MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: June 26, 2014	**Agenda Item No.: 3**
Project Description: A Coastal Administrative Permit and Design Approval to allow the demolition of a 3,464 square foot, single family dwelling and associated accessory structures, and the construction of a 6,964 square foot, two-story, single family dwelling with a 760 square attached garage.	
Project Location: 1145 Spyglass Hill Road, Pebble Beach	**APN:** 008-012-005-000
Planning File Number: PLN130187	**Owner:** Kerry Straine & Olivia McLeod **Agent:** John Bridges of Fenton & Keller
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: Categorically Exempt per Section 15303 (a) and 15333	
Department: RMA - Planning Department	

RECOMMENDATION:
Staff recommends that the Zoning Ordinance adopt a resolution (**Exhibit B**) to:

1) Find the project categorically exempt per Sections 15303(a) and 15333 of the CEQA Guidelines; and
2) Approve PLN130187, based on the findings and evidence and subject to the conditions of approval (**Exhibit B**);

PROJECT OVERVIEW:
The project consists of: 1) the demolition and removal of a 3,464 square foot one-story, single family dwelling with attached garage; 32 square foot non-habitable accessory structure; and 632 square feet of deck area, approximately 6,312 square feet of hardscape (driveway, patios, and walkways) and, 2) the construction of: a 6,964 square foot, two-story, single family dwelling with a 760 square foot attached garage; 419 square feet of attached deck area; approximately 4,513 square feet of hardscape (driveway, patios, and walkways).

Two Monterey Cypress trees and one Monterey pine tree are proposed for removal during the development of the single family dwelling. Pursuant to a biological assessment conducted on the property, the trees were planted as landscaping and are not indigenous to the area. The trees do not provide a visual buffer or habitat to an environmentally sensitive area. Pursuant to Chapter 20.147.050 of the Coastal Implementation Plan, removal of the trees does not require a Coastal Development Permit.

The project includes 26,843 square feet of restoration to a historic dune system. Due to fragmentation by sand mining, the construction of roads, golf courses, houses and other development over the years, the dune system has been significantly degraded. The biological assessment, prepared by Zander Associates on February 20, 2014 (LIB140091), concludes that there are no viable native dunes or other native habitat on the property. Dune plant species known to occur in the vicinity, or any other special status plants, were not found during a spring survey conducted in 2013. Conditions are included in the Permit requiring a preconstruction raptor and nesting survey, and dune restoration which includes a Scenic and Conservation Easement to be recorded on the restoration area. The project, including restoration, is consistent with Chapter 20.147.040 of the Coastal Implementation Plan.

The project is located within a visually sensitive area within the Del Monte Forest. Pursuant to the Del Monte Forest Land Use Plan, 17-Mile Drive is considered a visual corridor and requires

development to minimize visibility within the area. Consistent with the Development Standards in Chapter 20.147.070 of the Coastal Implementation Plan (Scenic and Visual Resources), the dwelling will maintain a front setback of 100 feet from 17-Mile Drive and will be tucked to the rear of the property where there is existing trees and vegetation to minimize visibility of the dwelling. The development is located on the eastside of 17-Mile Drive, and will not impact views of the ocean. The siting, colors, and materials were reviewed and approved by the Del Monte Forest Land Use Advisory Committee. Therefore, the project is consistent with Chapter 20.147.070 of the Coastal Implementation Plan.

Based on review, the project is consistent with the Del Monte Forest Land Use Plan and Coastal Implementation Plan (Part 5), as well as the Monterey County Zoning Ordinance (Title 20). Therefore, staff recommends that the Zoning Administrator approved the project, as conditioned.

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

√ RMA - Public Works Department
√ Environmental Health Bureau
√ Water Resources Agency
√ Pebble Beach Community Services District (Fire District)

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by each agency have been incorporated into the Condition Compliance Plan attached to the draft resolution (**Exhibit B**).

The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. On March 20, 2014, the LUAC reviewed the project, but the item was continued by request of the applicant. On April 3, 2014, the item returned to the LUAC for review. The LUAC recommended approval of the project (7-0 vote), subject to the following conditions: 1) a certified arborist shall provide recommendations to protect the existing hedge, on the eastern-side of the property, for the development of the driveway, and 2) plant a native tree near the north-eastern corner of the property, along the existing hedge to provide visual screen for neighbor. The plans indicate that the existing hedges are to remain and a Monterey Cypress tree will be planted for extra screening. A standard tree and root protection condition has been applied, which includes the existing hedges.

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

_____

Dan Lister, Assistant Planner
(831) 759-6617, listerdm@co.monterey.ca.us
June 4, 2014

cc: Front Counter Copy; Zoning Administrator; Pebble Beach Community Services District; RMA-Public Works Department; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; John Ford, RMA Services Manager; Dan Lister, Project Planner; Kerry Straine & Olivia McLeod, Owner; John Bridges at Fenton & Keller, Agent; The Open Monterey Project; LandWatch; Planning File PLN130187.

Attachments: Exhibit A Project Data Sheet

Exhibit B	Draft Resolution, including: • Conditions of Approval • Site Plan, Floor Plan and Elevations
Exhibit C	Vicinity Map
Exhibit D	Del Monte Forest LUAC Minutes: March 30, 2014 & April 3, 2014
Exhibit E	"Biological Resource Assessment" by Zander Associates, San Rafael, CA, dated February 20, 2014.)

This report was reviewed by John Ford, RMA Services Manager.

EXHIBIT A
PROJECT INFORMATION FOR PLN130187

Project Title:	Straine	**Primary APN:**	008-012-005
Location:	1145 Spyglass Hill Road, Pebble Beach	**Coastal Zone:**	Yes
Applicable Plan:	Del Monte Forest LUP	**Zoning:**	LDR/1.5-D(CZ)
Permit Type:	Coastal Admin. Permit	**Plan Designation:**	Residential
Environmental Status:	Cat. Exempt	**Final Action Deadline:**	6/2/2014
Advisory Committee:	Del Monte Forest		

Project Site Data:

Lot Size:	1.013ac	**Coverage Allowed:**	15%
		Coverage Proposed:	12.7%
Existing Structures:	4,128sf		
Proposed Structures:	8.143sf	**Height Allowed:**	30'
		Height Proposed:	27.25'
Total Square Feet:	8,143sf		
		FAR Allowed:	17.5%
		FAR Proposed:	17.5%

Resource Zones and Reports:

Environmentally Sensitive Habitat:	None	**Erosion Hazard Zone:**	Moderate
Botanical Report #:	LIB140091		
		Geologic Hazard Zone:	Undetermined
Archaeological Sensitivity Zone:	High		
Archaeological Report #:	LIB130115	**Traffic Report #:**	N/A
Historical Report #:	LIB140092		
Fire Hazard Zone:	Moderate		

Other Information:

Water Source:	Water System	**Sewage Disposal:**	Public
Water District/Company:	Cal-Am	**Sewer District Name:**	Pebble Beach CSD
Fire District:	Pebble Beach CSD	**Grading (cubic yards):**	None

Tree Removal (Count/Type): 3 (2 Monterey Cypress, 1 Monterey Pine)

EXHIBIT B
DRAFT RESOLUTION

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

In the matter of the application of:
Straine (PLN130187)
RESOLUTION NO. _____
Resolution by the Monterey County Zoning Administrator:

1) Finding the project categorically exempt per Section 15303(a) of the CEQA Guidelines; and
2) Approving a Coastal Administrative Permit and Design Approval to allow the demolition of a 3,464 square foot, single family dwelling and associated accessory structures, and the construction of a 6,964 square foot, two-story, single family dwelling with a 760 square attached garage.

[PLN130187, Straine, 1145 Spyglass Hill Road, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-012-005-000)]

The Straine application (PLN130187) came on for public hearing before the Monterey County Zoning Administrator on June 26, 2014. 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:** **PROJECT DESCRIPTION** – The project is a Coastal Administrative Permit and Design Approval to allow: 1) the demolition and removal of a 3,464 square foot one-story, single family dwelling with attached garage; 32 square foot non-habitable accessory structure; and 632 square feet of deck area, approximately 6,312 square feet of hardscape (driveway, patios, and walkways) and, 2) the construction of: a 6,964 square foot, two-story, single family dwelling with a 760 square foot attached garage; 419 square feet of attached deck area; approximately 4,513 square feet of hardscape (driveway, patios, and walkways). The project includes a Coastal Waiver for the removal of three trees (two Monterey Cypress, one Monterey Pine), and 26,843 square feet of restoration to a no longer viable historic dune system.

   EVIDENCE: 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 PLN130187.

2. **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 1982 Monterey County General Plan;
- Del Monte Forest Land Use Plan;
- Monterey County Coastal Implementation Plan Part 2;
- 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 1145 Spyglass Hill Road, Pebble Beach (Assessor's Parcel Number 008-012-005-000), Del Monte Forest Land Use Plan. The parcel is zoned Low Density Residential, 1.5 acres per unit with Design Control Overlay in the Coastal Zone ("LDR/1.5-D (CZ)"), which allows the construction of a single family dwelling with a Coastal Development Permit (Section 20.14.040.A, Monterey County Zoning Ordinance). Therefore, the project is an allowed land use for this site. The project consists of the demolition of an existing dwelling and the construction of a, two-story, single family dwelling on a legal lot of record.

c) The project is located within a Design Control ("D") Overlay District which regulates the siting and design of a structure to ensure the protection of neighborhood character and visual integrity. The project consists of colors and material consistent with the neighborhood character. The project proposes a two-story dwelling, which is consistent with the scale and building massing of the existing two-story dwellings along 17 Mile Drive. Therefore, the project is consistent with the Design Control Overlay District.

d) The project planner conducted a site inspection on March 20, 2013 to verify that the project on the subject parcel conforms to the plans listed above.

e) The project includes 26,843 square feet of restoration to an historic dune system. Due to fragmentation by sand mining, the construction of roads, golf courses, houses and other development over the years, the dune system has been significantly degraded. The biological assessment, prepared by Zander Associates on February 20, 2014 (LIB140091), concludes that there are no viable native dunes or other native habitat on the property. Dune plant species known to occur in the vicinity or any other special status plants were not found during a spring survey in 2013. Conditions are included requiring a preconstruction raptor and nesting survey, and dune restoration which includes a Scenic and Conservation Easement to be recorded on the restoration area. The project, including restoration, is consistent with Chapter 20.147.040 of the Coastal Implementation Plan.

f) 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 warranted referral to the LUAC. On March 20, 2014, the LUAC reviewed the project, but the item was

continued by request of the applicant. On April 3, 2014, the item returned to the LUAC for review. The LUAC unanimously recommended approval of the project (7-0 vote), subject to the following conditions: 1) a certified arborist shall provide recommendations to protect the existing hedge, on the eastern-side of the property, for the development of the driveway, and 2) plant a naitve tree near the north-eastern corner of the property, along the existing hedge to provide visual screen for neighbor. The plans indicate that the existing hedges are to remain and a Monterey Cypress tree will be planted for extra screening. A standard tree and root protection condition has been applied, which includes the existing hedges.

3. **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 District, Public Works, Environmental Health Bureau, 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) The following reports were prepared for the property and the specific proposal:

- "Preliminary Cultural Resources Reconnaissance" (LIB130115) prepared by Archaeological Consulting, Salinas, Ca, dated April 8, 1988;
- "Biological Resources Assessment" (LIB140091) prepared by Zander Associates, San Rafael, CA, dated February 20, 2014; and
- "Historic Significance Review" (LIB140092) prepared by Kent Seavey, Pacific Grove, CA, dated November 15, 2012;

The reports by indicate that there are no physical or environmental constraints that would make that the site unsuitable for the use proposed.

4. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

EVIDENCE: a) The project was reviewed by the RMA - Planning Department, Pebble Beach Community Services District, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) All necessary public facilities and services are available. Water is provided by Cal-Am through the Pebble Beach Community Services District. Wastewater services are provided by the Pebble Beach Community Services District. The project was reviewed by the

Monterey County Environmental Health Bureau and Water Resources Agency. No discrepancies were found regarding public facilities for the project.

5. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning, subdivision, and all 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) There are no known violations on the subject parcel.

6. **FINDING:** **VIEWSHED** – The subject project minimizes development within the viewshed in accordance with the applicable goals and policies of the applicable area plan and zoning codes.

EVIDENCE:

a) The project is located within a sensitive viewshed. In accordance with the applicable policies of the Del Monte Forest Land Use Plan and the Monterey County Coastal Implementation Plan (Part 5), the project is required to meet development standards within a visually sensitive area.

b) The project is located along 17-Mile Drive, which is an identified visual corridor (Figure 3 of the Del Monte Forest Plan). The viewshed along 17-Mile Drive is protected by policies within the Del Monte Forest Plan which require development to minimize potential visual impacts along visual corridors. Visual reduction includes scenic easement in highly visible areas, 100 foot setback from 17-Mile Drive, and screening by use of vegetation (Policy 47, 48, 51, 52, 53, 54, and 56, Del Monte Forest Land Use Plan, and Section 20.147.070.B of the Coastal Implementation Plan).

c) The project will maintain a 100 foot setback from 17-Mile Drive. Majority of the front portion of the property will be restored to dune habitat and placed in a scenic and conservation easement. The property is located on the eastside of 17-Mile Drive and will not impact public viewshed of the ocean. The dwelling is sited at the rear of the property where existing vegetation will reduce visibility of the dwelling. Therefore, the project is consistent with viewshed protection policies within the Del Monte Forest Land Use Plan and Coastal Implementation Plan.

d) The project as proposed is consistent with policies of the Del Monte Forest Land Use Plan dealing with visual resources and will not have a significant impact on the visually sensitive viewshed.

7. **FINDING:** **CEQA (Exempt):** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

EVIDENCE:

a) The California Environmental Quality Act (CEQA) Guidelines Section 15303(a) categorically exempts the construction of a single family dwelling. The project consists for demolition of an existing dwelling and the construction of a new dwelling. The California Environmental Quality Act (CEQA) Guidelines Section 15333 categorically exempts small habitat restoration projects on areas less than five acres. The

project proposes 26,843 square feet of dune habitat restoration as part of the project proposal.

b) The existing structure, to be demolished, is over 50 years in age; therefore, a Historical Assessment was prepared by historian, Kent Seavey, on November 15, 2012 (LIB140092). Based on the report's findings, the existing dwelling lacks historic significance, and is ineligible for historic listing under CEQA.

c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact.

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

EVIDENCE: a) Section 20.86.030.A of the Monterey County Zoning Ordinance (Board of Supervisors).

b) Section 20.86.080.A.1 of the Monterey County Zoning Ordinance (Coastal Commission).

DECISION

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

1. Find the project categorically exempt per Section 15303(a) of the CEQA Guidelines; and
2. Approve a Coastal Administrative Permit and Design Approval to allow the demolition of a 3,464 square foot, single family dwelling and associated accessory structures, and the construction of a 6,964 square foot, two-story, single family dwelling with a 760 square attached garage. The project is in general conformance with the attached sketch, and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 26th day of June, 2014.

_____

Jacqueline Onciano, 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 / IS NOT 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 3 years after the above date of granting thereof unless construction or use is started within this period.

Monterey County RMA Planning

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

PLN130187

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Coastal Administrative Permit and Design Approval (PLN130187) allows the demolition of a 3,464 square foot, single family dwelling and associated accessory structures, and the construction of a 6,964 square foot, two-story, single family dwelling with a 760 square attached garage. The property is located at 1145 Spyglass Hill Road, Pebble Beach (Assessor's Parcel Number 008-012-005-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Coastal Administrative Permit (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 008-012-005-000 on June 26, 2014. The permit was granted subject to 20 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department."
Proof of recordation of this notice shall be furnished to the Director of the RMA - Planning Department prior to issuance of building permits or commencement of the use.
(RMA - Planning Department)

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

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

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: 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 Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(RMA - Planning Department)

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

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "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.

4. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless.
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, whichever occurs first and as applicable, the Owner/Applicant shall submit a 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.

5. PD010 - EROSION CONTROL PLAN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The approved development shall incorporate the recommendations of the Erosion Control Plan as reviewed by the Director of RMA - Planning and Director of RMA - Building Services. All cut and/or fill slopes exposed during the course of construction be covered, seeded, or otherwise treated to control erosion during the course of construction, subject to the approval of the Director of RMA - Planning and RMA - Building Services. The improvement and grading plans shall include an implementation schedule of measures for the prevention and control of erosion, siltation and dust during and immediately following construction and until erosion control planting becomes established. This program shall be approved by the Director of RMA - Planning and the Director of RMA - Building Services. (RMA - Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit an Erosion Control Plan to RMA - Planning and RMA - Building Services for review and approval.

The Owner/Applicant, on an on-going basis, shall comply with the recommendations of the Erosion Control Plan during the course of construction until project completion as approved by the Director of RMA - Planning and the Director of RMA - Building Services.

Prior to final inspection, the Owner/Applicant shall provide evidence of compliance with the Implementation Schedule to RMA - Planning Department and RMA - Building Services.

6. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Trees, and existing hedges located on the eastern edge of the property, which are located close to 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. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by 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)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection, including existing hedges, to RMA - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall 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.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to RMA-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

7. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: 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 lighting source shall be shielded and recessed into the fixture. The applicant shall submit two (2) 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 RMA - Planning, prior to the issuance of building permits.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit two copies of the lighting plans to RMA - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to occupancy and on an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

8. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of 3 years, to expire on June 26, 2017 unless use of the property or actual construction has begun within this period. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the RMA-Director of Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

9. PDSP001: PRE-CONSTRUCTION SURVEY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: As recommended within the project biological assessment ("Biological Resource Assessment" (LIB140091) by Zander Associates, San Rafael, CA, dated February 20, 2014), a pre-construction survey shall be conducted to determine if any active raptor or migratory bird nests occur within the project site. Thrity (30) days prior to the commencement of any demolition/tree removal/construction activities, the pre-constrcution survey shall be conducted by a qualified professional biologist. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (RMA - Planning)

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

10. PDSP002: RESTORATION PLAN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Restoration Plan, submitted as part of the project biological assessment ("Biological Resource Assessment" (LIB140091) by Zander Associates, San Rafael, CA, dated February 20, 2014), shall be implemented. As part of the implementation, the Owner/Applicant shall hire a qualified coastal biologist to monitor all restoration activities, including three-years of monitoring after restoration work is complete, and ensure the restoration plan is completely implemented. To ensure protection of the restoration in perpituity, a Conservation and Scenic Easement shall be conveyed to the Del Monte Forest Foundation over the defined restoration area. 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. (RMA - Planning)

Compliance or Monitoring Action to be Performed: a) Prior to issuance of grading and building permits, the Owner/Applicant shall submit evidence that a qualifed coastal biologist has been contracted to moniotor all restoration activities.

b) Prior to issuance of grading and building permits, the Owner/Applicant shall 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 Del Monte Forest Foundation for review and approval. After the deed is approved by the Del Monte Forest Foundation, the deed shall be submitted to the RMA- Planning Department for review and approval. Once approved, the deed and map showing the approved conservation and scenic easement shall be recorded. Submit a copy of the recorded deed and map to the RMA – Planning Department.

c) After three years of restoration monitoring, the qualified coastal arborist shall submit a monitoring report documenting that the resotartion has been complete successfully, or if addional monitoring is required.

11. WR001 - DRAINAGE PLAN

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to mitigate on-site and off-site impacts from impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a drainage plan with the construction permit application.

The Building Services Department will route a plan set to the Water Resources Agency for review and approval.

12. WR049 - WATER AVAILABILITY CERTIFICATION

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide the Monterey County Water Resources Agency proof of water availability in the form of a complete Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a Water Release Form to the Water Resources Agency for review and approval.

A copy of the Water Release Form can be obtained at the Monterey Peninsula Water Management District, the Water Resources Agency, or online at: www.mcwra.co.monterey.ca.us.

13. FIRE007 - DRIVEWAYS

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: 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 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. (Pebble Beach Community Services District)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Applicant shall incorporate the specification of the driveway into design and print the text of this condition as "Fire Department Notes" on plans.

Prior to requesting a final building inspection, the Applicant shall complete the installation of driveway improvements and obtain fire department approval the final fire inspection.

14. FIRE008 - GATES

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: 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 District)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Applicant shall incorporate the specification of the entry gate into design and print the text of this condition as "Fire Department Notes" on plans.

Prior to requesting a final building inspection, the Applicant shall complete the installation of the entry gate and obtain fire department approval the final fire inspection.

15. FIRE011 - ADDRESSES FOR BUILDINGS

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: 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 visible and legible 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 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 District)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on plans.

Prior to requesting a final building inspection, Applicant shall install the required address signage and shall obtain fire department approval of the fire department final inspection.

16. FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Manage combustible vegetation from within a minimum of 100 feet of structures, or to the property line, whichever is closer. Trim tree limbs to a minimum height of 6 feet from the ground. Remove tree limbs from 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 and Building Inspection. (Pebble Beach Community Services District)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on construction plans.

Prior to requesting a final building inspection, the Applicant shall complete the vegetation management and shall obtain fire department approval of the final fire inspection.

17. FIRE021 - FIRE PROTECTION- SPRINKLER SYSTEM (STANDARD)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: 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 District)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permit, Applicant shall print the text of this condition as "Fire Dept. Notes" on construction plans.

Prior to requesting a framing inspection, the Applicant shall obtain fire department approval of the rough sprinkler inspection.

Prior to requesting a final building inspection, the Applicant shall complete the installation of the fire sprinkler system and obtain fire department approval of the final fire sprinkler inspection.

18. FIRE024 - FIRE ALARM SYSTEM - (SINGLE FAMILY DWELLING)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: 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 District)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permit, Applicant shall print the text of this condition on the construction plans.

Prior to requesting a framing inspection, Applicant shall obtain fire department approval of the fire alarm system plans.

Prior to requesting a final building inspection, Applicant shall complete the installation of the fire alarm system, obtain fire department approval of the fire alarm acceptance test and final fire inspection.

19. FIRE029 - ROOF CONSTRUCTION - (CYPRESS/PEBBLE BEACH)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: 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 District)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permit, the Applicant shall print the text of this condition as "Fire Dept. Notes" on construction plans.

20. FIRE030 - GENERATOR (NON-STANDARD CONDITION)

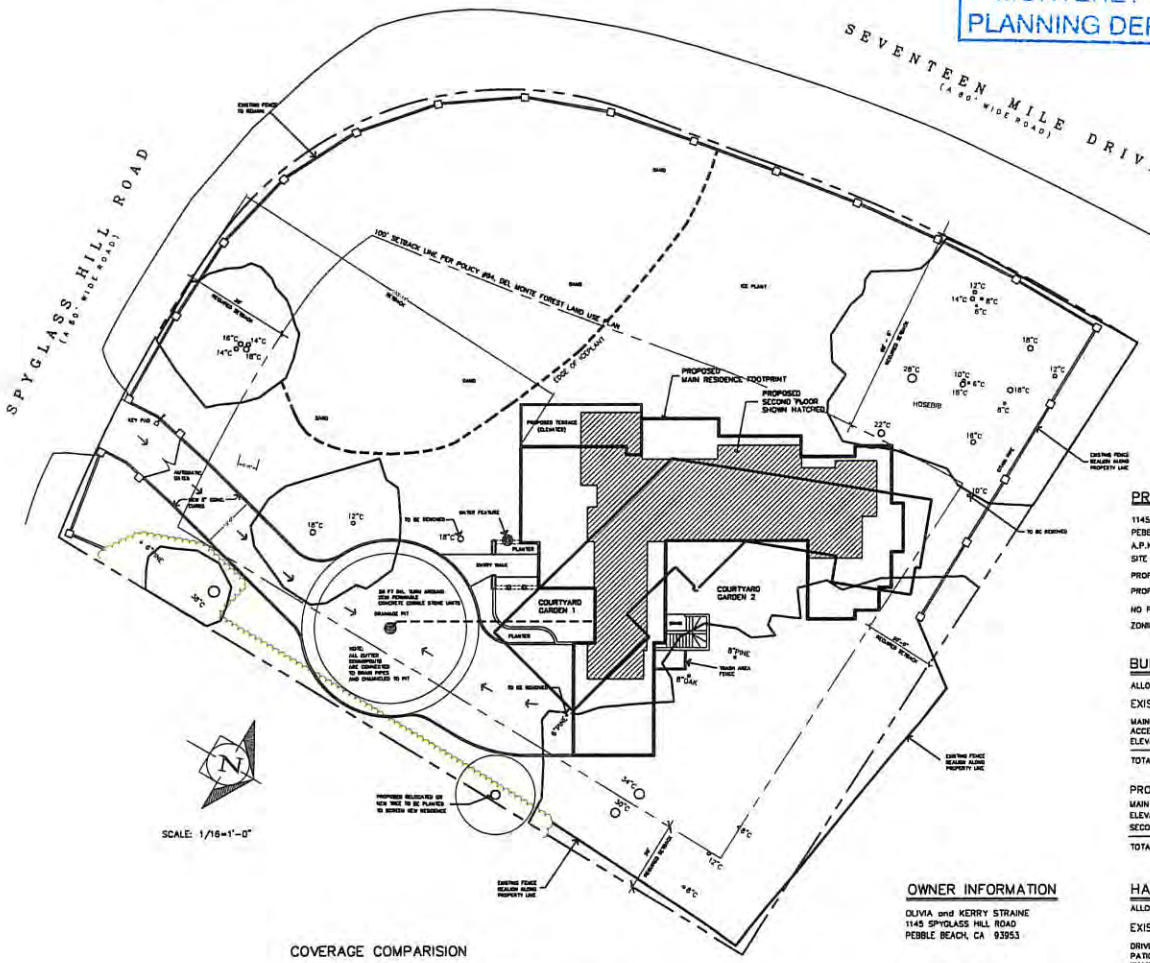
Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Generator panel shut-off requirements and signage. Generator sheet will be obtained from the Fire Department, filled out and submitted to the Fire Department. (Pebble Beach Community Services District)

Compliance or Monitoring Action to be Performed: 1. Prior to final building inspection, Applicant or owner shall submit the Generator form to the Fire Department.

2. Prior to final building inspection, Applicant or owner shall schedule Fire Department clearance inspection.

PROPOSED STRAINE RESIDENCE



COVERAGE COMPARISION

EXISTING			PROPOSED		
RESTORED AREA	0 S.F.	0.00%	43.1% 19,018 S.F.		RESTORATION AREA
TREE CANOPY	13,187 S.F.	29.83%	28.7% 12,646 S.F.		TREE CANOPY
BUILDING COVERAGE	4,128 S.F.	9.35%	12.7% 5,618 S.F.		BUILDING COVERAGE
HARDSCAPE	6,481 S.F.	14.66%	10.2% 4,518 S.F.		HARDSCAPE
MIXED LANDSCAPING AND ICE PLANT	19,726 S.F.	44.80%	4.2% 1,857 S.F.		MIXED LANDSCAPING
DENSE FOLIAGE	637 S.F.	1.44%	1.1% 481 S.F.		DENSE FOLIAGE
SITE AREA	44,139 S.F.	100 %	100.0% 44,139 S.F.		SITE AREA
			17.7% 7,825 S.F.		OFF SITE RESTORATION AREA
			43.1% 19,018 S.F.		ON SITE RESTORATION AREA
			60.8% 26,843 S.F.		TOTAL AREA TO BE RESTORED

OWNER INFORMATION

OLIVIA and KERRY STRAINE
1145 SPYGLASS HILL ROAD
PEBBLE BEACH, CA 93953

FLOOR AREA

ALLOWED:	17.5 %	7,724 S.F.
EXISTING:		
RESIDENCE	7.8 %	3,464 S.F.
PROPOSED:		
FIRST FLOOR RESIDENCE		4,446 S.F.
SECOND FLOOR RESIDENCE		2,515 S.F.
GARAGE		760 S.F.
TOTAL:	17.5 %	7,724 S.F.

PROJECT INFORMATION

1145 SPYGLASS HILL ROAD
PEBBLE BEACH, CA 93953
A.P.N. 008-012-005
SITE AREA: 44,139.4 S.F. 1.013 ACRES
PROPOSED TREE REMOVAL (3)
PROPOSED TREE PLANTING (0)
NO PROPOSED GRADING
ZONING: LDR-1.5-D (CZ)

BUILDING COVERAGE

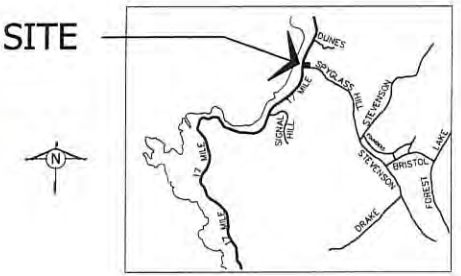
ALLOWED:	15%	6,620.9 S.F.
EXISTING:		
MAIN FLOOR WITH GARAGE		3,464.0 S.F.
ACCESSORY STRUCTURES		32.1 S.F.
ELEVATED DECKS		632.3 S.F.
TOTAL:	9.35 %	4,128.4 S.F.
PROPOSED:		
MAIN FLOOR WITH GARAGE		5,206.0 S.F.
ELEVATED DECK		419.0 S.F.
SECOND FLOOR PROJECTIONS		0.0 S.F.
TOTAL:	12.7 %	5,625.0 S.F.

HARDSCAPE COVERAGE

ALLOWED: NOT APPPLICABLE

EXISTING:	
DRIVEWAY	5,280.5 S.F.
PATIOS	420.8 S.F.
WALKS	382.8 S.F.
POND	48.0 S.F.
RETAINING WALLS	369.1 S.F.
TOTAL: 14.88 %	6,481.0 S.F.
PROPOSED:	
DRIVEWAY	4,170.0 S.F.
FRONT WALK	163.0 S.F.
REAR STAIRS	180.0 S.F.
TOTAL 10.22%	4,513.0 S.F.

SITE



VICINITY MAP

NO SCALE

SHEET INDEX:

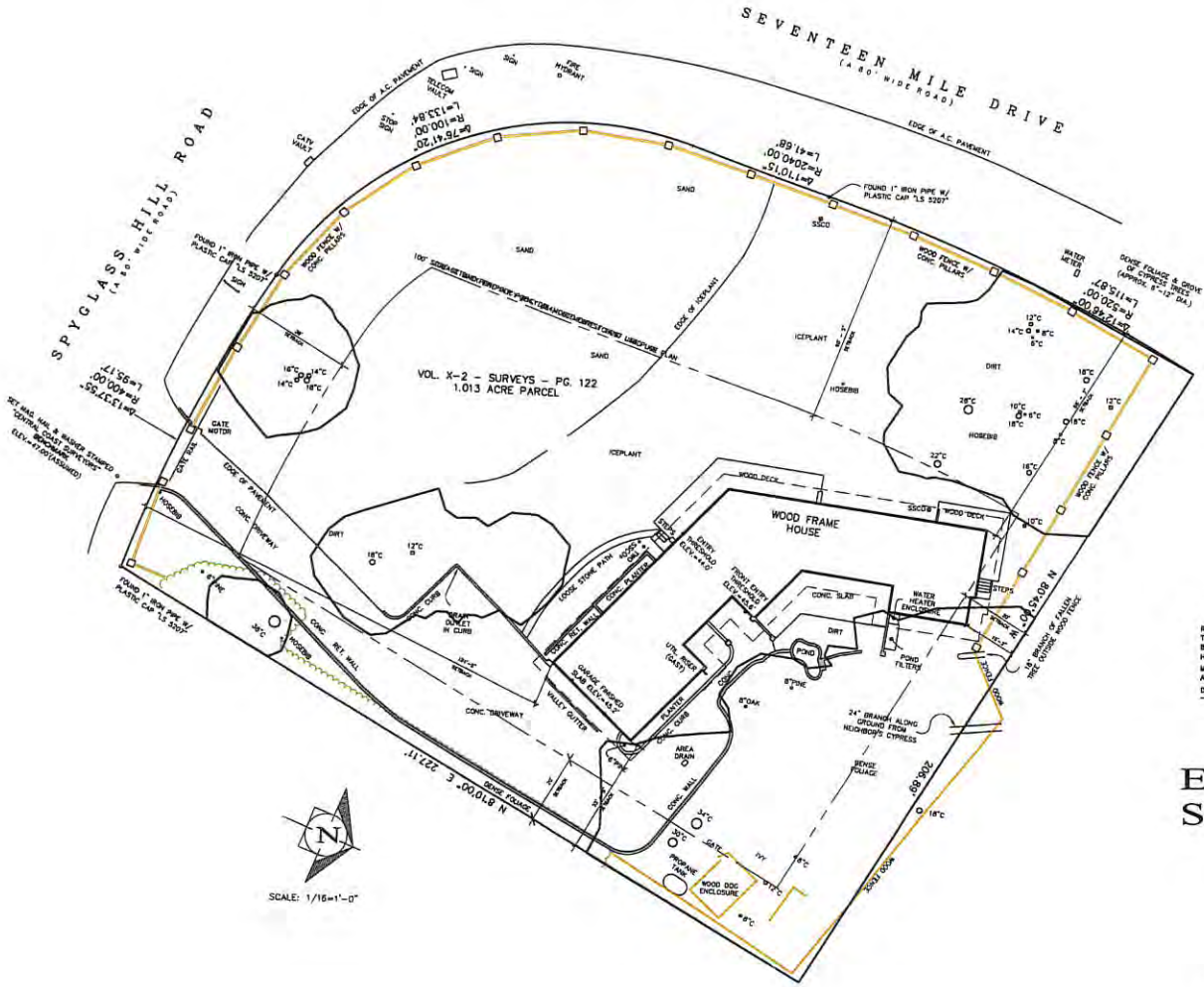
PROPOSED SITE PLAN

STRAINE RESIDENCE
1145 SPYGLASS HILL ROAD
PEBBLE BEACH, CALIFORNIA
APN: 008-012-005

02-19-14

JOB NUMBER 1214
SHEET NUMBER D1

JOHN MANDURRAGO
Design Studios
P. O. BOX "R", CARMEL BY-THE-SEA, CA. 93921 831-625-1553



EXISTING		
RESTORED AREA	0 S.F.	0.00%
TREE CANOPY	13,187 S.F.	29.83%
BUILDING COVERAGE	4,128 S.F.	9.35%
HARDSCAPE	6,481 S.F.	14.66%
MIXED LANDSCAPING AND ICE PLANT	19,726 S.F.	44.66%
DENSE FOLIAGE	637 S.F.	1.44%
SITE AREA	44,139 S.F.	100 %

EXISTING SITE PLAN

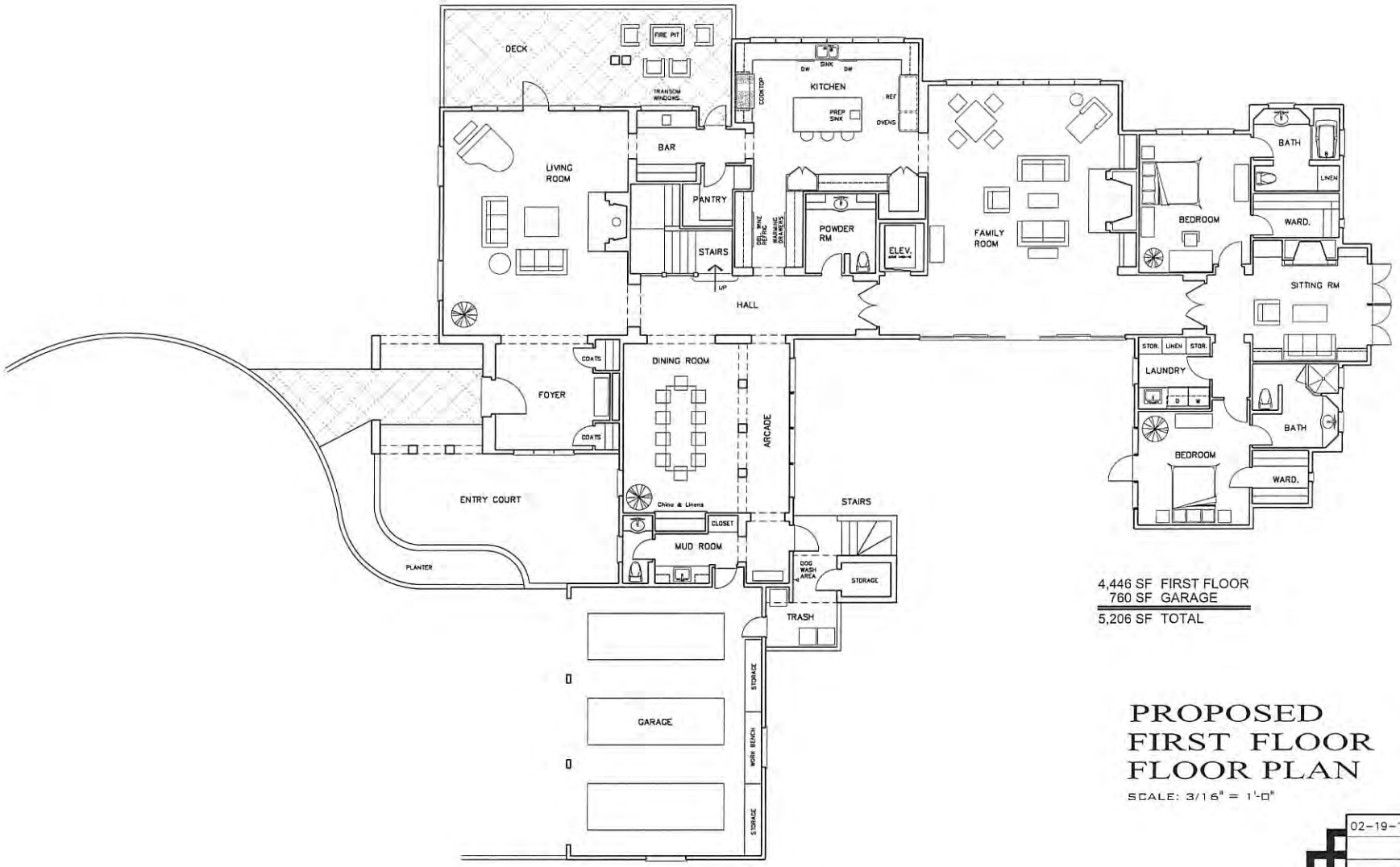
STRAINE RESIDENCE
1145 SPYGLASS HILL ROAD
PEBBLE BEACH, CALIFORNIA
APN: 008-012-005

02-19-14

JOB NUMBER 1214

SHEET NUMBER D2

JOHN MANDURRAGO
Design Studios
P. O. BOX "N", CARMEL BY-THE-SEA, CA. 93921 831-625-1353



4,446 SF FIRST FLOOR
760 SF GARAGE
5,206 SF TOTAL

PROPOSED FIRST FLOOR FLOOR PLAN

SCALE: 3/16" = 1'-0"

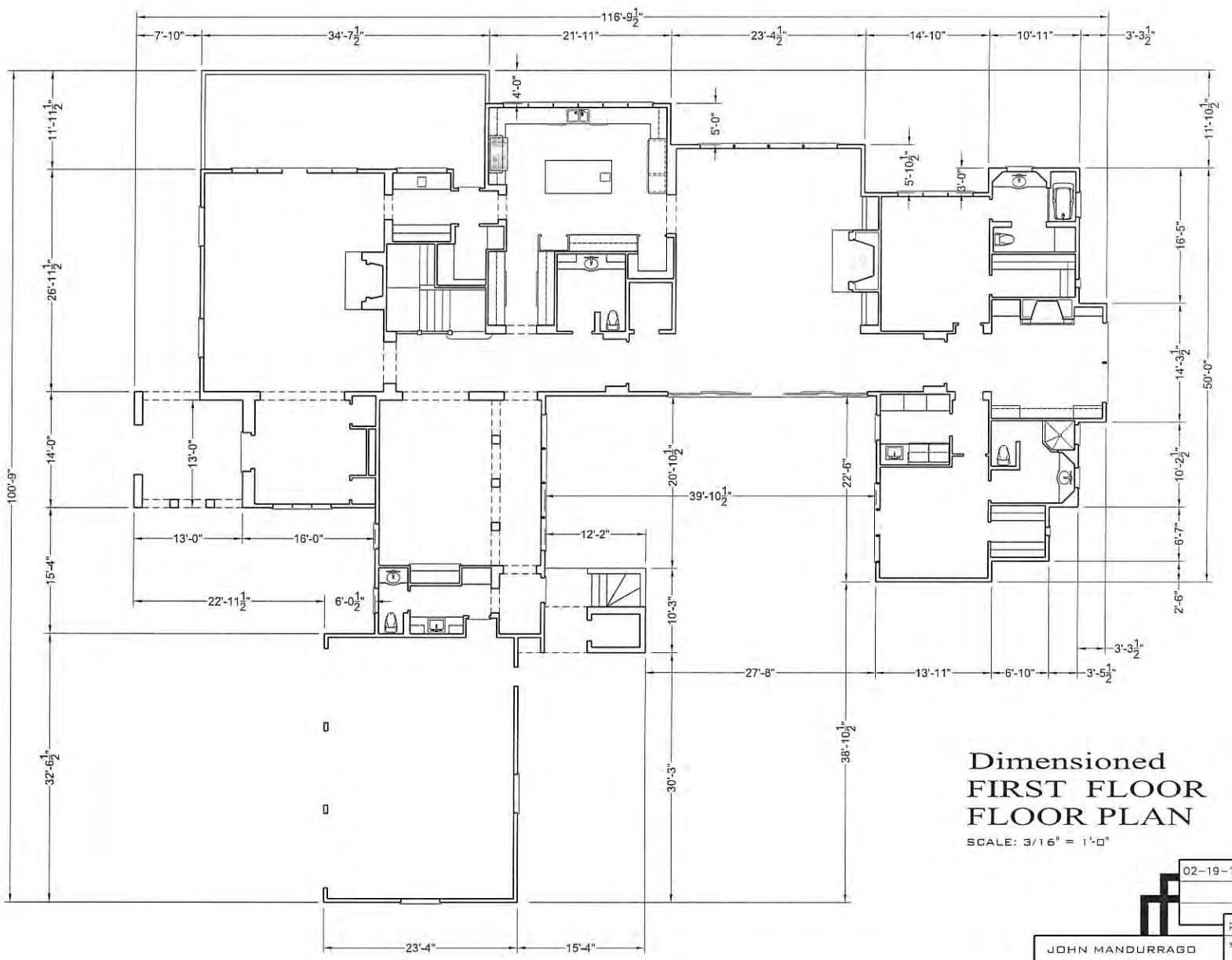
STRAINE RESIDENCE
1145 SPYGLASS HILL ROAD
PEBBLE BEACH, CALIFORNIA
APN: 008-012-005

02-19-14

JOB NUMBER 1214

SHEET NUMBER D4

JOHN MANDURRAGO
Design Studios
P. O. BOX "R", CARMEL BY-THE-SEA, CA. 93921 831-625-1553



Dimensioned FIRST FLOOR FLOOR PLAN

SCALE: 3/16" = 1'-0"

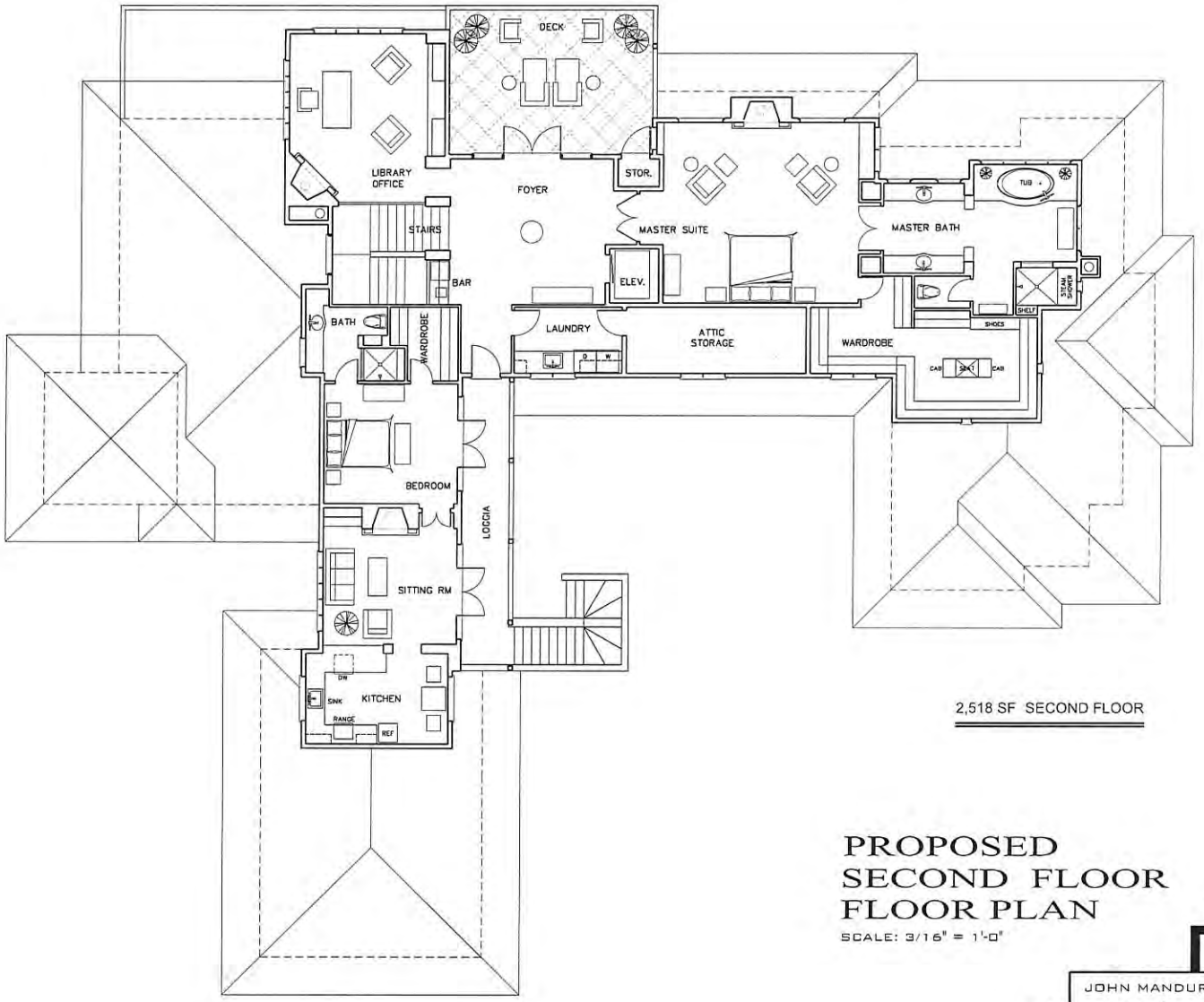
STRAINE RESIDENCE
1145 SPYGLASS HILL ROAD
PEBBLE BEACH, CALIFORNIA
APN: 008-012-005

02-19-14

JOB NUMBER 1214

SHEET NUMBER D4A

JOHN MANDURRAGO
Design Studios
P. O. Box "K", CARMEL BY-THE-SEA, CA. 93921 831-625-1853



2,518 SF SECOND FLOOR

PROPOSED SECOND FLOOR FLOOR PLAN

SCALE: 3/16" = 1'-0"

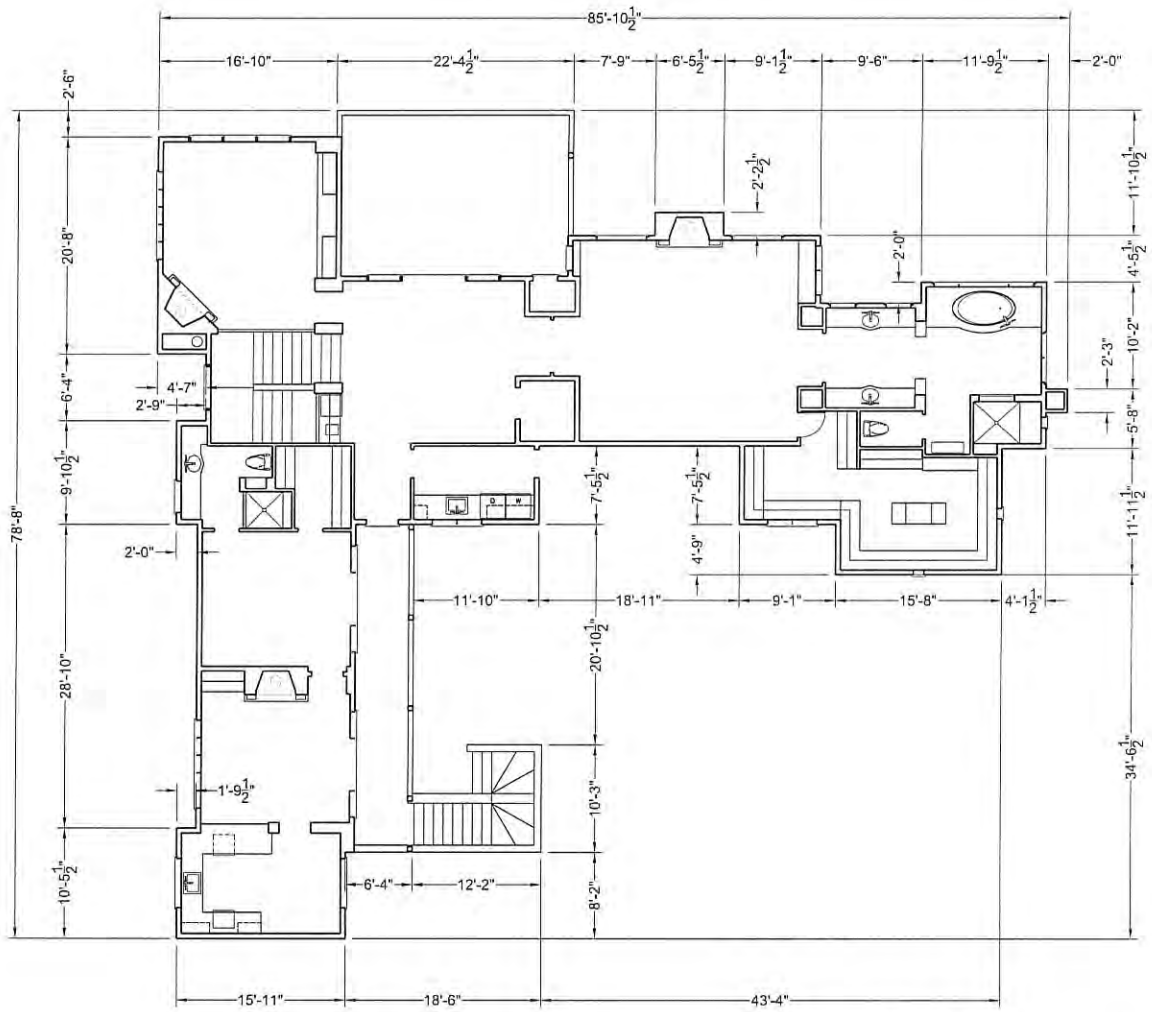
STRAINE RESIDENCE
1145 SPYGLASS HILL ROAD
PEBBLE BEACH, CALIFORNIA
APN: 008-012-005

02-19-14

JOB NUMBER 1214

SHEET NUMBER D5

JOHN MANDURRAGO
Design Studios
P. O. BOX "R", CARMEL BY-THE-SEA, CA. 93921 831-625-1553



PROPOSED SECOND FLOOR FLOOR PLAN

SCALE: 3/16" = 1'-0"

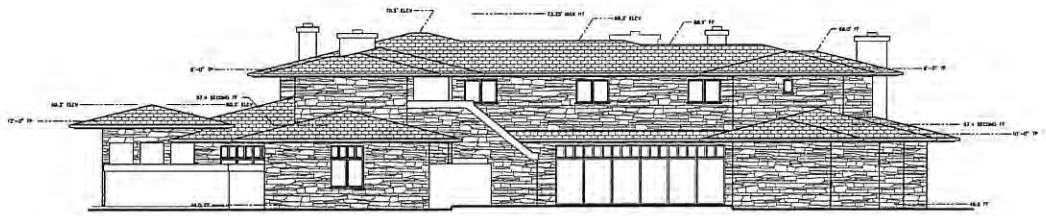
STRAINE RESIDENCE
1145 SPYGLASS HILL ROAD
PEBBLE BEACH, CALIFORNIA
APN: 008-012-005

02-19-14

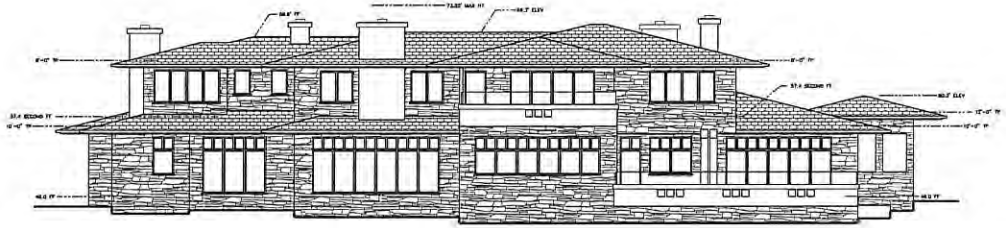
JOB NUMBER 1214

SHEET NUMBER D5A

JOHN MANDURRAGO
Design Studios
P. O. BOX "R", CARMEL BY-THE-SEA, CA. 93921 831-625-1553



EAST ELEVATION



WEST ELEVATION
17 MILE DRIVE ELEVATION

PROPOSED EXTERIOR ELEVATIONS

SCALE: 3/16" = 1'-0"

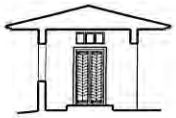
STRAINE RESIDENCE
1145 SPYGLASS HILL ROAD
PEBBLE BEACH, CALIFORNIA
APN: 008-012-005

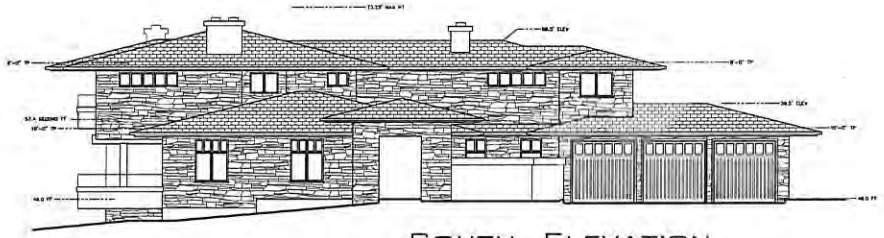
02-19-14

JOB NUMBER 1214

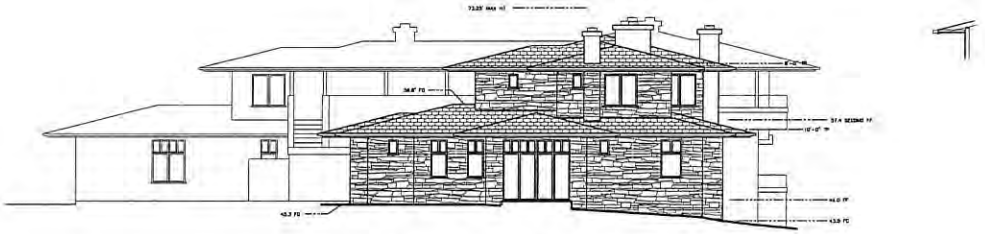
SHEET NUMBER D6

JOHN MANDURRAGO
Design Studios
P. O. BOX "R", CARMEL BY-THE-SEA, CA 93921 831-626-1553





SOUTH ELEVATION
SPYGLASS ROAD ELEVATION



NORTH ELEVATION

PROPOSED EXTERIOR ELEVATIONS

SCALE: 3/16" = 1'-0"

STRAINE RESIDENCE
1145 SPYGLASS HILL ROAD
PEBBLE BEACH, CALIFORNIA
APN: 008-012-005

02-19-14

JOB NUMBER 1214

SHEET NUMBER D7

JOHN MANDURRAGO
Design Studios
P. O. BOX "B", CARMEL BY-THE-SEA, CA. 93921 831-625-1553

RESTORATION AREA
TREE CANOPY
BUILDING COVERAGE
HARDSCAPE
LANDSCAPING
DENSE FOLIAGE

N

SCALE: 1/16=1'-0"

COVERAGE COMPARISION

	EXISTING			PROPOSED		
RESTORED AREA	0 S.F.	0.00%	43.1%	19,018 S.F.	RESTORATION AREA
TREE CANOPY	13,187 S.F.	29.83%	28.7%	12,648 S.F.	TREE CANOPY
BUILDING COVERAGE	4,126 S.F.	9.35%	12.7%	5,618 S.F.	BUILDING COVERAGE
HARDSCAPE	5,481 S.F.	14.88%	10.2%	4,519 S.F.	HARDSCAPE
MIXED LANDSCAPING AND ICE PLANT	19,726 S.F.	44.69%	4.2%	1,857 S.F.	MIXED LANDSCAPING
DENSE FOLIAGE	837 S.F.	1.44%	1.1%	481 S.F.	DENSE FOLIAGE
SITE AREA	44,139 S.F.	100 %	100.0%	44,139 S.F.	SITE AREA
			17.7%	7,825 S.F.	OFF SITE RESTORATION AREA
			43.1%	19,018 S.F.	ON SITE RESTORATION AREA
			60.8%	26,843 S.F.	TOTAL AREA TO BE RESTORED

PROPOSED COVERAGE AREAS

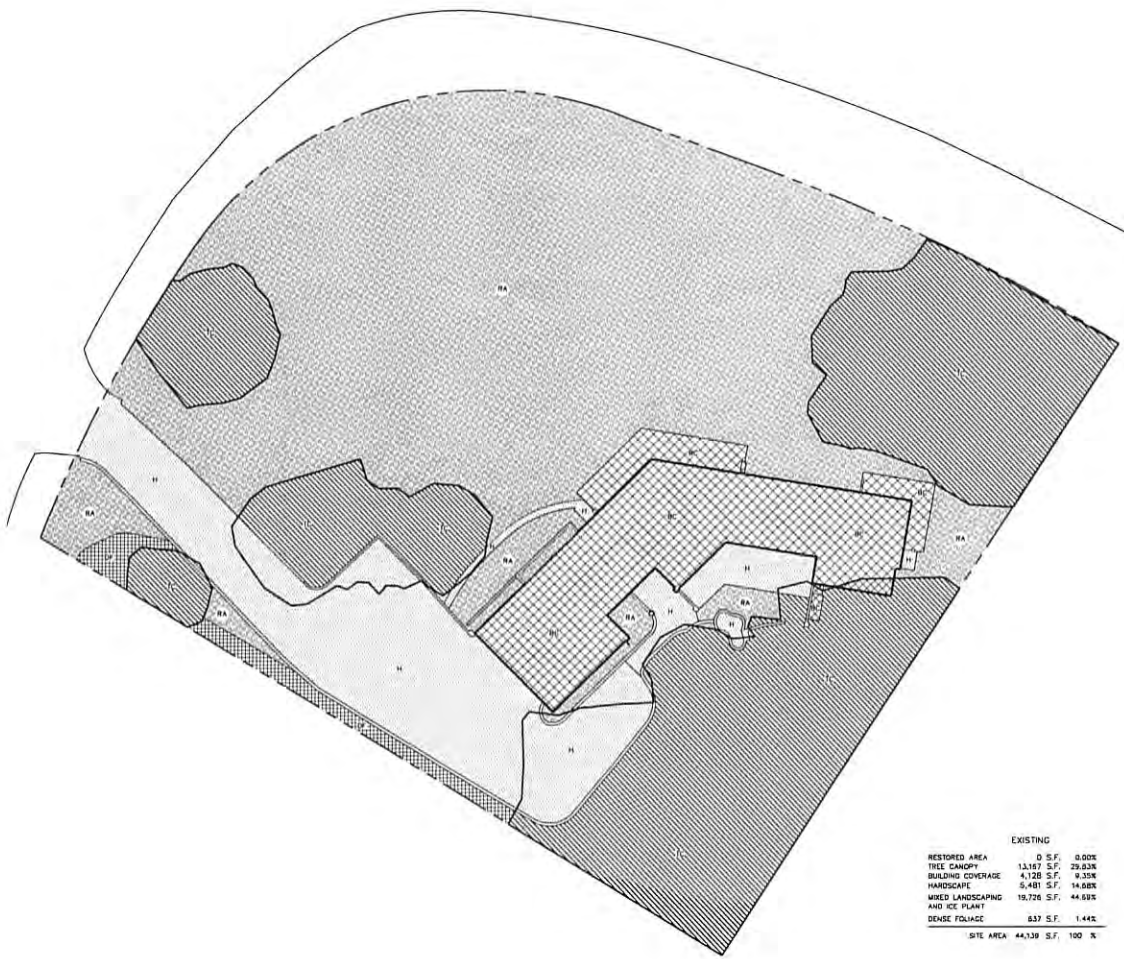
STRAINE RESIDENCE
1145 SPYGLASS HILL ROAD
PEBBLE BEACH, CALIFORNIA
APN: 008-012-005

02-1914

JOB NUMBER 1214

SHEET NUMBER D9

JOHN MANDURRAGO
Design Studios
P. O. BOX "R", CARMEL BY-THE-SEA, CA. 93921 831-625-1553



RESTORATION AREA
TREE CANOPY
BUILDING COVERAGE
HARDSCAPE
LANDSCAPING
DENSE FOLIAGE

EXISTING

RESTORED AREA	0 S.F.	0.00%
TREE CANOPY	13,167 S.F.	29.83%
BUILDING COVERAGE	4,128 S.F.	9.35%
HARDSCAPE	6,481 S.F.	14.68%
MIXED LANDSCAPING AND ICE PLANT	19,726 S.F.	44.69%
DENSE FOLIAGE	637 S.F.	1.44%
SITE AREA	44,139 S.F.	100 %

N

SCALE: 1/16"=1'-0"

EXISTING COVERAGE AREAS

STRAINE RESIDENCE
1145 SPYGLASS HILL ROAD
PEBBLE BEACH, CALIFORNIA
APN: 008-012-005

02-19-14

JOB NUMBER 1214

SHEET NUMBER D10

JOHN MANDURRAGO
Design Studios
P. O. BOX "R", CARMEL BY-THE-SEA, CA. 93921 831-625-1853

OVERALL TRUCK ROUTING PLAN
NO SCALE

PROJECT SITE
1145 SPYGLASS HILL ROAD
PEBBLE BEACH, CALIFORNIA

PROJECT SITE
1145 SPYGLASS HILL ROAD
PEBBLE BEACH, CALIFORNIA

ROUT TO DUMP SITE
SOUTHWEST ON SPYGLASS HILL ROAD
R–ON STEVENSON DRIVE
L–ON PORTOLA ROAD
L–ON 17 MILE DRIVE
R– ON HWY 68
NORTH ON HWY 1
TAKE DEL MONTE BLVD. EXIT
R– ON DEL MONTE BLVD.

CARMEL
WASTE MANAGEMENT LANDFILL
14201 DEL MONTE BOULEVARD, MARINA,
CA. 93933

TRUCK SCHEDULE

DAY	TRUCKS	TRIPS/TRUCK	TOTAL TRIPS	QUANITY
1	2	5	10	100 cu yrds
2	2	5	10	100 cu yrds
3	4	5	20	200 cu yrds
4	4	5	20	200 cu yrds
5	4	5	20	200 cu yrds

DEMOLITION STAGING PLAN

STRAINE RESIDENCE
1145 SPYGLASS HILL ROAD
PEBBLE BEACH, CALIFORNIA
APN: 008-012-005

02-19-14

JOB NUMBER 1214

SHEET NUMBER D11

JOHN MANDURRAGO
Design Studios
P. O. BOX "R", CARMEL BY-THE-SEA, CA. 93921 831-625-1553

EROSION AND SEDIMENT CONTROL

I. VEGETATIVE PRACTICES

THE EXISTING SITE CONTAINS NATIVE VEGETATION, INCLUDED GRASSES AND NATIVE SOIL.

IF AREAS ARE DISTURBED THAT ARE IN THE PROCESS OF BEING LANDSCAPED OR CONSTRUCTED DURING THE RAINY SEASON, THE DOWN SLOPE LIMITS OF THE AREAS SHALL BE BOUNDED WITH HAY BALE DIKES AND SILT FENCES TO SCREEN THE STORM RUNOFF SEDIMENT FROM ENTERING THE STORM DRAIN SYSTEM. ALL STORM DRAIN INLETS THAT ARE IN OPERATION DURING CONSTRUCTION SHALL BE PROTECTED WITH GRAVEL, SACKS AND CONCRETE BLOCKS PER THE DETAILS INCLUDED HEREIN. IF THE INLETS ARE NOT UTILIZED DURING THE RAINY SEASON, THEY SHALL BE SEALED TO PREVENT WATER FROM ENTERING. AFTER EACH STORM, ALL STORM PROOFING PROVISIONS SHALL BE INSPECTED AND REPAIRED IF NECESSARY. IF SILT ACCUMULATION HAS OCCURRED, THE SILT SHALL BE REMOVED AND REDEPOSITED ON THE SITE.

II. CONTROL PRACTICES

THE SITE IS A TRIBUTARY TO THE ONSITE STORM DRAIN SYSTEM INCLUDING DRAINAGE INLETS. THE ONSITE INLETS SHALL BE PROTECTED THROUGH THE USE OF GRAVEL SACKS, CONCRETE BLOCKS AND HAY BALES TO SCREEN THE STORM RUNOFF SEDIMENTS.

III. CONTROL PRACTICES TO REDUCE WIND EROSION

ANY SOILS OR OTHER MATERIALS WHICH ARE DISTURBED SHALL BE ADEQUATELY WATERED DURING AND AFTER CONSTRUCTION OPERATIONS TO PREVENT DUST FROM BECOMING AIRBORNE IN ACCORDANCE WITH LOCAL DUST CONTROL ORDINANCES.

IV. WATER OPERATIONS

NO LAND CLEARING OR GRADING SHALL OCCUR ON THE PROJECT SITE BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE LOCAL AUTHORITY.

WHEN WINTER OPERATIONS TAKE PLACE, THE FOLLOWING MEASURES MUST BE TAKEN TO PREVENT ACCELERATED EROSION.

VEGETATION REMOVAL BETWEEN OCTOBER 15 AND APRIL 15 SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN TEN (10) DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE.

EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.

GRADING NOTES

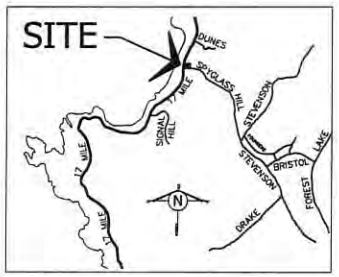
NARRATIVE DESCRIPTION

I. DESCRIPTION OF WORK

THE WORK IN GENERAL INVOLVES REMOVING EXISTING NATIVE GRASSES AND MATERIAL FROM THE SITE; GRADING THE NATIVE MATERIAL TO DESIGN GRADES SHOWN ON THE PLANS DEVELOPED BY A CIVIL ENGINEER IN THE STATE OF CALIFORNIA; PROVIDING FOR UNDERGROUND UTILITIES (STORM DRAIN, SANITARY SEWER, WATER, GAS, ELECTRICITY, TELEPHONE, CABLE TV, AND RELATED PUBLIC UTILITIES; BACKFILLING SAID TRENCHES IN CONFORMANCE WITH CONTRACT REQUIREMENTS; AND MISCELLANEOUS CONSTRUCTION ACTIVITY REQUIRED TO MEET THE INTENT OF THE APPROVED PLANS.

II. MANAGEMENT PRACTICES EMPLOYED TO MINIMIZE CONTACT OF CONSTRUCTION MATERIALS, EQUIPMENT, AND VEHICLES WITH STORM WATER

THE PURPOSE OF THIS SECTION IS TO PROVIDE MANAGEMENT PRACTICES TO MINIMIZE THE INTRODUCTION OF SEDIMENT AND SOLID MATERIALS INTO THE STORM DRAIN SYSTEM, NATURAL AREAS, AND UNDERGROUND AQUIFERS. ANOTHER PURPOSE IS TO MINIMIZE THE POTENTIAL CONTACT OF CONSTRUCTION MATERIALS, EQUIPMENT, AND VEHICLES WITH STORM WATER AS REQUIRED BY THE STATE WATER RESOURCES QUALITY CONTROL BOARD.



VICINITY MAP

NO SCALE

A. CONSTRUCTION MATERIALS

ALL CONSTRUCTION MATERIALS SHALL BE STORED AT HIGHER ELEVATIONS ON THE SITE THAT ARE PROPERLY GRADED TO MINIMIZE CONTACT WITH SURFACE RUNOFF AND STANDING WATER. ANY AND ALL MATERIAL THAT COULD CONTAMINATE WATER RUNOFF WHEN EXPOSED TO RAIN SHALL BE COVERED WITH PLASTIC SHEETING DURING PERIODS OF RAIN, AS WELL AS DURING HIGH WINDS (WINDS EXCEEDING 30 MPH). ANY LIQUID MATERIAL STORED ON SITE SHALL BE STORED PROPERLY WITHIN THEIR CONTAINERS AND NOT USED IN EXPOSED AREAS DURING PERIODS OF RAIN. CARE SHALL BE TAKEN TO AVOID ANY SPILLS OF SOLID MATERIALS THAT WILL DISSOLVE IN WATER, OR LIQUID MATERIAL THAT WILL BE CARRIED AWAY WITH STORM RUNOFF. ACCIDENTAL SPILLS SHALL BE PROPERLY MITIGATED, IMMEDIATELY, TO THE POINT WHERE WATER CONTAMINATION IS MINIMIZED, IF NOT ELIMINATED.

B. CONSTRUCTION EQUIPMENT

ALL CONSTRUCTION EQUIPMENT UTILIZED ON THE SITE SHALL BE PROPERLY MAINTAINED. PETROLEUM FUELS AND LUBRICATED EQUIPMENT SHALL BE PROPERLY MAINTAINED TO PREVENT LEAKAGE OF SAID MATERIALS. EQUIPMENT SHALL BE SERVICED AND MAINTAINED SO PETROLEUM DISTILLATES DO NOT COME INTO CONTACT WITH THE GROUND AND SHALL BE DISPOSED OF PROPERLY OFFSITE. SOILS OR OTHER EXPOSED MATERIALS ACCIDENTALLY CONTAMINATED DURING EQUIPMENT FAILURES, SERVICING, OR REPAIR, SHALL BE REMOVED IMMEDIATELY FROM THE SITE AND PROPERLY DISPOSED OF OFF SITE. IF REMOVAL OF CONTAMINATED SOILS OR OTHER MATERIALS IS NOT POSSIBLE DUE TO THE PRESENCE OF RAIN, A 6" DEEP TRENCH SHALL BE EXCAVATED AROUND THE CONTAMINATED AREA AND THE TRENCH DRAINED IN SUCH A MANNER THAT STORM WATER WILL NOT COME IN CONTACT WITH THE AREA, AND THE ENTIRE AREA WILL BE COVERED WITH PLASTIC SHEETING DURING PERIODS OF RAIN. AFTER THE RAINS CEASE, CONTAMINATED MATERIAL SHALL BE REMOVED AND PROPERLY DISPOSED OF OFFSITE.

TOXIC MATERIALS INCLUDING, BUT NOT LIMITED TO, PAINTS AND SOLVENTS, SHALL BE HANDLED WITH CARE SO AS NOT TO CONTAMINATE EXPOSED SOILS OR OTHER CONSTRUCTION MATERIALS. ACCIDENTAL SPILLS SHALL BE MITIGATED PER THE PROCEDURE OUTLINED IN A. ABOVE.

C. VEHICLES

VEHICLES SHALL BE PROPERLY MAINTAINED TO PREVENT LEAKAGE OF PETROLEUM DISTILLATES, ANTIFREEZE, OR OTHER VEHICLE FLUIDS. ANY VEHICLES THAT LEAK SUCH MATERIALS SHALL BE IMMEDIATELY REPAIRED AND ALL CONTAMINATED MATERIALS PROTECTED AND REMOVED PER THE PROCEDURE OUTLINED ABOVE. THIS APPLIES NOT ONLY TO PASSENGER VEHICLES, BUT CONSTRUCTION EQUIPMENT SUCH AS SCRAPERS, DUMP TRUCKS, ETC., CARE SHALL BE TAKEN DURING ONSITE REFUELING OF SUCH VEHICLES TO PREVENT SPILLS OF FUEL. ACCIDENTAL SPILLS SHALL BE HANDLED PER THE PROCEDURE OUTLINED ABOVE.

III. CONSTRUCTION MATERIAL LOADING, UNLOADING, AND ACCESS AREAS

ANY MATERIALS THAT CAN CONTAMINATE STORM WATER RUNOFF SHALL BE PROTECTED FROM RAIN WITH PLASTIC SHEETING OR OTHER MEANS TO PREVENT MATERIAL FROM COMING INTO CONTACT WITH STORM WATER RUNOFF. THE LOCATION FOR STORING SAID MATERIAL SHALL BE ON HIGHER GROUND AWAY FROM CATCH BASINS AND/OR SWALES. SIMILAR MATERIALS TEMPORARILY STORED ELSEWHERE ON THE SITE SHALL BE ADJACENT TO THE IMMEDIATE AREA OF WORK SHALL, AND SHALL BE PROTECTED IN A SIMILAR MANNER.

IV. METHOD OF ONSITE STORAGE AND DISPOSAL OF CONSTRUCTION MATERIALS

NO CONSTRUCTION MATERIALS THAT CAN POTENTIALLY CONTAMINATE THE SITE STORM WATER RUNOFF SHALL BE DISPOSED OF ON THE SITE. THIS INCLUDES, BUT IS NOT LIMITED TO, PAINTS, SOLVENTS, AND OTHER SIMILAR MATERIALS. DISPOSAL OF CONSTRUCTION MATERIALS SHALL BE PERFORMED OFFSITE IN ACCORDANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS.

CONSTRUCTION NOTES

ANY WORK DONE BY A CONTRACTOR OR SUBCONTRACTOR SHALL COMPLY WITH THE FOLLOWING REQUIREMENTS:

1. MATERIALS AND EMPLOYEES: UNLESS OTHERWISE DIRECTED BY THE OWNER, THE CONTRACTOR AND/OR SUBCONTRACTORS SHALL PROVIDE AND PAY FOR ALL MATERIALS, LABOR, WATER, TOOLS, EQUIPMENT, LIGHT, POWER, TELEPHONE, GAS TRANSPORTATION, AND OTHER FACILITIES FOR EXECUTION AND COMPLETION OF THE WORK. ALL MATERIALS SHALL BE OF GOOD QUALITY.

2. PERMITS AND INSPECTIONS: THE CONTRACTOR SHALL OBTAIN ALL REQUIRED INSPECTIONS FOR HIS WORK AND GIVE THE OWNER TIMELY NOTICE OF HIS INTENT TO HAVE EACH INSPECTION.

3. CODES: ALL MATERIALS, WORKMANSHIP, AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF THE UNIFORM PLUMBING CODE, AND THE LOCAL DEPARTMENT OF HEALTH REGULATIONS HAVING JURISDICTION.

4. USE OF PREMISES: THE CONTRACTOR SHALL CONFINE HIS APPARATUS, THE STORAGE OF MATERIAL, THE OPERATIONS OF HIS WORKMEN, AND THE PARKING OF WORKMEN'S VEHICLES TO LIMITS INDICATED BY LAW, ORDINANCE, PERMITS OR DIRECTION OF THE OWNER.

5. CLEAN UP: THE CONTRACTOR AND/OR SUBCONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE OF ACCUMULATIONS OF WASTE MATERIALS OR RUBBISH, CAUSED BY HIS EMPLOYEES OR HIS EMPLOYEES OR WORK. AT THE COMPLETION OF THE WORK, EACH SUB-CONTRACTOR SHALL REMOVE ALL OF THE RUBBISH, TOOLS, SCAFFOLDING, AND SURPLUS MATERIALS FROM AND ABOUT THE BUILDING AND SITE AND SHALL LEAVE HIS WORK "BROOM CLEAN" OR ITS EQUIVALENT.

6. THE CONTRACTOR SHALL SUBMIT A CERTIFICATE OF WORKMAN'S COMPENSATION INSURANCE TO THE CITY OR COUNTY BUILDING DEPARTMENT PRIOR TO THE ISSUANCE OF PERMITS.

7. THE CONTRACTOR SHALL SUBMIT A RECEIPT OF PURCHASE FOR A CITY OF CARMEL BUSINESS LICENSE TO THE BUILDING DEPARTMENT PRIOR TO ISSUANCE OF PERMITS.

8. HOURS OF OPERATION ARE FROM 8:00 A.M. TO 4:30 P.M. MONDAY THRU SATURDAY. NO CONSTRUCTION IS PERMITTED ON SUNDAY. ESTIMATED PROJECT SCHEDULE: 3-1-2013 TO 3-1-2014.

9. LOCATION OF PARKING FOR CONSTRUCTION VEHICLES SHOULD BE ABLE TO MAINTAIN TRAFFIC FLOW AND PUBLIC SAFETY. MAY BE CONSULTED WITH MONTEREY COUNTY PUBLIC WORKS DEPARTMENT INSPECTOR.

POST-CONSTRUCTION STORM WATER MANAGEMENT

I. AFTER CONSTRUCTION IS COMPLETE FOR THE SCOPE OF WORK INCLUDED IN THIS CONTRACT, THE POTENTIAL FOR STORM WATER CONTAMINATION SHOULD BE MINIMAL. HOWEVER, MAINTENANCE PRACTICES SHALL BE EMPLOYED BY THE OWNER TO PREVENT CONTAMINATION.

WASTE MANAGEMENT AND DISPOSAL

I. ALL WASTES (INCLUDING EQUIPMENT MAINTENANCE WASTE) REMOVED FROM THE SITE FOR DISPOSAL SHALL BE DISPOSED OF IN THE APPROPRIATE DISPOSAL FACILITIES. NO MATERIAL WASTES SHALL BE BURIED, DUMPED, OR DISCHARGED AT THE SITE WITHOUT THE APPROVAL OF THE REGIONAL WATER BOARD OR THE APPROPRIATE LOCAL AGENCY.

I. ALL EQUIPMENT AND CONSTRUCTION AREAS, MATERIAL HANDLING AREAS, AND STORM WATER CONTROL MEASURES ON THE SITE SHALL BE INSPECTED EVERY 60 DAYS DURING THE DRY SEASON (MAR. 16 – OCT. 14), EVERY FOURTEEN (14) CALENDAR DAYS DURING THE RAINY SEASON. INSPECTIONS SHALL ALSO BE MADE WITHIN 24 HOURS AFTER ANY STORM.

ALL GRAVEL SACKS, CONCRETE BLOCKS, AND HAY BALES SHALL BE INSPECTED FOR INTEGRITY AND PROPER REPAIR AND OPERATION; AND SHALL BE INSPECTED FOR PROPER PLACEMENT IN ACCORDANCE WITH THE DETAIL INCLUDED HEREIN. IF SILT HAS ACCUMULATED TO PREVENT PROPER FUNCTION, THE SILT SHALL BE REMOVED TO THE ORIGINAL GRADE.

NOTE:

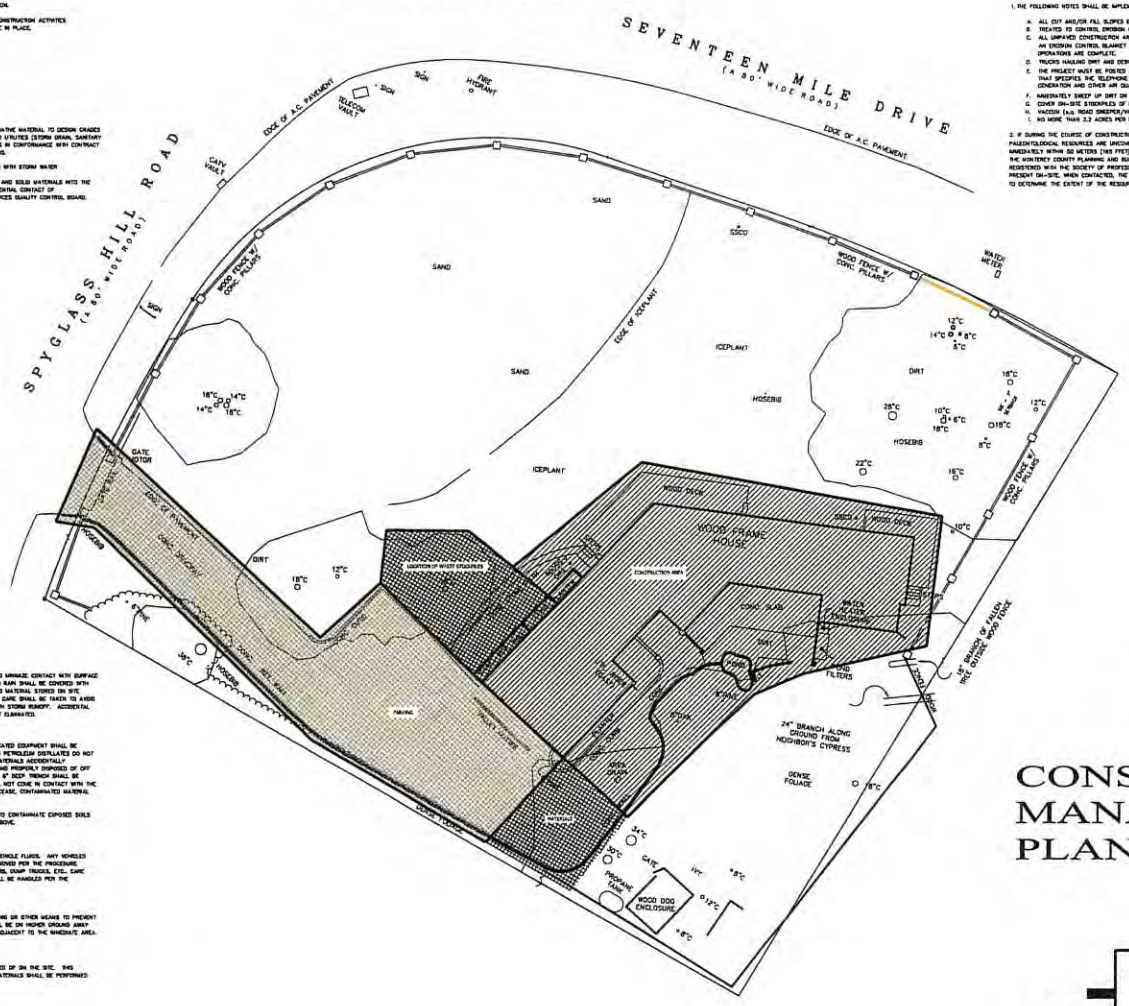
THE IMPLEMENTATION OF THIS PLAN WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR FOR THE PROJECT AND THE PROJECT SUBCONTRACTORS.

CONSTRUCTION ACTIVITY NOTES:

I. THE FOLLOWING NOTES SHALL BE IMPLEMENTED DURING CONSTRUCTION ACTIVITIES.

A. ALL CUT AND/OR FILL SLOPES EXPOSED DURING THE COURSE OF CONSTRUCTION SHALL BE COVERED, SEEDED WITH NATIVE GRASSES OR OTHERWISE
B. TREATED TO CONTROL EROSION IN COORDINATION WITH THE EROSION CONTROL PLAN.
C. ALL UNPAVED CONSTRUCTION AREAS SHALL BE SPRINKLED WITH WATER (AT LEAST TWICE PER DAY IN DRY WEATHER) DURING GRADING ACTIVITIES. AN EROSION CONTROL BLANKET (SUCH AS JUTE MATTING, OR "BIO-NET") SHALL BE APPLIED TO EXPOSED AREAS IMMEDIATELY AFTER CUT AND FILL OPERATIONS ARE COMPLETE.
D. TRUCKS HAULING DIRT AND DEBRIS SHALL BE COVERED.
E. THE PROJECT MUST BE POSTED AT TWO LOCATIONS WITH A PUBLICLY VISIBLE SIGN DURING CONSTRUCTION OPERATIONS THAT SPECIFIES THE TELEPHONE NUMBER AND PERSON TO CONTACT FOR COMPLAINTS AND/OR INQUIRIES REGARDING DUST CONDITIONS AND OTHER AIR QUALITY PROBLEMS RESULTING FROM PROJECT CONSTRUCTION.
F. IMMEDIATELY SWEEP UP DIRT OR DEBRIS SPILLED ON PAVED SURFACES.
G. COVER ON-SITE STOCKPILES OF EXCAVATED MATERIALS.
H. WATCON (AKA ROAD SWEEPER/WATCON) CONSTRUCTION-RELATED SOILS ON PUBLIC ROADS WHENEVER SOILS ARE VISIBLE.
I. NO MORE THAN 2.2 ACRES PER DAY OF GRADING ACTIVITIES SHALL BE ALLOWED.

2. IF DURING THE COURSE OF CONSTRUCTION ACTIVITY ON THE SUBJECT PROPERTY, CULTURAL, ARCHAEOLOGICAL, HISTORICAL, PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND (IN), THE FIND CAN BE EVALUATED BY A QUALIFIED PROFESSIONAL ARCHAEOLOGIST. THE MONTEREY COUNTY PLANNING AND BUILDING INSPECTION DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST (I.E., AN ARCHAEOLOGIST REGISTERED WITH THE SOCIETY OF PROFESSIONAL ARCHAEOLOGISTS) SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR THE DISCOVERY.



SCALE: 1/16"=1'-0"

CONSTRUCTION MANAGEMENT PLAN

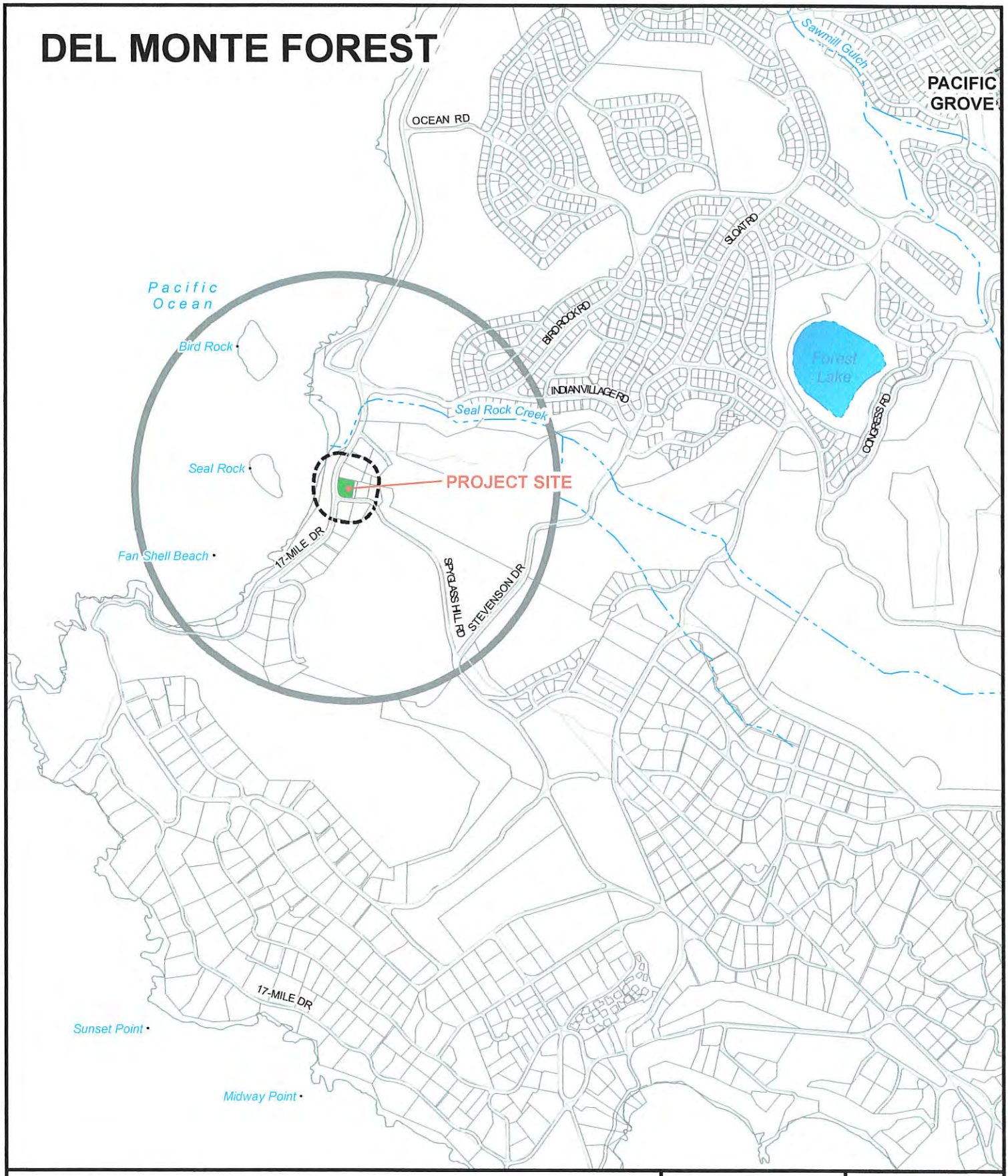
STRAINE RESIDENCE
1145 SPYGLASS HILL ROAD
PEBBLE BEACH, CALIFORNIA
APN: 008-012-005

02-19-14

JOB NUMBER 1214

SHEET NUMBER D12

JOHN MANDURRAGO
Design Studios
P. O. BOX "R", CARMEL BY-THE-SEA, CA. 93921 831-625-1353



APPLICANT: STRAINE & MCLEOD

APN: 008-012-005-000 **FILE #** PLN130187

2500' Limit | 300' Limit | Water | City Limits

N

0 1,000 Feet

MONTEREY COUNTY CALIFORNIA · 1850 ·

EXHIBIT C

PLANNER: SIDOR

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025

RECEIVED
MAR 21 2014
MONTEREY COUNTY
PLANNING DEPARTMENT

Advisory Committee: **Del Monte Forest**

Please submit your recommendations for this application by: **March 20, 2014**

Project Title: STRAINE KERRY K & MCLEOD OLIVIA DEE
File Number: PLN130187
File Type: TBD
Planner: SIDOR
Location: 1145 SPYGLASS HILL RD PEBBLE BEACH
Project Description:
Coastal Administrative Permit and Design Approval to allow the demolition of a 3,464 square foot one-story single family dwelling with attached garage, 32 square foot non-habitable accessory structure, and 632 square feet of deck area, Demolition of approximately 6,312 square feet of hardscape (driveway, patios, and walkways); construction of a 6,964 square foot two-story single family dwelling with a 760 square foot attached garage, 419 square feet of attached deck area, and approximately 4,513 square feet of hardscape (driveway, patios, and walkways); and removal of three (3) planted trees (two Monterey Cypress and one Monterey Pine). The property is located at 1145 Spyglass Hill Road, Pebble Beach (Assessor's Parcel Number 008-012-005-000), Del Monte Forest Land Use Plan, Coastal Zone.

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

Jon Bridges, applicant's atty happened to be here on another matter. Advised that matter is continued.

Was a County Staff/Representative present at meeting? Liz Gonzalez. (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
MaryAnn Schicketenz, architect for neighbor to north		(1)	- hedge on east of property line is privacy hedge. architect asked that applicant - move circular drive to west approximately 2' so privacy hedge can remain
Michael Berlzheimer (neighbor) presented Mr Berlzheimers concerns re: privacy		(2)	- low fence beginning at NE corner portion remain to maintain Mr. Berlzheimers privacy

EXHIBIT D
PAGE 1 OF 4 PAGES

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 _____ (LUAC Member's Name)

Second by _____ (LUAC Member's Name)

_____ Support Project as proposed

_____ Support Project with changes

X Continue the Item

Reason for Continuance: applicant/agent requested continuance

Continued to what date: April 3, 2014

AYES: _____

NOES: _____

ABSENT: _____

ABSTAIN: _____

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: **Del Monte Forest**

Please submit your recommendations for this application by: **April 3, 2014**

Project Title: STRAINE KERRY K & MCLEOD OLIVIA DEE **Item continued from 3/20/14 meeting**
File Number: PLN130187
File Type: ZA
Planner: SIDOR
Location: 1145 SPYGLASS HILL RD PEBBLE BEACH
Project Description:
Coastal Administrative Permit and Design Approval to allow the demolition of a 3,464 square foot one-story single family dwelling with attached garage, 32 square foot non-habitable accessory structure, and 632 square feet of deck area, demolition of approximately 6,312 square feet of hardscape (driveway, patios, and walkways); construction of a 6,234 square foot two-story single family dwelling with a 760 square foot attached garage, 419 square feet of attached deck area, and approximately 4,513 square feet of hardscape (driveway, patios, and walkways); a Coastal Administrative Permit to allow the construction of a 730 square foot attached accessory dwelling unit; and removal of three (3) planted trees (two Monterey Cypress and one Monterey Pine). The property is located at 1145 Spyglass Hill Road, Pebble Beach (Assessor's Parcel Number 008-012-005-000), Del Monte Forest Land Use Plan, Coastal Zone.

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

John Mandurrago

Was a County Staff/Representative present at meeting? Liz Gonzales (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Miranda Morris	X		Question regarding tree removal
John Bridges, Attorney for Straines		X	Walked site w/cert. arborist to determine property line/hedges
Mary Ann Schickefauz for Michael Berolzheimer (neighbors)		X	

EXHIBIT D
PAGE 3 OF 4 PAGES

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

Condition #1: approval of project on condition applicant follow certified arborist's recommendation w/respect to the location of the driveway to the existing hedge
Condition #2: Proposed tree to be planted on eastern edge not be planted in the hedge.
-Request NE corner of fence stay as it existing

RECOMMENDATION :

Motion by Joella Szabo (LUAC Member's Name)

Second by Sandy Getreu (LUAC Member's Name)

____ Support Project as proposed

_X_ Support Project with changes

____ Continue the Item

RECEIVED
APR 04 2014
MONTEREY COUNTY
PLANNING DEPARTMENT

Reason for Continuance: _____

Continued to what date: _____

AYES: 7

NOES: 0

ABSENT: 0

ABSTAIN: 0

EXHIBIT D
PAGE 4 OF 4 PAGES

ZANDER ASSOCIATES

Environmental Consultants

February 20, 2014

Olivia Straine
838 University Ave.
Sacramento, CA 95825

Biological Resource Assessment
1145 Spyglass Hill Road
Pebble Beach, Monterey County, California

Dear Olivia:

Zander Associates has completed a biological resource assessment of your property located at 1145 Spyglass Hill Road at Pebble Beach. The purpose of this assessment is to provide a description of biological resources on the site and to evaluate the potential impacts to those resources from development of your proposed new residence on the property. We reviewed background documents and searched current records of special status species in the California Natural Diversity Data Base (CNDDB, 2013), the California Native Plant Society's (CNPS) Electronic Inventory of Rare and Endangered Plants of California (2010), and the most recent (2011) list of "Special Animals" issued by the California Department of Fish and Wildlife (CDFW). We visited the property on four separate occasions (12/13/12, 2/5/13, 4/3/13 & 4/25/13) during the winter and spring of 2012 - 2013. We also obtained and reviewed the proposed site plan for the new residence prepared by John Mandurrago dated 02/19/14. Our findings are presented below.

Property Overview

The property is an approximately one acre, relatively flat residential lot with an exiting house at the intersection of Spyglass Hill Road and 17-Mile Drive along the Pebble Beach shoreline on the Monterey Peninsula (Figure 1). The property is situated in an established residential area just above the shoreline along 17 Mile Drive. The property also sits near the base of Signal Hill Dune, a protected remnant of a once more extensive dune system that historically occurred along the Monterey Peninsula shoreline. The historic dune system has been fragmented by sand mining, the construction of roads, golf courses, houses and other development over the years.

The existing house, decks, garage, patio, walkways and driveway occupy about ¼ (±10,609 sq. ft.) of the property, with landscaping and other residential amenities on most of the rest of the site. Several mature trees, primarily Monterey cypress (*Hesperocyparis macrocarpa*), are growing as landscape elements along the northerly property line, forming a relatively dense

canopy on that side of the existing house.[1] An extensive iceplant (*Carpobrotus* sp.) mat and landscaping, some of which mimics coastal scrub and dune habitats, dominate the southerly side of the residence.

Vegetation Cover Types

Apart from a small area of coastal scrub mixed with iceplant near the northwest corner of the property (mostly on the other side of the existing fence line), native vegetation types do not occur on the property; even areas that appear to support open sand or dune habitats have been created as landscape elements. For the purposes of this report, we identify six distinct non-native cover types on the property: cypress canopy, iceplant mat, open sand, mixed landscape, mixed coastal scrub/iceplant and Leptospermum hedge. Figure 2 illustrates the location and extent of these cover types and a description of each is provided below.

Cypress trees dominate the landscape on the northerly side of the house and several others occur in clusters along the westerly edge of the driveway from Spyglass Hill Road (see attached photos). Some of these trees are fairly large and mature; all were very likely planted as screens and windbreaks. They create a dense canopy with very little vegetation underneath. The lack of light and accumulated duff from materials (e.g. leaves, branches) dropped from these trees over time discourage the establishment of other plants in the understory. At least one small (8") coast live oak (*Quercus agrifolia*), three small (6" & 8") Monterey pines (*Pinus radiata*) and several exotic trees (*Metrosideros excelsa*, *Callistemon* sp.) have been planted with the cypress trees.

Iceplant forms an extensive mat around the south side of the house (see attached photos). The dense iceplant poses an almost impenetrable barrier to the establishment of any other plants (except for a patch of poison oak [*Toxicodendron diversilobum*] in one area and some native colonizers on the fringes—see below). The mat of iceplant appears to have been purposefully maintained to create a defined vegetative border around the south side of the house. Systematic soil samples collected through the mat of iceplant during the April 25th visit indicated an organic layer in the root zone with relatively consistent sandy soils to a depth of at least 30 inches below.[2]

An open sandy area abuts the south side of the iceplant, creating a distinct separation from that cover type on the lot (see attached photos). The sandy area is very sparsely vegetated; it is compacted, traversed by irrigation lines, and appears to have been sculpted to emulate a sand bunker on a golf course. During the April visits, there were very few plants seen in the open sand, but some scattered colonizers, both natives and non-natives like sand spurry (*Spergularia* sp.), four-leaved polycarp (*Polycarpon tetraphyllum*), cotton batting plant *(Pseudognaphalium stramineum*), beach evening primrose (*Camissonia cheiranthifolia*) and

[1]Native habitat for Monterey cypress occurs at Cypress Point, just south of the property; however, the trees on the site were almost certainly planted as landscape elements.
[2] Systematic soil samples were collected on the property to evaluate the feasibility of implementing a dune restoration program following construction of the new residence.

dune sedge (*Carex pansa*) were observed, especially at the margins of the iceplant mat and planted mixed landscape area (see next).

Two mixed landscape areas, supporting both native and non-native plants, are located within the open sandy area toward the southerly property boundary. Another mixed landscape area lines the easterly edge of the driveway. At first glance, these areas appear to be dominated by elements of native coastal scrub vegetation. However, on closer inspection, the dominant plant is common rosemary (*Rosmarinus officinalis*) associated with other non-native ornamentals like pride of Madeira (*Echium fastuosum*), marguerite daisies (*Argyranthemum frutescens*), creeping juniper (*Juniperus* sp.), New Zealand flax (*Phormium* sp.) and rock rose (*Cistus* sp.). Some common native plants such as mock heather (*Ericameria ericoides*) and coyote bush (*Baccharis pilularis*) are interspersed with the ornamentals, probably to add local flavor to the landscape mix. Two healthy specimens of sandmat manzanita (*Arctostaphylos pumila*) were also growing in this mix, almost certainly planted from nursery stock.[3]

Near the cypress canopy on the northwesterly edge of the iceplant-dominated area, and also over the fence along the northern property line, are areas of iceplant interspersed with some coyote brush, mock heather and coffeeberry (*Frangula californica*). These areas could represent remnants of coastal scrub vegetation because they do not appear to have been landscaped. The shrubs found there are known colonizers in dune habitats and could have become established as "volunteers" on appropriate soil substrates. The presence of these plants indicates an opportunity for restoration of coastal scrub habitat near the cypress canopy (see attached Restoration Plan).

A prominent hedge of trimmed New Zealand tea tree (*Leptospermum* sp.) lines the driveway along the easterly property boundary, punctuated by a large (38 in.) cypress and small (6 in.) pine toward its southerly end. New Zealand tea tree is a non-native ornamental that is widely planted in residential areas at Pebble Beach for screening and other aesthetic reasons. It readily reseeds in appropriate substrates and can become an invasive species in some situations.

Wildlife Habitat

Animals likely to use the project site include species adapted to ruderal plant communities on sandy soils. Rodents such as the pocket gopher (*Thomomys umbrinus*), Norway rat (*Rattus norvegicus*) and the house mouse (*Mus musculus*) can live in dense ice plant patches. In more open areas, reptiles such as the western fence lizard (*Sceloporus occidentalis*) and northern alligator lizard (*Gerrhonotus coeruleus*) may be found. The fossorial (sand burrowing) California legless lizard (*Anniella pulchra*) has been observed in the vicinity, but the probability of its occurrence on the property is very low given the absence of native habitat and compacted or otherwise disturbed soils. Common mammals in the Del Monte Forest area

[3] *A pumila* is ranked 1B by CNPS, but has no formal legal status. It is generally available as a landscape ornamental through the nursery trade.

such as raccoons (*Procyon lotor*), skunks (*Mephitis mephitis*), opossums (*Didelphis virginiana*) and black-tailed deer (*Odocoileus hemionus*) and birds such as Brewer's blackbird (*Euphagus cyanocephalus*), scrub-jay (*Aphelocoma californica*) and white crowned sparrow (*Zonotrichia leucophrys*) could also be expected.[4]

Special Status Species

For this assessment, special status species are defined as: those plants and animals listed, proposed for listing, or candidates for listing as threatened or endangered by the U.S. Fish and Wildlife Service (USFWS); those listed or proposed for listing as rare, threatened or endangered by CDFW; plants ranked 1A, 1B or 2 in the CNPS online Inventory of Rare and Endangered Vascular Plants of California (2010); and animals designated as "Species of Special Concern" by CDFW. Nesting migratory birds and raptors, protected by the Migratory Bird Treaty Act (16 USC 703) and the California Fish and Game Code (Section 3503.5), are also afforded special status.

We searched the current CNDDB listings of special status plant and animal species for the Monterey 7.5' USGS quadrangle and checked other sources to develop a list of potential species for our 2013 site visits (see Table 1). During our field assessment, we were particularly focused on plant species (primarily annual or ephemeral plants) known to occur in dune environments in the area. We also paid attention to potential habitat for special status wildlife associated with dunes, although we did not conduct focused surveys for any animal species. A discussion of the primary plant and animal species we targeted and evaluated is presented below. Notes on a more comprehensive list of potential species are provided in Table 1.

Dune plants

Monterey spineflower (*Chorizanthe pungens* var. *pungens*), Menzies' wallflower (*Erysimum menziesii*), sand gilia (*Gilia tenuiflora* var. *arenaria*), beach layia (*Layia carnosa*), coastal dunes milk vetch (*Astragalus tener* var. *titi*) and Tidestrom's lupine (*Lupinus tidestromii*) have all been observed in the dune habitats associated with Signal Hill and 17 Mile Drive. Each is listed at either the state or federal level (or both) as rare, threatened or endangered (see Table 1 for regulatory standing of each). These endemic dune species have a limited season of blooming and mostly depend on seed for their reproduction and continued survival. We checked known locations for each of these species and found them in bloom at Signal Hill and at sites along the 17-Mile Drive shoreline during our April 2013 site visits. We did not find these or any other special status plants, except for sandmat manzanita, Monterey pine and Monterey cypress (see below) on the property at 1145 Spyglass Hill Road.

[4] Since the entire lot is fenced and bordered on all sides by roads and residences, the likelihood of deer and other large mammal use is relatively low.

Sandmat manzanita

This low growing manzanita is native to maritime chaparral habitats in Monterey County. It is not listed by USFWS or CDFW but has a CNPS rare plant rank of 1B, species considered rare, threatened or endangered in California and elsewhere. The species is widely available through the nursery trade and often planted as an ornamental landscape element. As noted above, two sandmat manzanita plants were observed in the landscaped sandy area on the property south of the existing house. These plants were almost certainly planted from nursery stock.

Monterey pine and Monterey cypress

Both Monterey pine and Monterey cypress are native to the Del Monte Forest and have a CNPS rare plant rank of 1B, species considered rare, threatened or endangered in California and elsewhere. As noted above, several Monterey cypress are growing on the property and at least two, relatively small Monterey pines are mixed in the canopy of cypress. All these trees were almost certainly planted as screening and landscape elements. Nonetheless, these trees are afforded special consideration; their removal would be subject to review by the Pebble Beach Company Forester and/or Monterey County.

California legless lizard

The legless lizard is a CDFW Species of Special Concern.[5] This species lives in a number of habitats in dunes and sandy areas, from immediately above high tide, the crest of sand dunes, and the edge of the hind dunes to inland sandy areas associated with oak woodlands, grasslands, maritime chaparral and other habitats. They are fossorial animals that burrow in sand and leaf litter beneath plants growing in these habitats and feed on insects and other invertebrates. Some plant cover is required to support insects that, in turn, serve as food for the lizards.

Legless lizards are most abundant in dune habitats where native vegetation is present. While they have also been found along the edges of ice plant mats within dune ecosystems, ice plant mats are not considered suitable habitat for the species. The dense root structure of ice plant and lack of leaf litter and duff produced by the plant appear to provide poor burrowing conditions. Legless lizards could potentially occur on the subject property but the probability is very low given the absence of native habitat and compacted or otherwise disturbed soils.

Coast horned lizard (*Phrynosoma coronatum frontale*)

This lizard is also a CDFW Species of Special Concern. Coast horned lizards inhabit open country, especially sandy areas, washes, flood plains, and wind-blown deposits in a wide variety of habitats, including coastal dunes, shrublands, woodlands, riparian habitats and

[5] Many herpetologists and authorities consider the black legless lizard (*Anniella pulchra nigra)* a melanistic (darker colored) adult form of the California legless lizard (*A. pulchra*) that occurs in the Monterey area; both are listed as CSC species.

annual grassland. Warm, sunny, open areas are a main habitat requirement, along with patches of loose soil where the lizard can bury itself. The California horned lizard is known to occur in many habitat types, and it could possibly occur on the site. Again, the potential for coast horned lizards on the property is very low given the absence of native habitat.

Migratory birds

The Migratory Bird Treaty Act (16 USC 703) prohibits the taking, hunting, killing, selling, purchasing, etc. of migratory birds, parts of migratory birds, and their eggs and nests. As used in the act, the term "take" is defined as meaning, "to pursue, hunt, capture, collect, kill or attempt to pursue, hunt, shoot, capture, collect or kill, unless the context otherwise requires." Section 3503.5 of the California Fish and Game Code also protects the nests and eggs of birds-of-prey (raptors) and essentially overlaps with the Migratory Bird Treaty Act. No raptor or migratory bird nests were observed on the project site during our surveys but the cypress trees could provide marginally suitable nesting habitat for some species.

Assessment

The proposed new residence would be built over the area currently occupied by the existing house and driveway, but would be shifted slightly to the south of the existing footprint (see Figure 3). Site construction would encroach by about 1,140 square feet into the iceplant mat south and west of the existing house, but would also open up approximately 470 square feet north of the existing house. Three trees (two cypresses and one pine) would be removed to accommodate the new footprint. Otherwise, the new residence would not affect any previously undeveloped areas on the site.

The undeveloped parts of the lot have been completely landscaped in the past; nowhere are there natural dune landforms stabilized by native vegetation or any remnant dune habitat. We did not find any special status dune plants on the site during spring surveys. However, sandmat manzanita, Monterey pine and Monterey cypress can be considered as special-status species in their native range. The manzanitas on site can easily be avoided or relocated as part of the restoration program (see attached Restoration Plan); any proposed tree removal and replacement should be coordinated with the Pebble Beach Company Forester and Monterey County. Although there is very limited potential for the presence of legless lizards and coast horned lizards on the site, as noted above, a pre-construction search and relocation effort for these species within the development envelope by a qualified biologist would further assure that any potential impacts are avoided. Similarly, a preconstruction survey within 30 days of construction would be advisable to dismiss the potential for effects on nesting raptors or other migratory birds.

Approximately 0.78-acre (34,002 sq. ft.) of the lot would remain undeveloped following construction of the new residence. Over ⅓ (±12,646 sq. ft.) of that area would likely remain in cypress canopy, assuming that additional tree removal would not be allowed by Monterey County. Implementation of a restoration program over the remaining areas, especially south

of the new residence, could introduce native species on approximately 0.44-acre (19,018 sq. ft.) of the site and allow for expansion of dune habitat characteristics on the site, virtually up to the foundation of the new residence (Figure 4). In addition, Pebble Beach Company has agreed to allow restoration into its right of way along 17 Mile Drive and Spyglass Hill Road up to the edge of pavement, potentially adding approximately 0.18 acre (7825 sq. ft.) to the restored area. A restoration plan for the property is attached to this letter.

Conclusion

The project site is an approximately one acre existing lot that is fully developed with an older residence, ancillary facilities and landscaping. There is no viable native dune or other native habitat on the property. We did not find any of the dune plant species known to occur in the vicinity or any other special status plants during our spring 2013 focused site surveys.[6] We assume only marginal potential for the presence of legless lizards and coast horned lizards based on the lack of suitable habitat characteristics on the site. While raptors and other migratory birds could establish nests in the canopy of the cypress trees on the site, we did not observe any nests during our surveys. A preconstruction survey within 30 days of demolition/construction would eliminate the potential for effects on nesting raptors and migratory birds.

We believe that the project as proposed would result in less than significant effects on coastal resources and that implementation of a restoration plan would result in a net benefit to dune and other habitats in the local area.

We trust that this assessment will assist you in your application process with Monterey County. Please call or email (mzander@zanderassociates.com) me if you have any questions.

Sincerely,

Michael Zander
Principal

[6] With the exception of planted sandmat manzanita, Monterey pine and Monterey cypress as discussed above.

Attachments:

Figure 1: Site Location
Figure 2: Existing Conditions and Vegetation Types
Figure 3: Proposed Development Footprint Detail
Figure 4: Proposed Development Footprint and Dune Restoration
Table 1: Special Status Species
Site Photographs
Restoration Plan

Copies (via email) John Bridges

Legend

Property Boundary

0 0.25 0.5 Miles

N

Zander Associates Environmental Consultants 4460 Redwood Hwy, Suite 16-240 San Rafael, CA 94903	Site Location Straine Property Pebble Beach, California Date: 4/13	Figure 1

EXHIBIT E
PAGE 1 OF 30 PAGES

Aerial Photograph: Terraserver, October 2010

Zander Associates
Environmental Consultants
4460 Redwood Hwy, Suite 16-240
San Rafael, CA 94903

Existing Conditions and Vegetation Types
Straine Property
Pebble Beach, California

Date: 10/13

Figure
2

EXHIBIT E
PAGE 16 OF 30 PAGES

Aerial Photograph: Terraserver, October 2010

Zander Associates Environmental Consultants 4460 Redwood Hwy, Suite 16-240 San Rafael, CA 94903	Areas of Gain and Loss with Proposed Footprint Straine Property Pebble Beach, California Date: 2/14	Figure 3

EXHIBIT E
PAGE 11 OF 30 PAGES

Aerial Photograph: Terraserver, October 2010

Zander Associates
Environmental Consultants
4460 Redwood Hwy, Suite 16-240
San Rafael, CA 94903

Proposed Footprint and Dune Restoration
Straine Property
Pebble Beach, California

Date: 2/14

Figure
4

EXHIBIT E
PAGE 1 OF 30 PAGES

Table 1: Special Status Species Evaluated for Potential to Occur on the Straine Property*

PLANTS	Status[1] Fed/CA/CNPS	Habitat and Blooming Period	Findings[2]
Allium hickmanii (Hickman's onion)	--/--/1B.2	Sandy loam soils and vernal swales in a variety of habitats including, closed-cone coniferous forest, chaparral, coastal scrub, valley and foothill grassland, and coastal prairies; blooming period April through May	No suitable habitat for species on site. Not observed and not expected to occur.
Arctostaphylos hookeri ssp. hookeri (Hooker's manzanita)	--/--/1B.2	Sandy soils, sandstone outcrops in coastal scrub, chaparral, cismontane woodland, and closed-cone coniferous forest habitats in Monterey and Santa Cruz counties; blooms February through May (evergreen)	No suitable habitat present for species on site. Not observed and not expected to occur.
Arctostaphylos pumila (Sandmat manzanita)	--/--/1B.2	Closed-cone coniferous forest, chaparral, coastal dines, and cismontane woodland habitats; sandy soil with other chaparral associates; blooms February through May (evergreen)	Two specimens noted on site. Presumed nursery stock introduced as landscape element.
Astragalus tener var. titi (Coastal dunes milk-vetch)	E/E/1B.1	Low ground, alkali flats, and flooded lands in coastal bluff scrub or coastal dunes along the coast; blooms March through June	No suitable habitat present for species on site. Not observed and not expected to occur.
Chorizanthe pungens var. *pungens* (Monterey spineflower)	T/--/1B.2	Coastal dunes, chaparral, cismontane woodland, and coastal scrub habitats in Monterey and Santa Cruz counties; blooming period April through June	Not present. Species not present during directed surveys and not expected to occur.
Chorizanthe robusta var. *robusta* (Robust spineflower)	E/--/1B.1	Sandy soils in cismontane woodland openings and coastal dune and scrub habitats; blooms May through September	Not present. Species not present during directed surveys and not expected to occur.
Clarkia jolonensis (Jolon clarkia)	--/--1B.2	Chaparral, cismontane woodland, and coastal scrub habitats; blooms April through June (evergreen)	No suitable habitat for species on site. Not observed and not expected to occur.
Collinsia multicolor (San Francisco collinsia)	--/--1B.2	Closed-cone coniferous forest and coastal scrub, usually on decomposed shale (mudstone) mixed with humus; blooms March through May	No suitable habitat for species on site. Not observed and not expected to occur.
Cordylanthus rigidus ssp. *littoralis* (Seaside bird's-beak)	--/E/1B.1	Often found on disturbed closed-cone coniferous, chaparral, cismontane woodland, coastal scrub or dune sites; blooming period May through September	No habitat present for species on site. Not observed and not expected to occur.
Delphinium hutchinsoniae (Hutchinson's larkspur)	--/--/1B.2	Semi-shaded, slightly moist slopes in broad leaf upland forest, chaparral, coastal prairie or coastal scrub habitats in Monterey County; blooms March through June	No suitable habitat for species on site. Not observed and not expected to occur.
Ericameria fasciculatum (Eastwood's goldenbush)	--/--/1B	Sandy openings of closed-cone coniferous forest, maritime chaparral, coastal scrub or coastal dune habitats in Monterey County; blooming period July through October	Not present. Species not present during directed surveys and not expected to occur.
Eriogonum nortonii (Pinnacles buckwheat)	--/--/1B.3	Sandy soils, often on recent burns in chaparral, and valley and foothill grassland; blooms May through August	No habitat present for species on site and outside of species range. Not observed and not expected to occur.

Table 1: Special Status Species Evaluated for Potential to Occur on the Straine Property*

PLANTS (cont.)	Status[1] Fed/CA/CNPS	Habitat and Blooming Period	Findings[2]
Erysimum ammophilum (Coast wallflower)	--/--/1B.2	Sandy openings in maritime chaparral, coastal dunes and coastal scrub; blooms February through June	Not present/no suitable habitat. Species not present during directed surveys and not expected to occur.
Erysimum menziesii ssp. menziesii (Menzies' wallflower)	E/E/1B.1	Localized on coastal dunes; blooms March through June	Not present/no suitable habitat. Species not present during directed surveys and not expected to occur.
Fritillaria liliacea (Fragrant fritillary)	--/--/1B.2	Coastal scrub, coastal prairie, valley and foothill grasslands, often on serpentine soils; generally blooms from February-April	No suitable habitat for species on site. Not observed and not expected to occur.
Gilia tenuiflora ssp. *arenaria* (Sand gilia)	E/T/1B.2	Cismontane woodland, maritime chaparral, coastal scrub and dune habitats in Monterey County, in particular bare, wind-sheltered areas near dune summits or in hind dunes; blooming period April through May	Not present/no suitable habitat. Species not present during directed surveys and not expected to occur.
Grindelia hirsutula var. maritima (San Fransico gumplant)	--/--/1B.2	Sandy or serpentine soils on sea bluffs in coastal bluff scrub, coastal scrub, valley and foothill grassland; blooms June through September	No habitat present for species on site and outside of species range. Not observed and not expected to occur.
Hesperocyparis goveniana (Gowan cypress)	T/--/1B.2	Closed-cone coniferous forest on coastal terraces, usually on sandy soils at 30-300 meters.	Not within local native range of species. Not observed and not expected to occur on site.
Hesperocyparis macrocarpa (Monterey cypress)	--/--1B.2	Closed-cone coniferous forest usually on granitic soils at 10-30 meters.	Present on site. Several mature Monterey cypress trees planted as landscape elements.
Horkelia cuneata ssp. *sericea* (Kellogg's horkelia)	--/--/1B.1	Closed-cone coniferous forest, chaparral, and coastal scrub habitats, old dunes and coastal sand hills; blooms April through September	No habitat present for species on site and outside of species range. Not observed and not expected to occur.
Layia carnosa (Beach layia)	E/E/1B.1	On sparsely vegetetated semi-stabilized dunes; blooms March through July	Not present. Species not present during directed surveys and not expected to occur.
Lupinus tidestromii (Tidestrom's lupine)	E/E/1B.1	Adjacent to ocean on partially stabilized dunes; blooms April through June	Not present. Species not present during directed surveys and not expected to occur.
Malacothamnus palmeri var. involucratus (Carmel Valley bush mallow)	--/--/1B.2	Burn follower on tallus hilltops and slopes in chaparral, cismontane woodland and coastal scrub; blooms May through August	No suitable habitat for species on site. Not observed and not expected to occur.
Malacothamnus palmeri var. palmeri (Santa Lucia bush mallow)	--/--/1B.2	Dry rocky slopes within chaparral at 60 to 360 meters, blooms May through July	No suitable habitat for species on site. Not observed and not expected to occur.
Malacothrix saxatilis var. arachnoidea (Carmel Valley malacothrix)	--/--/1B.2	Rock outcrops within chaparral; blooms June through December	No suitable habitat for species on site. Not observed and not expected to occur.
Microseris paludosa (Marsh malacothrix)	--/--/1B.2	Moist habitat within closed-cone coniferous forest, cismontane woodland, coastal scrub and valley and foothill grassland; blooms April through June	No suitable habitat for species on site. Not observed and not expected to occur.
Pinus radiata (Monterey pine)	--/--/1B.1	Closed-cone coniferous forest and cismontane woodland.	Present. Single individual of this species (planted) occurs in cypress canopy.

Table 1: Special Status Species Evaluated for Potential to Occur on the Straine Property*

PLANTS (cont.)	**Status[1] Fed/CA/CNPS**	**Habitat and Blooming Period**	**Findings[2]**
Piperia yadonii (Yadon's rein orchid)	E/--/1B.1	Poorly drained sandy soils of closed-cone coniferous forest, chaparral and coastal scrub habitats; blooms May through August	No suitable habitat for species on site. Not observed and not expected to occur.
Plagiobothrys uncinatus (Hooked popcorn-flower)	--/--/1B.2	Sandstone outcrops and canyon sides often in burned or disturbed areas at 300 to 820 meters, within chaparral, cismontane woodland, valley and foothill grassland and coastal bluff scrub; blooms April through May	Habitat conditions not appropriate and outside of species range. Not observed and not expected to occur.
Potentilla hickmanii (Hickman's cinquefoil)	E/E/1B.1	Freshwater marshes, seeps and small streams in open or forested areas along the coast; blooms April through August	No suitable habitat for species on site. Not observed and not expected to occur.
Rosa pinetorum (Pine rose)	--/--/1B.2	Perennial shrub found in closed-cone coniferous forest; blooms May through July	No suitable habitat for species on site. Not observed and not expected to occur.
Trifolium polyodon (Pacific Grove clover)	--/R/1B.1	Along small springs and seeps in grassy openings in closed-cone coniferous forest, meadows and coastal prairie; blooms April through June	No suitable habitat for species on site. Not observed and not expected to occur.
Trifolium trichocalyx (Monterey clover)	E/E/1B.1	Poorly drained low nutrient soil underlain with hardpan or burn areas within closed-cone coniferous forest; blooms April through June	No suitable habitat for species on site. Not observed and not expected to occur.
ANIMALS	**Status[1] Fed/CA**	**Habitat**	**Findings[2]**
INVERTEBRATES			
Euphilotes enoptes smithi (Smith's blue butterly)	E/--	Most commonly found in coastal dunes and coastal sage scrub plant communities in Monterey and Santa Cruz counties. Found in association with host plant, *Eriogonum latifolium* and *Eriogonum parvifolium*, which are utilized as both larval and adult foodplants.	No buckwheat host plants on site; no potential to occur.
AMPHIBIANS / REPTILES			
Ambystoma californiense (California tiger salamander)	T/CE	Grasslands and open oak woodlands with ground squirrel or gopher burrows for underground retreats, and breeding ponds such as seasonal wetlands, vernal pools or slow-moving streams that do not support predatory fish or frog populations	No suitable habitat. No suitable breeding or aestivation habitat available on site. Nearest recorded location is approximately 6.4 miles south of site at Palo Corona Ranch.
Rana draytonii (California red-legged frog)	T/CSC	Lowlands and foothills in or near permanent sources of deep water within streams, marshes, and occasionally ponds with dense, shrubby, or emergent riparian vegetation.	No suitable habitat. Ponds, streams and moist forest understory not present. Nearest recorded location is approximately 0.49 mile north of site at Seal Rock Creek.
Actinemys marmorata pallida (Southwestern pond turtle)	--/CSC	Requires aquatic habitats with permanent or persistent water and protected areas for basking such as partially submerged rocks or logs, floating vegetation mats or open mud banks	No suitable habitat. Deep waters, ponds and streams not present.
Phrynosoma coronatum (Coast horned lizard)	--/CSC	Occurs in areas with loose sandy soils and moderate cover of chaparral, scrub and/or grasslands.	Very limited potential to occur on site. Species could occur in open sand area, but unlikely due to lack of native habitat.

Table 1: Special Status Species Evaluated for Potential to Occur on the Straine Property*

ANIMALS (cont.)	Status[1] Fed/CA	Habitat	Findings[2]
Anniella pulchra (California legless lizard)	--/CSC	Coastal California with melanistic (black) form found from Monterey to San Luis Obispo Counties in moist dunes or sandy soils with mock heather & bush lupine	Very limited potential to occur on site. Species could occur in open sand area, but unlikely due to lack of native habitat.
BIRDS			
Pelicanus occidentalis californicus (California brown pelican)	D/E	Is a colonial nester on coastal islands just outside the surf line. Islands are of small to moderate size and afford immunity from attack by ground-dwelling predators.	No suitable nesting habitat on site.
Charadrius alexandrinus nivosus (Western snowy plover)	T/CSC	Federal listing applies to nesting sites of pacific coastal populations only. For nesting, require sandy, gravelly or friable soils that are found on sandy beaches, salt pond levees and shores of large alkali lakes.	No suitable nesting habitat. Property removed from sandy shoreline areas that could provide suitable nesting habitat.
Athene cunicularia (Burrowing owl)	--/CSC	Ground nester in open dry annual or perennial grasslands, deserts and scrublands with low-growing vegetation, dependent upon burrowing mammals (i.e. California ground squirrel)	No suitable habitat present for species on site.
Cypseloides niger (Black swift)	--/CSC	Breed in small colonies on cliffs behind or adjacent to waterfalls in deep canyons and sea-bluffs above surf. Forage widely.	No suitable nesting habitat on site
MAMMALS			
Antrozous pallidus (Pallid bat)	--/CSC	Variety of habitats, most common in open, dry communities with rocky and/or forested areas for roosting.	No suitable roosting habitat on site. The cypress trees that occur on site are not of adequate density to provide suitable roosting habitat.

1. Status Explanations

Federal (Fed)
E = listed as endangered under the federal Endangered Species Act
T = listed as threatened under the federal Endangered Species Act
D = delisted
-- = no designation

California State (CA)
R = listed as rare under the California Endangered Species Act
E = listed as endangered under the California Endangered Species Act
T = listed as threatened under the California Endangered Species Act
CE – candidate for endangered under the California Endangered Species Act
CSC = California Department of Fish and Wildlife Species of Special Concern
-- = no designation

California Native Plant Society (CNPS)
1B = plants considered rare, threatened or endangered in California and elsewhere.
1B.1 = seriously endangered in CA
1B.2 = fairly endangered in CA
1B.3 – not very endangered in CA

2. Findings based on literature review, field surveys and assessment of habitat types present, and knowledge of species habitat requirements.

*Source: Search of the California Department of Fish and Wildlife's Natural Diversity Database (CDFW 2013) occurrences and the California Native Plant Society's On-line Inventory (CNPS 2010) for the Monterey 7.5-minute USGS quadrangle

Site Photographs
Straine Residence
1145 Spyglass Hill Road

Cypress canopy with iceplant underneath

Cypress canopy with barren understory on north side of house

Extensive iceplant mat surrounds south side of house

Iceplant mat on south side of house looking west

Sculpted sandy area at edge of iceplant mat

Open sand and iceplant mat through cypress canopy along driveway

Mixed landscape area west of driveway to existing house

On closer examination, vegetation is non-native dominated by rosemary

Some natives like mock heather (foreground) are mixed with non-natives in landscape

Non native *Echium* sp. in mixed landscape area

Irrigation lines through open sandy area

Sprinkler head at edge of mixed landscape area

Area of restoration potential south of existing house

Potential dune habitat restoration area

RESTORATION PLAN - STRAINE PROPERTY
1145 Spyglass Hill Road
Pebble Beach, California

This document presents restoration measures to be implemented prior to, during, and following demolition of the existing residence and construction of a new residence on the Straine property at 1145 Spyglass Hill Road. It also outlines measures for short term monitoring and long term maintenance of the restored areas and provides an implementation schedule. The areas targeted for restoration on the Straine property include areas of iceplant mat, open (compacted) sand, mixed landscape and reclaimed hardscape areas on approximately 0.44-acre (19,018 sq. ft.) of the 1.01 acre lot (see Figure 4). In addition, Pebble Beach Company has agreed to allow restoration into its right of way along 17 Mile Drive and Spyglass Hill Road up to the edge of pavement, potentially adding approximately 0.18 ac (7825 sq. ft.) to the restoration area. The primary goal within the restoration area will be to transform the existing, mostly nonnative landscape and establish native dune and coastal scrub vegetation.

Measures Prior to and During Construction

A qualified coastal biologist (Project Biologist) shall be retained by the property owner to guide and monitor all activities described in this restoration plan. The Project Biologist shall be selected and under contract prior to issuance of demolition/construction/building permits.

Prior to commencing any demolition or construction-related activities on the site, a pre-construction meeting shall be held with the architect or owner, construction manager, subcontractors and the Project Biologist. The Project Biologist will present the goals and objectives of the restoration plan to the group and discuss protection measures for the restoration area during construction activities. All sub-contracts shall include a statement that the sub-contractor shall not disturb the currently undeveloped portions of the restoration area by grading, parking, material storage, human traffic, or any other demolition/construction activity.

The Project Biologist shall inspect the site before demolition/construction and coordinate establishment of the construction boundary. The construction boundary shall be delimited with a five foot construction fence to minimize impacts and avoid misinterpretation of the limits of work.

The Project Biologist shall periodically check the site during demolition/construction to confirm that all construction activities are limited to the area within the designated boundary and that no encroachment or other negative impacts occur in the restoration area. In the event that any encroachment is observed, the Project Biologist shall have the authority to stop work on the project and require remedial measures as he/she considers appropriate before work can recommence.

Restoration Goal and Objectives

The goal of this plan is to restore native dune and coastal scrub vegetation within the approximately 0.44-acre (19,018 sq. ft.) restoration area (and potentially within the PBC ROW

EXHIBIT E
PAGE 25 OF 30 PAGES

along 17 Mile Drive and Spyglass Hill Road) shown on Figure 4. The specific objectives for accomplishing this goal are as follows:

- Remove all non-native landscape and weedy species, including the extensive iceplant mat on the south side of the existing residence.
- Remove the organic layer of material below the iceplant mat to establish a clean substrate of native sand for the introduction of dune species.
- Further evaluate soils in targeted restoration areas to determine appropriate boundaries for dune restoration versus coastal scrub restoration.[1]
- Plant and seed selected areas with native dune and coastal scrub species as appropriate.
- Use local plant sources for revegetation material. Plants shall be propagated from seed or cuttings collected in dune and coastal scrub habitats along 17 Mile Drive and within the Asilomar Dunes complex (i.e. dune areas from Point Piños to Fan Shell Beach, including the Signal Hill Dune area).
- Maintain areas of sparsely vegetated open sand and areas of coastal scrub habitat within the restoration area.
- Establish a monitoring program to track success of non-native vegetation control and establishment of native species.
- Establish an ongoing maintenance program for non-native plant control and other actions noted during monitoring.

Landscape Removal

Prior to demolition of the existing residence and construction of the new one, the iceplant on the south side of the house shall be sprayed with a glyphosate based herbicide, such as Roundup. The dead and dried iceplant shall be removed within six weeks of spraying and disposed at a suitable offsite location. Removal of iceplant is necessary in order to further evaluate the underlying soils and salvage sand within the approximately 1,140 square foot area of iceplant mat within the proposed footprint of the new residence. The organic horizon within the 1,140 square foot area shall be raked off and native sand shall be removed from that area to a depth of at least two feet.[2] The organic material and the sand shall be stockpiled separately on site for future use in dune restoration.

All other non-native landscape elements (except for specific trees and other plant materials designated to remain) shall be removed prior to demolition/construction by a combination of spraying (with a glyphosate based herbicide) and manual removal. Existing native dune and coastal scrub plants in the landscape (e.g. mock heather, sandmat manzanita, coyote brush) may remain as elements of the restoration area. The Project Biologist shall coordinate with the property owners (and the County) regarding trees, shrubs and herbaceous plants designated to remain and shall oversee the landscape removal process.

---

[1] A systematic preliminary evaluation of the soils underlying the iceplant mat and other landscaped areas on the property was undertaken on April 25, 2013. Holes were hand-augered to a depth of 30 inches along two perpendicular transect lines running north-south from the house to the fenceline along Spyglass Hill Road, and east-west from the driveway to the fenceline along 17-Mile Drive. Random holes were also hand-augered to the same depth behind (north of) the house under the cypress canopy. All test holes indicated that natural sand exists below a variable organic horizon (depending on surface cover) to the depth of the hole.

[2] The depth of sand removal from the 1,140 sq. ft. area may vary depending on site specific evaluation at the time.

Soils Evaluation

Following landscape removal, the soils in the restoration area shall be further evaluated for dune restoration suitability characteristics including depth and quality of sand, extent of organic material and occurrence of Narlon soil profiles.[3] Through the initial evaluation on April 25th, we determined that there is adequate depth and character in the underlying substrates on the property to support dune restoration. However, with all non-native landscape elements removed, a more thorough evaluation would be possible. If Narlon soils and restrictive clay layers are identified, these areas would be best suited for coastal scrub vegetation rather than dune vegetation. A thorough, qualitative assessment of soils in the restoration area will better inform the restoration plan by helping to define planting areas and to identify suitable plant palettes.

Planting Areas

Planting areas for both dune and coastal scrub vegetation shall be incorporated into the restoration plan. An initial layout of the planting areas is illustrated on Figure 4 based on preliminary field observations and an assumption that areas around and under the cypress canopy, existing house (after it is demolished), and along the existing driveway, would be more suitable for coastal scrub elements than areas where sandy substrates are already apparent on the surface (and at 30"depth). However, this layout may be adjusted in the field based on the soils evaluation described above. In natural (or restored) environments around Signal Hill and along 17 Mile Drive, coastal scrub and dune vegetation merge and intergrade without distinctive borders. Open sand or sparsely vegetated dune areas typically support a higher percentage of coastal strand (instead of the shrubbier coastal scrub) species and potentially provide good habitat opportunities for special status plant species. Active introduction of appropriate native plant materials, including dune stabilizing species suited to more open sand areas, should occur in areas where suitable (e.g. loose, friable, low organic content sandy material) soils occur (or can be created). Coastal scrub vegetation should also be introduced in areas where more loamy sands, organic materials, or Narlon soils occur. Sandy dune areas will have a higher percentage of open sand available for the more ephemeral, annual dune plant species while the coastal scrub planting areas will target a range of 75% to 100% cover of native vegetation.

Revegetation

The restoration area will be revegetated with planting mixtures generally mimicking dune and coastal scrub vegetation types. Native plants will be installed where non-native species have been removed. Plant installation will be at the direction of the Project Biologist in collaboration with the owners and landscape designer(s). Species will be selected from the list recommended in Table 1 or from other lists of suitable local native species. State or federally listed species may be included with authorization from the California Department of Fish and Wildlife and/or the U.S. Fish and Wildlife Service as appropriate.

---

[3] The Natural Resources Conservation Service (NRCS) soils map for the property identifies Narlon loamy fine sand over the entire site. Narlon soils occur on lower marine terraces with clayey marine deposits derived from sedimentary rock as parent material. They are somewhat poorly drained with a clay layer typically at 13 inches below grade. Although we did not find restrictive clay layers at the depth (30 inches) of our preliminary auger holes on the site, further investigation is warranted to determine the occurrence of Narlon soil profiles in the restoration areas.

EXHIBIT E
PAGE 21 OF 30 PAGES

Table 1: Recommended Plant Species for Restoration Area

Scientific Name	Palette	Common Name
Abronia latifolia	*	yellow sand verbena
Abronia umbellata	#	pink sand verbena
Achillea millefolium	#	yarrow
Agoseris apargioides. var. *eastwoodiae*	*	Eastwood's agoseris
Ambrosia chamissonis	#	beach burr
Artemisia californica	**	California sagebrush
Artemisia pycnocephala	#	beach sagewort
Armeria maritima	#	sea thrift
Astragalus nuttallii	#	rattleweed
Atriplex leucophylla	*	saltbush
Baccharis pilularis	**	coyote brush
Calystegia soldanella	*	beach morning glory
Camissonia cheiranthifolia	*	beach primrose
Cardionema ramosissimum	#	sand mat
Carex pansa	#	dune sedge
Castilleja latifolia	#	Monterey Indian paintbrush
Crassula connata	*	sand pygmy
Croton californicus	#	croton
Cryptantha leiocarpa	#	coast cryptantha
Danthonia californica	**	California oat grass
Deschampsia caespitosa	**	hair grass
Dudleya caespitosa	#	sea lettuce
Ericameria ericoides	**	mock heather
Erigeron glaucus	**	seaside daisy
Eriogonum latifolium	#	coast buckwheat
Eriogonum parvifolium	#	dune buckwheat
Eriophyllum staechadifolium	#	lizard tail
Erysimum ammophilum	*	coast wallflower
Eschscholzia californica var. *maritima*	#	coastal California poppy
Frangula californica	**	coffeeberry
Lasthenia minor	#	woolly goldfields
Lessingia filaginifolia		California corethrogyne
Leymus mollis	*	American dune grass
Linaria canadensis	*	blue toad-flax
Lotus scoparius	#	deerweed
Lupinus chamissonis	#	silver beach lupine
Mimulus aurantiacus	**	sticky monkey flower
Phacelia ramosissima	#	branching phacelia
Poa douglasii	*	sand dune bluegrass
Polygonum paronychia	*	dune knotweed

* These plants are primarily suitable as elements of dune vegetation.

** These plants are primarily suitable as elements of coastal scrub vegetation.

\# These plants are suitable as elements of both dune and coastal scrub vegetation.

Plant material (e.g. seeds, cuttings, root divisions, seedlings, whole plants) will be collected from local sources within the Asilomar Dunes complex and along 17 Mile Drive. Seed collection will be made at the appropriate time for each targeted species. No seeds will be purchased from commercial seed suppliers. Plant installation will occur after the first rain has fallen early in the season and when more rain is projected. Seedling planting locations and spacing will be determined in the field by the Project Biologist in collaboration with the owners and landscape designer(s). The need for supplemental irrigation, fertilization or other relatively high maintenance plant establishment techniques will be reduced by the use of appropriate native species at an appropriate life stage introduced at an appropriate time of year. However, supplemental irrigation, fertilization and other standard landscaping practices may be used if the Project Biologist determines that they are necessary.

Monitoring and Maintenance Program

Quarterly monitoring of the restoration area will occur during the first year following initial landscape removal and planting of native species, with biannual monitoring visits conducted for two additional years. The first monitoring visit will occur six months after completion of iceplant mat and non native landscape removal; subsequent visits during the first year will occur at three month intervals. Two visits per year, once in the spring and once in the fall, will continue through years two and three. Monitoring will be conducted by the Project Biologist who will visually inspect the area to evaluate the following:

- Regeneration of non-native species
- Substrate character and suitability for selected plant palette
- Health and vigor of installed plants
- Plant cover deficiencies

The results of each monitoring visit will trigger maintenance activities. Such activities will be recommended by the Project Biologist and could include:

- Continued removal of non-native species
- Adjustments to plant palette in some areas
- Watering of installed plantings
- Installation of replacement plantings
- Installation of additional plantings

During the first summer following completion of initial landscape removal and native species planting, quantitative data will be collected to track the progress of the restoration efforts. The Project Biologist will establish two permanent transects through the restoration area in order to collect data on percent cover of non-native species. Data will be collected in one-meter plots every 10 meters along the transect line. All species within the plot will be recorded and percent cover assigned. Photographs will be taken along the transect line. This same exercise will be repeated during the following two summers. Data will be evaluated to determine percent cover of non-native species, with a goal of no more than 10% cover overall of non-natives. At the end of the three year monitoring period, the Project Biologist will prepare a report that describes the

initial and ongoing maintenance activities, evaluates the results of the quantitative sampling, and provides recommendations for on-going management of the area.

Implementation Schedule

Following is an estimated implementation schedule for 2014-2017, assuming that project approval is obtained prior to April 2014 and demolition/construction will commence shortly thereafter.[4]

Table 2: Implementation Schedule

TASKS	TIMING
Select Project Biologist	Prior to issuance of demolition/grading permits.
Inform construction crews of sensitive habitat areas and install protective fencing	Prior to initiation of demolition or ground-disturbing activities
Monitor construction activities	Weekly during ground-disturbance activities.
Spray iceplant mat	April – June 2014
Hand remove exotic landscape in designated restoration area	July through October 2014
Stabilize bare sand, if necessary	May through August 2014
Collect native plant seeds and cuttings	April through November 2014
Grow native plants in nursery	April 2014 to February 2015
Install nursery plants and direct seed in restoration area	October 2014 through February 2015 as directed by Project Biologist
Monitor habitat in restoration area	Quarterly for one year, biannual for two years, beginning six months after initial removal of exotics
Initial maintenance of restoration area	As directed by Project Biologist for first three years following implementation of restoration plan
Quantitative data collection in restoration area	Annually in the fall for three years following initial restoration activities
Prepare monitoring report for restoration area	At the end of the three-year monitoring period
Long-term management and maintenance of restoration area	By homeowner as recommended by Project Biologist to meet long-term restoration objectives.

[4] If approvals are granted later and demolition/construction commences in spring or summer 2014, parts of this schedule can be adjusted accordingly. However collection and propagation of some local plant materials will require a 6-12 month lead time prior to installation.

EXHIBIT E
PAGE 30 OF 30 PAGES