

## MONTEREY COUNTY ZONING ADMINISTRATOR

<b>Meeting:</b> August 28, 2014 <b>Time:</b>	<b>Agenda Item No.:</b> 1
<b>Project Description:</b> Design Approval to allow the construction of a 7,883 square foot two-story single family dwelling with an attached four-car garage and accessory structures.	
<b>Project Location:</b> 1 Estate Drive, Monterey	<b>APN:</b> 173-074-006-000
<b>Planning File Number:</b> PLN130679	<b>Owner:</b> Russell & Nancy Trull <b>Agent:</b> Darren Davis
<b>Planning Area:</b> Greater Monterey Peninsula	<b>Flagged and staked:</b> Yes
<b>Zoning Designation:</b> : "LDR/B-6-D" [Low Density Residential, Building Site Overlay with Design Control Overlay]	
<b>CEQA Action:</b> Bishop Ranch FEIR	
<b>Department:</b> RMA - Planning Department	

### RECOMMENDATION:

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

- 1) Consider the previously certified Bishop Ranch Final Environmental Impact Report; and
- 2) Approve the Design Approval (PLN130679), based on the findings and evidence and subject to the conditions of approval (**Exhibit B**).

### PROJECT OVERVIEW:

The project consists of the construction of a 7,883 square foot, two story, single family dwelling with accessory structures on a 1.38 acre undeveloped parcel within the Pasadera Subdivision. The accessory structures consist of a four-car garage (1,421 square feet), lanai/decks (546 square feet), covered porch (60 square feet), approximately 1,000 linear feet of retaining walls (approximately four to eight feet high), and 7,902 square feet of paved area (auto-court/driveway, patio, walkways). The development of the dwelling will require approximately 2,700 cubic yards of grading (1,500 cubic yards cut, 1,200 cubic yards fill, 300 cubic yards to be export to the nearest landfill).

The development of the proposed dwelling encroaches onto slopes over 25%, with approximately 3,100 square feet of the structure and approximately 1,900 square feet of paved area proposed on slopes over 25%. The property is located within the Pasadera Subdivision (originally Bishop Ranch Subdivision), which was approved in 1995 consistent with the 1982 General Plan, which prohibited development on slopes over 30% (Policy 21.1.10, 1982 General Plan). The build-out of the Pasadera subdivision was analyzed in the Bishop Ranch Environmental Impact Report (EIR) certified by the Board of Supervisors for the approval of the subdivision (EIR No. 91-05) on September 18, 1995. The current 2010 Monterey County General Plan prohibits development on slopes over 25% (Policy OS-3.5) unless one or both of the following findings can be made: 1) There are no feasible site alternatives to avoid development on slopes over 25%; or 2) The proposed development better achieves the resource protection objectives contained in the General Plan. Typical of much of the Pasadera Subdivision, the subject property lacks flat areas, consisting of slopes that vary between 18 to 27 percent; therefore, any development of the property with a residence compatible with the large-scale, stately residences that characterize the subdivision will unavoidably encroach onto slopes exceeding the 25% threshold. Nevertheless, the proposed Trull residence, as designed, is not only consistent with the requirements and conditions of the Pasadera Subdivision and the EIR prepared for its build-out, it is also consistent with 2010 General Plan policy OS-3.5 in that there is not a feasible development alternative for the site that would avoid construction on slopes

exceeding 25%. All conditions pertaining to erosion control and landscaping are consistent with those stipulated in the approved subdivision and certified EIR and have been included in the conditions of approval for the project.

A Biological Assessment was submitted as part of the application because the property is located in the vicinity of a central coastal shrub community (**Exhibit E**). The initial report, dated November 12, 2013, identified a hole on the property that potentially was utilized by American Badgers, which is not a state or federally-listed species. The report recommended that a Spring survey be conducted to ensure Monterey Spineflower did not occur on-site and to survey the use of the potential badger den. On June 19, 2014, a Spring Survey was submitted which identified that there are no native, protected plant species on the property and that the hole that appeared to be a badger den was not used by any badgers or other species known to the area. Recommendations by the biologist regarding the removal of invasive species and fencing of trees and vegetation outside of the construction area have been applied as conditions of approval.

The project is consistent with the Zoning District's development standards and Design Control regulations of the Monterey County Zoning Ordinance (Title 21). The project meets the setback, height, and coverage standards of the Low Density Residential ("LDR") Zoning District (Section 21.14.060, Zoning Ordinance). The design, siting, materials and colors of the proposed dwelling are consistent with the Design Control ("D") regulations (Chapter 21.44, Zoning Ordinance) because it is consistent with the neighborhood character, and will not impact the visual integrity of the subdivision, or view from public-viewing areas.

The proposed project is consistent with the applicable policies and goals of the General Plan and the requirements Monterey County Code; and therefore, staff recommends approval of the project.

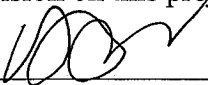
**OTHER AGENCY INVOLVEMENT:** The following agencies and departments reviewed this project:

- √ RMA - Public Works Department
- √ RMA – Environmental Services
- √ Environmental Health Bureau
- √ Water Resources Agency
- √ Monterey County Regional Fire Protection District

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by RMA – Public Works, RMA – Environmental Services, Water Resources Agency, and Monterey County Regional Fire District has been incorporated into the Condition Compliance Reporting Plan attached to the draft resolution (**Exhibit B**).

Based on the LUAC Procedure guidelines, this application warranted referral to the Greater Monterey Peninsula Land Use Advisory Committee (LUAC) because it is a Design Approval subject to a public hearing. On February 5, 2014, the project was reviewed by the LUAC (**Exhibit D**), but a decision could not be made due to the lack of quorum. The two LUAC members in attendance decided that the project did not need to be continued to the next meeting because the project did not raise any neighborhood concerns.

Note: The decision on this project is appealable to the Planning Commission.

  
\_\_\_\_\_  
Dan Lister, Assistant Planner

(831) 759-6617, listerdm@co.monterey.ca.us

August 26, 2014

cc: Front Counter Copy; Zoning Administrator; Monterey County Regional Fire Protection District; RMA-Public Works Department; RMA – Environmental Services; Environmental Health Bureau; Water Resources Agency; Luke Connolly, RMA Services Manager; Dan Lister, Project Planner; Russell & Nancy Trull, Owner; Darren Davis, Agent; The Open Monterey Project; LandWatch; Planning File PLN130679.

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 Land Use Advisory Committee Minutes (LUAC)  
Exhibit E “Biological Survey Report for the Trull Property” (LIB140033)”  
prepared by Ed Mercurio, Salinas, CA, dated November 12, 2013,  
and amended with a Spring Survey on June 19, 2014.

This report was reviewed by  Luke Connolly, RMA Services Manager.

**EXHIBIT A**  
**PROJECT INFORMATION FOR PLN130679**

<b>Project Title:</b> Trull	<b>Primary APN:</b> 173-074-006
<b>Location:</b> 1 Estate Drive, Monterey	<b>Coastal Zone:</b> No
<b>Applicable Plan:</b> Greater Monterey Peninsula	<b>Zoning:</b> LDR/B-6-D
<b>Permit Type:</b> Use Permit/Design Approval	<b>Plan Designation:</b> Residential
<b>Environmental Status:</b> Categorically Exempt	<b>Final Action Deadline:</b> 8/24/2014
<b>Advisory Committee:</b> Greater Monterey Peninsula	

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**Project Site Data:**

<b>Lot Size:</b> 1.38ac	<b>Coverage Allowed:</b> 25%
	<b>Coverage Proposed:</b> 10%
<b>Existing Structures:</b> 0	
<b>Proposed Structures:</b> 7,883sf	<b>Height Allowed:</b> 30'
	<b>Height Proposed:</b> 20.5'

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**Resource Zones and Reports:**

<b>Environmentally Sensitive Habitat:</b> Coastal Shrub	<b>Erosion Hazard Zone:</b> High
<b>Botanical Report #:</b> LIB140033	<b>Soils/Geo. Report #:</b> PC7704 (EIR 91-05)
	<b>Geologic Hazard Zone:</b> IV
<b>Archaeological Sensitivity Zone:</b> Moderate	
<b>Archaeological Report #:</b> LIB140032	
<b>Fire Hazard Zone:</b> None	

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**Other Information:**

<b>Water Source:</b> Cal-AM	<b>Sewage Disposal:</b> Public Sewage
<b>Water District/Company:</b> MPWMD	<b>Sewer District Name:</b> Cal-Am
<b>Fire District:</b> Mo. Co. Regional FPD	<b>Grading (cubic yards):</b> 1,500 cut 1,200 fill (300 export)
<b>Tree Removal (Count/Type):</b> None	

**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:

**Trull (PLN130679)**

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

Resolution by the Monterey County Zoning  
Administrator:

- 1) Considering the potentially significant environmental impacts of the project adequately analyzed and mitigated, pursuant to the California Environmental Quality Act, through the Bishop Ranch Subdivision Final EIR, certified by the Board of Supervisor on September 18, 1995; and
- 2) Approving a Design Approval to allow the construction of a 7,883 square foot, two-story, single family dwelling with an attached four-car garage and accessory structures.

[PLN130679, Trull, 1 Estate Drive, Monterey,  
Greater Monterey Peninsula Area Plan (APN: 173-  
074-006-000)]

**The Trull application (PLN130679) had a for public hearing before the Monterey County Zoning Administrator on August 28, 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 proposed project is a Design Approval to allow the construction of a 7,883 square foot, two story, single family dwelling with accessory structures on a 1.38 acre undeveloped parcel within the Pasadera Subdivision. The accessory structures consist of a four-car garage (1,421 square feet), lanai/decks (546 square feet), covered porch (60 square feet), approximately 1,000 linear feet of retaining walls (approximately four to eight feet high), and 7,902 square feet of paved area (auto-court/driveway, patio, walkways). The development of the dwelling will require approximately 2,700 cubic yards of grading (1,500 cubic yards cut, 1,200 cubic yards fill, 300 cubic yards to be export to the nearest landfill).  
  
          **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 are found in Project File PLN130679.
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) The property is located at 1 Estate Drive, Monterey (Assessor's Parcel Number 173-074-006-000), Greater Monterey Peninsula Area Plan. The parcel is zoned "LDR/B-6-D" [Low Density Residential, Building Site Overlay with Design Control Overlay], which allows the construction of the first single family dwelling per legal lot as a permitted use (Section 21.14.030, Zoning Ordinance). The proposed single family dwelling is the first single family dwelling on an undeveloped legal lot, and meets all development standards of the zoning district (Section 21.14.060, Zoning District). Therefore, the project is consistent with the Zoning District.
  - b) The project site is also located in a Design Control District ("D"), which requires development to be consistent with the Design Control regulations, Chapter 21.44 of the Zoning Ordinance. The project is designed, sited, and proposes materials and colors that are consistent with the neighborhood character, and will not impact the visual integrity of the subdivision, or view from public-viewing areas (Section 21.44.010, Zoning Ordinance and Policy GMP-3.3 of the Greater Monterey Peninsula Area Plan).
  - c) The development of the dwelling proposes approximately 3,100 square feet of the residential structure and approximately 1,900 square feet of paved area on slopes over 25%. The property is located within the Pasadera Subdivision (originally Bishop Ranch Subdivision), which was approved in 1995 (PC7705, Resolution No. 95-415) consistent with the 1982 General Plan which prohibited development on slopes over 30% (Policy 21.1.10, 1982 General Plan). The build-out of the residential subdivision was analyzed in the Bishop Ranch Final Environmental Impact Report (EIR) certified but he Board of Supervisors with the approval of the subdivision (EIR No. 91-05). The 2010 Monterey County General Plan generally prohibits development on slopes over 25% (Policy OS-3.5). However, the policy allows development on slopes over 25% if either: 1) There are no feasible site alternatives, or 2) The proposed development better achieves the resource protection objectives contained in the General Plan. The subject property has no flat areas; consisting of slopes that range between 18-27%. Therefore, any development on the property compatible with the large-scale character of the Pasadera Subdivision will encroach onto slopes over 25%. The project is consistent with the analysis and approval of the Pasadera Subdivision and EIR prepared for its build-out. Conditions regarding erosion control and landscaping, consistent with the approved subdivision, have been including in the approval of this project.
  - d) The project planner conducted a site inspection on September 27, 2014 to verify that the project on the subject parcel conforms to the plans listed above.
  - e) Based on the LUAC Procedure guidelines, this application warranted referral to the Greater Monterey Peninsula Land Use Advisory Committee (LUAC) because it is a Design Approval subject to a public hearing. On February 5, 2014, the project was reviewed by the LUAC, but a decision could not be made due to the lack of quorum. The two

LUAC members in attendance decided that the project did not need to be continued to the next meeting because the project did not raise any neighborhood concerns.

f) See preceding findings for supporting evidence.

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, Monterey County Regional Fire Protection District, RMA - Public Works, RMA – Environmental Services; Environmental Health Bureau, and Water Resources Agency. No communications were received from these departments/agencies that indicate the site is unsuitable for the proposed development.

b) The following reports were prepared as part of the application:

- “Preliminary Cultural Resources Reconnaissance” (LIB140032)” prepared by Susan Morley, Marina, CA, dated November 2013.
- “Biological Survey Report for the Trull Property” (LIB140033)” prepared by Ed Mercurio, Salinas, CA, dated November 12, 2013, and amended with a Spring Survey on June 19, 2014.

The property is located in the vicinity of a central coastal shrub community. The initial biological assessment, dated November 12, 2013, identified a hole on the property that potentially was utilized as a den for American Badgers, which is not a state or federally-listed species. The report recommended a Spring survey be conducted to ensure Monterey Spineflower did not occur on-site and to survey the use of the potential badger den. On June 19, 2014, a Spring survey was submitted which identified that there is no native, protected plant species on the property and that the hole that appeared to be a badger den was not used by any badgers or other species known to the area. Recommendations by the biologist regarding the removal of invasive species and fencing of trees and vegetation outside of the construction area have been included as conditions of approval.

Therefore, the reports indicate that there are no physical or environmental constraints that would make the site unsuitable for the project.

c) As noted in preceding Findings and Evidence, staff visited the project site on September 27, 2013, and determined that it is suitable for the proposed use and development. All project-related material is found in Project File PLN130679.

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, Monterey County Regional Fire Protection District, RMA - Public Works, RMA – Environmental Services, Environmental Health Bureau,

and Water Resources Agency. The respective agencies have determined that the project will not have an effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

- b) Necessary water and wastewater services are provided by Cal-Am. Based on preliminary review of the project, existing services can accommodate the development.
- c) As noted in preceding Findings and Evidence, staff visited the project site on September 27, 2013, and determined that it is suitable for the proposed use and development. All project-related material is found in Project File PLN130679.

5. **FINDING:**

**NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

**EVIDENCE:**

- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
- b) There are no known violations on the subject parcel.
- c) As noted in preceding Findings and Evidence, staff visited the project site on September 27, 2013, and determined that it is suitable for the proposed use and development. All project-related material is found in Project File PLN130679.

6. **FINDING:**

**CEQA (Previously Certified EIR):** The project does not require further environmental review consistent with CEQA Guidelines Section 15162.

**EVIDENCE:**

- a) California Environmental Quality Act (CEQA) Guidelines Section 15162 states that when an EIR has been certified no subsequent EIR shall be prepared for the project unless the lead agency determines there is a substantial change proposed that requires major revision, or new information of substantial importance is presented that requires additional analysis.
- b) A Final EIR was certified as part of the approval of the Bishop Ranch Subdivision (PC7704, Resolution No. 95-415) on September 18, 1995. Impacts related to the creation and development of the property was adequately analyzed in the EIR. All measures pertaining to residential development have been included as conditions of approval to this project.
- c) Based on review of the Bishop Ranch EIR (EIR No. 91-05), the proposed dwelling does not change the analysis regarding the residential development. The EIR identifies the development on residential lots with slopes between 20-30% and provides measures regarding the native landscaping of the property, driveways for fire engine access and erosion control measures. All measures have been included in the project as conditions of approval
- d) No new information regarding the subdivision, which would require subsequence analysis, has been identified.
- e) As noted in preceding Findings and Evidence, staff visited the project site on September 27, 2013, and determined that it is suitable for the proposed use and development. All project-related material is found in



7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.
- EVIDENCE:** a) Section 21.80.040.B of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Planning Commission.

**DECISION**

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

- 3) Consider the potentially significant environmental impacts of the project adequately analyzed and mitigated, pursuant to the California Environmental Quality Act, through the Bishop Ranch Subdivision Final EIR, certified by the Board of Supervisor on September 18, 1995; and
- 4) Approve a Design Approval to allow the construction of a 7,883 square foot two-story single family dwelling with an attached four-car garage and accessory structures. 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 28th day of August, 2014.

\_\_\_\_\_  
Jacqueline Onciano, Zoning Administrator

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

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE \_\_\_\_.

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

PLN130679

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** This Design Approval permit (PLN130679) allows the construction of a 7,883 square foot two-story single family dwelling with an attached four-car garage and accessory structures. The property is located at 1 Estates Drive, Monterey (Assessor's Parcel Number 173-074-006-000), Greater Monterey Peninsula Area 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 RMA - Planning. 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)

**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 Design Approval (Resolution Number \_\_\_\_ ) was approved by the Zoning Administrator for Assessor's Parcel Number 173-074-006-000 on August 14, 2014. The permit was granted subject to 19 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of building permits or commencement of the use. (RMA - Planning)

**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.

### 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. Monterey County RMA - Planning 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)

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

### 4. 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 August 14, 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.

**5. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)**

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The site shall be landscaped. Prior to the issuance of building permits, two (2) copies of a landscaping plan shall be submitted to the Director of RMA - Planning . A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plant species must be consistent with the approved landscaping list for the Bishop Ranch Subdivision. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to RMA - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by RMA-Planning, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey County Water Resources Agency for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit to RMA-Planning approved landscape plans, a Maximum Applied Water Allowance (MAWA) calculation; and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to RMA-Building Services.

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to Monterey County RMA - Planning.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

## 6. PD010 - EROSION CONTROL / GRADING PLAN

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall submit an Erosion Control/Grading Plan, as part of the Building/Grading Permit Application, with corresponding Geotechnical Report. The Plan shall be consistent with of Monterey County Code Chapter 16.12 (Erosion Control). The plan shall include the location and details for all selected erosion control measures. (RMA - Planning Department)

**Compliance or Monitoring Action to be Performed:** Prior to the issuance of any building or grading permit, the Owner/Applicant shall submit an Erosion Control and Grading Plan for review and approval by RMA - Environmental Services.

On an on-going basis, the Erosion Control and Grading Plan shall be implemented and maintained, as approved.

## 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 final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

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

## 8. PDSP001 - VEGETATION FENCING

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** As recommended in the following report: "Biological Survey Report for the Trull Property" (LIB140033)" prepared by Ed Mercurio, Salinas, CA, dated November 12, 2013, protective fencing shall be place to protect all remaining trees and vegetation on the property from constrcution activity. The fencing must be installed prior to the issuance of any building or grading permit. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of any grading or building permit, the Owner/Applicant must submit evidence that protective fencing has been installed.

**9. PDSP002 - INVASIVE PLANTS**

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** As recommended in the following report: "Biological Survey Report for the Trull Property" (LIB140033)" prepared by Ed Mercurio, Salinas, CA, dated November 12, 2013, invasive species shall be removed. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** On an on-going basis, the Owner/Applicant shall removal all invasive plant species as part of landscaping management.

**10. PW0037 - ROUTE 68 IMPROVEMENT FEE**

**Responsible Department:** RMA-Public Works

**Condition/Mitigation Monitoring Measure:** Contribute \$4,875 to County of Monterey for future improvements to State Route 68.

**Compliance or Monitoring Action to be Performed:** Prior to Issuance of Building Permits Owner/Applicant shall pay to DPW the required Traffic Mitigation Fee.

**11. PW0044 - CONSTRUCTION MANAGEMENT PLAN**

**Responsible Department:** RMA-Public Works

**Condition/Mitigation Monitoring Measure:** The applicant shall submit a Construction Management Plan (CMP) to the RMA-Planning Department and the Department of Public Works for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project and shall provide the following information:  
Duration of the construction, hours of operation, an estimate of the number of truck trips that will be generated, truck routes, number of construction workers, parking areas for both equipment and workers, and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the Construction/grading phase of the project.

**Compliance or Monitoring Action to be Performed:** 1. Prior to issuance of the Grading Permit or Building Permit Owner/Applicant/ Contractor shall prepare a CMP and shall submit the CMP to the RMA-Planning Department and the Department of Public Works for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

**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](http://www.mcwra.co.monterey.ca.us).

**13. WRSP1 - 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. Impervious surface stormwater runoff shall be directed to the existing stormwater drainage system for the Pasadera Subdivision. 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.

#### 14. 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. (Monterey County Regional Fire 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.

#### 15. 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. (Monterey County Regional Fire 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.



**16. 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. (Monterey County Regional Fire 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.

**17. 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. (Monterey County Regional Fire 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.

**18. FIRE022 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM - (HAZARDOUS CONDITIONS)**

**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 completed prior to requesting a framing inspection. Due to substandard access, or other mitigating factors, small bathroom(s) and open attached porches, carports, and similar structures shall be protected with fire sprinklers. (Monterey County Regional Fire 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.

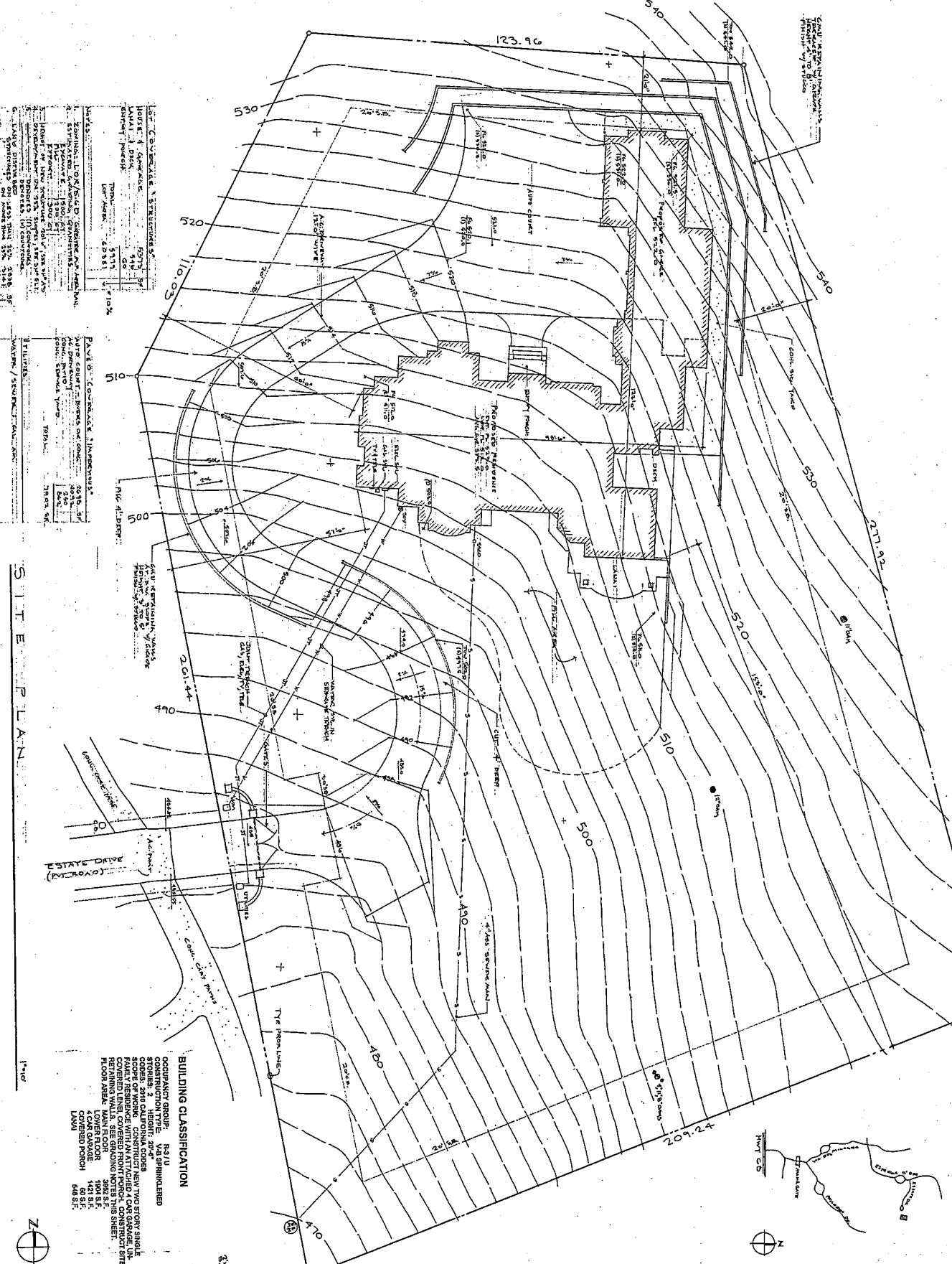
Prior to requesting a final building inspection, the Applicant shall complete the installation of the fire sprinkler system and obtain fire department approval of the final fire sprinkler inspection.

**19. FIRE027 - ROOF CONSTRUCTION - (VERY HIGH HAZARD SEVERITY ZONE)**

**Responsible Department:** Fire

**Condition/Mitigation Monitoring Measure:** All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. (Monterey County Regional Fire 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.



1. **CONTRACTOR'S STATEMENT OF WORK**  
 1.1. CONSTRUCTION OF TRULL RESIDENCE  
 1.2. CONSTRUCTION OF TRULL POOL  
 1.3. CONSTRUCTION OF TRULL DRIVEWAY  
 1.4. CONSTRUCTION OF TRULL LAWN  
 1.5. CONSTRUCTION OF TRULL FENCE  
 1.6. CONSTRUCTION OF TRULL UTILITY

2. **OWNER'S STATEMENT OF WORK**  
 2.1. CONSTRUCTION OF TRULL RESIDENCE  
 2.2. CONSTRUCTION OF TRULL POOL  
 2.3. CONSTRUCTION OF TRULL DRIVEWAY  
 2.4. CONSTRUCTION OF TRULL LAWN  
 2.5. CONSTRUCTION OF TRULL FENCE  
 2.6. CONSTRUCTION OF TRULL UTILITY

3. **NOTES**  
 3.1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.  
 3.2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT.  
 3.3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
 3.4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.  
 3.5. THE CONTRACTOR SHALL MAINTAIN ACCURATE RECORD DRAWINGS THROUGHOUT THE PROJECT.  
 3.6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL DEBRIS AND WASTE MATERIALS.  
 3.7. THE CONTRACTOR SHALL MAINTAIN THE SITE IN A SAFE AND SOUND CONDITION AT ALL TIMES.  
 3.8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE.  
 3.9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY BONDS.  
 3.10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY REFERENCES.  
 3.11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY QUALIFICATIONS.  
 3.12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EXPERIENCE.  
 3.13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EDUCATION.  
 3.14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY TRAINING.  
 3.15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY SKILLS.  
 3.16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY KNOWLEDGE.  
 3.17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ABILITIES.  
 3.18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CHARACTERISTICS.  
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 3.22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY WEIGHTS.  
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 3.32. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY POWERS.  
 3.33. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY LOGS.  
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 3.98. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY CONJECTURES.  
 3.99. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY HYPOTHESES.  
 4. **TOTAL AREA**  
 4.1. TRULL RESIDENCE: 4,200 SF  
 4.2. TRULL POOL: 1,200 SF  
 4.3. TRULL DRIVEWAY: 1,500 SF  
 4.4. TRULL LAWN: 10,000 SF  
 4.5. TRULL FENCE: 1,500 SF  
 4.6. TRULL UTILITY: 500 SF  
 4.7. TOTAL: 18,900 SF

**S I T E P L A N**

**BUILDING CLASSIFICATION**

OCCUPANCY GROUP: R-3 U  
 CONSTRUCTION TYPE: 2-C  
 CODES: 2018 CALIFORNIA CODES  
 SCOPE: RESIDENCE WITH AN ATTACHED CAR GARAGE, UNCOVERED FRONT PORCH, COVERED SITE  
 FLOOR AREA: 4,200 SF  
 LOWER FLOOR: 1,800 SF  
 UPPER FLOOR: 2,400 SF  
 COVERED PORCH: 600 SF  
 LAWN

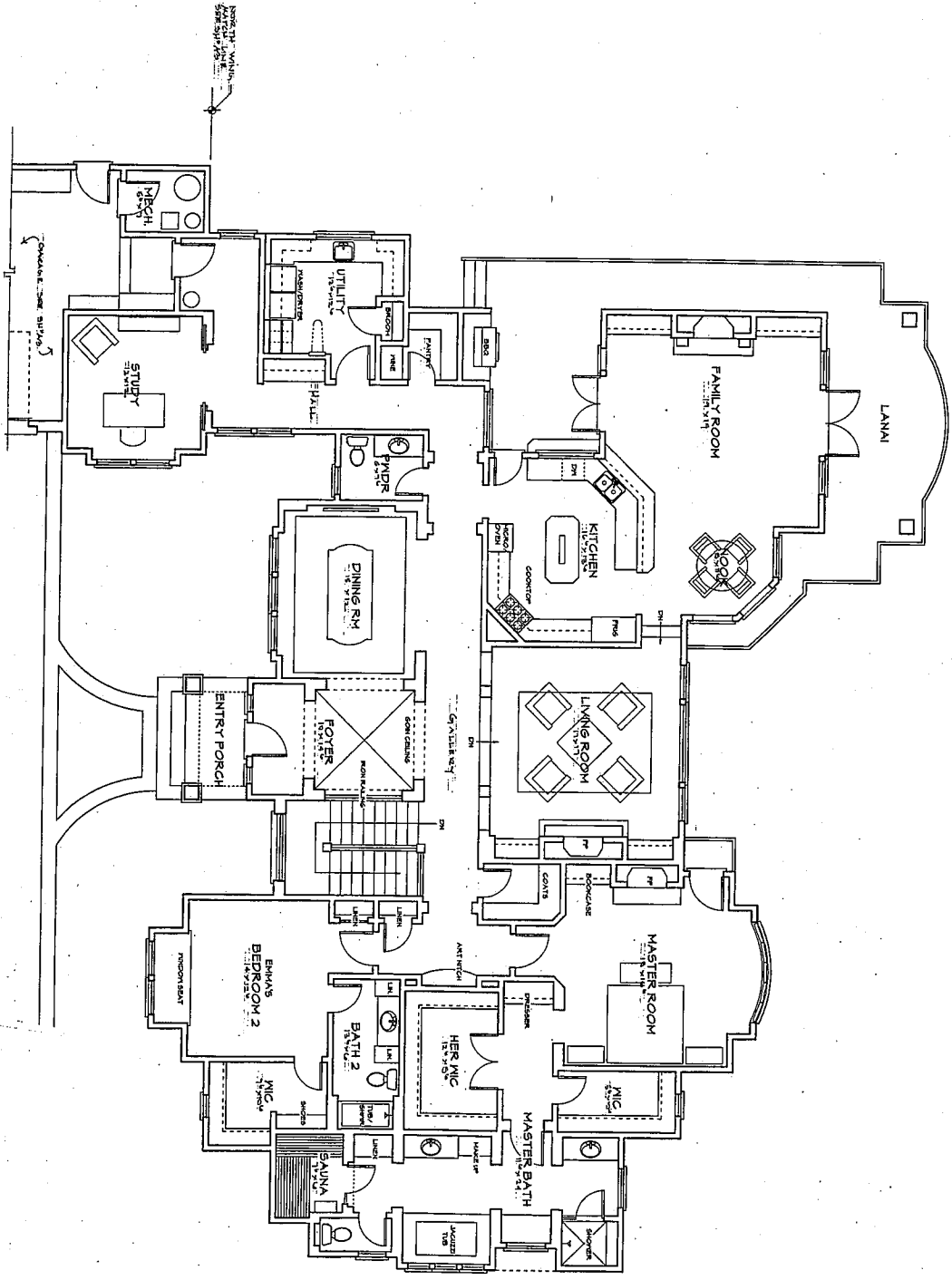
DATE	DESCRIPTION	BY
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10/13/21	ISSUED FOR PERMIT	AI

**TRULL RESIDENCE**  
 ONE ESTATE DRIVE, PASADENA  
 MONTEREY, CA APN: 173-074-006-000

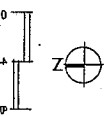
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 A CONTRACT  
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 2100 CALIFORNIA BLVD. SUITE 800 / MONTEREY, CA 93940 / 805.466.9996 / FAX 805.466.8008

NO.	REVISION
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
3	ISSUED FOR PERMIT
4	ISSUED FOR PERMIT
5	ISSUED FOR PERMIT

MAIN FLOOR



1/2"=1'-0"



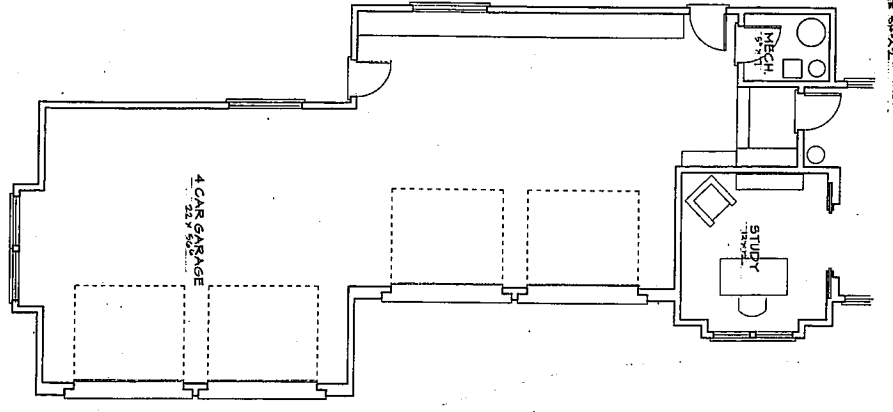
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 5.6.2015  
 12.31.15

**TRULL RESIDENCE**  
 ONE ESTATE DRIVE, PASADENA  
 MONTEREY, CA APN: 173-074-006-000

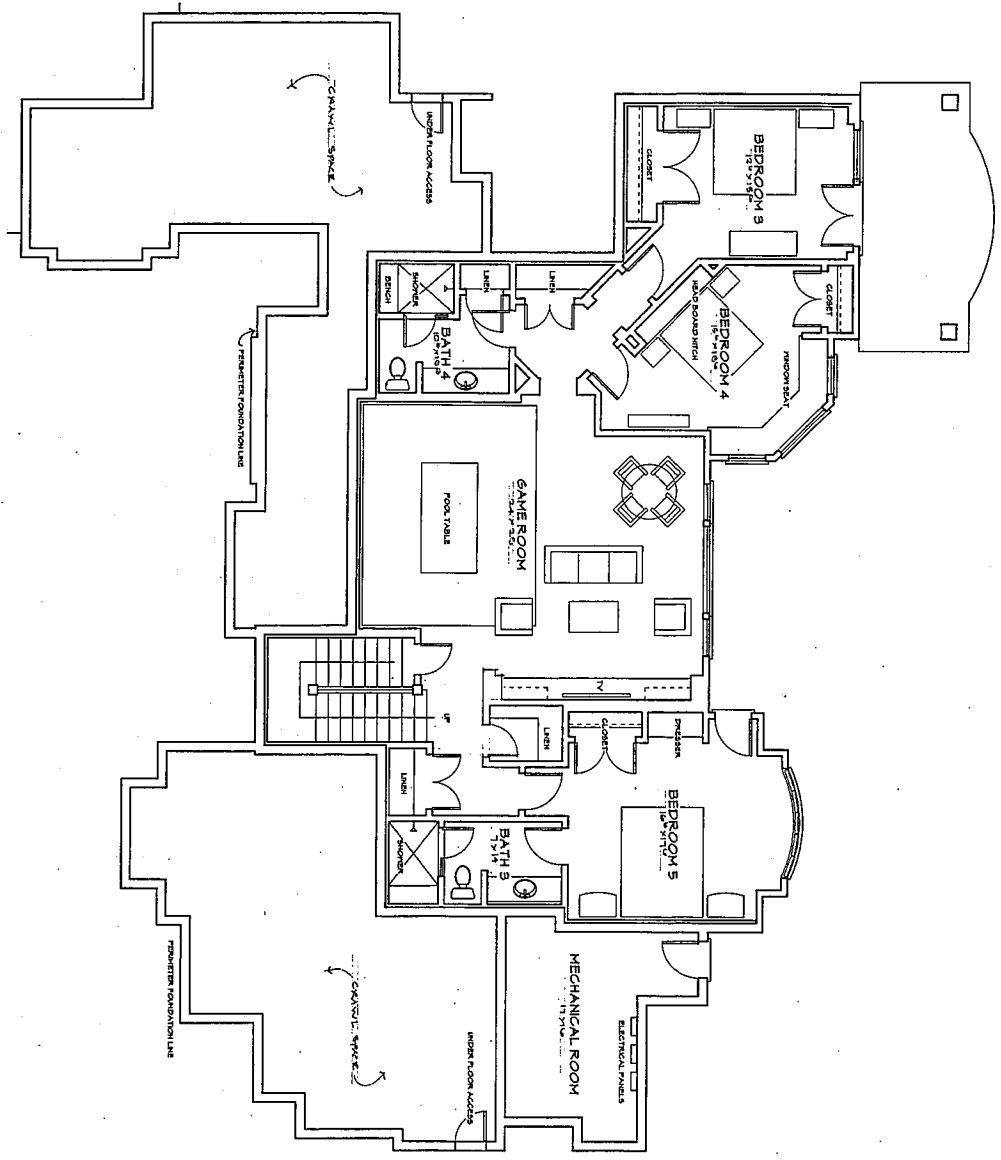
RECORD DESIGN  
 & CONSTRUCTION  
**draffact**  
 2180 GARDENVIEW BLVD. / MONTEREY, CA 94030 / (831) 464-9961 FAX 831-464-9962

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	12/31/15
2	ISSUED FOR CONSTRUCTION	5.6.2015

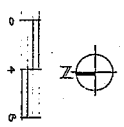
MAIN FLOOR NORTH WING



MAIN FLOOR SOUTH WING



WALL

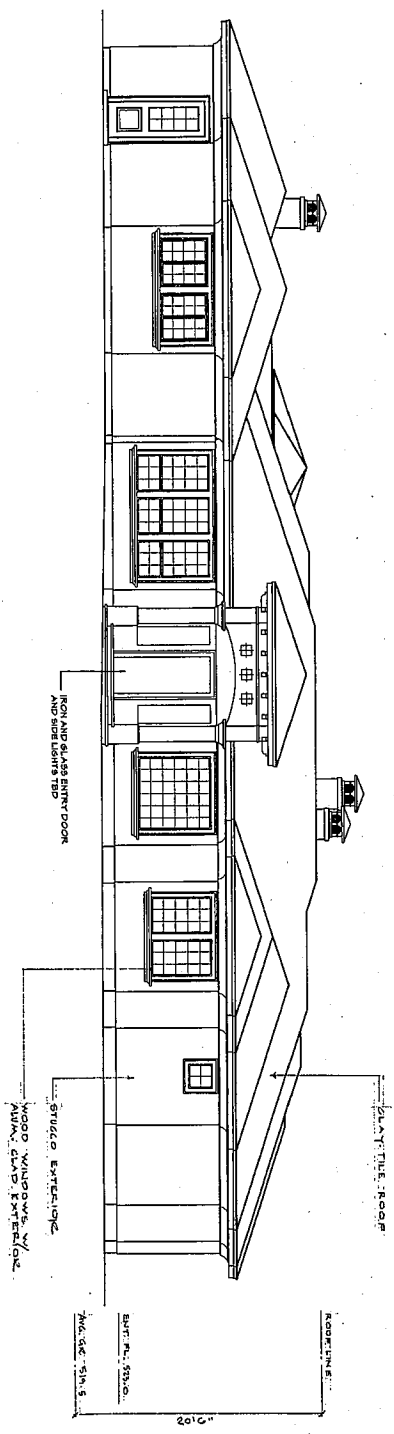


**TRULL RESIDENCE**  
 ONE ESTATE DRIVE, PASADENA  
 MONTEREY, CA APN: 173-074-008-000

ARCHITECT  
 DESIGN  
 & CONSTRUCTION  
**draft**  
 210 GARDEN RD., SUITE 101 / MONTEREY, CA 94030 / (831) 464-8700 / FAX 831-464-8701

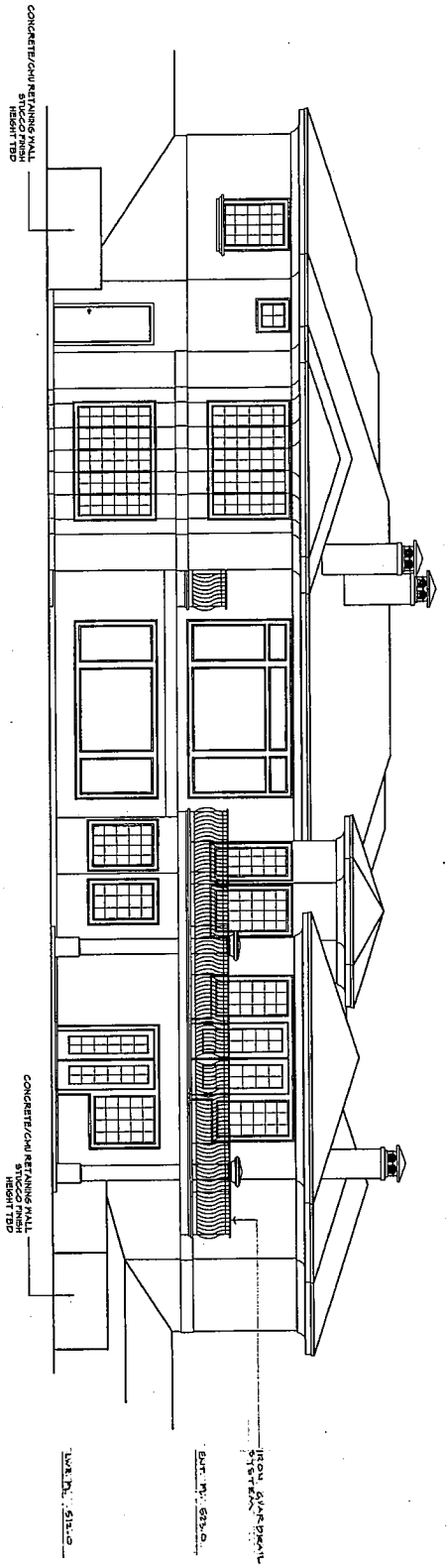
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**FRONT ELEVATION**

1/4" = 1'-0" SCALE



**REAR ELEVATION**

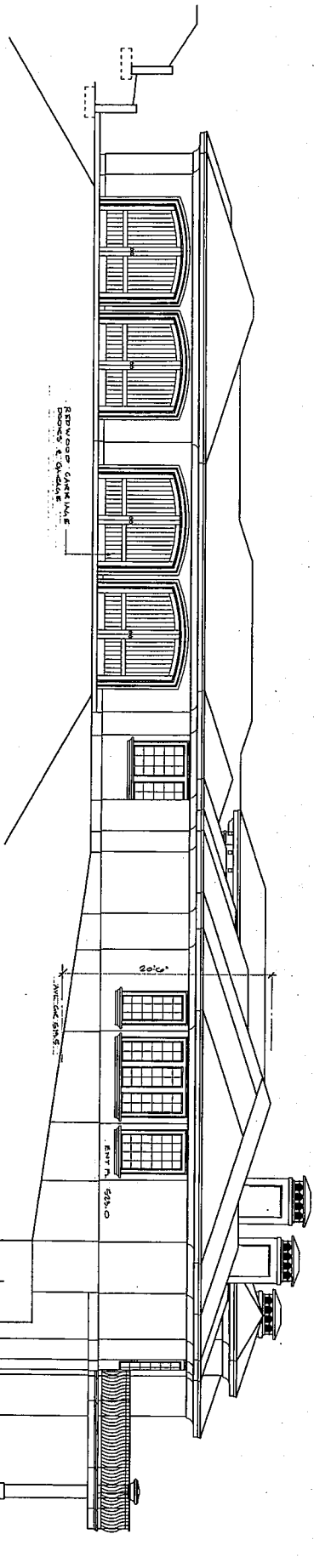
1/4" = 1'-0" SCALE

DATE	10-23-13
BY	AW
CHKD	AW
APP	AW
SCALE	AS SHOWN
PROJECT	TRULL RESIDENCE

**TRULL RESIDENCE**  
 ONE ESTATE DRIVE, PASADENA  
 MONTEREY, CA APN: 173-074-006-000

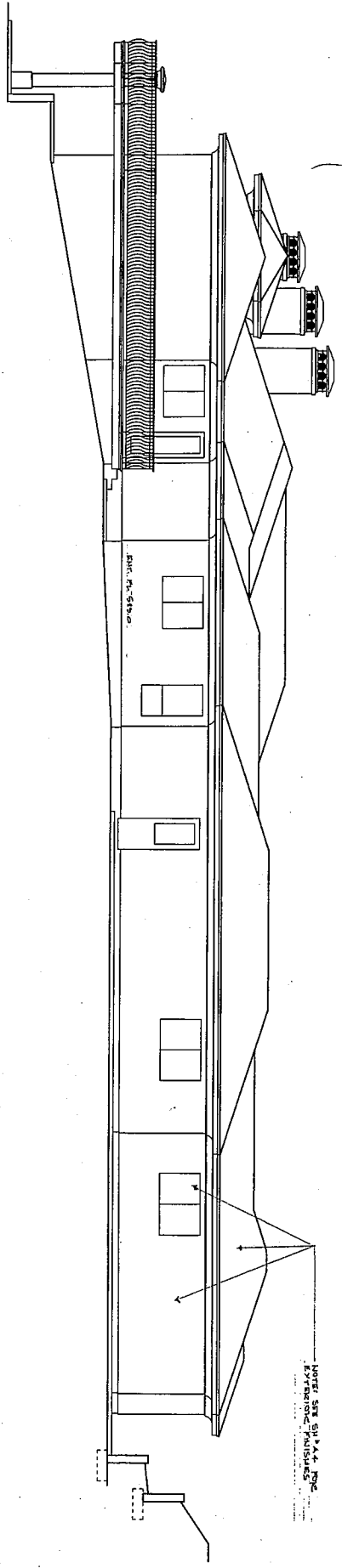
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**draft**  
 2180 GARDEN ROAD, SUITE 103 / MONTEREY, CA 93940 / (831) 644-6960 / FAX (831) 644-6969

REVISION	NO.	DATE
1-11-14	1	
2		
3		



**RIGHT ELEVATION**

1/4" = 1'-0" SCALE



**LEFT ELEVATION**

1/4" = 1'-0" SCALE




# GREATER MONTEREY PENINSULA

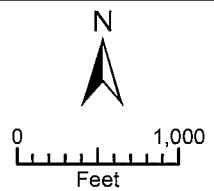


APPLICANT: TRULL

APN: 173-074-006-000

FILE # PLN130679

 2500' Limit  300' Limit  Water



PLANNER: LISTER

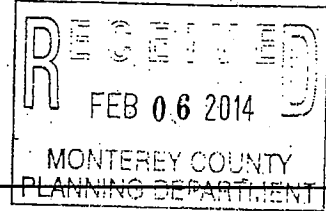
EXHIBIT C



MINUTES

Greater Monterey Peninsula Land Use Advisory Committee  
Wednesday, February 5, 2014

1. Site visit at 2:30 PM at 1 ESTATE DR MONTEREY [TRULL]



ATTENDEES: BERRY, SMITH

*\*NO QUORUM PRESENT\**

2. Roll Call

Members Present: Berry, Smith (2)

Members Absent: HARRIS, JACOBS, DEHOFF (3)

3. Approval of Minutes:

A. January 15, 2014 minutes

*continued to next meeting*

Motion: \_\_\_\_\_ (LUAC Member's Name)

Second: \_\_\_\_\_ (LUAC Member's Name)

Ayes: \_\_\_\_\_

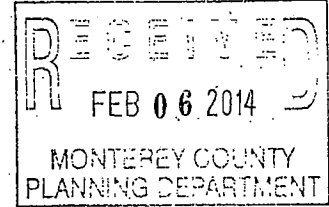
Noes: \_\_\_\_\_

Absent: \_\_\_\_\_

Abstain: \_\_\_\_\_

4. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

N/A



5. **Scheduled Item(s)**

6. **Other Items:**

A) Election of Officers:

*Continued to next meeting*

LUAC member nominated for Chairperson: \_\_\_\_\_

Motion: \_\_\_\_\_ (LUAC Member's Name)

Second: \_\_\_\_\_ (LUAC Member's Name)

Ayes: \_\_\_\_\_

Noes: \_\_\_\_\_

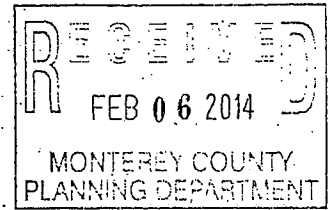
Absent: \_\_\_\_\_

Abstain: \_\_\_\_\_

LUAC member nominated for Secretary: \_\_\_\_\_

Motion: \_\_\_\_\_ (LUAC Member's Name)

Second: \_\_\_\_\_ (LUAC Member's Name)



Ayes: \_\_\_\_\_

Noes: \_\_\_\_\_

Absent: \_\_\_\_\_

Abstain: \_\_\_\_\_

B) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

N/A

C) Announcements

N/A

*Informal Minutes*  
*4:30*

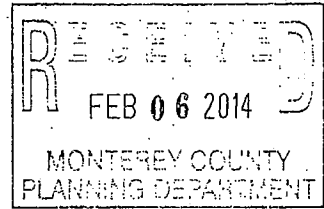
7. Meeting Adjourned: \_\_\_\_\_ pm

Minutes taken by: Darlene Berry

# Action by Land Use Advisory Committee

## Project Referral Sheet

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



Advisory Committee: **Greater Monterey Peninsula**

Please submit your recommendations for this application by: **February 5, 2014**

**Project Title:** TRULL RUSSELL LYNN TR ET AL

**File Number:** PLN130679

**File Type:** PC

**Planner:** LISTER

**Location:** 1 ESTATE DR MONTEREY

**Project Description:**

Use Permit to allow development on slopes greater than 25% and a Design Approval to allow the construction of a 5,856 square foot two-story single family dwelling with an attached 1,421 square foot four-car garage, 60 square foot covered porch, 546 square foot lanai, approximately 1,000 linear feet of retaining walls (four to eight feet high), and 2,300 cubic yards of associated grading (1,500 cubic yards cut, 800 cubic yards fill). The property is located at 1 Estate Drive; Monterey (Assessor's Parcel Number 173-074-006-000), Greater Monterey Peninsula Area Plan.

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

Was a County Staff/Representative present at meeting? DAN LISTER, PLANNER (Name)

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
AGENT: DESIGNER DARREN JOHNSON BUILDER TO DO EXECS			

**LUAC AREAS OF CONCERN**

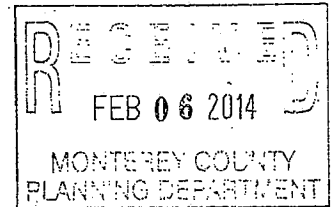
*These are NOT INTENDED TO BE*

*MINUTES*

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)
<i>CONCERN WITH BRUSH-SCRUB FIRE HAZARD SITE UPSLOPE</i>	<i>VEGETATION IS ON ADJACENT PROPERTY WUI Wildland Interface</i>	<i>✓</i>
<i>CONCERN OF THE AMOUNT OF RED TILE IN SAMPLE SHOWN -</i>	<i>COMPLIANT</i>	

**ADDITIONAL LUAC COMMENTS**

*STARTED WITH INFORMAL MINUTES  
4:10*



*DID NOT HAVE QUORUM*

**RECOMMENDATION:**

Motion by: \_\_\_\_\_ (LUAC Member's Name)

Second by: \_\_\_\_\_ (LUAC Member's Name)

- \_\_\_\_\_ Support Project as proposed
- \_\_\_\_\_ Recommend Changes (as noted above)
- \_\_\_\_\_ Continue the Item

Reason for Continuance: \_\_\_\_\_

Continued to what date: \_\_\_\_\_

AYES: \_\_\_\_\_

NOES: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

**ED MERCURIO, BIOLOGICAL CONSULTANT**  
**647 Wilson Street, Salinas, CA 93901**  
**(831) 206-0737**  
**ed\_mercurio@yahoo.com**

Dan Lister  
Assistant Planner  
Monterey County Resource Management Agency  
Planning Department  
168 West Alisal Street, 2<sup>nd</sup> Floor  
Salinas, California 93901

November 12, 2013

**RE: Biological survey report for the Trull Property, One Estate Drive, Pasadera, Monterey, California 93940. APN: 173-074-006-000.**

Dear Mr. Lister:

I conducted the primary survey of the Trull Property on November 11, 2013. Darren Davis of Draftect Building Design and Construction provided me with the site plan and all relevant information.

**METHOD OF SURVEY**

The boundaries and major features of the property and the placement of the proposed home and driveway were discerned using the site plan. I surveyed all accessible areas of the property by walking transects on foot. I paid special attention to the areas likely to be impacted by development and I observed surrounding areas of natural habitat.

**THE PROPERTY AND PROJECT**

The Trull Property is 60,351 square feet in size and is part of the Pasadera subdivision. The property is a moderate south to southeast facing slope. Elevations range from approximately 470 feet above sea level to approximately 540 feet above sea level.

A Two-story, 5979 square foot lot-coverage single-family residence is proposed for this property. The total proposed paved area coverage for this property is 7902 square feet. The total lot coverage is the sum of these, 13881 square feet. This is approximately 23 percent of the property area.

**ENVIRONMENTAL OVERVIEW**

The dominant plant communities on the Trull Property (using the terminology in California Department of Fish and Game's Preliminary Descriptions of the Terrestrial Natural Communities of California by Robert F. Holland, 1986) are: non-native grassland and central coastal scrub listed in order of decreasing abundance on the property. The non-native grassland plant community on the property is an early state of succession having grown after the property was cleared of brush (central coastal scrub) which covered most of the property prior to clearing.

A few plants of the central coastal scrub are present on the Trull Property, having grown back since clearing. Climax central coastal scrub covers approximately most of the areas adjacent to the property. This is characteristic of exposed, south facing slopes in many areas of the upper portions of the Pasadera Property. Coast live oak forest and coast live oak woodland communities are common in the local area on lower, more sheltered, and more level areas, but only two mature coast live oaks were observed on the Trull Property.

Soils on the property range from silty to sandy. The average annual rainfall is around 16 inches.

#### **SENSITIVE HABITAT**

No sensitive habitat was observed on the areas where the proposed development will take place or on any other areas of the Trull Property.

No sensitive habitat is indicated on or adjacent to the property from California Department of Fish and Wildlife Natural Diversity Data Base records for the Seaside Quadrangle and surrounding area.

Central maritime chaparral and wetland habitats are classified as sensitive habitats by the Monterey County Resource Management Agency and state and federal agencies concerned with environmental issues. Both of these sensitive habitats are present on the Pasadera Property. Neither of these sensitive habitats is close enough to the Trull Property to be of concern. 100 feet is the desired minimum setback distance of developments from sensitive habitats.

#### **SENSITIVE PLANT SPECIES**

No sensitive plant species were observed on the area where the proposed development will take place or on any other areas of the Trull Property.

There are no state or federally listed rare or endangered plant species known to occur on or immediately adjacent to the Trull Property from California Department of Fish and Wildlife Natural Diversity Data Base records for the Seaside Quadrangle and surrounding area.

The Data Base report and records from my past surveys in the local area show the closest records for sensitive species that could be found in the types of habitats present on the property to be for the following five plants:

1. Toro manzanita (*Arctostaphylos montereyensis*). Toro manzanita is endemic to Monterey County and is known from fewer than ten occurrences. It is most often found in chaparral, central coastal scrub and coast live oak woodland plant communities. It has no state or federal listing status but is state classified as very threatened. It is also on the California Native Plant Society's list 1B.2, which includes plants that are fairly endangered in California and elsewhere.
2. Sandmat manzanita (*Arctostaphylos pumila*). Sandmat manzanita is endemic to Monterey County and is known from fewer than twenty occurrences. It grows in very sandy areas

near the coast. It is on the California Native Plant Society's list 1B.2 which includes plants that are fairly endangered in California and elsewhere.

3. Kellogg's horkelia (*Horkelia cuneata* ssp. *sericea*). Kellogg's horkelia is a perennial herb occasionally found in sandy and gravelly soils in coastal central California. It is also on the California Native Plant Society's list 1B.1 which includes plants that are very endangered in California and elsewhere.
4. Monterey ceanothus (*Ceanothus cuneatus* var. *rigidus*). This attractive Ceanothus is found only in Monterey and Santa Luis Obispo Counties. It was formerly also found in Santa Cruz County. This plant is on the California Native Plant Society's list 4 which is a list of plants of limited distribution that are vulnerable and should be watched in the future.
5. Monterey Spineflower (*Chorizanthe pungens* var. *pungens*). This plant is federally listed as threatened and is on the California Native Plant Society's list 1B.2 which includes plants that are fairly endangered in California and elsewhere. It is a spring growing, annual plant found on sandy areas near the coast and is restricted to Monterey and Santa Cruz Counties.
6. Congdon's tarplant (*Centromadia parryi* ssp. *congdonii*). Congdon's tarplant is an annual herb found primarily in valley areas west of the Sierras in central California. It is severely threatened by development. It has no state or federal listing status but is state classified as very threatened. It is also on the California Native Plant Society's list 1B.1 which includes plants that are very endangered in California and elsewhere.
7. Carmel Valley bush mallow (*Malacothamnus palmeri* var. *involucratus*). Carmel Valley bush mallow is most commonly found in our local area in the central coastal scrub plant community but can also occur in chaparral and coast live oak woodland. It is uncommon and is found in small isolated populations in Monterey and San Luis Obispo Counties. It is on the California Native Plant Society's list 1B.2 which includes plants that are fairly endangered in California and elsewhere.
8. Pacific Grove clover (*Trifolium polyodon*). Pacific Grove Clover is only found in Monterey County in coastal prairie grasslands or in association with Monterey pine forest. It is state Listed as endangered and is on the California Native Plant Society's list 1B.1 which includes plants that are very endangered in California and elsewhere.
9. Small-leaved Lomatium (*Lomatium parvifolium*). Small-leaved Lomatium is found primarily in central maritime chaparral habitats in local coastal central California. This plant is on the California Native Plant Society's list 4.

There are records for each of these plants within a one-mile radius of the Trull Property. These and all the other sensitive plant species that have been found on the Seaside Quadrangle and surrounding areas were thoroughly searched for in my survey as were other sensitive plants known to occur in the greater local area from California Department of Fish and Wildlife Natural Diversity Data Base records and from occurrences known to myself and other botanists familiar with the local area.



## SENSITIVE ANIMAL SPECIES

Evidence for the presence of one sensitive animal species, the American badger (*Taxidea taxus*), was observed on the Trull Property in the form of a deep burrow that could be a den. The American badger is not state or federally listed. It is classified as a California Species of Special Concern by the California Department of Fish and Wildlife. All areas of the property were searched for burrows of these mammals and one burrow was observed. The closest record for American badger on California Department of Fish and Wildlife Natural Diversity Data Base records for the Seaside Quadrangle and surrounding area is approximately one-half mile to the north-northwest of the Trull Property.

There are no records for any sensitive animal species having been found on or immediately adjacent to the Trull Property from California Department of Fish and Wildlife Natural Diversity Data Base records for the Seaside Quadrangle and surrounding area.

There are three listed species of amphibians that have been found in and near wetland habitats in Monterey County. There is only a small possibility that they could be present on the Trull Property since wetland habitat is not present on the property but is present within a one-half mile radius. These species are the California red-legged frog (*Rana draytonii*), which is federally listed as threatened and is a state species of special concern, the Santa Cruz long-toed salamander (*Ambystoma macrodactylum croceum*), which is listed as endangered by both the state and federal governments and the California tiger salamander (*Ambystoma californiense*) which is listed as threatened by both the state and federal governments.

The California red-legged frog and the California tiger salamander are much more likely to be present in suitable habitats in this area than the Santa Cruz long-toed salamander. Temporary as well as permanent water sources can serve as breeding areas for these amphibians. These amphibians may be present in upland habitats up to one and one half miles away from wetland habitats. No evidence of these amphibians was observed on my visual search of the terrestrial habitats on the property for adults. The closest record for these amphibians on California Department of Fish and Wildlife Natural Diversity Data Base records for the Seaside Quadrangle and surrounding area is for California tiger salamander approximately 0.6 mile to the north-northeast of the Trull Property.

There are several sensitive animal species besides American badgers with ranges that include the local area that are not listed, but are classified by various agencies as species of special concern, protected or sensitive species. Some of these are candidates for listing and many are simply uncommon and/or restricted in distribution. These species are the western pond turtle (*Clemmys marmorata*), California legless lizard (*Anniella pulchra pulchra*), California horned lizard (*Phrynosoma coronatum frontale*), two-striped garter snake (*Thamnophis hammondi*), white-tailed kite (*Elanus leucurus*), burrowing owl (*Athene cunicularia*), ornate shrew (*Sorex ornatus*), pallid bat (*Antrozous pallidus*) and Monterey dusky-footed woodrat (*Neotoma fuscipes luciana*).

The California Natural Diversity Data Base printout does not show any records for any of them on or near the Trull Property. No evidence of their presence was observed on my survey.

Monterey dusky-footed woodrats are common in coast live oak forest and sometimes chaparral and scrub communities in Monterey County. Their presence is usually indicated by their characteristic dome-shaped nests of sticks. Habitat for this species is not optimal on the property, and no nests were observed on my survey.

California legless lizards and more rarely, California horned lizards, are occasionally found in Monterey County. California legless lizards burrow in loose, sandy soils. They are highly secretive and difficult to find but appear to be widespread in sandy soils throughout the County. The soils on the Trull Property are generally somewhat heavier than what is optimum for these species. Neither of these reptiles was found on my survey, however, no digging for California legless lizards was done.

No evidence of two-striped garter snakes or of other sensitive species of reptiles was found on my survey. Pieces of wood and other objects were turned over in my search for these and other animals.

#### **IMPACTS**

The natural environment of the Trull Property is very uniform. The entire property has been cleared of brush, but it appears that it was all covered with central coastal scrub habitat with two mature coast live oaks present. The coast live oaks will not require removal. Approximately 23 percent of the property area will be covered by the proposed developments.

The primary impacts will be:

1. The reduction in area of central coastal scrub habitat.
2. The removal of an American badger burrow.

The proposed location of the home site was chosen by the owner and is the best location from the point of view of aesthetics and ease of development. There are no areas of the property where significant impacts could be greatly reduced by movement of the homesite to them from its current location.

#### **MITIGATION MEASURES**

The Trull Property is part of the Pasadera subdivision, and as such, it is subject to guidelines set forth in the environmental impact report for the subdivision as well as other documents relating to biological issues that were subsequently produced. Although rather general in scope and, in some cases, rather preliminary, the environmental impact report indicates that some of the mitigation for sensitive habitat and sensitive species on individual lots has been taken care of through general mitigation measures for the subdivision as a whole. The mitigations that I present in this report were produced with this in mind.

It is not easy to quantify how what is presented in this environmental impact report should influence the mitigations for individual lots, and in the future, the Monterey County Resource Management Agency should work towards establishing formulas for how environmental impact reports for

subdivisions should affect the establishment of mitigations for impacts that occur on individual lots in those subdivisions.

The Bishop Ranch Final Environmental Report (1995) for Pasadera and subsequent Vegetation Management Plan (incorporated in the Pasadera Design Guidelines and Regulations, 1999) detail mitigation measures required of all owners for building on subdivision lots. The homeowners must comply fully with each of those requirements.

My mitigation measures for the Trull Property are the following:

1. The American badger burrow in the area to be developed will need to be monitored for badger activity. This should be carried out no less than 14 days and no more than 30 days prior to the beginning of ground disturbance and/or construction activities. If it is determined that the den is active, the entrance will be blocked for three to five days to discourage the use of the den prior to project disturbance activities. The den entrance will be blocked to an incrementally greater degree over the 3-5 day period. After it has been determined that the den is no longer used by the badger, the den will be hand-excavated with a shovel to prevent re-use during construction. No disturbance of active dens will take place when cubs may be present and dependent on parental care.
2. All native shrubs and other perennial plants currently growing around the areas to be developed will be protected from impacts that may occur before, during and after construction. This includes protection from direct damage to the branches and roots of the plants from grading or other activities, deposition or removal of soil within the driplines of the plants and compaction of soil due to vehicle use within the driplines of the plants. Construction workers must be informed of this and plants will be flagged during construction, if necessary, to make their locations obvious.
3. Less than one third of branches will be removed for trimming purposes from any shrub greater than four feet tall and less than one third of area under driplines of these shrubs will be paved.
4. Invasive, non-native plant species currently growing on the property will be removed. Hottentot fig or "ice plant" (*Carpobrotus edulis*) is the only invasive non-native plant species observed on the property on my survey.
5. The entire property outside of the building envelope will be maintained as natural a state as possible. Any plants planted outside of the building envelope will be native plants of local origin and/or plants consistent with Pasadera restoration and landscape plans. At least 60 percent of the plantings outside of the building envelope will be plants characteristic of the central coastal scrub plant community in our local area. Native annual and perennial grasses and other native herbaceous plants of local origin should also be seeded or planted in the mitigation areas. These can be installed as all or part of an erosion control mix.

All perennial plants used for mitigation should come from stock of local origin and be of at least one-gallon size or liners. I recommend Central Coast Wilds of Santa Cruz (831-459-0656,

centralcoastwilds.com), Elkhorn Native Plant Nursery in Moss Landing (831-763-1207, elkhornnursery.com) and Rana Creek Nursery in Carmel Valley (831-659-3820, ranacreekdesigns.com) as sources for native plants of local origin including erosion control seed mixes and plantings and for recommendations on planting and maintaining plants. Native grass mulches and hay bales are recommended and can also be obtained from these sources.

#### MONITORING AND ADDITIONAL WORK

A spring survey of annual plants will be necessary since sensitive winter growing annual plant species such as Monterey spineflower (*Chorizanthe pungens* var. *pungens*) and robust spineflower (*Chorizanthe robusta* var. *robusta*) could be present but would not be identifiable at the times of the year of my surveys. Mid April to mid May would be the time of choice for this spring survey.

Monitoring inspections will be done by a qualified biologist as follows:

1. The American badger burrow in the area to be developed will need to be monitored for badger activity as described in Mitigation 1 above.
2. A preconstruction survey within ten days of the potential start of site construction to check for badger burrows within the area to be developed.
3. Once within the 3 months following completion of the development and mitigation plantings.
4. Once each year following completion in the spring season for the next 3 years.

A report on each inspection will be submitted to the Monterey County Resource Management Agency.

Inspections will monitor the quality of implementation of all of the mitigations listed in this report and will monitor the protection of the native shrubs in the areas where development is proposed. Success of revegetation will be assessed on the basis of percent survival of plants, percent cover and percent progress towards the establishment of plant community structure expected for the period of time under optimal conditions. Success will be defined as 70 percent or better of optimum time correlated status.

#### RECOMMENDATIONS ON ENVIRONMENTAL MANAGEMENT

The following are recommendations that I make for all properties containing significant amounts of natural habitat. They are not mandatory, but it is strongly recommended that they be followed to help to maximize the continuing preservation of natural values on the Trull Property.

1. Landscaping should emphasize native plants or drought tolerant plants with similar requirements to our native vegetation. Many suitable plants for drought-tolerant landscaping in our local area are listed on pamphlets and websites available from the Monterey County Resource Management Agency, the Monterey Peninsula Water Management District and other agencies.

2. No invasive species of plants should be planted on the property and plants of these species that are present on the property should be removed. Invasive plants include such species as pampas grass (*Cortaderia jubata*), French broom (*Genista monspessulana*) and related plants, Hottentot fig, Sea fig or "ice plant" (*Carpobrotus sp.*), certain kinds of Eucalyptus such as blue gum (*Eucalyptus globulus*), certain kinds of the Acacias such as the wattles and ground covers such as periwinkle (*Vinca sp.*), German ivy (*Senecio mikanooides*), English ivy (*Hedera helix*) and capeweed (*Arctotheca calendula*). These plants and others like them can quickly spread through local natural habitats and seriously degrade them.

Hottentot fig was observed on the property on my surveys.

3. Native wildlife should be protected. Maintenance of healthy predator populations is the best way to insure that prey species such as mice, rats and other rodents do not increase their numbers to the point where they become pests.
4. Chemical herbicides and chemical pesticides should only be used when other options for control have been exhausted. Care should be taken to keep them confined to the immediate areas of use. In all cases, if it becomes necessary to use chemicals, they should be types that quickly break down into harmless compounds. Pesticide use, if necessary, should be implemented according to the guidelines of integrated pest management in which all other natural means of control are also used and pesticide use is infrequent and timed to coincide with periods of maximum pest vulnerability.
5. Fencing, other than that enclosing residential portions of the property, should be of a type to allow wildlife to cross. Wire fencing should have a clearance of eighteen inches between the ground and the first wire and can be any height. Board fencing can be of any height and should have at least two panels on a side with at least fifteen inches between boards.
6. Curbs, if present at the edges of roads, parking areas, or driveways, should be at a low angle, 40° to 50° or less, to allow invertebrates, amphibians, reptiles and other small animals to cross them easily.
7. Numbers of pets and domestic livestock allowed on the property should be in accordance with county regulations for this specific type of development and area.
8. Pets, such as dogs and cats, should not be allowed to disturb or destroy wildlife. Unless cats and dogs are to be used for breeding purposes, they should be spayed or neutered. This is especially important for cats to prevent the establishment of feral populations and to discourage distant wanderings. Keeping dry food and water available at all times to cats and dogs will discourage hunting.

This is especially important on this project since badgers are present on this property and Monterey dusky footed woodrats are present in the local area.

9. Motorized vehicles should not be used off of the established driveway area on the property.

**RECOMMENDATIONS ON THE PROJECT**

This project has been planned to minimize impacts to natural values wherever possible and to adequately mitigate for impacts that will occur.

With the successful implementation of the mitigations listed above, impacts to biological values should be at a level of insignificance and in compliance with the regulations and standards of the Monterey County Resource Management Agency and state and federal agencies concerned with the maintenance of habitat quality and protection biological resources.

Please call me if you have any questions.

Best regards,

Ed Mercurio,  
Biological Consultant

Table 1.

STATE, FEDERAL AND CALIFORNIA NATIVE PLANT SOCIETY STATUS FOR MAJOR SENSITIVE PLANT SPECIES  
PRESENT IN THE SEASIDE AND PRUNEDALE QUADRANGLE AREAS

SCIENTIFIC NAME	COMMON NAME	STATUS			PREFERRED HABITAT	FOUND ON SURVEY?
		Fed.	State	CNPS		
<i>Arctostaphylos</i> <i>ssp.hookeri hookeri</i>	Hooker's Manzanita			1B.2	Central Maritime Chaparral	NO
<i>Arctostaphylos</i> <i>pajaroensis</i>	Pajaro Manzanita			1B.1	Central Maritime Chaparral	NO
<i>Arctostaphylos</i> <i>montereyensis</i>	Toro Manzanita			1B.2	Chaparrals	No
<i>Arctostaphylos</i> <i>pumila</i>	Sandmat manzanita			1B.2	Dunes and sandy soils	No
<i>Ceanothus cuneatus</i> var. <i>rigidus</i>	Monterey Ceanothus			4	Central Maritime Chaparral	No
<i>Ericameria fasciculata</i>	Eastwood's Goldenbush			1B.1	Central Maritime Chaparral	NO
<i>Holocarpha macradenia</i>	Santa Cruz Tarplant	PT	E	1B.1	Grasslands	NO
<i>Centromadia parryi</i> ssp. <i>congdonii</i>	Congdon's Tarplant			1B.1	Grasslands	NO
<i>Chorizanthe pungens</i> var. <i>pungens</i>	Monterey Spineflower	T		1B.2	Dunes and sandy soils	NO
<i>Chorizanthe robusta</i> var. <i>robusta</i>	Robust Spineflower	E		1B.1	Dunes and sandy soils	NO
<i>Fritillaria liliacea</i>	Fragrant Fritillary			1B.2	Grasslands	NO
<i>Horkelia cuneata</i> ssp. <i>sericea</i>	Kellogg's Horkelia			1B.1	Sandy soils and rocky areas	No
<i>Perideridia gairdneri</i> ssp. <i>gairdneri</i>	Gairdner's Yampah			4	Grasslands	NO
<i>Lomatium parvifolium</i>	Small-leaved Lomatium			4	Central Maritime Chaparral	NO
<i>Piperia yadonii</i>	Yadon's rein orchid	E		1B.1	Central Maritime Chaparral	NO

Species Code Designations:

E = Endangered

PE = Proposed Endangered

T = Threatened

PT = Proposed Threatened

SC = Species of Special Concern

CNPS List 1B = Plants rare, threatened or endangered in California and elsewhere.

1B.1 = very endangered

1B.2 = fairly endangered

1B.3 = not very endangered

CNPS List 4 = Plants of limited distribution, a watch list.

# PLANTS AND WILDLIFE OF THE TRULL PROPERTY

By Ed Mercurio, November 2013

## NATIVE AND NATURALIZED VASCULAR PLANTS OF THE TRULL PROPERTY\*\*

<u>Scientific Name</u>	<u>Common Name</u>
<b>DIVISION PTEROPHYTA</b>	<b>FERNS</b>
DENNSTAEDTIACEAE	BRACKEN FAMILY
<i>Pteridium aquilinum</i> ssp. <i>pubescens</i>	Western Bracken Fern
PTERIDACEAE	BRAKE FAMILY
<i>Pentagramma triangularis</i>	Goldback Fern
<b>DIVISION ANTHOPHYTA</b>	<b>FLOWERING PLANTS</b>
CLASS DICOTYLEDONEAE	DICOTS (Two seed-leaved flowering plants)
AIZOACEAE	CARPET WEED FAMILY
<i>Carpobrotus edulis</i> *	Hottentot Fig
AMARANTHACEAE	AMARANTH FAMILY
<i>Amaranthus deflexus</i> *	Low Amaranth
ANACARDIACEAE	SUMAC FAMILY
<i>Toxicodendron diversiloba</i>	Poison Oak
APIACEAE	CARROT FAMILY
<i>Conium maculatum</i> *	Poison Hemlock
<i>Sanicula crassicaulis</i>	Gambleweed
ASTERACEA	SUNFLOWER FAMILY
<i>Artemisia californica</i>	California Sagebrush
<i>Baccharis pilularis</i>	Coyote brush
<i>Carduus pycnocephalus</i> *	Italian Thistle
<i>Cirsium vulgare</i> *	Bull Thistle
<i>Ericameria ericoides</i>	Mock Heather
<i>Eriophyllum confertiflorum</i>	Lizard Tail
<i>Filago gallica</i> *	Narrow-leaved Filago
<i>Gnaphalium californicum</i>	California Everlasting
<i>Gnaphalium luteo-album</i> *	Weedy Cudweed
<i>Heterotheca grandiflora</i> *	Telegraph Weed



<i>Senecio vulgaris*</i>	Common Groundsel
<i>Silybum marianum*</i>	Milk Thistle
BORAGINACEAE	BORAGE FAMILY
<i>Amsinckia menziesii</i> var. <i>intermedia</i>	Common Fiddleneck
BRASSICACEAE	MUSTARD FAMILY
<i>Brassica nigra*</i>	Black Mustard
<i>Raphanus sativa*</i>	Wild Radish
CARYOPHYLLACEAE	PINK FAMILY
<i>Cardionema ramosissimum</i>	Sand Mat
CUCURBITACEAE	GOURD FAMILY
<i>Marah fabaceus</i>	Manroot
FABACEAE	PEA FAMILY
<i>Lotus scoparius</i>	Deerweed
<i>Lupinus nanus</i>	Sky Lupine
<i>Medicago polymorpha*</i>	Bur-Clover
<i>Melilotus officinalis*</i>	Yellow Sweet-Clover
<i>Trifolium angustifolium*</i>	Narrow-Leaved Clover
<i>Vicia sativa*</i>	Spring Vetch
FAGACEAE	BEECH FAMILY
<i>Quercus agrifolia</i>	Coast Live Oak
GERANIACEAE	GERANIUM FAMILY
<i>Erodium sp.*</i>	Filaree
LAMIACEAE	MINT FAMILY
<i>Salvia mellifera</i>	Black Sage
<i>Stachys bullata</i>	Hedge Nettle
OXALIDACEAE	OXALIS FAMILY
<i>Oxalis pes-caprae*</i>	Bermuda Buttercup
PAPAVERACEAE	POPPY FAMILY
<i>Eschscholzia californica</i>	California Poppy
PLANTAGINACEAE	PLANTAIN FAMILY
<i>Plantago coronopus*</i>	Cut-leaved Plantain
<i>Plantago lanceolata*</i>	Ribwort

POLEMONIACEAE  
*Navarretia hamata ssp. parviloba*

PHLOX FAMILY  
Hooked Navarretia

POLYGONACEAE  
*Polygonum argyrocoleon\**  
*Rumex acetosella\**  
*Rumex pulcher\**

BUCKWHEAT FAMILY  
Silersheath Knotweed  
Sheep Sorrel  
Fiddle Dock

PORTULACEAE  
*Claytonia perfoliata*

PURSLANE FAMILY  
Miner's Lettuce

PRIMULACEAE  
*Anagallis arvensis\**

PRIMROSE FAMILY  
Scarlet Pimpernel

ROSACEAE  
*Adenostoma fasciculatum*

ROSE FAMILY  
Chamise

RUBIACEAE  
*Galium californicum*

MADDER FAMILY  
California Bedstraw

SCROPHULARIACEAE  
*Mimulus aurantiacus*  
*Pedicularis densiflora*

FIGWORT FAMILY  
Sticky Monkey Flower  
Indian Warrior

SOLANACEAE  
*Solanum umbelliferum*

NIGHTSHADE FAMILY  
Blue Witch

CLASS MONOCOTYLEDONEAE

MONOCOTS (One seed-leaved flowering plants)

CYPERACEAE  
*Carex brevicaulis*

SEDGE FAMILY  
Short-Stemmed Sedge

IRIDACEAE  
*Sirynchium bellum*

IRIS FAMILY  
Blue-Eyed Grass

LILACEAE  
*Zigadenus fremontii*

LILY FAMILY  
Star Lily

POACEAE  
*Agrostis pallens*  
*Aira caryophyllea\**  
*Avena fatua\**  
*Bromus hordaceus\**  
*Bromus rigidis\**

GRASS FAMILY  
Leafy Bent-Grass  
Silvery Hair-Grass  
Wild Oat  
Soft Chess Grass  
Rippgut Grass

<i>Bromus trinii</i>	Chilean Brome
<i>Bromus madritensis</i> ssp. <i>rubens</i> *	Foxtail Chess Grass
<i>Cynosurus echinatus</i> *	Dog-tail Grass
<i>Leymus condensatus</i>	Giant Rye Grass
<i>Leymus triticoides</i>	Beardless Ryegrass
<i>Nassella pulchra</i>	Purple Needlegrass
<i>Vulpia bromoides</i> *	Six-Week Fescue

\* = Naturalized species not native to the Trull Property.

\*\* = Based on field studies done by Ed Mercurio in November 2013.

**WILDLIFE LIST FOR THE TRULL PROPERTY**  
**More common Birds Observed or Likely to Occur on the property\*\***  
By Ed Mercurio

HAWKS, FALCONS, VULTURES (ORDER FALCONIFORMES)

Turkey Vulture  
Black-shouldered Kite  
Sharp-shinned Hawk<sup>w</sup>  
Cooper's Hawk<sup>w</sup>  
Red-tailed Hawk  
Red-shouldered Hawk  
Golden Eagle  
Northern Harrier (Marsh Hawk)<sup>w</sup>  
American Kestrel (Sparrow Hawk)

QUAILS, PHEASANTS, GROUSE (ORDER GALLIFORMES)

California Quail

SHOREBIRDS (ORDER CHARADRIIFORMES)

Killdeer

PIGEONS, DOVES (ORDER COLUMBIFORMES)

Band-tailed Pigeon  
Rock Dove\*  
Mourning Dove

OWLS (ORDER STRIGIFORMES)

Barn Owl  
Western Screech Owl  
Great Horned Owl

NIGHTJARS (ORDER CAPRIMULGIFORMES)

Common Poorwill

SWIFTS, HUMMINGBIRDS (ORDER APODIFORMES)

Anna's Humminbird

Rufous Humminbird

Allen's Hummingbird<sup>s</sup>

WOODPECKERS (ORDER PICIFORMES)

Common Flicker (Red Shafted)

Acorn Woodpecker

Red-breasted Sapsucker<sup>w</sup>

Hairy Woodpecker

Downy Woodpecker

Nuttall's Woodpecker

PERCHING BIRDS (ORDER PASSERIFORMES)

TYRANT FLYCATCHERS (FAMILY TYRANNIDAE)

Olive-sided Flycatcher<sup>s</sup>

Western Wood Pewee<sup>s</sup>

Black Phoebe

Say's Phoebe<sup>w</sup>

Western Flycatcher<sup>s</sup>

SWALLOWS (FAMILY HIRUNDINIDAE)

Tree Swallow<sup>s</sup>

Violet-green Swallow

Barn Swallow<sup>s</sup>

Cliff Swallow<sup>s</sup>

JAYS, CROWS, MAGPIES (FAMILY CORVIDAE)

Scrub Jay

American Crow

CHICKADEES, BUSHTITS (FAMILY PARIDAE)

Chestnut-backed Chickadee

Plain Titmouse

Bushtit

WRENS (FAMILY TROGLODYTIDAE)

House Wren<sup>s</sup>

Bewick's Wren

KINGLETS, ETC. (SUBFAMILY SYLVIINAE)

Ruby-crowned Kinglet<sup>w</sup>  
Blue-Gray Gnatcatcher<sup>s</sup>

THRUSHES (SUBFAMILY TURDIDAE)

Western Bluebird  
American Robin  
Swainson's Thrush<sup>s</sup>  
Varied Thrush<sup>w</sup>  
Hermit Thrush<sup>w</sup>

BABBLERS (SUBFAMILY TIMALIINAE)

Wrentit

MOCKINGBIRDS, THRASHERS (FAMILY MIMIDAE)

Northern Mockingbird  
California Thrasher

WAXWINGS (FAMILY BOMBYCILLIDAE)

Cedar Waxwing<sup>w</sup>

SHRIKES (FAMILY LANIIDAE)

Loggerhead Shrike<sup>w</sup>

STARLINGS (FAMILY STURNIDAE)

European Starling<sup>\*</sup>

VIREOS (FAMILY VIRIONIDAE)

Hutton's Vireo  
Warbling Vireo<sup>s</sup>

WOOD WARBLERS (SUBFAMILY PARULINAE)

Orange-crowned Warbler  
Yellow Warbler<sup>s</sup>  
Yellow-rumped Warbler (Myrtle & Audubon's Warblers)<sup>w</sup>  
Townsend's Warbler<sup>w</sup>  
Common Yellowthroat  
Wilson's Warbler<sup>s</sup>

SPARROWS (SUBFAMILY EINBERIZINAE)

Rufous-sided Towhee  
Brown Towhee  
Savannah Sparrow

White-crowned Sparrow<sup>w</sup>  
Golden-crowned Sparrow<sup>w</sup>  
Fox Sparrow<sup>w</sup>  
Song Sparrow  
Lincoln's Sparrow<sup>w</sup>  
Dark-eyed Junco

GROSBEAKS, BUNTINGS (SUBFAMILY CARDINALINAE)  
Black-headed Grosbeak<sup>s</sup>  
Lazuli Bunting<sup>s</sup>

BLACKBIRDS, ORIOLES (FAMILY ICTERINAE)  
Red-winged Blackbird  
Northern Oriole<sup>s</sup>  
Brewer's Blackbird  
Brown-headed Cowbird

FINCHES (FAMILY FRINGILLIDAE)  
Purple Finch  
House Finch  
Pine Siskin<sup>w</sup>  
Lesser Goldfinch  
Lawrence's Goldfinch<sup>s</sup>  
American Goldfinch

WEAVERS (FAMILY PASSERIDAE)  
House Sparrow<sup>\*</sup>

\* = naturalized species not native to the Trull Property.

\*\* = Based on National Audubon Society data base printout for the greater local area and field studies done by Ed Mercurio in November 2013.

w = likely to be present only in winter.

s = likely to be present only in summer.

**More common Amphibians, Reptiles and Mammals Observed or Likely to Occur on the Trull Property\*\***

By Ed Mercurio

Common Name

Scientific Name

**AMPHIBIANS**

**CLASS AMPHIBIA**

**SALAMANDERS**

**ORDER CAUDATA**

NEWT FAMILY  
Coast range newt

SALAMANDRIDAE  
*Taricha torosa torosa*

LUNGLESS SALAMANDER FAMILY  
Monterey salamander  
Arboreal salamander  
Pacific slender salamander

PLETHODONTIDAE  
*Ensatina eschscholtzii eschscholtzii*  
*Aneides lugubris*  
*Batrachoseps pacificus*

FROGS AND TOADS

ORDER SALIENTIA

TRUE TOAD FAMILY  
California toad

BUFONIDAE  
*Bufo boreas halophilus*

TREEFROG FAMILY  
Pacific treefrog

HYLIDAE  
*Hyla regilla*

**REPTILES**

**CLASS REPTILIA**

LIZARDS AND SNAKES

ORDER SQUAMATA

IGUANID FAMILY  
Northwestern fence lizard  
Coast horned lizard

IGUANIDAE  
*Sceloporus occidentalis occidentalis*  
*Phrynosoma coronatum*

SKINK FAMILY  
Skilton skink

SCINCIDAE  
*Eumeces skiltonianus skiltonianus*

ALLIGATOR LIZARD FAMILY  
California alligator lizard  
San Francisco alligator lizard

ANGUIDAE  
*Gerrhonotus multicarinatus multicarinatus*  
*Gerrhonotus coeruleus coeruleus*

CALIFORNIA LEGLESS LIZARD FAMILY  
California legless lizard

ANNIELLIDAE  
*Anniella pulchra*

BOA FAMILY  
Pacific rubber boa

BOIDAE  
*Charina bottae bottae*

COLUBRID FAMILY  
Monterey ringneck snake  
Sharp-tailed snake  
Western yellow-bellied racer  
Alameda whipsnake  
Pacific gopher snake

COLUBRIDAE  
*Diadophis punctatus vandeburghi*  
*Contia tenuis*  
*Coluber constrictor mormon*  
*Masticophis lateralis lateralis*  
*Pituotphis melanoleucus catenifer*

California kingsnake  
Coast garter snake

*Lampropeltis getulus californiae*  
*Thamnophis elegans terrestris*

VIPER FAMILY  
Northern Pacific rattlesnake

VIPERIDAE  
*Crotalus viridis oreganus*

**MAMMALS**

**CLASS MAMMALIA**

POUCHED MAMMALS

ORDER MARSUPIALIA

OPOSSUM FAMILY  
Opposum\*

DIDELPHIDAE  
*Didelphis virginiana*

INSECT EATERS

ORDER INSECTIVORA

SHREW FAMILY  
Trowbridge shrew  
Ornate shrew

SORICIDAE  
*Sorex trowbridgei*  
*Sorex ornatus*

MOLE FAMILY  
Shrew-mole  
Broad-handed mole (California mole)

TALPIDAE  
*Neurotrichus gibbsi*  
*Scapanus latimanus*

BATS

ORDER CHIROPTERA

EVENING BAT & PLAINNOSE BAT FAMILY  
Little brown myotis  
Yuma myotis  
Long-eared myotis (hairy-winged myotis)  
California myotis  
Small-footed myotis  
Western pipistrel  
Big brown bat  
Red bat  
Hoary bat  
Western big-eared bat (Lump-nosed bat)  
Pallid bat

VESPERTILIONIDAE  
*Myotis lucifugus*  
*Myotis yumanensis*  
*Myotis volans*  
*Myotis californicus*  
*Myotis leibii*  
*Pipistrellus hesperus*  
*Eptesicus fuscus*  
*Lasiurus borealis*  
*Lasiurus cinereus*  
*Plecotus townsendi*  
*Antrozous pallidus*

FREETAIL BAT FAMILY  
Brazilian freetail bat (Mexican freetail bat)

MOLOSSIDAE  
*Tadarida brasiliensis*

FLESHEATERS

ORDER CARNIVORA

RACCOON FAMILY

PROCYONIDAE



Raccoon	<i>Procyon lotor</i>
RINGTAIL FAMILY	BASSARISCIDAE
Ringtail	<i>Bassariscus astutus</i>
WEASEL AND SKUNK FAMILY	MUSTELIDAE
Longtail weasel	<i>Mustela frenata</i>
Badger	<i>Taxidea taxus</i>
Spotted skunk	<i>Spilogale putorius</i>
Striped skunk	<i>Mephitis mephitis</i>
DOG, WOLF AND FOX FAMILY	CANIDAE
Coyote	<i>Canis latrans</i>
Red fox*	<i>Vulpes fulva</i>
Gray fox	<i>Urocyon cinereoargenteus</i>
CAT FAMILY	FELIDAE
Mountain lion	<i>Felis concolor</i>
Bobcat	<i>Lynx rufus</i>
GNAWING ANIMALS	ORDER RODENTIA
SQUIRREL FAMILY	SCIURIDAE
California ground squirrel	<i>Spermophilus beecheyi</i>
Western gray squirrel	<i>Sciurus griseus</i>
Eastern gray squirrel*	<i>Sciurus carolinensis</i>
Fox squirrel*	<i>Sciurus niger</i>
POCKET GOPHER FAMILY	GEOMYIDAE
Valley pocket gopher	<i>Thomomys bottae</i>
POCKET MOUSE AND KANGAROO RAT FAMILY	HETEROMYIDAE
California pocket mouse	<i>Perognathus californicus</i>
Heermann kangaroo rat	<i>Dipodomys heermanni</i>
RAT AND MOUSE FAMILY	CRICETIDAE
Western harvest mouse	<i>Reithrodontomys megalotis</i>
California mouse	<i>Peromyscus californicus</i>
Deer mouse	<i>Peromyscus maniculatus</i>
Piñon mouse	<i>Peromyscus truei</i>
Monterey Dusky-footed woodrat	<i>Neotoma fuscipes riparia</i>
California meadow mouse (California vole)	<i>Microtus californicus</i>

OLD WORLD RAT AND MOUSE FAMILY

House mouse\*

Norway rat\*

Black rat\*

MURIDAE

*Mus musculus*

*Rattus norvegicus*

*Rattus rattus*

HARES AND RABBITS

ORDER LAGOMORPHA

HARE AND RABBIT FAMILY

LEPORIDAE

Blacktail jackrabbit

*Lepus californicus*

Audubon cottontail (Desert Cottontail)

*Sylvilagus audubonii*

Brush rabbit

*Sylvilagus bachmani*

EVEN-TOED UNGULATES

ORDER ARTIODACTYLA

DEER FAMILY

CERVIDAE

Mule deer (Blacktail deer)

*Odocoileus hemionus*

\* = Naturalized species not native to the Trull Property.

\*\* = Based on field studies done by Ed Mercurio in November 2013.

**ED MERCURIO, BIOLOGICAL CONSULTANT**  
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**(831) 206-0737**  
**ed\_mercurio@yahoo.com**

Dan Lister  
Assistant Planner  
Monterey County Resource Management Agency  
Planning Department  
168 West Alisal Street, 2<sup>nd</sup> Floor  
Salinas, California 93901

June 3, 2014

**RE: Spring biological survey report for the Trull Property, One Estate Drive, Pasadera, Monterey, California 93940. APN: 173-074-006-000.**

Dear Mr. Lister:

I conducted the spring plant survey for the Trull Property on June 2, 2014. I surveyed all accessible areas of the property by walking transects on foot. I paid special attention to the areas likely to be impacted by development and I observed surrounding areas of natural habitat. A spring survey of annual plants was necessary since some sensitive winter growing annual plant species, such as Monterey spineflower (*Chorizanthe pungens* var. *pungens*) and Pacific Grove clover (*Trifolium polyodon*), which are present in the local area, would not have been identifiable in November of last year when my survey for the original biological survey report was conducted.

Eighteen additional plant species not observed on the original biological survey were observed on the spring survey. These have been incorporated into the attached revised plant list. None of these additional plant species are sensitive species. Five are native species and 13 are naturalized, non-native plant species.

As mentioned in the original biological survey, non-native grassland plant community is dominant on the property and is an early state of succession having grown after the property was cleared of brush (central coastal scrub) which covered most of the property prior to clearing. More plants of the central coastal scrub plant community were observed on the Trull Property on this spring survey, having further grown back since the clearing took place. Mowing has kept most plants on the property low. As mentioned in the original biological survey, climax central coastal scrub covers most of the areas adjacent to the property. This is characteristic of exposed, south facing slopes in many areas of the upper portions of the Pasadera Property. Coast live oak forest and coast live oak woodland communities are common in the local area on lower, more sheltered, and more level areas, and two mature coast live oaks are present on the Trull Property.

On the original biological survey, evidence for the presence of one sensitive animal species, the American badger (*Taxidea taxus*), was observed on the Trull Property in the form of a recently excavated, deep burrow that could be a den. The area where this burrow was observed on the original biological survey was carefully examined on this spring survey, and the burrow was observed to be partially filled and showed no signs of recent use.

The American badger is not state or federally listed. It is classified as a California Species of Special Concern by the California Department of Fish and Wildlife. All areas of the property were searched for burrows of these mammals on this spring survey and no additional burrows were observed. The closest record for American badger on California Department of Fish and Wildlife Natural Diversity Data Base records for the Seaside Quadrangle and surrounding area is approximately one-half mile to the north-northwest of the Trull Property.

The only change in the plan for the Trull Property that needs to be made as a result of this spring survey is that the American badger burrow in the area to be developed will not need to be monitored for badger activity as described in Mitigation 1 in the original biological survey, since it is no longer being used. The property will again be carefully surveyed for any badger activity before development begins. A preconstruction survey to be conducted within fourteen days of the potential start of site development will include a survey for the presence of badger burrows.

Please contact me if you have any questions.

Best regards,



Ed Mercurio,  
Biological Consultant