

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: September 11, 2014	Agenda Item No.: 1
Project Description: Consider a Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the construction of a 12,082 square foot, three-story single family dwelling; 2) a Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource; 3) a Coastal Development Permit to allow the removal of 10 protected trees; and 4) a Design Approval.	
Project Location: 3260 Macomber Road, Pebble Beach	APN: 008-162-007-000
Planning File Number: PLN130005	Owner: Concord Trust Company LLC and Kim Keesun Agent: Anthony Lombardo & Associates
Planning Area: Del Monte Forest Land Use Plan	Flagged and staked: Yes
Zoning Designation : “LDR/B-8-D (CZ)” [Low Density Residential, with Building Site and Design Control Overlays (Coastal Zone)] and “RC-D(CZ)” [Resource Conservation with Design Control Overlay (Coastal Zone)]	
CEQA Action: Section 15182(a) - Previously Certified EIR	
Department: RMA-Planning	

RECOMMENDATION:

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

- 1) Consider the previously certified EIR pursuant to Section 15182(a) of the CEQA Guidelines; and
- 2) Approve PLN130005, 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 12,082 square foot, three-story, single family dwelling. The dwelling will have a 3,824 square foot basement floor with covered loggia, a 4,678 square foot ground floor with an attached three-car garage and swimming pool, and a 3,579 square foot upper floor with balconies and master terrace with spa. The project includes 2,839 square feet of impervious surfaces, such as driveways, walkways, planters, and retaining walls, with an overall impervious surface coverage of 8,929 square feet. The project requires approximately 2,533 cubic yards of grading (2,218 cubic yards of cut, 314 cubic yards of fill). The project design will be consistent with the neighborhood character. Macomber Estates contains large dwellings similar to the proposed project with different architectural styles. The Pebble Beach Architectural Review Board, as well as the Del Monte Forest Land Use Advisory Committee, concur that the proposed color, materials and design of the dwelling is consistent with the visual characteristics of the neighborhood. Also, based on the staking and flagging of the site surrounded by an existing dense forest that screens the property, the project will not impact visual resources along 17-Mile Drive or from Point Lobos State Park (Figure 3, Visual Resources Map, in the Del Monte Forest Land Use Plan).

The project requires a Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource, consistent with Chapter 20.147.080 of the Coastal Implementation Plan. The proposed project is located on a 7.022 acre property created as part of the Macomber Estates Subdivision in 1993 (PC7258 and PC7259). Based on potential impacts to visual, archaeological, biological and geological resources identified in the certified Macomber Estates Subdivision EIR (**Exhibit F**), all properties have designated building envelopes. Land

outside of the designated building envelopes are protected through a Scenic and Conservation Easement. According to the certified Macomber Estates Subdivision EIR, the nearest potential cultural resource is located on the adjacent property within a Scenic and Conservation Easement, which is located outside of the project site.

The project also requires a Coastal Development Permit to allow the removal of 10 trees. Pursuant to the Forest Resources Chapter of the Coastal Implementation Plan – Part 5 (21.147.050), a Coastal Development Permit is required for the removal of sensitive tree species, landmark trees, and trees located in or within a public viewshed. The project requires the removal of seven Monterey pines and three Coast Live Oaks. Of the 10 trees proposed for removal, four are landmark (over 24 inches-in-diameter). Pursuant to Figure 3, Visual Resources Map, in the Del Monte Forest Land Use Plan, the project is located in the Point Lobos viewshed. Pursuant to the Forest Management Plan (FMP) prepared for the project, the removal is the minimum in the circumstance and the removal will not create an adverse environmental impact. The FMP (**Exhibit E**) identifies that the 10 trees to be removed are in fair condition, but show signs of Pine Pitch Canker, Red turpentine beetle, and Oak worm. The report identifies that the 10 trees will not create an adverse impact to forest or visual resources because of their removal. The healthier part of the forest, surrounding the project site, is protected by a Scenic and Conservation Easement, which will not be altered by the project. The removal of the 10 trees will not make the project site visible from 17-Mile Drive or Point Lobos State Park. All recommended standards for tree protection, replacement and maintenance are applied as conditions of project approval (**Exhibit B**).

The project does not require further environmental review consistent with CEQA Guidelines Section 15162. A Final EIR was certified as part of the approval of the Macomber Estates Subdivision (PC7258 and PC7259) on February 2, 1993. 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. Based on review of the project compared to the Macomber Estates EIR, the project will not create a change in circumstance or create additional impacts not analyzed in the certified EIR.

The project, as proposed, is consistent with the applicable policies of the Del Monte Forest Land Use Plan, and applicable regulations within the Coastal Implementation plan – Part 5 and the Monterey County Zoning Ordinance, Title 20. Therefore, staff recommends that the Zoning Administrator approve the project as proposed.

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

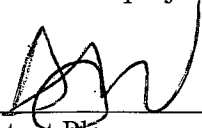
- √ RMA-Public Works Department
- √ RMA-Environmental Services
- √ Environmental Health Bureau
- √ Water Resources Agency
- √ Pebble Beach Community Services District (Fire District)

Agencies that submitted comments are noted with a check mark (“√”). Conditions recommended by RMA – Environmental Services, RMA – Public Works, Water Resources Agency, and Pebble Beach Community Services Districts have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit B**).

The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of

Supervisors per Resolution No. 08-338, this application did warrant referral to the LUAC because the project requires a public hearing before the Zoning Administrator. The Del Monte Forest LUAC recommended approval of the project by a vote of 7-0.

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



Dan Lister – Assistant Planner
(831) 759-6617, listerdm@co.monterey.ca.us
September 2, 2014

cc: Front Counter Copy; Zoning Administrator; Pebble Beach Community Services District; RMA-Public Works Department; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; John Ford, RMA Services Manager; Dan Lister, Project Planner; Concord Trust Company LLC, Owner; Dale Ellis with Anthony Lombardo and Associates, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); Planning File PLN130005.

Attachments: Exhibit A Project Data Sheet
Exhibit B Draft Resolution, including:
• Conditions of Approval
• Site Plan, Floor Plan and Elevations
Exhibit C Vicinity Map
Exhibit D Del Monte Forest Advisory Committee Minutes (LUAC)
Exhibit E Forest Management Plan/Tree Assessment
Exhibit F Macomber Estates Subdivision EIR (provided on CD)

This report was reviewed by John Ford, RMA Services Manager 

EXHIBIT A
PROJECT INFORMATION FOR PLN130005

Project Title: Concord Trust Co. LLC	Primary APN: 008-162-007
Location: 3260 Macomber Dr. Pebble Beach	Coastal Zone: Yes
Applicable Plan: Del Monte Forest LUP	Zoning: LDR/B-8-D (CZ), RC-D (CZ)
Permit Type: Combined Dev. Permit	Plan Designation: Residential
Environmental Status: Previous EIR	Final Action Deadline: 9/20/2014
Advisory Committee: Del Monte Forest	

Project Site Data:

Lot Size: 7.022ac	Coverage Allowed: 15%
	Coverage Proposed: 1.9%
Existing Structures: 0	Height Allowed: 30'
Proposed Structures: 12,082sf	Height Proposed: 30'
	FAR Allowed: 17.5%
	FAR Proposed: 6.8%

Resource Zones and Reports:

Environmentally Sensitive Habitat: Mont. Pines	Erosion Hazard Zone: Moderate
Botanical Report #: EIR 90-05	Soils/Geo. Report #: EIR 90-05
	Geologic Hazard Zone: Undetermined
	Geologic Report #: EIR 90-05
Archaeological Sensitivity Zone: High	
Archaeological Report #: 04.05.76	
Fire Hazard Zone: Very High	

Other Information:

Water Source: Cal-AM	Sewage Disposal: Public
Water District/Company: Pebble Beach CSD	Sewer District Name: Pebble Beach CSD
Fire District: Pebble Beach CSD	Grading (cubic yards): 2,533
Tree Removal (Count/Type): 3 Oaks, 7 Pines	

**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:
**CONCORD TRUST COMPANY LLC/
KIM HEESUN (PLN130005)
RESOLUTION NO. _____**

Resolution by the Monterey County Zoning
Administrator:

- 1) Considering the previously certified Environmental Impact Report (EIR) pursuant to Section 15182(a) of the CEQA Guidelines; and
 - 2) Approving a Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the construction of a 12,082 square foot, three-story single family dwelling; 2) a Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource; 3) a Coastal Development Permit to allow the removal of 10 protected trees; and 4) a Design Approval;
- [PLN130005, Concord Trust Company LLC, 3260 Macomber Drive, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-162-007-000)]

The Concord Trust Company LLC application (PLN130005) came on for public hearing before the Monterey County Zoning Administrator on September 11, 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 Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the construction of a 12,082 square foot, three-story single family dwelling; 2) a Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource; 3) a Coastal Development Permit to allow the removal of 10 protected trees; and 4) a Design Approval.

 EVIDENCE: The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN130005.
2. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with regulations and policies of the following applicable plans:

- the 1982 Monterey County General Plan;
- Del Monte Forest Land Use Plan;
- Monterey County Coastal Implementation Plan Part 5;
- Monterey County Zoning Ordinance (Title 20);

- EVIDENCE:**
- a) Plan Conformance. Planning staff has reviewed the project as contained in the application and accompanying materials for consistency with the Del Monte Forest Land Use Plan (LUP), Part 5 of the Coastal Implementation Plan (CIP), and Part 6 of the Coastal Implementation Plan (CIP) and for conformity with the Monterey County Zoning Ordinance (Title 20) and have determined that the project is consistent with the Del Monte Forest Land Use Plan which designates this area as appropriate for residential development. Conditions have been incorporated addressing exterior lighting and landscaping requirements. Staff notes are provided in Project File PLN130005.
 - b) Land Use. The property is located at 3260 Macomber Drive, Pebble Beach (Assessor's Parcel Number: 008-162-007-000), Del Monte Forest Land Use Plan. The Del Monte Forest Land Use Plan designates the property as "Residential – Low Density" (Figure 6d, Del Monte Forest Land Use Plan). The parcel is mixed-zoned as Low Density Residential, with Building Site and Design Control Overlay, Coastal Zone ("LDR/B-8-D (CZ)") and Resource Conservation with a Design Control Overlay, Coastal Zone ("RC-D (CZ)"). The area zoned "RC" identifies an area of the property where a scenic easement has been recorded. The proposed project will not be located within the "RC" Zoning portion of the property. The project proposes to construct a new single family dwelling on an undeveloped 7.022 acre parcel created by the Macomber Estates Subdivision in 1993 (PC7258 and PC7259). A single family residence is allowed per §20.14.040.A of the Zoning Ordinance (Low Density Residential Zoning regulation).
 - c) Development Standards. The project is in compliance with Site Development Standards for a Low Density Residential District in accordance with §20.14.060. Development standards for the zoning district limit FAR to 20.0% of the property (61,175 square feet). The project proposes an FAR of 4% (12,082 square feet). The development of the proposed dwelling will be located within a designated building envelope which meets the minimum building coverage and setback requirements of the Zoning District. Allowed height measured from the average natural grade is 30 feet. This house is designed to meet the maximum height allowed of 30-feet measure from the average natural grade.
 - **Building Site Overlay.** The project is consistent with the "B-8" Overlay District regulations. The B-8 Overlay limits development to the designated building envelope on the project site which was approved as part of the Macomber Estate Subdivision in order to protect resources that surround the property (§20.42.030.H, Zoning Ordinance). The project is located within the building envelope and does not proposed to expand outside of the building envelope.
 - **Design Control Overlay.** The property is consistent with the Design Control Overlay District regulations. The project will be designed to be consistent with the neighborhood character

(§20.44.010, Zoning Ordinance). Macomber Estates contains similarly large dwellings with different architectural styles. The Pebble Beach Architectural Review Board, as well as the Del Monte Forest Land Use Advisory Committee, concur that the proposed color, materials and design of the dwelling is consistent with the visual characteristics of the neighborhood.

- d) Visual Resources: Figure 3 of the Del Monte Forest Land Use Plan (LUP) identifies the subject site as an area that is visible from Point Lobos, across Carmel Bay. In addition, the site is located along 17-Mile Drive, which is designated as public viewshed within the forest (Section 20.147.070 CIP). Based on staking and flagging of the project site, a field investigation by staff determined that the project is not visible from any public viewing area or Point Lobos. The location and design of the project reduces the potential visual impact since there is a dense tree cover. Mature trees in this area range from 40-80 feet tall, which serves to screen the proposed development. The development will also be located in a designated building envelope which was created to reduce impacts to surrounding resources, which includes visual resources.
- e) Forestry: The project requires the removal of 10 Monterey pine trees. The trees are located within the designated building envelope and driveway. The proposed removal is consistent with the Forest Resources regulations, Chapter 20.147.050 of the Coastal Implementation Plan. A Forest Management Plan (FMP) was submitted which identified the health of the trees to be removed, the health of the overall forest on the property, and potential impacts created by the removal of the 10 trees. The FMP concludes that the 10 trees will not create an environmental impact to forest resource. The FMP is consistent with the forest impacts analyzed by the Macomber Estate EIR that was certified as part of the approval of the subdivision. Consistent with §20.147.050.C.6 of the Coastal Implementation Plan, the FMP recommends tree protection and replacement measures that are applied to the project as conditions of approval.
- f) Site Visit. The project planner conducted a site inspection on April 30, 2014 to verify that the project on the subject parcel conforms to the plans listed above.
- g) Project File. The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did warrant referral to the LUAC because the project requires a public hearing before the Zoning Administrator. The Del Monte Forest LUAC recommended approval of the project by a vote of 7-0.

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, Pebble Beach Community Services District, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. The site was found suitable for the proposed development. Recommended

conditions of approval from RMA – Planning, RMA – Environmental Services, RMA – Public Works, Water Resources Agency, and Pebble Beach Community Services Districts have been incorporated.

- b) The following reports have been prepared and reviewed:
 - “Preliminary Archaeological Reconnaissance” prepared by Archaeological Consulting, Salinas, CA, dated January 18, 1985.
 - “Tree Assessment/Forest management Plan” prepared by Frank Ono, Pacific Grove, CA, dated November 2, 2012.
 - “Macomber Estates Subdivision EIR (PC7258 and PC7259)” prepared by EMC Planning Group Inc., Monterey, CA, dated February 1993.

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

- c) As noted in preceding Findings and Evidence, staff visited the project site on April 30, 2014, and determined that it is suitable for the proposed use and development. All project-related material is found in Project File PLN130005.

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, Pebble Beach Community Services District, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective agencies determined that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities, such as water/wastewater services and emergency services, will be accommodated by the Pebble Beach Community Services District and County Sheriff’s Office. The property is located within an established residential subdivision that has adequate public services
 - c) As noted in preceding Findings and Evidence, staff visited the project site on April 30, 2014, and determined that it is suitable for the proposed use and development. All project-related material is found in Project File PLN130005.

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 and Building Services Department records and is not aware of any violations existing on subject property. A site inspection was conducted and no violations were found on-site.
 - b) As noted in preceding Findings and Evidence, staff visited the project

site on April 30, 2014, and determined that it is suitable for the proposed use and development. All project-related material is found in Project File PLN130005.

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 Macomber Estates Subdivision (PC7258 and PC7259) on February 2, 1993. 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 Macomber Estates EIR (EIR 90-05), the project consists of the construction of a single family dwelling within a building envelope analyzed as part of the subdivision. Reports were provided (see Finding and Evidence 3, §b, for reports) that indicate the project will not create a change in circumstance or create additional impacts not analyzed in the certified EIR.
 - 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 April 30, 2014, and determined that it is suitable for the proposed use and development. All project-related material is found in Project File PLN130005.
7. **FINDING:** **TREE REMOVAL – COASTAL:** The subject project minimizes tree removal in accordance with the applicable goals and policies of the Del Monte Forest Land Use Plan and the associated Coastal Implementation Plan.
- EVIDENCE:**
- a) Section 20.147.050.A of the Coastal Implementation Plan requires a Coastal Development Permit for the removal of sensitive/native trees, landmark trees, or trees within a public viewshed. The proposed project includes a Coastal Development Permit to allow the removal of three Coast Live Oak trees (a County protected tree species) and seven Monterey pine trees (CNPS Inventory of Rare and Endangered Plants on list 1B.1 (*rare, threatened, or endangered in CA and elsewhere*) for the construction of a single family dwelling and associated driveway. Four of the trees are considered landmark (over 24” inches-in-diameter). According on Figure 3 of the Del Monte Forest Land Use Plan, the property is located within the Point Lobos viewshed.
 - b) A Forest Management Plan is required to be prepared consistent with §20.147.050.B.5. A Forest Management Plan (FMP) was prepared by Frank Ono. The report identifies the trees to be removed are in good-fair condition, but show signs of Pine Pitch Canker, Red turpentine beetle,

and Oak worm. Based on the design and development being limited to only areas within the building envelope, the FMP concludes that is the tree removal is the minimum in the circumstances. The removal of the trees will not adversely affect the surrounding environment, not will the project impact the forest resources outside of the building envelope. The FMP provides a replanting ratio of 1:1 with the same native species proposed for removal, as well as tree protection and maintenance measures for the remaining trees. All measures have been applied as Conditions of Approval.

- c) The Macomber Estate Subdivision was approved with a certified EIR that identified the tree removal anticipated for the development of subdivision, building envelopes and driveways (PC7258 and PC7259). The EIR identified a total of 300 trees to be removed (approximately 70 for the creation of the subdivision, the rest for development of the building envelopes and driveways. The EIR identifies that each individual lot will be required to have a Forest Management Plan (FMP) prepared for residential development to ensure tree removal can be further minimized. A total of 31 trees were reviewed within the building envelope and driveways. Of those trees, 10 trees will be removed for construction. Tree protection, tree maintenance and replanting measures applied to this project are consistent with measures approved as part of the Macomber Estates Subdivision.
- d) The project is consistent with the Forest Resources Development Standards in Section 20.147.050.C of the Coastal Implementation Plan:
 - 1) The removal of the 10 trees will not affect the preservation of scenic resources (§20.147.050.C.2). Based on the project site being surrounded by a dense forest, the project cannot be seen from scenic areas, such as 17-Mile Drive or Point Lobos State Park. The removal of the 10 trees will not make the site more visible.
 - 2) The project will not have an adverse affect on the surrounding forest environment (§20.147.050.C.3 & 5), which include Monterey pines and Monterey cypress. The surrounding trees are protected through a Scenic and Conservation Easement. The development has been sited and designed to reduce impacts to forest resources, as well as other resources, and will not alter or affect the surrounding forest resources.
 - 3) The project is designed and sited to minimize tree removal (§20.147.050.C.4, and 6). The project is located on a 2.6 acre building envelope. Within the building envelope, there is a fault setback of 100 feet and slopes exceeding 30% which further reduces development within the building envelope. The building envelope contains 31 trees. Of the 31 trees, only 10 are required to be removed for the construction of the dwelling and driveway. The FMP provides a replanting ratio of 1:1 with the same native species proposed for removal, as well as tree protection and maintenance measures for the remaining trees. All measures have been applied as Conditions of Approval.
- e) As noted in preceding Findings and Evidence, staff visited the project site on April 30, 2014, and determined that it is suitable for the proposed

use and development. All project-related material is found in Project File PLN130005.

- 5 **FINDING:** **SITE COVERAGE (DEL MONTE FOREST WATERSHEDS) –**
The project limits structural and impervious surface coverage in order to reduce runoff within the Pescadero, Seal Rock Creek, and Sawmill Gulch Watersheds and some smaller unnamed watersheds that drain into the Carmel Bay Area of Special Biological Significance (ASBS).
- EVIDENCE:** a) The Del Monte Forest Coastal Implementation Plan –Part 5 limits development of parcels within the Pescadero Watershed to a maximum impervious surface and structural coverage for residential development to a maximum of 9,000 square feet combined (§20.147.030.A.1.(b), CIP). The project as proposed, including impervious surfaces and structural coverage, is a total of 8,929 square feet, which is less than the 9,000 square foot limitation.
- b) Consistent with §20.147.030.A of the Coastal Implementation Plan, the project is sited and designed to minimize runoff and erosion. Storm-water retention and erosion control measures have been applied to the project as conditions of approval.
- 6 **FINDING:** **PUBLIC ACCESS –** The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- EVIDENCE:** a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.147.130 of the Monterey County Coastal Implementation Plan can be demonstrated.
- b) The subject property is not described as an area where the Local Coastal Program requires public access (Figure 8 in the Del Monte Forest Land Use Plan).
- c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
8. **FINDING:** **APPEALABILITY -** The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.
- EVIDENCE:** a) Section 20.86.030.A of the Monterey County Zoning Ordinance (Board of Supervisors).
- b) Section 20.86.080.A.1 of the Monterey County Zoning Ordinance (Coastal Commission). The project is subject to appeal by/to the California Coastal Commission because it is located between the sea and the first public road paralleling the sea.

DECISION

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

1. Consider the previously certified Environmental Impact Report (EIR) pursuant to Section 15182(a) of the CEQA Guidelines; and
2. Approve a Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the construction of a 12,082 square foot, three-story single family

dwelling; 2) a Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource; 3) a Coastal Development Permit to allow the removal of 10 protected trees; and 4) a Design Approval. 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 11th day of September, 2014 upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Jacqueline Onciano, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS / IS NOT APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

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

NOTES

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

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

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from Monterey County RMA-Planning and RMA-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

PLN130005

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

This Combined Development Permit (PLN130005) to allow the following: 1) a Coastal Administrative Permit to allow the construction of a 12,082 square foot, three-story single family dwelling; 2) a Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource; 3) a Coastal Development Permit to allow the removal of 10 protected trees; and 4) a Design Approval. The property is located at 3260 Macomber Drive, Pebble Beach (Assessor's Parcel Number 008-162-007-000), Del Monte Forest Land Use Plan, Coastal Zone. The permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled.
(RMA - Planning Department)

**Compliance or
Monitoring
Action to be Performed:**

The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "A Combined Development Permit (Resolution Number ____) was approved by the Zoning Administrator for Assessor's Parcel Number 008-162-007-000 on Sep[tember 11, 2014. The permit was granted subject to 31 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department."

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

(RMA - Planning Department)

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

3. PD002(A) - ATTACH RESOLUTION TO CONSTRUCTION PLANS

Responsible Department: RMA-Planning

Condition/Mitigation A copy of the Resolution of Approval (Resolution No. ***) for the Combined
Monitoring Measure: Development Permit Permit (Planning File No.: PLN130005) shall be incorporated onto the construction plans for the project prior to the issuance of a grading or building permit. The Contractor/Owner/Applicant shall be responsible for compliance with all conditions of approval. (RMA - Planning)

Compliance or Monitoring Prior to commencement of any grading or construction activities, the Owner/Applicant
Action to be Performed: shall submit evidence to RMA-Planning for review and approval, that the Resolution of Approval, for the project, has been incorporated onto the construction plans for the project/approved development.

Ongoing throughout construction and until all Conditions of Approval and/or Mitigation Measures have been complied with, the Contractor/Owner/Applicant shall provide evidence of compliance with Conditions of Approval to the Responsible Land Use Department as specified in the "Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan."

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

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery.
(RMA - Planning Department)

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

Action to be Performed: Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered." When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

5. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

6. PD007- GRADING WINTER RESTRICTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services. (RMA - Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed: The Owner/Applicant, on an on-going basis, shall obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.

7. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of RMA - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning)

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

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

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

8. 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, three (3) 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. Consistent with the Del Monte Forest Plan, landscaping shall be native to the forest and drought-resistant. 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.

9. 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 three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of 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 three copies of the lighting plans to RMA - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

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

10. PD029 - HOURS OF OPERATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Hours of operation shall be in compliance with all Pebble Beach and/or HOA rules in regards to hours and days that construction shall occur. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of use and on an on-going basis, the Owner/Applicant shall demonstrate compliance with the hours of operation to the Director of RMA-Planning.

11. PD041 - HEIGHT VERIFICATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of RMA - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA - Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

12. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to Construction permit final/occupancy, the applicant shall replace each tree approved for removal, as follows:

- Replacement ratio recommended by arborist: 1:1, 5-gallon of the same species; or 3:1, 1 gallon of the same species.

The Owner/Applicant shall submit evidence of tree replacement to RMA-Planning for review and approval. Evidence shall be a receipt for the purchase of the replacement tree(s) and photos of the replacement tree(s) being planted. Prior to occupancy/building final, the Owner/Applicant must provide a copy of a one-year agreement between the owner and a qualified professional arborist to monitor and maintain the replacement trees to ensure the replacement of the trees are successful. After the one-year agreement has expired, the Owner/Applicant shall maintain the replacement trees, as feasible, to ensure the trees remain healthy and successful.

(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to occupancy/building final, the Owner/Applicant shall submit evidence of tree replacement to RMA-Planning for review and approval. Evidence shall be a receipt for the purchase of the replacement tree(s) and photos of the replacement tree(s) being planted.

Prior to occupancy/building final, the Owner/Applicant must provide RMA - Planning a copy of one-year agreement between the owner and a qualified professional arborist to monitor and maintain the replacement trees to ensure the replacement of the trees are successful.

After the one-year agreement has expired, on an on-going basis, the Owner/Applicant shall maintain the replacement trees, as feasible, to ensure the trees remain healthy and successful.

13. PDSP001 - Construction Management Plan (CMP)

Responsible Department: RMA-Planning

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. (RMA - Planning)

Compliance or Monitoring Action to be Performed: 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.

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

14. EROSION CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an Erosion Control Plan addressing the requirements of Monterey County Code Chapter 16.12. The plan shall include the location and details for all selected erosion control measures. The Erosion Control Plan may be incorporated into other required plans provided it is clearly identified. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit an Erosion Control Plan to RMA-Environmental Services for review and approval.

15. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide RMA-Environmental Services certification from a licensed Geotechnical Engineer that all development has been constructed in accordance with recommendations included in the Geotechnical Report prepared for the project. (RMA- Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall submit a letter to RMA-Environmental Services for review and approval.

16. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Grading Plan, incorporating the recommendations in the project Geotechnical Report. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a Grading Plan to RMA-Environmental Services for review and approval.

17. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services, during active construction, to review the maintenance and effectiveness of BMPs installed, as well as, to verify that pollutants of concern are not discharged into receiving water bodies. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: During construction, the applicant shall schedule an inspection with RMA-Environmental Services.

18. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

19. INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County grading, erosion control, and stormwater regulations. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to commencement of any land disturbance during the rainy season (October 15 – April 15), the owner/applicant shall schedule an inspection with RMA-Environmental Services.

20. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the DPW.

21. WR008 - STORMWATER DETENTION

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a drainage plan, prepared by a registered civil engineer, addressing on-site and off-site impacts. The plan shall include detention facilities to mitigate the impact of impervious surface stormwater runoff. Supporting calculations and construction details shall also be provided. Pond(s) shall be fenced for public safety. 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.

22. WR010 - COMPLETION CERTIFICATION

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a registered civil engineer or licensed contractor that stormwater detention facilities have been constructed in accordance with the approved drainage plan. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall submit a letter to the Water Resources Agency prepared by a registered civil engineer or licensed contractor.

23. 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.

24. FIRE002 - ROADWAY ENGINEERING

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: The grade for all roads shall not exceed 15 percent. Where road grades exceed 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 length of vertical curves in roadways, exclusive of gutters, ditches and drainage structures designed to hold or divert water, shall not be less than 100 feet. No roadway turn shall have a horizontal inside radius of less than 50 feet. A roadway turn radius of 50 to 100 feet is required to have an additional 4 feet of roadway surface. A roadway turn radius of 100 to 200 feet is required to have an additional 2 feet of roadway surface. Roadway turnarounds shall be required on dead-end roads in excess of 150 feet of surface length. The minimum turning radius for a turnaround shall be 40 feet from the center line of the road. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. Responsible Land Use Department: Pebble Beach Community Services District

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

Prior to issuance of building permit(s) for development on individual lots within the phase of the subdivision, the Applicant shall complete the installation of the roadway improvements and shall obtain fire dept. approval of the fire clearance inspection for each phase of development.

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

25. 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.
Responsible Land Use Department: Pebble Beach Community Services District

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

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

26. 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. **Responsible Land Use Department:** Pebble Beach Community Services District

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

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

27. 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. Responsible Land Use Department: Pebble Beach Community Services District

**Compliance or
Monitoring
Action to be Performed:**

Prior to issuance of building permit, Applicant shall incorporate specification into design and print the text of this condition as "Fire Dept. Notes" on plans.

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

28. 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. Responsible Land Use Department: Pebble Beach Community Services District

**Compliance or
Monitoring
Action to be Performed:**

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

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

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

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. Responsible Land Use Department: Pebble Beach Community Services District

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

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

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

30. FIRE023 - FIRE ALARM SYSTEM - (COMMERCIAL)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: The building(s) shall be fully protected with an approved central station, proprietary station, or remote station automatic fire alarm system as defined by NFPA Standard 72. Plans and specifications for the fire alarm system shall be submitted by a California licensed C-10 contractor and approved prior to requesting a rough sprinkler or framing inspection. Responsible Land Use Department: Pebble Beach Community Services District

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

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

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

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

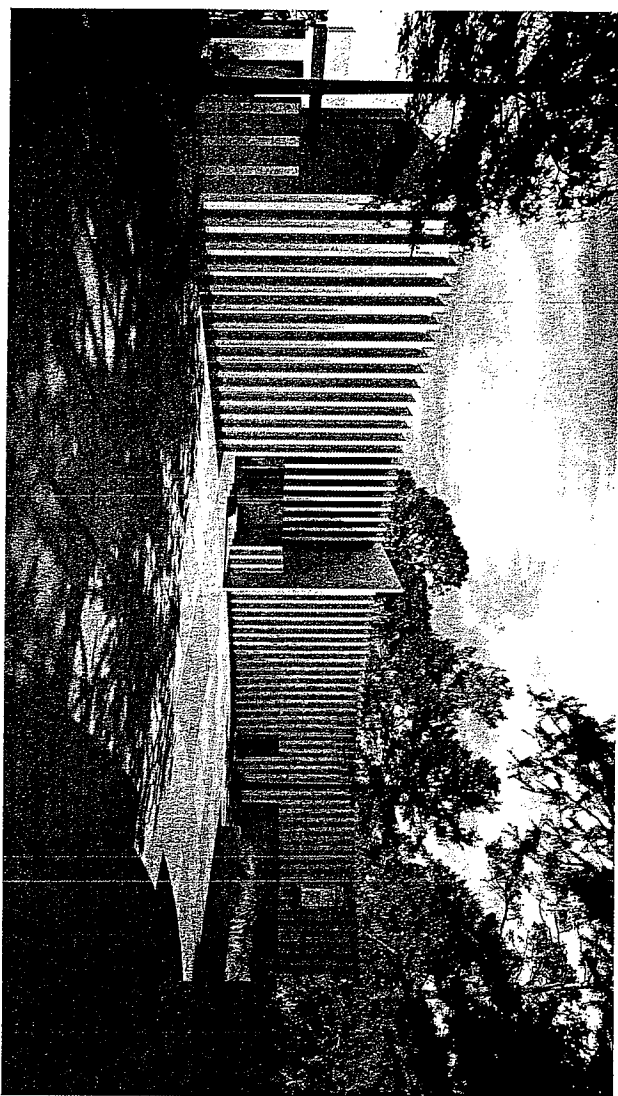
Responsible Department: Fire

Condition/Mitigation Monitoring Measure: All new structures, and all existing structures receiving new roofing over 25 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction
Responsible Land Use Department: Pebble Beach Community Services District

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

RECEIVED
 APR 30 2014
 MONTEREY COUNTY
 PLANNING DEPARTMENT

YOU RESIDENCE
 3260 MACOMBER DRIVE
 PEBBLE BEACH, CA 93953



LANDRY DESIGN GROUP

ARCHITECT:
 LANDRY DESIGN GROUP
 14000 JAVIER
 LOS ANGELES, CA 90025
 TEL: (310) 744-1445
 FAX: (310) 744-1445

CONSULTANTS:
 STRUCTURAL ENGINEER: GENERAL CONTRACTOR
 GEOTECHNICAL ENGINEER: G&G CONSULTING, INC.
 2000 CALLETA HIGHWAY CENTER
 SUITE 100, CA 93907-2324

PROJECT INFORMATION:
 ADDRESS: 3260 MACOMBER DRIVE, PEBBLE BEACH, CA 93953
 LEGAL DESCRIPTION: ASSESSOR'S PARCEL NO. 107-10-1-007
 PROJECT DESCRIPTION: 4 UNITS, 16,247 SQ. FT. OF CONSTRUCTION, TRACT 136
 APPLICABLE CODES: PROVIDE AND COMPLY WITH THE FOLLOWING APPLICABLE CODES:
 THE DESIGN AND CONSTRUCTION OF THE BUILDING SHALL CONFORM TO THE 2008 CALIFORNIA BUILDING CODES AND ALL APPLICABLE ORDINANCES AND REGULATIONS OF THE COUNTY OF SAN LUIS OBISPO. THE CALIFORNIA BUILDING AND MECHANICAL CODES AND ALL APPLICABLE ORDINANCES AND REGULATIONS OF THE COUNTY OF SAN LUIS OBISPO SHALL BE APPLIED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING. ALL APPLICABLE ORDINANCES AND REGULATIONS THAT MAY BE APPLICABLE TO THE PROJECT SHALL BE APPLIED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING.

PROPERTY CALCULATIONS:

RESIDENCE SQUARE FOOTAGE	16,247 SQ. FT.
GROUND FLOOR	16,247 SQ. FT.
UPPER FLOOR	16,247 SQ. FT.
SUBTOTAL	32,494 SQ. FT.
BASEMENT FLOOR	3,249 SQ. FT.
SUBTOTAL	35,743 SQ. FT.
PERVIOUS / IMPERVIOUS SURFACE CALCULATIONS:	
PERVIOUS SURFACE	6,695 SQ. FT.
IMPERVIOUS SURFACE	29,048 SQ. FT.
SUBTOTAL	35,743 SQ. FT.
ALLOWABLE	9,000 SQ. FT.

FLOOR AREA RATIO

LOT AREA	35,743 SQ. FT.
ALLOWABLE FAR	1/2% OF LOT AREA
PROPOSED BUILDING AREA	35,743 SQ. FT.
LOT COVERAGE	100%
ALLOWABLE LOT COVERAGE	100%
PROPOSED TOTAL BUILDING SITE COVERAGE	100%

DISCLAIMER:
 LANDRY DESIGN GROUP HAS PREPARED THESE PLANS FOR THE ARCHITECT'S USE ONLY. THE ARCHITECT IS RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. LANDRY DESIGN GROUP IS NOT RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

SHEET INDEX:
 ARCHITECTURAL

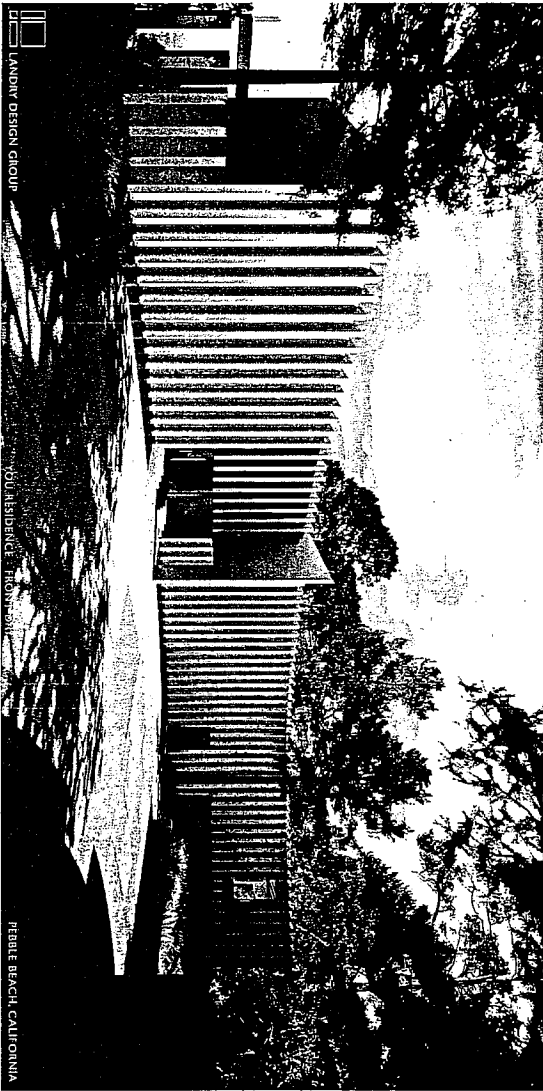
NO.	TITLE
A-00	COVER SHEET
A-01	GENERAL NOTES
A-02	FOUNDATION PLAN
A-03	FIRST FLOOR PLAN
A-04	SECOND FLOOR PLAN
A-05	BASEMENT FLOOR PLAN
A-06	SECTION
A-07	SECTION
A-08	SECTION
A-09	SECTION
A-10	SECTION
A-11	SECTION
A-12	SECTION
A-13	SECTION
A-14	SECTION
A-15	SECTION
A-16	SECTION
A-17	SECTION
A-18	SECTION
A-19	SECTION
A-20	SECTION
A-21	SECTION
A-22	SECTION
A-23	SECTION
A-24	SECTION
A-25	SECTION

LANDRY DESIGN GROUP

NO.	DATE	REVISION

YOU RESIDENCE
 3260 MACOMBER DRIVE
 PEBBLE BEACH, CA 93953

DATE: 2013/10/01
SCALE: 1/8" = 1'-0"
PROJECT: YOU RESIDENCE
NO.: A-00
TITLE: COVER SHEET



LANDRY DESIGN GROUP

YOU RESIDENCE, 3260 MACOMBER DRIVE, PEBBLE BEACH, CALIFORNIA

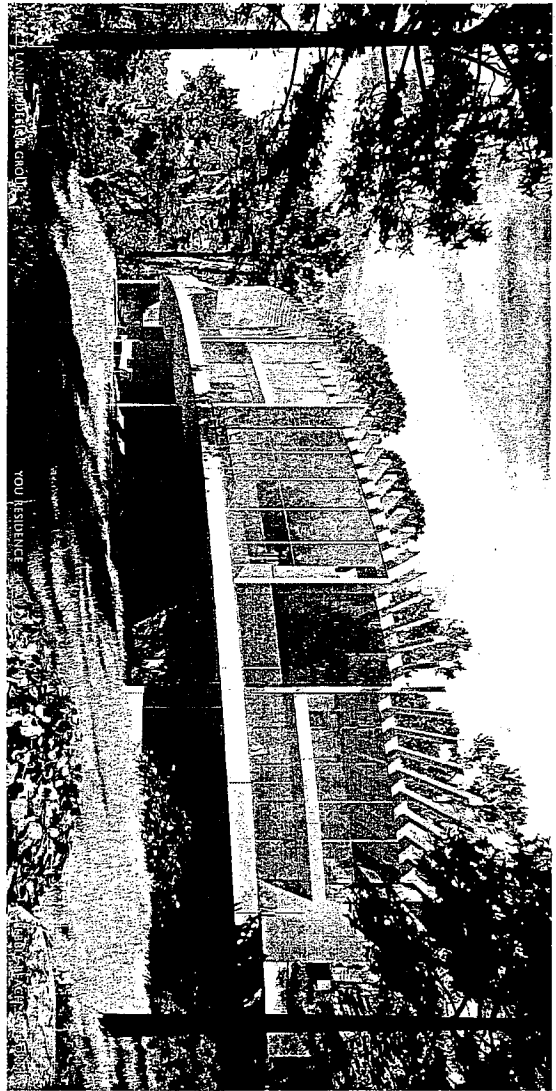
FRONT RENDERINGS
NOT TO SCALE

ARTIST'S RENDERING IS A CONCEPT IMAGE ONLY.

DATE: 2013.02.08
 DRAWN BY: ADAM
 CHECKED BY: ADAM
 PROJECT NO.: 1010.01
 SHEET NO.: A-01
 FRONT AND REAR
 93 SERVICES

RECEIVED
 APR 30 2014
 MONTEREY COUNTY
 PLANNING DEPARTMENT

FRONT AND REAR RENDERINGS



LANDRY DESIGN GROUP

YOU RESIDENCE, 3260 MACOMBER DRIVE, PEBBLE BEACH, CALIFORNIA

REAR RENDERING
NOT TO SCALE

ARTIST'S RENDERING IS A CONCEPT IMAGE ONLY.

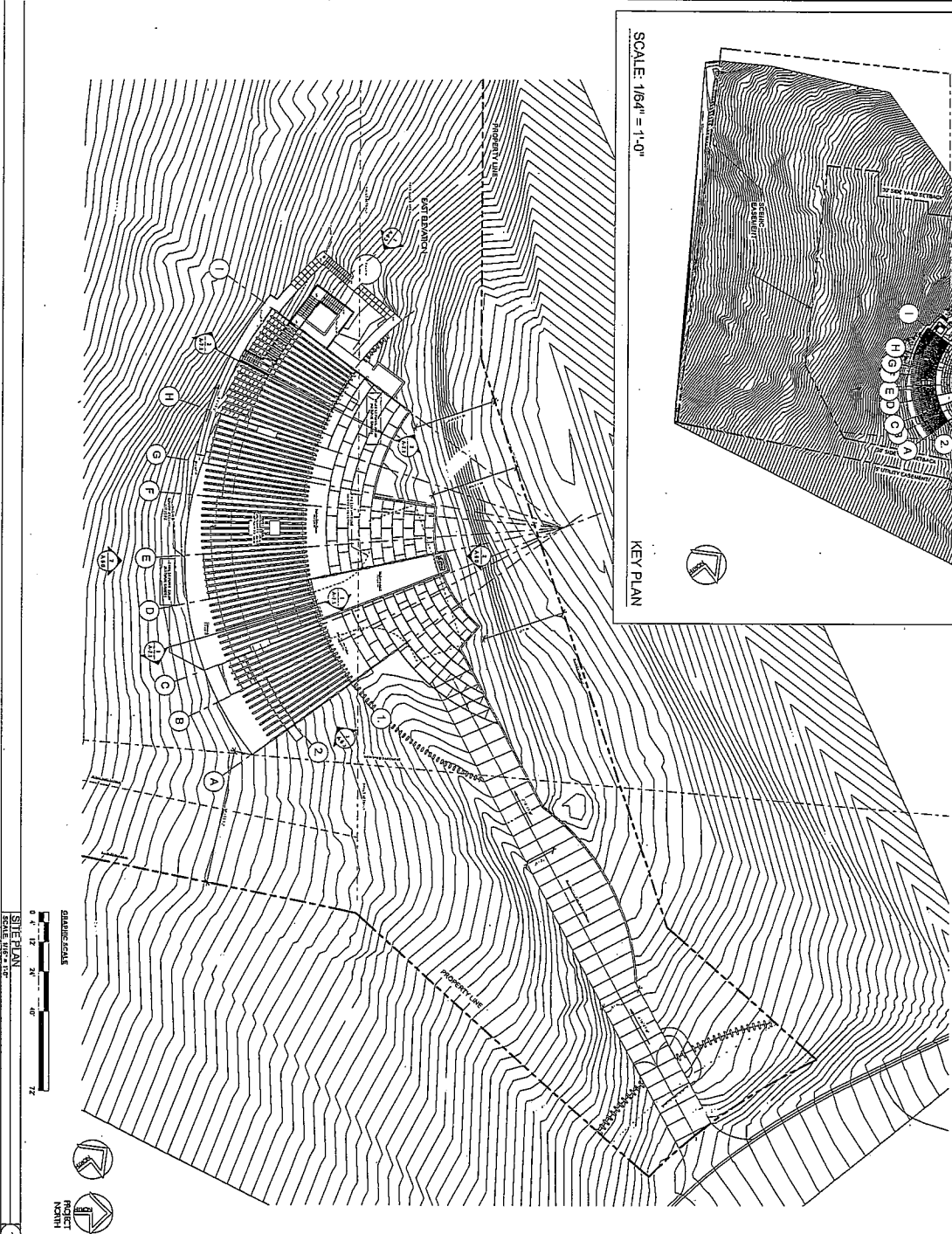
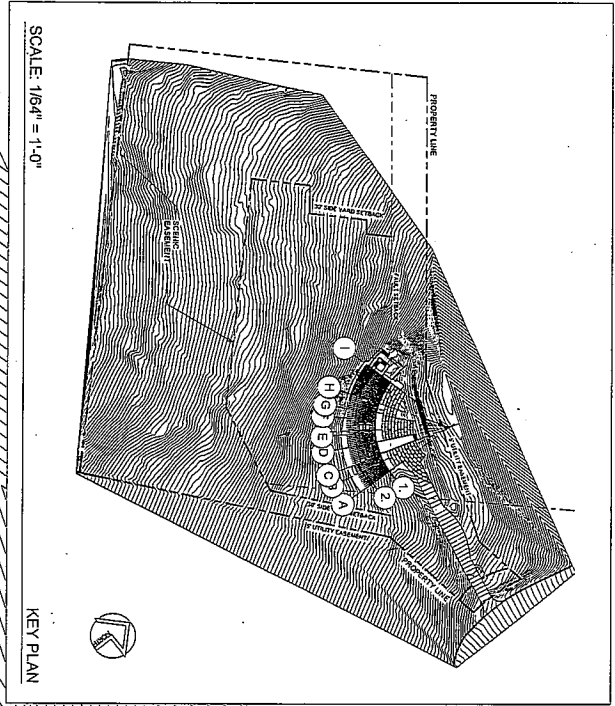
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 DRAWN BY: ADAM
 CHECKED BY: ADAM
 PROJECT NO.: 1010.01
 SHEET NO.: A-01
 FRONT AND REAR
 93 SERVICES

YOU RESIDENCE
 3260 MACOMBER DRIVE
 PEBBLE BEACH, CA 93953

NO.	REVISION	DATE

LANDRY DESIGN GROUP

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 APR 30 2014
 MONTEREY COUNTY
 PLANNING DEPARTMENT



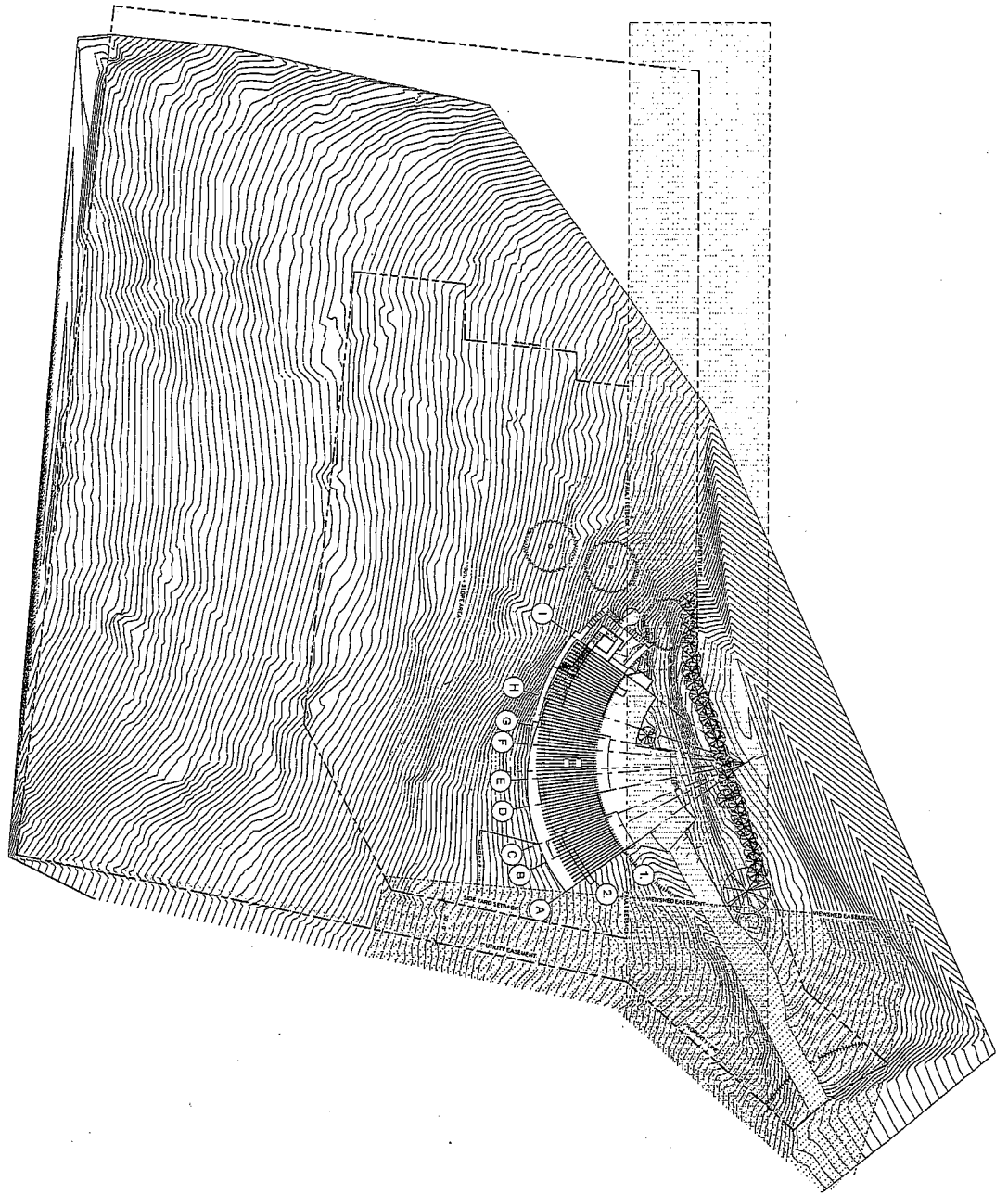
GENERAL SITE PLAN NOTES

1. CONSULTOR: LINDSEY DESIGN GROUP, 3260 MACOMBER DRIVE, PEBBLE BEACH, CA 93955
2. CLIENT: LINDSEY DESIGN GROUP, 3260 MACOMBER DRIVE, PEBBLE BEACH, CA 93955
3. PROJECT: 3260 MACOMBER DRIVE, PEBBLE BEACH, CA 93955
4. DATE: 04/20/14
5. SHEET: 1 OF 1
6. THIS SITE PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF LINDSEY DESIGN GROUP.
7. THE CLIENT HAS PROVIDED ALL NECESSARY INFORMATION AND DATA FOR THE PREPARATION OF THIS SITE PLAN.
8. THE CLIENT HAS PROVIDED ALL NECESSARY INFORMATION AND DATA FOR THE PREPARATION OF THIS SITE PLAN.
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20. THE CLIENT HAS PROVIDED ALL NECESSARY INFORMATION AND DATA FOR THE PREPARATION OF THIS SITE PLAN.

AVERAGE NATURAL GRADE CALCULATIONS
 HIGHEST NATURAL GRADE: 244.0'
 LOWEST NATURAL GRADE: 226.0'
 AVERAGE GRADE: 235.0'
 (244.0' + 226.0') / 2 = 235.0'

NATURAL TOPOGRAPHY PROVIDED BY LOMBARD & GILLES LLP. THOSE DRAWINGS ARE COMPILED HERE WITHIN.

<p>YOU RESIDENCE 3260 MACOMBER DRIVE PEBBLE BEACH, CA 93955</p>	<p>LINDSEY DESIGN GROUP</p>	<p style="text-align: center;">SITE PLAN</p>
<p>DATE: 04/20/14 DRAWN: ALAN CHECKED: ALAN SCALE: 1/8" = 1'-0"</p>	<p>PROJECT: 3260 MACOMBER DRIVE SHEET: 1 OF 1 DATE: 04/20/14</p>	<p style="text-align: center;">A-31 SHEET</p>



LEGEND

- 30% SLOPE AREA
- FAULT SETBACK ZONE
- VIEW SHED ENVIRONMENT
- SCENIC CORRIDOR

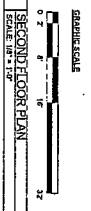
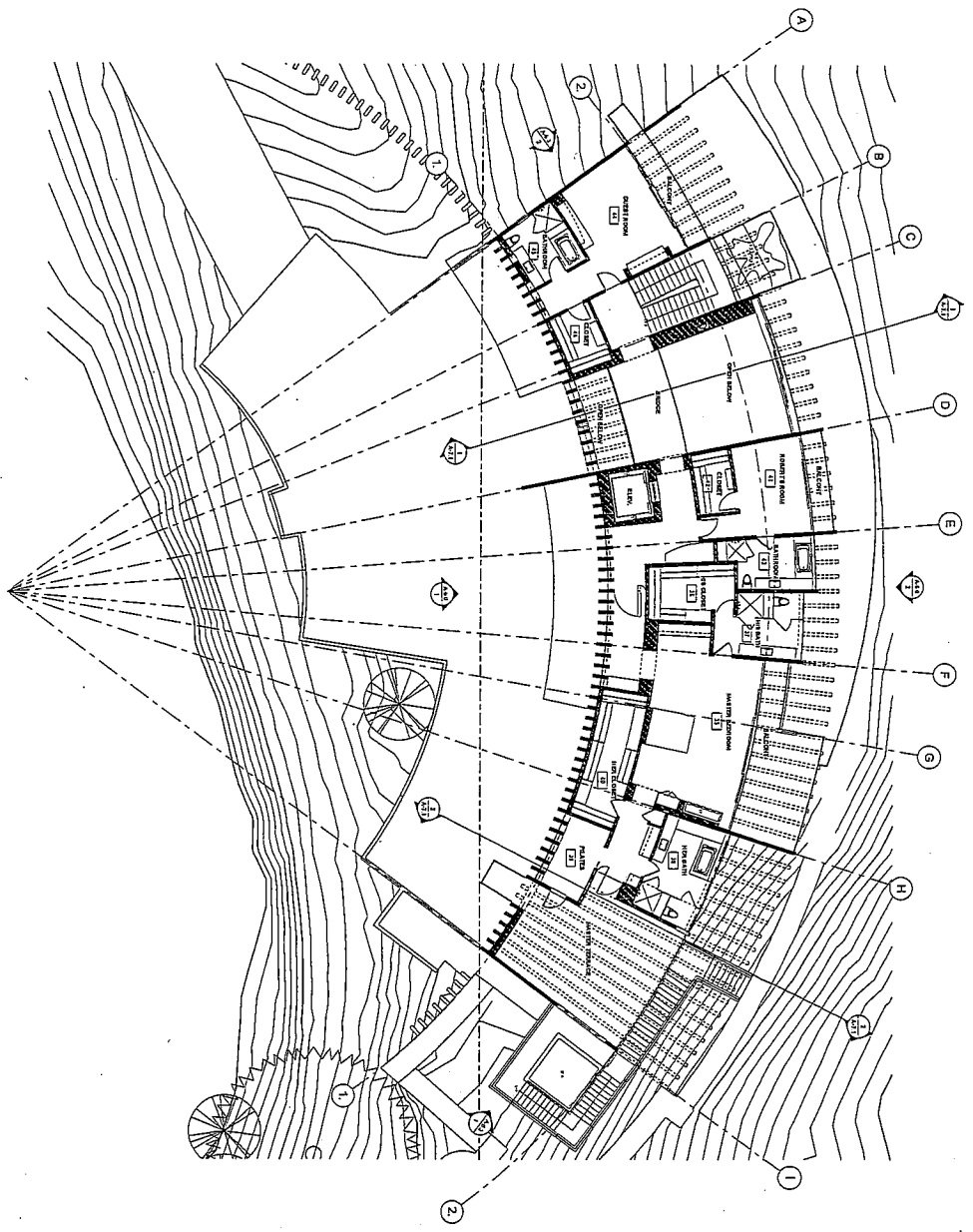
GRAPHIC SCALE

0 10 20 40 60 80 100 120

SITE ANALYSIS PLAN
SCALE: 1" = 20'

RECEIVED
APR 30 2014
MONTEREY COUNTY
PLANNING DEPARTMENT

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 APR 30 2014
 MONTEREY COUNTY
 PLANNING DEPARTMENT



GENERAL FLOOR PLAN NOTES

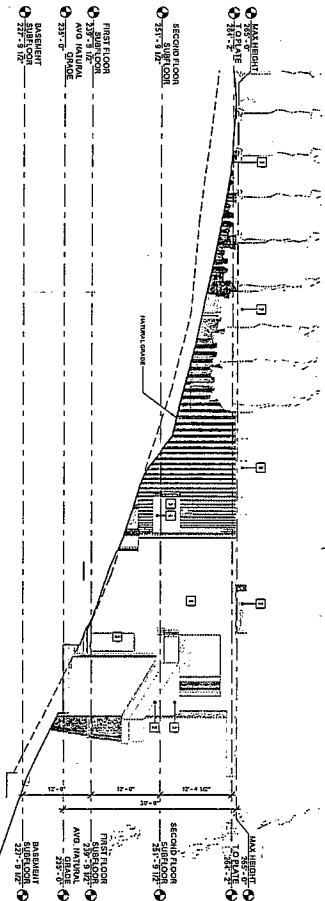
1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
2. ALL WALLS UNLESS OTHERWISE NOTED ARE 1/2\"/>

KEY NOTES

1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
2. ALL WALLS UNLESS OTHERWISE NOTED ARE 1/2\"/>

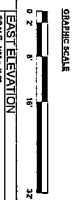
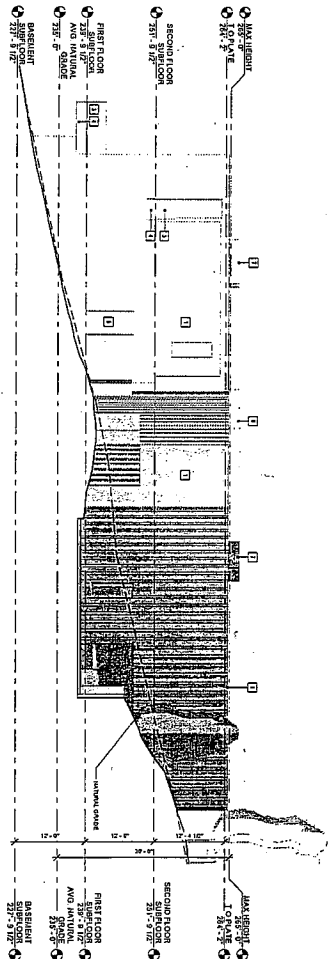
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SCALE: 1/8" = 1'-0"



1

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



2

EXTERIOR ELEVATION NOTES

- 1. MATERIALS TO BE USED AS SHOWN
- 2. CLASSIFICATION
- 3. METAL FLASH
- 4. METAL FLASH TO BE INSTALLED AS SHOWN
- 5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF PEPPEREL SPECIFICATIONS
- 6. FINISHES TO BE AS SHOWN

GENERAL NOTES:
 1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF PEPPEREL SPECIFICATIONS.
 2. ALL MATERIALS TO BE USED AS SHOWN.
 3. ALL FINISHES TO BE AS SHOWN.
 4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF PEPPEREL SPECIFICATIONS.
 5. ALL MATERIALS TO BE USED AS SHOWN.
 6. ALL FINISHES TO BE AS SHOWN.
 7. ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF PEPPEREL SPECIFICATIONS.
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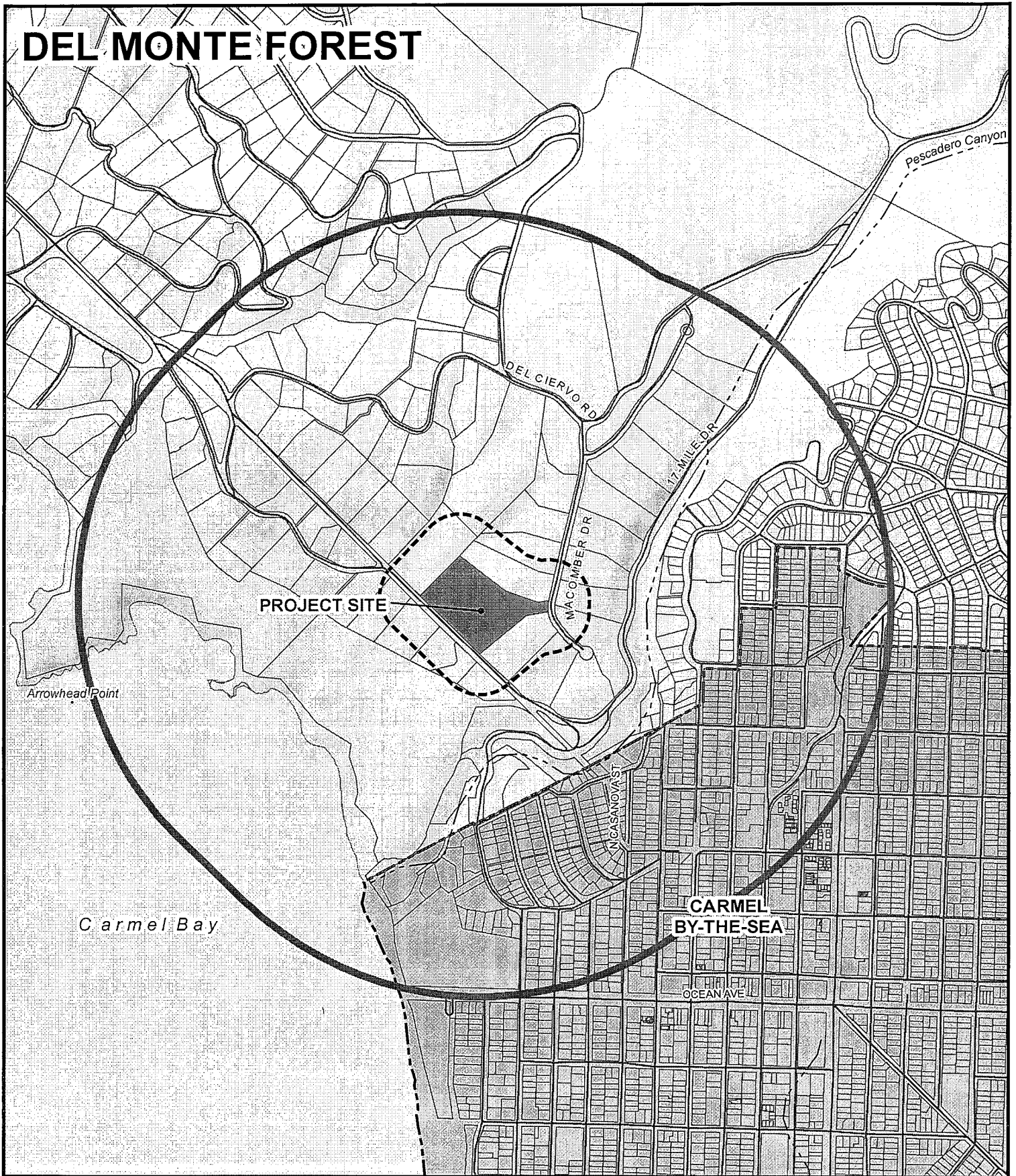
RECEIVED
 APR 30 2014
 MONTEREY COUNTY
 PLANNING DEPARTMENT
 ELEVATIONS

YOU RESIDENCE
 3260 MACOMBER DRIVE
 PEBBLE BEACH, CA 93955

LANDRY
DESIGN
GROUP

DATE: 2013.08.04
 TOTAL: 18' x 14'
 SHEET: 180.00
 A6.3
 ELEVATIONS

DEL MONTE FOREST



APPLICANT: CONCORD TRUST COMPANY LLC TR & HEESUN

APN: 008-162-007-000

FILE # PLN130005

2500' Limit 300' Limit Water City Limits

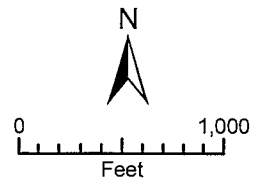
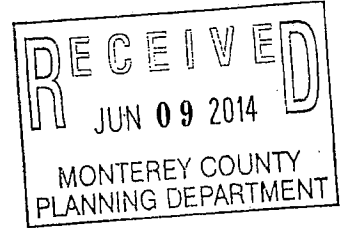


EXHIBIT C

PLANNER: LISTER

Action by Land Use Advisory Committee Project Referral Sheet

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



Advisory Committee: **Del Monte Forest**

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

Project Title: CONCORD TRUST COMPANY LLC TR & KIM HEESUN

File Number: PLN130005

File Type: PC

Planner: LISTER

Location: 1037 RODEO RD PEBBLE BEACH

Project Description:

Combined Development Permit to allow: 1) a Coastal Administrative Permit for the construction of a 12,082 square foot, three-story single family dwelling; 2) Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 3) a Coastal Development Permit to allow the removal of three Oak trees and seven Monterey Pine trees; and (4) a Design Approval. The property is located at 3260 Macomber Drive, Pebble Beach (Assessor's Parcel Number 008-162-007-000), Del Monte Forest Land Use Plan, Coastal Zone.

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

Dale Ellis

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

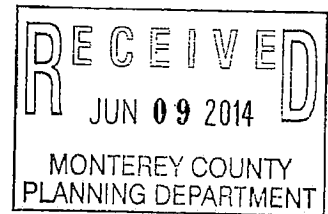
PUBLIC COMMENT:

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

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
	Coastal Commission Involvement	none

ADDITIONAL LUAC COMMENTS



RECOMMENDATION:

Motion by Joella Szabo (LUAC Member's Name)

Second by Kim Career (LUAC Member's Name)

Support Project as proposed

Support Project with changes

Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 7

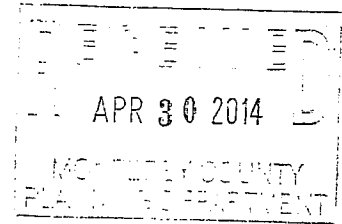
NOES: 0

ABSENT: 0

ABSTAIN: 0

PLN130005

Tree Assessment/
Forest Management Plan
You Residence



Prepared for:

Mr. Harry L. You

Prepared by:

Frank Ono
Urban Forester
Society of American Foresters Member # 48004
Certified Arborist #536
1213 Miles Avenue
Pacific Grove, CA 93950

November 2, 2012

Owner:

Mr. Harry L, You
20 Serotta Ave #18
Nashua, NH 03062

Architect:

Landry Design Group
11333 Iowa Avenue
Los Angeles, CA 90025

Forester and Arborist

Frank Ono, Society of American Foresters # 048004, Certified Arborist #536
F.O. Consulting
1213 Miles Ave
Pacific Grove, CA 93950

SUMMARY

Development has been proposed for this site located at 3260 Macomber Drive. The project proposes to build a single family home and driveway on a previously graded site (grading was done as part of the approved subdivision and prior to Mr. You's ownership) to accommodate building. The proposed project requires the removal of three oaks and seven pine trees. Tree removals are necessary because of their location within the building footprint or are located adjacent to the proposed construction and may be affected by grading or excavation. This tree resource assessment/management plan identifies the location of the trees and makes recommendations to improve the existing tree resources on site.

ASSIGNMENT/SCOPE OF PROJECT

To ensure protection of the tree resources on site, the property owner, Mr. Harry You has requested a tree resource assessment/management plan to be prepared for this property for trees in proximity to proposed development areas.

The assignment addresses the following tasks;

- Evaluate health, structure and preservation suitability for each tree within or adjacent to development areas measuring six inches in diameter or greater at a height 4.5 feet above grade.
- Review proposed building site plan as provided.
- Identify and make recommendations for treatments to facilitate tree retention and/or removal.
- Create preservation specifications, as it relates to a Tree Location/Preservation Map.
- Determine the quantity of trees affected by construction that meet "protected tree" criteria as defined by the County of Monterey; as well as mitigation requirements for those determined to be affected by the project.
- Analysis of CEQA and oak woodland potential.
- Identify surrounding forest continuity, prevailing sun/wind exposure to trees, and how the project will affect these conditions.
- Coordinate with Fuel Management Plan
- Document findings in the form of a report as required by the County of Monterey Planning Department.

LIMITATIONS OF ASSIGNMENT

This assignment is limited to the review of drawings submitted to me by Anthony Lombardo & Associates, dated June 18, 2012 by the Landry Design Group. The overhead drawing used to locate and formulate an assessment of potential effects from construction to trees that will be within the driveway and building footprint as well as areas immediately adjacent to construction activities. The assessment has been made of the drawings specifically and no other plans were reviewed by me. No excavation or grading plans were reviewed that detailed shoring or other major excavation for the building, driveway or fencing. The only grading and erosion details discussed in this report those that relate to tree health. All meetings and field review were focused on the area immediately surrounding the proposed development.

PURPOSE

This Tree Resource Assessment/Forest Management report is prepared for this parcel due to proposed construction activities for building a new structure on this lot. The report is to give an assessment of trees adjacent and potentially affected by the proposed project. Monterey Pine and Coast Live Oak trees are considered protected trees as defined by the County of Monterey, Title 20 Monterey County Coastal Zoning Ordinance.

GOAL

The goal of this plan is to protect and maintain the Del Monte Forest forested resources through the adherence of development standards, which allow the protection, and maintenance of these forest resources. Furthermore it is the intended goal of this Tree Resource Assessment/Management Plan to aid in planning to offset any potential effects of proposed development on the property while encouraging forest stability and sustainability, perpetuating the forested character of the property and the immediate vicinity.

INTRODUCTION

This forest management plan is prepared for Mr. Harry You, owner of the property located at 3260 Macomber Drive, Pebble Beach CA by Frank Ono, Urban Forester and Certified Arborist (S.A.F. #48004 and ISA #536) due to proposed construction.

Monterey County's Coastal Implementation Plan requires a forest management plan when native tree removal is necessary regardless of size or amount so as to preserve and maintain the forest and its beneficial uses. The County identifies Monterey Pine trees and Coast Live Oak trees as native tree species that require special consideration for management.

SITE DESCRIPTION

- 1) Assessor's Parcel Number: 008-162-007-000
- 2) Location: 3260 Macomber Drive, Pebble Beach CA
- 3) Parcel size: Approximately 7 acres.
- 4) Existing Land Use: The building site is zoned LDR/B-8-D (CZ) residential use.
- 5) Slope: The parcel has varying slopes. Slopes range from 10% from the driveway entrance to over 20% outside the building project area.
- 6) Soils: According to USDA Natural Resource Conservation Service (NRCS) maps, the parcel is located on Bay wood sand and Los Osos-Misholm complex soils. The section of area that is proposed for construction is to occur on soils that are classified as Los Osos-Misholm soils. The site which has been previously disturbed has an access road and building pad previously installed for future construction when the subdivision was approved. Baywood series soils consist of somewhat excessively drained soils that formed in stabilized sand dunes. Slopes are 2 to 15 percent. The vegetation consists of manzanita, chamise, annual grasses, and scattered oaks. Los Osos-Millsholm complex soils (where construction is to occur) consists of steep and very steep soils on hills and mountains formed in material that was derived from metamorphosed sandstone, shale, and serpentine of the Franciscan Formation. Slopes are generally 30 to 75 percent. Runoff is rapid or very rapid, and the erosion hazard is high or very high. This complex is used for range, wildlife habitat, and watershed.
- 7) Vegetation: The primary vegetation is of the Monterey Pine Forest type. It is not oak woodland. Vegetation observed on this parcel consists of upper canopy trees that are mostly Monterey Pine (*Pinus radiata*). Several planted Monterey Cypress (*Cupressus*

macrocarpa) are also noted along the driveway and adjacent property lines. Understory is a mixture of Coast Live Oak (*Quercus agrifolia*), Coffee Berry (*Rhamnus californica*), Coyote Brush (*Baccharis pilularis*), Poison Oak (*Toxicodendron diversilobum*), California Lilac (*Ceanothus sp.*), Sticky Monkey Flower (*Mimulus aurantiacus*), Wood Mint (*Stachys bullata californica*), and Buckwheat (*Eriogonum sp.*). Because the site has been disturbed it now it also has a mixture of mixed non-native plants which include Victorian Box (*Pittosporum undulatum*), Sidney Golden Wattle (*Acacia longifolia*), Sweet Hakea (*Hakea suaveolens*), French Broom (*Genista monspessulana*) and Kikuyu Grass (*Pennisetum clandestinum*).

- 8) Forest Condition and Health: The forest condition and health is evaluated with the use of the residual trees and those of the surrounding Monterey Pine Forest as a stand. This is a mixed aged Monterey Pine Forest that does not show a significant presence of insects and pathogens. There are pines that are exhibiting Pine Pitch Canker in some areas on surrounding developed properties however its presence does not appear to be at significant levels on this property. Several mature trees in this stand have begun to die and have either fallen or fragmented in place resulting what are known as in standing snags. Overall mature pine tree canopies appear to consist of a 30% - 40% live crown ratio (LCR), median and lower height pine canopies have 75% LCR or greater. Tree stem spacing appears to be at approximately 10 feet apart or more.

Obvious pests are as follows; Sequoia pitch moth (*Synanthedon sequoiae*) -the insect larvae cause pitch masses to form but relatively minor damage and is mainly an aesthetic problem. More often it attacks trees with pruning wounds or other injuries.

Red turpentine beetle (*Dendroctonus valens*) - It is a considered a secondary pest generally attacks the bottom eight feet of the main stem, frequently attacking and testing pines for stress. Stressed pines unable to pitch this insect out often succumb from this insect in conjunction with other forms of abiotic or biotic factors.

Oak worm (*Phryganidia californica*) activity is also occurring on a number of the lower growing oaks which are partially defoliated near the driveway area and in the clearing below the building pad. Oak moth larvae are about 1 inch long and about 1/8 of an inch wide. They have a dark green body with lacey yellow lines on the back. Their heads are reddish or brown balls. As they eat the oak leaves, the indigestible material is passed as small pellets called "frass"- it can carpet the ground under an oak. Generally, the larvae eat the green parts of the leaf, leaving the spine or mid-vein of the leaf on the tree. Pupae are white or yellow with black markings and are found hanging from bark, leaves, and branches. Adults are small, relatively nondescript grey-white.

BACKGROUND/PROJECT DESCRIPTION

On August 24, 2012, I (Frank Ono, F.O. Consulting) was contacted by Anthony Lombardo & Associates who represents the property owner, Mr. Harry You. I was requested for an assessment of trees that are located adjacent or within proposed construction of a single family structure and entrance driveway. The site has an existing basic building pad and entrance roadway previously graded to accommodate a new structure. Because there are number of Monterey Pines and Coast Live Oak trees adjacent to the proposed design development, I have been requested to undertake a study of individual trees to determine the treatments necessary to complete the project and meet the goals of the landowner. As a result trees, within and immediately adjacent to the proposed development area were located, measured, inspected, and recorded. The assessment of each tree concluded with an opinion of whether the tree should be removed, or preserved, based on the extent and effect of construction activity to the short and long term health of the tree.

OBSERVATIONS/ DISCUSSION

The following list includes observations made while on site, and summarizes details discussed during this stage of the planning process.

- The site is forested primarily with a mixed aged pine forest. Canopy is open in the areas where building is proposed with the overall stand density is observed to be at approximately 80-85 basal square feet per acre. This is considered to be well stocked due to its uneven aged nature.
- Mature pines are scattered throughout the property that stand approximately 70-85 feet tall, spaced at intervals ten feet or more apart. Smaller seedling and younger trees are filling the gaps in the canopy in areas other than the building and roadway site with 10-15 year old pines and Coast Live Oak trees.
- The site has been disturbed by the previous owner of the lot where grading has taken place to develop a building pad. As a result, a number of trees are observed that have roots that are scarred and bruised.
- Grading has occurred on this property when the subdivision was originally approved (prior to Mr. You's ownership of the property). Grading consists of an entrance road that leads to a leveled building pad. There is a cut is on the hillside to the north and soils graded and leveled with fill to the south. The area below the fill is now becoming colonized with exotic and non-native plants (acacia, Pittosporum, and Genista).
- A culvert to assist in drainage to keep water off the roadway appears to be undermining a 16" diameter pine (#820) located below a drainage culvert outlet. The tree appears to be partially uprooted and leaning into and being held in place by another tree.
- A 21" diameter oak (#810) is located at the entrance to the property undergoing defoliation from oak worms.
- Two pines were observed along the driveway in poor condition, one has evidence of root decay (#812) and the adjacent mature pine is almost completely dead (#813).
- A 47" diameter pine (#817) is located just off the driveway that has twisted bulges in its stem. This is believed to be from reaction wood due to longitudinal failures of the stem. Proposed grading for the road and building may encroach into the trees root zone.
- Two trees (#935 and #833) appear that construction will need encroachment into root zones for foundations.

PROJECT ASSESSMENT

Whenever construction activities take place near trees, there is the potential for trees to experience decline in the short-term as well as in the long-term. The greatest attempt has been made to identify those trees that are likely to experience such a decline. Site disturbance will occur during building construction; short term site affects are confined to the construction envelope and immediate surroundings where trees must be removed and other trees have their root systems reduced. The pruning of tree crowns above 30% and reduction of root area may have a short term and long term effects on those trees treated, including a reduction of growth, dieback, and potentially death.

The site plan, as presented to me, shows several trees located within the building footprint and driveway footprint or are in areas where considerable excavation or grading will take place for the construction.

Those trees that appear to be affected and therefore indicated for removal due to development are the following:

Number	Diameter	Species	Condition	Impacted by
810	21	Oak	Fair	Within fencing or wall footprint
815	7	Oak	Fair	Grading for driveway
816	11	Pine	Good	Grading for driveway
817	41	Pine	Fair	Within fencing or wall footprint
823	28	Pine	Good	Building footprint
824	20	Pine	Good	Building footprint
825	14	Oak	Good	Building footprint
826	26	Pine	Good	Building footprint
833	11	Pine	Fair	Building footprint
835	46	Pine	Fair	Building footprint

The remainder of the property contains tree cover, which will remain undisturbed. No significant long-term impacts to the forest ecosystem are anticipated due to the large amount of area designated as Scenic Easement, and the relatively small amount of area that will be occupied by the proposed residence and driveway.

CONCLUSION

This proposal to build a single-family residence and driveway is planned to maintain the existing closed cone pine forest environment and will allow the forest to continue to exist and regenerate over time. The proposed project that requires native tree removal is minimal given the arrangement of trees on the parcel. The parcel building area has been pre-established in an area where the canopy is fairly open. Construction appears to be limited to a previously graded building pad and roadway and will assist in minimizing development related impacts to the retained forested areas.

The proposed tree and vegetation removal appears that it will not affect local wind patterns or influence wildlife behavior. The potential for adverse environmental impacts from proposed tree removals are evaluated as follows in these subject areas:

Soil Erosion: Soil erosion potential is low to moderate. Slopes are gentle or previously stabilized from prior disturbances. Appropriate erosion control measures required for the construction site will apply to address potential impacts.

Water Quality: The proposed tree removal for the residential construction at this site is considered unlikely to generate harmful substances that will be detrimental to plant, animal or human environment.

Ecological Impacts: This site is within a residential area, with a minimal potential for impact, no change in land use is proposed and most existing native trees on the property will be retained. The two adjacent sites above and to the north of this site are semi-domestic maintained landscapes that have maintained their pine presence.

Noise Pollution: Noise should not be a significant factor due to limited duration of construction activities contained to daytime work hours.

Air Movement: The canopy in the development area open from previous grading, removal of the seven pines and two oaks will have little or no effect on the movement of air in this vicinity due the presence of younger healthier pines and oaks that surround these trees.

Wildlife Habitat: No impact as site is already near developed residences under a high maintenance regime. Wildlife use in the area has been conditioned by the surrounding residential use.

The proposed tree removal is governed by the Del Monte Forest Coastal Implementation Plan (CIP), which requires 1:1 tree replacement for protected native trees, unless otherwise determined that it will present an overcrowded unhealthy forest situation. Given the amount of available landscape area there appears to be adequate room to meet these replacement requirements on this property without creating an overcrowded situation.

RECOMMENDATIONS

Pre- Construction Meeting

This meeting will be mandatory for all construction managers, heavy equipment operators, and tree service operators or vegetation managers to be in attendance to be trained in tree protection procedures prior to the start of construction. This will serve to educate and eliminate questions as to adequate tree protection and what or why habitat protection and restoration efforts are crucial. It is at this time that expectations are made clear as to what the responsibilities are in regards to trees and vegetation; this includes but is not limited to areas of exclusion, spoils, etc. and to who and what extent accountability will be placed as well as requirements for ongoing maintenance of tree protection. It is expected that tree protection and exclusion areas are to be maintained by the construction contractor for the duration of the project. Training will be conducted by a certified professional such a qualified forester or arborist consisting of protection standards that are to be implemented as well as procedures common to site restoration.

Replacement Tree Planting

It is recommended that replacement of removed trees be undertaken, therefore replacement planting is necessary. Replacement trees will be sustainable on this site and contribute to an healthy forest. At the time of this report it is unclear if a pending landscape plan is part of the project and if tree replacement will be noted on that plan. In order to maintain the pine presence, planted trees should be Monterey Pines. These trees should be planted in those areas with the greatest opening in the stand to allow for a minimum of competition and maximum

sunlight to create a minimum of competition and maximize benefits for growth. Replacement trees should be five sized stock or larger, if available. Spacing between trees should be at least 10 feet (If necessary smaller 1 gallon or starter tubes may be substituted but must be planted at a 3:1 ratio). There is enough room to plant 10 trees or more on the remainder of the parcel, and as many as possible should be planted. Occasional deep watering (more than two weeks apart) during the late spring, summer, and fall is recommended during the first two years after establishment. Grinding of stumps does not appear to be necessary. Avoid planting tall trees such as Monterey Pines or cypresses in view easements where it may be best to plant Coast Live Oaks.

Replant Success Criteria and Monitoring

To ensure the survivability and proper growth of the replacement of trees success criteria should be defined to meet a 100% survival rate and implemented as follows:

A qualified professional monitor newly planted trees for a period of three (3) years for the following:

- Tree health and growth rates of new planting must be assessed by a qualified forester or certified arborist. A written report with photographic evidence submitted to the governing body (RMA), documenting compliance and ongoing monitoring and maintenance.
- Trees suffering poor growth rates or declining health are to be identified and documented as to reason it was not successful.
- Invigoration treatments if feasible will be recommended and implemented.
- Dead trees or trees identified in an irreversible state of decline will be replaced after a written recommendation is made by a qualified forester or certified arborist identifying type and location of new replacement. Trees found that need replacement will be replaced on a 1:1 ratio. Replant material shall be minimum container grown five gallon-size with a tree stem caliper greater than 1/2" in diameter measured just above the root collar.
- Tree relocation/removal contractor shall communicate methods and practices to the project forester or arborist regarding tree removal or re-location and a record kept chronicling any changes, deviations, or methods not included in this report.
- Near the end of the three year monitoring period, the status of the new or relocated plantings will be again assessed to make certain that success criteria has been met and all mitigation trees planted are performing well.
- At three years a report shall be prepared by a qualified forester or certified arborist and submitted to the Planning Department for review and approval of the Director of Planning describing reforestation activities, success rates and adjustments for previous failures or unsuccessful transplanting

Tree Protection

The health of remaining trees will benefit from the following best management practices (BMPs) which should be implemented and adhered to:

- A) Do not deposit any fill around trees, which may compact soils and alter water and air relationships. Avoid depositing fill, parking equipment, or staging construction materials near existing trees. Covering and compacting soil around trees can alter water and air relationships with the roots. Fill placed within the drip-line may encourage the development of oak rot fungus (*Armillaria mellea*). As necessary, trees may be protected by boards, fencing or other materials to delineate protection zones.
- B) Pruning shall be conducted so as not to unnecessarily injure the tree. General-principals of pruning include placing cuts immediately beyond the branch collar, making clean cuts by scoring the underside of the branch first, and for live oak, avoiding the period from February through May.
- C) Native live oaks are not adapted to summer watering and may develop crown or root rot as a result. Do not regularly irrigate within the drip line of oaks. Native, locally adapted, drought resistant species are the most compatible with this goal.
- D) Root cutting should occur outside of the springtime. Late June and July would likely be the best. Pruning of the live crown should not occur February through May.
- E) Cut tree material greater than 3 inches in diameter remaining on site more than one month that is not cut and split into firewood should be covered with black plastic that is dug in securely around the pile. This will discourage infestation and dispersion of bark beetles.
- F) A mulch layer up to approximately 4 inches deep should be applied to the ground under selected trees following construction. Only 1 to 2 inches of mulch should be applied within 1 to 2 feet of the trunk, and under no circumstances should any soil or mulch be placed against the root crown (base) of trees. The best source of mulch would be from chipped material generated on site.
- G) If trees along near the development are visibly declining in vigor, a Professional Forester or Certified Arborist should be contacted to inspect the site to recommend a course of action.

Tree Protection Standards

Prior to any demolition or grading activity, the following tree protection measures shall be implemented by the property owner and approved by a qualified arborist or forester prior to construction:

- Trees located adjacent to the construction area shall be protected from damage by construction equipment by the use of temporary fencing and wrapping of trunks with protective materials. Fenced areas and the trunk protection materials must remain in place during the entire construction period.
- Fencing shall consist of chain link, snowdrift, plastic mesh, hay bales, or field fence. Existing fencing may be used. Fencing is not to be attached to the tree but free standing or self-supporting so as not to damage trees. Fencing shall be rigidly supported and shall stand a minimum of height of four feet above grade and should be placed to the farthest extent possible from the trees base to protect the area within the

trees drip line (typically 10-12 feet away from the base of a tree).

- In cases where access or space is limited for tree protection, it is permissible to protect the tree within the 10-12 foot distance after determination and approval by a qualified forester or arborist.
- Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, and/or dumping of materials should not be allowed adjacent to trees on the property especially within fenced areas.

During grading and excavation activities:

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

If at any time potentially significant roots are discovered:

- The arborist/forester will be authorized to halt excavation until appropriate mitigation measures are formulated and implemented.
- If significant roots are identified that must be removed that will destabilize or negatively affect the target trees, the property owner will be notified immediately and a determination for removal will be assessed and made as required by law for treatment of the area that will not risk death decline or instability of the tree.

Tree Maintenance Guidelines

The following recommendations are for general maintenance of trees within the landscaped area of the property. Tree maintenance is to be implemented prior, during and after construction.

Pruning

Major pruning of any tree should only be performed by properly trained and equipped professional tree care specialists. Native oaks require very little pruning, however, mature oaks may benefit from removal of dead, diseased, or weakened branches. To control the size of pine trees and to increase bushiness, the new growth, called candles, may be pruned in the spring as they appear. Monterey Cypressess are similar. Removal of dead or dying branches is recommended through canopy thinning. Canopy thinning consists of the removal of ten to twenty percent of the leaf area also benefits surrounding vegetation by allowing more sunlight through the canopy to the forest floor. The preferred time to prune is when the tree is dormant. Heavy pruning of evergreen oaks should be performed during July and August. Deciduous oaks are best pruned during December and January. Light pruning can be performed at any

time of the year. Avoid excessive pruning, leaving stubbed branches, or painting the pruning wounds.

Maintenance Watering of Established Trees

Native oak trees are adapted to the long dry summers of California and normally do not need supplemental irrigation. Established pine and cypress trees require occasional deep watering to remain healthy. Newly planted trees should be at minimum watered thoroughly once per week for the first six months and twice per month for one year after that until established. Many species of native oaks (i.e. Coast Live Oak) are susceptible to root disease when they are subjected to summer irrigation with the most vulnerable portion of the oak root zone extending out six to ten feet from the trunk of the tree, therefore summer irrigation should be avoided within the inner third (one third of the distance from the trunk to canopy drip line) of the root zone of undisturbed oaks. Planting plants with high water requirements beneath the canopy of native oaks should be avoided. Supplemental watering during drought periods may help maintain tree vigor and resistance to insect attack but should be restricted to the outer two-thirds of the root zone. Occasional light overhead watering may be required to wash off dust from accumulation during the construction phase.

Fertilizing

Undisturbed native oaks should not require supplemental fertilizing because they receive natural fertilizer from detritus leaf litter. Established pine and cypress trees require occasional deep watering accompanied by a light fertilization to remain healthy. Trees under stress due to disease, root pruning, or lack of natural fertilizer may benefit from annual fertilizer application. Nitrogen is the nutrient most often found to be deficient in trees and should be applied only in the outer two-thirds of the root zone where feeding roots exist. Nitrogen application typically should be at a rate of two to four pounds of actual nitrogen per one thousand square feet of surface area.

Agreement by Landowner

The following standard conditions are made a part of all Monterey County Forest Management Plans:

A. Management Objectives

1. Minimize erosion in order to prevent soil loss and siltation.
2. Preserve natural habitat including native forest, understory vegetation and associated wildlife.
3. Prevent forest fire.
4. Preserve scenic forest canopy as located within the Critical View shed (any public viewing area).
5. Preserve landmark trees to the greatest extent possible as defined below.

B. Management Measures

1. Tree Removal: No tree will be removed without a Forest Management Plan or an Amended Forest Management Plan.

2. Application Requirements: Trees proposed for removal will be conspicuously marked by flagging or by paint. Proposed removal of native trees greater than six inches will be the minimum necessary for the proposed development. Removal not necessary for the proposed development will be limited to that required for the overall health and long term maintenance of the forest, as verified in this plan or in subsequent amendments to this plan.

3. Landmark Trees: All landmark trees will be protected from damage if not permitted to be removed as a diseased tree, which threatens to spread the disease to nearby healthy trees or as a dangerous tree, which presents an immediate danger to human life or structures. Landmark oaks are trees that are visually, historically, or botanically significant specimens or are greater than 24 inches or more in diameter at breast height (DBH), or more than 1,000 years old.

4. Dead Trees: Because of their great value for wildlife habitat (particularly as nesting sites for insect eating birds) large dead trees will normally be left in place. Smaller dead trees will normally be removed in order to reduce the fire hazard. Dead trees may be removed at the convenience of the owner.

5. Thinning: Trees less than six inches diameter breast height may be thinned to promote the growth of neighboring trees, without first developing a Forest Management Plan.

6. Protection of Trees: All trees other than those approved for removal shall be retained and maintained in good condition. Trimming, where not injurious to the health of the tree, may be performed wherever necessary in the judgment of the owner, particularly to reduce personal safety and fire hazards. Retained trees which are located close to the construction site shall be protected from inadvertent damage by construction equipment through wrapping of trunks with protective materials, bridging or tunneling under major roots where exposed in foundation or utility trenches and other measures appropriate and necessary to protect the well-being of the retained trees.

7. Fire prevention: Additional trees may be permitted, if necessary, to be removed for compliance with fire safety Codes. California Public Resource Code 4291 mandates vegetation management around homes in areas of State Responsibility for fire control. This plan in no way attempts to limit or ensure compliance with PRC 4291. F.O. Consulting recommends compliance with PRC 4291 and strict adherence to all recommendations of the local Fire Marshall.

In addition to any measures required by the local California Department of Forestry fire authorities, the owner will;

- A) Maintain a spark arrester screen atop each chimney.
- B) Maintain spark arresters on gasoline-powered equipment.
- C) Establish a "greenbelt" by keeping vegetation in a green growing condition to a distance of at least 50 feet around the house.
- D) Break up and clear away any dense accumulation of dead or dry underbrush or plant litter, especially near landmark trees and around the greenbelt.

8. Use of fire (for clearing, etc.): Open fires will be set or allowed on the parcel only as a forest management tool under the direction of the Department of Forestry authorities, pursuant to local fire ordinances and directives.

9. Clearing Methods: Brush and other undergrowth, if removed, will be cleared through methods, which will not materially disturb the ground surface. Hand grubbing, crushing and mowing will normally be the methods of choice

10. Irrigation: In order to avoid further depletion of groundwater resource, prevent root diseases and otherwise maintain favorable conditions for the native forest, the parcel will not be irrigated except within developed areas. Caution will be exercised to avoid over watering around trees.

11. Exotic Plants: Care will be taken to eradicate and to avoid introduction of the following pest species:

- A) Pampas grass
- B) Genista (Scotch broom, French broom)
- C) Eucalyptus (large types)

Amendments

The Monterey County Director of Planning may approve amendments to this plan, provided that such amendments are consistent with the provisions of the discretionary permit or building submittal. Amendments to this Forest Management Plan will be required for proposed tree removal not shown as part of this Plan, when the proposed removal falls within the description of a Forest Management Plan or Amendment to an existing Forest Management Plan.

Amended Forest Management Plan

A) An amended forest Management Plan shall be required when:

- 1. The Monterey County Director of Planning has previously approved a Forest Management Plan for the parcel.
- 2. The proposed tree removal as reviewed as part of a development has not been shown in the previously approved Forest management plan.

B) At a minimum, the Amended Forest Management Plan shall consist of:

- 1. A plot showing the location, type and size of each tree proposed for removal, as well as the location and type of trees to be replanted.
- 2. A narrative describing reasons for the proposed removal, alternatives to minimize the amount and impacts of the proposed tree removal, tree replanting information and justification for removal of trees outside of the developed area if proposed.

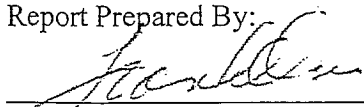
Compliance

It is further understood that failure to comply with this Plan will be considered as failure to comply with the conditions of the Coastal Development Permit.

Transfer of Responsibility

This plan is intended to create a permanent forest management program for the site. It is understood, therefore, that in the event of a change of ownership, this plan shall be as binding on the new owner as it is on the present owner. As a permanent management program, this Plan will be conveyed to the future owner upon sale of the property.

Report Prepared By:



Frank Ono, ISA Certified Arborist #536, SAF member#48004

11/02/2012

Date

Recommendations Agreed to by landowner:

Landowner

Date

Forest Management Plan approved by:

Director of Planning

Date

TREE CHART

The following trees were located and tagged on site that are adjacent the project area

Number	Diameter	Species	Condition	Position	Comments
810	21	Oak	Fair	Codominant	Oak Worms
811	18	Pine	Good	Dominant	
812	50	Pine	Poor	Dominant	Root decay, Conk, thinning canopy
812.1	8	Cypress	Good	Codominant	Planted
812.2	7	Cypress	Good	Codominant	Planted
812.3	8	Cypress	Good	Codominant	Planted
813	46	Pine	Poor	Codominant	Root decay, Dying, Dead canopy
814	10	Pine	Good	Dominant	
815	7	Oak	Fair	Dominant	Oak worms
816	11	Pine	Good	Codominant	
817	41	Pine	Fair	Dominant	Twisted stem, included bark
818	18	Pine	Fair	Codominant	15% LCR
819	11	Pine	Good	Suppressed	
820	16	Pine	Poor	Codominant	Uprooting
821	17	Pine	Fair	Dominant	
822	34	Pine	Fair	Dominant	
823	28	Pine	Good	Dominant	
824	20	Pine	Good	Dominant	
825	14	Oak	Good	Codominant	
826	26	Pine	Good	Codominant	
827	25	Pine	Fair	Codominant	Limb breakage
828	28	Pine	Fair	Dominant	
829	14	Oak	Fair	Suppressed	
830	7	Pine	Good	Suppressed	
831	27	Pine	Good	Dominant	
832	9	Pine	Fair	Suppressed	
833	11	Pine	Fair	Codominant	PC canopy dieback
834	14	Pine	Fair	Suppressed	
835	46	Pine	Fair	Dominant	PC canopy dieback
836	29	Pine	Good	Codominant	
837	28	Pine	Good	Codominant	

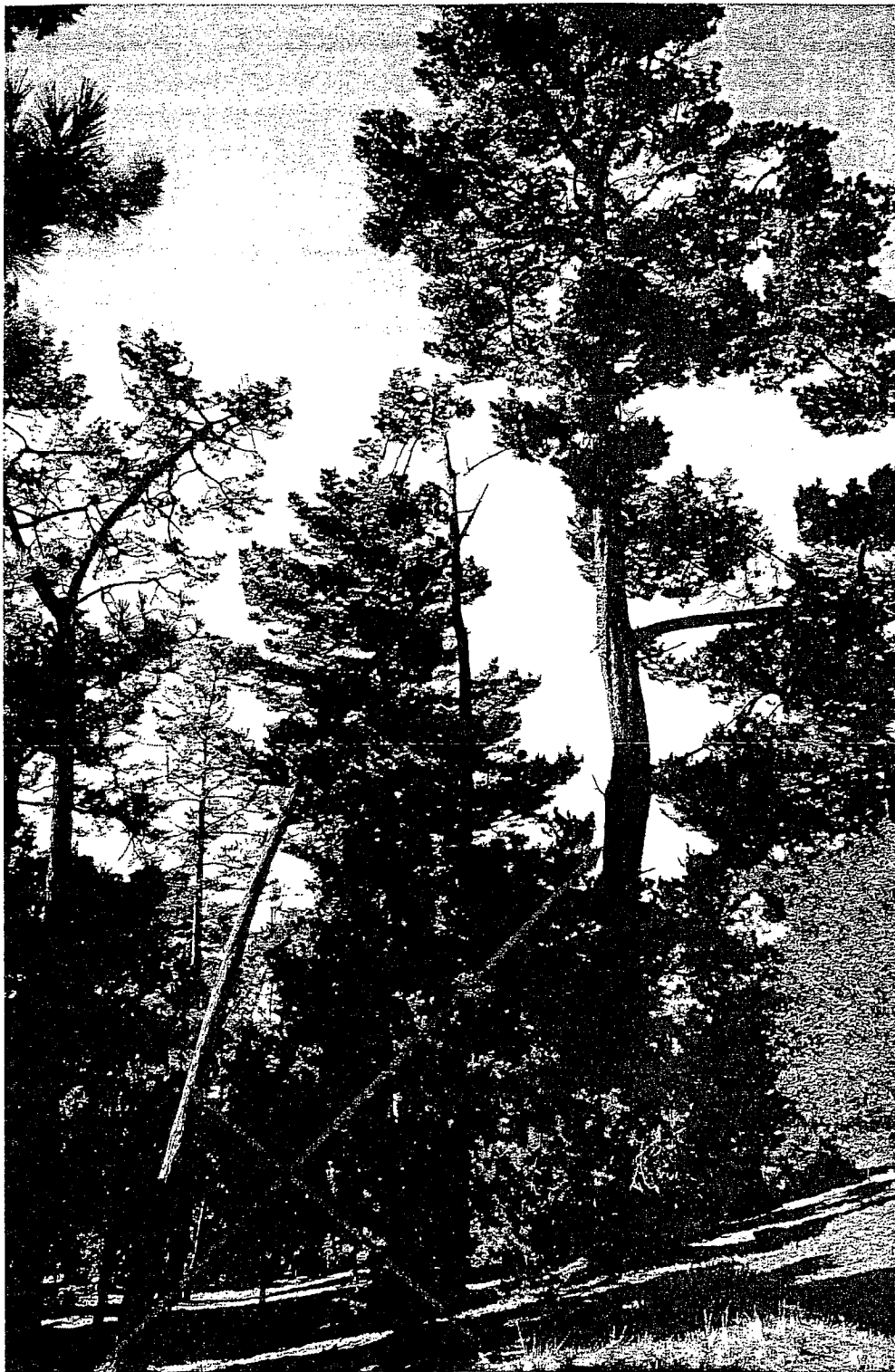


Pines #812 and #813

PHOTOGRAPHS

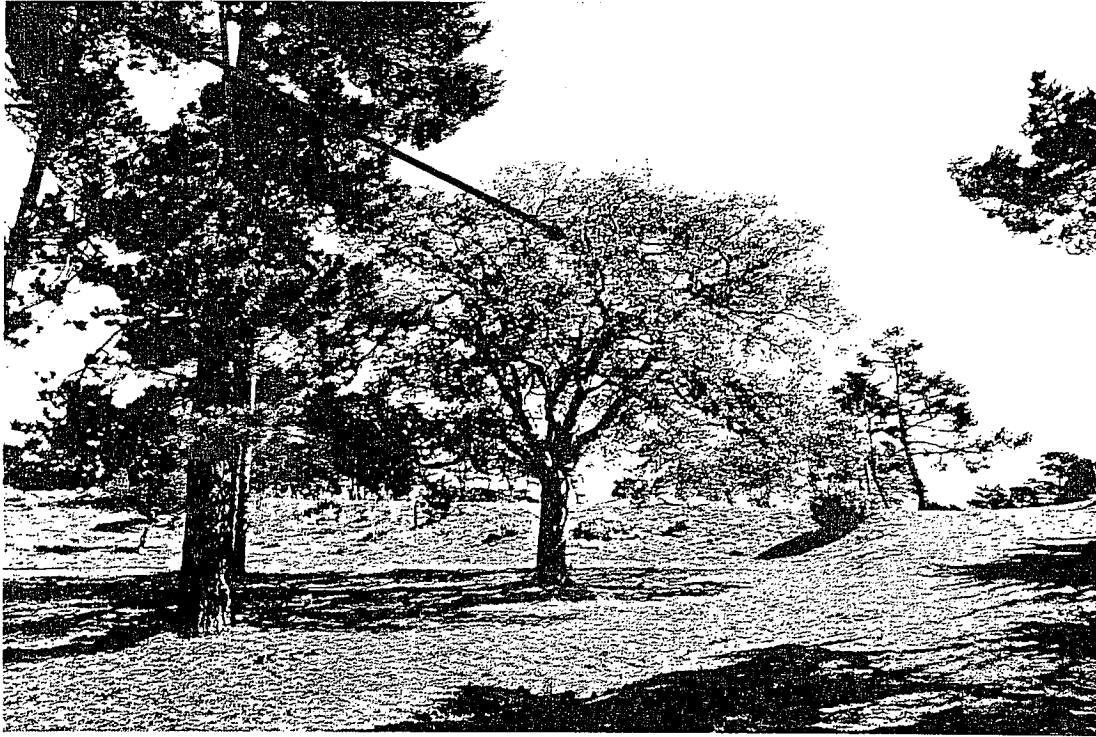


Access road/ proposed driveway, tree #810 is the oak at the center with #811 to the left and #812 and #813 to the right



Pine #817 has twisted bulging bark, tree #820 that is partially uprooted and leaning into another tree.

Oak #810 and Pine #811

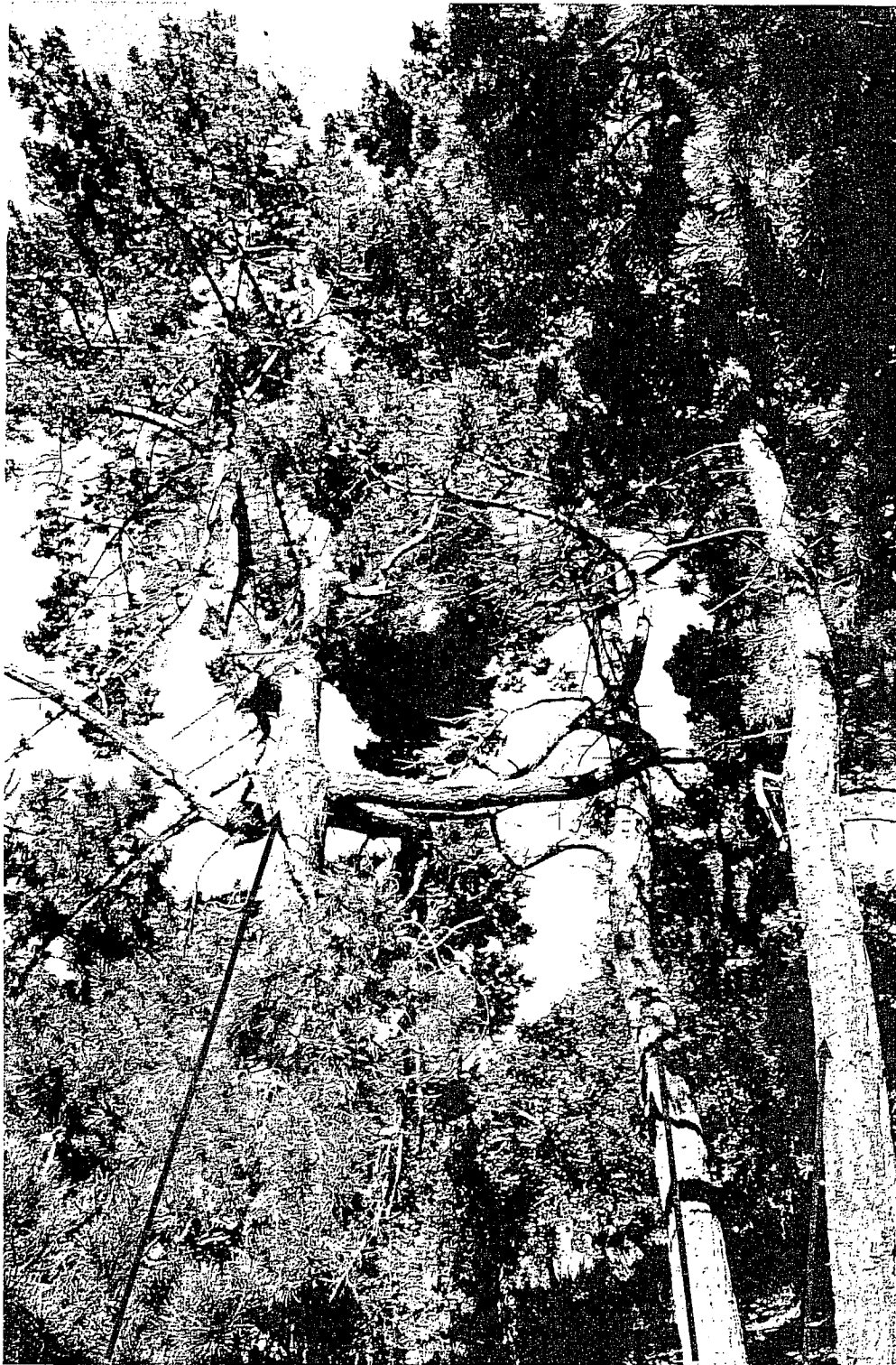


Pines #812 and #813

Base of tree #820 with lifted roots

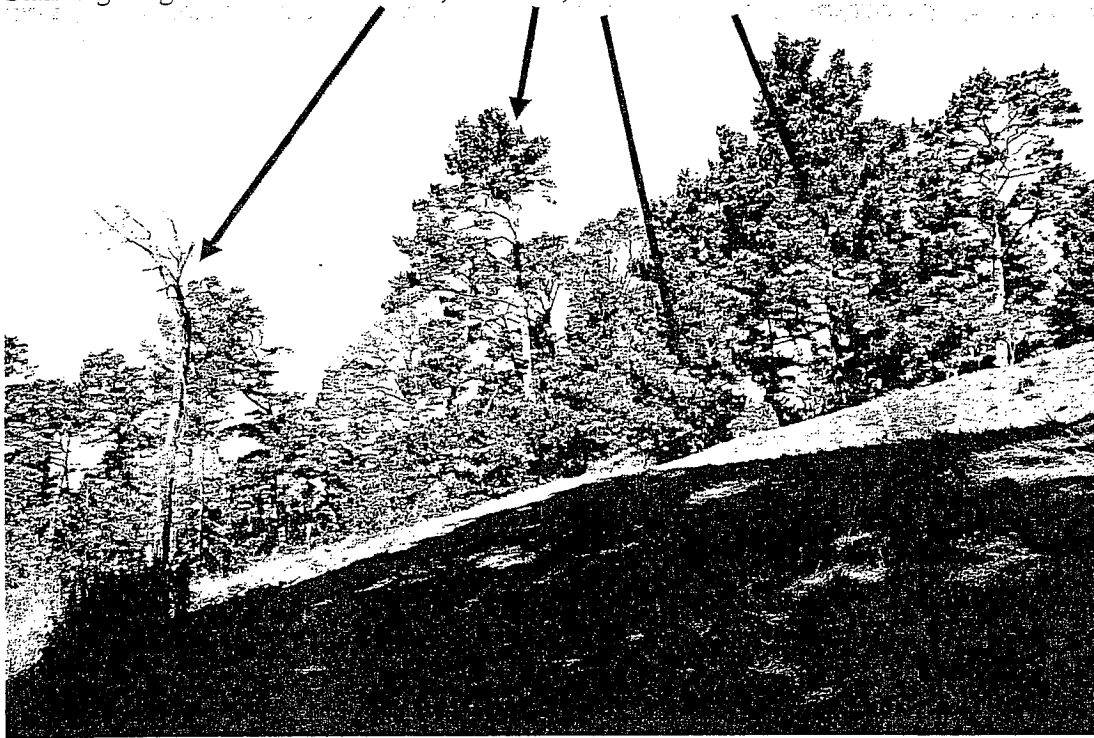


Tree #820 and tree #817



Tree #827 has limb breakage and deformed canopy. Trees #826 and #827 are to the north

Standing snags are below to the left, tree#835, #833 and #831.



Tree #835 is further down slope from tree #833 and 831



The standing snag area. Larger standing trees should remain while smaller low level fuels should be removed.

Snag area is below the toe of the slope of the building pad is where there is an area of non-native acacia planting.

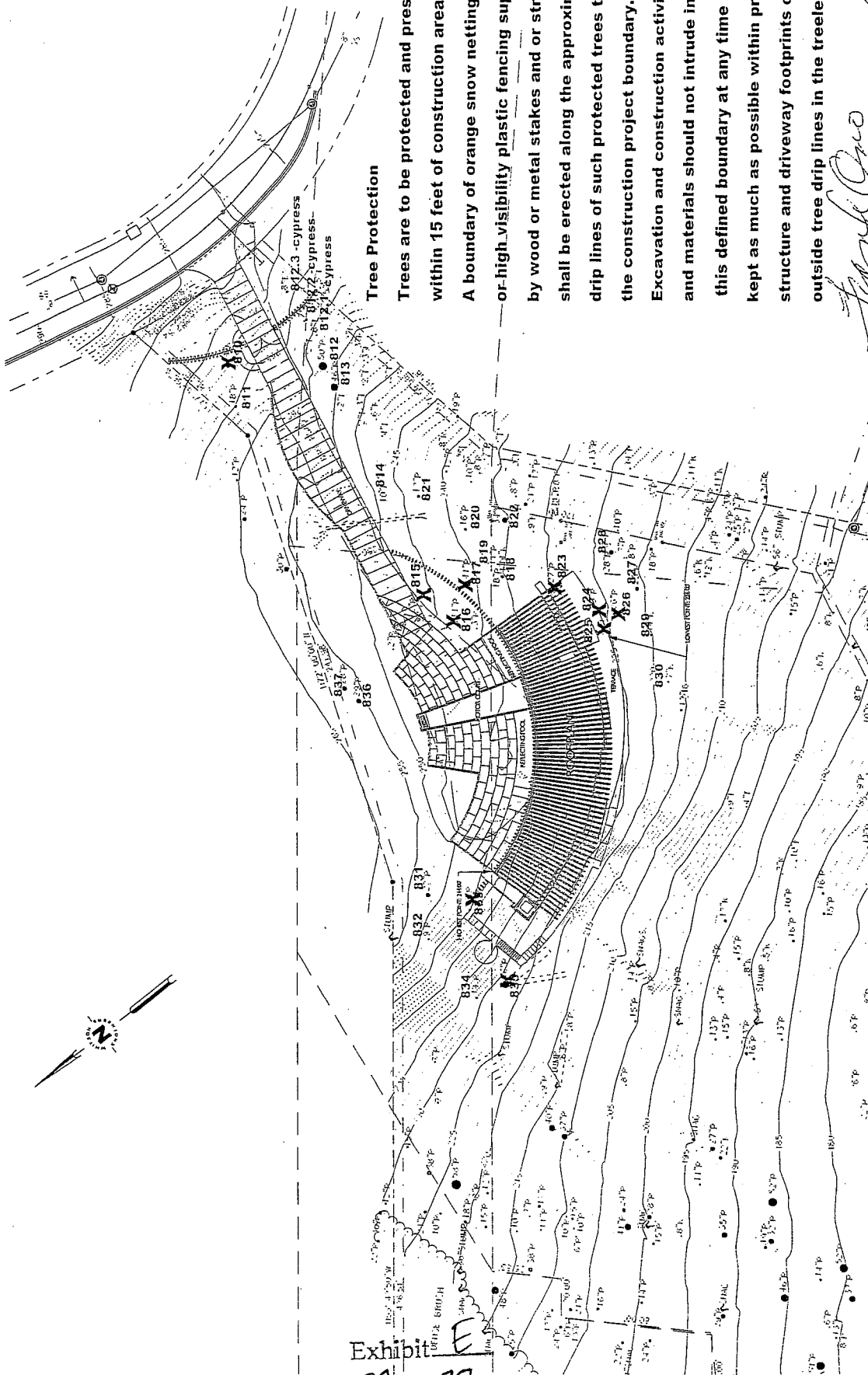


Non-native vegetation at the toe of the slope of the building pad is Pittosporum and acacia.

Oak #830, Pittosporum is circled



Pine in picture to the left is on the adjacent property; trees #836 and #837



Tree Protection

- Trees are to be protected and preserved within 15 feet of construction areas.
- A boundary of orange snow netting or high-visibility plastic fencing supported by wood or metal stakes and or straw bales shall be erected along the approximate drip lines of such protected trees to define the construction project boundary.
- Excavation and construction activities and materials should not intrude into this defined boundary at any time and kept as much as possible within proposed structure and driveway footprints or outside tree drip lines in the treeless areas.

Frank Ono

Frank Ono Dated 10/20/2012
 Urban Forestry & Arboriculture
 International Society of Arboriculture C.A. #536
 Member Society of American Foresters #40084

PRO