

## MONTEREY COUNTY PLANNING COMMISSION

<b>Meeting:</b> August 26, 2009	<b>Time:</b> 9:00 AM	<b>Agenda Item No.:</b> 1
<b>Project Description:</b> Combined Development Permit consisting of: 1) An Administrative Permit and Design Approval to allow the construction of a 6,230 square-foot two-story single family dwelling with an attached 1,000 square-foot three-car garage, a 1,055 square-foot barn, an 800 square-foot swimming pool, 15 garden walls totaling 580 linear feet; 2) A Use Permit to allow the removal of 11 oak trees and the re-location of 5 oak trees; and 3) An Administrative Permit to allow the construction of an 840 square-foot detached senior citizen unit with a 253 square-foot covered terrace and grading consisting of 240 cubic yards of cut and 75 cubic yards of fill.		
<b>Project Location:</b> 8 Goodrich Trail, Carmel		<b>APN:</b> 239-102-021-000
<b>Planning File Number:</b> PLN080350		<b>Owner:</b> Gustavo Taylor <b>Agent:</b> Tom Meaney
<b>Planning Area:</b> Carmel Valley Master Plan		<b>Flagged and staked:</b> Yes
<b>Zoning Designation:</b> : "RG/10-D-S-RAZ" or Rural Grazing, 10 acres per unit with Design Control, Site Plan Review and Residential Allocation Zoning district overlays.		
<b>CEQA Action:</b> Addendum to EIR No. 94-005 prepared pursuant to Article 11, Section 15111		
<b>Department:</b> RMA - Planning Department		

### RECOMMENDATION:

Staff recommends that the Planning Commission adopt a resolution (**Exhibit C**) to:

- 1) Consider the Addendum to the Environmental Impact Report for the Santa Lucia Preserve (EIR 94-005);
- 2) Approve PLN080350, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**).

### PROJECT OVERVIEW:

The Taylor project consists of a Combined Development Permit consisting of: 1) An Administrative Permit and Design Approval to allow the construction of a 6,230 square-foot two-story single family dwelling with an attached 1,000 square-foot three-car garage, a 1,055 square-foot barn, an 800 square-foot swimming pool, 15 garden walls totaling 580 linear feet; 2) A Use Permit to allow the removal of 11 oak trees and the re-location of 5 oak trees; and 3) An Administrative Permit to allow the construction of an 840 square-foot detached senior citizen unit with a 253 square-foot covered terrace and grading consisting of 240 cubic yards of cut and 75 cubic yards of fill. The development is proposed on a 35-acre parcel which contains a building envelope or "homeland boundary". The property is zoned Rural Grazing, 10 acres per unit with Design Control, Site Plan Review and Residential Allocation Zoning district overlays or "RG/10-D-S-RAZ".

Staff has determined that the proposed project has been sited in the most appropriate location within the building envelope. Staff has reviewed the project in relation to consistency with the Monterey County General Plan, Carmel Valley Master Plan and the Monterey County Zoning Ordinance (Title 21) and has found the project to consistent with all relevant County Plans, policies and regulations.

See **Exhibit B** for a more detailed discussion.

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

- √ RMA - Public Works Department

- ✓ Environmental Health Division
- ✓ Water Resources Agency
- ✓ Carmel Valley Fire Protection District

Agencies that submitted comments are noted with a check mark ("✓"). Conditions recommended by The Carmel Valley Fire Protection District, Public Works, Environmental Health Division and the Water Resources Agency have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached as Exhibit 1 to the draft resolution (**Exhibit C**).

The project was not referred to the Carmel Valley 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 not warrant referral to the LUAC because the project did not require an Initial Study or Environmental Impact Report.

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

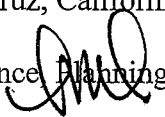
/S/ Brittanyann Nicholson



Brittanyann Nicholson, Assistant Planner  
 (831) 755-5854, nicholsonb@co.monterey.ca.us  
 (July 24, 2009)

cc: Front Counter Copy; Planning Commission; Carmel Valley Fire Protection District; Public Works Department; Environmental Health Division; Water Resources Agency; Laura Lawrence, Planning Services Manager; Brittanyann Nicholson, Project Planner; Carol Allen, Senior Secretary; Gustavo Taylor TR, Owner; Tom Meaney, Agent; Planning File PLN080350.

- Attachments:
- Exhibit A Project Data Sheet
  - Exhibit B Project Discussion
  - Exhibit C Draft Resolution, including:
    1. Conditions of Approval
    2. Site Plan, Floor Plan and Elevations
  - Exhibit D Vicinity Map
  - Exhibit E Current Tree Removal Chart for Phase E (Potrero Subdivision)
  - Exhibit F Addendum Pursuant to CEQA, Article 11, Section 15111 for PLN080350
  - Exhibit G Technical Reports:
    1. "Construction Impacts Analysis" (LIB090351) prepared by Maureen Hamb-WCISA Certified Arborist #2280, Santa Cruz, California, October 1, 2008.
    2. "Subsequent Construction Impacts Analysis" (LIB090350) prepared by Maureen Hamb-WCISA Certified Arborist #2280, Santa Cruz, California, March 9, 2009.

This report was reviewed by Laura Lawrence,  Planning Services Manager

# EXHIBIT A

## Project Information for PLN080350

Project Title: TAYLOR GUSTAVO F TR

Location: 8 GOODRICH TRL CARMEL

Applicable Plan: Carmel Valley Master Plan

Permit Type: Combined Development Permit

Environmental Status: ADDENDUM

Advisory Committee: Carmel Valley

Primary APN: 239-102-021-000

Coastal Zone: No

Zoning: RG/10-D-S-RAZ

Plan Designation: RURAL GRAZING

Final Action Deadline (884): 7/21/2009

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### Project Site Data:

Lot Size: 35 AC

Existing Structures (sf): 0

Proposed Structures (sf): 9,125

Total Sq. Ft.: 9,125

Coverage Allowed: 5%

Coverage Proposed: 0.4%

Height Allowed: 35'

Height Proposed: 29'

FAR Allowed: N/A

FAR Proposed: N/A

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### Resource Zones and Reports:

Environmentally Sensitive Habitat: No

Biological Report #: N/A

Forest Management Rpt. #: LIB090351

Erosion Hazard Zone: MODERATE

Soils Report #: LIB090352

Archaeological Sensitivity Zone: MODERATE

Archaeological Report #: N/A

Geologic Hazard Zone: IV

Geologic Report #: N/A

Fire Hazard Zone: VERY HIGH

Traffic Report #: N/A

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### Other Information:

Water Source: PUBLIC

Water Dist/Co: SANTA LUCIA PRESERVE

Fire District: CARMEL VALLEY F.P.D

Tree Removal: 11 OAK

Sewage Disposal (method): SEPTIC

Sewer District Name: N/A

Grading (cubic yds.): 315.0

## EXHIBIT B PROJECT DISCUSSION

The Taylor project consists of a Combined Development Permit composed of: 1) An Administrative Permit and Design Approval to allow the construction of a 6,230 square-foot two-story single family dwelling with an attached 1,000 square-foot three-car garage, a 1,055 square-foot barn, an 800 square-foot swimming pool, 15 garden walls totaling 580 linear feet; 2) A Use Permit to allow the removal of 11 oak trees and the re-location of 5 oak trees; and 3) An Administrative Permit to allow the construction of an 840 square-foot detached senior citizen unit with a 253 square-foot covered terrace and grading consisting of 240 cubic yards of cut and 75 cubic yards of fill. The development is proposed on a 35-acre parcel containing a building envelope or "homeland boundary." The property is zoned Rural Grazing, 10 acres per unit with Design Control, Site Plan Review and Residential Allocation Zoning district overlays or "RG/10-D-S-RAZ".

On February 6, 1996 the Board of Supervisors (BOS) (Resolution Number 96-059) certified the final Environmental Impact Report (EIR Number 94-005) for the Santa Lucia Preserve. A component of the EIR examined a "worse case" scenario regarding complete tree removal for each building envelope or "homeland boundary". A supplemental EIR (SEIR) to EIR Number 94-005 was prepared and certified for the Potrero Subdivision in 2003. Condition of approval Number 25 of the Potrero Subdivision provided specific tree removal estimates for each lot. The Taylor project site was allotted 12 protected trees for removal. The project proposes to remove 11 additional trees with five trees proposed for relocation on site. While this project proposes to exceed the allotment for the lot by 11 trees, the environmental effects of total tree removal within the designated building envelopes have been addressed by the Santa Lucia Preserve EIR. Applicable mitigation measures from the EIR have been incorporated as conditions of approval number 14 and 15 and include a 3 to 1 replacement ratio for protected trees that are not considered "landmark" and a 5 to 1 ratio for landmark trees.

A total of 40 protected oak trees were originally proposed for removal for the Taylor project. Of the 40 trees, 12 were allotted for removal through approval of the Potrero Subdivision, 3 of the trees are considered "Landmark". County staff requested a supplemental arborist report be prepared to address other options to reduce tree removal to the minimum required under the circumstance of the case in accordance with the regulations of Title 21, Section 21.64.260. The supplemental arborist report prepared by Maureen Hamb, dated March 9, 2009 addressed options and concerns relayed by County staff.

Some of the options included:

- 1) Relocating the proposed pool;
- 2) Eliminating walkways, reducing grading, related garden walls and terracing;
- 3) Relocating the house slightly to the east of the property;
- 4) Eliminating the courtyard proposed in the center of the residence and;
- 5) Removing a kitchen pop-out to preserve trees 33 and 34.

Staff concerns were addressed in the referenced supplemental arborist report as follows:

- a) The relocation of the pool would impact trees 95 and 96 which are healthy and maintain good structure;
- b) Trees 93 and 94 are being removed due to a covered terrace area and are to be professionally relocated, tree 46 which appeared to be proposed for removal due to a walkway can not be saved due to dramatic grade elevation differences;
- c) The arborist analyzed the potential to reduce tree removal by relocating the house to

- the east and determined it would increase tree removal;
- d) The trees in the courtyard are in poor condition with areas of decay within the structure of the trees and therefore can not be professionally re-located;
  - e) According to the arborist and architect, removing the kitchen pop-out to preserve trees 33 and 34 would not leave sufficient space for the preservation of the referenced trees. Approximately 6 feet by 60 feet (360 square feet) of the south-west wing of the residence would have to be eliminated requiring complete re-design of the interior of the residence (according to the architect) and possibly result additional tree removal. Tree 34 is a 13.4" diameter coast live oak in poor condition; tree 33 is a 25.5" diameter coast live oak in good condition according to a survey conducted by Maureen Hamb.

Project changes have been made since the original submittal which has reduced the tree removal from 39 protected oak trees to a total of 28 protected oaks: (12 of which were previously approved for removal as part of the Potrero Subdivision) and re-location of 5 of the trees resulting in a total loss of 11 oak trees on the project site.

An Addendum to the Santa Lucia Preserve EIR (94-005) was prepared pursuant to Code of Regulations, Title 11, Section 15111 (CEQA Guidelines). Pursuant to Section 15112 of the CEQA Guidelines, there are no substantial changes proposed in the project that would require major revisions to the prior EIR. The SEIR to the Santa Lucia Preserve EIR was prepared to analyze potential impacts from the Potrero Subdivision. Condition of Approval number 25 of the Potrero Subdivision provided specific tree removal estimates for each lot created by the subdivision. The Taylor parcel, Lot E18 was allotted the removal of 12 protected trees when the Potrero subdivision was approved. The Taylor project would result in the removal of 28 protected oak trees of the 28 trees, 12 were allotted for removal with approval of the subdivision and five of the trees will be relocated on the project site. The addendum was prepared to address impacts related to the additional 11 protected oak trees proposed for removal not analyzed under the adopted EIR.

**EXHIBIT C  
DRAFT RESOLUTION**

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

In the matter of the application of:

**TAYLOR (PLN080350)**

**RESOLUTION NO.**

Resolution by the Monterey County Planning  
Commission:

- 1) Consider the Addendum to the Environmental Impact Report for the Santa Lucia Preserve (EIR 94-005);
- 2) Approving a Combined Development Permit consisting of: 1) An Administrative Permit and Design Approval to allow the construction of a 6,230 square-foot two-story single family dwelling with an attached 1,000 square-foot three-car garage, a 1,055 square-foot barn, an 800 square-foot swimming pool, 15 garden walls totaling 580 linear feet; 2) A Use Permit to allow the removal of 11 oak trees and the re-location of 5 oak trees; and 3) An Administrative Permit to allow the construction of an 840 square-foot detached senior citizen unit with a 253 square-foot covered terrace and grading consisting of 240 cubic yards of cut and 75 cubic yards of fill.

(PLN080350, Taylor, 8 Goodrich Trail, Carmel, Carmel Valley Master Plan (APN: 239-102-021-000))

**The Taylor Combined Development Permit application (PLN080350) came on for public hearing before the Monterey County Planning Commission on August 12, 2009. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:**

**FINDINGS**

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

- EVIDENCE:** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the Monterey County General Plan,
  - Carmel Valley Master Plan,
  - Monterey County Zoning Ordinance (Title 21)

No conflicts were found to exist. No communications were received

- during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
- b) The property is located at 8 Goodrich Trail, Carmel (Assessor's Parcel Number 239-102-021-000, Carmel Valley Master Plan. The parcel is zoned Rural Grazing, 10 acres per unit with Design Control, Site Plan Review and Residential Allocation Zoning district overlays or "RG/10-D-S-RAZ", which allows the construction of a single family dwelling, subject to an Administrative Permit. Therefore, the project is an allowed land use for the site.
  - c) The project consists of the construction of a 6,230 square-foot two-story single family dwelling with an attached 1,000 square-foot three-car garage, a 1,055 square-foot barn, an 800 square-foot swimming pool and 15 garden walls totaling 580 linear feet. Such a use requires an Administrative Permit in accordance with Title 21, Section 21.45.040.B. The project also consists of the construction of an 840 square-foot detached senior citizen unit with a 253 square-foot covered terrace which requires an Administrative Permit in accordance with Section 21.32.040.B. The project results in the removal of 28 protected oak trees, 12 of which were approved for removal with the approval of the Potrero Subdivision and five of which are suitable for re-location on site. A total of 11 protected oak trees are proposed for removal for this project which requires a Use Permit in accordance with Section 21.64.260.D.3.a of Title 21. Staff has found the project consistent with the development standards of Sections 21.32.060, 21.64.260 and 21.64.010 of Title 21.
  - d) The property is within a Design Control District overlay which requires additional design review of proposed structures within the District to assure protection of the public viewshed and neighborhood character without imposing undue restrictions on private property. In addition, Carmel Valley Master Plan Policy 26.1.26 requires that development is either visually compatible with the character of the valley, including the immediate surrounding areas, or shall enhance the quality of the areas which may have been degraded by existing development. The materials and colors proposed are: a plaster exterior with beige "Drennan" paint, windows, shutters, a garage door, gate and barn stalls of faint blue "Northern Light" paint and a terra cotta tile roof. Staff has determined that the project design, materials to be used, and colors chosen for the project are consistent and compatible with residences in the immediate area and blend in with the natural landscape of the property and therefore comply with the purpose of the Design Control District and meet the Carmel Valley Master Plan policy referenced above.
  - e) The project planner conducted a site inspection on August 1, 2008 and June 19, 2009 to verify that the project on the subject parcel conforms to the plans listed above.
  - f) The project was not referred to the Carmel Valley 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 not warrant referral to the LUAC because the project did not require an Initial Study or Environmental Impact Report.

- g) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN080350.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Carmel Valley Fire Protection District, Public Works, Environmental Health Division, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
  - b) Staff identified potential impacts to Biological Resources (oak trees), and Soil/Slope Stability. Technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:
    - “Construction Impacts Analysis” (LIB090351) prepared by Maureen Hamb-WCISA Certified Arborist #2280, Santa Cruz, California, October 1, 2008.
    - “Subsequent Construction Impacts Analysis” (LIB090350) prepared by Maureen Hamb-WCISA Certified Arborist #2280, Santa Cruz, California, March 9, 2009.
    - “Geotechnical Engineering Investigation” (LIB090352) prepared by Moore Twining Associates, INC., Fresno, California, July 11, 2008.

According to Monterey County Resource Maps, the parcel is located within an area of “moderate” archaeological sensitivity. The Archaeological Reconnaissance prepared for the Rancho San Carlos – Potrero project by Gary Breshini identifies cultural resources found at the Rancho. The referenced archaeological report did not identify any pre-historic, historic or archaeological sites on or in the immediate vicinity of the Taylor property. Condition of Approval number 4 requires that work be stopped within 50 meters (165 feet) in the event of a resource being uncovered and to 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.

- c) Staff conducted a site inspection on August 1, 2008 and June 19, 2009 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN080350.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the project applied for will not under the circumstances of



this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by The Carmel Valley Fire Department, Public Works Department, Environmental Health Division and the Water Resources Agency. The respective departments/agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
  - b) Necessary public facilities are available and will be provided. The project will receive water from the Santa Lucia Preserve Water System and will dispose of wastewater through a new septic system.
  - c) Preceding findings and supporting evidence for PLN080350.

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

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
  - b) Staff conducted a site inspection on August 1, 2008 and June 19, 2009 and researched County records to assess if any violation exists on the subject property.
  - c) There are no known violations on the subject parcel.
  - d) Zoning violation abatement costs, if any, have been paid. A condition is included to assure that all zoning abatement costs, if any, have been paid.
  - e) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN080350.

5. **FINDING:** **CEQA (Addendum):** - An Addendum to a previously certified EIR was prepared pursuant to Code of Regulations, Title 11, Section 15111 to reflect changes or additions in the project that do not cause substantial changes or new information that would require major revisions to the adopted EIR.

- EVIDENCE:**
- a) A Supplemental EIR (SEIR) to the EIR prepared for the Santa Lucia Preserve Comprehensive Development (EIR 94-005) plan was prepared and certified for the Potrero Subdivision in 2003.
  - b) An Addendum to the Santa Lucia Preserve EIR (94-005) was prepared pursuant to Code of Regulations, Title 11, Section 15111 (CEQA Guidelines).
  - c) Pursuant to Section 15112 of the CEQA Guidelines, there are no substantial changes proposed in the project that would require major revisions to the prior EIR. The SEIR to the Santa Lucia Preserve EIR was prepared to analyze potential impacts from the Potrero Subdivision. Condition of Approval number 25 of the Potrero Subdivision provided specific tree removal estimates for each lot created by the subdivision.

The Taylor parcel, Lot E18 was allotted the removal of 12 protected trees when the Potrero subdivision was approved. The Taylor project would result in the removal of 28 protected oak trees. Of the 28 trees 12 were allotted for removal with approval of the subdivision and five of the trees will be relocated on the project site. The addendum was prepared to address impacts related to the additional 11 protected oak trees proposed for removal not analyzed under the adopted EIR.

- d) Pursuant to Section 15112 of the CEQA Guidelines, there is no new information of substantial importance that was not known at the time the EIR. Staff has received new information regarding the specific development of Lot E18 (the Taylor property) i.e. development plans and reports. An addendum has been prepared to address impacts related to the additional 11 protected oak trees proposed for removal which were not analyzed under the adopted EIR (94-005). County staff does not find this new information to be of substantial importance.

6. **FINDING:** **SENIOR UNIT** – The subject project meets the regulations, standards and circumstances for a senior unit in accordance with the applicable goals, policies, and regulations of the applicable area plan and zoning codes.

- EVIDENCE:**
- a) That the establishment of the senior unit will not, under the circumstances of the particular application, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood or to the general welfare of the County. (*Finding 3*)
  - b) All zoning violation abatement costs, if any, have been paid. (*Finding 4*)
  - c) The subject property upon which the senior unit is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and any other applicable provisions of this Title. The proposed senior unit is 840 square feet with an attached approximately 253 square-foot covered terrace which complies with the maximum square footage limitation on senior units of 850 square feet. The proposed height of the unit is 11 feet from average natural grade which is under the maximum height limitation of 35 feet for habitable accessory structures within the Rural Grazing Zoning District or “RG”. A senior citizen unit deed restriction has been incorporated into the project as condition of approval 11.
  - d) That adequate sewage disposal and water supply facilities exist or are readily available, as approved by the Director of Environmental Health. The Environmental Health Division reviews development proposals within the County to ensure that adequate sewage disposal and water supply facilities exist for the project or are readily available. Environmental Health deemed the project complete on December 8, 2008 with one recommended standard condition of approval, which has been incorporated into the project as condition number 20 which requires a licensed engineer to submit a septic system design for the project to the Environmental Division for review and approval prior to the issuance of permits. The Environmental Health Division has determined that the project, as conditioned will have adequate waste water and water supply facilities.

- e) That the proposed senior unit will not adversely impact traffic conditions in the area. The Public Works Department reviews development proposals within the County to ensure that traffic conditions would not be adversely affected by the proposal and, if so, they recommend conditions of approval and or mitigation measures to reduce or eliminate potential adverse impacts. The Public Works Department deemed the project complete on December 1, 2008 and recommended three conditions of approval, which have been incorporated into the project as conditions of approval 17 through 19 which require traffic mitigation fees to be paid. The Public Works Department has determined that the project, as conditioned not adversely impact traffic conditions in the area.
- f) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN080350.

7. **FINDING:** **TREE REMOVAL – INLAND** The tree removal is the minimum required under the circumstances and the removal will not involve a risk of adverse environmental impacts.

- EVIDENCE:**
- a) The project includes application for the removal of 28 oak trees of a protected statue, 12 of which were approved for removal with the approval of the Potrero Subdivision and five of which are suitable for re-location on site. A total of 11 protected oak trees are proposed for removal for the project which requires a Use Permit in accordance with Section 21.64.260.D.3.a of Title 21. Staff has found the project consistent with the regulations of Section 21.64.260 of the Monterey County Zoning Ordinance (Title 21) the authority to grant said permit has been met.
  - b) On February 6, 1996 the Board of Supervisors (BOS) Resolution Number 96-059 certified the final Environmental Impact Report (EIR Number 94-005) for the Santa Lucia Preserve. A component of the EIR examined a “worse case” scenario regarding complete tree removal for each building envelope or “homeland boundary”. A supplemental EIR (SEIR) to EIR Number 94-005 was prepared and certified for the Potrero Subdivision in 2003. Condition of approval Number 25 of the Potrero Subdivision provided specific tree removal estimates for each lot. The project site was allotted 12 protected trees for removal. The project proposes to remove 11 additional trees with five trees which are suitable for relocation being moved to another location on site. While this project proposes to exceed the allotment for the lot by 11 trees, the environmental effects of total tree removal within the designated building envelopes have been addressed by the Santa Lucia Preserve EIR. Applicable mitigation measures from the EIR have been incorporated as conditions of approval and include a 3 to 1 replacement ratio for protected trees that are not considered “landmark” and a 5 to 1 ratio for landmark trees.
  - c) A total of 40 protected oak trees were originally proposed for removal for the Taylor project. Of the 40 trees, 12 were allotted for removal through approval of the Potrero Subdivision and 3 of the trees are considered “Landmark”. County staff requested a supplemental arborist report be prepared to address other options to reduce tree removal to the

minimum required under the circumstance of the case. The supplemental arborist report prepared by Maureen Hamb, dated March 9, 2009 addressed concerns relayed by County staff.

Some of the options included:

- 1) Relocating the proposed pool;
- 2) Eliminating walkways, reducing grading, related garden walls and terracing;
- 3) Relocating the house slightly to the east of the property;
- 4) Eliminating the courtyard proposed in the center of the residence and;
- 5) Removing a kitchen pop-out to preserve trees 33 and 34.

Staff concerns were addressed in the referenced supplemental arborist report as follows:

- a) The relocation of the pool would impact trees 95 and 96 which are healthy and maintain good structure;
- b) Trees 93 and 94 are being removed due to a covered terrace area and  
are to be professionally relocated, tree 46 which appeared to be proposed for removal due to a walkway can not be saved due to dramatic elevation differences;
- c) The arborist analyzed the potential to reduce tree removal by relocating the house to the east and determined it would increase tree removal;
- d) The trees in the courtyard are in poor condition with areas of decay within structure of the trees and can not be professionally re-located;
- e) According to the arborist and architect, removing the kitchen pop-out to preserve trees 33 and 34 would not leave sufficient space for the preservation of the referenced trees. Approximately 6 feet by 60 feet (360 square feet) of the south-west wing of the residence would have to be eliminated requiring complete re-design of the interior of the residence (according to the architect) and possibly result additional tree removal. Tree 34 is a 13.4" diameter coast live oak in poor condition; tree 33 is a 25.5" diameter coast live oak in good condition according to a survey conducted by Maureen Hamb.

Project changes have been made since the original submittal which has reduced the tree removal from 39 protected oak trees to a total of 28 protected oaks, 12 which were allotted for removal with the approval of the subdivision and 5 of the trees being relocated on the project site resulting in a total loss of 11 oak trees on the project site.

- d) A Construction Impact Analysis and supplemental report was prepared by Maureen Hamb-WCISA Certified Arborist #2280.
- e) Measures for tree protection during construction have been incorporated as conditions and include tree protection zones and trunk protection (Condition 14).
- f) The removal will not involve a risk of adverse environmental impacts. A supplemental EIR (SEIR) to EIR Number 94-005 was prepared and certified for the Potrero Subdivision in 2003. Condition of approval Number 25 of the Potrero Subdivision provided specific tree removal estimates for each lot. The project site was allotted 12 protected trees

for removal. The project proposes to remove 11 additional trees with five trees which are suitable for relocation being moved to another location on site. While this project proposes to exceed the allotment for the lot by 11 trees, the environmental effects of total tree removal within the designated building envelopes have been addressed by the Santa Lucia Preserve EIR. Applicable mitigation measures from the EIR have been incorporated as conditions of approval and include a 3 to 1 replacement ratio for protected trees that are not considered "landmark" and a 5 to 1 ratio for landmark trees.

- g) Staff conducted a site inspection on August 1, 2008 and June 19, 2009 to verify that the tree removal is the minimum necessary for the project and to identify any potential adverse environmental impacts related to the proposed tree removal.
- h) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN080350.

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

**EVIDENCE:** a) Section 21.80.040.D of the Monterey County Zoning Ordinance states, "The Board of Supervisors is the Appeal Authority to consider appeals from the discretionary decisions, except the decisions made pursuant to subsections A & B of section 21.80.040, of the Planning Commission made pursuant to this title."

### DECISION

**NOW, THEREFORE**, based on the above findings and evidence, the Planning Commission does hereby:

- A. Consider the Addendum to the Environmental Impact Report for the Santa Lucia Preserve (EIR 94-005);
- B. Approve the Combined Development Permit consisting of: 1) An Administrative Permit and Design Approval to allow the construction of a 6,230 square-foot two-story single family dwelling with an attached 1,000 square-foot three-car garage, a 1,055 square-foot barn, an 800 square-foot swimming pool, 15 garden walls totaling 580 linear feet; 2) A Use Permit to allow the removal of 28 oak trees; and 3) An Administrative Permit to allow the construction of an 840 square-foot detached senior citizen unit with a 253 square-foot covered terrace and grading consisting of 240 cubic yards of cut and 75 cubic yards of fill, in general conformance with the attached sketch (**Exhibit 2**) and subject to the conditions (**Exhibit 1**), both exhibits being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 12th day of August, 2009 upon motion of xxxx, seconded by xxxx, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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 SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE

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

NOTES

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

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

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

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

**RESOLUTION 080350 - EXHIBIT 1**  
**Monterey County Resource Management Agency**  
**Planning Department**  
**Condition Compliance and/or Mitigation Monitoring**  
**Reporting Plan**

Project Name: Taylor  
 File No: PLN080350 APNs: 239-102-021-000  
 Approved by: Planning Commission Date: \_\_\_\_\_

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

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land-Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
<b>RMA – Planning Department</b>						
1.		<b>PD001 - SPECIFIC USES ONLY</b> This Combined Development Permit (PLN080350) allows: 1) An Administrative Permit and Design Approval to allow the construction of a 6,230 square-foot two-story single family dwelling with an attached 1,000 square-foot three-car garage, a 1,055 square-foot barn, an 800 square-foot swimming pool, 15 garden walls totaling 580 linear feet; 2) A Use Permit to allow the removal of 28 Oak trees; and 3) An Administrative	Adhere to conditions and uses specified in the permit.  Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of the RMA - Planning Department.	Owner/ Applicant  RMA - Planning	Ongoing unless otherwise stated	

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		Permit to allow the construction of an 840 square-foot detached senior citizen unit with a 253 square-foot covered terrace and grading consisting of 240 cubic yards of cut and 75 cubic yards of fill. The property is located at 8 Goodrich Trail, Carmel (Assessor's Parcel Number 239-102-021-000), Carmel Valley Master Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. <b>(RMA-Planning Department)</b>	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.	WRA  RMA - Planning		
2.		<b>PD002 - NOTICE-PERMIT APPROVAL</b> The applicant shall record a notice which states: "A Combined Development Permit (Resolution _____) was approved by the Planning Commission for Assessor's Parcel Number 239-102-021-000 on August 12, 2009. The Combined Development Permit was granted subject to 29 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. <b>(RMA - Planning Department)</b>	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner/ Applicant	Prior to the issuance of grading and building permits or commencement of use.	



<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
3.		<p><b>PD003(A) – CULTURAL RESOURCES – NEGATIVE ARCHAEOLOGICAL REPORT</b>            If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. The Monterey County RMA - Planning Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. <b>(RMA - Planning Department)</b></p>	<p>Stop work within 50 meters (115 feet) of uncovered resource and contact the Monterey County RMA - Planning Department and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.</p>	Owner/ Applicant	Ongoing	
4.		<p><b>PD032(A) - PERMIT EXPIRATION</b>            The permit shall be granted for a time period of 4 years, to expire on August 12, 2013 unless use of the property or actual construction has begun within this period. <b>(RMA – Planning Department)</b></p>	<p>The applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.</p>	Owner/ Applicant	As stated in the conditions of approval	

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

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6.		<b>PD007 - GRADING-WINTER RESTRICTION</b> No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services Department. <b>(RMA – Planning Department and Building Services Department)</b>	Obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.	Owner/ Applicant	Ongoing	
7.		<b>PD009 - GEOTECHNICAL CERTIFICATION</b> Prior to final inspection, the geotechnical consultant shall provide certification that all development has been constructed in accordance with the geotechnical report. <b>(RMA – Planning Department and Building Services Department)</b>	Submit certification by the geotechnical consultant to the RMA – Building Services Department showing project’s compliance with the geotechnical report.	Owner/ Applicant/ Geotechnical Consultant	Prior to final inspection	
8.		<b>PDSP001 - LANDSCAPE PLAN AND MAINTENANCE - SANTA LUCIA PRESERVE (NON-STANDARD)</b> The site shall be landscaped. At least three (3) weeks prior to occupancy, three (3) copies of a landscaping plan shall be submitted to the Director of the RMA - Planning Department. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. 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 Department. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed	Submit landscape plans and contractor’s estimate to the RMA - Planning Department for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to issuance of Building Permits	
			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 Department.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to Occupancy	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		<p>landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan and shall implement the following:</p> <ol style="list-style-type: none"> <li>1. Spread of Invasive Species: Implement the provisions of the Resource Management Plan for the San Carlos Ranch (1994) which specify that non-native species known to be invasive shall not be used in landscaping, that invasive exotics shall be controlled by revegetation of disturbed areas with native plants, that the use of landscape species known to be invasive shall be prohibited, and that species such as French broom and pampas grass shall be actively eradicated.</li> <li>2. Landscape Irrigation: Selection of landscape species shall emphasize species not requiring irrigation such as drought-tolerant native species from local sources, or drought-tolerant non-natives that are known to be non-invasive. If irrigation systems are installed, they shall be designed to minimize runoff of irrigation water into adjacent areas of native vegetation.</li> <li>3. Fertilizer and Pesticide Application: In the design of landscaping, emphasis shall be placed on the use of species not requiring herbicides, pesticides, or fertilizers.</li> </ol> <p><b>(RMA – Planning Department)</b></p>	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.	Owner/ Applicant	Ongoing	
9.		<p><b>PD011(A) – LIGHTING – EXTERIOR LIGHTING PLAN</b></p> <p>All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit 3 copies of an exterior lighting plan which shall indicate the</p>	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.	Owner/ Applicant	Prior to the issuance of building permits.	

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		location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by the Director of the RMA - Planning Department, prior to the issuance of building permits. <b>(RMA – Planning Department)</b>	The lighting shall be installed and maintained in accordance with the approved plan.	Owner/ Applicant	Prior to Occupancy/ Ongoing	
10.		<p><b>PD011 – NOTICE OF REPORT</b></p> <p>Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:</p> <p>“The Following reports have been prepared for the project:</p> <ul style="list-style-type: none"> <li>- “Construction Impacts Analysis” (LIB090351) prepared by Maureen Hamb-WCISA Certified Arborist #2280, Santa Cruz, California, October 1, 2008.</li> <li>- “Subsequent Construction Impacts Analysis” (LIB090350) prepared by Maureen Hamb-WCISA Certified Arborist #2280, Santa Cruz, California, March 9, 2009.</li> <li>- “Geotechnical Engineering Investigation” (LIB090352) prepared by Moore Twining Associates, Inc., Fresno, California, July 11, 2008.</li> </ul> <p>All development shall be in accordance with this report.”</p> <p><b>(RMA – Planning Department)</b></p>	<p>Proof of recordation of this notice shall be furnished to the RMA - Planning Department.</p>	Owner/ Applicant	Prior to the issuance of grading and building permits	
			Submit proof that all development has been implemented in accordance with the report to the RMA - Planning Department for review and approval.	Owner/ Applicant	Prior to Occupancy	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
11.		<p><b>PD020(A) – DEED RESTRICTION – SENIOR CITIZEN UNIT (INLAND)</b></p> <p>The applicant shall record a deed restriction stating the regulations applicable to a Senior Citizen Unit as follows:</p> <ul style="list-style-type: none"> <li>• An attached senior citizen unit shall not exceed 700 square feet. A detached senior citizen unit shall not exceed 850 square feet.</li> <li>• The senior citizen unit shall not be occupied by more than two persons, one of whom shall be sixty years of age or handicapped.</li> <li>• Not more than one senior citizen unit shall be permitted on any lot or parcel.</li> <li>• The senior citizen unit shall conform with all of the zoning and development standards of the zoning district which governs the lot.</li> <li>• The senior citizen unit shall be designed in such a</li> </ul>	Submit signed and notarized document to the Director of RMA – Planning Department for review and signature by the County.	Owner/ Applicant	Prior to the issuance of grading or building permits	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
		<p>manner as to be visually consistent and compatible with the main residence on site and other residences in the area.</p> <ul style="list-style-type: none"> <li>• One usable and accessible parking space shall be provided in addition to the parking required for other uses on site.</li> <li>• In areas not served by public sewers, senior citizen units shall not be permitted on lots of less than two acres.</li> <li>• Senior citizen units are not permitted on any lot less than ten acres where a guesthouse or caretaker unit already exists. Such units may be converted to a senior citizen unit, subject to an Administrative Permit.</li> <li>• Subsequent subdivisions which divide a main residence from the senior citizen unit shall not be permitted except where lots created meet the minimum lot size and density requirements of the existing zoning. <b>(RMA – Planning Department)</b></li> </ul>	<p>Proof of recordation of the document shall be submitted to the RMA – Planning Department.</p>	<p>Owner/ Applicant</p>	<p>Prior to occupancy or commencement of use</p>	
12.		<p><b>PD041 – HEIGHT VERIFICATION</b> The 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. The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department 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. <b>(RMA – Planning Department and Building Services Department)</b></p>	<p>The 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</p> <p>The applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of the RMA- Building Services Department for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.</p>	<p>Owner/ Applicant</p> <p>Owner/ Applicant</p>	<p>Prior to the issuance of grading or building permits</p> <p>Prior to the final inspection</p>	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land-Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
13.		<p><b>PD043 – GRADING PERMITS REQUIRED</b>  A grading permit is required for new private single family access driveways greater than fifty (50) feet in total length that require 100 cubic yards or more of earthwork. An over the counter (OTC) grading permit may be issued for new private single family access driveways greater than fifty (50) feet in total length that require less than 100 cubic yards of earthwork. <b>(RMA – Planning Department and Building Services Department)</b></p>	If applicable, apply and receive the appropriate grading permit from Monterey County RMA – Building Services Department	Owner/ Applicant/ Engineer	Prior to the issuance of grading or building permits	
14.		<p><b>PDSP002 – TREE AND ROOT PROTECTION – SANTA LUCIA PRESERVE (NON-STANDARD)</b>  Tree and root protection shall include the implementation of the “Rancho San Carlos Forest Management Plan prepared by Ralph Osterling Consultants, Inc., San Mateo, February 18, 1984 and the “Construction Impact Analysis” prepared for this parcel by Maureen Hamb-WCISA Certified Arborist #2280 dated October 1, 2008 (Library No. LIB090351). Trees which are located close to the construction site 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 the project certified arborist, shall be demonstrated prior to issuance of building permits</p>	Submit evidence of tree protection to the RMA- Planning Department for review and approval.	Owner/ Applicant	Prior to the issuance of grading or building permits	
			Submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.	Owner/ Applicant	During Construction	



<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		subject to the approval of the RMA-Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by the certified arborist. Should any additional trees not included in this report be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. <b>(Santa Lucia Preserve EIR MM 32) (RMA – Planning Department)</b>	Submit photographs of the trees on the property to the RMA – Planning Department after construction to document that the tree protection has been successful or if follow-up remediation or additional permits are required.	Owner/ Applicant	Prior to final inspection.	
15.		<b>PD035 - UTILITIES - UNDERGROUND</b> All new utility and distribution lines shall be placed underground. <b>(RMA - Planning Department; Public Works)</b>	Install and maintain utility and distribution lines underground.	Owner/ Applicant	Ongoing	

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
16.		<p><b>PDSP003 – TREE REPLACEMENT - SANTA LUCIA PRESERVE (NON-STANDARD)</b></p> <p>The applicant shall plant 77 coast live oak trees. All non-landmark oak trees removed as a result of the project (19 trees) shall be replaced at a 3:1 ratio and all landmark trees (4 trees) at a 5:1 ratio. All oak trees removed shall be replaced in on-site areas suitable for supporting oak species as determined by a qualified resource ecologist. The minimum replacement size shall be 5 gallons. Nursery and/or field propagation of oak seedlings and/or saplings shall be initiated prior to the onset of the particular development phase that results in the loss of oak trees. The reforestation program shall include a monitoring element that guarantees a success period of not less than 5 years after planting and a success ratio threshold of no less than 90%. At five years, a report shall be prepared by a registered forester or arborist and submitted to the Planning Department for review and approval of the Director of Planning describing reforestation activities conducted during the year and shall describe success rates and corrective measures provided to adjust program based on earlier successes or failures. This condition shall cease once the required number of replacement trees for a particular phase have passed the five-year anniversary completion date required for plan success. <b>(Santa Lucia Preserve EIR MM 27 and 36) (RMA – Planning Department)</b></p>	<p>The applicant shall submit photographic evidence to the Director of the RMA- Planning Department demonstrating that required replacement trees have been planted.</p> <p>The applicant shall provide evidence after five years that tree planting has been successful.</p>	<p>Owner/ Applicant</p> <p>Owner/ Applicant</p>	<p>Prior to final inspection</p> <p>5 years after successful tree planting</p>	
<b>RMA – Public Works Department</b>						

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
17.		<b>PWSP001 -TAMC FEES (NON-STANDARD)</b> Prior to issuance of building permits, the applicant shall pay the Transportation Agency for Monterey County (TAMC) the regional traffic mitigation fee identified in the TAMC nexus study. <b>(Public Works)</b>	The applicant must pay TAMC the regional traffic mitigation fee identified in the TAMC nexus study.	Owner/ Applicant	Prior to the issuance of building permits.	
18.		<b>PW0006 – CARMEL VALLEY</b> The Applicant shall pay the Carmel Valley Master Plan Area Traffic Mitigation fee pursuant to the Board of Supervisors Resolution NO. 95-110, adopted September 12, 1995 (Fees are updated annually based on CCI). <b>(Public Works)</b>	Applicant shall pay to the required traffic mitigation fee.	Owner/ Applicant	Prior to Building Permits Issuance	
19.		<b>PW0040 – HIGHWAY 1 SHORT TERM IMPROVEMENTS</b> Applicant shall Contribute \$822.00 (2008 dollars) to County of Monterey as payment of the project’s pro rata share at the cost of short-term operational improvements to State Highway One. <b>(Public Works)</b>	Applicant shall pay the required Traffic Mitigation Fee.	Owner/ Applicant	Prior to Issuance of Building Permits	
<b>Health Department Environmental Health Division</b>						
20.		<b>EH11 - SEPTIC SYSTEM DESIGN</b> Submit plans for review and approval showing the location and design of the proposed septic system meeting the standards found in Chapter 15.20 of the Monterey County Code (Septic Ordinance) and "Prohibitions", Central Coast Basin Plan, RWQCB. <b>(Environmental Health)</b>	Division of Environmental Health must approve plans. Applicant shall obtain a permit to install the septic system.	CA Licensed Engineer /Owner/ Applicant	Prior to filing the final parcel map or issuance of building	
<b>Monterey County Water Resources Agency</b>						

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21.		<p><b>WR40 - WATER CONSERVATION MEASURES</b>  The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:</p> <p>a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.</p> <p>b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices.  <b>(Water Resources Agency)</b></p>	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection/occupancy	
22.		<p><b>WRSP001 - DRAINAGE PLAN (NON-STANDARD)</b>  Prior to issuance of any grading and/or building permits a drainage plan shall be prepared by a registered civil engineer or architect addressing on-site and off-site impacts. Impervious surface stormwater runoff shall be directed to the existing detention ponds for the Santa Lucia Preserve Subdivision. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. <b>(Water Resources Agency)</b></p>	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer	Prior to issuance of any grading or building permits	
<b>Fire Agency  (Carmel Valley Fire Protection District)</b>						

Permit Cond. Number	Mitig. Number	Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department	Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.	Responsible Party for Compliance	Timing	Verification of Compliance (name/date)
23.		<p><b>FIRE007 - DRIVEWAYS</b>            Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length.  <b>(Carmel Valley Fire Protection District).</b></p>	<p>Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.</p>	Applicant or owner	Prior to issuance of grading and/or building permit.	
			<p>Applicant shall schedule fire dept. clearance inspection</p>	Applicant or owner	Prior to final building inspection.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
24.		<b>FIRE008 - GATES</b> 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. <b>(Carmel Valley Fire Protection District)</b>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection.	
25.		<b>FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)</b> Manage combustible vegetation within a minimum of 100 feet of structures (or to the property line). Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. <b>(Carmel Valley Fire Protection District)</b>	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of grading and/or building permit.	
			Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
26.		<b>FIRE021 - FIRE PROTECTION EQUIPMENT &amp; SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD)</b> All structures shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
		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-11 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. <b>(Carmel Valley Fire Protection District)</b>	Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	
27.		<b>FIRE024 - FIRE ALARM SYSTEM - (SINGLE FAMILY DWELLING)</b> The residence shall be fully protected with an approved household fire warning system as defined by NFPA Standard 72. Plans and specifications for the household fire warning system shall be submitted by a California licensed C-10 contractor and approved prior to installation. Household fire warning systems installed in lieu of single-station smoke alarms required by the Uniform Building Code shall be required to be placarded as permanent building equipment. <b>(Carmel Valley Fire Protection District).</b>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	
			Applicant shall submit fire alarm plans and obtain approval.	Applicant or owner	Prior to rough sprinkler or framing inspection	
			Applicant shall schedule fire alarm system acceptance test.	Applicant or owner	Prior to final building inspection	
28.		<b>FIRE028 - ROOF CONSTRUCTION - (CARMEL VALLEY FPD)</b> All new structures, and all existing structures receiving new roofing over 50 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. Responsible Land Use Department: <b>(Carmel Valley Fire Protection District)</b>	Applicant shall enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

<i>Permit Cond. Number</i>	<i>Mitig. Number</i>	<i>Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department</i>	<i>Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.</i>	<i>Responsible Party for Compliance</i>	<i>Timing</i>	<i>Verification of Compliance (name/date)</i>
29.		<b>FIRE030 – NON-STANDARD- NOTES ON PLANS - (CARMEL VALLEY FPD)</b> Attach all fire conditions as notes on construction plans. <b>(Carmel Valley Fire Protection District)</b>	Applicant shall enumerate as “Fire Dept. Notes” on plans.	Applicant or owner	Prior to issuance of building permit.	

**END OF CONDITIONS**

Rev. 07/11/2009



EXHIBIT C.2

NOT FOR CONSTRUCTION

TAYLOR RESIDENCE  
 8 GOODRICH TRAIL  
 CARMEL, CALIFORNIA 93923



TITLE SHEET

A0.0

**NOTES**

- GENERAL**
- Project shall comply with the 2007 California Building, Plumbing, Mechanical, Electrical, Fire and Energy Codes
  - All electrical, CCTV, and phone lines shall be placed underground.
  - Fire sprinklers under separate permit.
  - Mixed use alarm under separate permit.
  - A separate permit is required for grading (CBC Appendix 3306).

- NOTIFICATIONS**
- Notify the Soils Engineer 48 hours before the following times:
- Prior to the time that the site grading work begins.
  - After foundation excavations have been made and prior to placing reinforcing steel and formwork
  - Prior to all concrete pours.
- Notify the Structural Engineer 48 hours before the following times:
- Prior to the time that the site grading work begins.
  - After foundation excavations have been made and prior to placing reinforcing steel and formwork
  - Prior to all concrete pours.
  - Prior to placing the first course of concrete masonry units.
  - When rough framing is completed and prior to start of finish work.
  - Prior to covering any plywood sheathing nailing.
  - Prior to covering any shear wall hold-down anchors.

Contact County Fire Department for inspection requirements.

**SPECIAL INSPECTIONS**

- All special inspections shall conform to section 1701 of the Uniform Building Code.
- Required for all concrete with a design ultimate 28 day compressive strength in excess of 2500 psi.
- Required for all installation of epoxied anchors.

**TREE PROTECTION AND REPLACEMENT**

- All native trees within 25 ft. of proposed ground disturbances shall be temporarily fenced with chain-link or other material satisfactory to P&D throughout all grading and construction activities. The fencing shall be installed 6 ft. outside the drip-line of each native tree, and shall be staked every 6 ft. to the maximum extent.
- No construction equipment shall be parked, stored, or placed within 6 ft. of any native tree drip-line.
- No fill soil, rocks, or construction materials shall be stored or placed within 6 ft. of the drip-line of all native trees.
- Any roots encountered that are 1 inch in diameter or greater shall be cleanly cut. This shall be done under the direction of a P&D approved arborist/biologist.
- Any trenching required within the drip-line or sensitive root zone of any specimen tree shall be done by hand.
- No permanent irrigation shall occur within the drip-line of any existing oak tree.
- Any construction activity required within 3 ft. of a native tree's drip-line shall be done with hand tools.
- Any unanticipated damage that occurs to trees or sensitive habitats resulting from construction activities shall be mitigated in a manner approved by P&D. This condition may include but is not limited to posting of a performance security, tree replacement on a 10:1 ratio and hiring of an outside consulting biologist to assess the damage and recommend mitigation. The required mitigation shall be done immediately under the direction of P&D prior to any further work occurring on site. Any performance securities required for installation and maintenance of replacement trees will be released by P&D after its inspection and approval of such installation.
- All trees located within 25 feet of proposed buildings shall be protected from stucco or paint during construction.
- All native trees with grading or construction work occurring within 6 ft. of the drip-line shall have trunk protection, consisting of solid material (wood), installed to protect said trunks from damage by machinery/implements.

**STRUCTURAL**

- SPECIAL INSPECTIONS**
- IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE (CBC) SECTION 1701, THE OWNER SHALL EMPLOY ONE OR MORE SPECIAL INSPECTORS WHO SHALL PROVIDE INSPECTIONS DURING CONSTRUCTION ON THE TYPES OF WORK LISTED BELOW. THE SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE TO THE SATISFACTION OF THE BUILDING OFFICIAL FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION.
- SPECIAL GRADING, EXCAVATION AND FILLING, DURING EARTHWORK EXCAVATIONS, GRADING AND FILLING OPERATIONS** INSPECTION SHALL BE PROVIDED BY THE PROJECT GEOTECHNICAL ENGINEER.
  - CONCRETE** DURING THE FORMING OF TEST SPECIMENS AND PLACING OF REINFORCED CONCRETE.
    - EXCEPT FOR FOUNDATIONS** HAS BEEN DESIGNED BASED ON 4000 PSI AND IS EXEMPT FROM INSPECTION DURING PLACING.
    - NON-STRUCTURAL SLABS ON GRADE.**
    - SITE WORK** CONCRETE FULLY SUPPORTED ON EARTH AND CONCRETE WHERE NO SPECIAL HAZARD EXISTS.
  - BOYS** INSTALLED IN CONCRETE PRIOR TO AND DURING THE PLACEMENT OF CONCRETE AROUND BOYS.
  - REINFORCING STEEL** DURING PLACING OF REINFORCING STEEL FOR ALL CONCRETE REQUIRED TO HAVE SPECIAL INSPECTION BY ITEM 1, EXCEPT:
    - THE SPECIAL INSPECTION NEED NOT BE PRESENT CONTINUOUSLY DURING PLACING OF REINFORCING STEEL, PROVIDED THE SPECIAL INSPECTOR WAS INSPECTED FOR CONFORMANCE TO THE APPROVED PLANS PRIOR TO THE CLOSING OF FORMS OR THE DELIVERY OF CONCRETE TO THE JOBSITE.
  - INSTALLATION OF DOVELES OR THREADED RODS IN EPOXY.**

**SOILS**

- SPECIAL INSPECTIONS**
- DURING EXCAVATION PROCESS**, A THOROUGH SEARCH SHALL BE MADE UNDER THE DIRECTION OF SOILS ENGINEER, TO LOCATE AND REMOVE ANY MANMADE BURIED STRUCTURES AND UTILITIES.
  - INSPECTION OF THE FINISHED BUILDING PAD** SHALL BE CONDUCTED BY THE SOILS ENGINEER.
  - SOILS ENGINEER TO REVIEW FOUNDATION AND GRADING PLANS** PRIOR TO SUBMITTAL FOR BUILDING PERMIT.
  - A REPRESENTATIVE OF SOILS ENGINEER SHALL BE REQUESTED TO INSPECT ALL EXCAVATIONS** PRIOR TO BACKFILLING, STEEL REINFORCEMENT AND CONCRETE OR SOIL PLACEMENT.

**SPECIAL INSPECTIONS**

NO. ITEM	DESCRIPTION OF SPECIAL INSPECTION	YES	NO	ALL
NO. 1001	A. FOUNDATION EXCAVATION AND FILLING, DURING EARTHWORK EXCAVATIONS, GRADING AND FILLING OPERATIONS			
NO. 1002	B. CONCRETE DURING THE FORMING OF TEST SPECIMENS AND PLACING OF REINFORCED CONCRETE			
NO. 1003	C. BOYS INSTALLED IN CONCRETE PRIOR TO AND DURING THE PLACEMENT OF CONCRETE AROUND BOYS			
NO. 1004	D. REINFORCING STEEL DURING PLACING OF REINFORCING STEEL FOR ALL CONCRETE REQUIRED TO HAVE SPECIAL INSPECTION BY ITEM 1, EXCEPT:			
NO. 1005	E. INSTALLATION OF DOVELES OR THREADED RODS IN EPOXY			

**SHEET INDEX**

- ARCHITECTURAL**
- A0 Vicinity map, Project Data
  - A0.1 Specifications & Notes
  - A0.2 Topographic Survey
  - A1.1 Site Plan
  - A2.1 Main Residence First Floor Plan
  - A2.2 Main Residence Garage & Second Floor Plan
  - A2.3 Senior Unit & Barn Floor Plan
  - A3.1 Main Residence Roof Plan
  - A3.2 Senior Unit & Barn Roof Plan
  - A4.1 Main Residence First Floor Reflected Ceiling Plan
  - A4.2 Main Residence Garage & Second Floor Reflected Ceiling Plan
  - A5.1 Main Residence Building Sections
  - A5.2 Main Residence Building Sections
  - A5.3 Main Residence Building Sections
  - A5.4 Main Residence Building Sections
  - A5.5 Senior Unit Building Sections
  - A5.6 Barn Building Sections
  - A6.1 Main Residence Exterior Elevations
  - A6.2 Main Residence Exterior Elevations
  - A6.3 Main Residence Exterior Elevations
  - A6.4 Main Residence Exterior Elevations
  - A6.5 Senior Unit Exterior Elevations
  - A6.6 Barn Exterior Elevations
  - A7.1 Inset-Elevations
  - A8.1 Door & Window Schedule
  - A8.2 Finishes Schedule
  - A9.1 Architectural Details
  - A9.2 Architectural Details
  - A9.3 Architectural Details
  - A9.4 Architectural Details
  - A9.5 Architectural Details
  - A9.6 Architectural Details
  - A9.7 Architectural Details
  - A9.8 Architectural Details
  - A9.9 Architectural Details
  - A9.10 Not Used
  - A9.14 Door & Window Details
  - A9.15 Door & Window Details

**CIVIL**

- C100 Grading Plan
- C200 Drainage Plan
- C300 Site Sections
- C400 General Notes
- C500 Erosion Control Plan

**LANDSCAPE**

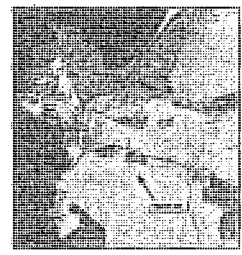
- L1.0 Preliminary Site Plan
- L1.1 Landscape Material Images
- L1.2 Fuel Management Plan
- L2.0 Irrigation Plan
- L2.1 Irrigation Plan
- L2.2 Irrigation Notes & Legend
- L2.3 Irrigation Details
- L3.0 Planting Plan
- L3.1 Planting Plan
- L4.0 Lighting Plan

**CONSULTANTS**

- ARBORIST**  
 Maurer Hamb  
 WICSA Certified Arborist #2280  
 619 Almar Ave., Suite #319  
 Santa Cruz, CA 95060  
 Ph: 831.420.1287
- LANDSCAPE ARCHITECT**  
 Bernard Trainor & Associates  
 171 Central Avenue  
 Pacific Grove, CA 93950  
 Ph: 831.655.1414
- SURVEYOR**  
 Central Coast Surveyors  
 5 Harris Court, Suite N-11  
 Monterey, CA 93940  
 Ph: 831.394.4930
- PLANNING CONSULTANT**

STRUCTURAL  
 MECHANICAL  
 ELECTRICAL

**VICINITY MAP**  
 NOT TO SCALE



**PROJECT DATA**

**PROJECT ADDRESS** 8 Goodrich Trail  
 Lot E-19  
 Carmel, California 93923

**OWNER** Gus & Aileen Taylor  
 11525 W. Pioneer Road  
 Mequon, WI 53007

**SCOPE OF WORK** Construct new two-story single family residence with attached garage, separate senior unit, and barn.

**PROPOSED STRUCTURES** 6230 SF SFD, 1000 SF garage, 840 SF Senior Unit, 1055 SF barn.

**BUILDING CODE DATA LEGEND**

Occupancy Group	U-1 R-3
Type of Construction	VB, Non-rated
Sprinklers	Yes
Stories	2
Height (above (E) grade)	± 28 ft.
Floor Area	
Residence Net	6230 SF
Residence Gross	1000 SF
Garage Net	840 SF
Garage Gross	840 SF
Senior Unit Net	1055 SF
Senior Unit Gross	1055 SF
Barn Net	1055 SF
Barn Gross	1055 SF

**ZONING DATA**

APN 239-102-021-000  
 LOT SIZE 35.0 AC  
 ZONE RG-10-O-SRAZ/RG-6-G-D-SRAZ  
 HEIGHT & SETBACK REGULATIONS **Main Structure**  
 (Per Monterey Co. Ord. 21.22.060)  
 Front: 30 ft.  
 Side: 20 ft.  
 Rear: 20 ft.  
 Max. Ht.: 35 ft.

**Accessory Structures (Habitable)**  
 Front: 50 ft.  
 Side: 8 ft.  
 Rear: 8 ft.  
 Max. Ht.: 35 ft.

**Accessory Structures (Non-habitable)**  
 Front: 50 ft.  
 Side: 8 ft.  
 Rear: 8 ft.  
 Max. Ht.: 35 ft.

**COASTAL ZONE**

No

**SPRINKLERS**

Yes, under separate permit. Plans, testing, installation, and maintenance as approved by Monterey County Fire Chief.

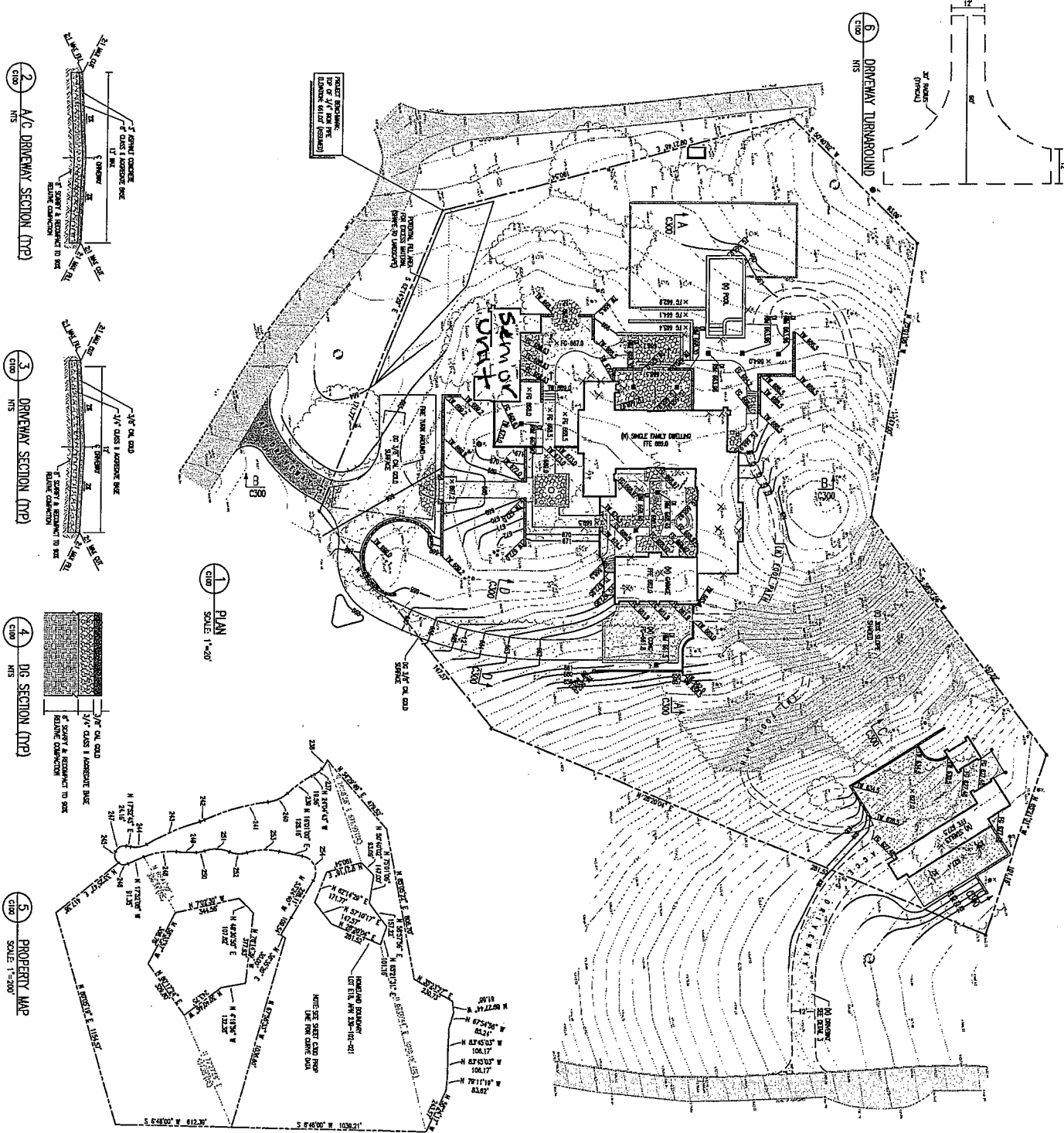
**GRADING**

Gross Cut: 240 Cu. Yds.  
 Gross Fill: 75 Cu. Yds.  
 Gross Difference: 165 Cu. Yds.

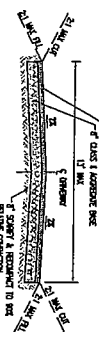
**LOT COVERAGE**

6866 SF = .04%  
 9125 SF = .06%  
 IMPERVIOUS 22,000 SF = 1.4%

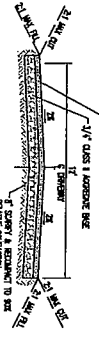
THIS PLAN IS THE PROPERTY OF BENJAMINI ASSOCIATES, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BENJAMINI ASSOCIATES, INC.



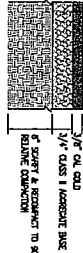
2 A/C DRIVEWAY SECTION (TYP)  
H/S



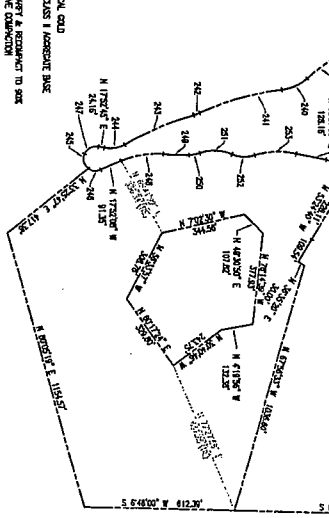
3 DRIVEWAY SECTION (TYP)  
H/S



4 DG SECTION (TYP)  
H/S

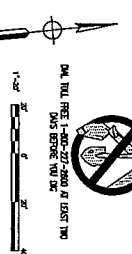


5 PROPERTY MAP  
SCALE 1"=200'



1 PLAN  
SCALE 1"=200'

EXHIBIT C-2  
PAGE 2 OF 14 PAGES



**SHEET INDEX**

NO.	DESCRIPTION
1	8 GOODRICH TRAIL DRIVEWAY
2	8 GOODRICH TRAIL DRIVEWAY
3	8 GOODRICH TRAIL DRIVEWAY
4	8 GOODRICH TRAIL DRIVEWAY
5	8 GOODRICH TRAIL DRIVEWAY
6	8 GOODRICH TRAIL DRIVEWAY
7	8 GOODRICH TRAIL DRIVEWAY
8	8 GOODRICH TRAIL DRIVEWAY
9	8 GOODRICH TRAIL DRIVEWAY
10	8 GOODRICH TRAIL DRIVEWAY

**LEGEND & ABBREVIATIONS:**

EXISTING DRIVEWAY: Dashed line with 'D'

PROPOSED DRIVEWAY: Solid line with 'D'

EXISTING DRIVEWAY: Dashed line with 'D'

PROPOSED DRIVEWAY: Solid line with 'D'

EXISTING DRIVEWAY: Dashed line with 'D'

PROPOSED DRIVEWAY: Solid line with 'D'

**PROJECT INFORMATION:**

PROJECT NAME: TAYLOR RESIDENCE

PROJECT ADDRESS: 8 GOODRICH TRAIL, CARMEL, CA 93923

DATE: 12-18-2010

PREPARED BY: BENJAMINI ASSOCIATES, INC.

DESIGNED BY: BENJAMINI ASSOCIATES, INC.

CHECKED BY: BENJAMINI ASSOCIATES, INC.

APPROVED BY: BENJAMINI ASSOCIATES, INC.

**DATE DRAWN:** 12-18-2010

**DATE CHECKED:** 12-18-2010

**DATE APPROVED:** 12-18-2010

C100

TAYLOR RESIDENCE  
CIVIL IMPROVEMENTS  
GRADING PLAN

GUS TAYLOR  
8 GOODRICH TRAIL  
CARMEL, CALIFORNIA 93923  
APN 239-102-021

Benjamin Associates, Inc.  
720 York Street, #114  
San Francisco, CA 94110  
Ph 415.550.2500  
Fx 415.520.2005



NO.	DATE	DESCRIPTION	BY	CHKD.
1	12/18/10	ISSUED FOR PERMITS	JB	JB
2	12/18/10	PERMITS FOR DRIVEWAY AND GRADING	JB	JB
3	12/18/10	REVISIONS	JB	JB

**GENERAL NOTES**

1. Refer to Approved Request for Permit prepared for residential building construction (R-16). All items shown on this plan are to be removed and to be replaced as they are as recommended by the project consultant.
2. Refer to Civil Drawings for grading, drainage and utilities related information.
3. Refer to Street LLS for Fuel oil distribution plan.

EXISTING OAK TREE TO BE RELOCATED ON SITE (7/19/24, 64'3")

EXISTING OAK TREES TO REMAIN

EXISTING OAK TO BE REMOVED

CUSTOM POOL + SPA WITH SAFETY AUTO COVER

POOL EQUIPMENT ENCLOSURE

NATIVE LAWN (TEMP. INSTALLATION FOR ESTABLISHMENT ONLY)

NATIVE W/REIN PLANTING (CONTINGENT ON ALCAHS WESTERN HIGHLAND BOUNDARY)

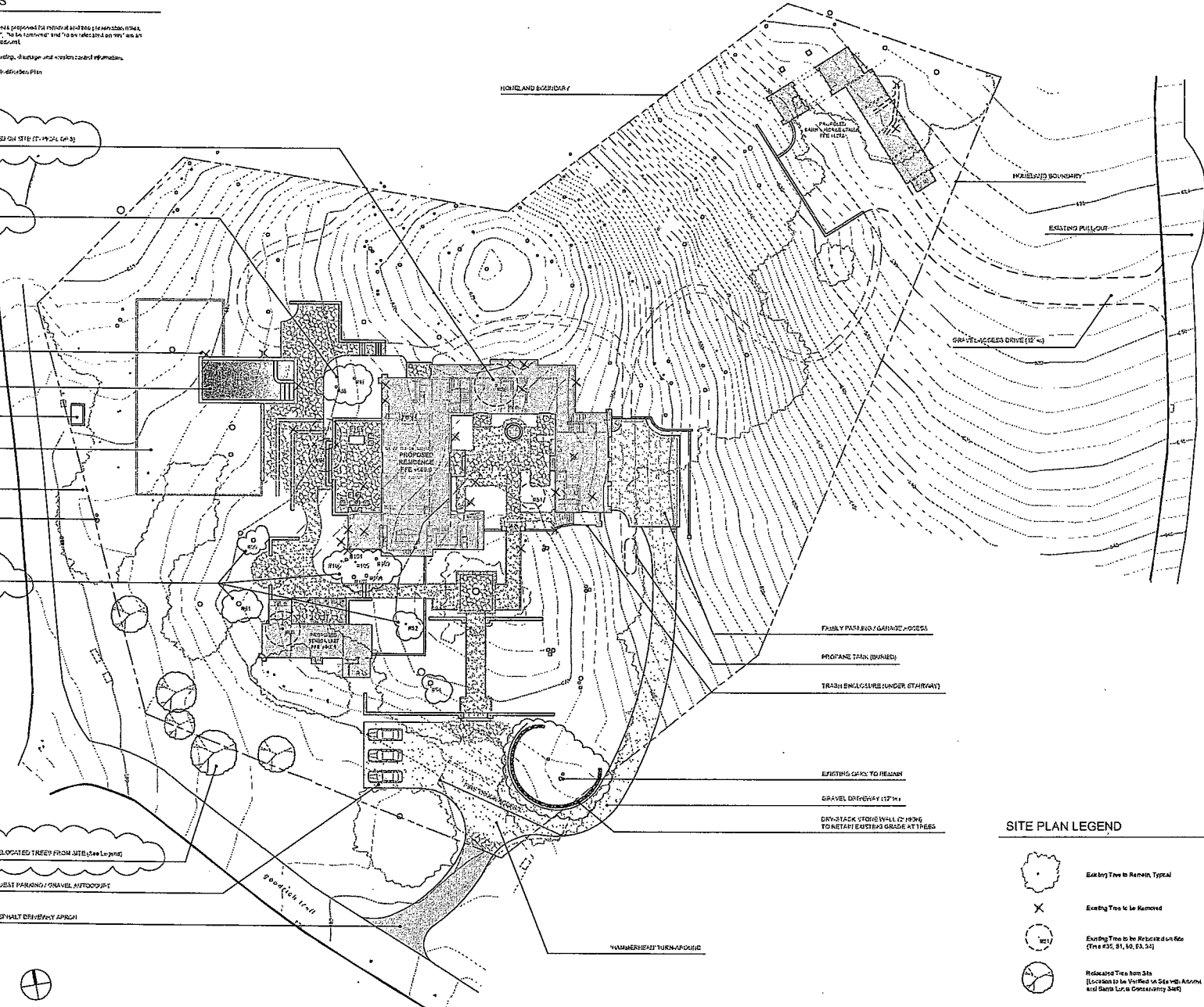
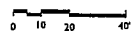
EXISTING OAK TO REMAIN

EXISTING OAK TREES TO REMAIN

RELOCATED TREES FROM SITE (See L-10)

GRAVEL PARKING / GRAVEL MOTORCUT

ASPHALT DRIVEWAY APPROX



HIGHLAND BOUNDARY

HIGHLAND BOUNDARY

EXISTING PULL-OUT

GRAVEL ACCESS DRIVEWAY (12' x 12')

FAMILY PARKING / GARAGE ACCESS

PROPANE TANK (BURIED)

TRASH ENCLOSURE (UNDER STAIRWAY)

EXISTING OAKS TO REMAIN

GRAVEL DRIVEWAY (12' x 12')

DAY-STACK STONE WALL OF 18" HIGH TO RETAIN EXISTING GRADE AT TREES

W/REIN PLANTING

**SITE PLAN LEGEND**

- Existing Tree to Remain, Typical
- Existing Tree to be Removed
- Existing Tree to be Relocated on Site (Tree #35, 31, 30, 33, 32)
- Relocated Tree from Site (Locations to be Verified on Site w/ Alcahs and Santa Lucia Conservancy 344)

**TAYLOR RESIDENCE**

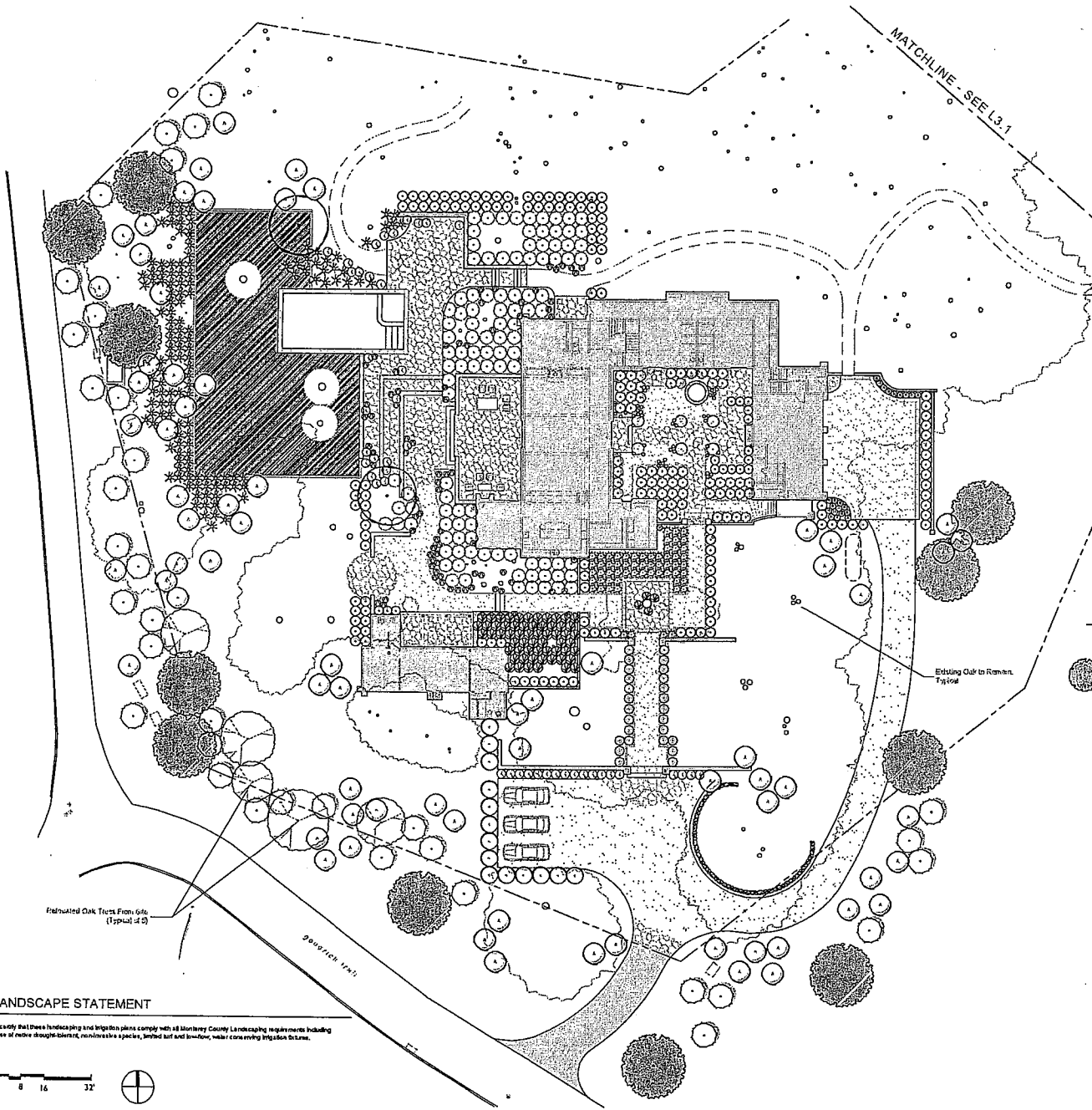
Lot E-18  
 Santa Lucia Preserve  
 Carmel, California

Revisions / Notes:  
 Jan. 7, 2008 Tree Relocation + Storm Drain Fabrication

**Site Plan**

Date: October 30, 2008  
 Scale: 1" = 20'-0"

Sheet:  
 1 of 9 **L1.0**



**RESTORATION SEED MIX**

symbol	Latinical name	COMMON NAME	lbs./Acres	NOTE
	BROMUS laevipes	Woodland Bromus Grass	8	seed
	CAHITHIUM californica	California Catgrass	1	seed
	LUPULUS name	Clay Lupine	7	seed
	MELICA californica	Western Melick	10	seed
	HAUSMANNIA comata	Hooping Nevada Grass	15	seed
	HAUSMANNIA pubes	Purple Nevada Grass	15	seed
	VALERIA macrostachya	Pacific Fescue	6	seed

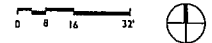
- Notes:  
 1. Omit seed mix if available for native species restoration.  
 2. Submit seed mix and supplier information to Landscape Architect for approval prior to planting order.  
 3. All detailed areas shall be in accordance with the seed mix (above) and include necessary irrigation, if necessary, until established.

**PLANT LEGEND**

symbol	sp	size	botanical name	common name	notes
<b>TREES:</b>					
⊙	12	3 1/2" dia	QUERCUS agrifolia	Coast Live Oak	Medium
⊙	2	3 1/2" dia	ARBUTUS Menziesii	Madrone	Medium
⊙	5	2 1/2" dia	CYPRESSUS sempervirens	Italian Cypress	Standard
<b>SHRUBS:</b>					
⊙	75	5 gal	ARCTOSTAPHYLOS Howardii	Manzanita	
⊙	52	5 gal	ARCTOSTAPHYLOS Vanderburgii	Manzanita	
⊙	106	5 gal	CHORISMA Menziesii	Mock Orange	
⊙	41	5 gal	LYRICA exoniensis	Pacific Wier Myrtle	
⊙	15	5 gal	MYRTUS communis	Oleander Myrtle	
⊙	137	1 gal	ROGNARHESUS Tui can Blue	Reverend	
<b>GROUNDCOVERS:</b>					
⊙	44	1 gal	ARCTOSTAPHYLOS Echinoides	Manzanita	
⊙	75	1 gal	CENANTHUS plumbagooides	Dwarf Plumbago	
⊙	67	1 gal	DIETES virginica	Fatsy Lily	
⊙	61	1 gal	LIGERTIA grass/rose	Australian Ink	
⊙	120	1 gal	LAVANULA 'FRED BOZTMAN'	Lavender	
⊙	128	1 gal	MULLENBERGIA ligata	Dwarf Grass	
⊙	49	1 gal	PAPAVER pinnatifidum	Poppy	
⊙	1	2" dia	FESTUCA Nelsula Blue	Moist Blue Fescue	6" c.c. spacing
<b>VINES:</b>					
⊙	3	5 gal	JACARANDA rosea/white 'Tambor'	Jacaranda	
⊙	3	5 gal	HARLEQUIN Happy Wanderer	Happy Wanderer Vine	
⊙	3	5 gal	ROSA 'Sally Harbor'	Rose	
⊙	2	5 gal	YSTERIA 'Coclea's Purple'	Coclea's Purple Ysteria	
⊙	1	5 gal	YSTERIA fortunei 'Able'	White Japanese Ysteria	

**LANDSCAPE STATEMENT**

I certify that these landscaping and irrigation plans comply with all Monterey County Landscaping requirements including use of native drought-tolerant, non-toxic species, limited turf and low-water, water conserving irrigation systems.



**TAYLOR RESIDENCE**

Lot E-18  
 Santa Lucia Preserve  
 Carmel, California

Revisions / Notes:  
 Jan. 7, 2023 Tree Retention & Senior Use Revision

**Planting Plan**

Date: October 30, 2008  
 Scale: 1/16" = 1'-0"

Sheet:  
 of 10

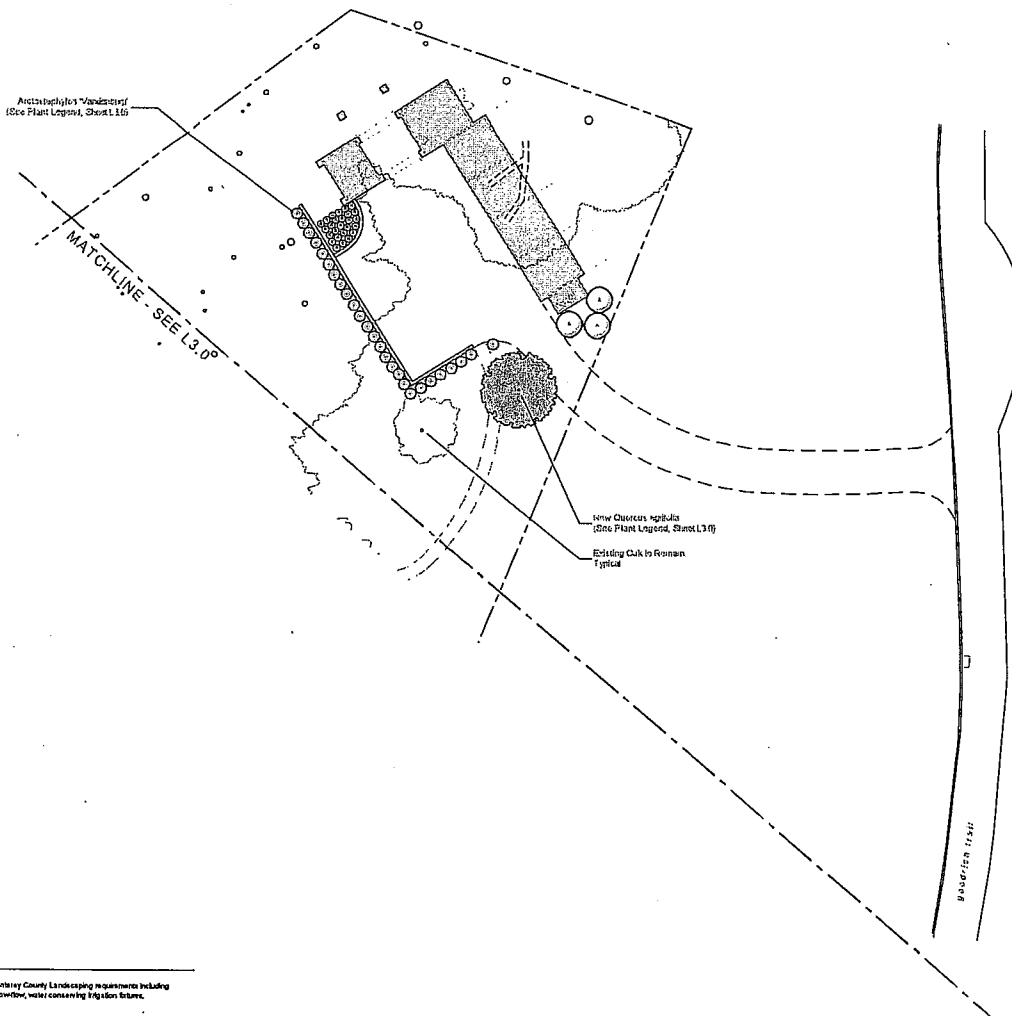
**L3.0**

RESTORATION SEED MIX

symbol	botanical name	common name	lbs./acre	seed
	<i>BROMUS laevipes</i>	Woodland Bromo Grass	9	seed
	<i>DANTHONIA californica</i>	California Oatgrass	1	seed
	<i>LUPINUS nanus</i>	Sty Lupine	7	seed
	<i>MELICA californica</i>	Western Melica	10	seed
	<i>HASELLIA canna</i>	Nodding Needle Grass	15	seed
	<i>HASELLIA pulchra</i>	Purple Needle Grass	15	seed
	<i>VULPIA microstachya</i>	Pacific Fescue	6	seed

Notes:

1. Check local seed sources for native species introduction.
2. Seeded areas may require irrigation for 1 month after seeding for optimal germination.
3. All materials must be applied within 14 days of final grading, erosion, or installation, unless otherwise noted.



BERNARD TRIMBOR + ASSOCIATES  
LANDSCAPE ARCHITECTS

1777 Central Expressway  
Pacific Palisades, CA 91024  
Tel: 805/452-1111  
Fax: 805/452-1111  
WWW.BERNARDTRIMBOR.COM

EXHIBIT C-2  
PAGE 5 OF 11 PAGES

TAYLOR RESIDENCE

Lot E-18  
Santa Lucia Preserve  
Carmel, California

Revisions / Notes:

Jun 7, 2007 Tom Prater  
+ Senior LIA/Revisions

Planting Plan

Date: October 30, 2008  
Scale: 1/16" = 1'-0"

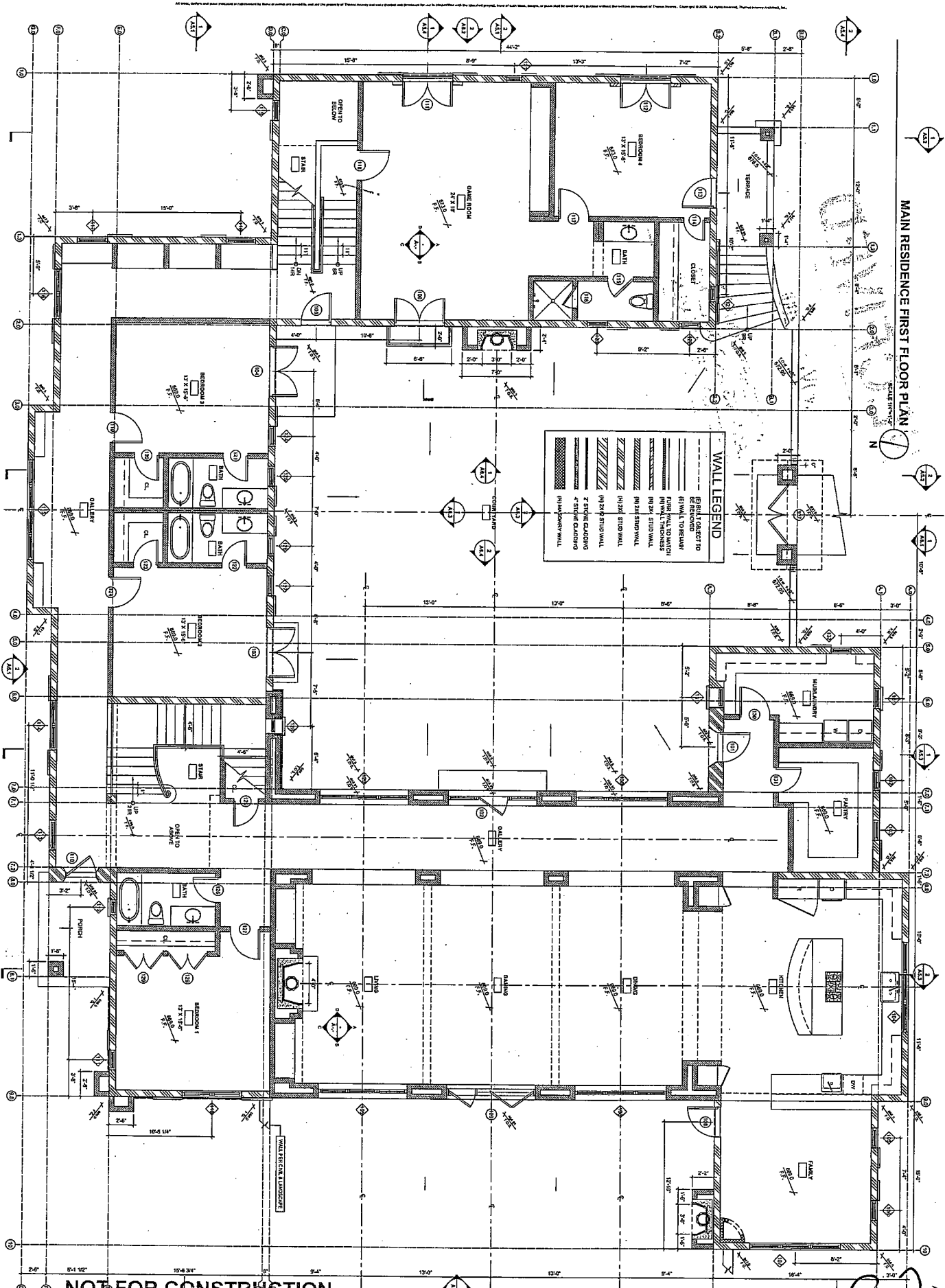
Sheet:  
\_of 10 **L3.1**

LANDSCAPE STATEMENT

1. All landscape and irrigation plans comply with all Monterey County Landscaping requirements including use of native drought-tolerant, non-invasive species, limited but and border, water conserving irrigation systems.



MAIN RESIDENCE FIRST FLOOR PLAN



WALL LEGEND	
[Symbol]	8\"/>

NOT FOR CONSTRUCTION

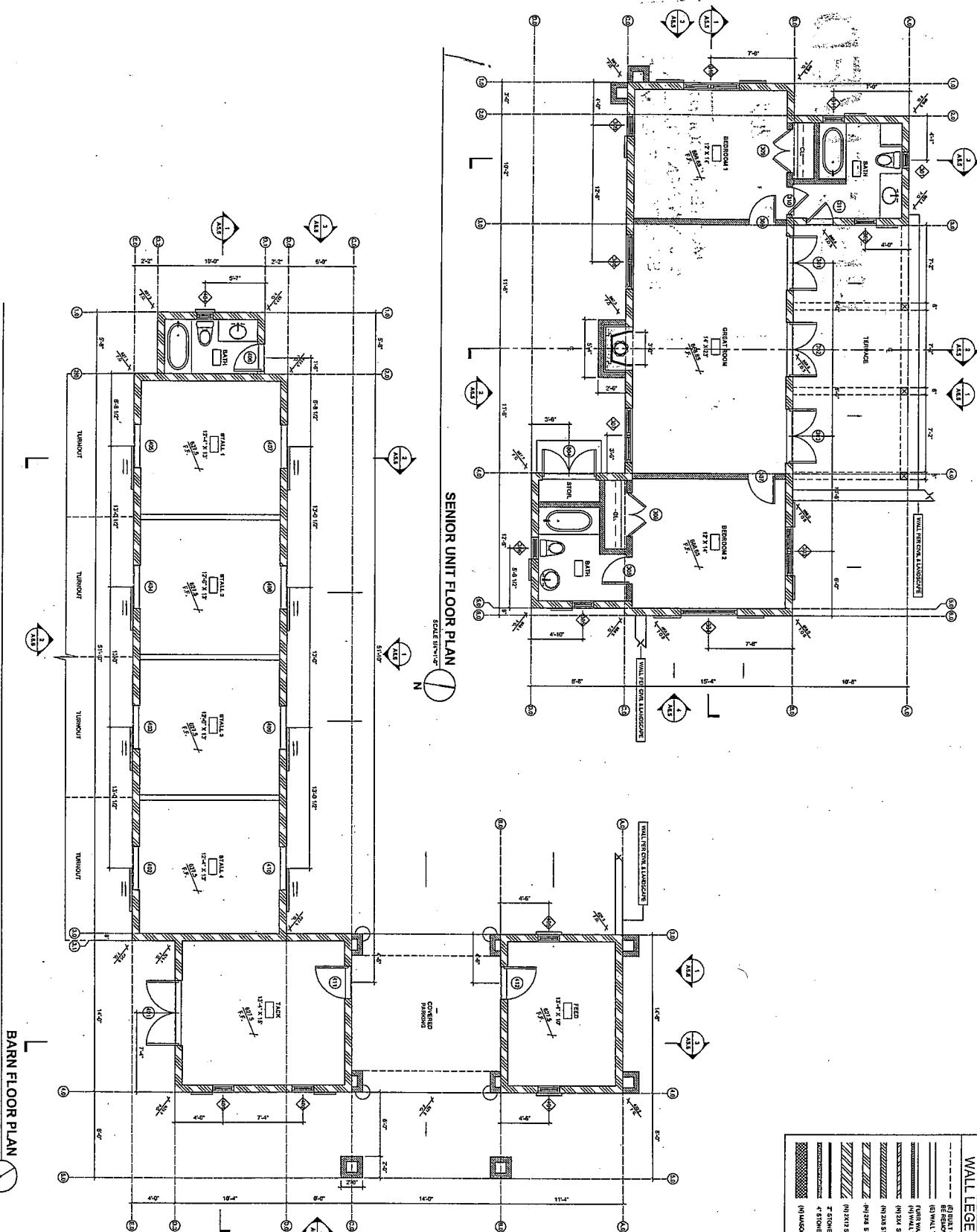
EXHIBIT L 0.2

A2.1



**TAYLOR RESIDENCE**  
 8 GOODRICH TRAIL  
 CARMEL, CALIFORNIA 93923





**NOT FOR CONSTRUCTION**

**T M EXHIBIT**

0.2

TOM MEANEY ARCHITECT

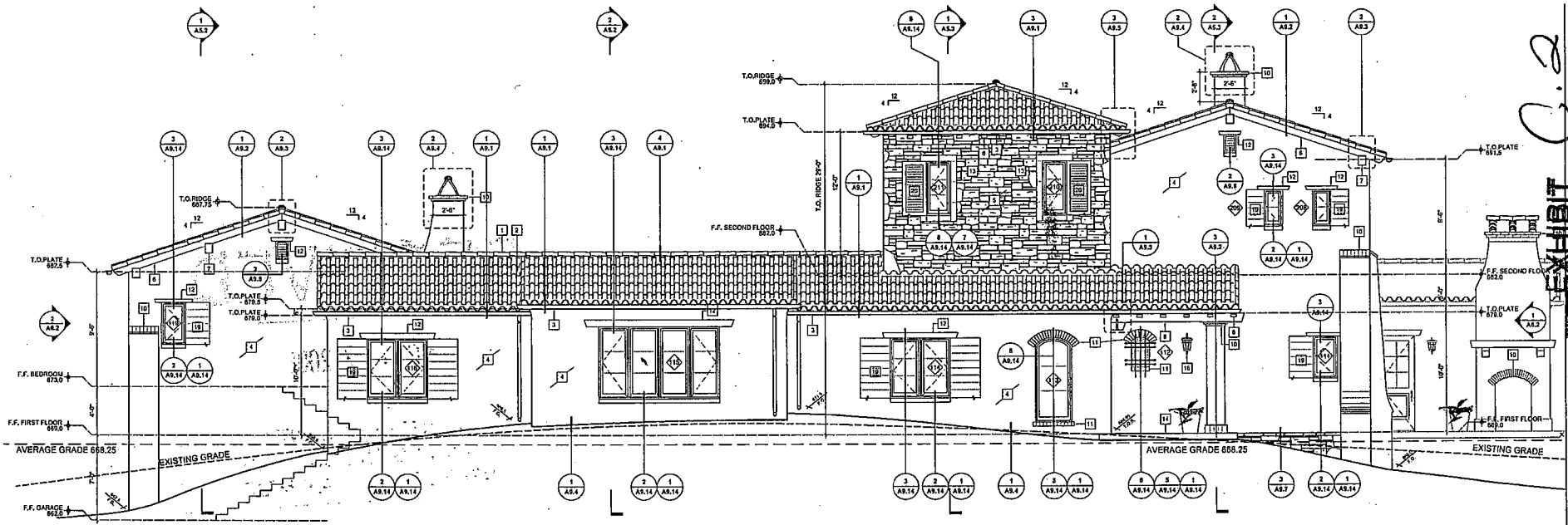
TAYLOR RESIDENCE  
8 GOODRICH TRAIL  
CARMEL, CALIFORNIA 93923

SENIOR UNIT FLOOR PLAN

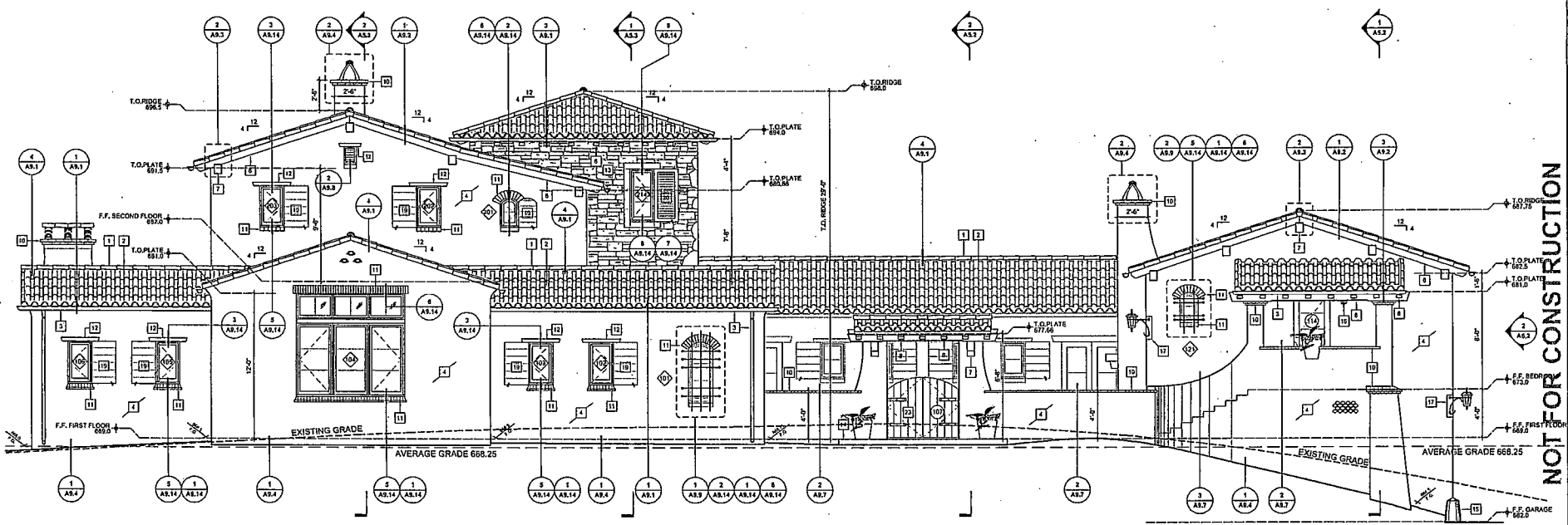


A2.3





MAIN RESIDENCE ELEVATION - NORTH 02  
SCALE 1/4"=1'-0"



MAIN RESIDENCE ELEVATION - SOUTH 01  
SCALE 1/4"=1'-0"

EXHIBIT C.2

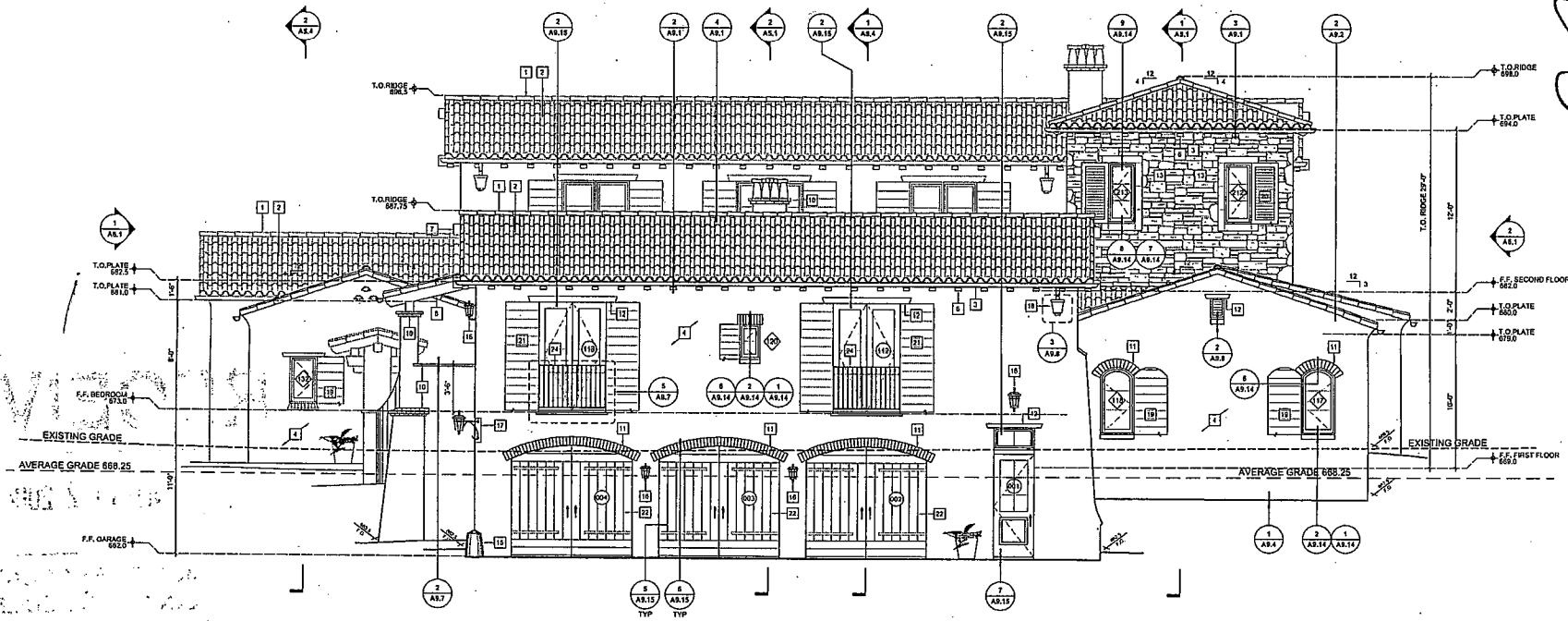
TAYLOR RESIDENCE  
8 GOODRICH TRAIL  
CARMEL, CALIFORNIA 93923

NOT FOR CONSTRUCTION

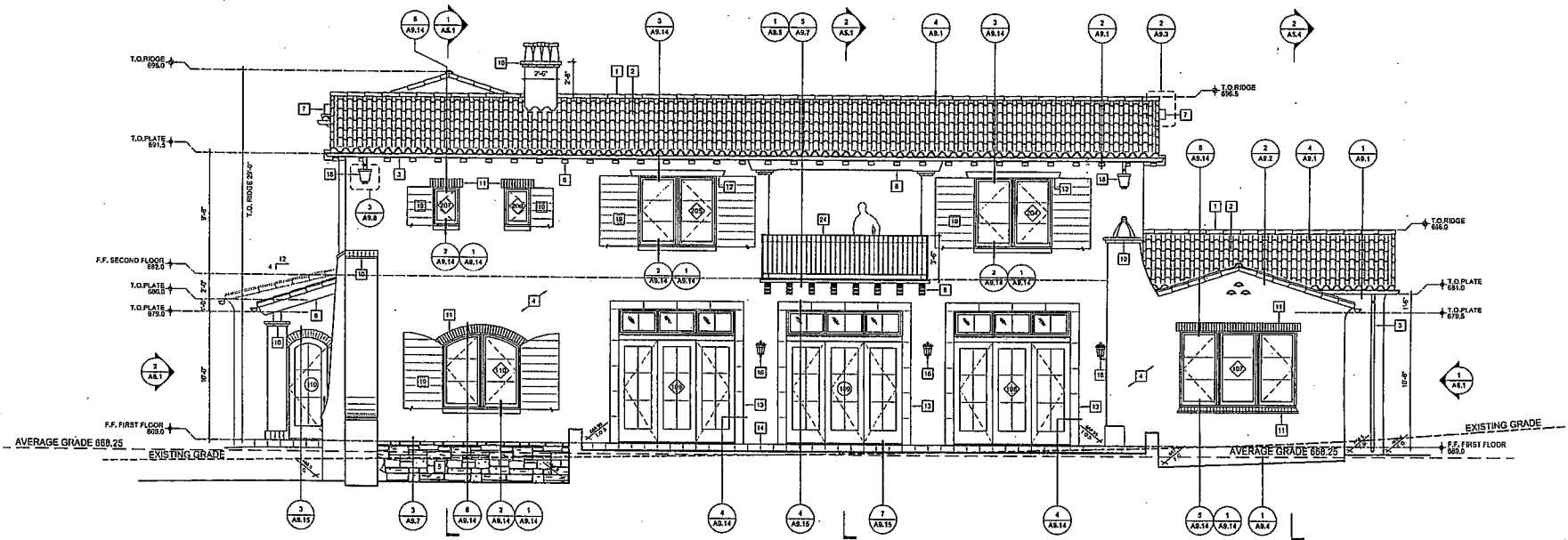
MAIN RESIDENCE EXTERIOR ELEVATIONS



OCT 2008



MAIN RESIDENCE ELEVATION - EAST  
SCALE 1/4"=1'-0" 02



MAIN RESIDENCE ELEVATION - WEST  
SCALE 1/4"=1'-0" 01

NOT FOR CONSTRUCTION

EXHIBIT C-2

TOM MEANEY ARCHITECT  
629 STATE STREET SUITE 400 SANTA BARBARA CA 93101  
WWW.TOMMEANEY.COM

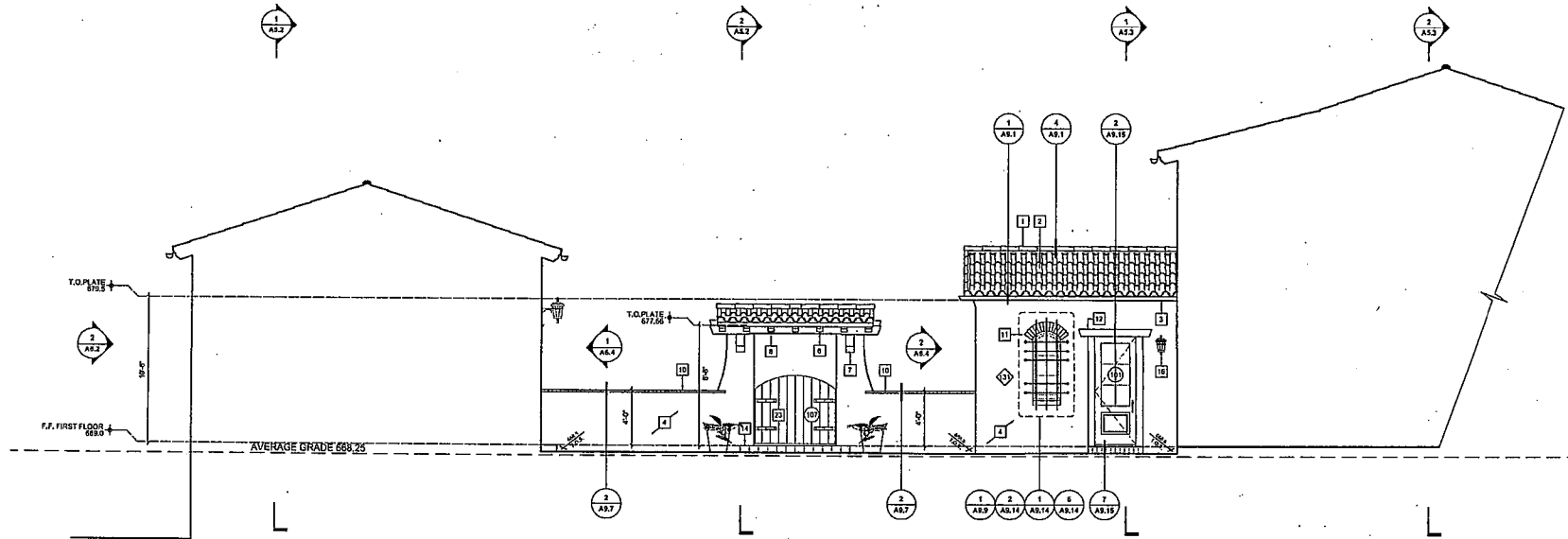
TAYLOR RESIDENCE  
8 GOODRICH TRAIL  
CARMEL, CALIFORNIA 93923

MAIN RESIDENCE  
EXTERIOR  
ELEVATIONS



OCT 2008

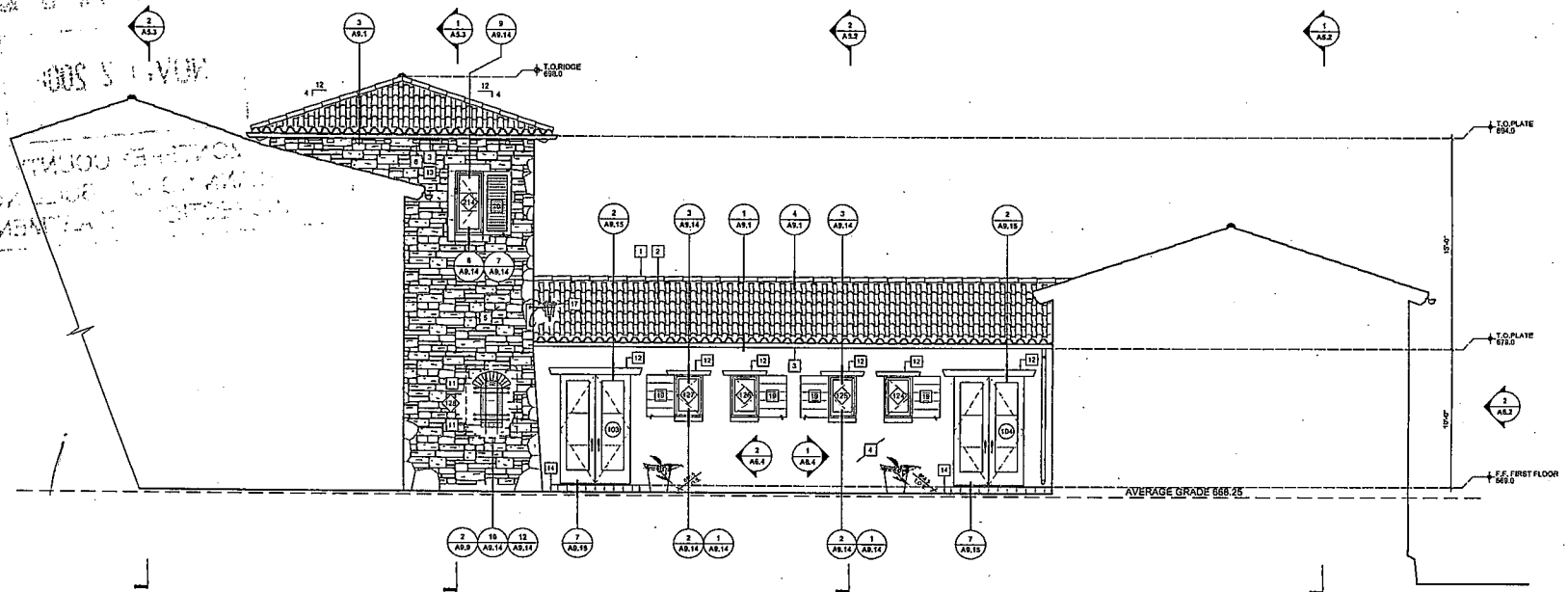
A6.2



MAIN RESIDENCE INTERIOR COURTYARD ELEVATION - NORTH

SCALE 1/4"=1'-0"

02



MAIN RESIDENCE INTERIOR COURTYARD ELEVATION - SOUTH

SCALE 1/4"=1'-0"

01

NOT FOR CONSTRUCTION

TAYLOR RESIDENCE  
8 GOODRICH TRAIL  
CARMEL, CALIFORNIA 93923



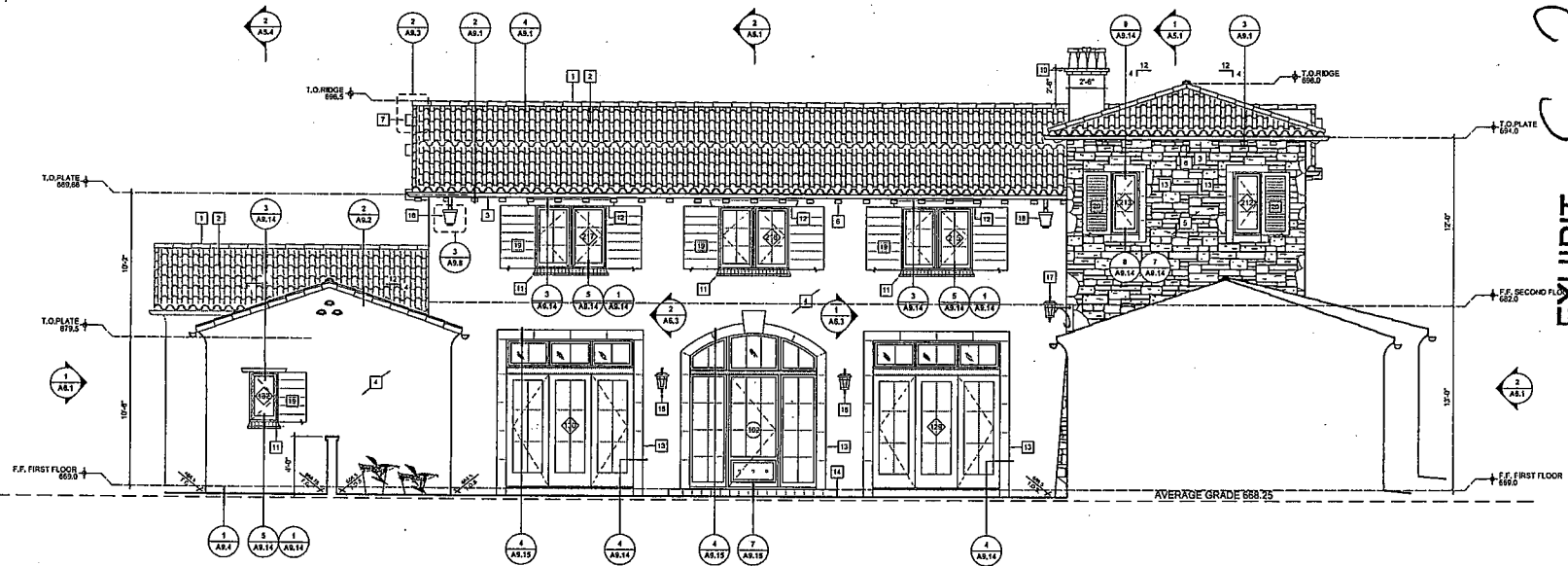
OCT 2008

EXHIBIT C.2

TOM MEANEY ARCHITECT  
622 STATE STREET SUITE 240 SANTA BARBARA, CA 93101 TEL: 805.966.7888 FAX: 805.966.7885  
WWW.TOMMEANEY.COM

A6.3

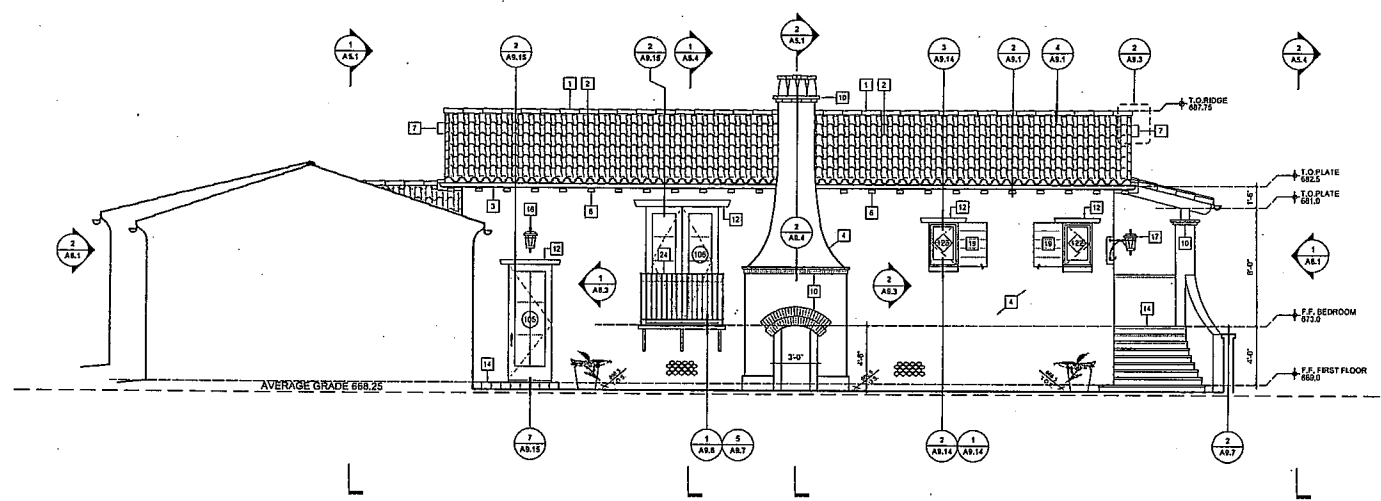
PAGE 11 OF 14 PAGES



MAIN RESIDENCE INTERIOR COURTYARD ELEVATION - EAST

SCALE 1/4"=1'-0"

02



MAIN RESIDENCE INTERIOR COURTYARD ELEVATION - WEST

SCALE 1/4"=1'-0"

01

EXHIBIT C.2

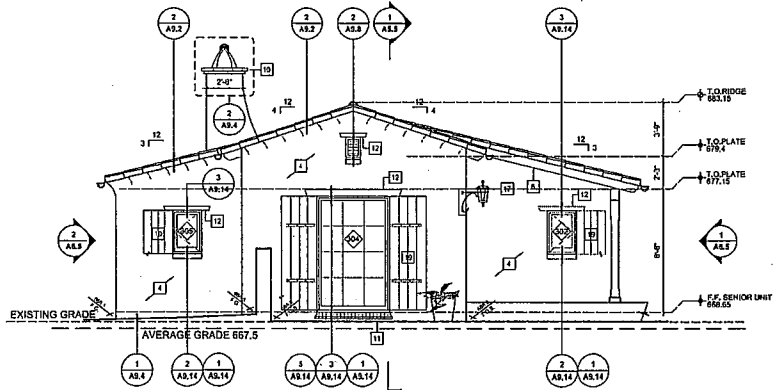
NOT FOR CONSTRUCTION

TAYLOR RESIDENCE  
 8 GOODRICH TRAIL  
 CARMEL, CALIFORNIA 95023  
 MAIN RESIDENCE EXTERIOR ELEVATIONS

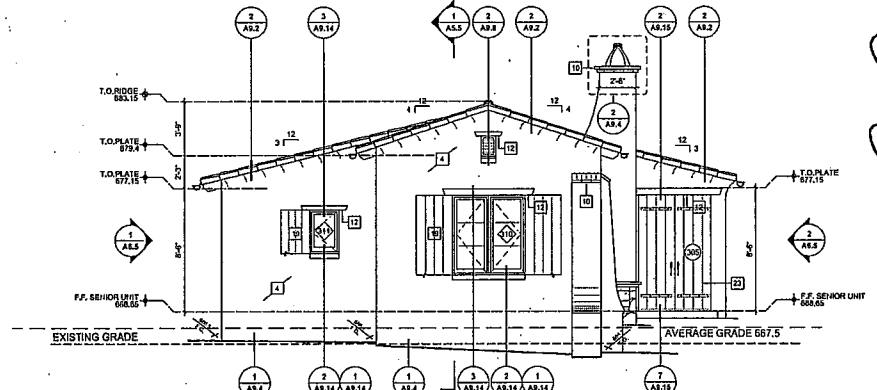


OCT 1008

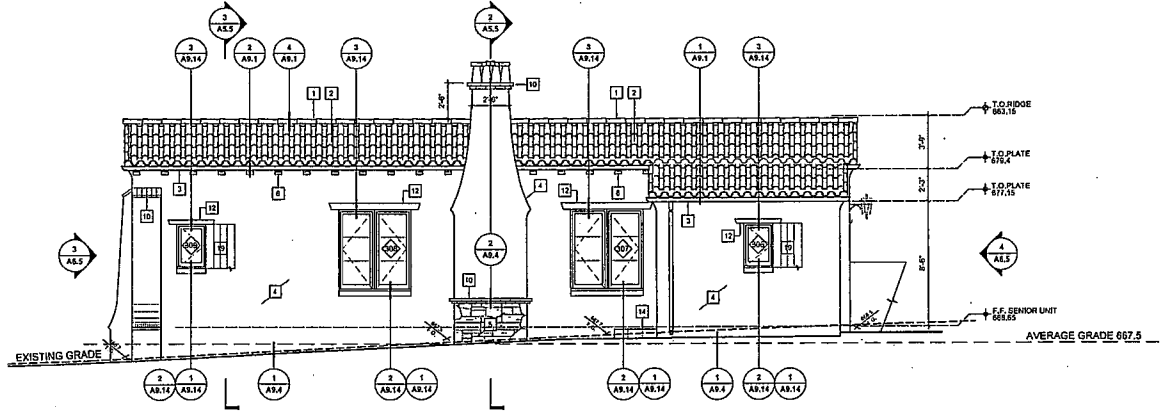
A6.4



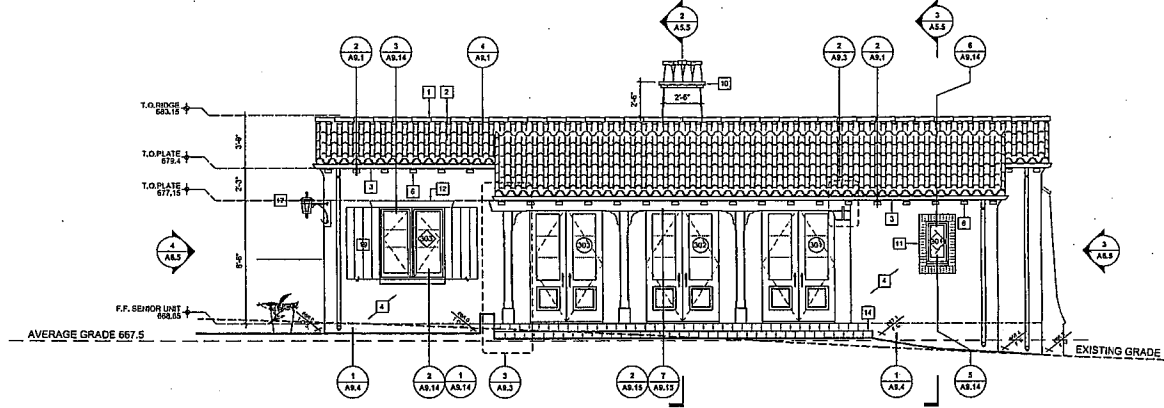
SENIOR UNIT ELEVATION - EAST  
SCALE 1/4"=1'-0" **04**



SENIOR UNIT ELEVATION - WEST  
SCALE 1/4"=1'-0" **03**

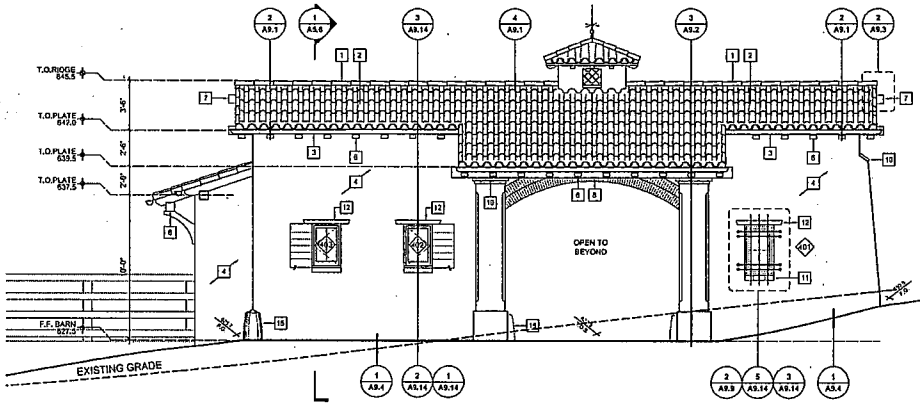


SENIOR UNIT ELEVATION - SOUTH  
SCALE 1/4"=1'-0" **02**

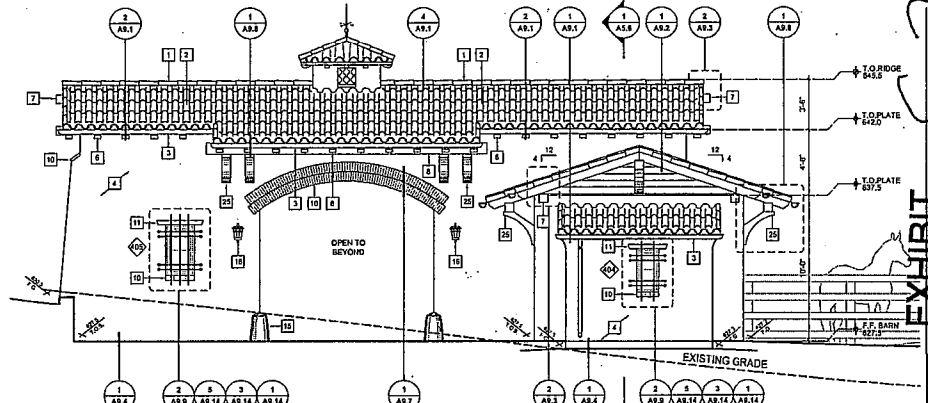


SENIOR UNIT ELEVATION - NORTH  
SCALE 1/4"=1'-0" **01**

RECEIVED  
OCT 1 11 04  
TOM WEANEY ARCHITECT  
2100 10TH AVENUE  
SANTA BARBARA, CA 93101

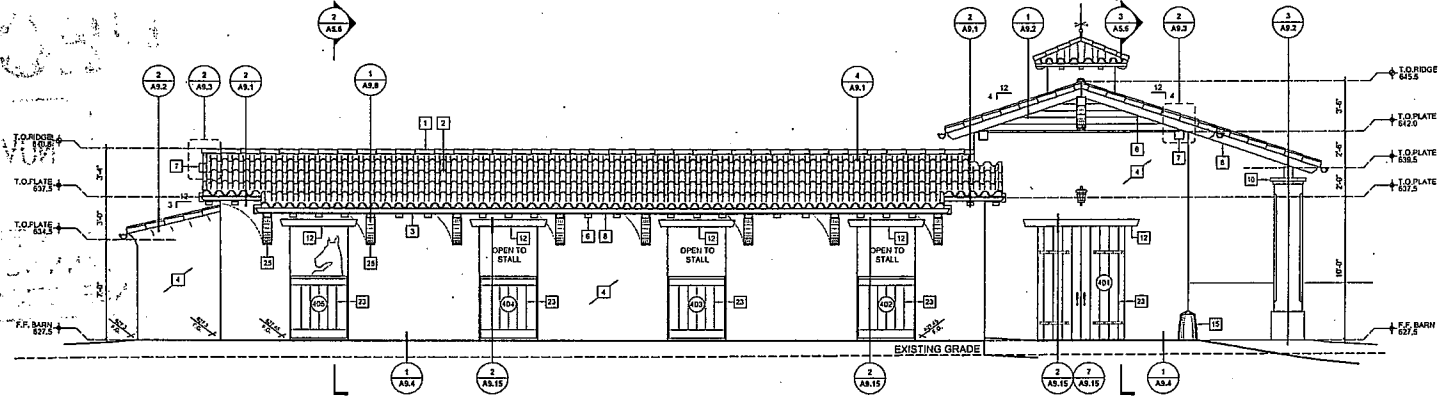


BARN ELEVATION - EAST  
SCALE 1/4"=1'-0" 04

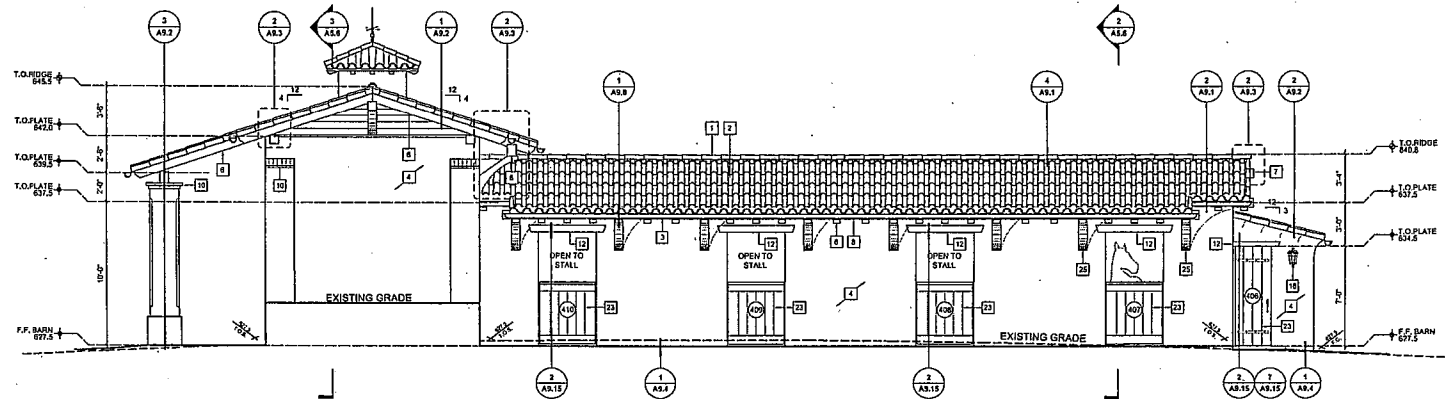


BARN ELEVATION - WEST  
SCALE 1/4"=1'-0" 03

DEVIATION  
SOS 1 W04  
TWO 02  
BY 10/15/14  
TAYLOR RESIDENCE



BARN ELEVATION - SOUTH  
SCALE 1/4"=1'-0" 02



BARN ELEVATION - NORTH  
SCALE 1/4"=1'-0" 01

NOT FOR CONSTRUCTION

TAYLOR RESIDENCE  
8 GOODRICH TRAIL  
CARMEL, CALIFORNIA 96923

BARN EXTERIOR ELEVATIONS



OCT 2008

A6.6

EXHIBIT

TOM WEAHY ARCHITECT  
629 STATE STREET SUITE 240 SANTA BARBARA, CA 93101  
WWW.TOMWEAHY.COM

PAGE 4 OF 14 PAGES

# CARMEL VALLEY




APPLICANT: TAYLOR

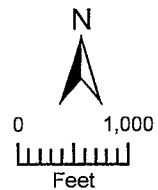
APN: 239-102-021-000

FILE # PLN080350

 300' Limit

 2500' Limit

 City Limits



# EXHIBIT E

## TREE REMOVAL CHART FOR PHASE E (POTRERO SUBDIVISION)

APN	SEP Lot #	FMP Lot #	Env. A/fortment	Approved/Additional (Healthy trees)	Dead/Unhealthy	Relocation	Residential Development	Paving/Drainage	Explicit Removal	FMP/Placement but not removed	File No. & Name	Approval Date	Status	Address	House	Guesthouse	Garage	Sanitor	Project Description	Public	Unbuilt	
239-102-004	E1	Lot 1	0	0	0	0	0	0	0	0	RANCHO SAN CARLOS PARTNERSHIP	N/A	N/A	2 Wild Boar Run	0	0	0	0	N/A		0	1
239-102-005	E2	Lot 2	0	0	0	0	0	0	0	0	WILD BOAR RUN LLC ET AL	N/A	N/A		0	0	0	0	N/A		0	1
239-102-006	E3	Lot 3	0	0	0	2	0	0	0	0	MCGOURT MICHAEL K & JEANIE	05/28/2008	APPROVED	6 Wild Boar Run	0	0	0	0	0	ADMINISTRATIVE PERMIT TO ALLOW A 600 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING, 200 SQUARE FEET OF COVERED PATIOS, AND 1000 SQUARE FOOT ATTACHED GARAGE, AN ADMINISTRATIVE PERMIT TO ALLOW A 800 SQUARE FOOT SINGLE STORY UNIT WITH A 600 SQUARE FOOT CABANA WITH STORAGE ATTACHED TO THE SECTOR IN THE 200 SQUARE FEET OF RETAINING WALLS, GRADING OF TERRACE YARDS, CUT AND FILL, APPROXIMATELY 1,563 CUBIC YARDS OF CUT AND 435 CUBIC YARDS OF FILL, NEW DRIVEWAY AND SEPTIC SYSTEM. THE PROJECT IS LOCATED AT 6 WILD BOAR RUN, CARMEL (ASSESSOR'S PARCEL NUMBER 239-102-002000) GREATER MONTEREY AREA.	0	0
239-102-007	E4	Lot 4	0	0	0	0	0	0	0	0	SAAR JOHN W	N/A	N/A	8 Wild Boar Run	0	0	0	0	N/A		0	1
239-102-008	E5	Lot 5	0	0	0	0	0	0	0	0	RANCHO SAN CARLOS PARTNERSHIP	N/A	N/A	10 Wild Boar Run	0	0	0	0			0	1
239-102-009	E6	Lot 6	0	0	0	0	0	0	0	0	RANCHO SAN CARLOS PARTNERSHIP	N/A	N/A	11 Wild Boar Run	0	0	0	0	N/A		0	1
239-102-010	E7	Lot 7	0	0	0	0	0	0	0	0	SCOPA JAMES P & ANNE E KENNER TRS	N/A	N/A	9 Wild Boar Run	0	0	0	0	N/A		0	1
239-102-011	E8	Lot 8	6	1	0	0	7	0	0	0	CMB070029 TRC OPERATING COMPANY INC	02/13/2008	APPROVED	7 Wild Boar Run	1	1	0	0	ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE FOLLOWING DEVELOPMENT IN A SITE PLAN REVIEW ZONING DISTRICT: 1) CONSTRUCTION OF A NEW 4,800 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING WITH A 758 SQUARE FOOT ATTACHED THREE-CAR GARAGE, A 758 SQUARE FOOT ATTACHED COVERED PORCH/TERRACE AREA, 2) A 525 SQUARE FOOT DETACHED GUEST HOUSE WITH 112 SQUARE FOOT OF COVERED PORCH/TERRACE AREA, 3) 664 LINEAR FEET OF RETAINING WALLS; 4) SWIMMING POOL WITH ASSOCIATED EQUIPMENT SHELTER; 5) <u>REMOVAL OF SEVEN OAK TREES OF THE FOLLOWING DIAMETERS WHICH WERE APPROVED FOR REMOVAL UNDER THE ORIGINAL SUBDIVISION ENVIRONMENTAL IMPACT REPORT (EIR): 16 INCHES, 18 INCHES, 24 INCHES, 26 INCHES, 28 INCHES AND A 30 INCHES;</u> 6) APPROXIMATELY 1,563 CUBIC YARDS OF CUT AND 435 CUBIC YARDS OF FILL; NEW DRIVEWAY AND SEPTIC SYSTEM. THE PROJECT IS LOCATED AT 7 WILD BOAR RUN, CARMEL (ASSESSOR'S PARCEL NUMBER 239-102-011000) WEST OF CORNISON CANYON ROAD/RANCHO	1	0	



APN	SLP Lot #	FMP Lot #	FMP Allotment	Approved/Additional (Healthy trees)	Dead/Unhealthy	Relocation	Residential Development	Pending Decision	Expired Removal	FMP allotment but not removed	File No. & Name	Approval Date	Status	Address	House	Guest/his	Caretaker	Senior	Project Description	Built	Unbuilt
239-102-012	E9	Lot 9	20	0	0	0	16	0	0	4	PLN060370 EUGSTER JACK W & CAROL M	01/03/2007	COND	3 Rancho San Carlos Rd	1	1	0	0	ADMINISTRATIVE PERMIT TO ALLOW DEVELOPMENT WITHIN A SITE PLAN REVIEW DISTRICT OR "S" DISTRICT AND A DESIGN APPROVAL FOR THE CONSTRUCTION OF A 5,282 SQUARE FOOT ONE-STORY SINGLE FAMILY DWELLING WITH ATTACHED 1,116 SQUARE FOOT GARAGE WITH A 641 SQUARE FOOT PLAYROOM AT THE SECOND LEVEL, 1,687 SQUARE FEET OF PORCHES, A 490 GUESTHOUSE WITH ATTACHED ONE-CAR CARPORT, THE REMOVAL OF 16 PROTECTED OAK TREES, A SEPTIC DISPOSAL SYSTEM, AND GRADING (APPROX. 1,800 CU. YDS. CUT/1,800 CU. YDS. FILL). THE PROPERTY IS LOCATED AT 3 RANCHO SAN CARLOS ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 239-102-012-000), CARMEL VALLEY MASTER PLAN.	1	0
239-102-013	E10	Lot 10	5	0	0	0	0	0	0	0	THE SCHOMAC GROUP INC	N/A	N/A		0	0	0	0	N/A	0	1
239-102-014	E11	Lot 11	0	0	0	0	0	0	0	0	MALCOLM MICHAEL A & DENISE SHEA	N/A	N/A	6 Rancho San Carlos Rd	0	0	0	0	N/A	0	1

APN	SLP Lot #	FMP Lot #	FMP Allotment	Approved/Additional (Healthy trees)	Dead/Unhealthy	Recreation	Residential Development	Removal	Pending Decision	Expired Removal	FMP allotment but not removed	File No. & Name	Approval Date	Status	Address	House	Guesthouse	Caretaker	Senior	Project Description	Built	Unbuilt	
239-102-015	E12	Lot 12	2	0	0	0	0	0	0	0	0	FLANAGAN MARTIN L & JENNIFER D TRS	N/A	N/A	8 Rancho San Carlos Rd	0	0	0	0	N/A		0	1
239-102-016	E13	Lot 13	0	0	0	0	0	0	0	0	0	RANCHO SAN CARLOS PARTNERSHIP	N/A	N/A	4 Goodrich Trail	0	0	0	0	N/A		0	1
239-102-017	E14	Lot 14	2	0	0	0	0	0	0	0	0	MALCOLM MICHAEL A & DENISE SHEA MALCOLM	N/A	N/A	3 Goodrich Trail	0	0	0	0	N/A		0	1
239-102-018	E15	Lot 15	0	0	0	0	0	0	0	0	0	TURNER JAMES T III & NANCY P	N/A	N/A	5 Goodrich Trail	0	0	0	0	N/A		0	1
239-102-019	E16	Lot 16	0	26 Mont Pines	0	0	0	0	0	0	0	PLN060510 THORNLEY ANTHONLY & GILLIAN TR	10/31/2007	COND	9 Goodrich Trail	1	1	0	1	COMBINED DEVELOPMENT PERMIT CONSISTING OF: (1) AN ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 13,346 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING WITH AN ATTACHED FOUR-CAR GARAGE, (2) AN ADMINISTRATIVE PERMIT AND DESIGN APPROVAL FOR A DETACHED 773 SQUARE FOOT SENIOR UNIT, AND (3) A DESIGN APPROVAL FOR A 564 SQUARE FOOT DETACHED GUESTHOUSE, AN EQUESTRIAN FACILITY (3,602 SQUARE FOOT STABLE AND 1,706 SQUARE FOOT HAY BARN/THREE-CAR GARAGE), THE REMOVAL OF TWENTY-EIGHT MONTEREY PINE TREES AND GRADING (6,300 CUBIC YARDS OF CUT/7,100 CUBIC YARDS OF FILL). THE PROPERTY IS LOCATED AT 9 GOODRICH TRAIL, CARMEL (ASSESSOR'S PARCEL NUMBER 239-102-019-000), CARMEL VALLEY MASTER PLAN AREA.	1	0	
239-102-020	E17	Lot 17	10	0	0	0	0	0	0	0	0	BRANDENBURG LEE G & DIANE M BRANDENBURG TRS	N/A	N/A	6 Goodrich Trail	0	0	0	0	N/A		0	1
239-102-021	E18	Lot 18	12	11	0	5	28	0	0	0	0	TAYLOR GUSTAVO F TR	N/A	SET FOR HEARING	8 Goodrich Trail	1	0	0	1	COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) AN ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 6,230 SQUARE-FOOT TWO-STORY SINGLE FAMILY DWELLING WITH AN ATTACHED 1,000 SQUARE-FOOT THREE-CAR GARAGE, A 1,055 SQUARE-FOOT BARN, AN 800 SQUARE-FOOT SWIMMING POOL, 15 GARDEN WALLS TOTALING 580 LINEAR FEET; 2) USE PERMIT FOR REMOVAL OF 28 OAK TREES; AND 3) ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 840 SQUARE-FOOT DETACHED SENIOR CITIZEN UNIT WITH A 253 SQUARE-FOOT TERRACE. GRADING OF (APPROX. 240 CUBIC YARDS OF CUT AND 75 CUBIC YARDS OF FILL). THE PROPERTY IS LOCATED AT 8 GOODRICH TRAIL, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 239-102-021-000) CARMEL VALLEY MASTER PLAN AREA.	0	1	
239-102-022	E19	Lot 19	12	0	0	0	0	0	0	0	0	RANCHO SAN CARLOS PARTNERSHIP	N/A	N/A	10 Goodrich Trail	0	0	0	0	N/A		0	1
239-102-023	E20	Lot 20	25	0	0	0	0	0	0	0	0	BRANDENBURG LEE H TR ET AL	N/A	N/A	7 Goodrich Trail	0	0	0	0	N/A		0	1

APN	SLP Lot #	FMP Lot #	FMP Allotment	Approved Additional (Healthy trees)	Dead / Unhealthy	Relocation Residential Development Removal	Pending Decision	Expired Removal	FMP allotment but not removed	File No. & Name	Approval Date	Status	Address	House	Guest/Flous	Caretaker	Senior	Project Description	Built	Unbuilt
239-102-024	E21	Lot 21	0	0	0	0	0	0	0	BRANDENBURG LEE H & DIANE M BRANDENBURG TRS	N/A	N/A	11 Goodrich Trail	0	0	0	0	N/A	0	1
239-102-025	E22	Lot 22	32	12	0	44	0	0	0	PLN060599 GREEN SCOTT & DIANE	01/24/2007	COND	94 Chamisal Pass	1	0	0	0	ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF A NEW 6,006 SQUARE FOOT ONE-STORY SINGLE FAMILY DWELLING, A 878 SQUARE FOOT ATTACHED 3-CAR GARAGE, A 124 SQUARE FOOT ENTRY PORTICO, 827 SQUARE FEET OF COVERED LOGGIAS, 614 SQUARE FEET OF COVERED TERRACES/TRELLIS, AND A DESIGN APPROVAL; GRADING IS APPROXIMATELY 900 CUBIC YARDS OF CUT. THE PROPERTY IS LOCATED AT 92 CHAMISAL PASS, CARMEL (ASSESSOR'S PARCEL NUMBER 239-102-025-000), SOUTHEAST OF THE INTERSECTION OF POTRERO AND CHAMISAL PASS ROADS, CARMEL VALLEY MASTER PLAN AREA.	1	0

APN	SLP Lot #	FMP Lot #	FMP Allotment	Approved Additional (healthy trees)	Dead / Unhealthy	Relocation	Residential Development Removal	Pending Decision	Expired Removal	FMP allotment but not removed	File No. & Name	Approval Date	Status	Address	House	Guesthouse	Care taker	Senior	Project Description	Built	Unbuilt	
			0	0	0	0	0	0	0	0	PLN070159 GREEN SCOTT & DIANE	04/18/2007	COND	94 Chamisal Pass	0	0	0	0	AMENDMENT TO A RESOLUTION OF A PREVIOUSLY APPROVED PERMIT (PLN060599). THIS PROPERTY IS LOCATED AT 94 CHAMISAL PASS, CARMEL (ASSESSOR'S PARCEL NUMBER 239-102-025-000), NORTH OF POTRERO TRAIL, SANTA LUCIA PRESERVE, GREATER MONTEREY PENINSULA AREA.	0	0	
239-102-026	E23	Lot 23	42	0	0	0	0	0	0	0	PERELES FREDERICK S & LAUREN	N/A	N/A	90 Chamisal Pass	0	0	0	0	N/A	0	1	
239-102-027	E24	Lot 24	33	0	0	0	0	0	0	0	KRAFT GREGORY J & TERESA L TRS	N/A	N/A	92 Chamisal Pass	0	0	0	0	N/A	0	1	
239-102-028	E25	Lot 25	36	50	0	0	88	0	0	0	K&P MIRAMONTE LTD	N/A	REQUEST APPLICATION	89 Chamisal Pass	1	1	0	1	COMBINED DEVELOPMENT PERMIT CONSISTING OF (1) AN ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A ONE-STORY 16,465 SQ. FT. SINGLE FAMILY DWELLING WITH ATTACHED GARAGE (2) AN ADMINISTRATIVE PERMIT FOR A 1676 SQ. FT. SENIOR CITIZEN UNIT 724 SQ. FT. GUEST HOUSE AND A USE PERMIT FOR THE REMOVAL OF 83 OAK TREES (3) A USE PERMIT FOR THE REMOVAL OF 50 PROTECTED OAK TREES IN ADDITION TO THE 33 OAK TREES PREVIOUSLY APPROVED WITH THE SUBDIVISION FOR A TOTAL OF 83 TREES. THE PROPERTY IS LOCATED AT 89 CHAMISAL PASS, LOT E25 OF THE RANCHO SAN CARLOS SUBDIVISION (ASSESSOR'S PARCEL NUMBER 239-102-028-000) CARMEL VALLEY MASTER PLAN.	0	1	
239-102-029	E26	Lot 26	31	0	0	0	0	0	0	0	MORRISON DAVID F TR	N/A	N/A	88 Chamisal Pass	0	0	0	0	N/A	0	1	
239-102-030	E27	Lot 27	0	0	0	0	0	0	0	0	RANCHO SAN CARLOS PARTNERSHIP	N/A	N/A	87 Chamisal Pass	0	0	0	0	N/A	0	1	
239-102-031	E28	Lot 28	18	0	0	0	0	0	0	0	ROLLACK MICHAELA & ALISON C	N/A	given out	70 Chamisal Pass	1	1	1	0	COMBINED DEVELOPMENT PERMIT CONSISTING OF THE FOLLOWING: (1) ADMINISTRATIVE PERMIT FOR DEVELOPMENT IN A SITE PLAN REVIEW DISTRICT (S-DISTRICT) (SECTION 21.45 (C)(B)) FOR THE CONSTRUCTION OF A NEW 3,750 SQUARE FOOT SINGLE FAMILY DWELLING WITH A DETACHED GARAGE/CARE TAKER UNIT (SQUARE FOOTAGE OF THESE TWO STRUCTURES COMBINED IS 1,705 SQUARE FEET) (2) USE PERMIT AND VARIANCE (SECTION 21.42 (D)) FOR THE GUEST HOUSE TO EXCEED THE MAXIMUM ALLOWABLE LIMBLE AREA SQUARE FOOTAGE OF 600 SQUARE FEET (PROPOSED GUEST HOUSE IS 724 SQUARE FEET). THE PROPERTY IS LOCATED AT 70 CHAMISAL PASS ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 239-102-031-000), GREATER MONTEREY PENINSULA AREA AND IN THE CARMEL VALLEY MASTER PLAN.	0	1	
239-102-032	E29	Lot 29	0	0	0	0	0	0	0	0	BONAN CHARLES S & CAROL Q	N/A	N/A	1 Mesa Trail	0	0	0	0	N/A	0	1	
Total			283	74	0	7	178	0	0	4					8	5	1	4			4	24

Total Number of Lots 28  
Average Removal for Built Lots ###

## **EXHIBIT F**

### **Addendum Pursuant to the California Environmental Quality Act ARTICLE 11 Section 15164**

#### **Taylor Planning File No. PLN080350 Combined Development Permit**

##### 1. Introduction

This addendum was prepared to quantify the site specific potential environmental impacts of a residential development project within a building envelope "Homeland Boundary" established by the Rancho San Carlos Subdivision. The Santa Lucia Preserve Project (PC94067) is comprised of several entitlements, including the certification of and Environmental Impact Report and a Combined Development Permit. The Combined Development Permit, Resolution No. 96-059, consisted of a Vesting Tentative Subdivision map or the creation of 266 lots and 31 parcels, and Use Permits for tree removal and development on slopes exceeding 30% among other components. The environmental implications of such actions were addressed within the Santa Lucia Final Environmental Impact Report No. 94-005. A Subsequent Environmental Impact Report (SEIR) was prepared for Phase E of the Santa Lucia Preserve Subdivision also known as the "Portrero Subdivision" which was adopted by the Board of Supervisors through Resolution Number 05-046.

The Taylor project consists of a Combined Development Permit consisting of: 1) An Administrative Permit and Design Approval to allow the construction of a 6,230 square-foot two-story single family dwelling with an attached 1,000 square-foot three-car garage, a 1,055 square-foot barn, an 800 square-foot swimming pool, 15 garden walls totaling 580 linear feet; 2) A Use Permit to allow the removal of 11 oak trees and the re-location of 5 oak trees; and 3) An Administrative Permit to allow the construction of an 840 square-foot detached senior citizen unit with a 253 square-foot covered terrace, and grading consisting of 240 cubic yards of cut and 75 cubic yards of fill. The development is proposed on a 35-acre parcel which contains a building envelope or "homeland boundary".

This technical addendum has been prepared pursuant to Article 11, Section 15164 of the California Environmental Quality Act guidelines to make minor technical changes to the project analyzed in the Santa Lucia Preserve Final Environmental Impact Report, certified February 6, 1996, by Board of Supervisors Resolution No. 96-059.

Article 11, Section 15164 provides in pertinent part of the following:

- (b) An addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred.
- (c) An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted Negative Declaration.

2. Scope and Purpose of this addendum

The purpose of this addendum is to identify minor technical changes and provide clarifications of the site-specific conditions for the proposed residential development. The Combined Development Permit, Resolution No. 96-060, approved the removal of 451 protected trees for building sites and 1,029 protected trees for roads and driveways subject to the recommendations prescribed by the "Rancho San Carlos Forest Management Plan" prepared by Ralph Osterling Consultants, Inc., San Mateo, February 18, 1984. This project proposes to remove 28 protected oak trees, 12 of which were allotted for removal with the approval of the Potrero Subdivision and 5 of which are being relocated on the project site resulting in the requirement of a Use Permit for the removal of 11 protected oak trees. The Environmental Impact Report for the Santa Lucia Preserve analyzed a "worse case" scenario comprised of total removal of protected oaks within building envelopes or "homeland boundaries". The environmental implications of these actions have been addressed by the EIR, which suggested appropriate mitigation measures to avoid significantly adverse environmental impacts. Such mitigation measures have been incorporated into the Taylor Combined Development Permit (PLN080350) as conditions of approval. Condition of Approval number 16, incorporates the requirements from Mitigation Measures 27 and 36 of the Santa Lucia Preserve EIR and requires a tree replacement ratio of 3:1 for protected oak trees and a replacement ratio of 5:1 for landmark oak trees. Condition of Approval number 14, incorporates the requirements from Mitigation Measure number 32 of the Santa Lucia Preserve EIR and requires that specific tree and root protection guidelines are followed.

3. Conclusion

The purpose of this addendum is to identify minor technical changes and provide clarifications of the site-specific conditions and the scope of work for the proposed residential development. Staff has reviewed the Santa Lucia Preserve Environmental Impact Report, Resolution No. 96-060 and the proposed residential development for consistency with the environmental considerations contained within. Staff finds that the site-specific conditions in relation to the proposed Combined Development Permit do not create substantial changes and therefore do not warrant the preparation of a subsequent environmental document.

EXHIBIT G.1

Maureen Hamb-WCISA Certified Arborist #2280  
Professional Consulting Services



CONSTRUCTION IMPACT ANALYSIS  
SANTA LUCIA PRESERVE  
LOT E18  
APN 239-102-021



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MONTEREY COUNTY  
PLANNING AND BUILDING  
INSPECTION DEPARTMENT

Prepared for  
Gus and Alden Taylor

October 1, 2008

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G.1

LIB090351



## ASSIGNMENT/SCOPE OF SERVICES

Residential development plans have been completed for the Taylor family on lot E18 of the Santa Lucia Preserve. The site is densely forested with oak trees that could be affected by the development. In October of 2007 the property owners retained me to evaluate the health, structural stability and suitability of the trees in preparation for development.

I recently completed a site visit to evaluate any changes in tree condition and review the final development plans prepared by Tom Meaney, the project Architect and Bernard Trainor and Associates the Landscape Architects. The potential impacts to the trees have been evaluated and my findings and recommendations are included in this report.

## SUMMARY

In October of 2007 I completed an evaluation of ~~121~~ trees growing within the "homeland boundary" of lot E18 of the Santa Lucia Preserve (APN 239-102-021). Since that time the final plans have been completed and impacts to the trees have been analyzed. The attached inventory includes specific impacts and recommendations for protecting the 121 trees evaluated in the initial study. Approximately ~~100~~ additional trees growing within the homeland were not included within the inventory as they are outside the area where development is proposed.

The site is densely forested with coast live oak trees. In general, the trees at the perimeter of the homeland are in good condition. Large, mature trees with spreading canopies dominate this portion of the site. A group of healthy, young trees screen the interior of the property from the Goodrich Trail frontage.

The trees within the interior display structural defects commonly found dense forest systems. These trees tend to be tall with suppressed foliar development. Decay was found in a number of mature trees, several are at risk of failure due to this type of defect.

The proposed development includes a single family home, outdoor patio areas and a barn. ~~The residence is located near the center of the homeland, an area with a natural opening between the tree groves. The driveway access, guest parking and entry to the home are located in another natural opening between two groves of trees.~~

A total of ~~40~~ trees will require removal to construct the site as proposed. Of this group ~~three trees meet~~ "Landmark" criteria as defined in Monterey County Ordinances.



The central footprint of the home utilizes the largest natural opening within the homeland boundary and extends into the adjacent trees. Several alternative locations for the main structure were evaluated during the design process. ~~Developing any other location within the buildable portion of the homeland would not decrease the impacts to the trees.~~

A total of ~~126~~ mitigation trees will be planted as a component of the mitigation planting plan. This will include planting saplings and seedlings of coast live oak, madrone and Monterey pine on the eastern slope of the property and in other areas selected by the Santa Lucia Conservancy as part of their ongoing reforestation program.

The remaining trees will be retained and protected during the construction process. Tree preservation specifications and recommendations for alternative construction methods are included within this report.

## BACKGROUND

In October 2007, I completed a visual assessment of 121 trees to evaluate their health status, structural integrity and suitability for incorporation into the development project. My findings, along with a tree location map were documented in a Tree Resource Evaluation that was provided to the project architects. Recommendations for maintenance to improve tree condition in preparation for development were defined and have been completed.

Following the review of the Resource Evaluation the design team attempted to incorporate 25 trees that were identified as in "good condition". Using the locations of these trees as a guideline, a homesite was selected that incorporated 24 of the 25 trees. ~~In addition, avoiding the fragmentation of the intact forest that creates a continuous overstory was viewed a priority.~~

## OBSERVATIONS

The terrain of the homeland is undulating with one steeply sloping area (slopes exceeding 30%) located to the east. The entire homeland is forested with groups oaks that are separated by small, natural openings. One opening is located near the Goodrich Trail frontage, the other is near the center of the level area of the homeland.

The dominant species within the homeland is coast live oak (*Quercus agrifolia*). Several young madrone (*Arbutus menziesii*) are growing amongst the oaks.

One large, mature Monterey pine (*Pinus radiata*) and several pine saplings are growing on the eastern and southern portion of the property outside the homeland boundary.



The form and condition of the oak trees is varied and dictated by their position on the property. The trees around the perimeter of the groves tend to have dense and symmetrical canopies, while the trees in the interior are tall with suppressed and thinning canopies.

## DISCUSSION

### Tree Removal

Monterey County ordinances encourage the preservation of trees and discourage unnecessary tree removal. On development projects tree removal must be kept to the minimum necessary on a case by case basis (21.64.260.D.3.5).

A forest management plan was prepared for the Potrero Area Subdivision of the Santa Lucia Preserve by Ralph Osterling Consultants, Inc in August of 2000.

Fifty-six trees on lot E18 were inventoried and evaluated within the Osterling report. The site was described as having high tree densities where careful building and site planning would be necessary. The project estimates at the time the report was prepared assumed that up to 25 percent of the trees in the building areas may be removed for house and driveway construction.

The tree removal necessary to construct this site as proposed is approximately 18% of the total trees within the homeland, significantly less than the 25% estimated for densely forested sites.

### **Oak Woodland Act**

Public Resources code 2183.4 provides guidelines for determining impacts to oak woodlands proposed for conversion. Within the code, required mitigation strategies are defined and must include at least one of the following:

- Impact avoidance
- Creation of permanent conservation easements
- Reforestation/replanting programs

One of the restrictions within this code states that replanting or reforestation efforts cannot be utilized as the only strategy for reducing the impacts to the oak woodland. At least one of the other methods must be used in conjunction with replanting.

When evaluating the significance of impacts on a development project the overall number of trees to be removed is just one of multiple factors. Other considerations include the removal of understory material, removal of snags and other wildlife supporting elements, fragmentation of intact woodland or the creation of a new forest "edge" as a result of clearing.

The most effective strategy in reducing woodland impacts to a less than significant level is avoidance. Utilizing openings that occur naturally between established groves or tree groupings helps avoid the fragmentation of the system. This type of land use design helps maintain the continuous overstory around the development area providing the existing wildlife an interrupted route through the habitat.

Reforestation/plans can be utilized to both replace trees removed for development and enhance forest systems that are lacking in diversity. Many intact oak woodlands contain a single oak species of similar age and size class. Woodland enhancement programs can include planting of seedlings, saplings and immature trees of both the dominant and under-represented species. This adds to both species and age class diversity, improving the system for the long term. Understory material naturally found in healthy woodlands can be added to improve habitat qualities.

The project as proposed follows the guidelines for oak woodland protection required by the Oak Woodlands Conservation Law. The first and most important strategy, avoidance of impact has been utilized. The main footprint of the development is located in one of the larger openings that occur naturally between the dense tree groupings. The driveway access and front entry are proposed in natural openings between groups of large diameter multi-trunked trees. To avoid the impacts related to grade changes the bulk of the development will occur on the most level portion of the property.

The tree removal does not significantly disturb the integrity of the entire stand, fragment the overstory component or create a new forest "edge". A natural opening has been expanded to accept the development components while keeping the perimeter of the existing woodland intact.

The third mitigation strategy of the Oak Woodland Act is the creation of a conservation easement. All development sites within the Santa Lucia Preserve have areas set aside as conservation easements that are under the stewardship of the Santa Lucia Conservancy.

(The discussion of the California Oak Woodlands Conservation Law is based on information included in the Oak Woodland Impact Decision Matrix 2008 prepared by the UC Integrated Hardwood Range Management Program.)

### **Construction Impacts**

The attached inventory includes tree number, trunk diameter, ratings for tree condition (good, fair, poor), potential impacts (low, moderate, high), a summary of specific impacts and mitigation/protection recommendations.

Trees rated as having low impact potential are outside the development area but require the protection provided by exclusionary fencing.

Trees rated as having a moderate impact potential are within 10 to 15 feet of either excavation or grade changes. Fencing in combination with straw bale barricades are recommended to protect these trees.

Trees rated as having a high impact potential have excavation, grade changes or other site alterations proposed under the canopy or at the edge of the dripline. Trees in these areas may be subjected to alternative construction methods (manual grading or special construction methods) and require fencing and straw bale barricades to create a defined exclusion zone. Monitoring of all activities adjacent to, or under the canopy will be required

### **RECOMMENDATIONS**

Ideally, the critical root zone of retained trees would remain undisturbed during development, eliminating the opportunity for damage and the resulting decline of the retained trees. In order to achieve maximum tree retention on construction sites it is often necessary to encroach into the root zone. There are procedures available that can reduce the affects of these impacts and retain the trees for the long term.

**Protection Fencing/Barricades** are a simple and effective way to protect trees during construction. Fencing supported by posts in the ground can create both a physical and visual barrier between the trees, the construction workers and their equipment. The straw bale barricades laid inside the perimeter of the fencing hold back any excess soils that often result from grading. The barricade also diverts excess moisture that can develop when natural drainage patterns are altered.

**Manual Excavation and Grading** is recommended adjacent to trees #9, 24, 25, 15, 38, 43, 45 and 70.

~~Grade Changes~~ adjacent to trees #39-#41 must be eliminated, if necessary a low rubble wall can be placed at the edge of the driveway to facilitate grade transitions.

~~Potential Fill Areas~~ for distribution of excess material are shown on the grading and drainage plans. The proposed area at the northwest portion of the property must be relocated. The oaks within this area cannot withstand the increase in soil depth and could decline.

**Staging** of job trailers, equipment, parking and supplies will be restricted to areas outside the dripline of retained trees.

**Monitoring** of the initial site clearing and excavation will be performed twice weekly to ensure compliance with the tree protection measures.

**Contractors** and sub contractors will be supplied with a copy of the Tree Preservation Specifications before entering the site.

## REPLANTING RECOMMENDATIONS

The Santa Lucia Preserve requires a removal-replanting ratio of 3 trees planted to 1 removed for trees less than 24 inches in trunk diameter and 5 trees planted to 1 removed for trees with a trunk diameter greater than 24 inches. The replanting total for this site is ~~126~~ trees.

An open area on the eastern portion of the property is appropriate for replanting. Room for approximately half the trees is feasible within this area. A mix of seedlings and saplings will enhance the diversity of the existing woodland. Coast live oak, madrone and Monterey pine are appropriate species for this site.

The remaining half of the trees can be installed within the reforestation areas already underway within the Preserve. The Santa Lucia Conservancy will be provided the balance of the mitigation plants for use in their ongoing reforestation projects.

## CONCLUSION

The proposed development on lot E18 will require the removal of 40 protected coast live oak trees. Three of the trees meet "landmark" criteria as defined by Monterey County. The final design is the most appropriate for integrating and providing adequate space for the most significant trees and minimizing the fragmentation of the forest system.

The three strategies required by the California Oak Woodlands Conservation Law; avoidance, replanting and creation of a conservation easement were utilized in an effort to reduce impacts and to mitigate for tree removal.

Several trees will require special treatment during construction to avoid damage within the critical root zone. All retained trees will be protected by the implementation of the recommendations made within this report and the attached Tree Preservation Guidelines.

Any questions regarding the trees on this site or the content of this report can be directed to my office.

Respectfully submitted,

Maureen Hamb-WCISA Certified Arborist #2280

## **TREE PRESERVATION SPECIFICATIONS**

**Contractors and sub contractors should be aware of and provided copies of the tree protection guidelines and restrictions before entering the site. Contracts should incorporate tree protection language that includes “damage to protected trees will be appraised using the Guide to Plant Appraisal 9th Edition and monetary fines assessed”.**

### **Establishment of a tree preservation zone (TPZ)**

Fencing shall be installed in areas defined on the attached map. Fencing will be installed prior to equipment staging or site disturbance. Fencing placement will be inspected by the project arborist.

### **Straw Bale Barricades**

Straw bales placed end to end will be installed inside the protection fencing as shown on the attached diagram in the areas defined on the attached map. This barricade will limit damage to the fencing and prevent grading spoils from encroaching into the critical root zone area and help stop excess moisture from gathering under the retained trees.

### **Restrictions within the TPZ of existing trees**

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

### **Minimize soil compaction on the construction site**

Protect the soil surface with a deep layer (at least three inches) of mulch (tree chips). The addition of mulch will reduce compaction, retain moisture, and stabilize soil temperature. Areas where equipment and personnel are concentrated will be mulched to a depth of at least six inches.

### **Alteration of grade**

Maintain the natural grade around trees. No additional fill or excavation will be permitted within the critical root zone. If trees roots are unearthed during the construction process the consulting arborist will be notified immediately. Exposed roots will be covered with moistened burlap until a determination is made by the project arborist.

### **Trenching requirements**

Any areas of proposed trenching will be evaluated with the consulting arborist and the contractor prior to construction. All trenching on this site will be approved by the project arborist. Tree roots encountered will be avoided or properly pruned under the guidance of the consulting arborist.

### **Tree canopy alterations**

Unauthorized pruning of any tree on this site will not be allowed. If any tree canopy encroaches on the building site the required pruning will be done on the authority of the consulting arborist and to ISA pruning guidelines and ANSI A-300 pruning standards.



18-Poor 17-Fair  
6-good

Construction Impact Analysis  
Santa Lucia Preserve  
Lot E-18

41 total

Maureen Hamb-WCISA Certified Arborist #2280  
Professional Consulting Services

Tree #	Species	Diameter @ 24"	Condition	Impacts: High Moderate Low	Impact Description	Comments/Recommendations
1*	coast live oak	31	good	moderate	Adjacent to proposed barn	Large tree with spreading canopy (20')/May require clearance pruning. Protect with fencing and barricades
2	coast live oak	20.5	fair	high	Adjacent to proposed barn	Leaning main trunk/Root pruning prior to grading. Protect with fencing and barricades
3	coast live oak	23.7	good	moderate	Adjacent to proposed barn	Just off homeland, canopy extends into site/Protect with fencing and barricades
4	coast live oak	17.9	fair	moderate	Adjacent to proposed barn	Leaning structure, cannot be clearance pruned/Protect with fencing and barricades
5*	coast live oak	31.7	good	moderate	Adjacent to proposed barn	Off homeland, canopy extends into site/Protect with fencing and barricades
	coast live oak	16.8	poor	moderate	Adjacent to proposed barn	Severe decay in main stem, at risk of failure. May require removal due to risk
	coast live oak	23	poor	high	Within barn footprint	Uprooted and laying on ground/Remove and replant 3 coast live oaks as replacements

EXHIBIT G.1  
PAGE 10 OF 27 PAGES

\*Indicates Landmark Tree





Tree #	Species	Diameter @ 24"	Condition	Impacts: High Moderate Low	Impact Description	Comments/Recommendations
8	coast live oak	18.5	poor	high	Within barn footprint	Severe decay in main stem, at risk of failure/Remove and replant 3 coast live oaks as replacements
9	coast live oak	7.6	good	moderate	adjacent to barn driveway & retaining wall	Eliminate proposed grading within protection zone/Protect with fencing and barricades
10	coast live oak	19.2	fair	low	Outside development area	Protect with fencing and barricades
11	coast live oak	11.4	poor	low	Outside development area	Protect with fencing and barricades
12	coast live oak	15.5	poor	low	Outside development area	Protect with fencing and barricades
	coast live oak	17.7	fair	low	Outside development area	Protect with fencing and barricades
	coast live oak	23.4	good	low	Outside development area	Protect with fencing and barricades



Tree #	Species	Diameter @ 24"	Condition	Impacts: High Moderate Low	Impact Description	Comments/Recommendations
15	coast live oak	22.2	fair	high	Adjacent to retaining wall for driveway	Driveway re-designed to retain this tree/Pre-construction root pruning, no grade changes within protection zone. Protect with fencing & barricades
16	coast live oak	16.3	fair	low	Outside development area	Protect with fencing and barricades
17*	coast live oak	25.2	fair	low	Outside development area	Protect with fencing and barricades !
18	coast live oak	10.7	fair	low	Outside development area	Protect with fencing and barricades
19	coast live oak	20.7	good	moderate	Less than 15' from driveway	No grade changes within protection zone. Protect with fencing and barricades
20	coast live oak	13.9 & 8.3	fair	moderate	Approx 15' from driveway	Protect with fencing and barricades
21	coast live oak	23.5	fair	moderate	Adjacent to driveway & foundation	Protect with fencing and barricades

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EXHIBIT 21 G 1

\*Indicates Landmark Tree



Tree #	Species	Diameter @ 24"	Condition	Impacts: High Moderate Low	Impact Description	Comments/Recommendations
22	coast live oak	9.8	poor	low	25' from driveway	Protect with fencing and barricades
23	coast live oak	21.2	good	low	25' from driveway	Protect with fencing and barricades
24	coast live oak	21.8	good	moderate	above proposed driveway for barn	No sloping back toward tree during construction of retaining wall/Protect with fencing & barricades
25*	coast live oak	18.8 & 25.8	good	moderate	above proposed driveway for barn	No sloping back toward tree during construction of retaining wall/Protect with fencing & barricades
26	coast live oak	16.1	poor	moderate	Adjacent to proposed barn	Protect with fencing and barricades
	coast live oak	10.8 & 9.2	poor	moderate	Adjacent to proposed barn	Protect with fencing and barricades
28	coast live oak	19.5	fair	moderate	Adjacent to proposed barn	Protect with fencing and barricades

EXHIBIT  
 6-1  
 PAGE 13 OF 27 PAGES

\*Indicates Landmark Tree



Tree #	Species	Diameter @ 24"	Condition	Impacts: High Moderate Low	Impact Description	Comments/Recommendations
29	coast live oak	18.1	poor	moderate	Approx 15' from proposed residence	Protect with fencing and barricades
30	coast live oak	9.7	poor	moderate	Approx 15' from proposed residence	Small tree with decayed trunk/Protect with fencing & barricades
31	coast live oak	9.6 & 17.3	fair	low	Outside development area	Protect with fencing and barricades
32	coast live oak	22.8	poor	high	Within building footprint	Remove and replant 3 coast live oaks
33	coast live oak	25.5	good	high	Within building footprint	Remove and replant 5 coast live oaks
34	coast live oak	13.4	poor	high	Within building footprint	Remove and replant with 3 coast live oaks
35	coast live oak	11.8	fair	high	Within building footprint	Remove and replant with 3 coast live oaks

EXHIBIT 6.1  
 PAGE 14 OF 27 PAGE

\*Indicates Landmark Tree



Tree #	Species	Diameter @ 24"	Condition	Impacts: High Moderate Low	Impact Description	Comments/Recommendations
36	coast live oak	22.7	good	low	Outside development area	Protect with fencing and barricades
37*	coast live oak	27.8	fair	moderate	Approx 15' from proposed residence	Protect with fencing and barricades
38*	coast live oak	30.3	good	moderate	Adjacent to driveway and parking area	Eliminate proposed grading within protection zone/Protect with fencing and barricades
39	Monterey pine	8.5	fair	moderate	Adjacent to driveway and parking area	Eliminate proposed grading within protection zone/Protect with fencing and barricades
40*	coast live oak	17 & 24.7	good	moderate	Adjacent to driveway and parking area	Eliminate proposed grading within protection zone/Protect with fencing and barricades
	coast live oak	15.2	good	moderate	Adjacent to driveway and parking area	Eliminate proposed grading within protection zone/Protect with fencing and barricades
	coast live oak	20.3 & 17 & 24.7	good	moderate	Growing between driveway and walkway	Protect with fencing and barricades

EXHIBIT # 621  
 PAGE 15 OF 27 PAGE

\*Indicates Landmark Tree



Tree #	Species	Diameter @ 24"	Condition	Impacts: High Moderate Low	Impact Description	Comments/Recommendations
43*	coast live oak	26 & 19 & 20.6	good	moderate	Growing between driveway and walkway	Protect with fencing and barricades
44	coast live oak	17 & 19 & 20	fair	moderate	Growing between driveway and walkway	Protect with fencing and barricades
45	coast live oak	18 & 17 & 16.2	fair	high	Adjacent to walkway and retaining wall	Root pruning for retaining wall construction. Eliminate proposed grading within protection zone/Protect with fencing and barricades
46	coast live oak	18	fair	high	Within proposed walkway	Remove and replant 3 coast live oaks
47	coast live oak	12.3 & 18.1	fair	high	Growing between garage and retaining wall	Remove and replant 3 coast live oaks
	coast live oak	19.3	poor	high	Within building footprint	Remove and replant 3 coast live oaks /
	coast live oak	13.1	poor	high	Within building footprint	Remove and replant 3 coast live oaks

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EXHIBIT 6.7

\*Indicates Landmark Tree



Tree #	Species	Diameter @ 24"	Condition	Impacts: High Moderate Low	Impact Description	Comments/Recommendations
50*	coast live oak	32.9	good	high	Within building footprint	Remove and replant 5 coast live oaks!
51*	coast live oak	6	fair	high	Within courtyard	Remove and replant 3 coast live oaks
52*	coast live oak	11.2	fair	high	Within building footprint	Remove and replant 3 coast live oaks
53*	coast live oak	36.1	good	moderate	Adjacent to walkway and retaining wall	Protect with fencing and barricades
54*	coast live oak	23.7	poor	high	Adjacent to walkway and retaining wall	Significant decay in main trunk and large branching. Remove due to risk of failure. Replant 3 coast live oaks
56	coast live oak	9.6 & 8.9	good	moderate	Adjacent to parking area	Healthy young tree provides screening between development and road/Protect with fencing & barricades
57	coast live oak	10.7	good	moderate	Adjacent to guest house	Healthy young tree provides screening between development and road/Protect with fencing & barricades

EXHIBIT  
 PAGE 17 OF 27 PAGES  
 6.1

\*Indicates Landmark Tree



Tree #	Species	Diameter @ 24"	Condition	Impacts: High Moderate Low	Impact Description	Comments/Recommendations
57	coast live oak	9.7	good	moderate	Adjacent to guest house	Healthy young tree provides screening between development and road/Protect with fencing & barricades
58	coast live oak	8.4	good	moderate	Adjacent to guest house	Healthy young tree provides screening between development and road/Protect with fencing & barricades
59	coast live oak	9.2	good	moderate	Adjacent to guest house	Healthy young tree provides screening between development and road/Protect with fencing & barricades
60	coast live oak	8.5	good	high	Within building footprint	Healthy young tree provides screening between development and road/Protect with fencing & barricades
61	coast live oak	36.3	fair	high	Less than 10' from guesthouse foundation. Canopy extends into building footprint	Large areas of decay and dead branching, not suitable for incorporation into development/Remove and replant 5 coast live oaks.
62	coast live oak	32.3	fair	moderate	Approx 15' from guesthouse	Protect with fencing and barricades
63	coast live oak	18.4 & 28.6	good	low	Outside development area	Protect with fencing and barricades

EXHIBIT 6.1  
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\*Indicates Landmark Tree





Tree #	Species	Diameter @ 24"	Condition	Impacts: High Moderate Low	Impact Description	Comments/Recommendations
64	madrone	8.1	good	low	Outside development area	Protect with fencing and barricades
65	coast live oak	7	fair	low	Outside development area	Protect with fencing and barricades
66	coast live oak	12.4	fair	low	Outside development area	Protect with fencing and barricades
67	coast live oak	8.2	good	low	Outside development area	Protect with fencing and barricades
68	coast live oak	8.9 & 8.3	good	low	Outside development area	Protect with fencing and barricades
	coast live oak	7.3	good	low	Outside development area	Protect with fencing and barricades
	coast live oak	30	good	moderate	Outside development area	Protect with fencing and barricades

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EXHIBIT 70 G.I

\*Indicates Landmark Tree



Tree #	Species	Diameter @ 24"	Condition	Impacts: High Moderate Low	Impact Description	Comments/Recommendations
71	coast live oak	16.7	fair	high	At edge of pool	Remove and replant 3 coast live oaks
72	coast live oak	19.9 & 14.9	fair	low	Outside development area	Protect with fencing and barricades
73	coast live oak	21	fair	high	At edge of pool	Remove and replant 3 coast live oaks
74	coast live oak	22.4	fair	moderate	Adjacent to proposed patio & retaining wall	No grade changes within protection zone/Protect with fencing & barricades
75	coast live oak	21.3	fair	low	Outside development area	Protect with fencing and barricades
76	coast live oak	22.7	good	low	Outside development area	Protect with fencing and barricades
77	coast live oak	9.4	fair	low	Outside development area	Protect with fencing and barricades

EXHIBIT

G-1

\*Indicates Landmark Tree



Tree #	Species	Diameter @ 24"	Condition	Impacts: High Moderate Low	Impact Description	Comments/Recommendations
78	coast live oak	9.3	fair	low	Outside development area	Protect with fencing and barricades
79	coast live oak	13.3 & 9.6	poor	low	Outside development area	Protect with fencing and barricades
80	coast live oak	12.1	poor	low	Outside development area	Protect with fencing and barricades
81	coast live oak	10.5	poor	low	Outside development area	Protect with fencing and barricades
82*	coast live oak	26.6	poor	low	Outside development area	Protect with fencing and barricades
83	coast live oak	12	poor	low	Outside development area	Protect with fencing and barricades
84	coast live oak	18 & 9	fair	low	Outside development area	Protect with fencing and barricades

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EXHIBIT 3  
 6.1

\*Indicates Landmark Tree



Tree #	Species	Diameter @ 24"	Condition	Impacts: High Moderate Low	Impact Description	Comments/Recommendations
85	coast live oak	10 & 13.9	fair	low	Outside development area	Protect with fencing and barricades
86*	coast live oak	25.1	fair	moderate	Outside development area	Protect with fencing and barricades
87	coast live oak	16.2	fair	high	Within building footprint	Remove and replant 3 coast live oaks
88	coast live oak	15.5	fair	high	Within building footprint	Remove and replant 3 coast live oaks
89*	coast live oak	24	fair	low	Outside development area	Protect with fencing and barricades
	coast live oak	12.6	fair	low	Outside development area	Protect with fencing and barricades
	coast live oak	11.5	fair	high	At edge of pool	Remove and replant with 3 coast live oaks

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EXHIBIT G.1

\*Indicates Landmark Tree



Tree #	Species	Diameter @ 24"	Condition	Impacts: High Moderate Low	Impact Description	Comments/Recommendations
92	coast live oak	16	fair	high	Within outdoor area where grading and retaining walls are proposed	Remove and replant with 3 coast live oaks
93	coast live oak	8.3	fair	high	Within paved terrace	Remove and replant with 3 coast live oaks
94	coast live oak	11.7	fair	high	Within paved terrace	Remove and replant with 3 coast live oaks
95	coast live oak	23.8	fair	moderate	Approx 10' from retaining wall	Protect with fencing and barricades
96*	coast live oak	28.4	fair	moderate	Approx 10' from retaining wall	Protect with fencing and barricades
EXHIBIT 97	coast live oak	9.8	fair	low	Outside development area	Protect with fencing and barricades
98*	coast live oak	29	good	moderate	Approx 10' from retaining wall	Protect with fencing and barricades

\*Indicates Landmark Tree

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61



Tree #	Species	Diameter @ 24"	Condition	Impacts: High Moderate Low	Impact Description	Comments/Recommendations
99	coast live oak	23.4	poor	high	Within area to be graded/retaining wall	Trunk and main stem are completely decayed-at risk of failure/Remove and replant 3 coast live oaks
100	coast live oak	14.6	fair	high	Within building footprint	Remove and replant 3 coast live oaks/
101	coast live oak	5	poor	high	Within building footprint	Remove
102	coast live oak	12.2	poor	high	Within building footprint	Remove and replant 3 coast live oaks
103	coast live oak	9.7	poor	high	Within building footprint	Remove and replant with 3 coast live oaks
104	coast live oak	15.2	poor	high	Within building footprint	Remove and replant 3 coast live oaks
105	coast live oak	6	fair	high	At edge of foundation	Remove and replant with 3 coast live oaks

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EXHIBIT G.1

Indicates Landmark Tree



Tree #	Species	Diameter @ 24"	Condition	Impacts: High Moderate Low	Impact Description	Comments/Recommendations
106	coast live oak	5	poor	high	At edge of foundation	Remove
107	coast live oak	18.4	good	high	Growing between walkway and foundation	Remove and replant with 3 coast live oaks
108	coast live oak	17.6	good	high	Growing between walkway and foundation	Remove and replant with 3 coast live oaks
109	coast live oak	15.9	good	high	At edge of foundation	Remove and replant with 3 coast live oaks
110	coast live oak	12.3	fair	high	Within building footprint	Remove and replant with 3 coast live oaks
111	coast live oak	13	fair	high	Within building footprint	Remove and replant with 3 coast live oaks
12	coast live oak	10.8	poor	low	Outside development area	Protect with fencing and barricades

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EXHIBIT 6.1

Indicates Landmark Tree



Tree #	Species	Diameter @ 24"	Condition	Impacts: High Moderate Low	Impact Description	Comments/Recommendations
113*	coast live oak	10 & 26	fair	low	Outside development area	Protect with fencing and barricades
114	coast live oak	12	poor	high	Within building footprint	Remove and replant with 3 coast live oaks
115	coast live oak	13	poor	high	Within building footprint	Remove and replant with 3 coast live oaks
116	coast live oak	9 & 14	fair	low	Outside development area	Protect with fencing and barricades
117	coast live oak	10.8	fair	high	Within building footprint	Remove and replant with 3 coast live oaks
118	coast live oak	12 & 14	fair	low	Outside development area	Protect with fencing and barricades
119	coast live oak	33.4	good	high	Within building footprint	Remove and replant with 3 coast live oaks

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EXHIBIT G.1

\*Indicates Landmark Tree





Tree #	Species	Diameter @ 24"	Condition	Impacts: High Moderate Low	Impact Description	Comments/Recommendations
20	coast live oak	14.7	poor	high	Within courtyard	Remove and replant with 3 coast live oaks
21*	coast live oak	24.5	poor	high	Within courtyard	Remove and replant with 3 coast live oaks

\*Indicates Landmark Tree

Maureen Hamb-WCISA Certified Arborist #2280  
Professional Consulting Services



RECEIVED

March 9, 2009

MAR 10 2009

Monterey County Planning Department  
Brittanyann Nicholson-Project Planner

MONTEREY COUNTY  
PLANNING & BUILDING  
INSPECTION DEPT

Regarding: Taylor/PLN080350

In reference to your memo dated December 12, 2008 discussing the potential for reducing tree removal on the above named project. Preliminary adjustments have been made for discussion.

- ✓ Trees adjacent to the proposed pool (71, 73 and 91)
  - Relocating the pool could impact trees 95 and 96-very well structured and healthy
- ✓ Trees 92, 93 and 94 within the terrace area
  - 93 and 94 can be professionally relocated
- ✓ Moving the house would impact more trees-the site selected for the building was selected to reduce tree removal. Movement in any direction would increase tree removal.
- Trees 120 and 121 within the courtyard are both in very poor condition. Large areas of decay are within the main structure. The lower canopies are suppressed and prone to failure.
- Trees 33 and 34: Changing the kitchen would require a re-design of the house (per Tom Meaney).
- ✓ Tree 46 is at an elevation that is three feet higher than the proposed walkway. The landscape architect was unable to make an adjustment that would reduce the impacts to the tree.
- Tree 49 is also very poorly structured and not suitable for retention.

The plan changes proposed include the slight relocation of the senior unit to allow more space between the house and the accessory unit. Six trees can be retained with this change, including trees 107 and 108 which are large healthy and well structured trees. This change also allows the retention of tree 61, located to the west of the senior unit.

Trees 87, 88 and 52 can be retained with minor modifications to grading proposed for a patio and small walled courtyard.

Trees 99 and 54 were slated for removal due to condition; they can be retained and monitored.

PLN080350

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EXHIBIT G.2


Trees 93, 94, 60, 51, and 35 can be professionally relocated to an area between Goodrich Trail and the residence. Screening trees had been proposed here. This will reduce the amount of native canopy loss within the property. These trees are all small diameter, healthy trees that will tolerate relocation with a tree spade.

These changes reduce actual tree removal to 28, with five trees relocated on site reducing the overall loss to 23 trees.

In addition to the modifications to reduce tree removal the grading and drainage plans have been modified to reduce impacts to those trees that will be retained and protected during the project.

Please call my office with any additional questions or concerns.

Respectfully,



Maureen Hamb-WCISA Certified Arborist #2280

EXHIBIT G.2  
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