDRESSES FOR BUILDINGS All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Owner / Applicant	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection.	Owner / Applicant	Prior to final building inspection.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. (Pebble Beach Community Services (Fire Protection) District)				
30.		FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD) Manage combustible vegetation within a minimum of 100 feet of structures (or to the property line). Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning. (Pebble Beach Community Services (Fire Protection) District)	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Owner / Applicant	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection.	Owner / Applicant	Prior to final building inspection.	
31.		FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. (Pebble Beach Community Services (Fire Protection) District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Owner / Applicant	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspection.	Owner / Applicant	Prior to framing inspection.	
			Applicant shall schedule fire dept. final sprinkler inspection.	Owner / Applicant	Prior to final building inspection.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
32.		FIRE024 - FIRE ALARM SYSTEM - (SINGLE FAMILY DWELLING) The residence shall be fully protected with an approved household fire warning system as defined by NFPA Standard 72. Plans and specifications for the household fire warning system shall be submitted by a California licensed C-10 contractor and approved prior to installation. Household fire warning systems installed in lieu of single-station smoke alarms required by the Uniform Building Code shall be required to be placarded as permanent building equipment. (Pebble Beach Community Services (Fire Protection) District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Owner / Applicant	Prior to issuance of building permit.	
			Applicant shall submit fire alarm plans and obtain approval.	Owner / Applicant	Prior to rough sprinkler or framing inspection.	
			Applicant shall schedule fire alarm system acceptance test.	Owner / Applicant	Prior to final building inspection.	
33.		FIRE025 - SMOKE ALARMS – (SINGLE FAMILY DWELLING) Where a household fire warning system or combination fire/burglar alarm system is installed in lieu of single-station smoke alarms required by the Uniform Building Code the alarm panel shall be required to be placarded as permanent building equipment. (Pebble Beach Community Services (Fire Protection) District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Owner / Applicant	Prior to issuance of building permit.	
			Applicant shall schedule fire alarm system acceptance test.	Owner / Applicant	Prior to final building inspection.	
34.		FIRE029 - ROOF CONSTRUCTION - (CYPRESS FPD & PEBBLE BEACH CSD) All new structures, and all existing structures receiving new roofing over 25 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. (Pebble Beach Community Services (Fire Protection) District)	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Owner / Applicant	Prior to issuance of building permit.	
35.		FIRE030 – ALL WEATHER PATHWAY (NON-STANDARD) The pathway/walkway to the guesthouse shall be	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Owner / Applicant	Prior to issuance of building permit.	

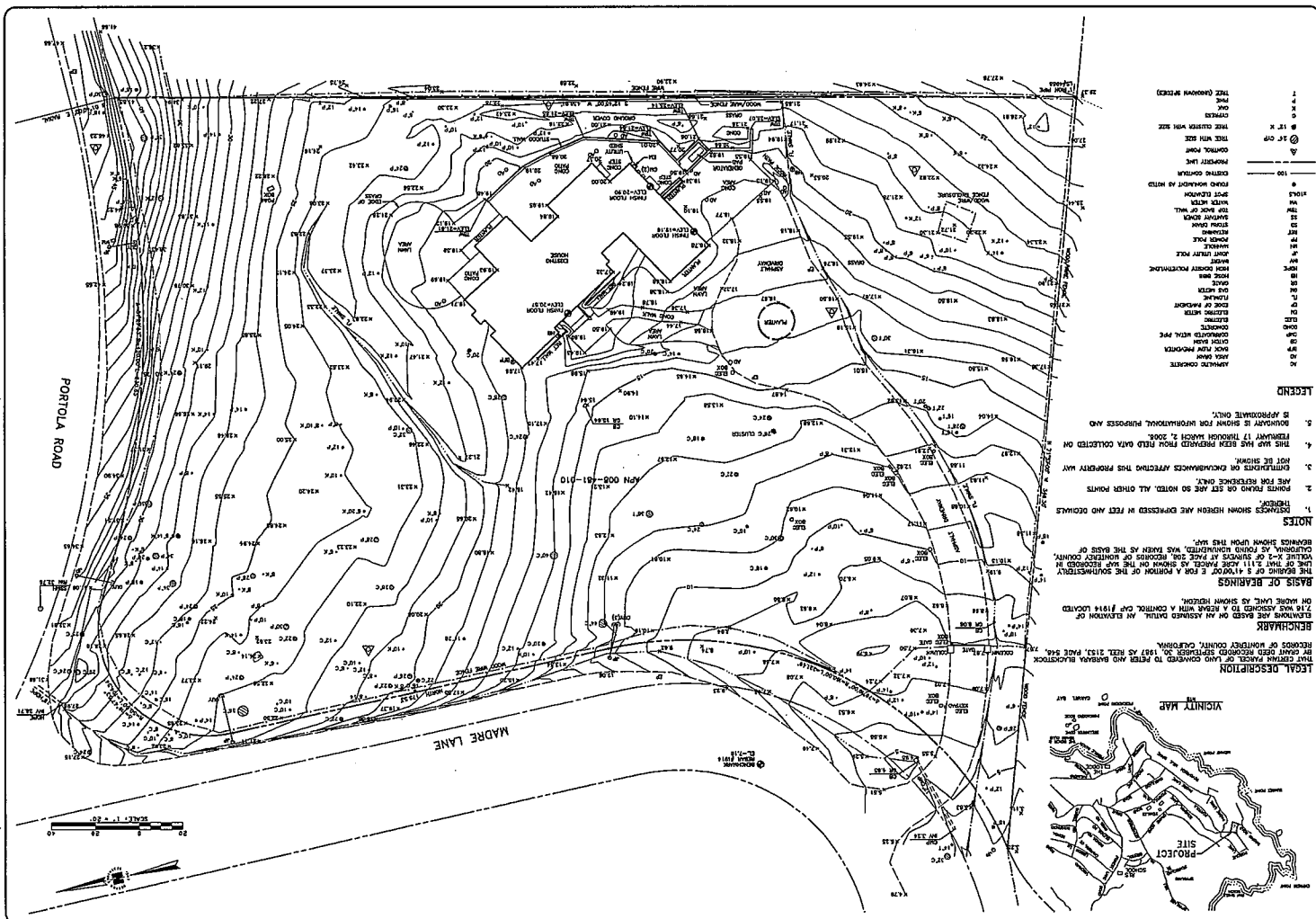
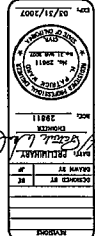
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		constructed of all-weather materials. (Pebble Beach Community Services (Fire Protection) District)	Applicant shall schedule fire dept. clearance inspection.	Owner / Applicant	Prior to final building inspection.	
Mitigation Measures						
36.	1.	MITIGATION 1 – BIOLOGICAL RESOURCES / MONTEREY PINE REPLACEMENT All Monterey pine trees removed, regardless of size, shall be transplanted to another location on the subject property or replaced at a minimum 2:1 ratio. Replacement plantings shall be from locally-collected Monterey pine seed stock. A qualified arborist/botanist shall be retained to monitor the acquisition, installation, and maintenance of all Monterey pine trees to be replaced on the property. Replacement trees shall be monitored and maintained annually by a qualified arborist/botanist for at least five years or until the trees have successfully established. (RMA-Planning Department)	The applicant shall submit evidence of replanting to the RMA-Planning Department.	Owner / Applicant	Prior to final building inspection.	
			Submit annual monitoring reports to the RMA-Planning Department for review and approval.	Owner / Applicant / Arborist	Annually for a period of five years. On August 27, 2010; 2011; 2012; 2013; and 2014.	
37.	2.	MITIGATION 2 – BIOLOGICAL RESOURCES / MONTEREY CYPRESS AVOIDANCE Any construction within 100 feet of any existing native (not planted) Monterey cypress tree shall minimize impacts on root systems by one of two methods: 1) For driveway, pathway, and patio construction, no excavation shall occur and placement of paving shall be by the “on-grade system.” In this system, the existing soil is not compacted, but is overlain by geofabric and geogrid, then by suitable paving base which is then	The applicant shall enumerate as “Monterey Cypress Avoidance Notes” on plans.	Owner / Applicant	Prior to issuance of building permit.	
			Submit proof that all development has been implemented in accordance with this mitigation measure to the RMA - Planning Department for review and approval.	Owner / Applicant	Prior to occupancy.	

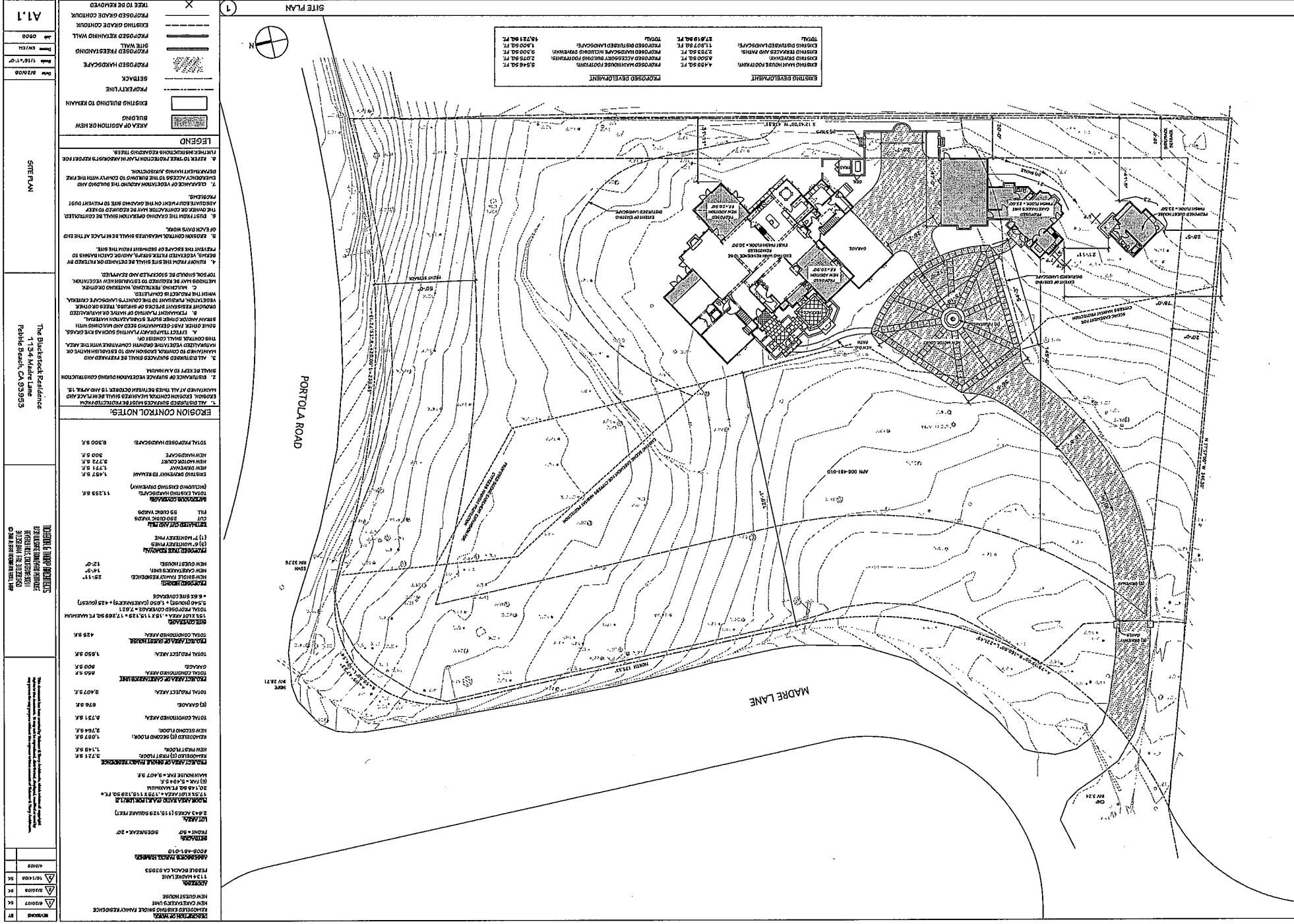
<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		<p>compacted and paved.</p> <p>2) For building construction, no soil excavation shall be carried out except where necessary to install foundations (regardless of the results of root exploration). A preconstruction root exploration of all potentially excavated areas shall be carried out and no roots larger than one inch shall be damaged. Where roots larger than one inch are found, pier and above-grade beam foundations shall be used to achieve this objective. (RMA-Planning Department)</p>				
38.	3.	<p>MITIGATION 3 – BIOLOGICAL RESOURCES / PRE-CONSTRUCTION SURVEY – NESTING BIRDS</p> <p>The applicant shall coordinate pre-construction surveys for nesting birds to be conducted by a qualified biologist within 30 days prior to construction if construction is to occur during the nesting season (February through mid-September). If nests are located during pre-construction surveys, a qualified biologist will establish a 250-foot buffer around each nest for the duration of the breeding season (until such time as the young are fully fledged) to prevent nest harassment and brood mortality. Work may proceed prior to mid-September only if a qualified biologist conducts nest checks and establishes that the young are fully fledged. Every effort will be made to avoid removal or impact to known nests within project boundaries. If trees known to support nests cannot be avoided, removal of these trees will only occur outside of the nesting season (mid-September through January). (RMA-Planning Department)</p>	The applicant shall submit evidence of completed surveys from a qualified biologist to the RMA - Planning Department.	Owner / Applicant	Prior to issuance of grading and/or building permits.	

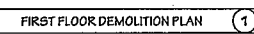
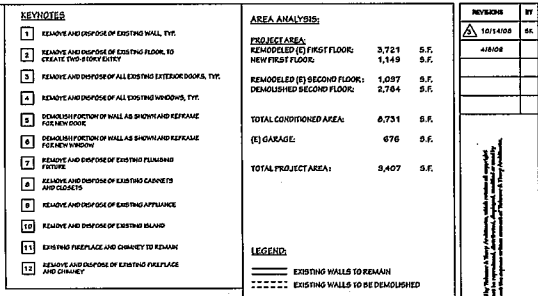
END OF CONDITIONS

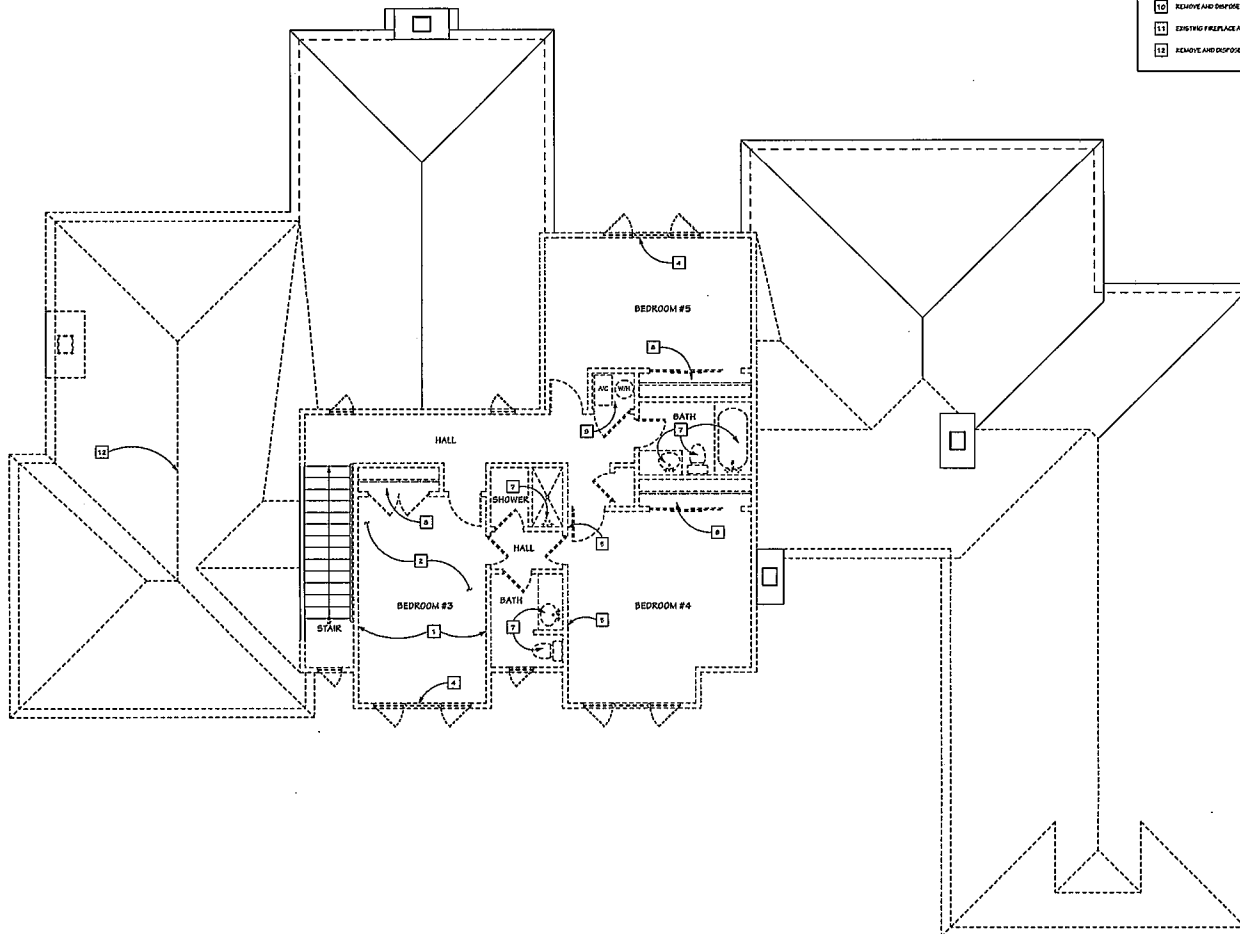
FUNCTIONS	DATE
10/14/08	8/14/08
4/15/08	

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[illegible]



KEYNOTES

- 1 REMOVE AND DISPOSE OF EXISTING WALL, TYP.
- 2 REMOVE AND DISPOSE OF EXISTING FLOOR, TO CREATE TWO SIDEWALKS
- 3 REMOVE AND DISPOSE OF ALL EXISTING EXTERIOR DOORS, TYP.
- 4 REMOVE AND DISPOSE OF ALL EXISTING WINDOWS, TYP.
- 5 DEMOLISH PORTION OF WALL AS SHOWN AND REFRAME FOR NEW DOOR
- 6 DEMOLISH PORTION OF WALL AS SHOWN AND REFRAME FOR NEW WINDOW
- 7 REMOVE AND DISPOSE OF EXISTING PLUMBING FIXTURE
- 8 REMOVE AND DISPOSE OF EXISTING CABINETS AND CLOSETS
- 9 REMOVE AND DISPOSE OF EXISTING APPLIANCE
- 10 REMOVE AND DISPOSE OF EXISTING BLIND
- 11 EXISTING FIREPLACE AND CHIMNEY TO REMAIN
- 12 REMOVE AND DISPOSE OF EXISTING ROOF

AREA ANALYSIS:

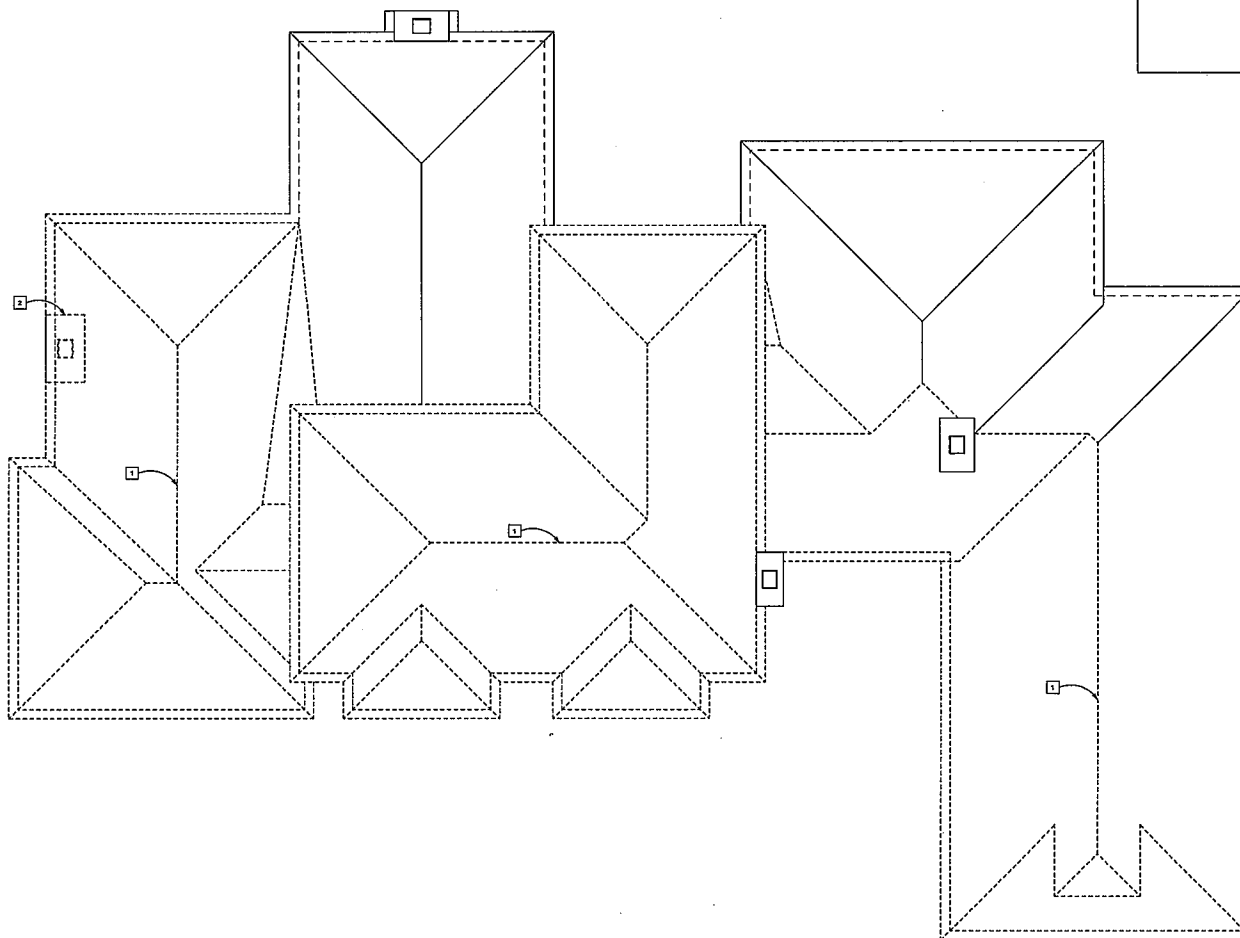
PROJECT AREA:	
DEMOLISHED (D) FIRST FLOOR:	3,721 S.F.
NEW FIRST FLOOR:	1,149 S.F.
DEMOLISHED (E) SECOND FLOOR:	1,097 S.F.
DEMOLISHED SECOND FLOOR:	2,764 S.F.
TOTAL CONDITIONED AREA:	
	0,731 S.F.
(E) GARAGE:	
	676 S.F.
TOTAL PROJECT AREA:	
	9,407 S.F.

LEGEND:

- EXISTING WALLS TO REMAIN
 - - - - - EXISTING WALLS TO BE DEMOLISHED

REVISION	BY
10/14/09	AK
4/8/09	
<p>THESE ARCHITECTS EXISTING DEMOLITION 3155 MAIN ST. SUITE 100 CUMMINGS, CALIF. 95923</p>	
<p>The Blackrock Residence 1154 Main Lane Pebble Beach, CA 95553</p>	
SECOND FLOOR DEMOLITION PLAN	
Date: 2/28/08	
Scale: 1/4"=1'-0"	
Drawn: KNS/K	
Job: 0508	





KEYNOTES

- 1 REMOVE AND REPOSE OF EXISTING ROOF
- 2 REMOVE AND REPOSE OF EXISTING CHIMNEY

AREA ANALYSIS:

PROJECT AREA:	
REMODELED (E) FIRST FLOOR:	3,721 S.F.
NEW FIRST FLOOR:	1,148 S.F.
REMODELED (E) SECOND FLOOR:	1,687 S.F.
DEMOLISHED SECOND FLOOR:	2,784 S.F.
TOTAL CONDITIONED AREA:	6,731 S.F.
(E) GARAGE:	676 S.F.
TOTAL PROJECT AREA:	9,407 S.F.


LEGEND:

- EXISTING WALLS TO REMAIN
- EXISTING WALLS TO BE DEMOLISHED









REVISION	BY
10/14/08	SK
4/8/08	
<p>The Architect has been awarded the contract for the design of the proposed project. The Architect is not responsible for the design of the existing structure. The Architect is not responsible for the design of the existing structure. The Architect is not responsible for the design of the existing structure.</p>	
<p>THE ARCHITECT'S RESPONSIBILITIES EXISTING CONDITION 1134 Madra Lane Pebble Beach, CA 93953 © 2011 FREDERICK R. LIP</p>	
<p>The Blackwood Residence 1134 Madra Lane Pebble Beach, CA 93953</p>	
<p>ROOF DEMOLITION PLAN</p>	
Date: 8/20/04	
Scale: 1/4"=1'-0"	
Drawn: KHSK	
Job: 0508	



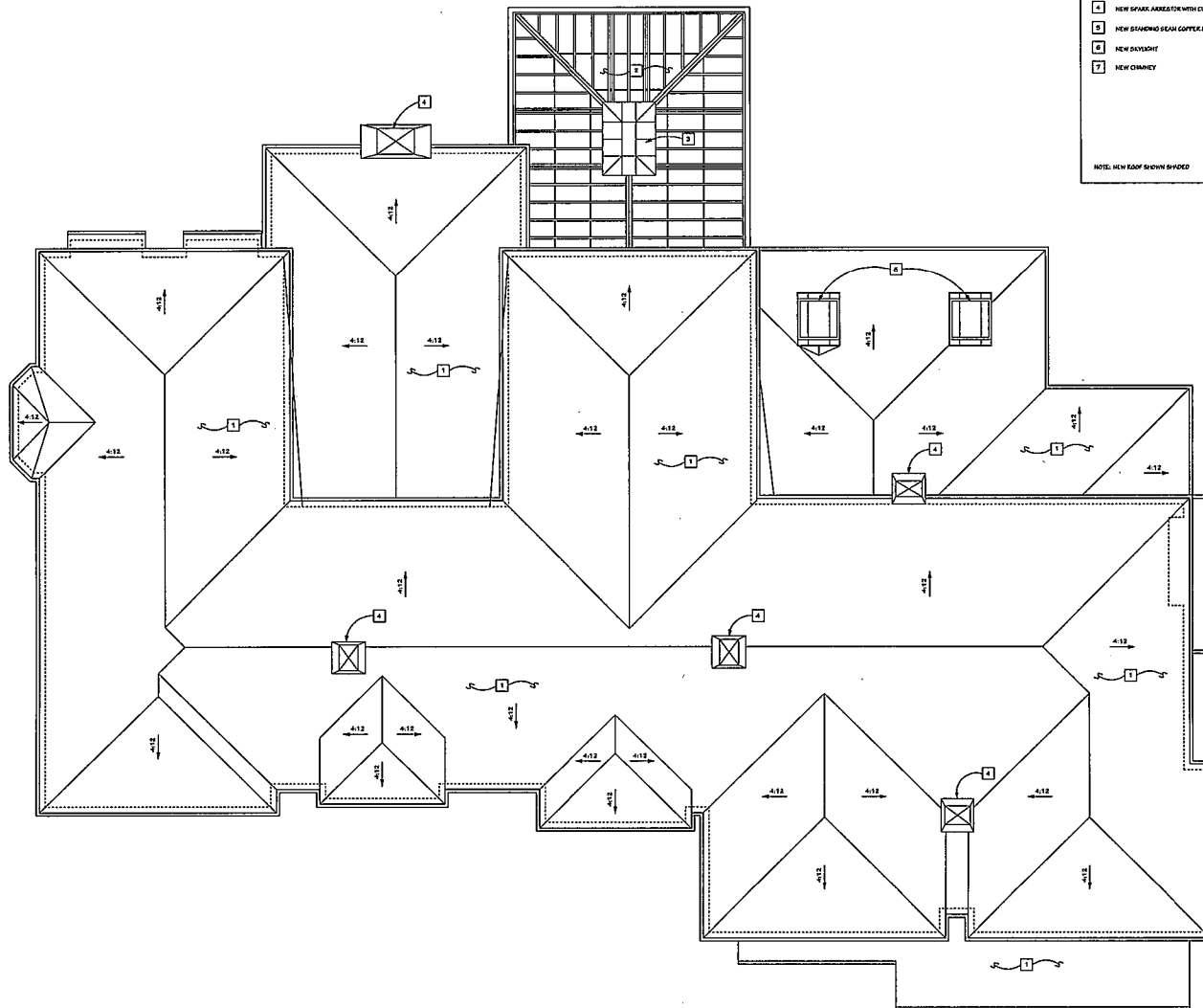


	REVISIONS	BY
	12/14/10	SK
Sketches		



AREA ANALYSIS:			
<u>PERMANENT</u>			
REMOVED (1) FIRST FLOOR;	3,721	S.F.	
NEW FIRST FLOOR.	1,145	S.F.	
REMOVED (1) SECOND FLOOR;	1,097	S.F.	
DEMOLISHED SECOND FLOOR;	2,764	S.F.	
TOTAL CONDITIONED AREA:	8,731	S.F.	
(2) GARAGE:	678	S.F.	
TOTAL FREQ. (CT) AREA:	9,407	S.F.	
<u>NOTES:</u>			
1. ALLOW DIMENSIONS ARE TO FACE OF FRAMING, U.N.C.			
2. ALL NEW FRAMING TO BE 2x8 STUDS, U.N.C.			
<u>LEGEND:</u>			
	EXISTING WALLS TO REMAIN		
	NEW 2x8 - 2x4 FRAMING		
	NEW 2x6 FRAMING		
	NEW 2x12 FRAMING		
	NEW MASONRY OR CONCRETE - SEE STRUCTURAL		
	HSB BIDD		
	THEROBAST		
	SMOKE DETECTOR ABOVE		

[illegible]



KEYNOTES

- 1 NEW CERAMIC ROOF TILE
- 2 NEW GLASS ROOF
- 3 NEW CUPOLA WITH STANDING SEAM COPPER ROOF
- 4 NEW SPARK ARRESTOR WITH CUSTOM SHROUD
- 5 NEW STANDING SEAM COPPER ROOF
- 6 NEW DAYLIGHT
- 7 NEW CHIMNEY

NOTE: NEW ROOF SHOWN SHADED

AREA ANALYSIS:

PROJECT AREA:		
REMOVED (C) FIRST FLOOR:	3,721	S.F.
NEW FIRST FLOOR:	1,140	S.F.
REMOVED (E) SECOND FLOOR:	1,097	S.F.
DEMOLISHED SECOND FLOOR:	2,764	S.F.
TOTAL CONDITIONED AREA:	6,731	S.F.
(E) GARAGE:	676	S.F.
TOTAL PROJECT AREA:	9,407	S.F.

REVISION	BY
1	10/14/08
2	4/9/09
3	
4	
5	

This document has been prepared by the Architect for the Client. It is not to be used for any other purpose without the written consent of the Architect. The Architect assumes no responsibility for the accuracy or completeness of the information provided by the Client or for the results of the design.

THE BUCKLE UP PROJECTS
 8000 E. BUCKLE UP DRIVE
 SUITE 100
 DENVER, CO 80231
 PHONE: (303) 755-1100
 FAX: (303) 755-1101
 WWW.BUCKLEUPPROJECTS.COM

The Buckle Up Residence
 1154 Maple Lane
 Pebble Beach, CA 93953

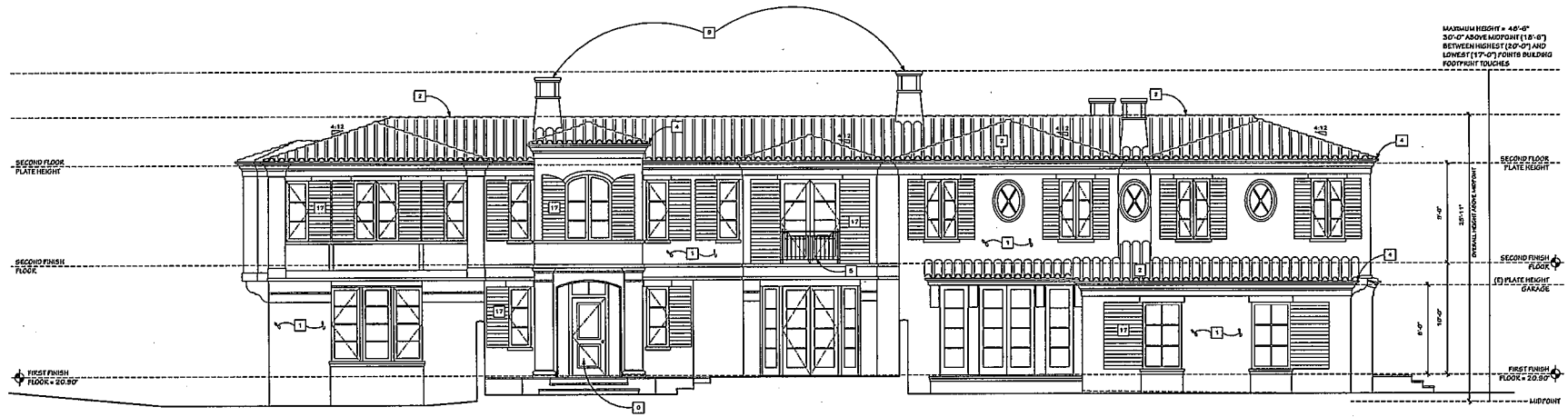


ROOF PLAN

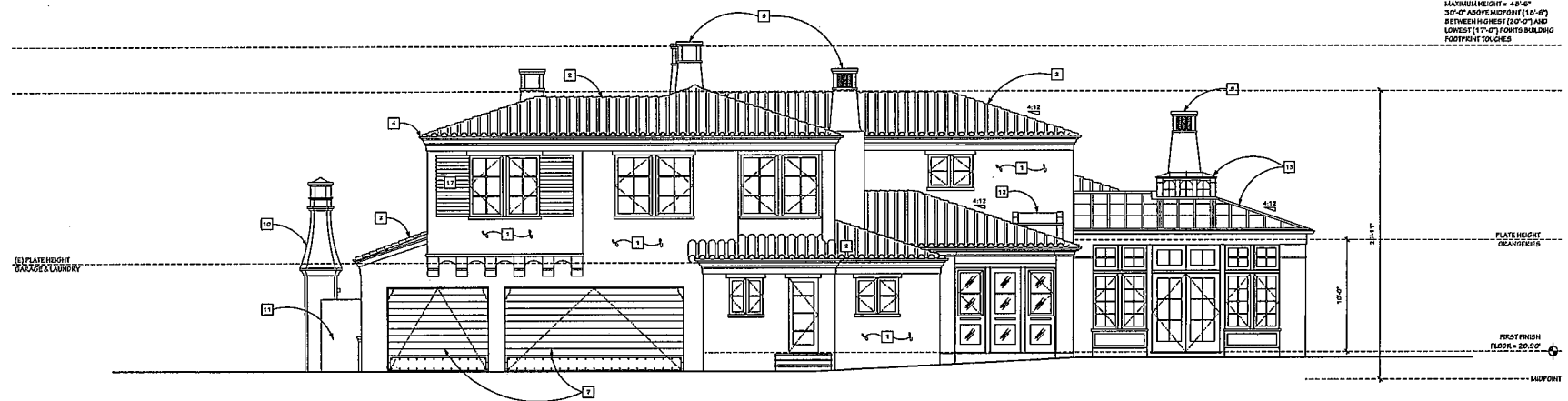
1

Date:	8/28/08
Scale:	1/4"=1'-0"
Drawn:	ENH/BC
Job:	0508

A2.3



WEST ELEVATION



SOUTH ELEVATION

KEYNOTES

- | | | |
|--|--|--|
| 1 STEEL TRUSS/ROOF INTEGRALLY COLORED CEMENT PLASTER WITH BARKER SHIP FINISH | 7 STAINED WOOD GARAGE DOORS W/ METAL TRUCKPLATE AND PYRAMIDAL ROOF VENTS | 14 NEW PAINTED WOOD ENTRY GATE |
| 2 NEW TUFAL COTTA TILE ROOF | 8 EXTERIOR WALL MOUNTED LANTERNS | 15 NEW STAINING BEAM COPPER/ROOF |
| 3 WINDOW & DOOR SURROUND PAINTED WOOD | 9 NEW CUSTOM CHIMNEY CAP AND STOVE APERTURE | 16 NEW WOOD DOORS AND WINDOWS, PAINTED |
| 4 4" DIA. HAND ROUNDED COPPER OUTLET, COPPER DOWNSPOUTS & LEADERHEADS | 10 CHIMNEY FOR OUTDOOR FIREPLACE | 17 NEW WOOD SHUTTERS, PAINTED |
| 5 WROUGHT IRON RAIL, PAINTED | 11 NEW GARAGE WALLS WITH STUCCO FINISH TO MATCH HOUSE | |
| 6 STAINED WOOD ENTRY DOOR W/ GLAZED TRANSOM | 12 NEW SATELITE BEAMED PARAPET WALL | |
| | 13 GLASS ROOF & CHIMNEY AT NEW ORANGEDES | |

REVISION	BY
10/14/2018	SK
4/8/2019	

This drawing has been prepared by the Architect or Engineer, who is not responsible for the accuracy of the information provided by the client. The client is responsible for the accuracy of the information provided by the client. The client is responsible for the accuracy of the information provided by the client.

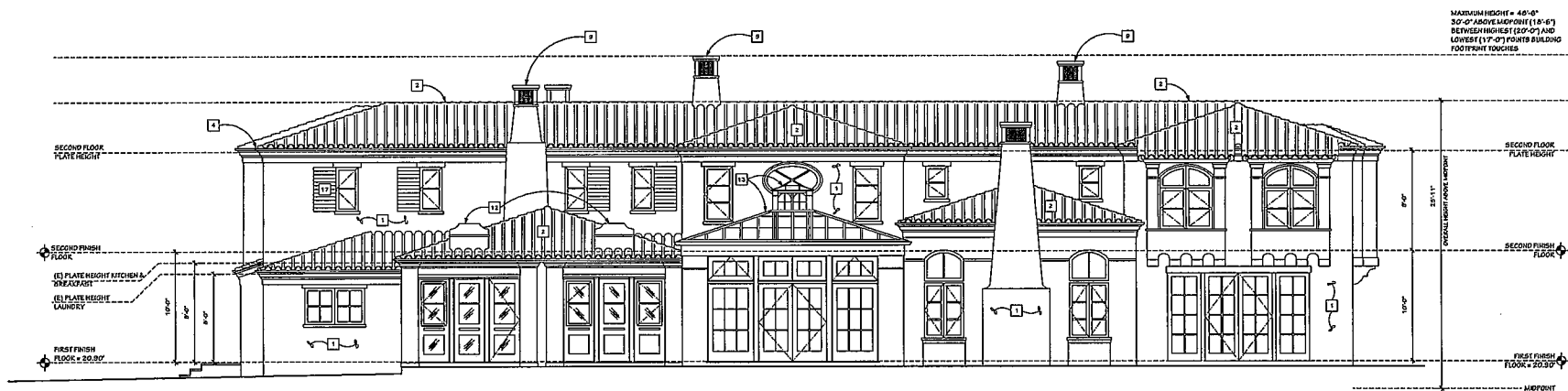
THE ARCHITECT'S OFFICE
11334 Maple Lane
Pebble Beach, CA 95593

The Blackfoot Residence
11334 Maple Lane
Pebble Beach, CA 95593

EXTERIOR ELEVATIONS

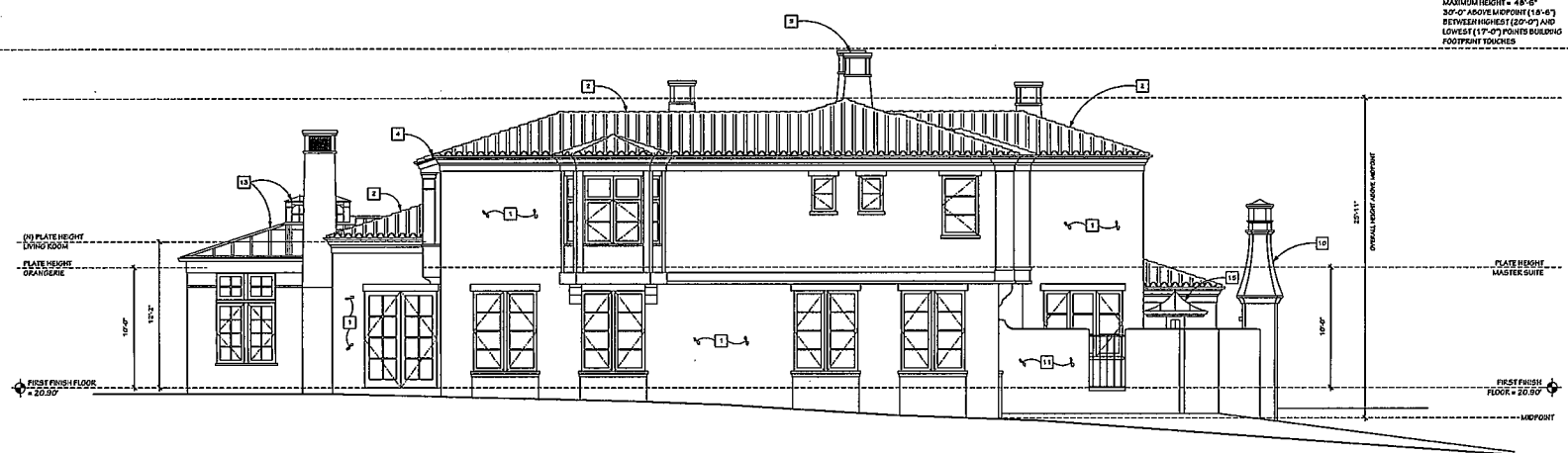
Date: 4/14/2019
Scale: 1/4"=1'-0"
Drawn: KNT/KAC
Job: 0508

A3.1



EAST ELEVATION

1



NORTH ELEVATION

2

KEYNOTES

- | | | |
|--|---|--|
| 1 STEEL TYPED WIDEALLY CORNERED CEILING PLASTER
WITH GROUNDLINE SHIP FINISH | 7 STAINED WOOD GARAGE DOORS WITH METAL KICKPLATE AND
PYRAMIDAL HUB HEADS | 14 NEW PAINTED WOOD ENTRY GATE |
| 2 NEW TERRAZZO COLETTA TILE ROOF | 8 EXTERIOR WALL MOUNTED LANTERN | 15 NEW STAINLESS STEEL COPPER ROOF |
| 3 WOODEN DOOR SURROUND PAINTED
WOOD | 9 NEW ELEGANT CHIMNEY CAP AND SPARK ARRESTOR | 16 NEW WOOD DOORS AND WINDOWS, PAINTED |
| 4 4" DIA. HALF ROUND COPPER OUTLET
COPPER DOWNSPOUTS & LEADENHEADS | 10 CHIMNEY FOR OUTDOOR FIREPLACE | 17 NEW WOOD SHUTTERS, PAINTED |
| 5 WROUGHT IRON RAIL, PAINTED | 11 NEW GARDEN WALLS WITH STUCCO FINISH TO MATCH
HOUSE | 18 |
| 6 STAINED WOOD ENTRY DOOR WITH PANEL OF STAINLESS
STEEL | 12 NEW BACKLIT BROWN PORCELAIN WALL | 19 |
| | 13 GLASS ROOF & CUPOLA AT NEW CHIMNEY | |

DATE	BY
2014/08/24	24
4/8/09	

THE BLACKSTOCK RESIDENCE
1134 MAINE LANE
PUEBLO BEACH, CA 95053
303.254.1712 303.254.1713
www.blackstockresidence.com

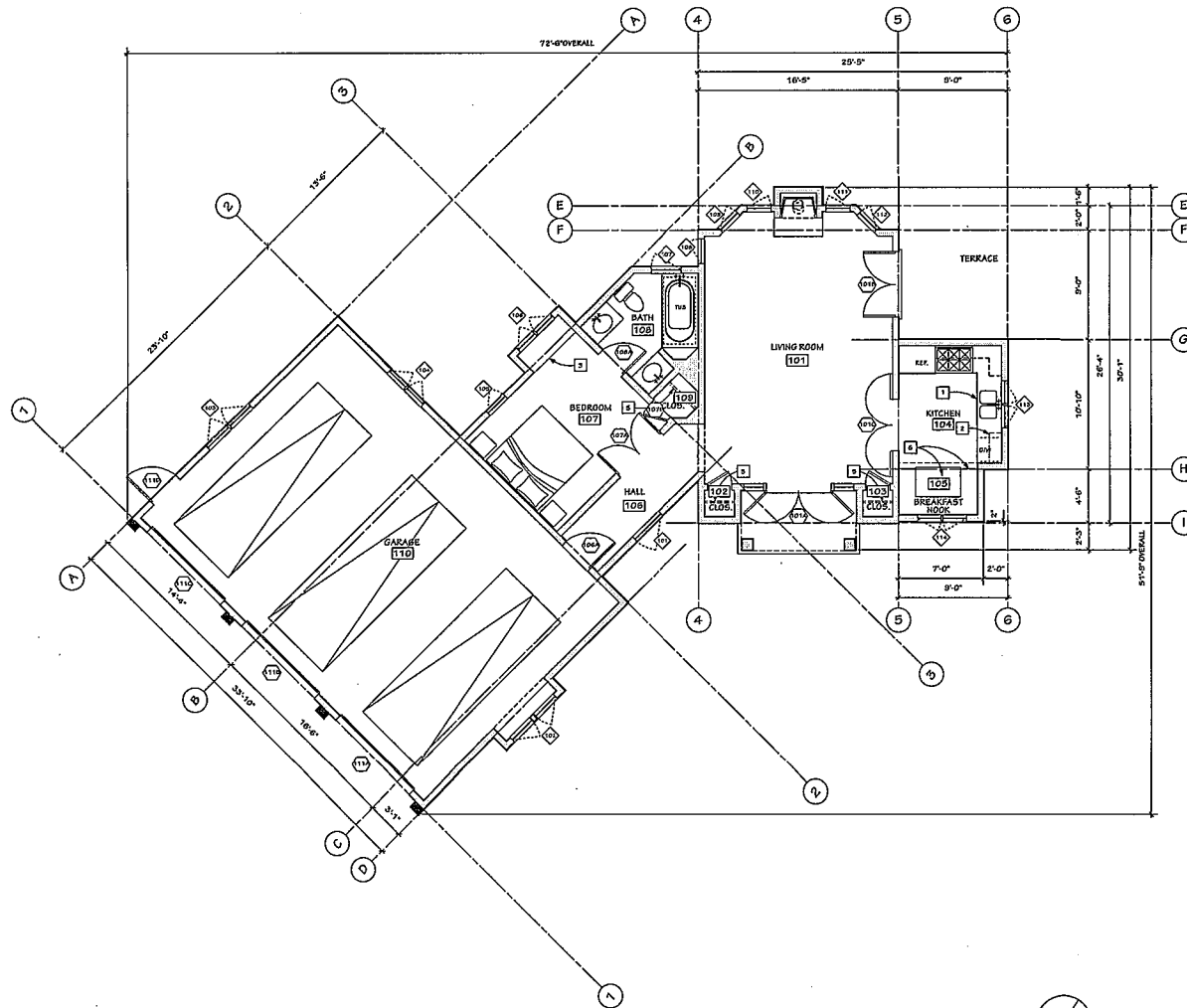
THE BLACKSTOCK RESIDENCE
1134 MAINE LANE
PUEBLO BEACH, CA 95053
303.254.1712 303.254.1713
www.blackstockresidence.com

The Blackstock Residence
1134 Maine Lane
Pueblo Beach, CA 95053

EXTERIOR ELEVATIONS

Date: 8/28/08
Scale: 1/8" = 1'-0"
Drawn: JMS/SL
Job: 0808

A3.2



KEYNOTES

- 1 LOWER CABINETS
- 2 UPPER CABINETS
- 3 WINDOW SEAT
- 4 FULL HEIGHT CABINETS
- 5 CLOSET SHED AND POLE
- 6 DRESSING ROOM AND DRESS

AREA OF HOUSE

FIRST FLOOR CONDITIONED:	850	SQ. FT.
GARAGE:	800	SQ. FT.
TOTAL PROJECT AREA:	1,650	SQ. FT.

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF FRAMING, U.N.I.D.
2. ALL INTERIOR FRAMING TO BE 2x4 STUDS, U.N.I.D.

LEGEND:

- 2x8 + 2x4 FRAMING
- 2x8 FRAMING
- 2x4 FRAMING
- MASONRY OR CONCRETE - SEE STRUCTURAL
- HOSE BIBS
- THERMOSTAT
- SMOKE DETECTOR ABOVE
- EXPOSED SPRINKLER HEAD ABOVE
- CONCEALED SPRINKLER HEAD ABOVE

REVISION	BY
4/12/09	

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THE CITY OF PEBBLE BEACH
PEBBLE BEACH, CALIFORNIA
31250 HWY 1, SUITE 200
PEBBLE BEACH, CA 95551
© 2008 BY THE CITY OF PEBBLE BEACH, CALIFORNIA

The Blackfoot Residence
11544 Pebble Beach Lane
Pebble Beach, CA 95553

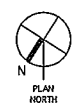
CARETAKER'S UNIT FLOOR PLAN

Date:	8/22/09
Scale:	1/4" = 1'-0"
Drawn by:	
Job:	0506.01

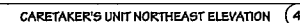
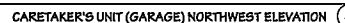
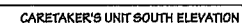
CARETAKER'S UNIT FLOOR PLAN

1

CU2.1

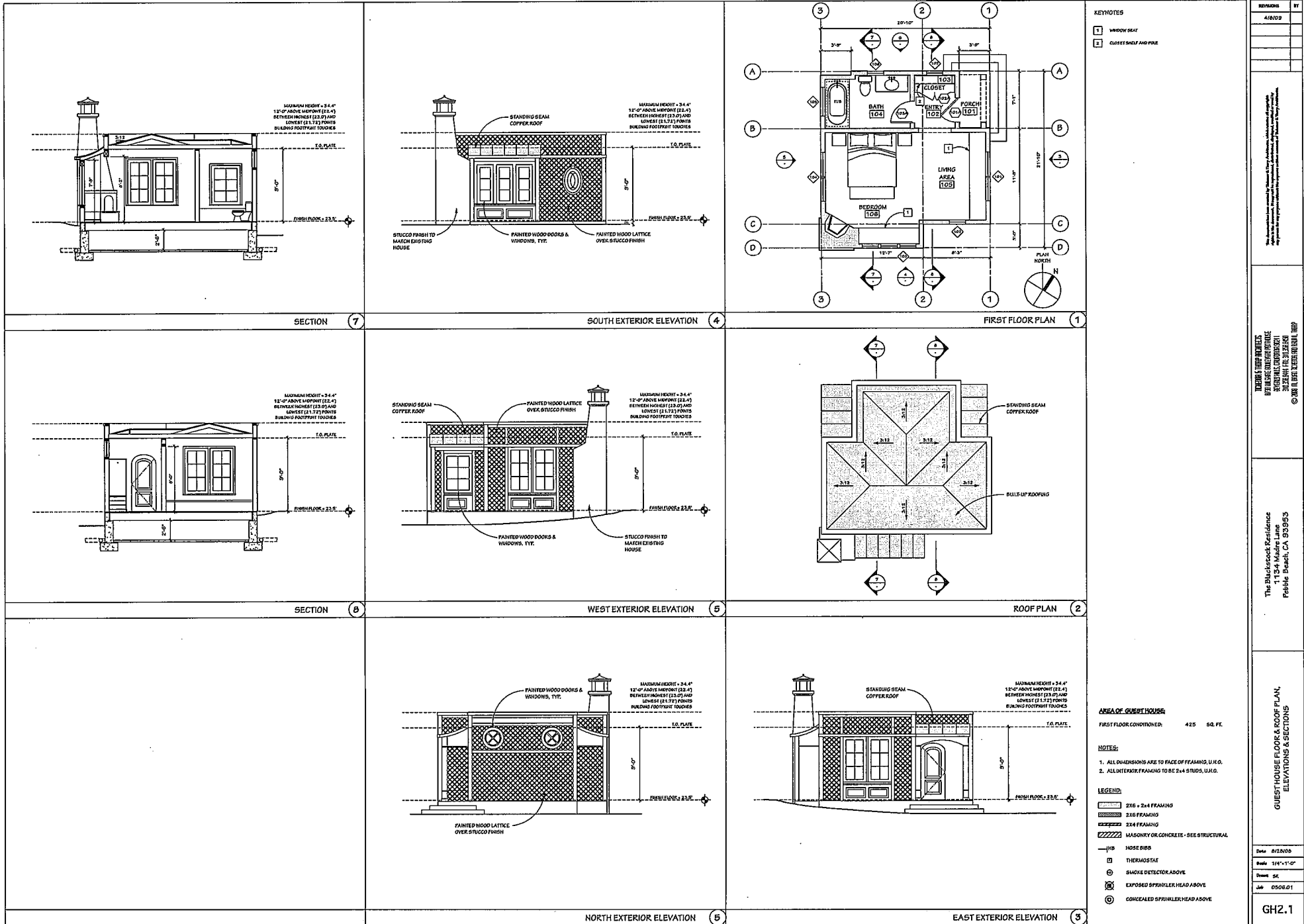


CU2.2



- 1 STEEL TRIMMINGS INTEGRALLY COLORED CEMENT PLASTER WITH SMOOTH GRAY FINISH
- 2 TEUSA GOTTA WALK ROOM TO MATCH MAIN HOUSE
- 3 PAINTED WOOD DOORS & WINDOWS, TYP.
- 4 4"X4" HALF ROUND COPPER OUTLET, COLORED WINDSHIELDS & GLASS DOORS
- 5 STAINED WOOD GARAGE DOORS W/ METAL BACKPLATE AND PYRAMIDAL NAIL HEADS
- 6 EXTENDED NAIL MOUNTED LANTERN
- 7 CUSTOM CHIMNEY CAP AND BRASS ACCESSORY
- 8 WINDY & DOOR SURROUND, PAINTED WOOD
- 9 PAINTED WOOD SHUTTERS, TYP.

CU3.1 Job: 0506.01		Drawn: EHV Scaled: 1/8" = 1'-0" Date: 8/22/09	CASEMAKER'S UNIT EXTERIOR ELEVATIONS The Blackrock Cretaker's Unit 1134 Marine Lane Pebble Beach, CA 95583	THE BLACK ROCK PROJECT EXTERIOR ELEVATION RENDERING 8/22/09	12/14/08 4/8/08 2/27/09	This document is the property of The Black Rock Project. It is intended to provide information to the client. It is not to be used for any other purpose without the written consent of The Black Rock Project.
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THE BLACKSPOCK RESIDENCE
1134 MADRID LANE
PUEBLO, CO 81001

THE BLACKSPOCK RESIDENCE
1134 MADRID LANE
PUEBLO, CO 81001

THE BLACKSPOCK RESIDENCE
1134 MADRID LANE
PUEBLO, CO 81001

GUEST HOUSE FLOOR & ROOF PLAN,
ELEVATIONS & SECTIONS

Date: 01/20/08
Scale: 1/4"=1'-0"
Sheet: 36
Job: 0508.01

GH2.1

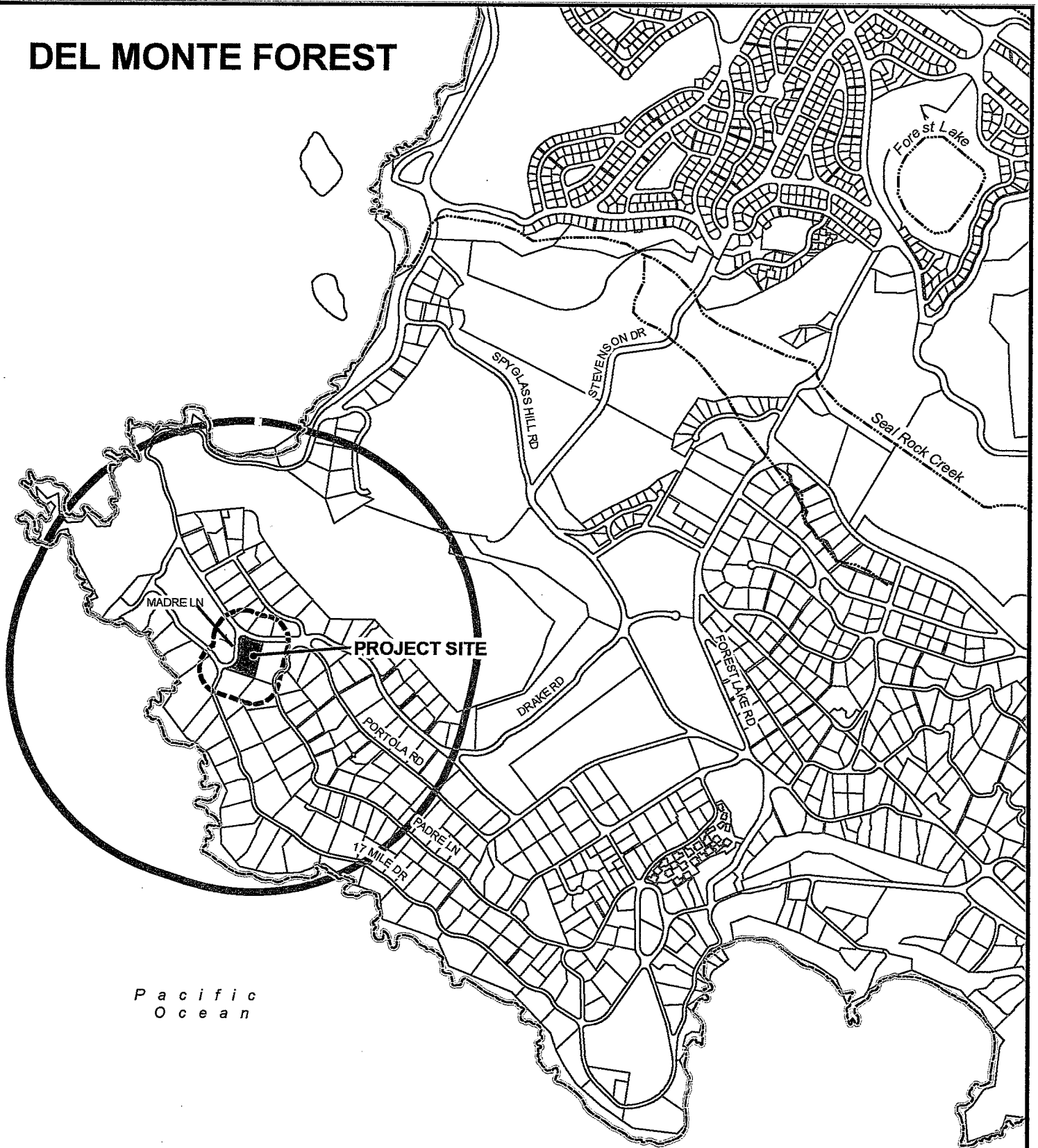
EXHIBIT D

VICINITY MAP

PLN090130 – Blackstock III

Zoning Administrator
August 27, 2009

DEL MONTE FOREST



APPLICANT: BLACKSTOCK

APN: 008-481-010-000

FILE # PLN090130



300' Limit



2500' Limit



City Limits

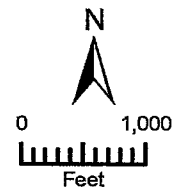


EXHIBIT E
ADVISORY COMMITTEE MINUTES

PLN090130 – Blackstock III

Zoning Administrator
August 27, 2009

Action by Land Use Advisory Committee

Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas CA
(831) 755-5025

Advisory Committee: Del Monte Forest

Please submit your recommendations for this application by **June 4, 2009**

Project Name: BLACKSTOCK PETER E & BARBARA A BLACKSTOCK TRS

File Number: PLN090130

File Type: AMEND

Project Planner: SIDOR

Project Location: 1134 MADRE LN PEBBLE BEACH

Project Description: AMENDMENT TO A PREVIOUSLY APPROVED COMBINED DEVELOPMENT PERMIT (PLN060328) AND APPLICATION (PLN070289). THIS AMENDMENT WILL RECOMBINE THE PROJECT COMPONENTS, SEPARATED BY THE ZONING ADMINISTRATOR ON MAY 31, 2007, AND WILL REDUCE THE OVERALL SIZE OF THE PROJECT. COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE REMODEL OF AN EXISTING 4,818 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING WITH AN ATTACHED 676 SQUARE FOOT GARAGE, INCLUDING THE CONSTRUCTION OF 1,149 SQUARE FEET OF FIRST FLOOR ADDITIONS AND 2,764 SQUARE FEET OF SECOND FLOOR ADDITIONS, AND INCLUDING MODIFICATION OF THE EXISTING DRIVEWAY AND PATIO AREAS, AND THE CONSTRUCTION OF AN ATTACHED SEVEN (7) FOOT GARDEN WALL (140 LINEAR FEET); 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW THE CONSTRUCTION OF AN 850 SQUARE FOOT CARETAKER UNIT WITH AN 800 SQUARE FOOT ATTACHED GARAGE; 3) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 425 SQUARE FOOT GUEST HOUSE, INCLUDING GRADING CONSISTING OF 290 CUBIC YARDS OF CUT AND 55 CUBIC YARDS OF FILL; 4) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT; 5) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF A KNOWN ARCHAEOLOGICAL RESOURCE; AND 6) DESIGN APPROVAL. THE PROJECT IS LOCATED AT 1134 MADRE LANE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-481-010-000), DEL MONTE FOREST AREA, COASTAL ZONE.

Was the Owner/Applicant/Representative Present at Meeting? Yes X No

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)

ADDITIONAL LUAC COMMENTS

RECOMMENDATION :

Motion by Conners (LUAC Member's Name)

Second by Caneer (LUAC Member's Name)

☒ Support Project as proposed

☐ Recommend Changes (as noted above)

☐ Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: DeLay, Verbanec, Lietzke, Conners, Getreu, Caneer, Stock, Dewar

NOES: None

ABSENT: None

ABSTAIN: None


**MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY
PLANNING DEPARTMENT**

Salinas - 168 West Alisal, 2nd Floor, Salinas, CA 93901
Telephone: (831) 755-5025 Fax: (831) 757-9516
Coastal Office - 2620 First Avenue, Marina, CA 93933
Telephone: (831) 883-7500 Fax: (831) 384-3261
<http://www.co.monterey.ca.us/planning>

DESIGN APPROVAL REQUEST FORM
ASSESSOR'S PARCEL NUMBER: 008-481-010-000

PROJECT ADDRESS: 1134 Madre Lane, Pebble Beach, CA 93953

PROPERTY OWNER: PETER & BARBARA BLACKSTOCK Telephone: 831-624-2118
Address: P. O. Box 544 Fax: 831-394-0622
City/State/Zip: Pebble Beach, CA 93953 Email: mrb@victorytoyota.com

APPLICANT: PETER & BARBARA BLACKSTOCK Telephone: 831-624-2118
Address: P. O. Box 544 Fax: 831-394-0622
City/State/Zip: Pebble Beach, CA 93953 Email: mrb@victorytoyota.com

AGENT: MARK A. BLUM Telephone: 831-373-4131
Address: P. O. Box 3350 Fax: 831-373-8302
City/State/Zip: Monterey, CA 93942-3350 Email: blum@horanlegal.com

Mail Notices to: ☐ Owner ☐ Applicant ☒ Agent
(check only one)

PROJECT DESCRIPTION: (Attach Scope of Work) Amendment to PLN060328.

See attached for further details

Painted wood shutters & trim, terra cotta roof

MATERIALS TO BE USED: tile and colored cement plaster

COLORS TO BE USED: Color board accompanies application.

You will need a building permit and must comply with the Monterey County Building Ordinance. Additionally, the Zoning Ordinance provides that no building permit be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit.

PROPERTY OWNER/AGENT SIGNATURE: Mark A. Blum **DATE:** 5-19-09

FOR DEPARTMENT USE ONLY

ZONING:
GENERAL/AREA PLAN: _____
ADVISORY COMMITTEE: _____
RELATED PERMITS: _____
PLANNER: _____
LUAC REFERRAL: ☐ YES ☐ NO
DOES THIS CORRECT A VIOLATION? ☐ YES ☐ NO
WITHIN ARCH BUFFER ZONE? ☐ YES ☐ NO
DECISION: ☐ ADMINISTRATIVE ☐ PUBLIC HEARING

LEGAL LOT: _____ ☐ YES ☐ NO
GIVEN OUT BY: _____ **DATE:** _____
ACCEPTED BY: _____ **DATE:** _____

COMMENTS: _____

ADVISORY COMMITTEE RECOMMENDATION

☐ APPROVAL ☐ DENIAL

For: 4 Against: 0 Abstain: 0 Absent: 0

Was the Applicant Present? ☒ YES ☐ NO

Recommended Changes: _____

Signature: [Signature]

Date: 6/4/09

APPROPRIATE AUTHORITY: ☐ DIRECTOR OF P & BI ☐ ZONING ADMINISTRATOR ☐ PLANNING COMMISSION
ACTION: ☐ APPROVED ☐ DENIED

CONDITIONS: _____

APPROVED BY: _____ **DATE:** _____

PROCESSED BY: _____ **DATE:** _____

COPY TO APPLICANT: ☐ IN PERSON OR ☐ MAILED **DATE:** _____

EXHIBIT F
MITIGATED NEGATIVE DECLARATION
(REVISED)

PLN090130 – Blackstock III

Zoning Administrator
August 27, 2009

County of Monterey

State of California

MITIGATED NEGATIVE DECLARATION

FILED

DEC 28 2007

STEPHEN L. VAGNINI
MONTEREY COUNTY CLERK
DEPUTY

Project Title:	Blackstock II
File Number:	PLN070289
Owner:	Blackstock, Peter and Barbara
Project Location:	1134 Madre Lane Pebble Beach, Monterey County, California 93953
Primary APN:	008-481-010-000
Project Planner:	Joseph Sidor, Associate Planner
Permit Type:	Combined Development Permit
Project Description:	Combined Development Permit consisting of 1) a Coastal Administrative Permit and Design Approval to allow a 2,889 square foot addition to an existing single family dwelling, including modification of the existing driveway, motor court, and patio areas, and the construction of an attached 220 linear foot garden wall; 2) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; 3) a Coastal Development Permit to allow development within a 750 foot cultural resources buffer zone; and 4) a Coastal Development Permit to allow the removal of three (3) Coast Live Oak trees, and one (1) Monterey Cypress tree. The project site is located at 1134 Madre Lane, Pebble Beach (Assessor's Parcel Number 008-481-010-000), Del Monte Forest Land Use Plan, Coastal Zone.

THIS PROPOSED PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT AS IT HAS BEEN FOUND:

- a) That said project will not have the potential to significantly degrade the quality of the environment.
- b) That said project will have no significant impact on long-term environmental goals.
- c) That said project will have no significant cumulative effect upon the environment.
- d) That said project will not cause substantial adverse effects on human beings, either directly or indirectly.

Decision Making Body:	Monterey County Zoning Administrator
Responsible Agency:	Resource Management Agency - Planning Department
Review Period Begins:	January 4, 2008
Review Period Ends:	February 3, 2008

Further information, including a copy of the application and Initial Study are available at the Monterey County Resource Management Agency - Planning Department, 168 W. Alisal Street, 2nd Floor, Salinas, CA 93901 (831) 755-5025.

MONTEREY COUNTY

PLANNING & BUILDING INSPECTION DEPARTMENT
168 WEST ALISAL ST., 2nd FLOOR, SALINAS, CA 93901
PHONE: (831) 755-5025 FAX: (831) 757-9516



INITIAL STUDY (REVISED)

I. BACKGROUND INFORMATION

Project Title:	<u>Blackstock III</u> Blackstock II
File No.:	<u>PLN090130</u> PLN070289 (previously included in PLN060328, Blackstock I)
Project Location:	1134 Madre Lane, Pebble Beach
Name of Property Owner:	Peter and Barbara Blackstock
Name of Applicant:	<u>Mark Blum</u> Joel Panzer, Maureen Wruock Planning Consultants, LLC
Assessor's Parcel Number(s):	008-481-010-000
Acreage of Property:	2.62 acres (approximately 114,127 square feet)
General Plan Designation:	Low Density Residential
Zoning District:	LDR/1.5 – D (CZ) (Low Density Residential, maximum gross density of 1.5 acres/unit, Design Control District, Coastal Zone)
Lead Agency:	Monterey County Resource Management Agency Planning Department
Prepared By:	Megan Edgar, Project Manager Rincon Consultants, Inc. (805) 547-0900
Date Prepared / <u>Revised</u>:	December 3, 2007 / <u>July 30, 2009</u>
Contact Person:	Joseph Sidor, Associate Planner SidorJ@co.monterey.ca.us
Phone Number:	(831) 755-5262

II. DESCRIPTION OF PROJECT AND ENVIRONMENTAL SETTING

A. Background:

The Blackstock parcel is located within the Pebble Beach Planning Area of the Del Monte Forest (Source: IX. 3, 8). Existing development includes a 2-story single family dwelling accompanied by outdoor patio areas and terraces, a detached garage, driveway, and circular motor court (Source: IX. 3, 6). In 1982, a *Scenic and Conservation Easement* was dedicated to the Del Monte Forest Foundation to preserve in perpetuity the naturally occurring Monterey cypress forest habitat identified on-site (Source: IX. 22). As originally recorded, the easement included a portion of the existing single family dwelling. In an effort to remove all development from the easement area, the easement was subsequently amended in 1991 and currently includes an additional 3,000 square feet of habitat for a total of 1.3 acres or one-half of the parcel (Source: IX. 1, 22). The remainder of the parcel is developed and landscaped with native plants and grasses (Source: IX. 6, 11, 12, 13).

The project under review is related to PLN060328 (Blackstock I), which was partially approved by the Zoning Administrator (ZA) on May 31, 2007 (Source: IX. 1, 2). The approved components of Blackstock I included a caretaker unit with attached garage, guesthouse, removal of four (4) Monterey pine trees, and extension of the existing driveway directly adjacent to the caretaker unit (Source: IX. 2). However, to address policies within the Del Monte Forest Land Use Plan (LUP) related to environmentally sensitive habitat areas (ESHA), the ZA instructed the applicant to complete a revised biological report for the remaining components of the project and instructed County staff to separate the project into two applications (Source: IX. 2). Therefore, PLN060328 (Blackstock I) includes those portions of the project previously approved, while PLN070289 (Blackstock II) includes the remaining project components that were not previously approved. Although PLN070289 (Blackstock II) is the focus of this Initial Study, all development components from Blackstock I and II will be analyzed for potentially significant impacts in this document.

PLN090130 will reduce the amount of grading by approximately 163 cubic yards, result in the removal of only four (Monterey pine) trees versus eight, reduce the garden wall length by approximately 80 linear feet, and eliminate approximately 2,000 square feet of originally-proposed terraces and landings. Although the amount of additions to the existing single family dwelling will increase by 1,024 square feet (from 2,889 to 3,913 square feet) this increase will occur primarily on the second story in order to minimize ground disturbance. Moreover, the removal of proposed terraces and landings from the front of the residence will eliminate potential impacts to the planted Monterey Cypress trees in that area (Source: IX. 3).

B. Project Description:

As described above, the Initial Study concurrently analyzes PLN070289 (Blackstock II), and PLN060328 (Blackstock I). PLN060328 (Blackstock I) is a previously approved Combined Development Permit which includes the following:

- A Coastal Development Permit to allow the construction of an 850 square foot caretaker unit with an 800 square foot attached garage;

- A Coastal Administrative Permit to allow the construction of a 425 square foot guesthouse (grading includes 428 cubic yards of cut/80 cubic yards fill);
- A Coastal Development Permit to allow the removal of four (4) Monterey pine trees; and
- Extension of the existing driveway directly adjacent to the caretaker unit.

PLN070289 (Blackstock II) is a Combined Development Permit that includes the following:

- A Coastal Administrative Permit for the construction of a 2,889 square foot addition to an existing single family dwelling, including modification of the existing driveway, motor court, and patio areas and the construction of an attached garden wall (220 linear feet);
- A Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat (ESHA);
- A Coastal Development Permit to allow development within a 750 foot cultural resources buffer zone;
- A Coastal Development Permit to allow the removal of three (3) coast live oak trees and one (1) planted Monterey cypress; and
- Design Approval.

PLN090130 (Blackstock III) is an Amendment to a previously-approved Combined Development Permit (PLN060328) consisting of the following:

- A Coastal Administrative Permit to allow the remodel of an existing 4,818 square foot two-story single family dwelling with an attached 676 square foot garage, including the construction of 1,149 square feet of first floor additions and 2,764 square feet of second floor additions, and including modification of the existing driveway and patio areas, and the construction of an attached seven (7) foot garden wall (140 linear feet);
- A Coastal Development Permit to allow the construction of an 850 square foot caretaker unit with an 800 square foot attached garage;
- A Coastal Administrative Permit to allow the construction of a 425 square foot guest house;
- A Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat;
- A Coastal Development Permit to allow development within 750 feet of a known archaeological resource;
- Design Approval; and
- grading consisting of 290 cubic yards of cut and 55 cubic yards of fill.

The existing residence is a two-story, 5,516 square foot structure (including detached garage). Other existing, on-site development includes 2,521 square feet of patios and outdoor terraces and an 8,500 square foot driveway with circular motor court (Source: IX. 3). The property is served by the Pebble Beach Sanitary Sewer District for sewer services. Water service to the existing residence is provided by the Cal-Am Water Company.

C. Environmental Setting and Surrounding Land Uses:

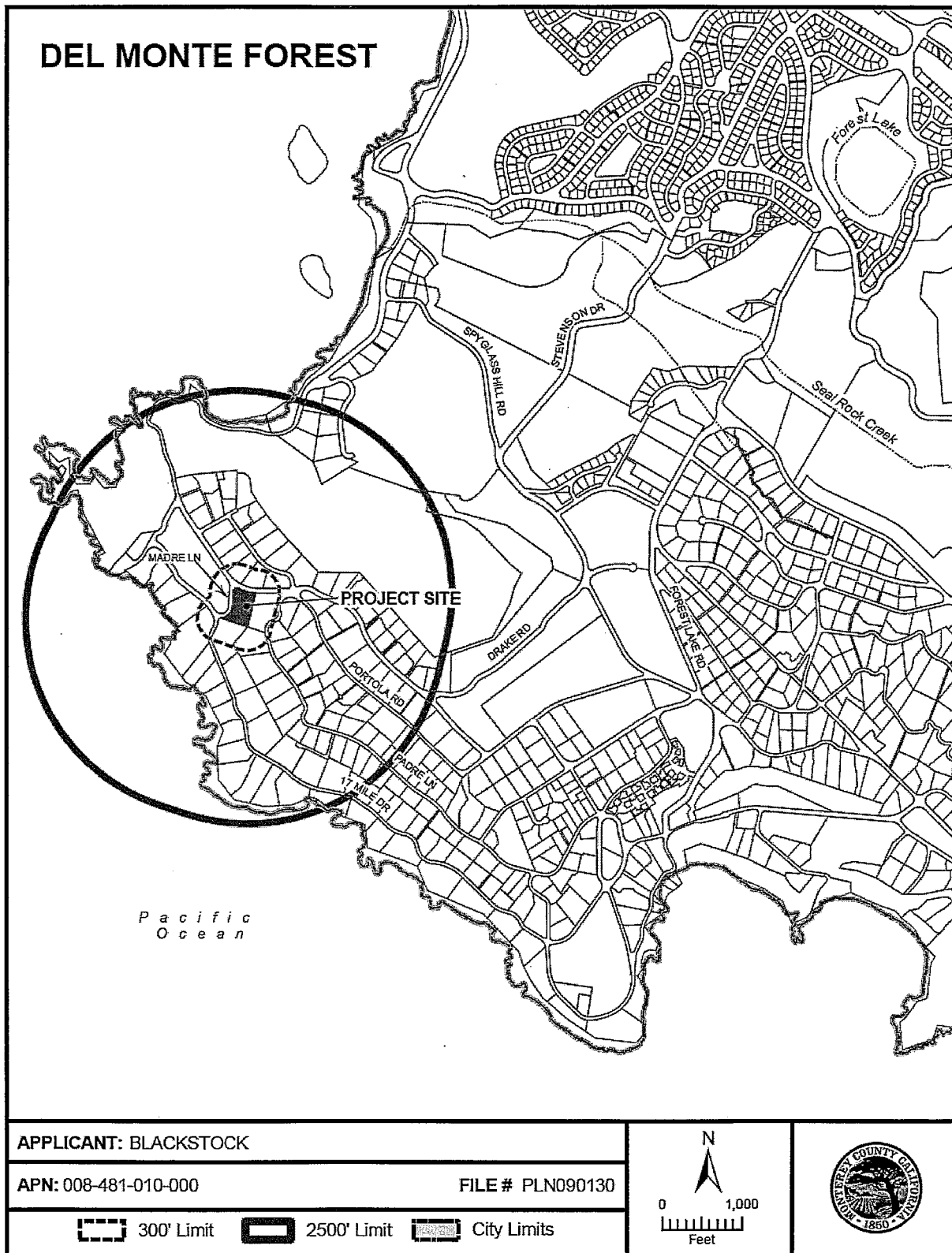
The project site is located at 1134 Madre Lane in Pebble Beach, California, approximately 3.25 miles west of State Route (SR) 1. The lot is currently developed with an existing single family residence in a Design Control District (Source: IX. 6, 9). The two-story residence is sited along the eastern edge of the property. The western portion of the property is a dedicated scenic easement for the protection of the Monterey cypress and pine habitat (Source: IX. 22).

The site is populated with fragments of an indigenous Monterey pine and cypress forest and a large number of planted native and non-native landscape trees, including native Monterey cypress, Monterey pine, Coast live oak, and non-native Cedar deodar and New Zealand Tea Tree (Source: IX. 11, 12, 13, 14).

The site is within an area of high archaeological sensitivity (Source: IX. 5). According to the Geotechnical Investigation prepared for the project, on-site soil consists of medium dense silty and clayey sand and is approximately three to four feet thick across the site (Source: IX. 16). Very dense weathered granite occurs below the soil. The property slopes gently to the south and west.

The site is bordered by Portola Road and open space to the north, and residential uses to the south, east, and west (Source: IX. 6).

Vicinity Map:



Initial Study File # ~~PLN070289~~ PLN090130
Blackstock III



III. PROJECT CONSISTENCY WITH OTHER APPLICABLE LOCAL AND STATE PLANS AND MANDATED LAWS

Use the list below to indicate plans applicable to the project and verify their consistency or non-consistency with project implementation.

General Plan	■	Air Quality Mgmt. Plan	■
Master Plan	□	Airport Land Use Plans	□
Water Quality Control Plan	■	Local Coastal Program-LUP	■

General Plan/Area Plan. The proposed project was reviewed for consistency with the 1982 Monterey County General Plan. Section IV. 9 (Land Use and Planning) discusses whether the project physically divides an established community; conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (refer to *Local Coastal Program-LUP* discussion below); or conflicts with any applicable habitat conservation plan or natural community conservation plan. **CONSISTENT**

Water Quality Control Plan. The Regional Water Quality Control Board incorporates the County's General Plan in its preparation of regional water quality plans. The project is consistent with the 1982 Monterey County General Plan and with the Association of Monterey Bay Area Governments (AMBAG) regional population and employment forecast and, therefore, is consistent with the Regional Water Quality Control Plan (refer to *Air Quality Management Plan* below). Section VI. 8 (Hydrology and Water Quality) below discusses whether the proposed project violates any water quality standards or waste discharge requirements, substantially depletes groundwater supplies or interferes substantially with groundwater recharge, substantially alters the existing drainage pattern of the site or area or creates or contributes runoff water that would exceed the capacity of existing or planned stormwater drainage. **CONSISTENT**

Air Quality Management Plan. Consistency of housing projects with the Air Quality Management Plan (AQMP) is analyzed by comparing the total potential population growth facilitated by the project with the forecasted growth for Monterey County. According to the Association of Monterey Bay Area Governments (AMBAG), the *2004 Population, Housing Unit, and Employment Forecasts* adopted by the AMBAG Board of Directors on April 14, 2004 are the forecasts for this consistency determination. According to these forecasts, the current population of Monterey County is 428,687 (including forecasted population generated from housing permits granted between January and November 2007). The proposed project includes a residential addition, caretaker unit, and guest house. As a worst case scenario, AMBAG forecasts the proposed guest house and caretaker unit to generate approximately 6 persons (Source: IX. 23). The combination of the existing population and the population estimated by the permitted housing units in Monterey County plus the 6 persons represented by the proposed project is less than the regional forecast for Monterey County (432,600 population in 2010.) Therefore, the project is consistent with the 2004 regional forecasts and the Air Quality Management Plan (Source: IX. 23). **CONSISTENT**

Local Coastal Program-LUP. Section IV. 9 (Land Use and Planning) discusses whether the project physically divides an established community; conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project; or conflicts with any applicable habitat conservation plan or natural community conservation plan. As discussed therein, the proposed project involves additions and renovations to an existing residence in an existing residential community and would not, therefore, physically divide an established community (Source: IX. 1, 3). Similarly, the project would not conflict with any habitat conservation plan or natural community conservation plan, as none are applicable to the project site (Source: IX. 8, 21). Item 9(b) includes analysis of project consistency with specific LCP policies. As noted therein, implementation of mitigation measures outlined in Section VI. 4 (Biological Resources) would ensure consistency with the Del Monte Forest LUP. **CONSISTENT**

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED AND DETERMINATION

A. FACTORS

The environmental factors checked below would be potentially affected by this project, as discussed within the checklist on the following pages.

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Hazards/Hazardous Materials | <input checked="" type="checkbox"/> Hydrology/Water Quality | <input checked="" type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation/Traffic |
| <input type="checkbox"/> Utilities/Service Systems | | |

Some proposed applications that are not exempt from CEQA review may have little or no potential for adverse environmental impact related to most of the topics in the Environmental Checklist; and/or potential impacts may involve only a few limited subject areas. These types of projects are generally minor in scope, located in a non-sensitive environment, and are easily identifiable and without public controversy. For the environmental issue areas where there is no potential for significant environmental impact (and not checked above), the following finding can be made using the project description, environmental setting, or other information as supporting evidence.

☐ Check here if this finding is not applicable

FINDING: For the above referenced topics that are not checked off, there is no potential for significant environmental impact to occur from either construction, operation or maintenance of the proposed project and no further discussion in the Environmental Checklist is necessary.

EVIDENCE:

Agricultural Resources. PLN090130 (Blackstock III) ~~PLN060328 (Blackstock I)~~ includes the construction of a caretaker unit, garage and guesthouse and ~~PLN070289 (Blackstock II)~~ includes an addition to an existing single family dwelling. Neither would convert farmland to non-agricultural use (Source: IX. 3, 5, 6). The site is not under a Williamson Act Contract (Source: IX. 3, 5). The project site is located within a residential area and is currently zoned as Low-Density Residential (LDR). The proposed construction would not conflict with any

agricultural uses, as the site is currently developed with residential uses and is surrounded by open space to the north, and residential uses to the south, east, and west (Source: IX. 6). There would be *no impact*.

Air Quality. The proposed project would not conflict with or obstruct the implementation of the Air Quality Management Plan (refer to *Air Quality Management Plan* in Section III above), nor would it violate any air quality standard or result in a cumulatively considerable net increase of any criteria pollutant for which the region is in non-attainment (Source: IX. 1, 3, 10). As noted under the Transportation/Traffic section below, the project would generate an insignificant amount of new traffic associated with the proposed caretaker unit. As a result, insignificant traffic-related emissions would be generated. Construction related air quality impacts would be temporary in nature and controlled by standard Conditions of Approval that require watering, erosion control and dust control measures, as required by the County Code (Source: IX. 1, 3, 4, 6, 8, 10). There would be *no impact*.

Hazards/Hazardous Materials. PLN090130 (Blackstock III) ~~PLN060328 (Blackstock I) and PLN070289 (Blackstock II)~~ involves additions and renovations to an existing residence that would not involve the transport, use or disposal of hazardous materials that would constitute a threat of explosion or other significant release that would pose a threat to neighboring properties (Source: IX. 1, 3). The projects would not involve stationary operations, create hazardous emissions or handle hazardous materials. The site is not included on a list of hazardous materials sites (Source: IX. 17). The site location and scale have no impact on emergency response or emergency evacuation. The site is not located near an airport or airstrip. The site is located in a residential area and would not be subject to wildland fire hazards. There would be *no impact*.

Mineral Resources. No mineral resources have been identified or would be affected by the projects (Source: IX. 1, 5, 6, 16). PLN090130 (Blackstock III) will not ~~Neither PLN060328 (Blackstock I) or PLN070289 (Blackstock II)~~ would result in impacts to mineral resources.

Noise. The proposed caretaker unit, garage and guesthouse (~~PLN060328, Blackstock I~~) and residential additions (PLN090130, Blackstock III) (~~PLN070289, Blackstock II~~) would not be exposed to noise levels that exceed standards and would not substantially increase ambient noise levels (Source: IX. 1, 3, 6, 7, 8). There would be a temporary increase of noise during construction. Noise would be minimized with the implementation of adopted County ordinances and standard Conditions of Approval (Source: IX. 1, 3, 4). The project site is not located in the vicinity of an airport or private airstrip (Source: IX. 6). There would be *no impact*.

Population/Housing PLN090130 (Blackstock III) ~~PLN060328 (Blackstock I)~~ includes the construction of a caretaker unit, garage and guesthouse and ~~PLN070289 (Blackstock II)~~ includes an addition to an existing single family dwelling. The project ~~Neither~~ would not induce substantial population in the area, either directly, through the construction of a caretaker unit and guesthouse, nor indirectly, as no new infrastructure would be extended to the site (Source: IX. 1, 3, 23). The projects would not alter the location, distribution, or

density of human population in the area in any significant way, or create a demand for additional housing. Guesthouses operate as occasional use space bedrooms, not permanent habitable space (Source: IX. 9). There would be *no impact*.

Public Services. PLN090130 (Blackstock III) ~~PLN060328 (Blackstock I) and PLN070289 (Blackstock II)~~ involves additions and renovations to an existing residence which would be served by existing services and utilities (Source: IX. 1, 3). The project would have no measurable effect on existing public services in that the incremental increase in demand would not require expansion of any services to serve the project. County Departments reviewed the original project application, which included both PLN060328 (Blackstock I) and PLN070289 (Blackstock II), and PLN090130 (Blackstock III), and have provided recommended Conditions of Approval. None of the County agencies or service providers indicated that this project would result in significant impacts (Source: IX. 1, 3, 4). Therefore, the proposed project would not result in significant impacts related to public services.

Recreation. PLN090130 (Blackstock III) ~~PLN060328 (Blackstock I)~~ includes the construction of a caretaker unit, garage and guesthouse and ~~PLN070289 (Blackstock II)~~ includes an addition to an existing single family dwelling. Neither PLN090130 (Blackstock III) would not result in an increase in use of existing recreational facilities causing substantial physical deterioration (Source: IX. 1, 3). No parks, trail easements, or other recreational opportunities would be adversely impacted by the proposed project (Source: IX. 1, 3). The project would not create significant recreational demands. Therefore, the proposed project would not result in impacts related to recreation.

Transportation/Traffic. PLN090130 (Blackstock III) ~~PLN060328 (Blackstock I) and PLN070289 (Blackstock II)~~ involves additions and renovations to an existing residence that would generate an insignificant amount of new traffic, primarily associated with the proposed caretaker unit (Source: IX. 1, 3). The roadways in this area are not at degraded levels of service and the contribution of traffic from additions and renovations to an existing residence would not cause any roadway or intersection level of service to be degraded (Source: IX. 1, 3, 8). Therefore, the proposed project would not result in significant impacts related to transportation or traffic.

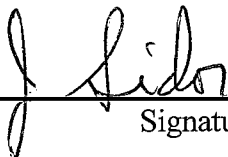
Utilities and Service Systems. PLN090130 (Blackstock III) ~~PLN060328 (Blackstock I) and PLN070289 (Blackstock II)~~ involves additions and renovations to an existing residence that would not exceed wastewater treatment requirements or create sufficient demand to warrant construction of new wastewater treatment facilities (refer to Section VI.8). Similarly, the amount of solid waste generated by the proposed project would not significantly impact the area's solid waste facilities. The Monterey County Water Resources Agency reviewed the original project application, which included both PLN060328 (Blackstock I) and PLN070289 (Blackstock II), and PLN090130 (Blackstock III), and recommended four ~~two~~ standard Conditions of Approval including water conservation measures and water availability certification, which are County Code requirements. Pursuant to implementation of these conditions, impacts to water service demands would not be significant (Source: IX. 1, 4, 23). Utilities such as electricity, gas, and phone service are already in place and the construction

of a caretaker unit, garage, guesthouse, and addition to an existing single family dwelling would not create a sufficient demand to warrant the expansion of the current infrastructure (Source: IX. 1, 3, 6). Pursuant to compliance with applicable conditions, PLN090130 (Blackstock III) ~~PLN060328 (Blackstock I)~~ and ~~PLN070289 (Blackstock II)~~ would not result in significant impacts related to utilities and service systems.

B. DETERMINATION

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

Joseph Sidor

August 12, 2009

Date

Associate Planner

V. EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project would not expose sensitive receptors to pollutants, based on project-specific screening analysis).
- 2) All answers must take into account the whole action involved, including offsite as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level mitigation measures from Section XVII, "Earlier Analyses," may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a

previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance.

VI. ENVIRONMENTAL CHECKLIST

1. AESTHETICS		Less Than Significant			
Would the project:		Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Have a substantial adverse effect on a scenic vista? (Source: IX. 3, 6, 8, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Source: IX. 3, 6, 8, 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Substantially degrade the existing visual character or quality of the site and its surroundings? (Source: IX. 1, 3, 4, 6)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Source: IX. 1, 3, 4, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion, Analysis and Conclusions:

Aesthetics 1(a, b) – Less than Significant. PLN090130 (Blackstock III) PLN060328 (Blackstock I) and PLN070289 (Blackstock II) involves additions and renovations to an existing residence on Madre Lane, which is not a designated scenic roadway (Source: IX. 8). The property is not visible from 17-Mile Drive or other visually prominent area, as identified on the LUP Visual Resources Map. The project is therefore consistent with the Del Monte Forest LUP Scenic and Visual Resources policies (Source: IX. 3, 6, 8).

PLN090130 (Blackstock III) PLN060328 (Blackstock I) would result in the removal of four (4) Monterey pine trees in the southeastern portion of the property, south of the existing motor court. PLN070289 (Blackstock II) would result in the removal of three (3) coast live oak trees and one (1) planted Monterey cypress tree in the northeastern portion of the property, adjacent to the existing residence. All trees proposed for removal are outside the existing Scenic and Conservation Easement (Source: IX. 3, 6). Two of the Monterey pines included in PLN090130 (Blackstock III) PLN060328 (Blackstock I) are required for removal due to disease, while the Monterey cypress included in PLN070289 (Blackstock II) is planted (Source: IX. 14). The remaining two (2) Monterey pines included in PLN090130 (Blackstock III) PLN060328 (Blackstock I) and three (3) coast live oaks included in PLN070289 (Blackstock II) are proposed for removal due to implementation of the project and do not require the issuance of a Coastal Development Permit. As a Condition of Approval, removal of all trees would be required to be in accordance with the Tree Resource Analysis/Construction Impact Assessment submitted for the project, which requires on-site tree replacement at a 2:1 ratio (refer also to Mitigation Measure #1) (Source: IX. 4, 14).

There are no other significant visual resources, scenic corridors, or significant views or vistas in the immediate project vicinity, and the project site is not part of a scenic vista or panoramic view (Source: IX. 6). The project building site is not visible from scenic roadways or public viewpoints and would not result in ridgeline development (Source: IX. 3, 6). Impacts would be *less than significant*.

Aesthetics 1(c) – Less than Significant. PLN090130 (Blackstock III) ~~PLN060328 (Blackstock I)~~ includes the construction of a caretaker unit, garage and guesthouse and ~~PLN070289 (Blackstock II)~~ includes an addition to an existing single family dwelling. The surrounding area is of high scenic quality. However, the proposed addition would not intensify the visual impact over the existing residential use of the site and the post-project residence would be visually compatible with other homes in the site vicinity (Source: IX. 6). Pursuant to implementation of County Conditions of Approval, including preparation of Landscape Plan and Exterior Lighting Plan (Source: IX. 1, 4), impacts would be *less than significant*.

Aesthetics 1(d) – Less than Significant. Some additional lighting sources would occur as a result of the new caretaker unit, garage and guesthouse (~~PLN060328, Blackstock I~~) and expanded residence (~~PLN070289, Blackstock II~~). However, the proposed project would be required to comply with County General Plan Policy 26.1.20, which requires that “All exterior lighting shall be unobtrusive and constructed or located so that only the intended area is illuminated, long range visibility is reduced, and offsite glare is fully controlled” (Source: IX. 7). In addition, a standard County Condition of Approval would require preparation of an Exterior Lighting Plan, subject to review and approval by the Resource Management Agency Planning Department (Source: IX. 1, 4). Pursuant to compliance with Local Coastal Program policies and implementation of County Conditions of Approval, impacts would be *less than significant*.

2. AGRICULTURAL RESOURCES		Less Than Significant			
Would the project:		Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Source: IX. 1, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Source: IX. 1, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? (Source: IX. 1, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion, Analysis and Conclusions: See Sections II and IV.

3. AIR QUALITY		Less Than Significant With Mitigation Incorporated		
Would the project:		Potentially Significant Impact	Less Than Significant Impact	No Impact
a)	Conflict with or obstruct implementation of the applicable air quality plan? (Source: IX. 1, 3, 10)	<input type="checkbox"/>	<input type="checkbox"/>	■
b)	Violate any air quality standard or contribute substantially to an existing or projected air quality violation? (Source: IX. 1, 3, 10)	<input type="checkbox"/>	<input type="checkbox"/>	■
c)	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Source: IX. 1, 3, 10)	<input type="checkbox"/>	<input type="checkbox"/>	■
d)	Result in significant construction-related air quality impacts? (Source: IX. 1, 3, 10)	<input type="checkbox"/>	<input type="checkbox"/>	■
e)	Expose sensitive receptors to substantial pollutant concentrations? (Source: IX. 1, 3, 10)	<input type="checkbox"/>	<input type="checkbox"/>	■
f)	Create objectionable odors affecting a substantial number of people? (Source: IX. 1, 3)	<input type="checkbox"/>	<input type="checkbox"/>	■

Discussion, Analysis and Conclusions: See Sections II III and IV.

4. BIOLOGICAL RESOURCES		Less Than Significant With Mitigation Incorporated		
Would the project:		Potentially Significant Impact	Less Than Significant Impact	No Impact
a)	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Source: IX. 1, 13)	<input type="checkbox"/>	■	<input type="checkbox"/>
b)	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Game or US Fish and Wildlife Service? (Source: IX. Source: IX. 1, 3, 6, 8, 13)	<input type="checkbox"/>	■	<input type="checkbox"/>

4. BIOLOGICAL RESOURCES	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Source: IX. 6, 8, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? (Source: IX. IX. 1, 7, 8, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Source: IX. 1, 8, 14)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Source: IX. 1, 3, 13)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion, Analysis and Conclusions:

A Biological Report was completed for PLN060328 (Blackstock I) on March 18, 2007 (Source: IX. 11). In accordance with the findings of the May 31, 2007 Zoning Administrator (ZA) hearing, a revised Biological Resources Report was completed on July 25, 2007 (Source: IX. 12). A third Biological Survey was completed for PLN070289 (Blackstock II) by EcoSynthesis Scientific and Regulatory Services, Inc. on October 15, 2007 (Source: IX. 13), and a fourth Biological Survey was completed for PLN090130 (Blackstock III) by EcoSynthesis Scientific and Regulatory Services, Inc. on July 14, 2008 (Source: IX. 24). The following discussion and analysis is based on the findings from the July 14, 2008, Biological Survey, the October 15, 2007, Biological Survey, the 1982 Monterey County General Plan, the Del Monte Forest Land Use Plan, the California Coastal Commission Notification of Appeal, and Department of Fish and Game (DFG) comments (Source: IX. 7, 8, 19, 21).

Biological Resources 4(a) – Less than Significant with Mitigation Incorporated. On-site vegetation includes Monterey cypress forest, Monterey pine-coast live oak forest, annual grassland-ruderal habitat, and landscaping. Special-status plant and animal species that may be located on the property are discussed in the following paragraphs. For the purpose of this Initial Study, “special-status” includes plants and animals that are: a) listed as endangered or threatened under the Federal or California Endangered Species Acts (ESA); b) considered rare under the California Native Plant Protection Act; or c) are afforded protection under acts or codes other than the Federal or California ESA (e.g. Migratory Bird Treaty Act, Fish and Game Code).

Special-Status Plant Species. According to CNDDB records, 27 sensitive plant species have reported occurrences within the Monterey quadrangle search area surrounding the subject property. Of these, four (4) species were determined to have a potential to occur on the property based on proximity to documented sightings, on-site habitats, and ecological requirements of the species, although marsh microseris is unlikely to occur on the site (Source: IX. 13). These species include Monterey pine (*Pinus radiata*), Monterey cypress (*Cupressus macrocarpa*), marsh microseris (*Microseris paludosa*), and Yadon's piperia (*Piperia yadonii*). Some of the species known to occur in the area require seasonal-specific surveys be conducted because they are not identifiable during seasons in which they may be dormant. A seasonally-timed directed floral survey was conducted in June 10, 2008.

~~PLN090130 (Blackstock III) PLN060328 (Blackstock I) includes the removal of four (4) Monterey pine trees, while PLN070289 (Blackstock II) includes the removal of one (1) planted Monterey cypress tree and three (3) coast live oak trees. Although the Monterey cypress proposed for removal is not indigenous, e~~ Construction in the immediate vicinity of additional Monterey cypress trees has the potential to damage root systems, which could result in or hasten the ultimate loss of the trees (Source: IX. 13). Because ~~direct removal and/or~~ indirect impacts ~~would~~ occur to these tree species, impacts are potentially significant (Source: IX. 13). Mitigation Measures #1 and #2 are required to reduce impacts to a *less than significant* level. As designed, and pursuant to Mitigations #1 and #2, the project will not result in the removal of any native Monterey cypress nor result in construction within the driplines of any native Monterey cypress as required by Del Monte Forest LUP ESHA Policy 21.

~~Although three (3) coast live oak trees would be removed, these trees are not protected. The project site is not subject to Senate Bill (SB) 1334 (Keuhl Bill) because it would not result in removal of 30 percent or more of the on-site woodland and because the property is 2.62 acres in size (1.3 of which is located in a Seenic and Conservation Easement) and would therefore convert 3 or less acres of oak woodlands. This impact would therefore be less than significant.~~

Presence or absence of marsh microseris and Yadon's piperia was not confirmed in the October 15, 2007 Biological Survey (Source: IX. 13). Yadon's piperia has the potential to occur on the property and therefore has the potential to be impacted by the proposed project; however, marsh microseris is unlikely to occur on the site (Source: IX. 13). ~~Mitigation Measure #3 is required to reduce potential impacts to a less than significant level.~~ The absence of both marsh microseris and Yadon's piperia was subsequently confirmed by survey on June 10, 2008. The survey covered areas that would be affected by new construction or by cypress re-vegetation efforts. Both of the target species are ordinarily in flower at this time, and flowering piperia plants were observed at other known occurrences in the Del Monte Forest area on the date of the survey. Nor were any other special-status plant species observed other than those previously noted. As a result, impacts to marsh microseris and Yadon's piperia would be less than significant without mitigation.

Special-Status Animal Species. The CNDDB listed 13 sensitive wildlife species as occurring within the Monterey quadrangle search area surrounding the subject property. Of these, one

species was determined to have a reasonable potential to occur on the property based on availability of on-site habitat (Source: IX. 13). This species is the hoary bat (*Lasiurus cinereus*). According to the Biological Survey, this species would not be expected to roost in any of the trees proposed for removal (Source: IX. 13). In addition, the character of the foraging habitat would not be altered significantly from existing conditions (Source: IX. 13). As a result, impacts to the hoary bat would be *less than significant* without mitigation.

The following mitigation measures are required to reduce impacts to *Monterey pine* and *Monterey cypress*, ~~marsh microseris~~, and *Yadon's piperia* to a *less than significant* level.

Mitigation Measure #1: Monterey Pine Replacement. All Monterey pine trees removed as a result of Blackstock III Blackstock I or Blackstock II, regardless of size, shall be transplanted to another location on the subject property or replaced at a minimum 2:1 ratio. Replacement plantings shall be from locally-collected Monterey pine seed stock. A qualified arborist/botanist shall be retained to monitor the acquisition, installation, and maintenance of all Monterey pine trees to be replaced on the property. Replacement trees shall be monitored and maintained annually by a qualified arborist/botanist for at least five years or until the trees have successfully established.

Mitigation Measure #2: Monterey Cypress Avoidance. Any construction within 100 feet of any existing native (not planted) Monterey cypress tree shall minimize impacts on root systems by one of two methods:

- For driveway, pathway, and patio construction, no excavation shall occur and placement of paving shall be by the "on-grade system." In this system, the existing soil is not compacted, but is overlain by geofabric and geogrid, then by suitable paving base which is then compacted and paved.
- For building construction, no soil excavation shall be carried out except where necessary to install foundations (regardless of the results of root exploration). A preconstruction root exploration of all potentially excavated areas shall be carried out and no roots larger than one inch shall be damaged. Where roots larger than one inch are found, pier and above-grade beam foundations shall be used to achieve this objective.

~~**Mitigation Measure #3: Seasonally Timed Rare Plant Surveys.** Prior to project development, seasonally timed directed floral surveys shall be completed by a County-approved qualified biologist/botanist during the appropriate season to determine the presence or absence of marsh microseris and Yadon's piperia in the location of development. An updated target list of plant species shall be developed by a qualified biologist in consultation with relevant regulatory agencies based on known occurrences, the October 15, 2007 Biological Survey, and a recent California Natural Diversity Database (CNDDB) search to be completed no longer than 12 months prior to initial site disturbance. Surveys shall be floristic in nature (i.e. all plant species observed shall be recorded), and shall be conducted in accordance with the CDFG *Guidelines for Assessing the Effects of Proposed Projects on Rare, Threatened, and Endangered Plants and*~~

~~Natural Communities (revised May 8, 2000), and USFWS Guidelines for Conducting and Reporting Botanical Inventories for Federally Listed, Proposed and Candidate Plants (USFWS, 2000).~~

~~Multiple focused field surveys may be required to capture the flowering period of the target species. The location and extent of any rare plant occurrences observed in development areas shall be documented in a report and accurately mapped onto site-specific topographic maps and aerial photographs.~~

~~If no marsh microseris or Yadon's piperia plants are found, no further mitigation is required. If plants are found, the following shall be implemented: 1) their locations shall be marked precisely and recorded generally by means of GPS; 2) a mitigation and monitoring plan that addresses impacts to marsh microseris and Yadon's piperia shall be prepared by a County approved biologist/botanist and reviewed by the County and DFG; 3) marked plants shall be transplanted to suitable habitat sites, as identified in the mitigation and monitoring plan; and 4) transplants shall be monitored annually for five years, and any that do not produce leaves at any time during the monitoring period (i.e. 100% survival rate) shall be replaced by contract grown plants at a ratio of 10:1, with the monitoring period to be extended for a five year period following the last transplantation or replacement planting.~~

Biological Resources 4(b) – Less Than Significant with Mitigation Incorporated. The project site does not contain riparian habitat (Source: IX. 6, 8, 13). However, two sensitive natural communities listed by the CNDDB occur on the subject property: Monterey pine forest and Monterey cypress forest (Source: IX. 13). Monterey cypress forest is additionally designated as an environmentally sensitive habitat (ESHA) by the County of Monterey [Del Monte Forest Land Use Plan Appendix A (List of Environmentally Sensitive Habitats of Del Monte Forest Area)].

Monterey pine forest is confined to the northeastern and southeastern portions of the site. Impacts to this habitat would be limited to the removal of four (4) Monterey pine trees during development of PLN090130 (Blackstock III) ~~PLN060328 (Blackstock I)~~ (Source: IX. 13). As noted under Item 4(a), implementation of Mitigation Measure #1 would reduce impacts to Monterey pine trees to a less than significant level. Impacts to Monterey pine habitat would similarly be reduced to a *less than significant* level.

Although the Blackstock property is shown as lying entirely within the Monterey cypress ESHA in the Local Coastal Program (LCP), the "precise determination of the extent of indigenous Monterey cypress habitat shall depend on site-specific biological survey in conjunction with applications for development" (Source: IX. 8, 13). According to the Biological Survey prepared for PLN070289 (Blackstock II), Monterey cypress habitat is confined to the western half of the parcel (Source: IX. 13). A *Scenic and Conservation Easement* which covers this area was dedicated to the Del Monte Forest Foundation in 1982 and amended in 1991 (Source: IX. 1). PLN090130 (Blackstock III) includes an expansion of the easement area by approximately 5,000 square feet.

Proposed development within the Monterey cypress ESHA includes reconfiguration of the existing driveway (Source: IX. 3). In addition, portions of PLN090130 (Blackstock III) ~~PLN070289 (Blackstock II)~~ would be constructed within 100 feet of this area (Source: IX. 3). Impacts to this habitat could be significant. Mitigation Measure #2 would require on-grade paving systems for driveway, pathway and patio areas and pier and above-grade beam foundations for building construction. According to the Biological Survey, this mitigation would reduce impacts to the Monterey cypress ESHA to a *less than significant* level (Source: IX. 13).

Biological Resources 4(c) – No Impact. There are no wetlands on the subject property (Source: IX. 6, 8, 13). There would be *no impact*.

Biological Resources 4(d) – Less than Significant. The project would not interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites (Source: IX. 1, 7, 8, 13). Impacts would be *less than significant*.

Biological Resources 4(e) – Less than Significant with Mitigation Incorporated. As discussed under Item 4(b) above, on-site Monterey cypress habitat is designated as environmentally sensitive habitat (ESHA) under the LCP (Source: IX. 8). The project conforms with Del Monte Forest LUP Policy 21's protection of Monterey cypress ESHA by avoiding removal of native Monterey cypress and construction within the dripline of native Monterey cypress. Moreover, Mitigation Measure #2 would ensure potential impacts related to Monterey cypress ESHA are outside the driplines of native Monterey cypress and reduce these to a less than significant level. Pursuant to implementation of this measure, potential impacts would similarly be *less than significant*. Refer also to Item 9(b) for a discussion of consistency with specific LCP policies.

PLN090130 (Blackstock III) ~~PLN060328 (Blackstock I)~~ includes the removal of four (4) Monterey pine trees, while ~~PLN070289 (Blackstock II)~~ includes the removal of three (3) Coast live oak trees and one (1) Monterey cypress tree. According to the Del Monte Forest CIP, removal of native trees or other major vegetation requires a Coastal Development Permit (Section 20.147.050.A.1). Exceptions to this requirement include non-native or planted trees except as defined as habitat or trees determined by a qualified forester to be diseased, dead or hazardous (Source: IX. 1). As indicated in the Tree Resource Analysis/Construction Impact Assessment prepared for the project (Source: IX. 14), two of the Monterey pine trees proposed for removal are diseased and the Monterey cypress tree proposed for removal is a planted specimen experiencing surface root development and interior dieback (Source: IX. 14).

The remaining five (5) trees are proposed for removal due to implementation of PLN090130 (Blackstock III) ~~PLN060328 (Blackstock I)~~ and ~~PLN070289 (Blackstock II)~~ and do not require the issuance of a Coastal Development Permit. All tree removal would be in accordance with the Tree Resources Analysis/Construction Impact Assessment with tree replacement occurring on-site at a 2:1 ratio (refer also to Mitigation Measures #1 and #2). The proposed development has been designed to remove the minimum number of trees necessary to achieve the desired objectives (Source: IX. 1, 3, 6, 14). In addition, the 1.3-acre *Scenic and Conservation Easement*

on the property protects the naturally occurring Monterey cypress forest habitat on-site (Source: IX. 22). Impacts would therefore be *less than significant*.

In addition, per the comments received from the California Department of Fish and Game (DFG), a mitigation measure shall be included to ensure avoidance of tree removal during periods of bird nesting.

Mitigation Measure #3: Pre-Construction Surveys for Nesting Birds. The applicant shall coordinate pre-construction surveys for nesting birds to be conducted by a qualified biologist within 30 days prior to construction if construction is to occur during the nesting season (February through mid-September). If nests are located during pre-construction surveys, a qualified biologist will establish a 250-foot buffer around each nest for the duration of the breeding season (until such time as the young are fully fledged) to prevent nest harassment and brood mortality. Work may proceed prior to mid-September only if a qualified biologist conducts nest checks and establishes that the young are fully fledged. Every effort will be made to avoid removal or impact to known nests within project boundaries. If trees known to support nests cannot be avoided, removal of these trees will only occur outside of the nesting season (mid-September through January).

Monitoring Action #3.

The applicant shall submit evidence of completed surveys from a qualified biologist to the RMA - Planning Department, prior to issuance of grading permits.

Biological Resources 4(f) – Less than Significant. The proposed project would not conflict with any adopted Habitat Conservation Plan or other approved local, regional, or state habitat conservation plan affecting the subject property, as none are applicable to the project site (Source: IX. 1, 3, 13). Impacts would be *less than significant*.

5. CULTURAL RESOURCES		Less Than Significant			
Would the project:		Potentially Significant Impact	With Mitigation Incorporated	Less Than Significant Impact	No Impact
a)	Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5? (Source: IX. 5)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5? (Source: IX. 1, 3, 5, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c)	Directly or indirectly destroy a unique paleontological resource, site or unique geologic feature? (Source: IX. 1, 3, 5, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5. CULTURAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Disturb any human remains, including those interred outside of formal cemeteries? (Source: IX. 1, 3, 5, 15)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion, Analysis and Conclusions:

Cultural Resources 5(a) – No Impact. Based upon the Monterey County GIS System Property Report, the project site does not contain historical resources and would therefore not cause a substantial adverse change in a significant historical resource (Source: IX. 5, 6).

Cultural Resources 5(b-d) – Less than Significant. Based upon the Monterey County GIS System Property Report, the project site is within an area of high archaeological sensitivity (Source: IX. 5). In addition, PLN090130 (Blackstock III) ~~PLN070289 (Blackstock II)~~ includes a Coastal Development Permit to allow development within a 750 foot cultural resources buffer zone. However, the Preliminary Cultural Resources Reconnaissance prepared for the property determined that the project area does not contain potentially significant archaeological resources (Source: IX. 15). The buffer zone is therefore the result of a positive cultural resources report on another property in the area. The proposed project would not impact this off-site cultural resource. A standard County Condition of Approval requires that all construction activities must stop if cultural resources are found during construction activities. With County required Conditions of Approval, impacts to archaeological and paleontological resources would be *less than significant*.

6. GEOLOGY AND SOILS				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Source: IX. 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking? (Source: IX. 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction? (Source: IX. 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

6. GEOLOGY AND SOILS				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
iv) Landslides? (Source: IX. 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil? (Source: IX. 4, 6, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Source: IX. 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (Source: IX. 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? (Source: IX. 1, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion, Analysis and Conclusions:

A Geotechnical Investigation – Design Phase was prepared for the project in August 2006 (Source: IX. 16). As a standard Condition of Approval, the County will require the applicant to implement all recommendations that were suggested in the geotechnical report. In addition, the applicant will be required to comply with applicable County policies and ordinances related to geologic hazards (Source: IX. 8, 9)

Geology and Soils 6(a) – Less than Significant. Like much of California, the project site is located in a seismically active region. Potential seismically-induced hazards include surface rupture, ground shaking, ground failure (including liquefaction), landslides, lateral spreading, and collapse. County records and the Geotechnical Investigation prepared for the site did not identify any on-site faults. Therefore, the risk of direct surface rupture would be minimal (Source: IX. 16). Although the project site would be exposed to groundshaking from any of the faults that traverse Monterey County, the project would be required to be constructed in accordance with applicable seismic design parameters outlined in the 2007 California Building Code (Source: IX. 16). In addition, the Geotechnical Investigation indicates that on-site soils are medium dense overlying very dense bedrock, thereby reducing the risk of liquefaction, lateral spreading, and differential compaction (Source: IX. 16). Pursuant to implementation of the recommendations contained in the Geotechnical Investigation as well as compliance with applicable codes and proper engineering, including compliance with the California Building Code, impacts related to seismically-induced hazards would be *less than significant*.

Geology and Soils 6(b) – Less than Significant. Soil erosion is the removal of soil by water and wind. The subject property is relatively flat and contains medium dense soil overlying very dense bedrock (Source: IX. 16). Soil erosion is currently not an issue on-site (Source: IX.4, 6). Pursuant to implementation of County ordinances and standard Conditions of Approval, required by the County's grading and erosion control ordinances related to grading and soil erosion prevention, impacts would be *less than significant*.

Geology and Soils 6(c) – Less than Significant. See discussion under Item 6(a) above. Impacts would be *less than significant*.

Geology and Soils 6(d) – Less than Significant. The proposed project is not located on unstable or expansive soils, and the Geotechnical Investigation identified no significant geological constraints related to expansive soils (Source: IX. 16). Pursuant to implementation of adopted County ordinances and standard Conditions of Approval, impacts would be *less than significant*.

Geology and Soils 6(e) – No Impact. The property is served by the Pebble Beach Sanitary Sewer District for sewer services. Because septic tanks or alternative wastewater disposal systems would not be required, there would be *no impact*.

7. HAZARDS AND HAZARDOUS MATERIALS				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Source: IX. 1, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Source: IX. 1, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? (Source: IX. 1, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Source: IX. 17)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Source: IX. 1, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

7. HAZARDS AND HAZARDOUS MATERIALS				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Source: IX. 1, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Source: IX. 1, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Source: IX. 1, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion, Analysis and Conclusions: See Sections II and IV.

8. HYDROLOGY AND WATER QUALITY				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements? (Source: IX. 1, 4, 18)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? (Source: IX. 1, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site? (Source: IX. 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site? (Source: IX. 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

8. HYDROLOGY AND WATER QUALITY		Less Than Significant With Mitigation Incorporated			Less Than Significant Impact		No Impact
Would the project:		Potentially Significant Impact	Potentially Significant Impact	Potentially Significant Impact	Potentially Significant Impact	Potentially Significant Impact	No Impact
e)	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Source: IX. 1, 3, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f)	Otherwise substantially degrade water quality? (Source: IX. 1, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g)	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map? (Source: IX. 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h)	Place within a 100-year flood hazard area structures which would impede or redirect flood flows? (Source: IX. 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i)	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Source: IX. 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j)	Inundation by seiche, tsunami, or mudflow? (Source: IX. 1, 3, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion, Analysis and Conclusions:

Hydrology and Water Quality 8(a) – Less than Significant. The Monterey County Environmental Health Division reviewed the original project application, which included both PLN060328 (Blackstock I) and PLN070289 (Blackstock II), as well as the application for PLN090130 (Blackstock III), and did not identify any potential violations to water quality standards or waste discharge requirements (Source: IX. 1, 4). The Health Department did not require any Conditions of Approval. The existing residence is served by the Pebble Beach Sanitary Sewer District for sewer services and the Cal Am Water Company for water service. The proposed development would not alter existing water quality or waste discharge levels (Source: IX. 1, 3, 4, 18). Impacts would be *less than significant*.

Hydrology and Water Quality 8(b) – Less than Significant. The existing residence is currently served by the Cal Am Water Company for water service (Source: IX. 1). The proposed project would incrementally increase water demand through the addition of a caretaker unit, guest house, and master bathroom (Source: IX. 1). However, the Monterey County Environmental Health Division reviewed the original project application, which included both PLN060328 (Blackstock I) and PLN070289 (Blackstock II), as well as the application for PLN090130 (Blackstock III), and found the project complete with no conditions. The Water

Resources Agency similarly reviewed the original project application and recommended two Conditions of Approval, including water conservation measures and water availability certification, as required by County ordinances (Source: IX. 1, 4). The incremental increase in demand would not be expected to deplete groundwater supplies such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.

However, PLN090130 (Blackstock III) ~~PLN060328 (Blackstock I)~~ and ~~PLN070289 (Blackstock II)~~ would result in a 1,271 ~~5,000~~ square foot increase in impervious surfaces structural coverage on the site, which would slightly reduce groundwater recharge (Source: IX. 3). Under the revised plans for PLN090130 (Blackstock III), ~~Total impervious~~ coverage of the site, including driveway, motor court, rooftops and other paved areas, would total 16,921 ~~20,482~~ square feet (Source: IX. 3). This represents a relatively small portion (approximately 14.7% ~~18%~~) of the 2.6 acre property. In addition, the applicant would be required to implement all recommendations suggested in the Geotechnical Investigation as a Condition of Approval. This includes recommendations related to surface drainage and subdrain design. Pursuant to implementation of these recommendations, surface runoff would be directed away from structures to approved drainage facilities and be allowed to permeate the surface, thereby permitting groundwater recharge.

Overall, impacts related to groundwater supplies and groundwater recharge would be *less than significant*.

Hydrology and Water Quality 8(c) – Less than Significant. PLN090130 (Blackstock III) ~~PLN060328 (Blackstock I)~~ and ~~PLN070289 (Blackstock II)~~ would result in an increase in structural coverage impervious surfaces and subsequent runoff and accelerated erosion [refer to Item 8(b) above]. However, due to the relatively small nature of this project, an increase in sedimentation as a result of increased impervious surfaces would not be a significant impact. Pursuant to implementation of County ordinances relating to erosion and residential construction, as well as erosion control measures outlined on the project plans, impacts to on- and off-site sedimentation would be *less than significant*.

Hydrology and Water Quality 8(d) – Less than Significant. On-site drainage flows primarily through two on-site drainage flowlines/swales, located north of the existing residence and adjacent to the southern boundary of the existing driveway (Source: IX.3). Portions of PLN090130 (Blackstock III) ~~PLN060328 (Blackstock I)~~ would be located on the drainage channel adjacent to the existing driveway (Source: IX. 3). However, implementation of County ordinances relating to erosion and residential construction, as well as erosion control measures outlined on the project plans, would ensure *less than significant* impacts.

Hydrology and Water Quality 8(e) – Less than Significant. PLN090130 (Blackstock III) ~~PLN060328 (Blackstock I)~~ and ~~PLN070289 (Blackstock II)~~ would result in an increase in impervious structural surfaces which would incrementally contribute increased runoff. However, due to the relatively small amount of site disturbance (approximately 1,271 ~~5,000~~ square feet additional impervious surface area on a 2.6 acre property), it would not exceed the capacity of existing or planned stormwater drainage facilities. In addition, the Monterey County Water Resources Agency reviewed the project and recommended that the applicant, as a Condition of

Approval, prepare a drainage plan which includes retention/percolation facilities (Source: IX. 7). Pursuant to compliance with said condition, impacts would be *less than significant*.

Hydrology and Water Quality 8(f) – Less than Significant. The project would not substantially degrade water quality. Incremental urban pollutants from hardscape runoff following construction of the home site would occur (Source: IX.3). Due to the relatively small size of the project, this effect would be minor. The Water Resources Agency reviewed the original project application, which included both PLN060328 (Blackstock I) and PLN070289 (Blackstock II), as well as the application for PLN090130 (Blackstock III), and did not recommend that a drainage plan be prepared (Source: IX. 1). Impacts would be *less than significant*.

Hydrology and Water Quality 8(g-i) – No Impact. The project site is not located in a 100-year floodplain and is not within an inundation area from a dam or levee (Source: IX. 5, 8). There would be *no impact*.

Hydrology and Water Quality 8(j) – Less than Significant. Tsunamis, or seismic sea waves, are generated from undersea seismic movement. Due to its coastal location, the project site may be unsafe during such an event. However, PLN090130 (Blackstock III) ~~PLN060328 (Blackstock I) and PLN070289 (Blackstock II)~~ involves additions and renovations to an existing residence and would not expose people or structures to a significant risk of inundation beyond those currently experienced (Source: IX. 1, 3, 8). Impacts would be *less than significant*.

9. LAND USE AND PLANNING	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community? (Source: IX. 1, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Source: IX. 1, 2, 8, 13)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Source: IX. 8, 21)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion, Analysis and Conclusions:

Land Use and Planning 9(a) – No Impact. PLN090130 (Blackstock III) ~~PLN060328 (Blackstock I) and PLN070289 (Blackstock II)~~ involves additions and renovations to an existing

residence in an existing residential community (Source: IX. 1, 3). They would not physically divide an existing community. There would be *no impact*.

Land Use and Planning 9(b) – Less than Significant with Mitigation Incorporated. As noted under Section II.A (Project Description), the Zoning Administrator (ZA) approved portions of the project [PLN060328 (Blackstock I)] on May 31, 2007 (Source: IX. 1, 2). However, to address policies within the Del Monte Forest Land Use Plan (LUP) related to environmentally sensitive habitat areas (ESHA), the ZA instructed the applicant to complete a revised biological report for the remaining components of the project [PLN070289 (Blackstock II)] before they could be considered (Source: IX. 2). In addition, the Coastal Commission appealed the decision regarding PLN060328 (Blackstock I), citing conflicts with LCP policies related to ESHA (Source: IX. 19).

The consistency of PLN090130 (Blackstock III) ~~PLN060328 (Blackstock I)~~ and ~~PLN070289 (Blackstock II)~~ with applicable LCP policies related to ESHA, tree removal, caretaker density and residential driveways is ~~are~~ described in the paragraphs below.

LUP Policy #8

Environmentally sensitive habitat areas that are not designated as rehabilitation areas shall be protected against any significant disruption of habitat values. Within environmentally sensitive habitat areas, new land uses shall be limited to those that are dependent on the resources therein. Land uses immediately adjacent to environmentally sensitive habitat areas shall be compatible with long-term maintenance of the resource; development shall be sited and designed to prevent impacts which would significantly degrade the protected habitat. In designated open space areas, conformance to the applicable OSAC Plan maintenance standards shall be considered the test of consistency with this policy.

PLN090130 (Blackstock III) ~~PLN060328 (Blackstock I)~~ Consistency. Figure 2 of the Del Monte Forest LUP identifies the subject parcel as supporting ESHA, specifically indigenous Monterey cypress. As noted in the LCP, the “precise determination of the extent of indigenous Monterey cypress habitat shall depend on site-specific biological survey in conjunction with applications for development” (Source: IX. 8, 13). According to the Biological Survey prepared for PLN070289 (Blackstock II), Monterey cypress habitat is confined to the western half of the parcel (Source: IX. 13). A *Scenic and Conservation Easement* in this area was dedicated to the Del Monte Forest Foundation in 1982. Because this easement as originally drawn included portions of the existing residence, it was subsequently amended in 1991 to remove the residence and capture an additional 3,000 square feet of habitat area. The extent of the on-site *Scenic and Conservation Easement* has not been altered since 1991. PLN090130 (Blackstock III) includes an expansion of the easement area by approximately 5,000 square feet.

PLN090130 will reduce the amount of grading by approximately 163 cubic yards, result in the removal of only four (Monterey pine) trees versus eight, reduce the garden wall length by approximately 80 linear feet, and eliminate approximately 2,000 square feet of originally-proposed terraces and landings. Although the amount of additions to the existing single family dwelling will increase by 1,024 square feet (from 2,889 to 3,913 square feet) this increase will occur primarily on the second story in order to minimize ground disturbance. Moreover, the

removal of proposed terraces and landings from the front of the residence will eliminate potential impacts to the planted Monterey Cypress trees in that area.

PLN090130 (Blackstock III) PLN060328 (Blackstock I) includes the construction of a caretaker unit, garage and guesthouse and extension of the existing driveway directly adjacent to the caretaker unit. None of this development would be located within the ESHA/*Scenic and Conservation Easement* area. In addition, land uses included in PLN090130 (Blackstock III) PLN060328 (Blackstock I) are accessory to the existing single family residence and are therefore not considered a new land use. As a result, PLN090130 (Blackstock III) PLN060328 (Blackstock I) need not be dependent on the ESHA resource. The project site is not a designated open space area.

PLN090130 (Blackstock III) PLN070289 (Blackstock II) Consistency. Refer to PLN060328 (Blackstock I) consistency analysis above. As noted therein, Monterey cypress ESHA occurs on the western portion of the property and is protected by an existing *Scenic and Conservation Easement* that will be expanded under this amended project. PLN090130 (Blackstock III) PLN070289 (Blackstock II) includes additions to the existing residence and reconfiguration of the existing driveway. The only development that would be located within the Monterey cypress ESHA and *Scenic and Conservation Easement* is the driveway reconfiguration (Source: IX. 3). Allowances within the easement specifically include the construction/alteration of driveways (exception #7), as well as development that will not materially alter or disturb the easement area (restriction #5) (Source: IX. 22). Some of the residential additions would be located within 100 feet of ESHA. However, impacts would be reduced to a *less than significant* level with implementation of Mitigation Measure #2 [refer to Item 4(b)]. PLN090130 (Blackstock III) PLN070289 (Blackstock II) would therefore be compatible with the long-term maintenance of this resource.

In addition, PLN090130 (Blackstock III) PLN070289 (Blackstock II) includes an addition to an existing single family dwelling and modifications to the existing driveway, neither of which would be considered a new land use. As a result, PLN090130 (Blackstock III) PLN070289 (Blackstock II) need not be dependent on the ESHA resource. The project site is not a designated open space area (Source: IX. 1, 3, 5, 7, 8, 9).

LUP Policy #12

Where development of any type, including subdivision of land for development purposes, is proposed in or near documented or expected locations of environmentally sensitive habitats, field surveys by qualified individuals shall be required in order to determine precise locations and to recommend mitigating measures to ensure protection of any sensitive species or habitat(s) present. Where OSAC maintenance standards have been prepared, these shall be observed in the preparation of such recommendations.

PLN090130 (Blackstock III) PLN060328 (Blackstock I) Consistency. Refer to Section VI.4 (Biological Resources). As noted therein, the Biological Survey prepared for PLN070289 (Blackstock II) determined that Monterey cypress habitat is confined to the western half of the parcel (Source: IX. 13). Mitigation measures recommended in the Biological Survey are

included under Item 4(b). Where OSAC maintenance standards have been prepared, these shall be observed in the preparation of such recommendations.

~~PLN070289 (Blackstock II) Consistency. Refer to Section VI.4 (Biological Resources). As noted therein, the Biological Survey prepared for PLN070289 (Blackstock II) determined that Monterey cypress habitat is confined to the western half of the parcel (Source: IX.13). Mitigation measures recommended in the Biological Survey are included under Item 4(b). Where OSAC maintenance standards have been prepared, these shall be observed in the preparation of such recommendations.~~

LUP Policy #13

The protection of environmentally sensitive habitats shall be provided through deed restrictions or permanent conservation or scenic easements granted to the Del Monte Forest Foundation. Where developments are proposed within or near areas containing environmentally sensitive habitat, such restrictions or easements shall be established through the development review process. Where development has already occurred in areas supporting environmentally sensitive habitat, property owners should be encouraged to voluntarily grant conservation or scenic easements to the Del Monte Forest Foundation. Except in the case of voluntary easements, each instrument for effecting such restriction or easement shall be subject to approval by the County as to form and content; shall provide for enforcement, if need be, by the County or other appropriate enforcement agency; and shall name the County as beneficiary in event the Foundation ceases or is unable to adequately manage these easements for the intended purpose of natural habitat preservation.

PLN090130 (Blackstock III) PLN060328 (Blackstock I) Consistency. Refer to LUP Policy #8 consistency analysis above. As noted therein, an on-site *Scenic and Conservation Easement* was dedicated to the Del Monte Forest Foundation in 1982 and amended in 1991. The extent of the 1.3-acre easement has not been altered since 1991. The area of the easement shall be expanded under PLN090130 (Blackstock III).

~~PLN070289 (Blackstock II) Consistency. Refer to LUP Policy #8 consistency analysis above. As noted therein, an on-site *Scenic and Conservation Easement* was dedicated to the Del Monte Forest Foundation in 1982 and amended in 1991. The extent of the 1.3-acre easement has not been altered since 1991.~~

LUP Policy #14

Near environmentally sensitive habitat areas, the removal of indigenous vegetation and land disturbance (grading, excavation, paving, etc.) shall be restricted to the minimum amount necessary to accommodate development. This policy shall not restrict the activities of the Del Monte Forest Foundation in implementing OSAC Plan maintenance standards.

PLN090130 (Blackstock III) PLN060328 (Blackstock I) Consistency. As noted in the ZA Staff Report for PLN060328 (Blackstock I) (Source: IX. 1), County staff worked with the applicant to reduce the amount of tree removal and other disturbance. In addition, Mitigation Measure #2 would reduce ESHA impacts to a less than significant level. Furthermore, under PLN090130

(Blackstock III), proposed tree removal has been further reduced to only three (3) 6-inch DBH Monterey pine and one (1) 7-inch DBH Monterey pine.

~~PLN070289 (Blackstock II) Consistency. As noted in the ZA Staff Report for PLN060328 (Blackstock I) (Source: IX.1), County staff worked with the applicant to reduce the amount of tree removal and other disturbance. In addition, Mitigation Measure #2 would reduce ESHA impacts to a less than significant level.~~

LUP Policy #15

The use of non-invasive plant species and appropriate native species shall be required in landscape materials used in projects, especially in developments adjoining environmentally sensitive habitat.

PLN090130 (Blackstock III) PLN060328 (Blackstock I) Consistency. As a Condition of Approval, the Resource Management Agency Planning Department has required preparation of a landscaping plan which utilizes non-invasive, native species.

~~PLN070289 (Blackstock II) Consistency. As a Condition of Approval, the Resource Management Agency Planning Department will require the preparation of a landscaping plan as a standard Condition of Approval which utilizes non invasive, native species.~~

LUP Policy #17

Prior to approval of development on existing legal lots of record, protection of rare, endangered, and sensitive native plant and animal habitats which potentially occur in the area shall be ensured by the following means:

- A site survey shall be conducted by a qualified botanist (or biologist in the case of animal habitat) for the purpose of determining the presence of rare, endangered, or unique plants and developing appropriate mitigation. This survey should be conducted in April or May, as it must be designed to detect the presence of any of the habitats listed in Appendix A of this Plan.
- Performance standards covering building locations, lot setbacks, roadway and driveway width, grading, and landscaping shall be established as a means of carrying out the recommendations of the site survey. The purpose of this is to isolate building sites from identified locations of rare or endangered plants or other environmentally sensitive habitat.
- Scenic or conservation easements covering the environmentally sensitive habitat shall be dedicated to the Del Monte Forest Foundation as provided by policy 13 above.

PLN090130 (Blackstock III) PLN060328 (Blackstock I) Consistency. As outlined in Section IV. 4, a biological survey and report were completed for the project. Mitigation Measures #1 through 3 would reduce biological resource impacts to a less than significant level. In addition, PLN090130 (Blackstock III) PLN060328 (Blackstock I) is consistent with development standards outlined in Section 20.14.060 of the Monterey County Zoning Ordinance, including height, setbacks, floor area ratio, lot coverage, and distance between structures (Source: IX. 1). The reconfigured driveway has been designed in consultation with County staff to provide sufficient access, parking and turnaround areas with minimal expansion

of impervious areas and biological impacts (Source: IX. 1). Grading and landscaping would be in conformance with applicable County ordinances and related Conditions of Approval. Refer also to *LUP Policy #13* consistency analysis above. As noted therein, an on-site *Scenic and Conservation Easement* was dedicated to the Del Monte Forest Foundation in 1982 and amended in 1991. The extent of the 1.3-acre easement has not been altered since 1991. The area of the easement shall be expanded under PLN090130 (Blackstock III).

~~PLN070289 (Blackstock II) Consistency. Refer to PLN060328 (Blackstock I) Consistency analysis above. PLN070289 (Blackstock II) is similarly consistent with development standards outlined in Section 20.14.060 of the Monterey County Zoning Ordinance.~~

LUP Policy #21

Land uses on existing legal lots of record supporting indigenous Monterey Cypress habitat shall be compatible with the objective of protecting this environmentally sensitive coastal resource. Improvements such as structures and driveways shall be carefully sited and designed to avoid potential damage or degradation of the microhabitat of these trees. Within the perimeter of the habitat area as defined by the driplines of the outermost indigenous Monterey Cypress trees on the site, removal of native trees or other indigenous vegetation, grading, paving, building construction activity, landscape alterations and summer watering shall be prohibited. On the inland side of 17-Mile Drive, driveways shall be allowed in this area where the driveway does not come within the dripline of individual Cypress trees, or where driveways are consolidated to service more than one lot. Underground residential utilities and fences shall be allowed in this area on the inland side of 17-Mile Drive. Scenic or conservation easements shall be secured prior to transmittal of coastal development permits in order to assure the protection of the Monterey Cypress habitat.

PLN090130 (Blackstock III) PLN060328 (Blackstock I) Consistency. Refer to LUP Policies #8, #14 and #17 consistency analyses above.

~~PLN070289 (Blackstock II) Consistency. Refer to LUP Policies #8, #14 and #17 consistency analyses above.~~

LUP Policy #75

Within their indigenous range, Monterey cypress trees shall be protected to the maximum extent possible. This shall be accomplished by design review during the development review process.

PLN090130 (Blackstock III) PLN060328 (Blackstock I) Consistency. Refer to Section VI. 4 (Biological Resources). As noted therein, impacts to individual Monterey cypress trees and the Monterey cypress ESHA would be reduced to a less than significant level with implementation of Mitigation Measure #2.

~~PLN070289 (Blackstock II) Consistency. Refer to Section VI.4 (Biological Resources). As noted therein, impacts to individual Monterey cypress trees and the Monterey cypress ESHA would be reduced to a less than significant level with implementation of Mitigation Measure #2.~~

LUP Policy #78a

Encourage the use of caretaker accommodations as an appropriate means of providing affordable housing for caretakers, ranch hands, convalescent help, and domestic employees. Applicants for detached caretaker residences shall demonstrate a need for the unit as part of the development review process. Detached caretaker residences shall not exceed 850 square feet in size. Subdivisions shall not be permitted to divide a principle residence from a caretaker residence. Only one caretaker unit shall be allowed on the parcel. Additional employee housing is permitted for priority uses (e.g. visitor-serving commercial) in one dormitory/bunkhouse or in temporary structures (i.e., former mobile homes) consistent with all other plan policies.

PLN090130 (Blackstock III) ~~PLN060328 (Blackstock I)~~ Consistency. PLN060328 (Blackstock I) was approved with a caretaker unit and garage. The caretaker unit would be 850 square feet and would not be subdivided from the principal residence. A Condition of Approval requires the applicant to record a deed restriction that the caretaker unit will adhere to all required standards as set forth in Section 20.64.030 of the Monterey County Coastal Implementation Plan (Source: IX.1).

~~PLN070289 (Blackstock II) Consistency.~~ Not applicable.

Coastal Implementation Plan Section 20.147.090.A.1

New residential driveways and other road surfaces are required to be designed with the minimum length and width required to provide simple and direct access. Circular driveways; parking spaces above the number needed for the specific application in question and other types of extraneous impervious surfaces shall not be allowed. Other paved areas are limited to a minimum required to meet daily parking needs. Development shall be modified as necessary for location and siting where such modifications will result in reduction of driveway length, road surfaces, and other impervious surfaces. This development standard shall not be read to preclude safe bicycle lanes or adequate parking for commercial visitor serving development and access points. (Ref. Policy #1, Del Monte Forest Area Land Use Plan).

PLN090130 (Blackstock III) ~~PLN060328 (Blackstock I)~~ Consistency. PLN090130 (Blackstock III) PLN060328 (Blackstock I) includes the construction of a caretaker unit, garage and guesthouse and extension of the existing driveway directly adjacent to the caretaker unit. The reconfigured driveway has been designed in consultation with County staff to provide sufficient access, parking and turnaround areas with minimal expansion of impervious areas and biological impacts (Source: IX. 1). None of the development previously approved under PLN060328 (Blackstock I) or under PLN090130 (Blackstock III) would be located within the ESHA/*Scenic and Conservation Easement* area.

PLN090130 (Blackstock III) ~~PLN070289 (Blackstock II)~~ Consistency. PLN090130 (Blackstock III) PLN070289 (Blackstock II) includes additions to the existing residence and reconfiguration of the existing driveway. The reconfigured driveway has been designed in consultation with County staff to provide sufficient access, parking and turnaround areas with minimal expansion and biological impacts (Source: IX. 1). As noted under *LUP Policy #8* consistency analysis, although the driveway reconfiguration would occur within the Monterey County ESHA and *Scenic and Conservation Easement* area, allowances within the easement specifically include the

construction/alteration of driveways. In addition, Mitigation Measure #2 would reduce impacts to a less than significant level.

Land Use and Planning 9(c) – No Impact. PLN090130 (Blackstock III) PLN060328 (Blackstock I) and PLN070289 (Blackstock II) would not conflict with any habitat conservation plan or natural community conservation plan, as none are applicable to the project site (Source: IX.8, 21). There would be *no impact*.

10. MINERAL RESOURCES				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? (Source: IX. 1, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? (Source: IX. 1, 16)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion, Analysis and Conclusions: See Sections II and IV.

11. NOISE				
Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Source: IX. 1, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Source: IX. 1, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: IX. 1, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Source: IX. 1, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

11. NOISE				
Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Source: IX. 1, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Source: IX. 1, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion, Analysis and Conclusions: See Sections ~~II~~ and ~~IV~~.

12. POPULATION AND HOUSING				
Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? (Source: IX. 1, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Source: IX. 1, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Source: IX. 1, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion, Analysis and Conclusions: See Sections ~~II~~ and ~~IV~~.

13. PUBLIC SERVICES

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				

Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a)	Fire protection? (Source: IX. 1, 3, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Police protection? (Source: IX. 1, 3, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c)	Schools? (Source: IX. 1, 3, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d)	Parks? (Source: IX. 1, 3, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e)	Other public facilities? (Source: IX. 1, 3, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion, Analysis and Conclusions: See Sections II and IV.

14. RECREATION

	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				

a)	Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Source: IX. 1, 3, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b)	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Source: IX. 1, 3, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion, Analysis and Conclusions: See Sections II and IV.

15. TRANSPORTATION/TRAFFIC

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? (Source: IX.1, 3, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? (Source: IX. 1, 3, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that result in substantial safety risks? (Source: IX. 1, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? (Source: IX. 1, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access? (Source: IX. 1, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Result in inadequate parking capacity? (Source: IX. 1, 3, 7)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (Source: IX. 1, 3, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion, Analysis and Conclusions: See Sections II and IV.

16. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Source: IX. 18)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: IX. 1, 3, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Source: IX. 1, 3, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Source: IX. 1, 3, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Source: IX. 1, 3, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? (Source: IX. 1, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste? (Source: IX. 1, 3)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion, Analysis and Conclusions: See Sections II and IV.

VII. MANDATORY FINDINGS OF SIGNIFICANCE

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Source: IX. 1, 3, 7, 8, 11, 12, 13, 14, 15)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)? (Source: IX. 1, 2, 3, 4, 7, 8)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Source: IX. 1, 4)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion, Analysis and Conclusions:

(a) Less than Significant with Mitigation Incorporated. Based upon the analysis throughout this Initial Study, PLN090130 (Blackstock III) ~~PLN060328 (Blackstock I) and PLN070289 (Blackstock II)~~ would not have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory (Source: IX. 1, 3, 7, 8, 11, 12, 13, 14, 15, 24). The biological resources analysis above indicates that impacts to special-status plants and animals and sensitive natural communities, including environmentally sensitive habitat (ESHA), would be less than significant with implementation of mitigation measures included therein. The cultural resources analysis above indicates that the site does not contain a significant cultural, archaeological, or historical resource as defined by the California Environmental Quality Act (CEQA).

(b) Less than Significant. PLN090130 (Blackstock III) ~~PLN060328 (Blackstock I) and PLN070289 (Blackstock II)~~ involves additions and renovations to an existing residence on a site that allows such development (Source: IX. 1, 3, 7, 8). As a result, impacts relating to air quality, noise, population/housing, public services, recreation, transportation/traffic, and utilities and

service systems attributable to the project have been addressed in the General Plan EIR and the Local Coastal Program, and are considered less than significant. Implementation of PLN090130 (Blackstock III) ~~PLN060328 (Blackstock I)~~ and ~~PLN070289 (Blackstock II)~~ would result in minor incremental reductions in the character of the aesthetic environment in the project vicinity. As described in this Initial Study, incremental impacts related to aesthetics, biological resources, cultural resources, and land use/planning, when considered in combination with the effects of past projects, current projects, and probable future projects in the planning area, would result in less than significant impact upon incorporation of County Conditions of Approval. Project impacts related to several issue areas, including geology/soils and hydrology/water quality would be site-specific and would result in no cumulative impacts.

(c) No Impact. Conditions of Approval would ensure consistency with relevant General Plan policies and development standards concerning aesthetics, biology, cultural resources, geology and soils, hydrology and water quality, transportation/traffic, and utilities and service systems. Mitigation measures have been included in the Initial Study with regard to biological resources. All other impact areas are deemed less than significant with County Conditions of Approval (Source: IX. 4). None of the impacts which require conditions or mitigation measures would cause substantial adverse effects on human beings, either directly or indirectly.

VIII. FISH AND GAME ENVIRONMENTAL DOCUMENT FEES

Assessment Fee:

The State Legislature, through the enactment of Senate Bill (SB) 1535, revoked the authority of lead agencies to determine that a project subject to CEQA review had a “de minimis” (minimal) effect on fish and wildlife resources under the jurisdiction of the Department of Fish and Game. Projects that were determined to have a “de minimis” effect were exempt from payment of the filing fees.

SB 1535 has eliminated the provision for a determination of “de minimis” effect by the lead agency; consequently, all land development projects that are subject to environmental review are now subject to the filing fees, unless the Department of Fish and Game determines that the project will have no effect on fish and wildlife resources.

To be considered for determination of “no effect” on fish and wildlife resources, development applicants must submit a form requesting such determination to the Department of Fish and Game. Forms may be obtained by contacting the Department by through the Department’s website at www.dfg.ca.gov.

Conclusion: The project **will** be required to pay the fee.

Evidence: Based on the record as a whole as embodied in the Resource Management Agency Planning Department files pertaining to PLN060328, ~~and~~ PLN070289, and PLN090130, and the attached Initial Study (revised).

IX. REFERENCES

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2. Memorandum: ZA Hearing on May 31, 2007. Shandell Brunk to File PLN070289 and PLN060328. June 1, 2007.
3. PLN090130 and PLN070289 Applications (August 1, 2007) and Plans (April 6, 2007).
4. Interdepartmental Review, Agency Comments and Conditions.
 - a. PLN060328 (Blackstock I)
 - b. PLN070289 (Blackstock II)
 - c. PLN090130 (Blackstock III)
5. Monterey County Resource Management Agency Planning Department GIS System, Property Report for Selected Parcel – APN 008-481-010-000.
6. Site visit by project planner and consultant on October 4, 2007.
7. 1982 Monterey County General Plan, adopted September 30, 1982.
8. Del Monte Forest Land Use Plan, July 17, 1984.
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 - a. Title 20 (Coastal), Part 1.
 - b. Title 20 (Coastal), Part 5 (Del Monte Forest Coastal Implementation Plan).
10. Monterey Bay Unified Air Pollution Control District.
 - a. June 2004. *CEQA Air Quality Guidelines*.
 - b. September 2004. *2004 Air Quality Management Plan for the Monterey Bay Region*.
 - c. CEQA Air Quality Guidelines, Monterey Bay Unified Air Pollution Control District, Revised June 2008
11. Biological Report. Jeffrey B. Froke, Ph/D. March 18, 2007.
12. Biological Resources Report. Jeffrey B. Froke, Ph/D. July 25, 2007.
13. Biological Survey of Blackstock Parcel (APN 008-481-010). EcoSynthesis Scientific & Regulatory Services, Inc. October 15, 2007
14. Tree Resource Analysis/Construction Impact Assessment, Blackstock Residence Expansion Project. James P. Allen & Associates. February 13, 2007.
15. Preliminary Archaeological Reconnaissance of APN 008-481-10. Archaeological Consulting. March 11, 1985.

16. Geotechnical Investigation, Design Phase. Butano Geotechnical Engineering, Inc. August 1, 2006.
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18. Regional Water Quality Control Plan.
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20. Monterey County Resource Management Agency Planning Department Website.
<http://www.co.monterey.ca.us/planning/>
21. Deb Hillyard, California Department of Fish and Game. PLN070289 (Blackstock II) – Comments regarding review of the site plans, the forester's report, and the biological reports for the project at 1134 Madre Lane, Pebble Beach, CA.
22. Grant of Easement. Del Monte Forest Foundation (Grantee) and Dennis R. Bryan (Grantor). December 16, 1982.
23. Determination of Consistency with the *Air Quality Management Plan*. David Roemer, Associate Planner, Association of Monterey Bay Area Governments (AMBAG). December 3, 2007.
24. Blackstock Biological Report Addendum. EcoSynthesis Scientific & Regulatory Services, Inc. July 14, 2008.

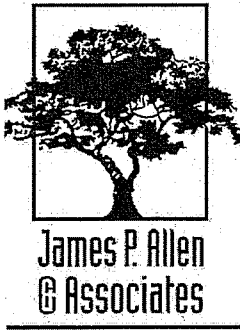
EXHIBIT G

TECHNICAL REPORTS

1. Tree Resource Analysis/Construction Impact Assessment
2. Biological Report, dated March 18, 2007
3. Biological Report, dated July 25, 2007
4. Biological Report, dated October 15, 2007
5. Biological Addendum, dated July 14, 2008

PLN090130 – Blackstock III

Zoning Administrator
August 27, 2009



Tree Resource Analysis/ Construction Impact Assessment

Blackstock Residence Expansion Project

1134 Madre Lane, Pebble Beach, CA,
APN 008-481-010

Consulting Arborists

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Kevin Wolverton
Tichenor & Thorp, Project Architects

ASSIGNMENT/SCOPE OF SERVICES

A construction project is proposed for the Blackstock property located at 1134 Madre Lane, Pebble Beach, CA (APN 008-481-010). To ensure the protection of the tree resources, Kevin Wolverton of Tichenor & Thorp Architects, has requested a Tree Resource Evaluation/Construction Impact Assessment be prepared. To complete this assignment the following tasks have been performed:

- Locate, catalog and map native trees greater than 6 inches in trunk diameter growing within the property boundary and within 20 feet of construction impacts.
- Identify each tree as to species and trunk diameter; noting which trees meet Protected or Landmark status as defined by *Monterey County, Title 20 Chapter 20.147 of the Del Monte Forest Coastal Implementation Plan*
- Rate individual tree health and structure as "good, fair or poor."
- Determine suitability for incorporation into the redesigned site.
- Review construction plans to determine potential impacts to trees.
- Provide recommendations for remedial treatments and maintenance to improve tree condition in preparation for construction.
- Create tree preservation specifications including a protection fencing plan.
- Provide all findings in the form of a report accompanied by a Tree Location Map/Preservation Plan adhering to the requirements set by the County of Monterey Planning Department.
- Calculate tree replacement requirements for trees removed due to construction impacts as outlined by the County of Monterey Planning Department.

SUMMARY

Plans for this proposed project include construction of a caretaker unit and guesthouse as well as expansion of the existing residence. The impacts to the 49 native trees growing in proximity to the planned construction have been assessed. One of the trees assessed, Tree #42 is classified as "Landmark."

To ensure the preservation of the maximum number of trees the project architect has revised the plans originally submitted for the arborist review implementing suggested design modifications consistent with *Section 20.147.050.D.3 of the Monterey County Coastal Implementation Plan*.

To construct the project as presented, eight trees will need to be removed due to construction impacts or poor condition. Tree #16, a Protected Monterey cypress requires removal in order to build plans as proposed. It appears to be a planted specimen as indicated by age and growth patterns when compared to known installed Monterey cypress and indigenous specimens within the scenic easement.

None of the trees proposed for removal meet "Landmark" status.

Several trees on the property, some inventoried and others outside of the inventory boundary have been identified as being unstable with serious structural defects. Property owners have made the decision to retain these trees at the present time. It is expressed that there is probability of tree failure. The associated risks are understood and accepted by Monterey County, the applicant, as well as the tree owner.

The implementation of the procedures as defined within this document, including the preconstruction treatments; suggested modifications to construction methods and adherence to Tree Preservation Specifications, are required to safeguard those trees proposed for retention.

The replanting program for this site specifies the planting of two replacement trees for each native trees proposed for removal, which will be incorporated into the landscape plan.

Trees, which are matured nursery stock that were planted by property owners, are exempt from ordinance provisions and may not require replacement as outlined in Monterey County Coastal Zone Title 20.

Success criteria have been defined to ensure establishment of replacement plantings to restore the canopy lost from proposed tree removals as a result of either tree condition or construction impacts.

Monitoring, by the Project Arborist, should occur at the intervals defined within this report to assure tree protection guidelines are adhered to and unforeseen impacts are resolved prior to damage occurring.

BACKGROUND

This project involves an addition to the North and Eastern sections of the existing home and construction of an unattached cottage/caretaker unit, which is located on the southern property corner. The driveway will be improved by re-facing the existing profile with pavers.

Site inspections were performed on July 1 and 17, 2006 and December 21, 2007. During these inspections 49 trees of native species, Monterey cypress *Cupressus macrocarpa*, Monterey pine *Pinus radiata*, Coast live oak *Quercus agrifolia* and Deodar cedar *Cedrus deodara* were inventoried and construction impacts assessed. Trees were measured at 4.5 feet above natural grade (breast height) as specified in section 20.147.050. of the Monterey County, Del Monte Coastal Implementation Plan. Trees ≥ 6 diameter inches growing within 20 feet of proposed construction were inventoried

Numbered metal tags were attached to each tree trunk at six feet above grade. The corresponding numbers and tree locations are documented on attached Tree Location/Preservation Map.

Construction impacts were evaluated in the field using site plans provided by Project Architect, Tichenor & Thorp. Landscape or utility service line plans were not provided for this assessment. Construction of these required elements may negatively impact the trees on this property.

To increase the number of trees to be preserved and decrease tree impacts, Project Architects went through a period of review. A thorough understanding of the identified construction related impacts resulted in plan revisions. The recommendations to decrease impacts to the tree population, provided by our firm were implemented consistent with *Section 20.147.050.D.3 of the Monterey County Coastal Implementation Plan*.

Tree health and structural integrity were evaluated visually from the root crown (where the trunk meets natural grade) to the foliar canopy.

Neither aerial inspections, root crown excavation inspections nor laboratory analysis were performed.

OBSERVATIONS

Site Description

The site proposed for improvements spans approximately 2.6 acres and is located at 1134 Madre Lane, Pebble Beach, CA (APN 008-481-010). It is bound on the south and east by private properties, Portola Road to the north and Madre Lane to the west.

The western portion of this parcel is a dedicated scenic easement for the protection of the Monterey cypress and pine habitat.

The parcel is at the foot of surrounding sloped areas and is generally level. This site appears to be a drainage collection area and has a drainage ditch/corridor, which follows the western edge of the home and driveway. Soils appear thin and prone to saturation. Numerous tree uproots have occurred as evidenced by the remnants of upturned stumps.

Tree Description

This site is populated with fragments of an indigenous Monterey pine and cypress forest and a large number of planted native and non-native landscape trees, Monterey cypress *Cupressus macrocarpa*, Monterey pine *Pinus radiata*, Coast live oak *Quercus agrifolia* as well as non-natives (Cedar deodar *Cedrus deodora* and New Zealand Tea Tree *Leptospermum scoparium*).

The proposed locations of the caretaker's unit and guesthouse are within striking distance of a poorly structured group of Monterey pine trees forest fragment. Tree form in this region is dominated by tall, suppressed forest members whose lower branches have either broken off or sheared off by nearby trees that have fallen. These senescent forest fragments grow from the adjacent north-facing slope and loom over the area where construction is proposed. Trees have fallen in this area and will continue to do so, presenting a risk to those using these proposed structures.

TREE INVENTORY METHODOLOGY

The attached inventory lists information on trees ≥ 6 inches in diameter growing in close proximity to proposed building locations within the property boundary. Tree locations are documented on the attached Tree Location/Preservation Map.

The tree inventory lists species, trunk diameter, Critical Root Zone (CRZ) radius, tree health, structure and suitability for preservation, construction impacts, observations, recommended procedures and mitigation following the tree replacement rate established by *Monterey County Coastal Zone Title 20.147.050.D.4*, and whether trees on the site were established natives or planted trees.

The trees were researched for Landmark status as per *Monterey County Coastal Zone Title 20 Del Monte Forest Coastal Implementation Plan Section 20.147.020,0* "Landmark Trees", one tree, #42 was identified.

Diameter: is the width of the trunk measured at 4.5 feet above natural grade (ground level). For trees that were unable to be measured at 4.5 feet above natural grade, measurement heights are provided.

Critical Root Zone: Individual tree root systems provide anchorage, absorption of water/minerals, storage of food reserves and synthesis of certain organic materials necessary for tree health and stability. The Critical Root Zone (CRZ) is the species-specific amount of roots necessary to continue to supply these elements essential for each tree to stand upright and maintain vigor. This distance reflects the minimum footage measurement from the trunk required for the protection of the tree's root zone. Construction activities proposed within these areas are subject to specific review and the implementation of recommended special treatments.

Health, Structure and Preservation Suitability Inventory ratings are based on the following criteria:

Tree health and structure are separate issues that are related since both are revealed by tree anatomy. A tree's vascular system is confined in a thin layer of tissue between the bark and wood layers. This thin layer is responsible for transport of nutrients and water between the root system and the foliar canopy. When this tissue layer is functioning properly a tree has the ability to produce foliage (leaves). As long as the tree maintains a connected vascular system it may appear to be in good health.

When conditions conducive to decay are present, fungi, bacteria or poor compartmentalization, wood strength is degraded. As decay advances, the tree's ability to continue standing is compromised. Thus, a tree can appear to be in good health, but have poor structure.

Tree Health: This rating is determined visually. Annual growth rates, leaf size and coloration are examined. Indications of insect activity, decay and dieback percentages are also used to define health ratings.

Trees in “**good**” health are full canopied, with dark green leaf coloration. Areas of foliar dieback or discoloration are less than 10% of the canopy. Dead material in the tree is limited to small twigs and branches less than one inch in diameter. There is no evidence of insects, disease or decay.

Trees with a “**fair**” health rating have from 10% to 30% foliar dieback, with faded coloration, dead wood larger than one inch, and/or visible insect activity, disease or decay.

Trees rated as having “**poor**” health have greater than 30% foliar dieback, dead wood greater than two inches, severe decay, disease or insect activity.

Tree Structure: This rating is determined by visually assessing the roots, root crown (where the trunk meets the ground), supporting trunk, and branch structure. The presence of decay can affect both health and structural ratings.

Trees that receive a “**good**” structural rating are well rooted, with visible taper in the lower trunk, leading to buttress root development. These qualities indicate that the tree is solidly rooted in the growing site. No structural defects such as codominant stems (two stems of equal sizes that emerge from the same point), poorly attached branches, cavities, or decay are present.

Trees that receive a “**fair**” structural rating may have defects such as poor taper in the trunk, inadequate root development or growing site limitations. They may have multiple trunks, included bark (where bark turns inward at an attachment point), or suppressed canopies. Decay or previous limb loss (less than 2 inches in diameter) may be present in these trees. Trees with fair structure may be improved through proper maintenance procedures.

Poorly structured trees display serious defects that may lead to limb, trunk or whole tree failure due to uprooting. Trees in this condition may have had root loss or severe decay that has weakened their support structure. Trees in this condition can present a risk to people and structures. Maintenance procedures may reduce, but not eliminate these defects.

Suitability for preservation: This rating evaluates tree health, structure, species characteristics, age and potential longevity.

Trees with a “**good**” rating have adequate health and structure with the ability to tolerate moderate impacts and thrive for their safe, useful life expectancy.

A “**fair**” rating indicates health or structural problems have the ability to be corrected. They will require monitoring with an expectation that their lifespan will be shortened by construction impacts.

Trees with a “**poor**” rating possess health or structural defects that cannot be corrected through treatment. Trees with poor suitability can be expected to continue to decline regardless of remedies provided. Species characteristics may not be compatible with redefined use of the area. Species, which are non-native and unusually aggressive, are considered to have a poor suitability rating.

Construction Impacts: This section describes what procedures are proposed near the individual tree. The influences the proposed construction activities will have on the tree are classified as **None, Low, Medium or High**. These classifications are defined as follows:

None, the tree is not near the impact area of the proposed construction.

Low, adverse affects from the proposed construction activities are minimal.

Medium, this level of impacts will result in loss in tree vigor and/or stability. Recommended procedures must be implemented to decrease these impacts.

High, requiring tree removal or the understanding that premature tree mortality can be anticipated. Mitigation is required for trees subject to this level of impacts.

DESCRIPTION OF DEVELOPMENT IMPACTS

Site inspections and review of the plans as presented identified numerous construction impacts to individuals.

Impacts to these trees are based on the development plans provided. The exact locations of the proposed improvements must be reviewed and evaluated once the site staking is in place. There is a possibility that tree classification and recommended procedures will change once the exact positions of the proposed improvements are known.

The construction of this project as presented requires the following procedures:

Canopy clearance is needed where branches of trees encroach upon structures or for construction access. These specific branches will need to be pruned to gain required clearance.

Grading for building construction as well as trenching for foundation construction. These procedures require alteration of natural grade in the form of cut and/or fill (described below) at the defined “Limits of Grading”. Roots shattered during this process provide openings for opportunistic decay causing organisms degrading tree support systems and vigor.

Alteration of natural grade

- Cuts, lowering of natural grade, require the removal of soil until the desired elevation is reached. A cut within the trees Critical Root Zone can remove non-woody and woody roots. Non-woody (absorbing) roots are responsible for transporting moisture and nutrients necessary for maintaining tree health. More significant cuts remove woody roots that provide structural support, compromising the tree's ability to stand upright.
- Fill, increasing natural grade, often requires an initial cut to "knit in" and stabilize the material. This material is applied in layers and compacted in the process. Compaction breaks down soil structure by removing air and adding moisture. Anaerobic conditions may develop, promoting decay. Absorbing roots can suffocate from lack of oxygen. Structural roots may be compromised as a result of the decay.
- **Drainage structures and utility line placement.** Necessary drainage structures and utility lines are to be consciously placed to avoid the Critical Root Zone of the preserved trees or brought to the attention of the Project Arborist to allow for preconstruction root severance along placement lines.
- **Planned Landscape Installation** typically requires the import of topsoil, rototilling the top 8 inches of native soils, digging planting holes, trenching for irrigation lines and increased water supply for establishing new plantings. Increased disturbance in the Critical Root Zone and elevated water levels will stress mature trees. It is recommended that landscape features planned within Critical Root Zones avoid the above-described procedures.

RECOMMENDED PROCEDURES

The following section discusses the recommended procedures to construct the project as planned to increase tree vigor and reduce stress from construction impacts. Potential construction impacts that dramatically reduce the lifespan of existing trees can be abated with the implementation of pre-demolition/construction treatments, proper construction methods and needed maintenance pruning.

- **Preconstruction root exploration** is necessary for trees which are adjacent to trenching, grade reduction or pier and above grade beam support systems that require exposure or removal of soil from designated Critical Root Zones. **This procedure is recommended for the portions of the foundation within the**

Critical Root Zone of Tree #15. Roots should be located using non-invasive procedures. Exploration can be done either with a probe, by hand, using small tools or an AirSpade[®]. This tool uses compressed air to displace soil, exposing roots, without damage. Once exposed, roots can be examined and determinations can be made regarding the feasibility of removal or severance. **If roots are less than two inches in diameter the can be pruned following the guidelines defined below**

and a traditional footing/stem wall/slab may be used. If roots are greater than two diameter inches they must be preserved and bridged using a specially designed Pier and Above Grade Beam foundation system defined below.

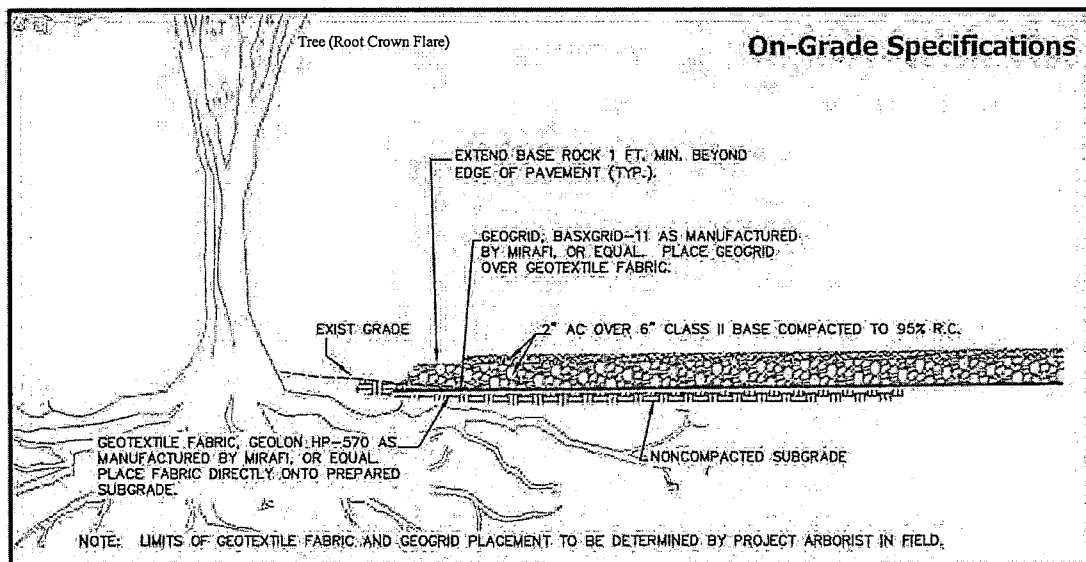
- **Preconstruction root pruning** is to be performed by skilled labor. Roots are to be pruned cleanly. Bark should adhere to the wood without tearing. Wood fibers should remain intact without shattering. The following tools should be used:

- Hand-pruners
- Loppers
- Handsaw
- Reciprocating saw
- Chainsaw

When completed, the pruned portions should be covered with burlap or similar material and kept moist. These areas are defined on the attached map.

“On-Grade” System

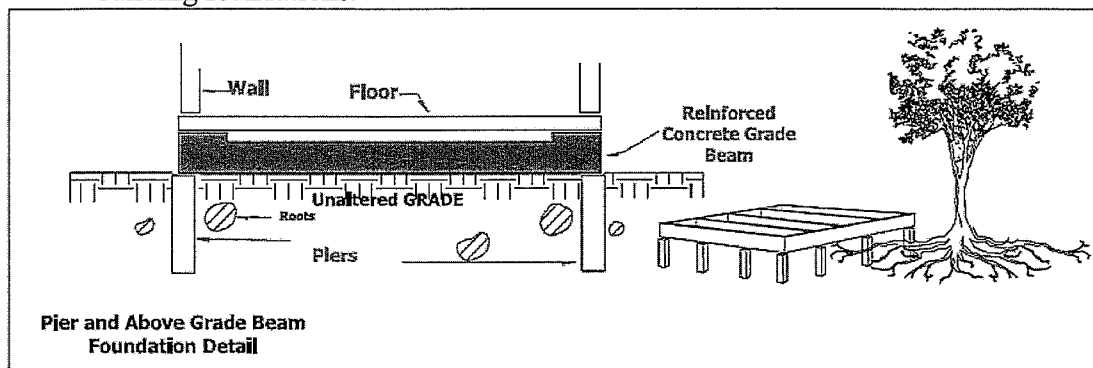
This procedure is recommended for driveway, pathway and patio features in close proximity to **Trees #4, 5, 10, 12 & 20**. This system eliminates the need for excavation and the resulting root loss. These areas are defined on the attached map.



Pier and Above Grade Beam System is recommended for the construction of the foundation supporting the house near **Trees #13 and 15**.

Piers will be placed in locations that avoid roots greater than two inches in diameter. Placement can be determined by preconstruction root exploration. As the locations are determined pier layout can be adjusted to allow for appropriate spacing as per the project engineer.

Grade beams will be placed or constructed with minimum disturbance to natural grade. This alternative method of construction will decrease the impacts of the building foundations.



Drainage Structures and Pipelines: Shall be placed to avoid Critical Root Zones.

Maintenance procedures are those, which are necessary to decrease risk of falling branches, provide re-enforcement for weak branch junctures and improve tree health/stability.

- **Clearance pruning** has been recommended for **Trees #7, 9, 25 and 28** to provide building clearance and construction access. Pruning should not remove more foliage than absolutely necessary to accommodate proposed construction.
- **Pruning** to remove dead branches has been recommended to reduce potential health and safety hazards that persisting dead branches pose, such as decay, attracting harmful insects and injury from falling branches.
 - Each tree to be preserved should have dead/broken branches removed as specified in the attached inventory
- **Cabling** has been recommended for **Tree #9**. A simple direct cable should be installed between the weakly attached stems using the following or similar hardware:
 - ½ inch “eye” lag bolts
 - ¼ inch Extra High Strength cable
 - Pre-formed grips with thimbles

- **Propping**, a prop can be designed and installed to provide additional support to the over-weighted branches on **Tree #8**. Propping requires an artificial structural member installed vertically between natural soil grade and the bottom of the branch to be supported. Props can be made of wood or metal and designed in a variety of shapes to meet architectural requirements.

Tree Removal is required to construct the project as proposed. It is to be performed in a sectional manner in order to avoid damaging surrounding trees and landscape. Locations of trees to be removed are documented on the attached map (Tree Location/Preservation Map).

Removal due to Construction Impacts Five trees (**Trees #1, 6, 16, 17, 18 and 19**) are required to be removed as they are in direct conflict with proposed building footprints and/or site stabilization/grading activities where plans cannot be modified.

Removals due to Condition (**Trees #2 and 3**) these trees have poor structure and will be impacted by construction activities. Canker development (areas of structural weakness), Sequoia Pitch Moth and exudation, symptoms typical of Pine Pitch Canker are present.

Recommended Tree Removal

Five additional trees, **Trees #26, 27, 42, 43 and 46** have been identified to have structural defects by the Project Arborist. These trees have poor structural attachments and/or decay organisms that compromise wood strength and present a risk of failure. These trees have been recommended for removal but requested to be retained in the interim by the property owner. These specific trees are shaded in dark brown on the inventory spreadsheet.

Tree #41, a coast live oak tree pictured below is an example of a tree identified as unstable. The extensive decay column, pictured at right could result in tree failure at any moment.



Several additional trees on the property, both within and outside of the inventory boundary have been identified as being unstable with serious structural defects. It is expressed that there is probability of tree failure. Property owners have decided to retain these trees. The associated risks are understood by Monterey County Planning Department and accepted by the applicant, as well as the owner.

Stump removal will be performed on each tree removed by “grinding” them to a depth of 24 inches or digging them out with the backhoe or an excavator when in conflict with proposed grading. Trees to be removed within densely forested areas that might incur damage to surrounding trees should be cut to natural grade and stumps left in place.

A qualified state licensed, fully insured certified arborist, using the most current versions of the following industry guidelines should be contracted to perform the above-described work.

- American National Standards Institute, *A300 for Tree Care Operations-Tree, Shrub and Other Woody Plant Maintenance-Standard Practices*.
(Part 1)-2001 Pruning
(Part 3)-2000 Support Systems a. Cabling, Bracing and Guying
- International Society of Arboriculture: *Best Management Practices*
- American National Standards Institute *Z133.1-1994 for Tree Care Operations-Pruning, Trimming, Repairing, Maintaining, and Removing Trees and Cutting Brush-Safety Requirements*

Required Tree Replacement: This project was configured to minimize the amount of tree removal, consistent with *Section 20.147.050.D.3 of the Monterey County Coastal Implementation Plan*.

Native trees proposed for removal require replacement, as outlined in *County of Monterey Title 20 Section 20.147.050.D.4*. Replacement trees will be planted at a rate of two trees of the same variety planted for each “protected” tree removed. These ratios exceed County requirements to allow for attrition and projected mortality of the replacement trees. This increased replacement ratio will ensure the 100% success criteria, defined below is met or exceeded.

Replacement trees will be nursery grown container trees. Proposed locations are documented on the attached *Tree Location/Preservation Map*.

Replacement plantings are to be provided adequate space for future growth.

Planting stock obtained from local nurseries shall be standard (single trunk). Trees planted should be well formed without co-dominant, poorly attached stems. Trees shall be disease free and absent of swirling or girdling roots.

Qualified professionals adhering to the following guidelines shall plant the replacement trees:

- Prepare the planting site by excavating 3 times the width and 2 inches less than the exact depth of the nursery container.
- Prune any visible matted or circling roots to remove or straighten them. Cut the root ball vertically on opposite sides at least half the distance to the trunk.
- Free roots from the root ball breaking away some of the soil to provide better contact between the root ball and the backfill soil.
- Backfill with native soil.
- After backfilling a two-inch layer of amended tree chip mulch should be applied to the soil layer. Chips should be amended with "Blood meal 13-0-0" at a ratio of 7 pounds per cubic yard of chips. Chips should not be applied within 8 inches of the trunk.
- Stakes, for support, should be installed on opposite sides of the root ball and driven into the soil. The tree can be secured to the stakes using "Arbortape" or by using the "ReadyStake" system.

Supplemental irrigation will be provided the new trees by means of a temporary "drip" emitter system for a period of two (2) years. This system shall be designed, installed and maintained by a qualified professional to provide necessary irrigation at least twice per week to maintain appropriate moisture levels. Appropriate irrigation levels are to be determined by the Project Arborist.

Success Criteria To ensure the survivability and proper growth of the replacement trees success criteria will be defined to meet an 100% survival rate and implemented as follows. Increase replacement ratios will ensure this criterion is met or exceeded.

A qualified professional will monitor the newly planted tree at six (6) month intervals for a period of five years.

- Tree health and growth rates will be assessed
- Trees suffering poor growth rates or declining health will be identified.
- Invigoration treatments will be provided
- Dead trees or trees in an irreversible state of decline will be replaced.
- At the end of the five-year period the status of the new plantings will be assessed to make certain that success criteria has been met and all mitigation trees planted are performing well.

Implementation of these success criteria shall be a condition of project approval.

TREE PRESERVATION

Tree Preservation Specifications included in this report, outline tree protection fencing and other procedures that will provide the best opportunity for long-term survivability. The exact locations for these procedures are documented on the attached *Tree Location/Preservation Map*.

Tree Preservation Zone: is the protected area that allows the majority of the Critical Root Zone to be undisturbed while still facilitating the construction of buildings and associated construction related activities. Tree Preservation Zones are noted on the *Tree Location/Preservation Map* attached to this report.

Inspections To ensure the successful implementation of the recommended procedures Site Inspections are recommended by the Project Arborist. Site inspections will take place at the following intervals throughout the course of the project:

- During all tree clearance pruning and removal activities in proximity to trees to be preserved.
- Following on-site placement of grade stakes.
- During preconstruction root exploration and severance procedures.
- After Tree Preservation fencing locations have been staked.
- Following Tree Protection fencing installation and prior to the commencement of grading.
- As necessary during the grading activities to ensure compliance with all conditions of project approval.
- Three times per week during foundation and building construction.
- Weekly during landscape installation

Site monitoring forms will be submitted to the County of Monterey Planning Department at regular intervals.

CONCLUSION

The construction of plans as proposed, necessitates the removal of eight trees, six resulting from unavoidable construction impacts and two that are in extremely poor structural condition.

Native trees proposed for removal that meet "Protected" criteria as defined by County of Monterey *Title 20 Monterey County Del Monte Forest Land Use Plan* will be replaced by replanting one tree per tree removed

The impacts to the remaining trees can be reduced using the tree preservation methods outlined in this report.

Tree Resource Analysis/Construction Impact Assessment
Blackstock Residence Expansion Project
1134 Madre Lane, Pebble Beach, CA (APN 008-481-010)
February 13, 2007
Page 14

Tree Preservation Specifications designed for this site and appended to this report must be enforced as a provision of all contractual agreements associated with the construction of this project as per *Section 20.147.050.D.3*.

Any questions regarding this report may be directed to my office.

Respectfully submitted,

James P. Allen
Registered Consulting Arborist #390

Tree Preservation Specifications

Blackstock Residence Expansion Project

1134 Madre Lane, Pebble Beach, CA (APN 008-481-010)

These guidelines should be printed on all pages of the development plans.

Contractors and sub contractors should be aware of tree protection guidelines and restrictions. Contracts should incorporate tree protection language that includes "damage to trees will be appraised using the Guide to Plant Appraisal 9th Edition and monetary fines assessed".

A pre construction meeting with the Project Arborist

A meeting with the Project Arborist, Project Manager and all contractors involved with the project shall take place prior to the onset of grading. Tree preservation specifications will be reviewed and discussed.

Establishment of a tree preservation zone (TPZ)

Chain link fencing, no less than 72 inches in height with metal stakes embedded in the ground, shall be installed in areas designated on the attached map. Bales of hay shall be placed end-to-end outside the perimeter of the fencing toward the construction activities. Bales may be stabilized by driving metal stakes or sections of #5 rebar through the bales 12 to 18 inches into the soil surface. Fencing will be installed prior to the onset of grading, under the supervision of the Project Arborist and shall not be moved.

Restrictions within the Tree Preservation Zone (TPZ)

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

Field decisions

The Project Arborist, Soils Engineer and Grading Contractor will determine the most effective construction methods to maintain tree health.

Alteration of grade

Maintain the natural grade around trees. If trees roots are unearthed during the construction process the consulting arborist will be notified immediately. Exposed roots will be covered with moistened burlap until the Project Arborist makes a determination.

Trenching requirements

Any areas of proposed trenching will be evaluated with the Project Arborist and the contractor prior to construction.

Tree canopy alterations

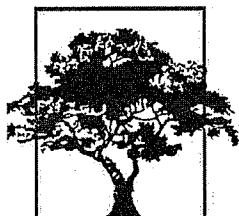
Unauthorized pruning of any tree on this site will not be allowed. Tree canopy alterations will be performed to the specifications established by the Project Arborist.

Supplemental irrigation

Shall be provided using "soaker" hoses or similar method of delivery. Supplemental irrigation requirements shall be determined by the Project Arborist and will be required prior to and after completion of the grading.

Mulch Layer

A 4-6 inch layer of amended tree chip mulch shall be applied within the Tree Preservation Zones. Tree chips should be amended with 7 pounds Bloodmeal, 13-0-0, per cubic yard of chips.



James P. Allen
& Associates

BLACKSTOCK RESIDENCE

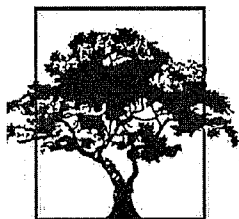
1134 Madre Ln, Pebble Beach, CA

TREE RESOURCE INVENTORY

APN 008-481-010-000

Dedicated to the Preservation of Trees

TREE #	SPECIES	DIAMETER @ 4.5 ft above grade (INCHES)	CRZ	HEALTH	STRUCTURE	SUITABILITY	LEVEL OF IMPACTS	•OBSERVATIONS •RECOMMENDED STATUS •TREE REPLACEMENT REQUIREMENTS
1	Monterey pine <i>Pinus radiata</i>	6	6	Fair	Fair	Fair	HIGH 1ft from bldg footprint to east	Trunk leans slightly to east Remove due to Construction Impacts Replant two replacement trees
2	Monterey pine <i>Pinus radiata</i>	7	7	Poor	Poor	Poor	MODERATE 4ft from bldg footprint to east	Canker with exudation @ 4ft Sequoia Pitch moth activity present Red Turpentine beetle activity present Exhibits signs of pine pitch canker Remove due to Condition Replant two replacement trees
3	Monterey pine <i>Pinus radiata</i>	6	6	Poor	Poor	Poor	LOW 4ft from patio footprint to south 12ft from bldg footprint to east	Canker with exudation @ 6ft Red Turpentine beetle activity present Exhibits signs of pine pitch canker Remove due to Condition Replant two replacement trees
4	Coast live oak <i>Quercus agrifolia</i>	11	8	Fair	Fair	Fair	MEDIUM Within 3ft patio cut-out	Mechanical wound on lower western trunk face Preserve and Protect Construct patio using "on-grade" system No replacement required
5*	Monterey cypress <i>Cupressus macrocarpa</i>	21	26	Poor	Poor	Poor	HIGH 12ft from driveway improvements to northeast	Girdling root present to southeast Low vigor Long lateral branching Preserve and Protect Construct curb using "on-grade" system No replacement required



James P. Allen
& Associates

BLACKSTOCK RESIDENCE

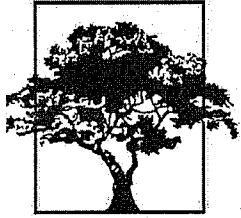
1134 Madre Ln, Pebble Beach, CA

TREE RESOURCE INVENTORY

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Dedicated to the Preservation of Trees

TREE #	SPECIES	DIAMETER @ 4.5 ft above grade (INCHES)	CRZ	HEALTH	STRUCTURE	SUITABILITY	LEVEL OF IMPACTS	•OBSERVATIONS •RECOMMENDED STATUS •TREE REPLACEMENT REQUIREMENTS
6	Monterey pine <i>Pinus radiata</i>	6	16	Poor	Poor	Poor	HIGH Within 3ft patio cut-out	Divides into multiple stems @ 3ft Canker with exudation @ 2ft Red Turpentine beetle activity present Remove due to Construction Impacts Replant two replacement trees
7	Monterey pine <i>Pinus radiata</i>	7.5	7.5	Poor	Poor	Poor	MEDIUM 4.5ft from bldg footprint to southeast	•Branch tip dieback Sap exudation present •Preserve and Protect Canopy clearance and root pruning required •No replacement required
8*	Coast live oak <i>Quercus agrifolia</i>	12.3	9	Fair	Poor	Fair	LOW 11ft from bldg footprint to east	•Trunk leans to west Poor trunk/stem attachments •Preserve and Protect Candidate for a prop mechanism •No replacement required
9	Coast live oak <i>Quercus agrifolia</i>	Double: 8.8 & 10	20	Fair	Poor	Poor	MODERATE 9ft from bldg footprint to east	•Poor trunk/stem attachments •Preserve and Protect Install a "simple-direct" cable between weakly attached stems Pre-construction root pruning for foundation construction Canopy clearance pruning for proposed chimney •No replacement required
10*	Monterey cypress <i>Cupressus macrocarpa</i>	16	20	Good	Fair	Good	MODERATE 10ft from driveway improvements to east	•Low, wide-spreading canopy •Preserve and Protect Construct curb "on-grade" •No replacement required



James P. Allen
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BLACKSTOCK RESIDENCE

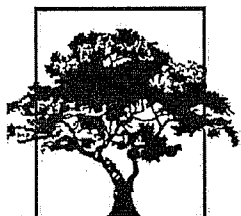
1134 Madre Ln, Pebble Beach, CA

TREE RESOURCE INVENTORY

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Dedicated to the Preservation of Trees

TREE #	SPECIES	DIAMETER @ 4.5 ft above grade (INCHES)	CRZ	HEALTH	STRUCTURE	SUITABILITY	LEVEL OF IMPACTS	<ul style="list-style-type: none"> OBSERVATIONS RECOMMENDED STATUS TREE REPLACEMENT REQUIREMENTS
11*	Monterey cypress <i>Cupressus macrocarpa</i>	Triple: 4, 6 & 9	12.5	Good	Poor	Fair	LOW 15ft from driveway improvements to east	<ul style="list-style-type: none"> Canopy commingled with tree #10 Canopy suppressed to east Preserve and Protect No replacement required
12*	Monterey cypress <i>Cupressus macrocarpa</i>	11.5	14	Fair	Poor	Fair	MODERATE 7ft driveway improvements to southwest 10ft from bldg footprint to southeast 13ft from pathway to west	<ul style="list-style-type: none"> Canopy suppression to north by tree #13 Preserve and Protect Construct curb/driveway "on-grade" No replacement required
13*	Monterey cypress <i>Cupressus macrocarpa</i>	19	24	Good	Fair	Good	MODERATE 4ft from patio east 13ft from driveway improvements to south 10ft from pathway to north/northwest	<ul style="list-style-type: none"> Mid-sized tree Good form Preserve and Protect Construct patio wall using pier and above grade system No replacement required
14*	Monterey cypress <i>Cupressus macrocarpa</i>	23.5	29	Fair	Poor	Fair	LOW 19ft from pathway to south 25ft from building	<ul style="list-style-type: none"> Trunk leans to north Preserve and Protect No replacement required
15*	Monterey cypress <i>Cupressus macrocarpa</i>	22	27.5	Good	Fair	Fair	HIGH 8ft from bldg footprint to southeast and southwest	<ul style="list-style-type: none"> Tall specimen with reduced lateral branching Well pruned Planted specimen Preserve and Protect Pier and above grade beam foundation within Critical Root Zone No replacement required



James P. Allen
& Associates

BLACKSTOCK RESIDENCE

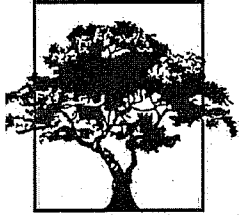
1134 Madre Ln, Pebble Beach, CA

TREE RESOURCE INVENTORY

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16*	Monterey cypress <i>Cupressus macrocarpa</i>	20	n/a	Fair	Fair	Fair	HIGH Within bldg footprint	•Surface root development •Interior dieback •Thin canopy •Remove due to Construction Impacts •Replant two replacement trees
17	Coast live oak <i>Quercus agrifolia</i>	9.5	9.5	Fair	Poor	Fair	HIGH Within bldg footprint	•Poor trunk/stem attachments •Sapsucker damage •Decay present at old wound sites •Remove due to Construction Impacts •Replant two replacement trees
18	Coast live oak <i>Quercus agrifolia</i>	8.5	8.5	Fair	Fair	Fair	HIGH Within patio footprint	•Sapsucker damage •Remove due to Construction Impacts •Replant two replacement trees
19	Coast live oak <i>Quercus agrifolia</i>	11.5	14	Fair	Poor	Fair	HIGH Within patio footprint	•Sapsucker damage •Remove due to Construction Impacts •Replant two replacement trees
20	Monterey pine <i>Pinus radiata</i>	10.5	10.5	Fair	Poor	Fair	MODERATE Adjacent to pathway to south and west 6ft from bldg footprint to west	•Unstable soil conditions, poor root anchorage •Prone to uprooting •Sequoia Pitch moth activity present •Preserve and Protect •Construct pathway "on-grade" •Pre-construction root pruning for foundation construction •No replacement required



James P. Allen
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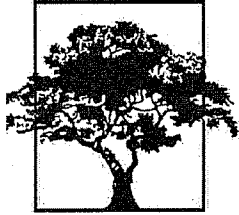
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TREE #	SPECIES	DIAMETER @ 4.5 ft above grade (INCHES)	CRZ	HEALTH	STRUCTURE	SUITABILITY	LEVEL OF IMPACTS	•OBSERVATIONS •RECOMMENDED STATUS •TREE REPLACEMENT REQUIREMENTS
21*	Monterey pine <i>Pinus radiata</i>	19	23	Fair	Poor	Fair	LOW 17ft from retaining wall to southwest	•Unstable soil conditions, poor root anchorage Prone to uprooting Sequoia Pitch moth activity present •Preserve and Protect Pre-construction root pruning for retaining wall construction •No replacement required
22	Monterey pine <i>Pinus radiata</i>	11.5	11.5	Fair	Poor	Poor	NONE	•Unstable soil conditions, poor root anchorage Soil fracturing around root plate Trunk leans to south •Preserve and Protect Monitor for stability •No replacement required
23	Monterey pine <i>Pinus radiata</i>	11	11	Fair	Poor	Poor	LOW 8ft from pathway to west	•Red Turpentine Beetle activity present Sequoia Pitch Moth activity present Canker present at base •Preserve and Protect Monitor for stability •No replacement required
24	Monterey pine <i>Pinus radiata</i>	8@24-inches	9	Poor	Poor	Poor	MODERATE 5ft from swale to north 6ft from pathway to south 12ft from bldg foundation to north	•Sequoia Pitch Moth activity present •Preserve and Protect Pre-construction root pruning for swale and pathway construction •No replacement required
25	Coast live oak <i>Quercus agrifolia</i>	6.4	8	Poor	Poor	Poor	LOW 10ft from pathway to northeast	•Large diameter dead branches •Preserve and Protect Monitor stability Remove dead branches Clearance pruning •No replacement required



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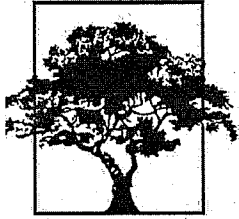
1134 Madre Ln, Pebble Beach, CA

TREE RESOURCE INVENTORY

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TREE #	SPECIES	DIAMETER @ 4.5 ft above grade (INCHES)	CRZ	HEALTH	STRUCTURE	SUITABILITY	LEVEL OF IMPACTS	•OBSERVATIONS •RECOMMENDED STATUS •TREE REPLACEMENT REQUIREMENTS
26	Coast live oak <i>Quercus agrifolia</i>	6	12	Poor	Poor	Poor	NONE 11.5ft from pathway to northeast	Dead stub with two live sprouts Risk of failure Removal recommended by Project Arborist due to instability Tree to be retained at owners' discretion and re-evaluated at a later date No replacement required
27	Coast live oak <i>Quercus agrifolia</i>	7.5	12	Poor	Poor	Poor	NONE 12ft from pathway to northeast	Dead stub with one live sprouts Risk of failure Removal recommended by Project Arborist due to instability Tree to be retained at owners' discretion and re-evaluated at a later date No replacement required
28	Deodar cedar <i>Cedrus deodara</i>	9.1	10	Fair	Fair	Fair	LOW 8ft from patio to south	•Canopy suppressed to east •Preserve and Protect •No replacement required
29	Deodar cedar <i>Cedrus deodara</i>	8.4	10	Fair	Poor	Fair	NONE	•Canopy suppressed to east •Preserve and Protect •No replacement required
30	Deodar cedar <i>Cedrus deodara</i>	7.8	10	Fair	Fair	Fair	MODERATE 2ft from pathway	•Canopy suppressed to east •Preserve and Protect Canopy clearance pruning required Construct pathway "on-grade" •No replacement required



James P. Allen
& Associates

BLACKSTOCK RESIDENCE

1134 Madre Ln, Pebble Beach, CA

TREE RESOURCE INVENTORY

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Dedicated to the Preservation of Trees

TREE #	SPECIES	DIAMETER @ 4.5 ft above grade (INCHES)	CRZ	HEALTH	STRUCTURE	SUITABILITY	LEVEL OF IMPACTS	<ul style="list-style-type: none"> OBSERVATIONS RECOMMENDED STATUS TREE REPLACEMENT REQUIREMENTS
31	Monterey pine <i>Pinus radiata</i>	11.5	12	Poor	Fair	Fair	NONE	<ul style="list-style-type: none"> Lifted root plate with heaved soil Sequoia Pitch Moth activity present Preserve and Protect No replacement required
32	Deodar cedar <i>Cedrus deodara</i>	7.7	6	Fair	Poor	Poor	NONE	<ul style="list-style-type: none"> Codominant trunk @ 15ft Preserve and Protect No replacement required
33	Monterey pine <i>Pinus radiata</i>	7.6	8	Fair	Poor	Poor	NONE	<ul style="list-style-type: none"> Suppressed tree Preserve and Protect No replacement required
34*	Monterey pine <i>Pinus radiata</i>	15.3	16	Fair	Poor	Poor	NONE	<ul style="list-style-type: none"> Sequoia Pitch Moth activity present Preserve and Protect No replacement required
35*	Monterey pine <i>Pinus radiata</i>	12.4	14	Poor	Poor	Poor	NONE	<ul style="list-style-type: none"> Lifted root plate with heaved soil Trunk leans to northwest Preserve and Protect No replacement required
36	Monterey pine <i>Pinus radiata</i>	7.5	10	Poor	Fair	Poor	NONE	<ul style="list-style-type: none"> Suppressed tree Preserve and Protect No replacement required
37	Deodar cedar <i>Cedrus deodara</i>	Double: 4.9 & 5	8	Poor	Poor	Poor	NONE	<ul style="list-style-type: none"> Dead/broken top Preserve and Protect No replacement required



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BLACKSTOCK RESIDENCE

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TREE RESOURCE INVENTORY

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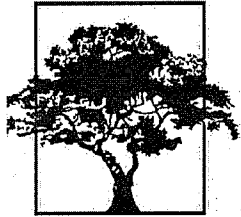
TREE #	SPECIES	DIAMETER @ 4.5 ft above grade (INCHES)	CRZ	HEALTH	STRUCTURE	SUITABILITY	LEVEL OF IMPACTS	•OBSERVATIONS •RECOMMENDED STATUS •TREE REPLACEMENT REQUIREMENTS
38	Deodar cedar <i>Cedrus deodara</i>	6	8	Fair	Poor	Poor	NONE	•Suppressed to west •Preserve and Protect •No replacement required
39	Monterey pine <i>Pinus radiata</i>	10	12	Fair	Fair	Fair	NONE	•Poorly rooted Sequoia Pitch Moth activity present •Preserve and Protect •No replacement required
40*	Monterey pine <i>Pinus radiata</i>	13.1	12	Fair	Poor	Fair	NONE	•Trunk sweeps @ 23ft •Preserve and Protect •No replacement required
41**	Coast live oak <i>Quercus agrifolia</i>	16.6	18	Fair	Poor	Poor	NONE	•Unstable at Risk of Failure Severe decay column on northern trunk face Trunk leans to southwest •Removal recommended by Project Arborist due to instability Tree to be retained at owners discretion and re-evaluated at a later date. •No replacement required
42**	Monterey cypress <i>Cupressus macrocarpa</i>	24.2	20	Fair	Poor	Poor	NONE 14ft from reflecting pool	•Surface roots present Prone to uprooting •Removal recommended by Project Arborist due to instability Tree to be retained at owners discretion and re-evaluated at a later date. •No replacement required

* Meets Monterey County *Protected* tree status * Meets Monterey County *Landmark* tree status

Remove due Construction Impacts Remove due to Condition Recommended Removal due to Condition, retained at present

Tree Inventory

8 of 10



James P. Allen
& Associates

BLACKSTOCK RESIDENCE

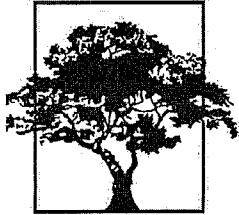
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TREE RESOURCE INVENTORY

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Dedicated to the Preservation of Trees

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43	Monterey pine <i>Pinus radiata</i>	9.7	12	Fair	Poor	Poor	NONE	•Tall, suppressed tree •Originating from #44's root system •Removal recommended by Project Arborist due to instability. •Tree to be retained at owners discretion and re-evaluated at a later date. •No replacement required
44	Coast live oak <i>Quercus agrifolia</i>	6.9	12	Fair	Poor	Poor	NONE	•Crooked trunk •Sapsucker damage •Preserve and Protect •No replacement required
45*	Monterey pine <i>Pinus radiata</i>	13.1	12	Poor	Poor	Poor	NONE	•Sequoia Pitch Moth activity present •Poor trunk/stem attachments •Preserve and Protect •No replacement required
46	Monterey pine <i>Pinus radiata</i>	8.7	8	Poor	Poor	Poor	NONE	•Sequoia Pitch Moth activity present •Poor trunk/stem attachments •Removal recommended by Project Arborist due to instability. •Tree to be retained at owners discretion and re-evaluated at a later date. •No replacement required
47	Coast live oak <i>Quercus agrifolia</i>	Double: 7 & 8	10	Fair	Poor	Fair	NONE	•Poor trunk/stem attachments •Preserve and Protect •No replacement required



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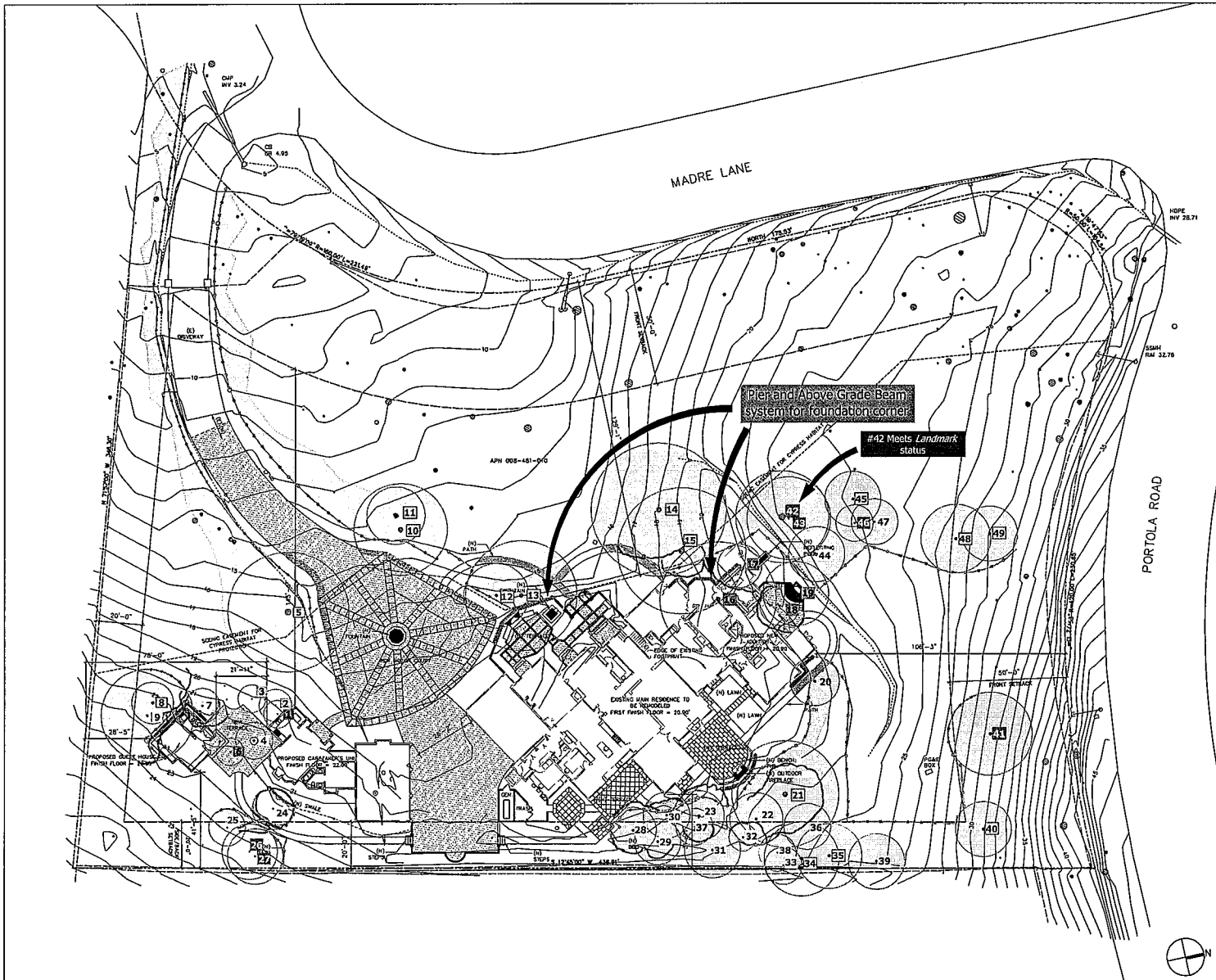
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TREE RESOURCE INVENTORY

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TREE #	SPECIES	DIAMETER @ 4.5 ft above grade (INCHES)	CRZ	HEALTH	STRUCTURE	SUITABILITY	LEVEL OF IMPACTS	•OBSERVATIONS •RECOMMENDED STATUS •TREE REPLACEMENT REQUIREMENTS
48*	Monterey pine <i>Pinus radiata</i>	13.3	15	Good	Fair	Fair	NONE	•Mechanical wound to north • Preserve and Protect •No replacement required
49*	Coast live oak <i>Quercus agrifolia</i>	12.8	12	Fair	Poor	Poor	NONE	•Mechanical wound on lower trunk Exudation present on lower trunk • Preserve and Protect •No replacement required



Legend

- Surveyed Tree Trunk Location
- 2 Protected Tree
Preserve as outlined by Monterey Co. Oak Heritage Guild Implementation Plan
- 2 Remove due to Construction Impacts
- 2 Remove due to Tree Condition
- 2 Recommended Removal due to Tree Condition
To be removed as a later date due to identified structural and pathological values
- Critical Root Zone
- Tree Preservation Zone
- - - - - Tree Preservation Fencing
With Solar Bells
- - - - - Pre-construction Root Pruning
- "On-grade" system hardscape

*Basemap provided by Tichenor & Thorp Architects

Blackstock Residence

1134 Madre Lane, Pebble Beach, CA

APN 008-481-010-000

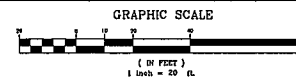
Tree Location

Preservation Map



James P. Allen
& Associates

411 Main Street, Suite 200, San Francisco, CA 94102
Phone: 415.398.4400 Fax: 415.398.4404
email: jallen@jpaonline.com



Date: 2/13/07
Map: 1 of 1



Jeffrey B. Froke, Ph.D.
CALIFORNIA WILDLIFE ECOLOGY
Survey • Design • Monitor & Manage

3158 Bird Rock Road / Pebble Beach CA 93953
TEL (831) 224-8595 / FAX (831) 649-3764
jbfroke@mac.com

18 March 2007

BIOLOGICAL REPORT

TO: Joel Panzer
Maureen Wruck Planning Consultants
RE: Peter & Barbara Blackstock Residence
1134 Madre Lane, Pebble Beach CA 93953

APN: 008-481-010

LOC: lat 36.575659° @ lon - 121.969466°

Date of Field Study: 7 March 2007. The weather was clear, sunny and warm (65°F) weather with no disruption or interruptions to an afternoon of observations, identifications and discovery.

Method of study: Comprehensive and expert walking study of the *entire property, while staying focused on the residence / forest interface* of the proposed construction sites and the adjacent treed areas, part of which is covered by an easement. Acquired several digital photographs to be kept on file and made available per request.

Findings: Among other trees present, such as Coast Live Oak and Monterey Pine, the largest and most prevalent are Monterey Cypress. These cypress trees run the gamut in terms of their size, relative age and natural welfare status. Longstanding residential uses and activities are separated from the cypress trees in a manner that obviates a threat or actual damage to the trees from the home and its use. *In particular, it is clear that the proposed project will not significantly impact the immediate welfare or the long-term maintenance of the native Monterey Cypress habitat.*

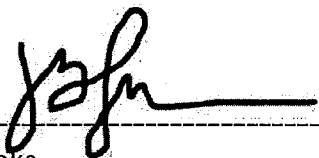


AERIAL PHOTOGRAPH of Pebble Beach surrounding the Blackstock property (orange ring). For scale, the entire horizontal extent of the photograph is 1,300 linear feet.



PHOTOGRAPH taken 7 March 2007, showing protected cypresses (essentially left one-half of frame) and project area (right one-third) of frame. Yellow line approximates easement boundary.

Thank you for this opportunity to offer you and the County's Planning officers my knowledge and opinion in this matter. Please do not hesitate to call or email if I can be of any further assistance.



Jeff Froke

**JB
Froke**

Digitally signed
by JB Froke
DN: cn=JB
Froke, o, ou,
email=jbfroke@
mac.com, c=US
Date: 2007.03.22
15:44:44 -07'00'



Jeffrey B. Froke, Ph.D.
CALIFORNIA WILDLIFE ECOLOGY
Survey Design Monitor & Manage

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25 JULY 2007

BIOLOGICAL RESOURCES REPORT

BLACKSTOCK RESIDENCE / MoCo PLN060328

- PREFACE** *This report adheres to the standardized format developed by the Monterey County Planning Department for Botanical/Biological Reports (no date).*
- REPORT** This report examines resource conditions found on the property, and focuses on whether any sensitive or special status species and/or community types may be affected by proposed improvements and additions to the existing home and attendant structures. Herein is a special focus on Monterey Cypress and potential onsite impacts.
- REPORTER** All work was conducted by Dr. Jeffrey B. Froke, a 35-year specialist in the ecology and management of California's wildlife, plants and habitats. In particular, Dr. Froke has an 18-year record of continuous and intensive field work within Pebble Beach and the Del Monte Forest.
- FIELD DATES** 7 March & 19 July 2007. On both days, weather was clear, sunny and warm (65° and 68° F, respectively); and there were no disruptions or interruptions to morning and afternoon periods of observation, identification and discovery.
- ADDRESSEE** This report was prepared for Mr. Joel Panzer of *Maureen Wruck Planning Consultants*, Salinas, CA.
- SITE DATA** 1134 Madre Lane, Pebble Beach, CA 93953
APN 008-481-010
Lat 36.57559° @ Lon -121.96946° / 44-84 ft ASL
- PROJECT** Renovation of existing SFD residence by (1) demolition of 158 ft² (2nd floor); (2) addition of 2,889 ft² (1st floor); and (3) reconfiguration of driveway and autocourt.

SUMMARY OF FINDINGS

Two special status species, Monterey Pine and Monterey Cypress grow together onsite. However, certain and otherwise necessary conditions are lacking to properly define any portion of the property as either *Monterey Pine Forest* or *Monterey Cypress Forest*. This is an important distinction to make – and to understand – because the simple presence of trees, whether remnants of a former forest or plantings, does not equate to presence of an ecologically valid habit or community: companion plant and insect species and soil conditions, at minimum also are required. Additionally, there were no endangered, rare, or threatened species -- of plant or animal -- observed or thought to occur onsite.

1 INTRODUCTION

This report was prepared to support a County of Monterey planning/design application that is being managed on behalf of the Blackstocks by Mr. Joel Panzer (Maureen Wruck Planning Consultants, Salinas, CA). Preparation of the report is a requirement of the Del Monte Forest Coastal Implementation Plan (§20.147.040, *Environmentally Sensitive Habitat Development Standards*)^{fn-1}. Thereby, in addition to its overview of principal resources found present onsite, the report especially focuses on Monterey Cypress – *Cupressus macrocarpa* -- and whatever impacts the proposed development may signal for the standing population. This is noteworthy because the Coastal Implementation Plan (@ 20.147.040) specifies environmentally sensitive status for *Monterey Cypress forest communities* ... and *sites of rare and endangered plants and animals associated with these habitats*.

In regards to onsite trees and especially cypresses, this report recognizes, supports, and incorporates by reference the work done by the project arborist, Mr. James P. Allen (18 August 2006). In particular, Allen's detailed consideration of the Critical Root Zone and its disturbance that could be implicated by adjacent construction activity obviates the need for this report to dig further into the topic.

A previous letter-report that addressed onsite resource conditions was submitted to Mr. Panzer on 19 March 2007: That report represented findings of a spring survey that was made (by JB Froke) expressly to *capture the available springtime biota* in time for the present report. As appropriate, Spring 2007 findings are utilized in the present report.

^{fn-1} §20.147.040 (A)(2) Biological Survey Requirements

"A biological survey shall be required for all proposed development which can be described using one or more of the following criteria: (c) ...the development is or may potentially be located within 100 feet of an environmentally sensitive habitat and/or has the potential to negatively impact the long-term maintenance of the habitat as determined through project review...."

2 REGIONAL SETTING

The subject property is located in Pebble Beach, which is an unincorporated township located in Monterey County, California. Situated entirely inside Pebble Beach (a.k.a. Del Monte Forest), the 2.60-acre property is set amidst the 775-acre Spyglass-Cypress Planning Area (Area 2) of the Del Monte Forest LUP.

Whether covered by dense, broken or depauperate stands of Monterey Cypress, an environmental commonality of the neighborhood area is a complex relationship involving shallow soils, sparse groundcover, and seasonally changing hydrology - a challenging condition to which *Cupressus macrocarpa* is suitably adapted.

Figure 1 shows the position of the subject property within an environmentally similar portion of Pebble Beach and the Spyglass-Cypress PA.

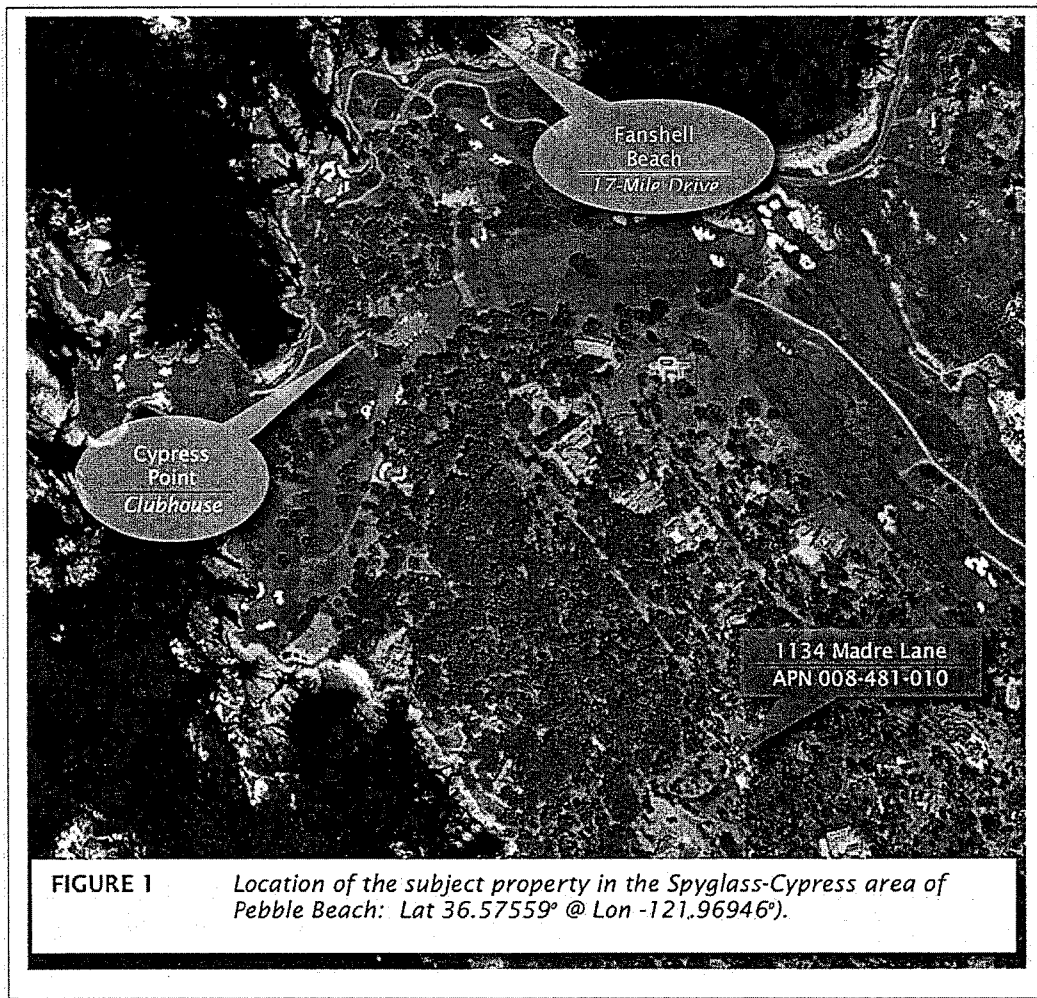


FIGURE 1

Location of the subject property in the Spyglass-Cypress area of Pebble Beach: Lat 36.57559° @ Lon -121.96946°.

3 DESCRIPTION / LOCAL VEGETATION

The main method for investigating plantlife of the site – during both the March and July surveys – was to slowly and studiously and repeatedly walkover the entire property, visually searching for actual organisms and for evidence to their presence, recent or past. For study of canopy and areal coverage, I combined a careful visual assessment of canopy vs. openness with a range of recent, higher quality aerial images (minimum resolution = 0.650 m).

Documents studied Before accessing the property, however, I carefully reviewed several documents including (i) Tichenor & Thorp's architectural site plan (29 Jan 07); and (ii) Bestor Engineers' topographic map.

The subject property has a *proportional areal coverage* that is typical of residential properties in the adjoining Spyglass-Cypress estate neighborhood: **wooded** (0.35), open-landscaped (0.50), and developed and hard-surfaced (0.15). Proportionately, the **wooded** area is covered with **Monterey Cypress** (0.25), Monterey Pine (0.25), and Coast Live Oak (0.40), and a variety of minor native and nonnative species (0.10). *The preceding breakdown underscores that the present site is neither a cypress forest nor a mixed forest with a predominance of cypress.* The developed area of the property, which includes the residence, gardens and pavement (= 0.50; or fifty percent of total area), includes the three principal tree species, plus a locally common dooryard array of hibiscus, hydrangea, roses, mock orange, and others.

As stated, the *principal woody plant community* is an undistinguished forest-woodland with a development etiology. This association consists of roughly equal numbers and stem density (@ ground level + 2 ft) of Monterey Pine (*Pinus radiata*), Monterey Cypress, and Coast Live Oak (*Quercus agrifolia*). On the other hand, a mowed-ruderal and otherwise non-maintained lawn comprises the *dominant plant community* found onsite, overall and for any vegetated portion of the site. Main taxa of the grass type include unidentified fescues (*Festuca* and *Vulpia*), Saltgrass (*Distichlis spicata*), Dandelion (*Agroseris* spp.), and certainly others.

The preceding description underscores the lacking development onsite of specific or distinct habitat types. Further, the property is covered by an admixture of species elements from locally present woodland and forest types, i.e., pine, cypress, and oak, and from nonnative species that are of mostly of a planted origin, e.g., rose, hibiscus, and *Echium*.

Figure 2 provides a closer look at the entire subject property, including its major vegetation groups, projected with a light overlay of existing topography and proposed house revisions.



FIGURE 2 Project site with project overlay. (2004 aerial image; resolution = 0.65m). Note arboreal canopy that is approximately 65-70 percent less than N/S adjoining forested properties.

4 RARE AND ENDANGERED SPECIES OR COMMUNITIES

No rare and/or endangered plants, animals and/or their communities are present onsite; nor, are any expected to be found onsite.

5 THREATENED SPECIES

No onsite plant or animal species is either rare or endangered, nor is any one threatened per either state or federal authority. Nevertheless, both Monterey Pine and Monterey Cypress are notified as *species of concern* by US Fish & Wildlife Service, and

each is acknowledged by California Department of Fish and Game as a California Native Plant Society (CNPS) List 1B species. Whereas, neither designation carries legal status, both are useful to signal watchfulness and care in decision making and planning, especially wherever valued intact habitats or whole-communities may be present.

Similarly, the presence of Coast Live Oak trees begs the question of whether CLO Woodland may be present onsite – which it is not. If so, the community type – which has numerous botanical derivations – would fall under Monterey County management guidelines, i.e., those described in §20.146.020 GG. How the project intersects with County Ordinances with respect to its tree protective ordinances is left to the project arborists report (James P. Allen).

6 IMPACT ASSESSMENT AND MITIGATION MEASURES

In my March 19 letter-report, I stated that longstanding residential uses and activities are separated from the cypress (and other native) trees in a manner that obviates the threat or actual damage to the trees from the home and its use.

The proposed project will involve grading, excavation, aboveground construction, and installation of residential facilities. Development or construction activities with the greatest potential risk of impact on vegetation resources will be site grading and associated excavation. Whereas, the project is largely an enhancement to the existing residence and previously developed area, the potential risks to important vegetation (*i.e., native, mature, slow-growing plants*) will be limited in both scale and depth.

Specifically, the risk of damage to established trees, whether oaks, pines or cypresses, would come from incidental and accidental encroachment onto or cutting of principal roots. James P. Allen succinctly introduced and defined the Critical Root Zone (JPA page 4); and he expertly describes a careful methodology for upholding the CRZ with respect to Tree No. 15 (JPA page 7).

→ To best assure tree protection, I strongly recommend adoption and employment of the protective implementation practices that are clearly spelled out in Allen's report.

As mentioned, the native soils are originally shallow and poorly drained; and these have been further compressed or damaged by historical development and use. As such, it is evident that edaphic and drainage issues will exacerbate habitat limitations in the future. Whether related to the new development, a long-range program of soil enhancement featuring the replacement of existing grasses with deep-rooted native grasses is called for to improve surface water infiltration and retention versus evident

widespread puddling and ponding, none of which are beneficial to existing woody vegetation.

→ To encourage soil recovery, I recommend development of a mowable native grass 'lawn' to replace the existing mixed species grass area that is the non-descript understory of the standing oaks, cypresses and pines in the non-development area.

Finally, I observed no at-risk trees that were not previously identified and resolved by James P. Allen in his arborist's report (*see* JPA Tree No. 15). As such, there appear to be no additional impacts that would require mitigation measures to reduce or negate the effects of development.

7 LIST OF PLANT SPECIES ENCOUNTERED

Plants - The following is a list of plants observed on the property,

<u>Trees</u>	<i>Cupressus macrocarpa</i>	Monterey Cypress
	<i>Pinus radiata</i>	Monterey Pine
	<i>Quercus agrifolia</i>	Coast Live Oak
<u>Shrubs</u>	<i>Rosa</i> spp	Rose ⁿⁿ
	<i>Pittosporum</i> spp	Mock Orange ⁿⁿ
<u>Herbaceous</u>	<i>Echium fastuosum</i>	Pride of Madeira ⁿⁿ
	<i>Satureja douglasii</i>	Yerba Buena
	<i>Iris douglasiana</i>	Douglas Iris
	<i>Agroseris</i> spp	Dandelion ⁿⁿ
	<i>Carpobrotus chilensis</i>	Iceplant ⁿⁿ
<u>Grasses</u>	<i>Festuca</i> spp	Fescue ^{n/nn}
	<i>Vulpia myuros</i>	Rat-tail Fescue ⁿⁿ
	<i>Distichlis spicata</i>	Saltgrass

n/nn - both native and nonnative species present
nn - only nonnative species present

8 MAPS: REGIONAL SETTING & BOTANICAL SITE

Regional Setting

The following regional setting map (Figure 3) is based on the 1:24,000 scale USGS Topographic Quadrangle "Cypress Point," (1 Aug 1999).

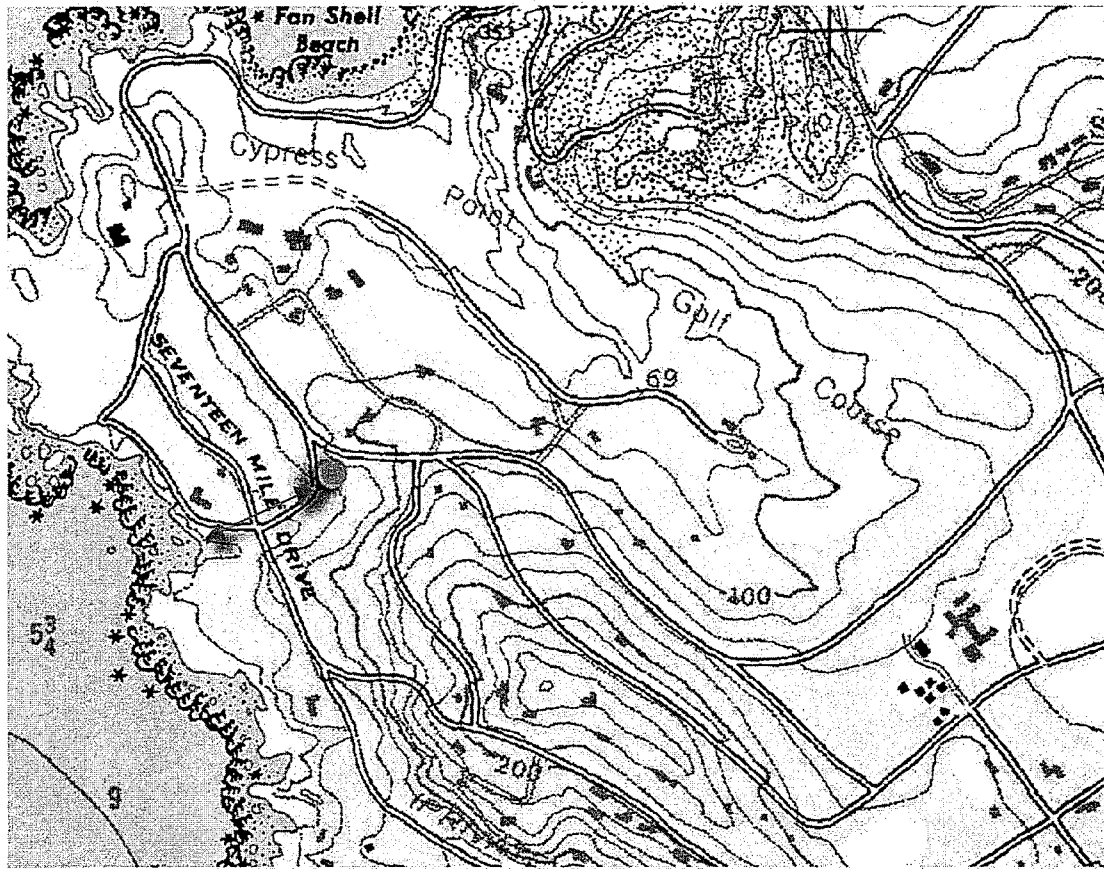


FIGURE 3 Subject property in its regional setting. (USGS 1:24,000, Cypress Point)

Address: 1134 Madre Lane, Pebble Beach, Monterey Co., CA
 Owners: Peter & Barbara Blackstock
 APN: 008-481-010
 PLN: 060328
 Location: Lat 36.57559° @ Lon -121.96946° // 44-84 ft ASL

Scale: Red arrow (site to coast) = 900 ft

NORTH is ↑

Site Botanical Map

The following botanical map (Figure 4) indicates the location of plant communities or delineated species groups on the property; and would show the pattern of existing drainage courses - but for which there are none.

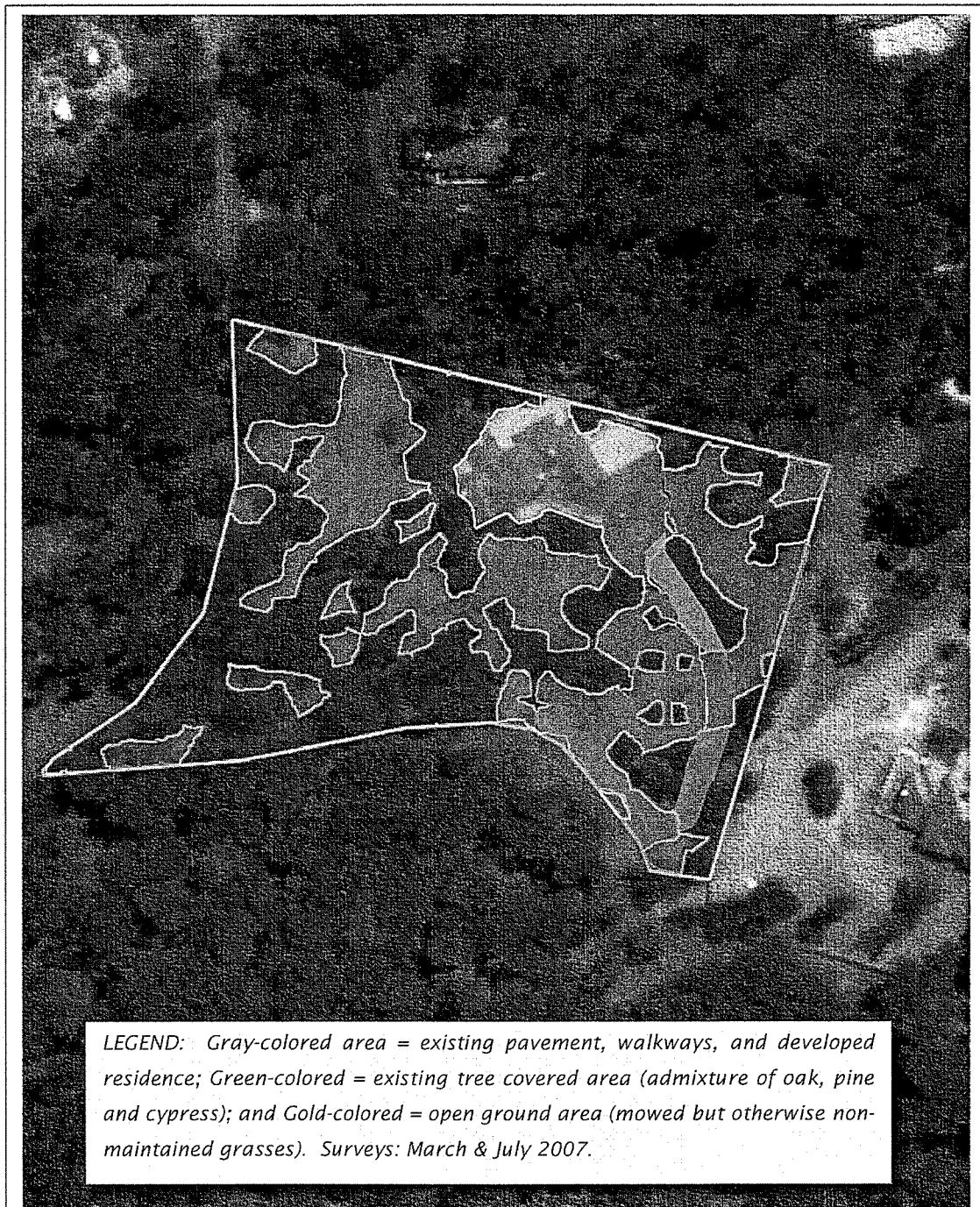
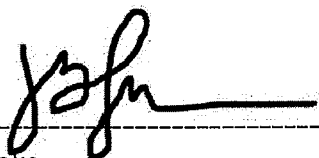


FIGURE 4 Aerial image of project site with principal vegetative overlay (photo: 2006)

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Location: Lat 36.57559° @ Lon -121.96946° / 44-84 ft ASL

Respectfully submitted,



Jeff Froke

**BIOLOGICAL SURVEY OF
BLACKSTOCK PARCEL
(APN 008-481-010)**

Prepared by Adrian Juncosa, Ph.D.

Prepared for Horan, Lloyd, Karachale, Dyer, Schwartz, Law, & Cook, Inc.

Report date October 15, 2007

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Appendix A. List of plant species observed on site, September 2007.	
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SITE AND SURVEY DETAILS

Type: General biological survey
Site name: Blackstock Parcel
Location: Del Monte Forest Planning Area, Monterey County
Address: 1134 Madre Lane, Pebble Beach, California
APN: 008-481-010
Prepared for: Horan, Lloyd Law Offices
Survey dates: September 27 and 28, 2007
Report date: October 15, 2007
Biologist: Adrian Juncosa, Ph.D.

SUMMARY

The study site is partially developed with a single family residence, driveway, and areas of landscaping. Undeveloped portions of the site support Monterey cypress woodland, Monterey pine-coast live oak woodland, and grassland-ruderal vegetation.

No special-status species was observed on the site. Habitat that is marginally suitable for Yadon's piperia (federally listed endangered) is present. Two California Native Plant Society (CNPS) List 1B plants are present: Monterey cypress and Monterey pine. One additional List 1B plant, marsh microseris, is recorded as occurring in specific sites within coastal closed-cone coniferous forest, a general habitat type which also occurs on the Blackstock parcel. Although it seems highly unlikely, based upon CNDDB data on associated species, that the plant would be found on the site during the growing season, the possibility cannot be entirely ruled out. Habitat that is potentially suitable for a California Department of Fish and Game (DFG) species of special concern, hoary bat, is present but would not be significantly adversely affected by the project. Monterey cypress woodland is identified as an environmentally sensitive habitat area (ESHA) in the Del Monte Forest Land Use Plan (LUP).

No wetlands, riparian areas, or tributaries were found on the site.

INTRODUCTION

This report documents a general biological survey of the parcel referenced above, which was carried out to provide background information for a CEQA initial study being prepared by Monterey County and pertaining to potential impacts of construction of a 2,889 square foot addition to the existing main residence; modification of the existing driveway and patio areas; construction of an attached seven foot garden wall; construction of an 850 square foot caretaker's unit with an 800 square foot garage; and construction of a 425 square foot guest house on the parcel.

In particular, this report was intended to implement the instruction noted on the Del Monte Forest Local Coastal Program (LCP) map of the area, namely, that the location and boundary of the Monterey cypress ESHA should be determined by site-specific biological survey (see Figure 2 of LCP).

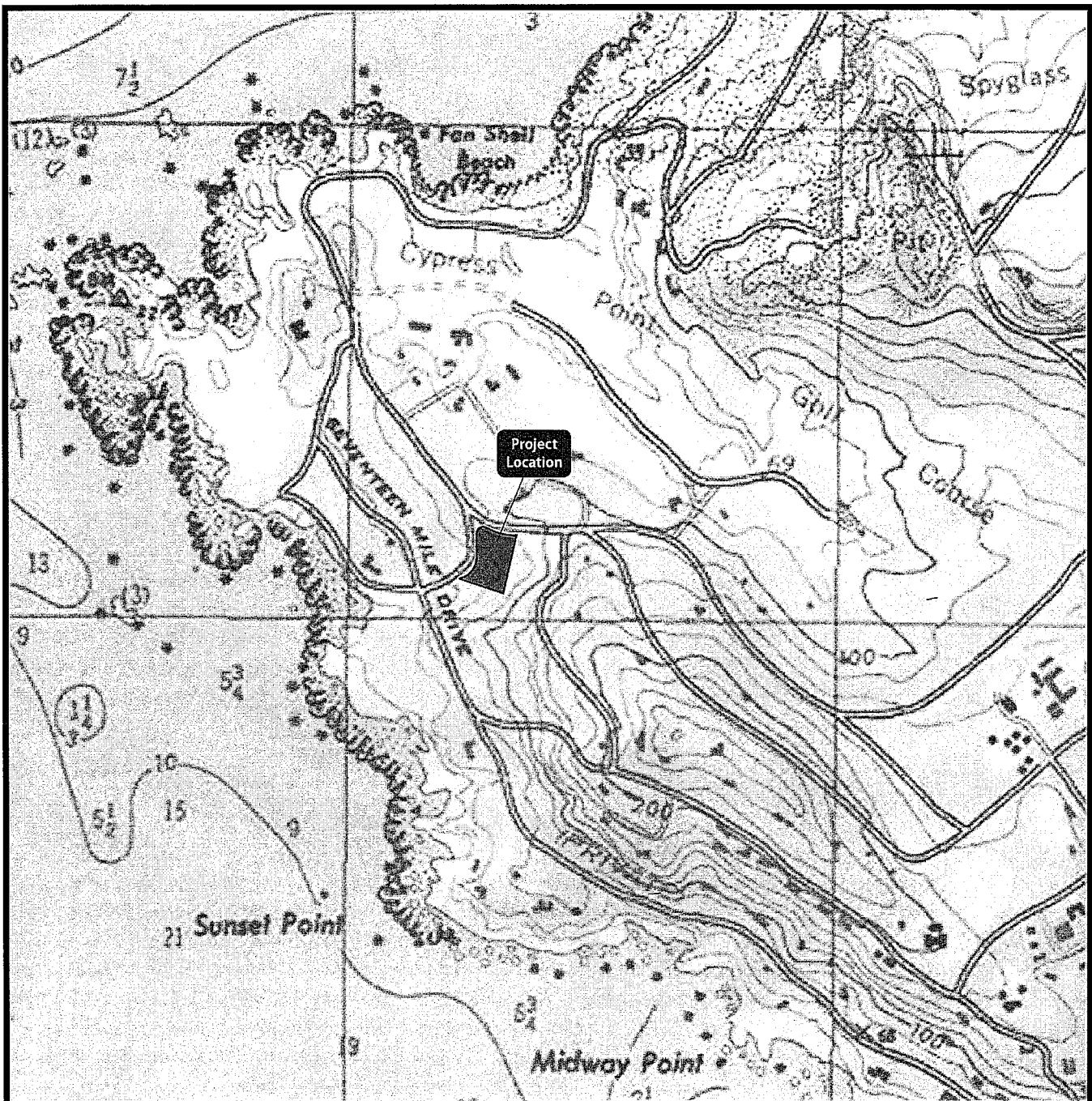
METHODS

The Blackstock parcel was surveyed on foot via meandering transects throughout all areas of native vegetation. All native vegetation was observed from a sufficiently close distance that any shrubby-sized native plants would be observed and identified. Thus, the present survey work was sufficient to determine the presence or absence of special-status shrubs or trees, or plant communities, of which occurrences are recorded by the California Natural Diversity Data Base (CNDDB) from the USGS Monterey quadrangle. However, because the survey took place in September, it is not represented as a comprehensive and definitive survey for all plant species that might occur on the site. Special-status herbaceous species that might occur, but which would not be reliably detectable in September, are discussed individually.

In the event that surveys for such species are carried out in the future, they should be carried out according to applicable California Department of Fish and Game (DFG) and CNPS guidelines. Among other things, these mandate that surveys should be systematic in field methodology (result in observation of all plant species that are present), occur during the season that the target species is/are evident and definitively identifiable (often entailing two or more surveys to accommodate different plant phenologies), be floristic in nature (requiring identification and listing of all plant species present, to a sufficient low taxonomic rank to determine their status), and be thoroughly documented, with a complete list of all plant species present.

REGIONAL SETTING

The location of the 2.6-acre study site is shown in Figure 1. It is located in the lower elevations of the Del Monte Forest peninsula, where the regionally predominant vegetation types are Monterey pine forest and Monterey cypress forest and woodland. The parcel is located at the regional break in slope between slightly steeper slopes which support Monterey pine and coast live oak, and very gentle slopes which support predominantly Monterey cypress.



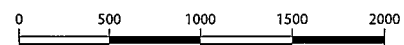
EcoSynthesis

SCIENTIFIC & REGULATORY SERVICES INC

Blackstock Parcel Biological Survey

APN 008-481-010

Figure 1: Regional Location Map



Scale 1:12,000 (1 in = 1000ft)



Notes

Base map from USGS 7.5-minute Monterey Quadrangle.

Across Madre Lane, the Crocker Grove (Monterey cypress) is undeveloped. However, most other adjoining or nearby parcels have been developed with single-family residences. Some parcels continue to support native vegetation (sometimes modified by fuel management for defensible space purposes), others are primarily landscaped.

DESCRIPTION OF LOCAL VEGETATION

Species Observed

Appendix A includes a list of plants that were observed on the site.

Plant Communities

The vegetation types that are present on the Blackstock parcel are depicted in Figure 2 and are described below, approximately in order of areal coverage of the site, not counting the developed and landscaped areas. Areas considered to be "landscaped" are those where native vegetation has been largely or entirely replaced by non-native species, with active maintenance. Areas where some or all of the dominant species are native or naturalized species are described as one or another type of native vegetation, even if they are partially maintained or altered from their original condition.

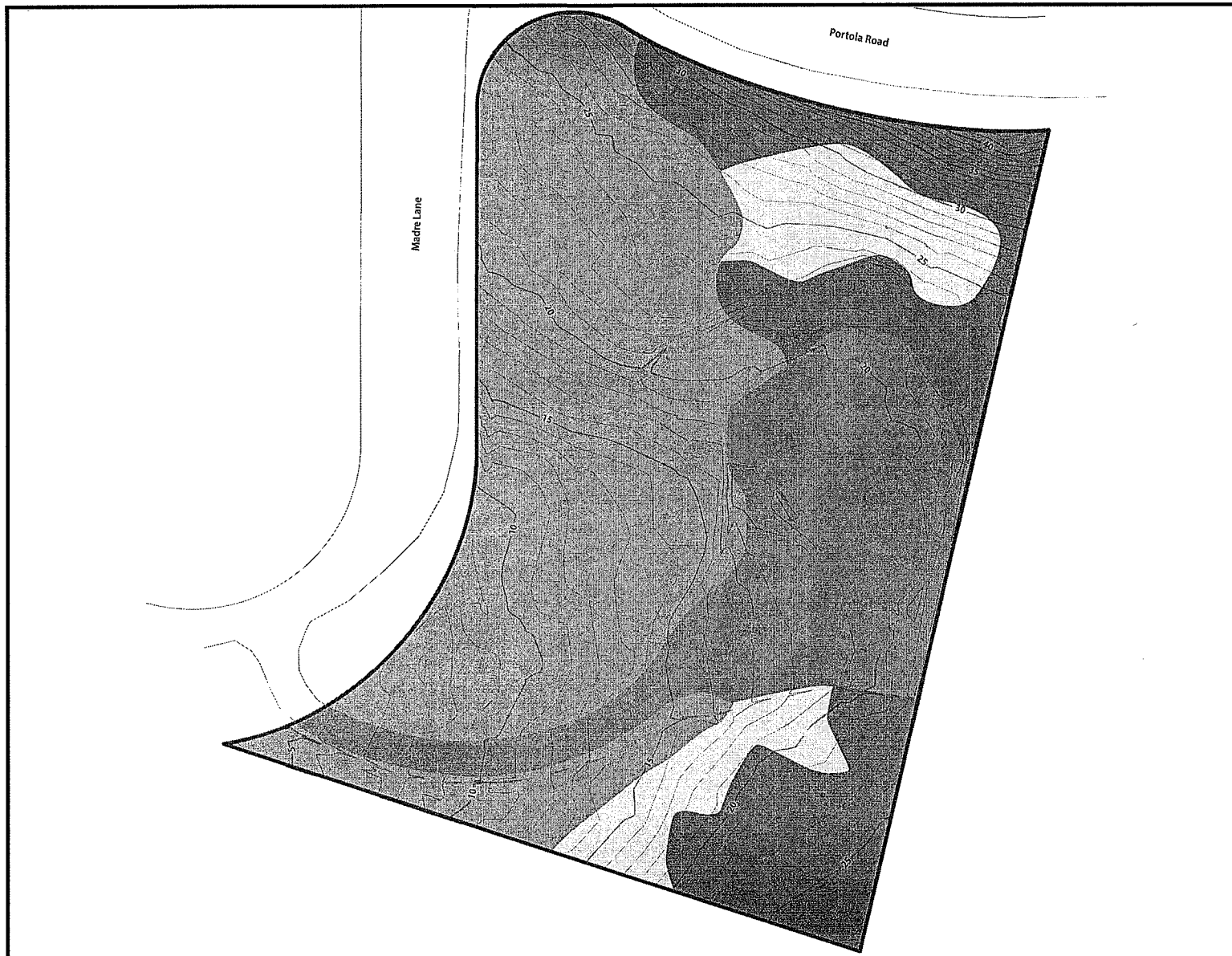
For additional details on tree sizes and conditions (beyond the general summary of woodland vegetation provided here), please refer to the arborist's report Allen (2007).

MONTEREY CYPRESS

The Monterey cypress habitat on the parcel consists of very open woodland dominated by Monterey cypress trees. These vary in size from about 8 inches diameter at breast height (dbh; 4.5 feet above ground level – arborists' and foresters' standard height to measure tree diameter) up to about 36 inches. No saplings or seedlings were observed. The habitat within the Blackstock parcel differs from other typical cypress groves in having substantially lower canopy coverage and lower percentage vegetative cover of other native species.

Several of the cypress trees at the periphery of the natural Monterey cypress woodland appear to me to have been planted at some time in the past; judging from the size and branching structure of the trees, this was probably at least 10-20 years ago. Planted cypresses are typically much shorter for their diameter than are naturally colonizing ones, and have a pronouncedly conical trunk shape with very dense branching, and large branches on the lower part of the trunk (sometimes all the way to ground level). Although it is possible for naturally colonizing Monterey cypresses to have this structure, it is not usual. Non-indigenous (planted) cypresses are noted on the site plan.

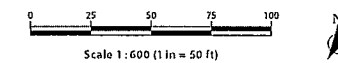
The Monterey cypress woodland also includes a significant number of Monterey pines and coast live oaks. This is not unusual for the habitat type, and can be observed directly across the street in the Crocker Grove. Although a small number of the pine trees are large (up to about 30 inches dbh), most of the trees of these two species are between three and 12 inches dbh.







Blackstock Parcel Biological Survey

APN 008-481-010

Figure 2. Vegetation Map



Legend

-  Monterey Cypress
-  Monterey Pine-Coast Live Oak
-  Grassland-Ruderal
-  Developed/Landscaped

Notes

Base map from an AutoCAD file from Tichenor & Thorp Architects.

Habitat mapping is approximate, based upon interpretation of aerial imagery from field notes. Boundary of Monterey cypress woodland was not flagged and surveyed for this report.

Landscaping, but not existing buildings, abuts cypress habitat.

The woody understory of the cypress woodland on the site is regularly maintained, vegetative litter is removed, and the above-ground herbaceous vegetation is reduced for fire protection reasons, so there is no shrubby cover other than small pine and oak trees, and the herbaceous vegetation is sparse and low. Where it is present, the herbaceous stratum supports a variety of native species including Pacific reed grass, sand sedge, and California bedstraw.

MONTEREY PINE – COAST LIVE OAK

The northeastern and southeastern parts of the site support a very open woodland that is roughly equally dominated by Monterey pine and coast live oak trees, with no Monterey cypress trees present. Both the pine and oak trees vary from saplings up to large trees (>30 inches dbh).

Understory is not present as a continuous vegetation stratum, but is represented as widely scattered individuals of California coffeeberry. As for the Monterey cypress habitat, the pine-oak woodland is regularly maintained as described above, so the herbaceous stratum is also quite low and very sparse in terms of areal coverage. It consists of a mixture of native and naturalized species (plantain, Pacific reed grass, sand sedge, iris, and others present as trace coverage; see Appendix A).

GRASSLAND – RUDERAL HABITAT

Some patches within the pine-oak woodland have sufficiently low woody plant cover that they are more accurately described as a predominantly herbaceous plant community type. The dominant species within this vegetation vary according to microsite, but are primarily (or at least equally) non-native species that are naturalized to the local climate and grow without application of irrigation or other landscaping effort with the exception of occasional mowing. Plant species that are locally dominant in one or another part of the mapped grassland include plantain, kikuyu grass, hair grass, sand sedge, and hairy cat's-ear.

SPECIAL-STATUS PLANTS AND COMMUNITIES

CNDDDB Records

In accordance with the County guidelines for preparation of biological survey reports, discussion of listed and other special-status plant species are separated in this text (see below). However, it is useful to preface these discussions with an overall background on special-status species collectively.

The CNDDDB was queried for records of special-status species that are reported to occur within the USGS Monterey quadrangle. Forty-six species and/or special communities are recorded from the quadrangle. Table 1 provides a list of these species and communities with notes on habitats and circumstances in which they occur. In general, the potential for the various species to occur on the site is readily determined from the CNDDDB data; for several species, additional discussion is provided below.

Table 1. Special-status species and communities of which occurrences are recorded in the USGS Monterey quadrangle by the CNDDDB (2007).

Elements are listed in the following order: plants, wildlife, communities; alphabetically by scientific name within each category. For species determined to be not present on site, those which, if present, would have been detected by the present survey are notated "survey results." The phrase "coniferous forest" is short-hand for coastal closed-cone coniferous forest (Monterey pine, Monterey cypress, Bishop pine).

Status definitions (Federal status/State status/CNPS [plants only]):

E or T, listed as endangered or threatened under State or federal Endangered Species Act;

R, listed as rare under California Rare Plant Protection Act

BCC, bird species of conservation concern (USFWS, 2002)

SC, species of special concern (California DFG);

CNPS: List 1B, considered rare, threatened or endangered by CNPS and normally regarded by DFG as meriting consideration under CEQA Guideline 15380; no List 2, 3, or 4 species in Monterey quadrangle (CNDDDB, 2007).

Species	Status	Habitat or Special Requirements; Other Notes	Present on Site?
PLANTS			
<i>Allium hickmanii</i> Hickman's onion	-/-/1B	Variety of habitats but not known from elevation below 65 ft.	No; see text
<i>Arctostaphylos hookeri</i> ssp. <i>hookeri</i> Hooker's manzanita	-/-/1B	Variety of habitats.	No (survey results)
<i>Arctostaphylos pumila</i> sandmat manzanita	-/-/1B	Variety of habitats.	No (survey results)
<i>Astragalus tener</i> var. <i>titi</i> coastal dunes milk-vetch	E/E/1B	Coastal bluff scrub, mesic prairie on heavy (clayey) soils.	No
<i>Chorizanthe pungens</i> var. <i>pungens</i> Monterey spineflower	T/-/1B	Variety of habitats but not including conifer forest.	No
<i>Clarkia jolonensis</i> Jolon clarkia	-/-/1B	Chaparral, coastal scrub; not present in conifer forest.	No
<i>Collinsia multicolor</i> San Francisco collinsia	-/-/1B	Decomposed shale (mudstone). One 1903 collection.	No
<i>Cordylanthus rigidus</i> ssp. <i>littoralis</i> seaside bird's-beak	-/E/1B	Sandy sites in chaparral or coastal scrub.	No
<i>Cupressus goveniana</i> ssp. <i>goveniana</i> Gowen cypress	T/-/1B	Spodosols at elevations of 100 ft and higher.	No
<i>Cupressus macrocarpa</i> Monterey cypress	-/-/1B	Cypress forest.	Yes

Species	Status	Habitat or Special Requirements; Other Notes	Present on Site?
<i>Delphinium hutchinsoniae</i> Hutchinson's larkspur	-/-/1B	Variety of habitats not including conifer forest.	No
<i>Ericameria fasciculata</i> Eastwood's goldenbush	-/-/1B	Variety of habitats on very sandy soils; obvious shrubby plant.	No (survey results)
<i>Erysimum menziesii</i> ssp. <i>menziesii</i> Menzies's wallflower	E/E/1B	Coastal dunes and strand.	No
<i>Fritillaria liliacea</i> fragrant fritillary	-/-/1B	Coastal scrub, unmowed grassland, coastal prairie.	No
<i>Gilia tenuiflora</i> ssp. <i>arenaria</i> sand gilia	E/T/1B	Dunes, coastal scrub, chaparral; not found in coniferous forest.	No
<i>Horkelia cuneata</i> ssp. <i>sericea</i> Kellogg's horkelia	-/-/1B	Coastal scrub, chaparral, conifer forest; specifically old dunes.	Highly unlikely
<i>Layia carnosa</i> beach layia	E/E/1B	Coastal dunes, beaches.	No
<i>Lupinus tidestromii</i> Tidestrom's lupine	E/E/1B	Coastal dunes.	No
<i>Malacothamnus palmeri</i> var. <i>involucrata</i> Carmel Valley bush mallow	-/-/1B	Chaparral, coastal scrub, woodland at 100-3,500 ft elevation (not in coniferous forest).	No
<i>Malacothamnus palmeri</i> var. <i>palmeri</i> Santa Lucia bush mallow	-/-/1B	Rocky chaparral habitat; identification of Monterey County plants is questionable.	No
<i>Microseris paludosa</i> marsh microseris	-/-/1B	Coniferous forest and grassy habitats; poor microecological data, unknown if restricted to vernally mesic habitat or not.	Possibly
<i>Pinus radiata</i> Monterey pine	-/-/1B	Monterey pine forest and other habitats.	Yes
<i>Piperia yadonii</i> Yadon's piperia	E/-/1B	Coniferous forest and other habitats; present in Crocker Grove.	Possibly
<i>Potentilla hickmanii</i> Hickman's cinquefoil	E/E/1B	Wetland meadow habitat; one occurrence in Monterey area.	No
<i>Rosa pinetorum</i> pine rose	-/-/1B	Monterey pine forest.	No
<i>Trifolium polyodon</i> Pacific Grove clover	-/R/1B	Wetland meadow habitat.	No
<i>Trifolium trichocalyx</i> Monterey clover	E/E/1B	Monterey pine and coastal chaparral; fire-follower.	No

Species	Status	Habitat or Special Requirements; Other Notes	Present on Site?
WILDLIFE			
<i>Actinemys marmorata pallida</i> southwestern pond turtle	-/SC	Ponds.	No
<i>Ambystoma californiense</i> California tiger salamander	T/SC	Breeds in ponds, adults use well-vegetated grassland and other non-coniferous habitats.	No
<i>Anniella pulchra nigra</i> black legless lizard	-/SC	Friable sandy soils.	No
<i>Athene cunicularia</i> burrowing owl	BCC/SC	Grasslands; requires ground squirrel burrows for nesting.	No
<i>Charadrius alexandrinus nivosus</i> western snowy plover	T/SC	Beaches and shores of ponds.	No
<i>Coelus globosus</i> globose dune beetle	-/-	Dunes, open sand.	No
<i>Cypseloides niger</i> black swift	BCC/SC	Mountain canyons, cliffs.	No
<i>Danaus plexipus</i> monarch butterfly	-/-	Winter roosts in dense tree canopies for wind protection.	No
<i>Euphilotes enoptes smithii</i> Smith's blue butterfly	E/-	Dunes, coastal scrub; requires wild buckwheat (not present on site).	No
<i>Lasiurus cinereus</i> hoary bat	-/SC	Habitat mosaics with dense tree canopies for cover (roosting) and open areas for foraging.	Possibly
<i>Oncorhynchus mykiss irideus</i> steelhead trout	T/-	Rivers.	No
<i>Pelecanus occidentalis californicus</i> California brown pelican	E/E	Ocean and coastal rocks.	No
<i>Rana aurora draytonii</i> California red-legged frog	T/SC	Requires nearby water bodies.	No
COMMUNITIES			
Central dune scrub		Coastal dune conditions.	No
Central maritime chaparral		No shrubby vegetation on site.	No
Monterey cypress forest		Designated ESHA in LCP.	Yes
Monterey pine forest		Three indigenous populations.	Yes
Monterey pygmy cypress forest			No
Northern Bishop pine forest		Coastal granitic soils.	No

Rare, Threatened, and Endangered Plants

No plant species that is listed as rare, threatened or endangered by the State California (Department of Fish and Game) or by U. S. Fish and Wildlife Service was observed on the site. However, Yadon's piperia (federally listed endangered) occurs in Crocker Grove (CNDDDB, 2007 and Juncosa, personal observation). Therefore, the Blackstock parcel might include habitat that would be potentially suitable for this species. If the species were present, it would be detectable in September only as dried inflorescence stalks. The absence of such stalks cannot be taken as definitive evidence of absence of the plant, because many individuals do not flower every year, thus, underground stems that either remained dormant or produced leaves but did not flower could be present.

Suitable habitat for Yadon's piperia includes Monterey cypress woodland, Monterey pine forest and woodland, chaparral, and disturbed habitat areas (including unpaved road shoulders) that were originally one of those plant community types.

The Blackstock parcel does not provide suitable habitat for any other listed plant species that are recorded from the Monterey quadrangle.

Rare Plant Communities

Monterey cypress forest and woodland (native occurrences) are considered to be ESHA by Monterey County. The Blackstock parcel is shown as lying entirely within this ESHA type in Figure 2 of the LCP, however, this very map contains the notation that "Precise determination of the extent of indigenous Monterey Cypress habitat (Policy 21) shall depend on site specific biological survey in conjunction with applications for development pursuant to LCP policy 17."

The present biological survey was intended to address exactly this question. I found that Monterey cypress woodland was confined to the western half of the parcel and mapped its limits generally from a publicly available aerial photograph image, based upon field notes of where the cypress woodland ended and was replaced by Monterey pine – coast live oak woodland.

Other Special-status Species

This section includes the subject category referred to in the County survey guidelines as "threatened species." I understand this subject category to refer to species that are not listed pursuant to either the State or federal Endangered Species Act, but are of other special status that merits consideration for CEQA environmental review. This would include the following categories of species:

- U. S. Fish and Wildlife Service birds of conservation concern (USFWS, 2002);
- California DFG species of special concern;
- CNPS List 1B and List 2 plant species.

Two such species occur on the Blackstock parcel: Monterey pine and Monterey cypress, both List 1B (considered by CNPS to be rare or endangered in California and elsewhere; CNPS, 2001).

For most species that appear in the data base list for the Monterey quadrangle, the macro-ecological information makes it clear that suitable habitat does not occur on the study site. Discussion below supplements Table 1 for three species.

Based upon micro-ecological details provided in the CNDDB and my own field observation, I believe there is no habitat suitable for Hickman's onion on the site. This species occurs in vernal moist, usually fine sandy to clay loam soils, typically with a thin soil profile over shale or other rock. These conditions do not occur on the present study site, where the sandy soils are substantially too coarse to be suitable for Hickman's onion.

Micro-ecological preferences for Kellogg's horkelia are poorly known, but to the extent that we can describe them, this species is found not in continuous forest or woodland habitat, but in divergent old dune habitat openings surrounded by woody habitat. Accordingly, it seems very highly unlikely that the habitat of the Blackstock parcel was ever suitable for this species.

Marsh microseris is recorded as occurring in specific sites within coastal closed-cone coniferous forest, a general habitat type which also occurs on the Blackstock parcel. However, additional details from the occurrence records seem to be ecologically inconsistent, some from sites where the species is associated with typically wetland plant species; others from more upland grassland with, for example, purple needlegrass. Available data are not even adequate to confirm whether the species is primarily found in wetland habitats or not. Therefore, although I did not observe any of the suites of associated species noted in any of the records, we cannot rule out the possibility that the habitat within the study site is potentially suitable for this species.

Wildlife

No listed or other special-status insect or animal species was observed on the site; nor was suitable habitat found except for one species, hoary bat. It inhabits habitat mosaics with dense tree canopies for roosting and open areas for foraging and water within daily flying distance (CNDDB, 2007).

Special-status Species Summary

No listed plant species were observed on the Blackstock parcel, but habitat that is potentially suitable for one federally endangered plant (Yadon's piperia) is present.

Two CNPS List 1B plant species occur on the site: Monterey cypress and Monterey pine. We cannot be certain whether suitable habitat for marsh microseris (also List 1B) is present or not.

Potentially suitable habitat is present for one special-status wildlife species, hoary bat (DFG species of concern).

IMPACT ASSESSMENT AND MITIGATION MEASURES

It is my understanding that several project elements are under consideration for CEQA review: a detached caretaker's residence with garage in the southwestern corner of the parcel, a guest house, addition of a garden wall, modification of existing patio and driveway/parking areas, and an addition to the existing residence.

Construction of the proposed improvements could have potential impacts on the following resources:

- Yadon's piperia
- Marsh microseris
- Monterey pine (individual plants)
- Monterey cypress (individual plants)
- Monterey cypress plant community

Each of these potential impacts is discussed in greater detail below, and mitigation measures are recommended that would be feasible and effective in reducing the impacts of proposed construction to less-than-significant levels.

Based upon CNDDB information, suitable habitat for one special-status animal species (hoary bat) may be present. However, if this species uses the site at all (as opposed to the much more suitable habitat in Crocker Grove), it is nearly certain that it would not roost in either the one planted cypress tree that is proposed to be removed, or in the saplings and other small-diameter trees in open sites that are proposed to be removed. This being the case, and because the character of the foraging habitat will not be altered significantly from existing conditions, the potential project impact on hoary bat, if it is present, would be less than significant. No surveys or contingent mitigation are recommended.

Yadon's Piperia

Individual plants of this species could be present within proposed disturbance footprints in the Monterey pine – coast live oak community. Survey during the growing season would be necessary to ascertain with a reasonable level of certainty whether it is present or not. Leaves of piperia are evident generally in the months of January through March, and the species flowers at times between May and August, variable from year to year. Loss of any individuals of a federally listed plant would be a significant impact under applicable CEQA guidelines. However, field experimentation has shown that Yadon's piperia can be successfully transplanted to suitable habitat areas. Therefore, the impact could be mitigated by transplantation or, much less conveniently, by growing and outplanting individuals grown from seed collected in the project region.

Recommended mitigation measure: Survey for presence/absence of Yadon's piperia shall be carried out at a suitable time as verified by the presence of leaves on piperia plants in known locations elsewhere in Del Monte Forest. The vegetative growing season may occur for variable periods of time between January 1 and March 31; it is the owner's responsibility to determine the appropriate time in the year when the survey is carried out. If no piperia plants are found, no

further mitigation is required. If any piperia plants are found, their locations shall be marked precisely and recorded generally by means of GPS. Marked plants shall be transplanted to suitable habitat sites that are not within the proposed development footprint according to a piperia mitigation and monitoring plan to be approved by the County and DFG prior to initiation of construction. Transplants shall be monitored annually for five years, and any that do not produce leaves at any time during the monitoring period shall be replaced by contract grown plants at a ratio of 10:1, with the monitoring period to be extended for a five-year period following the last transplantation or replacement planting.

Marsh Microseris

Marsh microseris is a perennial herb that blooms at some time between April and June, variable year to year. As for other microseris species, it is reasonable to expect that the time period from when the plant is first evident to when it is no longer present above ground is relatively short, perhaps only a few weeks. Marsh microseris is recorded as occurring in specific sites within coastal closed-cone coniferous forest, a general habitat type which also occurs on the Blackstock parcel. Although it seems highly unlikely, based upon CNDDDB data on associated species, that the plant would be found on the site during the growing season, the possibility cannot be entirely ruled out. If it were present within the development footprint, loss of individuals would be a significant impact under a strict interpretation of CEQA guideline 15380 and mandatory findings of significance. This impact would be reduced to a less-than-significant level by the mitigation measure provided below.

Recommended mitigation measure: Survey for presence/absence of marsh microseris shall be carried out at a suitable time as verified by the presence of identifiable plants in known locations elsewhere in the region. It is the owner's responsibility to determine the appropriate time in the year when the survey is carried out (possibly any time between April and June). If no plants are found, no additional mitigation is required. If any marsh microseris plants are detected, their locations shall be marked precisely and recorded generally by means of GPS. Marked plants shall be transplanted to suitable habitat sites that are not within the proposed development footprint according to a microseris mitigation and monitoring plan to be approved by the County and DFG prior to initiation of construction. Transplants shall be monitored annually for five years, and any that do not produce leaves at any time during the monitoring period shall be replaced by contract grown plants at a ratio of 10:1, with the monitoring period to be extended for a five-year period following the last transplantation or replacement planting.

Monterey Pine

Although County policy requires replacement for removal of Monterey pine trees that are 12 inches dbh or larger, and not for smaller trees, the species is a CNPS List 1B plant (considered by CNPS to be rare or endangered in California and elsewhere). This designation is understood to apply to native growing genotypes and not to the astronomical number of plants of what can be called "radiata pine," that is, genotypes that are selected and/or bred for wood and fiber production and/or arboricultural planting and are grown extensively both in California and elsewhere in the world.

Thus, under a strict interpretation of CEQA guideline 15380 and mandatory findings of significance, any loss of Monterey pine individuals could be regarded as a significant impact under CEQA. This impact would be reduced to a less-than-significant level by the mitigation measure provided below.

Recommended mitigation measure: Any Monterey pine trees of whatever size that are removed to construct proposed buildings shall either be transplanted to other sites on the parcel, or shall be replaced at a minimum 2:1 ratio with plantings grown from local Monterey-population seeds of Monterey pine.

Monterey Cypress

No indigenous Monterey cypress trees would be removed for any of the proposed project elements. However, construction in the immediate vicinity of older trees has the potential to significantly damage root systems, which could either result in or hasten the ultimate loss of the trees. As noted above for Monterey pine, this is a potentially significant impact under CEQA. For reasons explained below, under Monterey Cypress Community, I believe that replacing trees that are potentially affected in this manner is a less appropriate measure than avoidance of the impact in the first place. Excellent and specific measures for the protection of root systems are discussed in Allen (2007), to which the reader should refer for additional discussion. Pending further discussion of the mitigation measures, this survey report tentatively recommends reducing the diameter at which roots must be protected to one inch (rather than two inches as recommended by Allen).

Recommended mitigation measure: Any construction within 100 feet of any existing native (not planted) Monterey cypress trees shall minimize impacts on root systems by one of two methods. For driveway, pathway, and patio construction, no excavation shall occur, and placement of paving shall be by the "on-grade system" as described and diagrammed schematically in Allen (2007). In this system, the existing soil is not compacted, but is overlain by geofabric and geogrid, then by suitable paving base which is then compacted and paved. For building construction, no soil excavation shall be carried out except where necessary to install foundations (regardless of the results of root exploration). A preconstruction root exploration of all potentially excavated areas shall be carried out (see Allen, 2007), and no roots larger than one inch shall be damaged. Where roots larger than one inch are found, pier and above-grade beam foundations shall be used to achieve this objective (see Allen, 2007).

Monterey Cypress Habitat

The only significant impact on existing conditions in the Monterey cypress habitat that would result from the proposed construction relates to potential effects on individual trees. We are not aware of architecture detail (e.g., lighting) or maintenance activity that might be relevant to impact assessment. However, under existing conditions, the habitat values of the Monterey cypress woodland within the Blackstock parcel relate primarily to preservation of the indigenous vegetation type rather than to specific plant or wildlife species that are primarily associated with that habitat type, other than Monterey cypress itself, so it seems unlikely that indirect effects on other species from such influences as exterior lighting would be significant.

Accordingly, if the mitigation measure recommended above for Monterey cypress individual plants is implemented, the potential impact on cypress habitat from construction of the residential addition and new structures would be mitigated to a less-than-significant level. If this mitigation measure were not implemented, additional actions to replace any potentially affected trees and protect the long-term vegetation integrity of the cypress habitat would be required to reduce the impact to a less-than-significant level.

REFERENCES

Allen, J. P. 2007. Tree Resource Analysis/Construction Impact Assessment. Blackstock Residence Expansion Project. Unpublished report prepared for Kevin Wolverton, Tichenor & Thorp Architects.

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Hickman, J. C. (Editor). 1993. *The Jepson Manual: Higher Plants of California*. University of California Press, Berkeley, California.

U. S. Fish and Wildlife Service (USFWS). 2002. Birds of Conservation Concern 2002. Division of Migratory Bird Management, Arlington, Virginia.

Appendix A.

**Plant Species Observed on the Blackstock Parcel,
September 2007**

Appendix A. Species observed on the project site.

Plant species are listed in groups (trees, shrubs, herbs), within groups alphabetically by genus name. Nomenclature is according to Hickman (1993). Cultivated non-native species are not included.

Scientific Name	Common Name	Notes
TREES		
<i>Cupressus macrocarpa</i>	Monterey cypress	
<i>Pinus radiata</i>	Monterey pine	
<i>Quercus agrifolia</i>	coast live oak	
<i>Sequoia sempervirens</i>	coast redwood	Cultivated plant.
SHRUBS, WOODY VINES		
<i>Genista monspessulanus</i>	broom	Noxious weed. Listed both here and under Herbs. One large plant plus several small ones present in northeast corner of site.
<i>Hedera helix</i>	English ivy	Cultivated.
<i>Mimulus aurantiacus</i>	monkey-flower	
<i>Rhamnus tomentella</i>	hoary coffeeberry	
<i>Rosa</i> sp.	rose	Cultivated species; no native rose plant was found.
<i>Rubus ursinus</i>	blackberry	
<i>Toxicodendron diversilobum</i>	poison oak	
HERBS		
<i>Aira caryophyllea</i>	silver hair grass	
<i>Anagallis arvensis</i>	scarlet pimpernel	
<i>Bromus diandrus</i>	ripgut brome	
<i>Calamagrostis nutkaensis</i>	Pacific reed-grass	
<i>Carex pansa</i>	sand sedge	
<i>Cynodon dactylon</i>	Bermuda grass	
<i>Cynodon dactylon</i>	Bermuda grass	
<i>Deschampsia cespitosa</i>	hair-grass	
<i>Epilobium</i> sp.	willow-herb	
<i>Galium californicum</i> ssp. <i>californicum</i>	California bedstraw	

<i>Genista monspessulanus</i>	broom	Noxious weed. See note above under Shrubs.
<i>Glyceria</i> sp.	manna grass	
<i>Gnaphalium canescens</i>	cudweed	
<i>Holcus lanatus</i>	velvet grass	
<i>Hypochaeris radicata</i>	cat's-ear	
<i>Iris</i> sp.	iris (native species)	
<i>Juncus balticus</i>	Baltic rush	
<i>Juncus falcatus</i>	rush	
<i>Lotus purshianus</i>	lotus	
<i>Pennisetum clandestinum</i>	kikuyu grass	
<i>Plantago erecta</i>	plantain	
<i>Plantago major</i>	plantain	
<i>Pteridium aquilinum</i>	bracken fern	
<i>Satureja douglasii</i>	yerba santa	
<i>Scirpus cernuus</i>	nodding bulrush	
<i>Sonchus</i> sp.	cow thistle	
<i>Stachys bullata</i>	hedge-nettle	
<i>Taraxacum officinale</i>	common dandelion	

Eco Synthesis

SCIENTIFIC & REGULATORY SERVICES, INC.

July 14, 2008

Aengus Jeffers
Horan, Lloyd, Karachale, Dyer, Schwartz, Law, & Cook, Inc.
P. O. Box 3350
Monterey, CA 93942-3350

Subject: Blackstock Biological Report Addendum

Dear Mr. Jeffers,

This letter provides additional information on two subjects related to the final approval and implementation of the proposed new residential construction within the Blackstock parcel: survey for special-status plant species and revegetation of the expanded Monterey Cypress habitat area. Collaborating with James Allen (for production of the actual graphic), I have previously made my recommendation for modification of the boundary of the scenic easement area to protect Monterey Cypress habitat. If I understand correctly, the present letter provides all material related to biological resources that is necessary before the project can be constructed.

Supplemental Plant Survey

The original biological inventory took place in September, which is a reasonably good time to develop a relatively comprehensive list of plant species that are present on the site; however, two special-status plant species would not normally be evident and identifiable at that time: Yadon's piperia (*Piperia yadonii*) and marsh microseris (*Microseris paludosa*). (Note that, despite its name, the latter is not restricted to wetland habitat.) Accordingly, areas that would be affected by new construction or by cypress revegetation efforts were surveyed again on June 10 by transects spaced closely enough together that any plants of the size of either of the target species (that is to say, quite small) would be seen. Both of the target species are ordinarily in flower at this time, and flowering piperia plants were observed at other known occurrences in the Del Monte Forest area on the date of the survey. Marsh microseris flowers in April through June (earlier dates corresponding to drier, higher elevation sites; later ones corresponding to habitat that is more ecologically similar to that of the Blackstock parcel, namely, subject to frequent fog).

Neither of the target species was observed, nor any other special-status plant species other than those previously noted (Monterey cypress and Monterey pine). The only new plant species that were observed were herbs; all shrubs and trees that are present had previously been identified and listed in Appendix A to the biological survey report. The following species are hereby added to that Appendix:

Scientific Name	Common Name
<i>Briza minor</i>	tiny rattlesnake grass
<i>Coronopus didymus</i>	swine cress
<i>Hordeum marinum</i> var. <i>gussoneanum</i>	Mediterranean barley
<i>Poa annua</i>	annual bluegrass

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July 14, 2008
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Rumex acetosella
Vulpia myuros

sheep sorrel
six-weeks fescue

All of these species are non-native; none are invasive species of concern.

Monterey Cypress Habitat Revegetation

It is my understanding that the scenic easement expansion is to be revegetated with species that are typical of Monterey cypress woodland; this section of the report addendum provides recommended procedures for achieving successful revegetation. These are intended as guidelines only, and are subject to minor revision under the on-site direction of an individual who is knowledgeable in revegetation with native species in the Monterey area.

The configuration of the expansion was intended to include an area that is eminently suitable for planting and long-term survival of Monterey cypress: it includes soils that are identical to those within the adjoining cypress woodland and is gently sloping. (Observation both of the Blackstock parcel and other nearby areas indicates that Monterey cypress predominates where topography is gently sloping, and Monterey pine and coast live oak predominate where slopes are steeper.)

In my opinion, the most successful long-term revegetation of the easement expansion area is likely to be achieved with "light" means of treatment. In particular, although reforestation of disturbed soil profiles is generally most successful if preceded by decompaction of soil profiles to a considerable depth (12-18 inches) with incorporation of substantial organic amendments, I believe this is likely to be counterproductive in this specific situation, and will result in colonization by weeds.

Revegetation should be arranged well in advance, in order to ensure the availability of appropriate planting stock, but should be implemented only in the late autumn (sometime between October 15 and November 30). This time period is optimal for successful establishment of native plantings in the project area.

OVERVIEW OF REVEGETATION STEPS

- scarify soil to a depth of 3-6 inches (field judgment based upon examination of soils)
- plant selected container stock
- mulch with a thin layer of locally derived cypress and pine needle mulch.

PLANTING GUIDELINES

Plantings of Monterey cypress should be ones derived from native Del Monte Forest genetic stock, and should be in the form of 5-gallon containers, or larger at the option of the property owners. No other tree species should be included. Recommended spacing is an average of about 20 ft on centers or a total of 10 cypress plantings within the whole of the easement expansion (including both the portion added to include the existing 32-inch cypress, plus the 3,000 sq ft enlargement). Plants should be located irregularly within the expansion area.

My examination of the soils of the easement expansion area suggests that planting of appropriate associated species from seed is not likely to result in successful and rapid revegetation, therefore

Mr. Aengus Jeffers
July 14, 2008
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I recommend that such species should also be planted from container stock (1 gallon size recommended). Associated species are important not only as elements of Monterey cypress habitat, but also to aid in enhancing the condition of the soil profile over time. I suggest the inclusion of at least three of the following species in the easement planting; all of them are either already present on the Blackstock site or occur commonly within the Crocker Grove directly across the street:

iris	<i>Iris (douglasiana or longipetala)</i>
sand sedge	<i>Carex pansa</i>
yerba santa	<i>Satureja douglasii</i>
hedge-nettle	<i>Stachys bullata</i>

Planting of associated species should be at least twice the density of Monterey cypresses, that is, a minimum of 20 plants over the revegetation area.

MULCH

Long-term survival of the plantings depends upon their ability to develop vigorous near-surface roots, which in turn requires at least a thin layer of organic mulch covering the soil surface. This mulch should be composed of fallen needles (actually usually intact ultimate branchlets) of Monterey cypress and/or shredded Monterey pine needles. Mulch should be distributed as evenly as possible to a depth of only one inch or less.

SEED

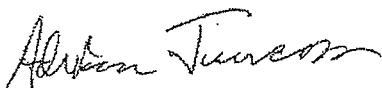
For reasons provided above, these guidelines do not depend upon application of seed for the revegetation of the easement expansion area. However, if the local revegetation specialist who does the planting judges that seed is desirable, and if the anticipated seeding result is aesthetically compatible with the surrounding cypress habitat, then application of seed of native species that are present in the Appendix A of the biological survey report is encouraged. If seed is applied, it should be raked gently into the soil surface after the latter is scarified, then covered with the mulch.

MAINTENANCE

The revegetated area should not require irrigation unless the rainfall during the season following planting is inadequate, in which case irrigation is appropriate. The only other necessary maintenance action is the removal of any noxious weeds, specifically broom, which colonize the planting area.

I hope that this provides all elements expected for the biological report addendum, but please contact me by telephone or e-mail if you need additional material or have any questions.

Sincerely,



Adrian Juncosa, Ph.D.
Senior Ecologist

EXHIBIT H
COMMENTS ON MITIGATED NEGATIVE
DECLARATION

PLN090130 – Blackstock III

Zoning Administrator
August 27, 2009



<http://www.dfg.ca.gov>
Central Region
1234 East Shaw Avenue
Fresno, California 93710
(559) 243-4005



January 24, 2008

Joseph Sidor
Resource Management Agency –
Planning Department
County of Monterey
168 West Alisal, 2nd Floor
Salinas, California 93901

Subject: Mitigated Negative Declaration (MND)
Blackstock II PLN070289
SCH No. 2008011001

Dear Mr. Sidor:

The Department of Fish and Game has reviewed the MND submitted by the County of Monterey for the above Project. Project approval would grant a Coastal Administrative Permit and Design Approval to allow a 2,889 square foot addition to an existing residence; grant a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; grant a Coastal Development Permit to allow development within a 750-foot cultural resources buffer zone; and grant a Coastal Development Permit to allow the removal of three coast live oak trees and one Monterey cypress tree. The MND addresses impacts from both the Blackstock II Project as well as Blackstock I, which was previously partially approved by the Zoning Administrator and entails the removal of four Monterey pine trees in order to build additional structures and extend the existing driveway. Combined environmental review is intended to address policies within the Del Monte Forest Land Use Plan related to environmentally sensitive habitat areas. The Project site is located at 1134 Madre Lane, in the Pebble Beach area.

The MND includes several mitigation measures intended to reduce impacts to sensitive species and habitats, but the document is lacking in protective measures for nesting birds that could be impacted by planned tree removal. The Department generally agrees with the proposed measures to protect or mitigate for losses to the sensitive habitats of Monterey pine forest and Monterey cypress forest, and we have additional comments regarding surveys for rare or listed plant species.

Bird Protection: The Department has jurisdiction over actions that may result in the disturbance or destruction of active nest sites or the unauthorized “take” of birds. Sections of the Fish and Game Code that protect birds, their eggs and nests include Sections 3503 (regarding unlawful “take,” possession or needless destruction of the

nest or eggs of any bird), 3503.5 (regarding the "take," possession or destruction of any birds-of-prey or their nests or eggs), and 3513 (regarding unlawful "take" of any migratory nongame bird). Because several mature trees on the Project site will need to be removed for Project implementation, appropriate avoidance and minimization measures for raptors and other nesting birds potentially present in the Project area should be included in the California Environmental Quality Act (CEQA) document prepared for the Project.

Potential Project Impacts and Recommendations

Nesting Birds: Several trees within the Project area will be removed during Project implementation. These trees likely provide nesting habitat for a variety of songbirds and raptors and removal should occur during the nonbreeding season (mid-September through January). If construction activities or tree removal must occur during the breeding season (February through mid-September), surveys for active nests should be conducted by a qualified biologist no more than 30 days prior to the start of construction. A minimum no-disturbance buffer of 250 feet should be delineated around active nests until the breeding season has ended or until a qualified biologist has determined that the birds have fledged and are no longer reliant upon the nest or parental care for survival.

Listed Plant Species: Mitigation Measure #3 addresses rare plant surveys. Because the previous single site visit to identify rare plants occurred outside of the growing season, the Department agrees that additional surveys for rare, threatened, and endangered plants and natural communities need to be conducted on the Project site. Focused, repeated surveys should be conducted by a qualified botanist multiple times during the appropriate floristic period(s) in order to adequately assess the potential Project-related impacts to listed plant species. If State-listed plants are detected during surveys, consultation with the Department is warranted to discuss the potential for take under the California Endangered Species Act (CESA). Plants listed as threatened or endangered under CESA cannot be addressed by methods described in the Native Plant Protection Act without incidental "take" authority secured under Sections 2080.1 or 2081 of the Fish and Game Code.

The MND identifies the potential for Yadon's piperia (*Piperia yadonii*) to occur on the Project site. This species is Federally listed as endangered. According to California Natural Diversity Database records in the Project area vicinity, the Federally threatened Monterey spineflower (*Chorizanthe pungens* var. *pungens*) also has the potential to occur in the Project area. The Department recommends consultation with the United States Fish and Wildlife Service for approval of any mitigation and monitoring program regarding Federally listed plants.

Joseph Sidor
January 24, 2008
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Depending upon the results of the previously mentioned biological surveys, we may have additional comments and recommendations regarding avoidance, minimization, and mitigation of Project impacts to habitat and special status species. If you have any questions regarding these comments, please contact Linda Connolly, Environmental Scientist, at the address provided on this letterhead or by telephone at (559) 243-4014, extension 242.

Sincerely,

Andrew G. Gordus, Ph.D.

for W. E. Loudermilk
Regional Manager

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