

MONTEREY COUNTY PLANNING COMMISSION

Meeting: February 26, 2014	Time: 9:00 a.m.	Agenda Item No.: 3
Project Description: Combined Development Permit consisting of: 1) Coastal Administrative Permit to allow the construction of a 5,132 square foot single family dwelling with a 1,126 square foot attached garage, 136 square foot mudroom, 519 square foot storage loft above the garage, 107 square foot entry portico, and 48 square foot breakfast porch. The project includes a 243 square foot conservatory, 192 square foot shop, 5 foot high garden wall, 6 foot high wood fence and entry gate, emergency generator, enclosed trash area and 1,040 cubic yards of associated grading (40 cubic yards cut, 1,000 cubic yards fill); 2) Coastal Development Permit to allow the removal of 13 dead trees, 14 trees in poor condition, and one tree in fair condition (27 Monterey Pine/1 Oak); and 3) a Design Approval.		
Project Location: 3336 Ondulado Road, Pebble Beach		APN: 008-302-027-000
Planning File Number: PLN130747		Owner: Hop & Ginger Essick Agent: James N. Smith
Planning Area: Del Monte Forest Land Use Plan		Flagged and staked: Yes
Zoning Designation: "LDR/B-6-D (CZ)" [Low Density Residential with a Building Site and Design Control Overlay (Coastal Zone)]		
CEQA Action: Categorically Exempt per Section 15303(a)		
Department: RMA - Planning Department		

RECOMMENDATION:

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

- 1) Find the project Categorically Exempt per Section 15303(a) of the CEQA Guidelines; and
- 2) Approve the Combined Development Permit (PLN130747), based on the findings and evidence and subject to the conditions of approval (**Exhibit B**)

PROJECT OVERVIEW:

The project consists of the construction of a 5,132 square foot single family dwelling on a vacant 1.53 acre legal lot. The dwelling includes a 1,126 square foot attached garage, 136 square foot mudroom, 519 square foot storage loft above the garage, 107 square foot entry portico, 48 square foot breakfast porch, 243 square foot conservatory, 192 square foot shop, 5 foot high garden wall, 6 foot high wood fence and entry gate, emergency generator, enclosed trash area and 1,040 cubic yards of associated grading. The majority of the project is located within the Pescadero Watershed in which County regulations limit impervious coverage to a maximum of 9,000 square feet (Section 20.146.030.A.1 (b) of the Monterey County Coastal Implementation Plan – Part 5). Through the use of permeable pavers and materials for the proposed terrace and driveway, the impervious surface will not exceed 9,000 square feet.

The project proposes the removal of 28 trees (27 Monterey Pine trees and 1 Oak tree). Thirteen of the trees are dead, fourteen trees are in poor condition, and one tree is in fair condition. Of the trees to be removed, eleven are considered landmark trees (24 inches in diameter and greater). Pursuant to the Forest Resources Chapter of the Coastal Implementation Plan, a Forest Management Plan is required, as well as a Biological Assessment to assess the effects of the project on the existing vacant lot (Section 20.147.050.B of the Coastal Implementation Plan – Part 5). A Forest Management Plan was prepared by Frank Ono on November 25, 2013 (**Exhibit E**) and a Biological Assessment was prepared by Jeffrey Froke, Ph.D. at Califauna on July 29, 2013 (**Exhibit F**).

The Forest Management Plan (FMP) describes the property as a Monterey pine forest with only a few understory Coastal Live Oaks. The health of the forest appears to be in decline, with considerable crown dieback and most pine trees either dead or in poor condition. The project was designed to reduce the amount of tree removal that would be caused by development. Eight of the 28 trees proposed for removal are due directly to construction of the house and driveway; of those trees, only one Monterey pine tree is in fair condition, the rest are either dead or in poor condition. The remaining trees proposed for removal are considered hazardous and need to be removed for the health and safety of the construction workers and future residents. Within the Forest Resources Section of the Coastal Implementation Plan, trees considered hazardous do not require discretionary review. The FMP recommends a 1:1 replacement ratio with 5-gallon Monterey pine trees (a total of 28 Monterey pine tree). All remaining trees will be protected, as recommended in the FMP. All recommendations within the FMP, including grading, pruning and long-term management, will be applied as a condition of approval. With recommended replanting and maintenance, the report concludes that the proposed tree removal will not have an effect on the forest ecosystem or wildlife habitat.

The Biological Assessment reviewed the property for any sensitive habitats, special-status plant species, and special-status mammal species. The assessment states that no sensitive habitats exist on the property and that no special status plant or mammal species were observed on-site. The biologist does state that Olive-sided Flycatchers and Nuttall's Woodpeckers, a special-status species, are known to nest in dead trees within the Del Monte Forest and therefore recommends a nesting survey be conducted 10-days prior to tree removal, or otherwise to remove trees outside of the nesting season. This recommendation has been applied as a condition of approval.

The project, as conditioned, is consistent with the 1982 Monterey County General Plan, Coastal Implementation Plan, and Monterey County Zoning ordinance. Therefore, Staff recommends that the Planning Commission approve this project.

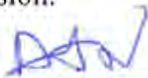
OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

- √ RMA - Public Works Department
- √ Environmental Health Bureau
- √ Water Resources Agency
- √ Pebble Beach Community Services District
- California Coastal Commission

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

The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review on January 16, 2014. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did warrant referral to the LUAC. On January 16, 2014, the LUAC unanimously recommended approval of the project.

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



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

February 11, 2014

cc: Front Counter Copy; Planning Commission; Pebble Beach Community Services District; RMA-Public Works Department; Environmental Health Bureau; Water Resources Agency; California Coastal Commission; Luis Osorio, Senior Planner; Luke Connolly, Planning Services Manager; Dan Lister, Project Planner; Hop Essick, Owner; James Smith, Agent; The Open Monterey Project; LandWatch; Planning File PLN130747

Attachments: Exhibit A Project Data Sheet;
Exhibit B Draft Resolution, including:
• Conditions of Approval
• Site Plan, Floor Plan and Elevations
Exhibit C Vicinity Map
Exhibit D Del Monte Forest Land Use Advisory Committee Minutes (LUAC)
Exhibit E Forest Management Plan
Exhibit F Biological Assessment

This report was reviewed by Luke Connolly, Supervising Planner.



EXHIBIT A
PROJECT INFORMATION FOR PLN130747

Project Title: Essick	Primary APN: 008-302-027
Location: 3336 Ondulado Road, Pebble Beach	Coastal Zone: Yes
Applicable Plan: Del Monte Forest LUP	Zoning: LDR/B-6-D (CZ)
Permit Type: Combined Development	Plan Designation: Residential
Environmental Status: Exempt	Final Action Deadline: 3/24/2014
Advisory Committee: Del Monte Forest LUAC	

Project Site Data:

Lot Size: 1.53ac	Coverage Allowed: 15%
Existing Structures: -	Coverage Proposed: 10.4%
Proposed Structures: 7,339sf	Height Allowed: 30'
Total Square Feet: 7,339sf	Height Proposed: 26'
	FAR Allowed: 17.5%
	FAR Proposed: 10.9%

Resource Zones and Reports

Environmentally Sensitive Habitat: Mo. Pines	Erosion Hazard Zone: Moderate
Botanical Report #: LIB130486	Geo-tech. Report #: LIB130484
Forest Mgt. Report #: LIB130485	Geologic Hazard Zone: III
Archaeological Sensitivity Zone: High	
Archaeological Report #: LIB130487	Traffic Report #: N/A
Fire Hazard Zone: Very High	

Other Information:

Water Source: Cal-AM	Sewage District: Pebble Beach CSD
Water District/Company: Pebble Beach CSD	
Fire District: Pebble Beach CSD	Grading (cubic yards): 40cy cut 1,000cy fill
Tree Removal (Count/Type): 27 Monterey pines; 1 Oak	

**EXHIBIT B
DRAFT RESOLUTION**

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

In the matter of the application of:

ESSICK (PLN130747)

RESOLUTION NO. _____

Resolution by the Monterey County Planning
Commission:

- 1) Finding the project Categorically Exempt per Section 15303(a) of the CEQA Guidelines; and
- 2) Approving a Combined Development Permit consisting of: 1) Coastal Administrative Permit to allow the construction of a 5,132 square foot single family dwelling with a 1,126 square foot attached garage, 136 square foot mudroom, 519 square foot storage loft above the garage, 107 square foot entry portico, and 48 square foot breakfast porch. The project includes a 243 square foot conservatory, 192 square foot shop, 5 foot high garden wall, new 6 foot high wood fence and entry gate, emergency generator, enclosed trash area and 1,040 cubic yards of associated grading (40 cubic yards cut, 1,000 cubic yards fill); 2) Coastal Development Permit to allow the removal of 13 dead trees, 14 trees in poor condition, and one tree in fair condition (27 Monterey Pine/1 Oak); and 3) a Design Approval.

[PLN130747, Essick, 3336 Ondulando Road, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-302-027-000)]

The Essick application (PLN130747) came on for public hearing before the Monterey County Planning Commission on February 26, 2014. 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:** **PROJECT DESCRIPTION** – The proposed project is a Combined Development Permit consisting of: 1) Coastal Administrative Permit to allow the construction of a 5,132 square foot single family dwelling with a 1,126 square foot attached garage, 136 square foot mudroom, 519 square foot storage loft above the garage, 107 square foot entry portico, and 48 square foot breakfast porch. The project includes a 243 square foot conservatory, 192 square foot shop, 5 foot high garden wall, new 6

foot high wood fence and entry gate, emergency generator, enclosed trash area and 1,040 cubic yards of associated grading (40 cubic yards cut, 1,000 cubic yards fill); 2) Coastal Development Permit to allow the removal of 28 dead trees (27 Monterey Pine/1 Oak); and 3) a Design Approval.

EVIDENCE: The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN130747.

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

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

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

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 3336 Ondulando Road, Pebble Beach (Assessor's Parcel Number 008-302-027-000), Del Monte Forest Land Use Plan. The parcel is zoned "LDR/B-6-D (CZ)" [Low Density Residential with a Building Site and Design Control Overlay (Coastal Zone)], which allows the development of a single family dwelling on a legal lot of record. Therefore, the project is an allowed land use for this site.
- c) The project is located within a Design Control ("D") Zoning Overlay District which requires all materials and colors proposed for the single family dwelling to be consistent with the neighborhood character and to not impact the visual integrity of the area (Section 20.44.010 of the Monterey County Zoning Ordinance – Title 20). Colors and materials proposed include wood shingle roofing, ivory plaster walls with jade trim, green tea exterior door and windows, Spanish moss fascias and trellis, and copper gutters and downspouts. These colors are consistent with other dwellings within the neighborhood and will blend with the natural colors of the existing forest landscape. Therefore, the project is consistent with the Design Control Zoning Overlay District regulations.
- d) The project is located within a Building Site ("B") Zoning Overlay District. The "B-6" overlay prohibits further subdividing of parcels within the district (Section 20.42.030.F of the Monterey County Zoning Ordinance – Title 20). The project does not propose to subdivide the property. Therefore, the project is consistent with the Building Site Zoning Overlay District regulations.
- e) The project planner conducted a site inspection on November 27, 2013 to verify that the project on the subject parcel conforms to the plans listed above.
- f) Impervious Surface Coverage: (See Finding and Evidence No. 7)

- g) Tree Removal: (See Finding and Evidence No. 8)
- h) The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review on January 16, 2014. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did warrant referral to the LUAC. On January 16, 2014, the LUAC unanimously recommended approval of the project.
- i) 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 PLN130747.

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

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: RMA - Planning Department, Pebble Beach Community Services District, Public Works, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

- b) The following reports have been prepared:
 - “Biological Assessment for the Essick Property in Pebble Beach” (LIB130486) prepared by Califauna, dated July 29, 2013;
 - “Tree Resource Assessment Forest Management Plan” (LIB130485) prepared by Frank Ono, Pacific Grove, CA, dated November 25, 2013;
 - “Geotechnical Report and Geologic Hazards Report” (LIB130484) prepared by Grice Engineering, Inc., Salinas, CA, dated November 29, 2013; and
 - “Archaeological Assessment Letter” (LIB130487) prepared by Archaeological Consulting, Salinas, CA, dated November 1, 2013.

The above-mentioned technical reports indicate that there are no physical or environmental constraints that make the site not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

- c) Staff conducted a site inspection on November 27, 2013 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 PLN130747.

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

EVIDENCE: a) The project was reviewed by the RMA - Planning Department, Pebble

Beach Community Services District, Public Works, Environmental Health Bureau, and Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

- b) Necessary public facilities (water and wastewater services) will be provided through the Pebble Beach Community Services District.
- c) Staff conducted a site inspection on November 27, 2013 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 PLN130747.

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

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning Department and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on November 27, 2013 and researched County records to assess if any violation exists on the subject property.
 - c) There are no known violations on the subject parcel.
 - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN130747.

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

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303(a) categorically exempts the construction of a single family dwelling.
 - b) The project consists of a new single family dwelling. The project is consistent with the intent of Section 15303, Class 3 of the CEQA Guidelines.
 - c) No adverse environmental effects were identified during staff review of the development application during a site visit on November 27, 2013.
 - d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project.
 - e) Refer to other specific findings and evidence to support conclusion as applicable.
 - f) 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 PLN130747.

7. **FINDING:** **SITE COVERAGE (DEL MONTE FOREST WATERSHEDS)** – Pursuant to Chapter 20.147.030 of the Monterey County Coastal Implementation Plan - Part 5, the project limits impervious coverage in

order to reduce runoff within the Pescadero, Seal Rock Creek, and Sawmill Gulch Watersheds and some smaller unnamed watersheds that drain into the Carmel Bay Area of Special Biological Significance (ASBS).

- EVIDENCE:**
- a) The Del Monte Forest Coastal Implementation Plan –Part 5 limits development of parcels within the Pescadero Watershed to a maximum site impervious coverage of 9,000 square feet.
 - b) The project will have an impervious coverage of 8,994 square feet. The building footprint is 5,146 square feet. Through the use of permeable pavers and materials for the driveway and terrace, the 9,157 square feet of surfaces will be reduced to 3,848 square feet of impervious surface coverage.
 - c) All runoff will be maintained on-site through catch-basins and detention areas where runoff can be collected and percolate into the ground (Section 20.147.030.A.7 of the Coastal Implementation Plan). The Monterey County Water Resources Agency reviewed the project and found that the project can be approved subject to a condition of approval which requires a drainage plan to be being submitted and approved prior to the issuance of any Construction Permits.
 - d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN130747.

8. **FINDING:** **TREE REMOVAL (COASTAL)** - The subject project minimizes tree removal in accordance with the applicable goals and policies of the Del Monte Forest Land Use Plan and the associated Coastal Implementation Plan – Part 5.

- EVIDENCE:**
- a) The project includes the application for the removal of 28 trees. In accordance with the applicable policies of the Del Monte Forest Land Use Plan and the associated Coastal Implementation Plan, a Coastal Development Permit is required and the criteria to grant said permit have been met.
 - b) The project requires the removal of 13 dead trees, 14 trees in poor condition, and one tree in fair condition (27 Monterey pine trees and 1 Coast Live Oak tree). The project is a vacant 1.53 acre legal lot which is considered a Monterey pine forest. Monterey pines are listed by the California Native Plant Society’s Inventory of Rare and Endangered Plants as a 1-B.1 species (rare, threatened, or endangered in California). Coast Live Oaks are protected locally. Of the trees to be removed, 11 are considered landmark (24 inches in diameter or greater). Section 20.147.050.A of the Coastal Implementation Plan CIP) require a Forest Management Plan for the proposed removal. Section 20.147.050.B of the CIP requires that trees removed be the minimum necessary and that tree removal will be offset by replacement of appropriate tree species on the project site.
 - c) Forest Management Plan was prepared by Frank Ono on November 25, 2013 (LIB130485). As required by Section 20.147.050.B of the Coastal Implementation Plan – Part 5, a Biological Assessment was also prepared by Jeffrey Froke, Ph.D. at Califauna on July 29, 2013 (LIB130486).

- d) The health of the forest appears to be in decline, with considerable crown dieback, and the majority of the pine forest dead or in poor condition. The project is designed to reduce the amount of tree removal that would be caused by development. Eight of the 28 trees proposed for removal are due directly to construction of the house and driveway; of those trees, only one Monterey pine tree is in fair condition, the rest are either dead or in poor condition. The remaining trees to be removed are considered hazardous and are required to be removed for the health and safety of the construction workers and future residents. Section 20.147.050.A.3 of the Coastal Implementation Plan allows the removal of hazardous trees without discretionary review.
- e) With recommended replanting and maintenance, the report concludes that the tree removal will not have an effect on the forest ecosystem or wildlife habitat. The Forest Management Plan (FMP) recommends a 1:1 ratio replacement with 5-gallon Monterey pine trees (a total of 28 Monterey pine tree). All remaining trees will be protected, as recommended in the FMP. All recommendations within the FMP, including grading, pruning and long-term management, will be applied as a condition of approval.
- f) The Biological Assessment states that no sensitive habitats existed on the property, nor were any special status plant or mammal species observed on-site. The biologist does state that Olive-sided Flycatchers and Nuttall's Woodpeckers, two special-status taxa, are known to nest in dead trees within the Del Monte Forest and recommends a nesting survey to be conducted 10-days prior to tree removal, or to remove trees outside of the nesting season. This recommendation has been applied as a condition of approval.
- g) Staff conducted a site inspection on November 27, 2013 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 PLN130747.

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

- EVIDENCE:**
- a) Section 20.86.030.A of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.
 - b) Section 20.86.080.A of the Monterey County Zoning Ordinance states that the proposed project is subject to appeal by/to the Coastal Commission because the project is located between the ocean and the first public road.

DECISION

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

1. Find the project Categorically Exempt per Section 15303(a) of the CEQA Guidelines; and

2. Approve a Combined Development Permit consisting of: 1) Coastal Administrative Permit to allow the construction of a 5,132 square foot single family dwelling with a 1,126 square foot attached garage, 136 square foot mudroom, 519 square foot storage loft above the garage, 107 square foot entry portico, and 48 square foot breakfast porch. The project includes a 243 square foot conservatory, 192 square foot shop, 5 foot high garden wall, new 6 foot high wood fence and entry gate, emergency generator, enclosed trash area and 1040 cubic yards of associated grading (40 cubic yards cut, 1,000 cubic yards fill); 2) Coastal Development Permit to allow the removal of 13 dead trees, 14 trees in poor condition, and one tree in fair condition (27 Monterey Pine/1 Oak); and 3) a Design Approval. The project is in general conformance with the attached sketch subject to the attached conditions all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 26th day of February, 2014 upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Mike Novo, Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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

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

NOTES

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

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

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

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Monterey County Planning Department
DRAFT Condition of Approval Implementation Plan/Mitigation
Monitoring Reporting Plan

PLN130747

1. PD001 - SPECIFIC USES ONLY

Responsible Planning Department

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN130747) consisting of: 1) Coastal Administrative Permit to allow the construction of a 5,132 square foot single family dwelling with a 1,126 square foot attached garage, 136 square foot mudroom, 519 square foot storage loft above the garage, 107 square foot entry portico, and 48 square foot breakfast porch. The project includes a 243 square foot conservatory, 192 square foot shop, 5 foot high garden wall, 6 foot high wood fence and entry gate, emergency generator, enclosed trash area and 1,040 cubic yards of associated grading (40 cubic yards cut, 1,000 cubic yards fill); 2) Coastal Development Permit to allow the removal of 13 dead trees, 14 trees in poor condition, and one tree in fair condition (27 Monterey Pine/1 Oak); and 3) a Design Approval. The property is located at 3336 Ondulado Road, Pebble Beach (Assessor's Parcel Number 008-302-027-000), Del Monte Forest Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number ____) was approved by the Monterey County Planning Commission for Assessor's Parcel Number 008-302-027-000 on February 26, 2014. The permit was granted subject to 22 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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

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

Responsible Planning Department

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

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

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

4. PD004 - INDEMNIFICATION AGREEMENT

Responsible Planning Department

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

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to RMA-Planning .

5. PD010 - EROSION CONTROL PLAN

Responsible Planning Department

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

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

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

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

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

Responsible Planning Department

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of RMA - Planning, prior to the issuance of building permits. (RMA - Planning)

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

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

7. PD016 - NOTICE OF REPORT

Responsible	Planning Department
Condition/Mitigation Monitoring Measure:	Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A(n) Tree Resource Assessment Forest Management Plan" (LIB130485), was prepared by Frank Ono, Pacific Grove, CA, dated November 25, 2013 and is on file in Monterey County RMA - Planning. All development shall be in accordance with this report." (RMA - Planning)
Compliance or Monitoring Action to be Performed:	Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of recordation of this notice to RMA - Planning. Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the report to the RMA - Planning.

8. PD032(A) - PERMIT EXPIRATION

Responsible	Planning Department
Condition/Mitigation Monitoring Measure:	The permit shall be granted for a time period of 3 years, to expire on February 26, 2017 unless use of the property or actual construction has begun within this period. (RMA-Planning)
Compliance or Monitoring Action to be Performed:	Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the RMA-Director of Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

9. PDSP001 - BIRD NESTING

Responsible	Planning Department
Condition/Mitigation Monitoring Measure:	Any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (RMA - Planning)
Compliance or Monitoring Action to be Performed:	No more than 10 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to RMA-Planning a nest survey prepared by a County qualified biologist to determine if any active migratory bird nests occur within the project site or immediate vicinity.

10. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible	Public Works Department
Condition/Mitigation Monitoring Measure:	Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.
Compliance or Monitoring Action to be Performed:	Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the DPW.

11. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Public Works Department

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

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of the Grading Permit or Building Permit Owner/Applicant/ Contractor shall prepare a CMP and shall submit the CMP to the RMA-Planning Department and the Department of Public Works for review and approval.
2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

12. WR008 - STORMWATER DETENTION

Responsible Water Resources Agency

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

Compliance or Monitoring Action to be Performed:

Prior to issuance of any construction permit, the owner/applicant shall submit a drainage plan with the construction permit application.

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

13. WR010 - COMPLETION CERTIFICATION

Responsible Water Resources Agency

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

Compliance or Monitoring Action to be Performed:

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

14. WR049 - WATER AVAILABILITY CERTIFICATION

Responsible Water Resources Agency

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

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

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

15. FIRE007 - DRIVEWAYS

Responsible Fire

Condition/Mitigation Monitoring Measure: Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. Responsible Land Use Department: Pebble Beach Community Service District Fire District

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

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

16. FIRE008 - GATES

Responsible Fire

Condition/Mitigation Monitoring Measure: All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. Responsible Land Use Department: Pebble Beach Community Service District Fire District

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

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

17. FIRE011 - ADDRESSES FOR BUILDINGS

Responsible Fire

Condition/Mitigation Monitoring Measure: All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be visible and legible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. Responsible Land Use Department: Pebble Beach Community Service District Fire District

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

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

18. FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)

Responsible Fire

Condition/Mitigation Monitoring Measure: Manage combustible vegetation from within a minimum of 100 feet of structures, or to the property line, whichever is closer. Trim tree limbs to a minimum height of 6 feet from the ground. Remove tree limbs from within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. Responsible Land Use Department: Pebble Beach Community Service District Fire District

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

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

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

Responsible Fire

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

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

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

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

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

Responsible Fire

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

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

21. FIRE030 - GENERATOR (NON-STANDARD CONDITION)

Responsible Fire

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

Compliance or Monitoring Action to be Performed:

1. Prior to final building inspection, Applicant or owner shall submit the Generator form to the Fire Department.
2. Prior to final building inspection, Applicant or owner shall schedule Fire Department clearance inspection.

22. FIRE030 – SOLAR (NON-STANDARD CONDITION)

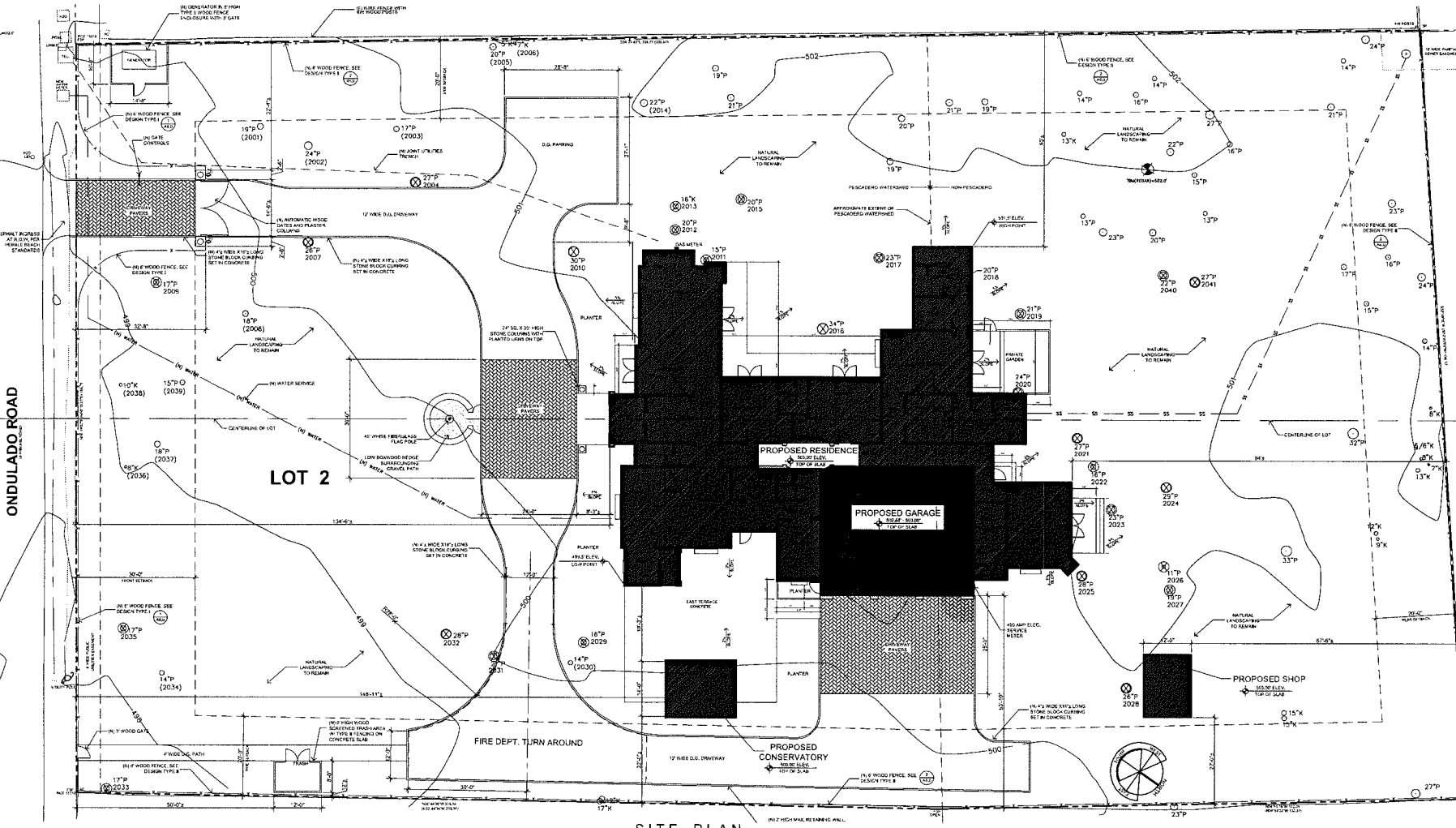
Responsible Fire

Condition/Mitigation Monitoring Measure: Installation shall be in accordance with California State Guidelines and a minimum of 1 set of plans will be submitted to the Fire Department by a California licensed C-46 Solar contractor and approved prior to installation. (Pebble Beach Community Services District)

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of building permit, Applicant or owner shall enumerate as Fire Department Notes on plans.
2. Prior to final building inspection, Applicant or owner shall schedule Fire Department clearance inspection.

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SITE PLAN
SCALE: 1"=10'-0"

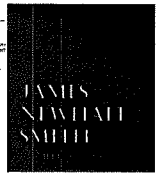
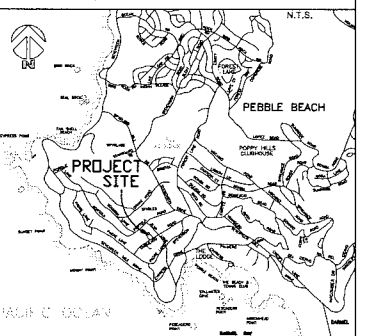
PROJECT INFORMATION

<p>PROJECT DESCRIPTION: CONSTRUCT NEW ONE STORY 5,132 S.F. SINGLE FAMILY RESIDENCES WITH ATTACHED 1,262 S.F. CAR GARAGE WITH STORAGE LOFT ABOVE. NEW DETACHED 243 S.F. CONSERVATORY AND 192 S.F. SHOP.</p> <p>PROJECT ADDRESS: 3336 ONDULADO PEBBLE BEACH, CA 93955</p> <p>PROJECT OWNER: HOP AND GINGER ESSICK PO BOX 1583 PEBBLE BEACH, CA 93955 (831) 920-2606</p> <p>PLANNING INFORMATION</p> <p>A.P.N. 008-302-027</p> <p>LEGAL DESCRIPTION LOT 2 TRACT 1228 GRIFFIN SUBDIVISION</p> <p>COUNTY OF MONTEREY ZONING: LDR 1.5 D (CZ)</p> <p>TITLE 20 (COASTAL ZONE)</p> <p>MAX. ALLOWABLE BUILDING HEIGHT: 30'</p> <p>TREE REMOVAL: 28 (DEAD OR DYING) 27 PINES, 1 OAK</p> <p>TOPOGRAPHY: NEARLY FLAT</p> <p>GRADING: APPROX. 40 C.YDS. CUT 1000 C. YDS. FILL</p>	<p>BUILDING INFORMATION</p> <p>PROJECT CODE COMPLIANCE-CODE EDITIONS USED:</p> <p>1. 2010 CAL. BUILDING CODE - CBC 2. 2010 CAL. FIRE CODE - CFC 3. 2010 CAL. ELEC. CODE - CEC 5. 2010 CAL. MECH. CODE - CMC 6. 2010 CAL. PLUMB. CODE - CPC 7. 2010 CAL. ENERGY CODE - CEC 8. 2010 CAL. RESIDENTIAL CODE - CRC 9. 2019 CAL. GREEN BUILDING STANDARDS CODE - CGBCS</p> <p>CONSTRUCTION TYPE: VB</p> <p>BUILDING OCCUPANCY: R-3 / U</p> <p>FIRE DEPARTMENT</p> <p>FIRE DISTRICT: P.B.C.S.D. AUTOMATIC SPRINKLERS REQUIRED: YES WILDLAND URBAN INTERFACE CODES REQUIRED: YES W.U.I. ZONE: S.P.A., L.R.A.</p> <p>WATER SERVICE PROVIDER CAL-MIA WATER COMPANY</p> <p>SEWER SERVICE PROVIDER PEBBLE BEACH COMMUNITY SERVICES DISTRICT</p>	<p>PROJECT SQUARE FOOTAGE INFORMATION</p> <p>TOTAL SITE AREA: = 68,584 S.F. (1.33 AC)</p> <p>PROPOSED LOT COVERAGE</p> <p>BUILDING FOOTPRINT = 6,394 S.F. ENTRY PORTICO = 107 S.F. BREAKFAST PORCH = 48 S.F. CONSERVATORY = 243 S.F. SHOP = 192 S.F.</p> <p>PROPOSED COVERAGE = 6,984 S.F. (10.14%) MAX. ALLOWABLE COVERAGE = 10,024 S.F. (14.6%)</p> <p>PROPOSED FLOOR AREA</p> <p>MAIN LEVEL = 5,132 S.F. LIVING TOTAL = 5,132 S.F. MIDROOM = 138 S.F. GARAGE = 1,126 S.F. STORAGE LOFT = 519 S.F. CONSERVATORY = 243 S.F. SHOP = 192 S.F.</p> <p>PROJECT TOTAL = 7,339 S.F. PROPOSED FLOOR AREA RATIO = 7,339 S.F. (11.0%) MAX. ALLOWABLE F.A.R. = 11,699 S.F. (17.5%)</p>
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DRAWING INDEX

<p>11. ARCHITECTURAL</p> <p>11.0 SITE PLAN & PROJECT INFORMATION</p> <p>A1.0 MAIN FLOOR PLAN</p> <p>A2.1 LOFT, SHOP & CONSERVATORY FLOOR PLAN</p> <p>A5.0 ROOF PLAN</p> <p>A6.0 EXTENSION ELEVATIONS</p> <p>A6.1 EXTERIOR ELEVATIONS</p> <p>A6.2 EXTERIOR ELEVATIONS</p> <p>12. LANDSCAPE</p> <p>L1 PLANTING PLAN</p> <p>L2 IRRIGATION PLAN</p> <p>L3 FUEL MANAGEMENT PLAN</p> <p>13. MISC.</p> <p>TERRACES = 2,059 S.F. D.G. DRIVEWAY = 4,865 S.F. DRIVEWAY PAVERS = 2,218 S.F.</p> <p>PECADERO WATERSHED IMPERVIOUS AREA CALCULATIONS</p> <p>BUILDING FOOTPRINTS = 5,146 S.F. TERRACES = 1,849 S.F. DRIVEWAY PAVERS = 1,999 S.F.</p> <p>TOTAL WITHIN PECADERO AREA = 8,994 S.F. ALLOWABLE IMPERVIOUS AREA = 9,800 S.F.</p>

VICINITY MAP



211 GRAND AVENUE
PACIFIC GROVE, CA.
93950

TEL: 831.372-7251
FAX: 831.372-7252
CEL: 831.915-9518



Mark Cristofalo
& Company
Mark Cristofalo
(831) 241-4214



PROJECT/CLIENT
ESSICK RESIDENCE

HOP & GINGER ESSICK
3336 ONDULADO RD
PEBBLE BEACH, CA.

SITE PLAN

<p>ISSUE</p> <p>REVISIONS</p> <p>NO. DATE</p> <p>1 10-20-13 PRELIMINARY SUBMITTAL</p> <p>2 12-06-13 PLANNING SUBMITTAL</p> <p>3 12-18-13 BUILDING SUBMITTAL</p> <p>4 01-07-14 FIRE DEPT. CORRECTION & REVISED SHOP & TRASH</p>	<p>PROJECT NUMBER</p> <p>SHEET NUMBER</p> <p>A1.0</p>
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PLAN NOTES

SEE SHEET A2.1 FOR FLOOR PLAN NOTES AND ELECTRICAL LEGEND

WALL LEGEND

2X STUD FRAMED WALL

STONE VENEER

CMU WALL-SEE STRUCTURAL DWGS

JAMES NEWHALL SMITH ARCHITECTURE

211 GRAND AVENUE
PACIFIC GROVE, CA.
93950

TEL: 831.372-7251
FAX: 831.372-7252
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Mark Cristofalo & Company
Mark Cristofalo
(831) 241-4214

STAMP

REGISTERED ARCHITECT
JAMES H. SMITH
NO. C-24883
31-20-15
STATE OF CALIFORNIA

PROJECT/CLIENT
ESSICK RESIDENCE

HOP & GINGER ESSICK
3335 ONULADO RD
PEBBLE BEACH, CA.

SHEET TITLE

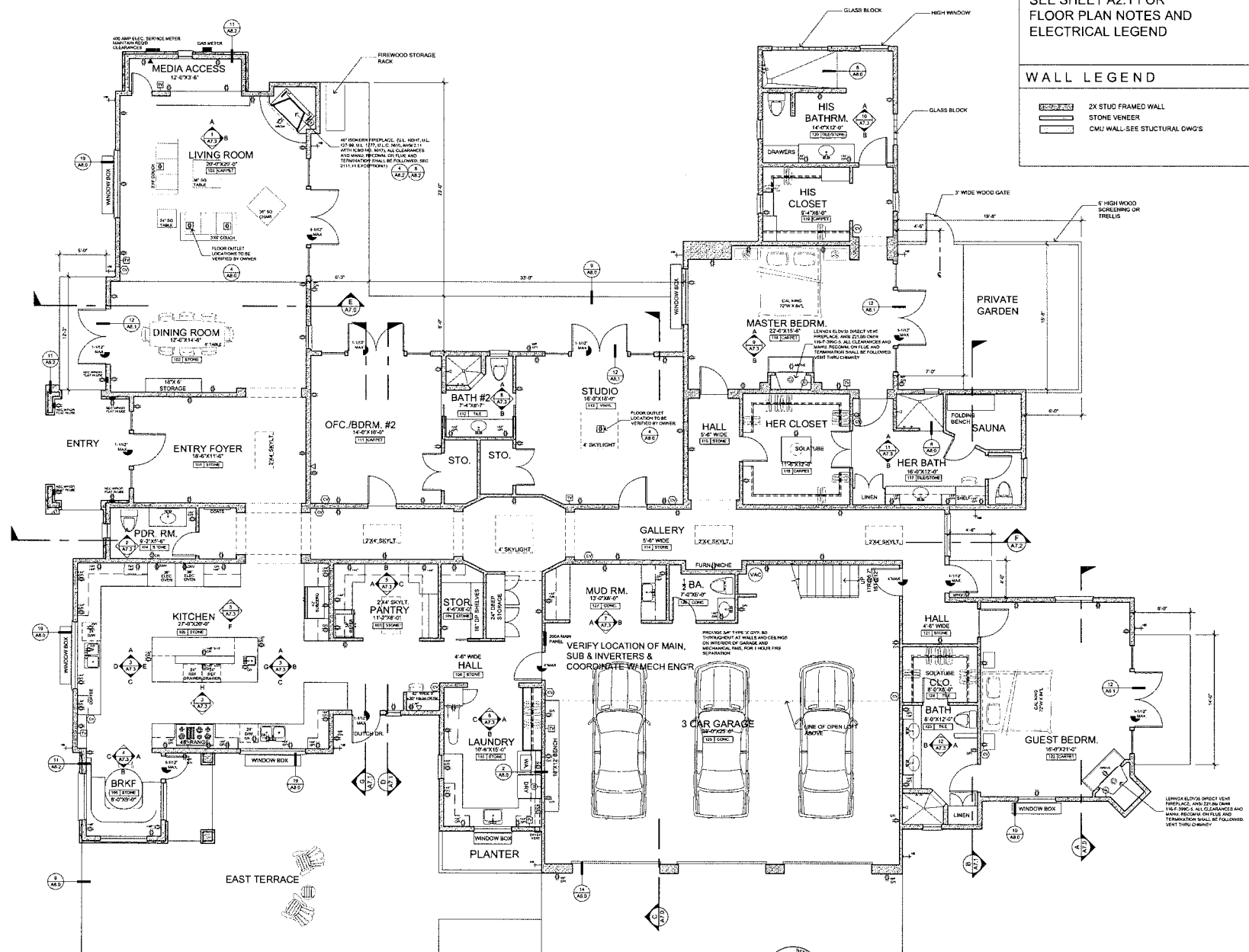
FLOOR PLAN

○	ISSUE	△	REVISIONS
①	10-21-13	—	ARE: SUBMITTAL
②	12-09-13	—	PLANNING: SUBMITTAL
③		—	
④		—	
⑤		—	
⑥		—	
⑦		—	
⑧		—	
⑨		—	
⑩		—	

PROJECT NUMBER

SHEET NUMBER

A2.0



FLOOR PLAN
SCALE: 1/4" = 1'-0"



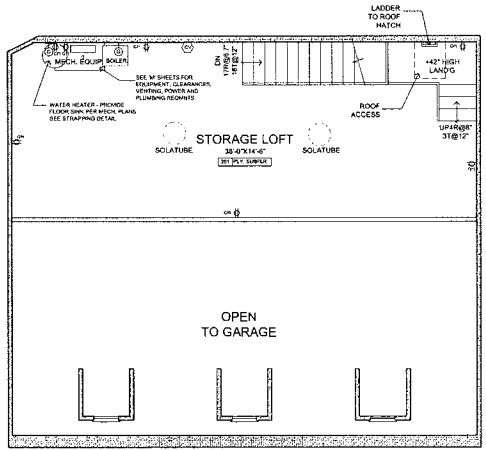
PLAN NOTES

- A. GENERAL NOTES:**
1. ALL DIMENSIONS ARE TO THE FACE OF STUD UNLESS OTHERWISE NOTED.
 2. CONTRACTOR IS TO VERIFY ALL DIMENSIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING.
 3. ACCESSIBLE UNDER FLOOR AREAS SHALL BE PROVIDED WITH AN 18"X24" MIN. ACCESS WITHIN 20' OF ALL PLUMBING FIXTURES (IPC 707.10). FURNACE OR WATER HEATERS LOCATED IN THE CRAWL SPACE OR ATTIC SHALL HAVE A MIN 30" X 30" ACCESS OPENING LOCATED WITHIN 20' OF THE EQUIPMENT AND A MIN 24" WIDE PASSAGE (IBC 912.8).
 4. ATTIC ACCESS SHALL BE MIN 22" X 30", LOCATED WHERE AT LEAST 30" OF UNSTRUCTURED HEADROOM EXISTS, CIRC THAT 1" AND LIGHT FIXTURES WITH SWITCH CONTROLS OR OPENING. EXCEPTION: ATTICS WITH LESS THAN 30" MAX HEIGHT NEED NOT PROVIDE ACCESS.
 5. JOISTS AND OTHER OPENINGS IN THE BUILDING ENVELOPE THAT ARE POTENTIAL SOURCES OF AIR LEAKAGE SHALL BE CALKED, GASKETED, WEATHER STRIPPED OR OTHERWISE SEALED TO LIMIT INFILTRATION AND EXFILTRATION (910-CDC SECTION 117).
 6. ALL PROJECTS WITH WATERPROOF ROOF DECKS WILL REQUIRE PERIODIC MAINTENANCE. OWNER SHALL BE RESPONSIBLE TO SEAL, CAULK, OR OTHERWISE MAINTAIN OR REPLACE SEALANT AS RECOMMENDED BY MANUFACTURER OF WATERPROOFING SURFACE.

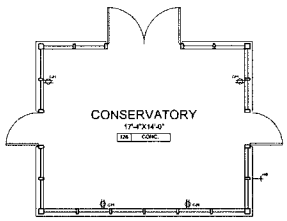
- B. ELECTRICAL NOTES:**
1. SEE ELECTRICAL SYMBOL LEGEND NOTES FOR ADDITIONAL INFORMATION.
 2. ELECTRICIAN TO CONDUCT AN ON-SITE WALK THRU WITH THE OWNERS AND ARCHITECT TO DETERMINE FINAL LOCATIONS FOR RECEPTACLES, FIXTURES, PHONES, CABLE, NETWORKING, SECURITY, DATA LINES, ETC. PRIOR TO PROCEEDING.
 3. MAIN ELECTRICAL SERVICE PANELS: SHOW SIZE, LOCATION, AND GROUNDING METHOD, INCLUDING FOR UFER GROUNDING, OR CONCRETE ENCASED ELECTRODE PER NEC 250.52(C).
 4. RECEPTACLE OUTLETS SHALL BE SPACED SO THAT NO POINT ALONG THE FLOOR LINE OF THE WALL IS MORE THAN 6' HORIZONTALLY FROM AN ELECTRICAL OUTLET PER NEC 210.52.
 5. RECEPTACLE OUTLETS AT HALLWAYS 10' OR LONGER SHALL HAVE AT LEAST ONE OUTLET PER NEC 210.52(D).
 6. EXTERIOR OUTLETS SHALL HAVE A WEATHERPROOF ENCLOSURE & GFCI PER NEC 410.10. EXTERIOR OUTLET SHALL BE INSTALLED AT THE FRONT AND REAR OF THE HOUSE PER NEC 210.52(B).
 7. AT LEAST ONE WALL SWITCH-CONTROLLED LIGHTING OUTLET SHOULD BE INSTALLED (ICC 210.52) IN EVERY HABITABLE ROOM, HALLWAYS, STAIRWAYS, ATTACHED GARAGES, AND OUTDOOR ENTRANCES.
 8. LIGHTING FIXTURES IN CLOTHES CLOSETS SHALL COMPLY WITH: NEC 410.8.
 9. ALL BRANCH CIRCUITS THAT SUPPLY 120-VOLT, SINGLE-PHASE, 15- AND 20- AMPERE OUTLETS INSTALLED IN SWIMMING POOLS, SPAS, HOT TUBS, LEISURE ROOMS, PAULS, LIBRARIES, DECKS, BEDROOMS, BATHROOMS, RECREATION ROOMS, CLOSETS, HALLWAYS OR SMALL ROOMS OR AREAS SHALL BE AFCI-CLASSIFIED WIREPROTECT (AFCI) PROTECTED PER NEC 210.12(B).

10. KITCHEN ALL ELECTRICAL OUTLETS THAT SERVE THE COUNTER TOPS IN THE KITCHEN SHALL HAVE GFCI/GROUND FAULT CIRCUIT INTERRUPTER PROTECTION PER NEC 210.8(A)(5).
11. THERE SHALL BE A MINIMUM OF TWO SMALL APPLIANCE BRANCH CIRCUITS FOR THE KITCHEN LIMITED TO SUPPLYING WALL AND COUNTER SPACE OUTLETS ONLY (ICC ARTICLE 210.52(A)).
12. ALL KITCHEN COUNTERTOPS WIDER THAN 12" SHALL BE SERVED BY AN ELECTRICAL OUTLET PER NEC 210.52(C).
13. KITCHEN AT ISLANDS AND PENINSULAR COUNTERTOPS SHALL HAVE AT LEAST ONE ELECTRICAL OUTLET THAT SERVES THE COUNTERTOP PER NEC 210.52(C).
14. A MINIMUM OF TWO 20 AMP SMALL APPLIANCE BRANCH CIRCUITS SHALL BE PROVIDED FOR ALL RECEPTACLE OUTLETS IN THE KITCHEN, PANTRY, OR OTHER SIMILAR AREAS. (ICC 210.11(C)(1)).
15. ELECTRICAL OUTLETS FOR THE KITCHEN COUNTERS SHALL BE SPACED SO THAT NO POINT ALONG THE WALL LINE OF THE COUNTERTOP IS MORE THAN 2' FROM AN ELECTRICAL OUTLET PER NEC 210.52(C).
16. BATHROOM OUTLETS SHALL HAVE APPROVED GROUND FAULT CIRCUIT PROTECTION PER NEC 210.8(A)(5). A GFCI PROTECTED OUTLET SHALL BE INSTALLED NEXT TO EACH BATHROOM BATH PER NEC 210.8(D).
17. BATHROOM ELECTRICAL OUTLETS SHALL BE SUPPLIED BY AT LEAST ONE 20 AMP BRANCH CIRCUIT. THE CIRCUIT SHALL HAVE NO OTHER OUTLETS.
18. ONE 20 AMP ELECTRICAL CIRCUIT SHALL BE PROVIDED IN THE LAUNDRY AREA PER NEC 220.4(C). THIS CIRCUIT SHALL HAVE NO OTHER OUTLETS.
19. ELECTRICAL CLOTHES DRYERS AND ELECTRIC KITCHEN RANGES SHALL HAVE A 4 WIRE GROUNDING ELECTRICAL OUTLET PER NEC 250.19.
20. ELECTRICAL PANELS IN GARAGE WALL SHALL BE SURFACE MOUNTED OR HAVE 50 TYPE "X" OXYGEN BONDING UNING BEHIND THE PANEL, MONTEREY COUNTY REQUIREMENT.
21. GARAGE AND BASEMENT RECEPTACLES SHALL HAVE GFCI PROTECTION PER NEC 210.8(A). ALL 125-VOLT, 15- AND 20- AMPERE RECEPTACLE OUTLETS SHALL BE LISTED TAMPER-RESISTANT RECEPTACLES PER NEC 406.11.

- C. PLUMBING NOTES:**
1. PLUMBING PLAN INCLUDING GAS LINE LAYOUT AND SIZES SHALL BE SUBMITTED TO AND APPROVED BY THE BUILDING DEPARTMENT PRIOR TO INSTALLATION.
 2. WATER PRESSURE IN THE BUILDING SHALL BE LIMITED TO 50 P.S.I. OR LESS. INSTALL/UPGRADE PRESSURE REGULATOR AS REQUIRED.
 3. PROVIDE PRESSURE REGULATING DEVICES, EITHER AN AIR CHARGER OR APPROVED MECHANICAL DEVICE THAT WILL ABSORB HIGH PRESSURE RESULTING FROM THE QUICK CLOSING OF QUICK-ACTING VALVES. (CPC 609.10).
 4. PROVIDE NON-REMOVABLE BACKFLOW PREVENTION DEVICES ON ALL EXTERIOR HOSE BINS.
 5. CONTRACTOR TO PROVIDE ACCESS PANEL (MIN 12" X 12") OR UTILITY SPACE FOR ALL PLUMBING FIXTURES HAVING CONGESTED SLIP-JOINT CONNECTIONS. (CPC 316.5)
 6. PLUMBING LINES UTILIZED AS GROUNDING ARE PROHIBITED.
 7. ALL HOT WATER FIXTURES THAT HAVE MORE THAN 10' OF PIPE SHOW THE FIXTURE TO THE HOT WATER HEATER SERVING THE FIXTURE SHALL BE EQUIPPED WITH A HOT WATER RECIRCULATING SYSTEM.
 8. THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM THE BATHS AND NON-RESIDENTIAL BATHS SHALL BE LIMITED TO 120° FAHRENHEIT. THE WATER HEATER THERMOSTAT SHALL NOT BE CONSIDERED A CONTROL FOR MEETING THIS PROVISION. (CPC SECTION 114.6)
 9. PROVIDE INDIVIDUAL CONTROL VALVES OF THE PRESSURE REDUCE OR THE THERMOSTATIC MIXING VALVE TYPE AT ALL SHOWER LOCATIONS.
 10. SHOWER HEADS SHALL NOT EXCEED 2.0 GALLONS PER MINUTE @ 80 P.S.I. FAUCETS IN BATHROOMS AND KITCHENS SHALL NOT EXCEED 2.2 GALLONS PER MINUTE.
 11. TOILETS SHALL BE 1.6 GALLONS MAX PER FLUSH @ 6.0 G.P.M. TOILET EQUIPMENT IF ANY SHALL HAVE A MINIMUM CLEAR WIDTH OF 30", AND THERE SHALL BE 21" CLEAR AREA IN FRONT OF TOILET STOOL.
 12. ALL SHOWER COMPARTMENTS, REGARDLESS OF SHAPE, SHALL HAVE A MINIMUM INTERIOR FLOOR AREA OF 1.24 SQ. FT. AND ALSO CAPABLE OF ENCOMPASSING 30" CLEAR OPENING WIDTH OF 22".
 13. SHOWERBATH SAFETY GLASS DOOR, IF USED, SHALL OPEN OUTWARD AND BE A MINIMUM CLEAR OPENING WIDTH OF 22".
 14. SHOWER COMPARTMENTS AND WALLS ABOVE BATHS WITH INSTALLED SHOWER HEADS SHALL BE FINISHED WITH A SMOOTH, NONABSORBENT SURFACE TO A HEIGHT NOT LESS THAN 72" (ICC SECTION R107.2).
 15. NO PERSON SHALL USE ANY PIPE, PIPE OR PLUMBING FITTING OR FIXTURE, OR SOLDER OR FLUX THAT IS NOT LEAD FREE (0.01% LEAD) IN PLUMBING SYSTEMS CONVEYING POTABLE WATER FOR HUMAN CONSUMPTION, I.E. DRINKING, FITTINGS AND FIXTURES THAT KITCHEN AND BATHROOM SINKS.
 16. PLUMBING CONTRACTOR SHALL PROVIDE THE TESTING AND LIST THIS DOCUMENTATION TO THE MONTEREY COUNTY INSPECTION STAFF FOR ALL PLUMBING PRODUCTS CONVEYING POTABLE WATER SHOWING THAT EACH MEETS THE LEAD FREE TESTING REQUIREMENTS OF 91% MINIMUM LEAD FREE.



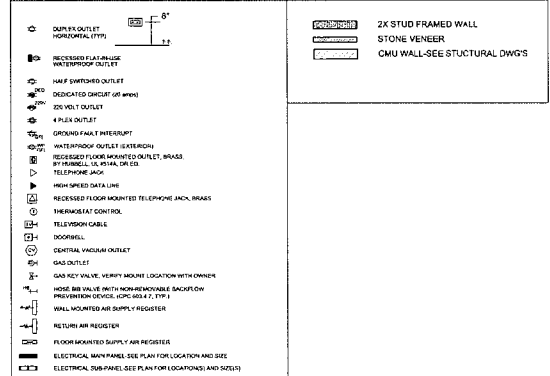
LOFT FLOOR PLAN
SCALE: 1/4" = 1'-0"



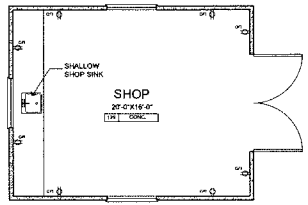
CONSERVATORY FLOOR PLAN
SCALE: 1/4" = 1'-0"



ELECTRIC LEGEND WALL LEGEND



- ELECTRICAL LEGEND NOTES**
1. NOT ALL OF THE ABOVE SYMBOLS ARE NECESSARILY USED FOR THIS PROJECT.
 2. THE ELECTRICIAN IS REQUIRED TO CONTACT AN OUTLET WALK THRU WITH THE OWNERS TO DETERMINE FINAL LOCATIONS AND HEIGHTS FOR ALL RECEPTACLES, FIXTURES, PHONES, CABLE, SECURITY, DATA LINES, ETC. PRIOR TO PROCEEDING.
 3. POLYESTER AND SYNTHETIC STYRE AND COLOUR TO BE DETERMINED BY OWNER.
 4. LIGHT FIXTURES IN TUB OR SHOWERS ENCLOSURES SHALL BE LABELED 'SATURABLE FOR NET LOCATIONS' OR 'SATURABLE FOR DOWP LOCATIONS' (ICC ARTICLE 410.10(B)).
 5. FOR JOISTS THE 100'S SEE DETAIL SHEETS FOR ADDITIONAL REQUIREMENTS AND CODE RESTRICTIONS.
 6. PERMANENTLY LABEL EACH DISCONNECT (CIRCUIT BREAKER) ON THE MAIN AND ALL SUB ELECTRICAL PANELS WITH THE APPLIANCE OR CIRCUIT SERVED BY THE CIRCUIT.



SHOP FLOOR PLAN
SCALE: 1/4" = 1'-0"



PLAN NOTES, CONT.

- | | |
|--|---|
| <p>D. MECHANICAL NOTES:</p> <ol style="list-style-type: none"> 1. DUCTS IN A PRIVATE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILING SEPARATING THE DWELLING UNIT FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM 1/8" SHEET STEEL AND SHALL HAVE NO OPENINGS INTO THE GARAGE. (ICC SEC 408.1.4.2)(3) 2. PER ENERGY REQUIREMENTS (ICC SECTION 140.4F) 1-INCH CLOSABLE METAL OR TEMPERED GLASS DOORS SHALL COVER THE ENTIRE OPENING OF THE FIRE RESISTING OUTSIDE COMBUSTION AIR INTAKE DIRECTLY INTO THE FIREBOX A MINIMUM OF 6 SQUARE INCHES IN AREA AND EQUIPPED WITH A READILY ACCESSIBLE, OPERABLE, AND TIGHT-FITTING DAMPER (NOT REQUIRED IF THE FIREPLACE IS INSTALLED OVER CONCRETE OVER SLAB FLOORING) AND THE FIREPLACE SHALL NOT BE LOCATED ON AN EXTERIOR WALL. 3. CLOTHES DRYER MOISTURE EXHAUST DUCTS SHALL TERMINATE OUTSIDE THE BUILDING AND HAVE A BACK-DRAFT DAMPER. EXHAUST DUCTS IS LIMITED TO 14" WITH TWO ELBOWS. THIS MAX. RUN SHALL BE REDUCED 2" FOR EVERY ELBOW IN EXCESS OF TWO. 4. GAS FIREPLACES SHALL BE DIRECT-VENT SEALED COMBUSTION TYPE. | <p>E. WINDOWS/LIGHT/VENTILATION/REGRESS:</p> <ol style="list-style-type: none"> 1. REQUIRED NATURAL LIGHT FOR EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL HAVE GLAZED OPENINGS WITH AN AREA OF NOT LESS THAN 4% OF THE ROOM FLOOR AREA. (ICC 903.1) 2. REQUIRED NATURAL VENTILATION IN OCCUPIED SPACES THROUGH OPERABLE EXTERIOR WALL OPENINGS SHALL BE AN AREA NOT LESS THAN 4% OF THE AREA BEING VENTILATED (ICC 903.1). 3. BASEMENTS AND EACH SLEEPING ROOM SHALL HAVE MIN ONE FREE WINDOW WITH A NET CLEAR OPENABLE AREA OF 5.7 S.F., WITH THE MIN NET CLEAR OPENABLE HEIGHT OF 24" AND THE MIN NET CLEAR WIDTH SHALL BE 20". THE SILL HEIGHT SHALL BE MAX 44" A.F.F. (ICC 1029.2 & 1029.3). EXCEPTIONS: BASEMENTS WITH A CEILING OF LESS THAN 8' OR LESS THAN 20' 6" IN FLOOR AREA SHALL NOT BE REQUIRED TO HAVE AN EMERGENCY ESCAPE AND RESCUE WINDOWS (ICC R310.1). 4. HUMAN FACTOR LOADS, INDIVIDUAL GLAZED AREAS, INCLUDING GLASS MIRRORS, IN HAZARDOUS LOCATIONS AS DEFINED IN ICC 1008.4 SHALL MEET MINIMUM REQUIREMENTS OF ICC 1008.4.1. 5. GLAZING IN FRAMED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24" X 30" OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 90" ABOVE THE WALKING SURFACE SHALL BE SAFETY GLASS (ICC 1008.4). |
|--|---|

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JAMES NEWHALL SMITH ARCHITECT INC.

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CEL: 831.915-9518

Mark Cristofalo & Company
Mark Cristofalo
(831) 241-4214

STAMP

PROJECT/CLIENT

ESSICK RESIDENCE

HOP & GINGER ESSICK
3336 ONDULOOR RD
PEBBLE BEACH, CA.

SHEET TITLE

SHOP, CONSERVATORY & LOFT PLANS

ISSUE REVISIONS

- 19-21-13 AFB SUBMITTAL
- 12-09-13 PLANNING SUBMITTAL

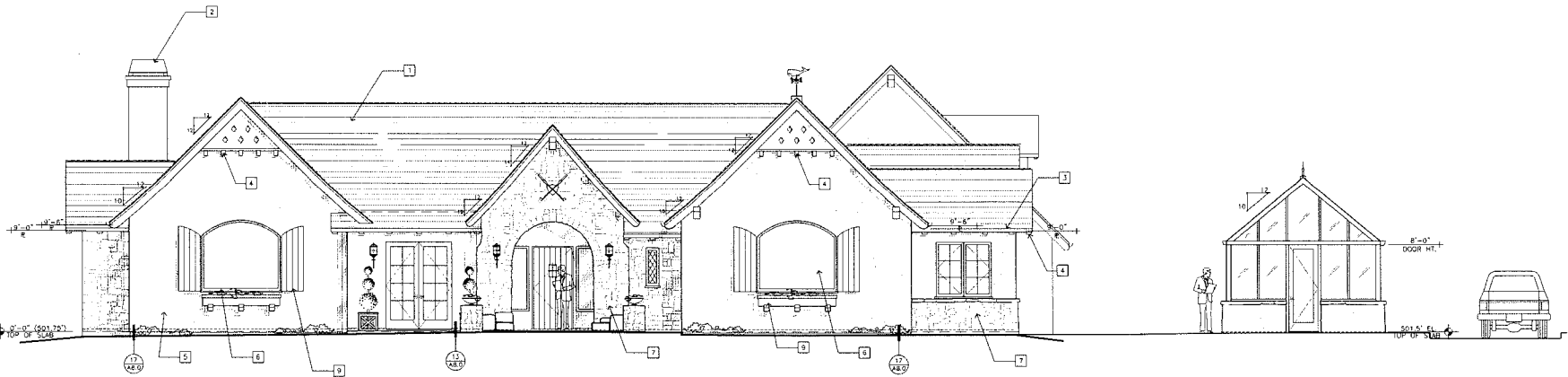
DATE

PROJECT NUMBER

SHEET NUMBER

A2.1

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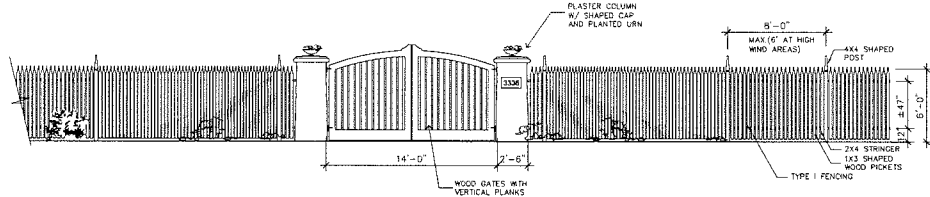


SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

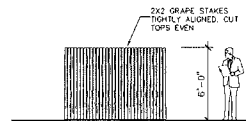
CONSERVATORY SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"



ENTRY GATES AND TYPE I FENCING
SCALE: 1/4" = 1'-0"



TYPE II FENCING
SCALE: 1/4" = 1'-0"

ELEVATION KEYNOTES

1. WOOD SHINGLES - USE CLASS 'B' FIRE TREATED SHINGLES WITH DOWNSPOUT OR HEAVY CAP SHEET FOR APPROVED CLASS 'A' ASSEMBLY.
2. CUSTOM METAL CHIMNEY CAP.
3. COPPER GUTTERS, DOWNSPOUTS, AND FLASHING. DOWNSPOUT LOCATIONS ARE APPROXIMATE AND MUST BE APPROVED BY OWNER.
4. 4X 8X OR 8X CORBELS, GABLE ENDS, AND RAFTER TAILS, STAINED.
5. EXTERIOR 3 COAT STUCCO WITH MISSION FINISH, PAINTED.
6. CLAD WOOD WINDOWS AND EXTERIOR DOORS.
7. "FON DU LAC" STONE VENEER.
8. WOOD CLAD GARAGE DOOR, STAINED.
9. PAINTED SHUTTERS AND WINDOW BOXES.
10. SOLAR PANELS ON ROOF RACKS.
11. 8X8 GLASS BLOCK.

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SMITH**
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& Company**
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STAMP



PROJECT/CLIENT

**ESSICK
RESIDENCE**

HOP & GINGER ESSICK
3336 ONDULADO RD
PEBBLE BEACH, CA.

SHEET TITLE

**EXTERIOR
ELEVATIONS**

ISSUE REVISIONS

10-01-13 SUBMITTAL

12-08-13 PLANNING SUBMITTAL

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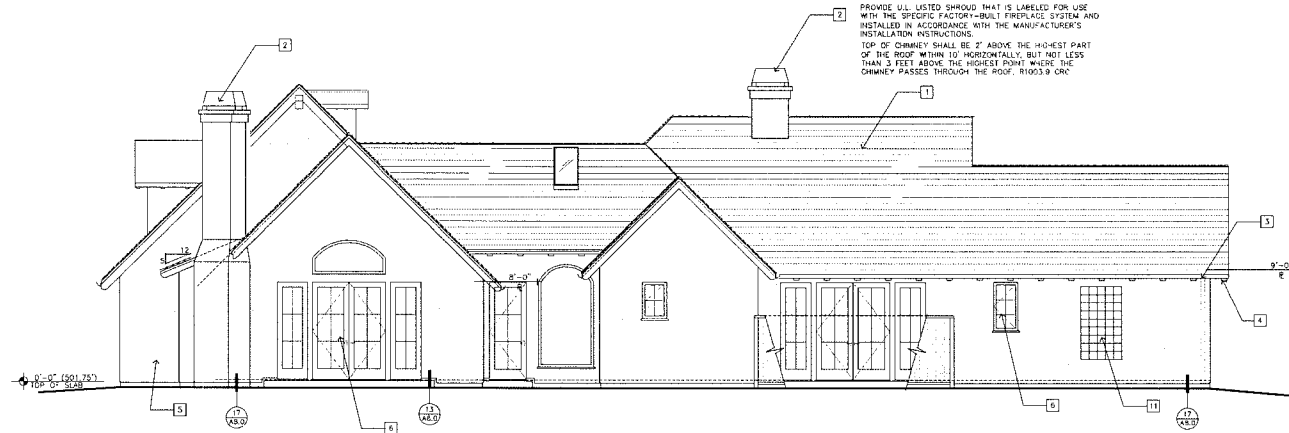
DATE

PROJECT NUMBER

SHEET NUMBER

A6.0

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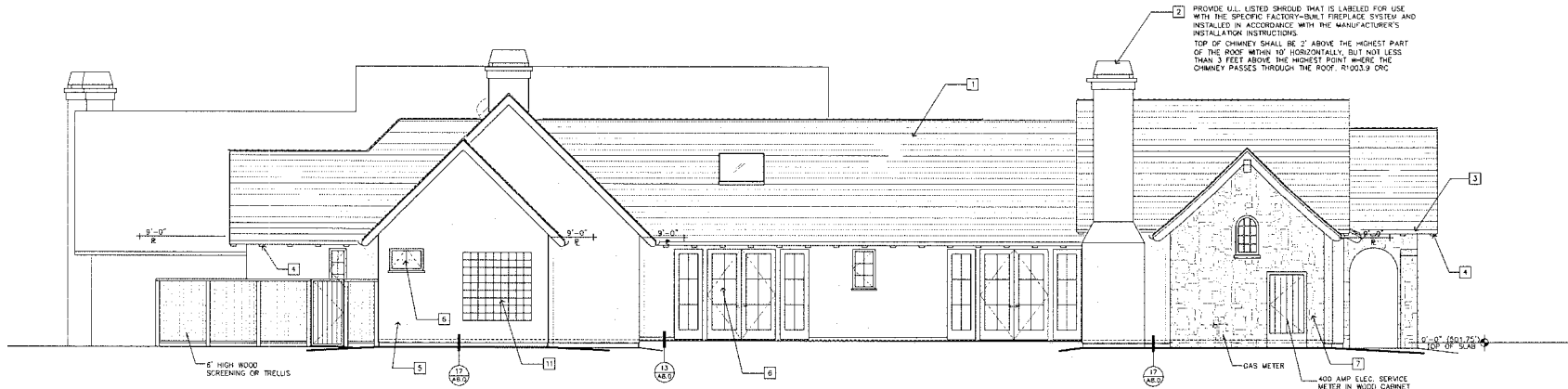
NORTH ELEVATION

SCALE: 1/4" = 1'-0"

ELEVATION MATERIALS LEGEND

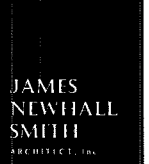
- 1. WOOD SHINGLES - USE CLASS W FIRE TREATED SHINGLES WITH DENSEFIBER OR HEAVY CAP SHEET FOR APPROVED CLASS A ASSEMBLY.
- 2. CUSTOM METAL CHIMNEY CAP.
- 3. COPPER GUTTERS, DOWNSPOUTS, AND FLASHING. DOWNSPOUT LOCATIONS ARE APPROXIMATE AND MUST BE APPROVED BY OWNER.
- 4. KE. 2X OR 3X CORBELS, DABLE ENDS, AND RAFTER TAILS, STAINED.
- 5. EXTERIOR 3-COAT STUCCO WITH MESSIGN FINISH, PAINTED.
- 6. CLAD WOOD WINDOWS AND EXTERIOR DOORS.
- 7. YORK D/LACT STONE VENEER.
- 8. WOOD CLAD GARAGE DOOR, STAINED.
- 9. PAINTED SHUTTERS AND WINDOW BOXES.
- 10. SOLAR PANELS ON ROOF RACKS.
- 11. 6-4X GLASS BLOCK.

ELEVATION NOTES



WEST ELEVATION

SCALE: 1/4" = 1'-0"



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PROJECT/CLIENT

**ESSICK
RESIDENCE**

HOP & GINGER ESSICK
3336 ONDULADO RD
PEBBLE BEACH, CA.

**EXTERIOR
ELEVATIONS**

<input type="checkbox"/> ISSUE	<input type="checkbox"/> REVISIONS
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<input checked="" type="checkbox"/> 12-09-13 PLANNING SUBMITTAL	
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DATE

PROJECT NUMBER

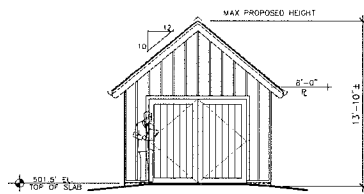
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A6.1

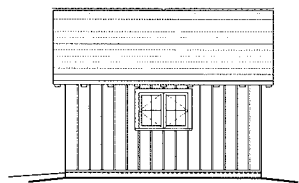
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ELEVATION MATERIALS LEGEND	
1.	WOOD SHINGLES - USE CLASS B FIRE TREATED SHINGLES WITH BENEDECK OR HEAVY CAP SHEET FOR APPROVED CLASS A ASSEMBLY.
2.	CUSTOM METAL CHIMNEY CAP.
3.	COPPER GUTTERS, DOWNPOUTS, AND FLASHING. DOWNPOUT LOCATIONS ARE APPROXIMATE AND MUST BE APPROVED BY CDMSE.
4.	4x4 OR 6x6 CORSELS, CABLE ENDS, AND RAFTER TAILS. STAINED.
5.	EXTERIOR 3-COAT STUCCO WITH MISSION FINISH PAINTED.
6.	CLAD WOOD WINDOWS AND EXTERIOR DOORS.
7.	TORN OILSLAC STONE VENEER.
8.	WOOD CLAD GARAGE DOOR, STAINED.
9.	PAINTED SHUTTERS AND WINDOW BOXES.
10.	SOLAR PANELS ON ROOF RACKS.
11.	8x8 GLASS BLOCK.

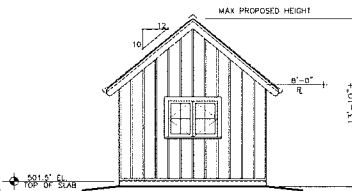
ELEVATION NOTES



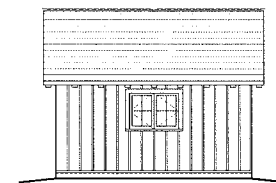
SHOP NORTH ELEVATION
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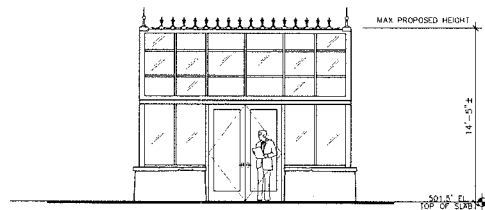
SHOP WEST ELEVATION
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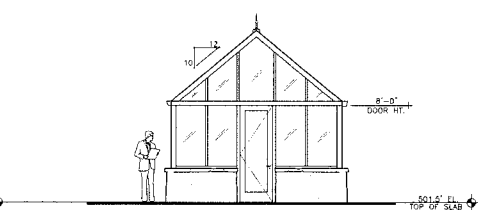
SHOP SOUTH ELEVATION
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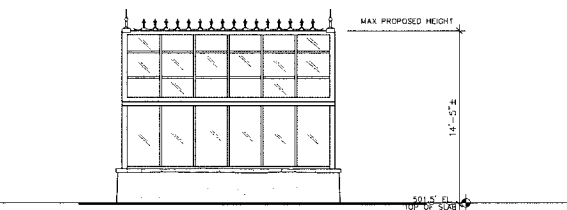
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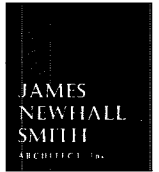
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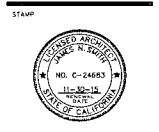
CONSERVATORY NORTH ELEVATION
SCALE: 1/4" = 1'-0"



CONSERVATORY EAST ELEVATION
SCALE: 1/4" = 1'-0"



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ESSICK RESIDENCE
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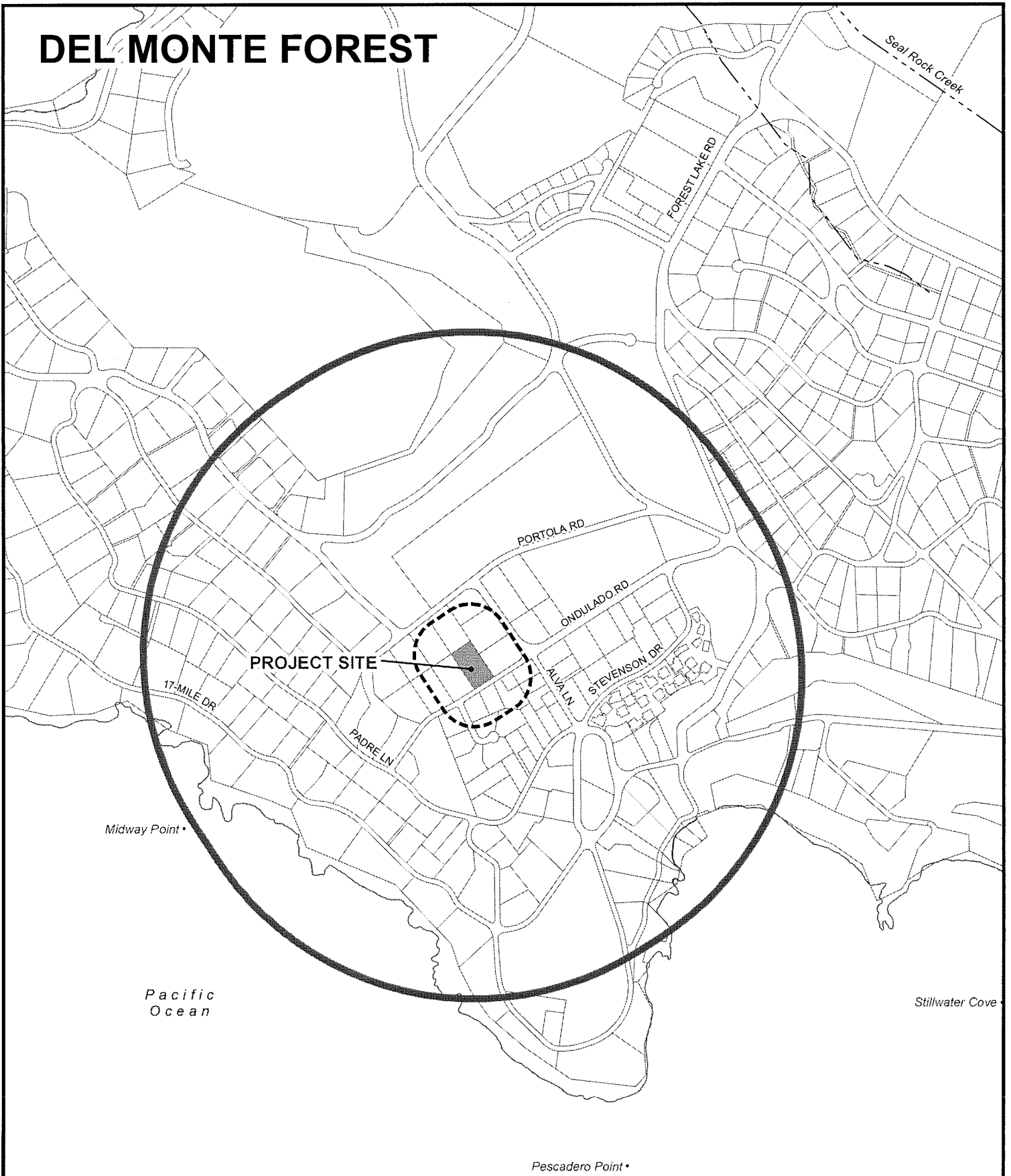
SHEET TITLE
EXTERIOR ELEVATIONS

ISSUE	REVISIONS
① 10-21-13 REV SUBMITTAL	
② 12-09-13 PLANNING SUBMITTAL	
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DATE
PROJECT NUMBER
SHEET NUMBER

A6.2




DEL MONTE FOREST

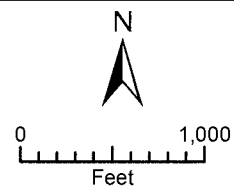


APPLICANT: ESSICK

APN: 008-302-027-000

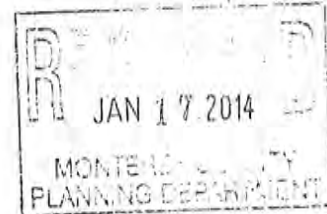
FILE # PLN130747

 2500' Limit  300' Limit  Water



Action by Land Use Advisory Committee Project Referral Sheet

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



Advisory Committee: **Del Monte Forest**

Please submit your recommendations for this application by: **January 16, 2014**

Project Title: ESSICK JAMES H JR & VIRGINIA R TRS

File Number: PLN130747

File Type: PC

Planner: LISTER

Location: 3336 ONDULADO RD PEBBLE BEACH

Project Description:

Combined Development Permit consisting of: 1) Coastal Administrative Permit to allow the construction of a 5,132 square foot single family dwelling with a 1,126 square foot attached garage, 136 square foot mudroom, 519 square foot storage loft above the garage, 107 square foot entry portico, and 48 square foot breakfast porch. The project includes a 243 square foot conservatory, 192 square foot shop, 5 foot high garden wall, new 6 foot high wood fence and entry gate, emergency generator and enclosed trash area; 2) Coastal Development Permit to allow the removal of 29 trees (28 Monterey Pine/1 Oak); and 3) a Design Approval. The property is located at 3336 Ondulado Road, Pebble Beach (Assessor's Parcel Number 008-302-027-000), Del Monte Forest Land Use Plan, Coastal Zone.

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

*Hop Esick, owner
James Smith, architect*

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

PUBLIC COMMENT:

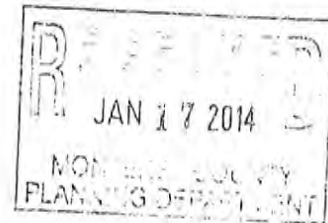
Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
none			

LUAC AREAS OF CONCERN

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

ADDITIONAL LUAC COMMENTS

applicant submitted 1/9/14 dated revised plans with changes:
 1) turnout for fire clearance
 2) + proposed shop relocated



RECOMMENDATION :

Motion by Rick (LUAC Member's Name)

Second by Jolla (LUAC Member's Name)

X kg Support Project as proposed

_____ Recommend Changes (as noted above)

_____ Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: 6 (Lietzke, Getren, Dewar, Stock, Verbanec, Szabo)

NOES: 0

ABSENT: 1 (Caneer)

ABSTAIN: 0

Tree Resource Assessment
Forest Management Plan
Essick Residence

Prepared for:

Hop and Ginger Essick

Prepared by:

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

November 25, 2013

Owner:

Hop and Ginger Essick
P.O. Box 1583
Pebble Beach, CA 93953

Architect:

James N. Smith, Architect
211 Grand Avenue
Pacific Grove, CA 93950

Forester and Arborist

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

SUMMARY

This project proposes to construct a new one story single family residence with an attached three car garage, a new detached greenhouse and work shed. The project as presented proposes removal of a total of 28 tree(s), 27 pines and 1 oak (thirteen are dead trees and fourteen trees are in poor condition). The remainder of trees will be retained and protected that are near proposed construction. A tree assessment/arborist report has been prepared that identifies and addresses the affects the project may have to the existing tree resources on site as well as a list of recommendations for the project.

ASSIGNMENT/SCOPE OF PROJECT

Development of this parcel will have varying affects to existing trees within and adjacent proposed construction areas. To ensure protection of the tree resources on site and safety for the area, the property owners, Hop and Ginger Essick have requested an assessment of the trees in proximity to proposed development areas. The tree assessment is documented in this report to work in conjunction with other required reports for development of this parcel.

To accomplish this assignment, the following tasks have been completed;

- Evaluate health, structure and preservation suitability for each tree within or adjacent (15 feet or less) to proposed development of trees greater than or equal to six diameter inches at 24 inches above grade.
- Review proposed building site plans as provided by Mr. James N. Smith, Architect.
- Make recommendations for alternative methods and preconstruction treatments to facilitate tree retention or removal.
- Create preservation specifications, as it relates to the Tree Location/Site Map.

- Determine the quantity of trees affected by construction that meet “Landmark” criteria (trees that measure 24” in diameter or greater) as defined by the County of Monterey, Title 20 Monterey County Coastal Zoning Ordinance; as well as mitigation requirements for those found to be affected.
- Document findings in the form of a report as required by the County of Monterey Planning Department.

LIMITATIONS

This assignment is limited to the review of site plan and project information submitted to me dated October 21, 2013 by James N. Smith, Architect to assess affects from potential construction to trees within or adjacent to construction activities. The assessment has been made of these plans specifically and no other plans such as grading were reviewed. Only minor grading and erosion details are discussed in this report as it relates to tree health.

PURPOSE

This tree Assessment/Forest management report is prepared for this parcel due to proposed construction activities located at 3336 Ondulado Road, Pebble Beach CA. The purpose of the assessment is to determine what and if so how many of the trees will be affected by the proposed project. Monterey pine, Coast live oak, and Monterey cypress trees are considered protected trees as defined by the County of Monterey, Title 20 Monterey County Coastal Zoning Ordinance.

GOAL

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

INTRODUCTION

This tree resource assessment/forest management plan is prepared for Hop and Ginger Essick, owners of property located at 3336 Ondulado Road (APN 008-302-027) CA by Frank Ono, Urban Forester and Certified Arborist, S.A.F. member #48004 and ISA Certified arborist #536 due to proposed construction. Monterey County’s Coastal Implementation Plan Sec. 20.146.060 requires a forest management plan when tree removal is necessary of native trees regardless of size or amount so as to preserve and maintain the forest and its beneficial uses. The County identifies Monterey pine, Monterey cypress and Coast live oak as native tree species that require special consideration for management.

SITE DESCRIPTION

- 1) Assessor's Parcel Number: 008-302-027-000
- 2) Location: 3336 Ondulado Road, Pebble Beach CA
- 3) Parcel size: 1.53 Acres
- 4) Existing Land Use: The parcel is undeveloped, zoned LDR 1.5 D (CZ)
- 5) Slope: The parcel is mildly sloped. Slopes appear to range from 2% to 5%.
- 6) Soils: The parcel is located on Narlon loamy fine sand (NcC), which according to the Monterey County Soils report, is a gently sloping and moderately sloping soil on dissected marine terraces. It has the profile described as representative of the series. The clay subsoil is at a depth of 15 to 20 inches. Slopes are mostly 3 to 6 percent. Runoff is slow to medium, and temporary shallow ponds form in swales in wet winters. The erosion hazard is moderate. The seedling mortality is low, and the wind throw hazard is severe. The soil has moderate productivity for Monterey pine (site index averages about 75). The equipment limitation is moderate or severe.
- 7) Vegetation: The vegetation is of the Monterey Pine Forest type. It is predominantly Monterey Pine (*Pinus radiata*) with some Coastal live oak (*Quercus agrifolia*) understory. There are small patches of poison oak (*Rhus toxicodendron*), Douglas iris (*Iris douglasiana*), and Western Bracken fern (*Pteridium aquilinum*).
- 8) Forest Condition and Health: The forest condition and health is evaluated with the use of residual trees and those of the surrounding properties that compose the Monterey Pine Forest as a stand. This is a portion of a remnant stand of an over mature forest with significant presence of insects and pathogens. The upper canopy in this section is semi-open, fragmented, and senescent. It is predominantly even aged with the older trees in the 75 to 85 year range, typically the age of Monterey Pine declination. Mature pines are observed to appear to be in the latter years of their life cycle. They are beginning to fragment apart and die out, this dieback is expected to continue in the mature trees. Currently, there are several standing dead pines throughout the property with a number of surrounding pines appearing to be rapidly declining in health. The forest floor is shaded and shows little pine regeneration in the areas where mature trees are standing.

Retained mature Monterey Pine trees are considered having very high potential for "wind throw" failure, especially in Narlon series soils. Inspection of the property reveal a number of pines exhibiting instability from wind throw as observed by their lifted roots and declining appearance. Overall pine tree canopies appear to consist of 20% or less live crown ratio with a considerable amount of deadwood present in their crowns. Tree stem spacing appears to be at approximately 10-20 feet apart or more. Upper stems are producing excessive amounts of resin from possible pine pitch canker infections. Obvious pests are as follows; Sequoia pitch moth (*Synanthedon sequoiae*) -insect larvae causing pitch masses to form but relatively minor damage and mainly an aesthetic problem. More often it attacks trees with pruning wounds or other injuries. Red turpentine beetle (*Dendroctonus valens*) - generally attacks the bottom eight feet of the main stem and Ips (*Ips paraconfusus*) engraver beetle which attacks crowns of the pines and responsible for pine mortality as the tree cannot adequately produce enough sugars and starches top sustain its self as the beetle attacks kills the tree crown.

BACKGROUND/PROJECT DESCRIPTION

Mr. Hop Essick, the property owner requested that I (Frank Ono, F.O. Consulting) visit this site to review proposed construction site plans and assess trees adjacent or within proposed construction areas. Mr. Essick requested my findings from my assessment be prepared and documented in a report to work in conjunction with other conditions for an application and approval of building permit application.

Trees were assessed for health and condition at that time focusing on incorporating the preliminary location of desired improvements. The proposed improvements assessed included preserving trees to the greatest extent feasible coupled with consideration for the general goals desired of the landowner, maintaining the view shed and general aesthetic quality of the area while complying with county codes and general safety. The study of the individual trees made determined treatments necessary to complete the project and meet the goals of the landowner, resulting with trees within and immediately adjacent to the proposed development area located, measured, inspected, and recorded. The assessment of each tree concludes with an opinion of whether the tree should be removed, or preserved, based on the extent and effect of construction activity to the short and long term health of the tree. All meetings and field review were focused on the area immediately surrounding the proposed development areas.

OBSERVATIONS

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

- The site is forested mainly with Monterey pine (*Pinus radiata*) with only a few understory Coast live oak (*Quercus agrifolia*).
- Many of the pines are of the same height (approximately 80 feet tall) but vary in diameter classes (diameter sizes vary ranging from 40" diameter pines to 6" in diameter). Most of the larger diameter trees are approximately 20-30" in diameter class and appear to be in fair to poor condition. Tree spacing of mature pines is at about fifteen to more than twenty feet apart. Healthier younger trees are spaced at about ten feet apart. There are new pines and Monterey cypress trees planted along the southern portion of the property near Ondulado road.
- The lot is fairly level with minimal slope. Soils appear thin and shallow with visible shallow surface rooting from many of the pines.
- Overall pine health appears to be in decline with considerable crown dieback. Live crown ratio of mature pines is 20% or less. Mature pine trees are exhibiting signs of high red turpentine bark beetle (*Dendroctonus valens*) activity at their bases and stems. Pine crowns are dead or faded from engraver bark beetle (*Ips paraconfusus*). Overall, pine canopy on this site is senescent, and in the process of fragmentation.

DISCUSSION

According to International Society of Arboricultural best management practices, the most common types of injury that occur to trees on development sites are as described.

- Root cutting or damage-Root systems of trees are extensive and often asymmetric, where it is difficult to know the exact location and depth of the roots. Roots can be damaged by:
 - 1. Excavation equipment cutting roots during grade changes or other activities (i.e. driveway, foundation etc.),
 - 2. Trenching equipment used for gas, water, "sewer", electrical, cable TV, irrigation and other utility installations
 - 3. Burying and/or burial of debris
 - 4. Fill soil over roots and altered water tables
- Soil compaction-Most soil compaction results from vehicle and equipment traffic, although foot traffic and water impact may contribute to a lesser extent. Compaction severity depends on the force per area unit applied to the soil, frequency of application, surface cover, soil texture, and soil moisture. Soils with a loam texture, high moisture content, and low levels of organic matter are more susceptible to compaction than are dry or frozen, coarse textured soils high in organic matter. Compaction decreases total pore space, reduces the proportion of large pores, and increases density and mechanical resistance. Compacted soils permit less root growth and biological activity as a result of reduced aeration, higher mechanical resistance to root penetration and slowed water movement.
- Mechanical injury to the trunk - Major roots, and crown-trunks, structural roots, and tree crowns are damaged by equipment used for land clearing, grading, construction, material delivery, and landscaping. This type of injury results in bark, phloem, cambium, and/or xylem injury. When these conductive and protective tissues are damaged, the capacity of the tree to transport water, nutrients, and carbohydrates is reduced. Also barriers to pathogen entry are compromised, leading to future structural concerns. Branch injury or breakage can be a result of insufficient clearance for equipment movement. Foliage can be injured by debris burning under or near the tree and by hot equipment exhaust discharging into the canopy of nearby trees. Certain chemicals, such as cleaning solvents, paint thinner, and engine and hydraulic oils, may be lethal to the foliage and roots of trees. These types of injuries are rarely correctable and place added stress on the tree.
- Root collar covered by fill soil- Often in construction areas the trunk becomes buried by soil. This soil may facilitate infection by various fungi and encourage stem-girdling roots on younger trees. Depending on tree species, long term decline and death may result from the burying of the root collar.

TREE REMOVAL

Development proposed for this project requires cut and fill and minor grade alterations where construction processes may affect roots responsible for nutrient and moisture uptake as well as affecting structural roots that assure tree stability. Tree loss is expected due to the necessary construction processes that require root pruning and grade adjustments. The best approach for addressing trees on this site is to follow the International Society of Arboriculture (I.S.A.) Best Management Practices (BMP); the BMP recommends that for site development, trees within five feet (minimum) of a planned structure be removed as they will be effected by root disturbance; to remove or trim back trees that lean over the site of a future structure and to remove dead trees and/or live trees prone to wind throw capable of reaching a future structure; and to remove older, larger pine trees within fifteen feet of a planned structure that may not be able to withstand impacts to roots or changes in their environment. Whenever possible those trees have been identified for removal as this site suffers from a combination of compacted soils and diseased trees.

The following trees need removal both because they are in dead/poor condition and/or root zone encroachment necessary to facilitate the project will adversely affect the trees health or stability:

ID	Diameter	Height	Species	Condition	Position	Comments	Impacted
2004	27	80	MP	Dead	Dominant	Raised roots	Driveway
2007	26	80	MP	Dead	Dominant		Driveway
2009	17	60	MP	Poor	Dominant	Crown dieback	Planter
2010	30	85	MP	Poor	Dominant	lifted roots, crown dieback	Driveway
2011	15	60	MP	Poor	Codominant	Crown dieback	Foundation
2012	20	60	MP	Dead	Codominant		
2013	16	20	Oak	Dead	Codominant		
2015	20	80	MP	Poor	Codominant	Crown dieback	
2016	34	85	MP	Poor	Dominant	Beetle Ips, RTB Raised roots	
2017	23	80	MP	Dead	Dominant		
2018	20	80	MP	Poor	Codominant	Beetle Ips, RTB	Foundation
2019	21	80	MP	Dead	Codominant	root crown rot	
2020	24	80	MP	Poor	Codominant	Dying	Foundation
2021	27	60	MP	Dead	Codominant		
2022	16	50	MP	Poor	Codominant	Uprooting	
2023	23	80	MP	Fair	Dominant	Stem defect	Patio slab
2024	29	80	MP	Dead	Dominant	Termites	
2025	28	80	MP	Dead	Dominant		
2026	11	60	MP	Dead	Suppressed		
2027	19	70	MP	Dead	Codominant		
2028	26	80	MP	Poor	Dominant	Yellowing foliage Termites	
2029	16	80	MP	Poor	Codominant	Beetle Ips, RTB	
2031	21	60	MP	Poor	Codominant	Beetle Ips, RTB	
2032	28	80	MP	Poor	Dominant	Raised roots	
2034	17	40	MP	Dead	Dominant		
2035	17	40	MP	Dead	Codominant		
2040	22	85	MP	Poor	Codominant	Excessive lean, Raised roots	Shed
2041	27	80	MP	Poor	Codominant	Raised roots	Shed

MP (Monterey pine), RTB (Red Turpentine Beetle)

PROJECT ASSESSMENT/CONCLUSION

Tree removal is unavoidable on this property as this section of the forest has many senescent trees that are expected to die out within the next five to ten years due to a combination of old age (senescence), and/or severely infected by root rot, bark beetles, heart rot, dwarf mistle toe in the main stem, or dying from pitch canker. Thirteen trees are dead, fourteen trees are in poor condition, only one is in fair condition but impacted by the building foundation (eleven in the group proposed for removal are landmark size trees). Trees proposed for removal are all trees that are diseased, injured, in danger of falling too close to existing or proposed structures, and likely to promote the spread of insects and disease. These are mature shallow rooted trees standing approximately 80 feet tall or higher in thin soils, having low live crown ratios (20% or less) within or near the project site or are dead.

No significant long-term impacts to the forest ecosystem is anticipated due to the fact that the area of the proposed project is located along the edge of the existing stand of trees with other trees behind them. The use of decomposed granite for driveway surfaces will allow retention of several of the pines where root zones will be encroached; otherwise trees will need to be removed as almost all trees proposed for removal are in poor or declining condition. The project as proposed is not likely to significantly reduce the availability of wildlife habitat over the long-term as this site is degraded and previously conditioned by surrounding residences.

The removal will not involve risk of adverse environmental impacts such as:

1. Soil erosion; slopes are minimal no adverse erosion effects are anticipated by tree removal.
2. Water Quality: Removal of the trees will not substantially lessen the ability for the natural assimilation of nutrients, chemical pollutants, heavy metals, silt and other noxious substances from ground and surface waters; additionally no watercourses are proposed or effected.
3. Ecological Impacts: The proposed removal will not have a substantial adverse impact upon existing biological/ecological systems or climatic conditions which affect these systems. Removal will not create conditions to adversely affecting the dynamic equilibrium of associated systems;
4. Noise Pollution: Tree removals will not significantly increase ambient noise levels to the degree that a nuisance is anticipated to occur;
5. Air Movement: The removals will not significantly reduce the ability of the existing vegetation to reduce wind velocities to the degree that a nuisance is anticipated to occur; the stand is senescent and in the process of fragmenting apart.
6. Wildlife Habitat: The removal will not significantly reduce available habitat for wildlife existence and reproduction or result in the immigration of wildlife from adjacent or associated ecosystems; the site is degraded and tree removal is necessary before trees fail. Wildlife habitat is already conditioned by the residential nature of the surrounding area.

RECOMMENDATIONS

Pre-Construction Meeting

It is recommended that a project arborist be retained and prior to the start of construction a meeting and training session conducted to communicate and instruct personnel about tree retention and protection. The pre-construction meeting will include instruction of required tree protection and exclusionary fencing installed prior to grading, as well as excavation and construction procedures. Meeting attendees must include all involved parties including site clearance personnel, construction managers, heavy equipment operators, and tree service operators. A certified professional from the Monterey County qualified forester or County qualified arborist list will conduct training. A list of pre-construction attendees and the materials discussed may be maintained to be provided to the county. Meeting attendees must agree to abide to tree protection and instructions as indicated during the meeting and agree to insure tree protection will remain in place during entire construction period.

Tree Protection

Prior to the commencement of any construction activity the following tree protection measures shall be implemented and approved by a qualified arborist or forester:

- Trees located adjacent to the construction area shall be protected from damage by construction equipment by the use of temporary fencing and through wrapping of trunks with protective materials.
- Fencing shall consist of chain link, snowdrift, plastic mesh, hay bales, or field fence. Existing fencing can also be used.
- Fencing is not to be attached to the tree but free standing or self-supporting so as not to damage trees. Fencing shall be rigidly supported and shall stand a minimum of height of four feet above grade and should be placed to the farthest extent possible from the trees base to protect the area within the trees drip line (typically 10-12 feet away from the base of a tree).
- In cases where access or space is limited for tree protection it is permissible to protect the tree within the 10-12 foot distance after determination and approval by a qualified forester or arborist.
- Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, and/or dumping of materials should not be allowed adjacent to trees on the property especially within fenced areas.
- Fenced areas and the trunk protection materials shall remain in place during the entire construction period.

Grading and excavation

- Trees #2014 and #2030 may have some roots that will need to be pruned and/or grades may be need adjustment. These trees have a better chance of survival through use of decomposed granite to assist in grade adjustment.
- All trenching, grading or any other digging or soil removal that is expected to encounter tree roots should be monitored by a qualified arborist or forester to ensure against drilling or cutting into or through major roots.
- The project qualified arborist should be on site during excavation activities to

direct any minor field adjustments that may be needed.

- Trenching for retaining walls or footings located adjacent to any tree should be done by hand where practical and any roots greater than 3-inches diameter should be bridged or pruned appropriately.
- Any roots that must be cut should be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment.
- Any roots damaged during grading or excavation should be exposed to sound tissue and cut cleanly with a saw.

If at any time potentially significant roots are discovered:

- The arborist/forester will be authorized to halt excavation until appropriate mitigation measures are formulated and implemented.
- If significant roots are identified that must be removed that will destabilize or negatively affects the target trees negatively, the property owner will be notified immediately and a determination for removal will be assessed and made as required by law for treatment of the area that will not risk death decline or instability of the tree consistent with the implementation of appropriate construction design approaches to minimize affects, such as hand digging, bridging or tunneling under roots, etc..

Tree Planting

Because it is recommended that replacement of removed trees be undertaken replacement planting is necessary. Trees should be planted in the immediate area just to the east of the proposed structure and those areas with the greatest opening in the stand to allow for a minimum of competition and maximum sunlight. Replacement trees should be five gallon stock or larger, if available. Spacing between trees should be at least 8-10 feet. There is enough room to plant 28 Monterey pine trees on the remainder of the parcel, as many as possible should be replaced in those areas where they can receive sunlight and water (frontage and along the sides of the property). Occasional deep watering (more than two weeks apart) during the late spring, summer, and fall is recommended during the first two years after establishment.

Tree Pruning

It is understood that the pruning of retained trees will be expected for this site Pruning will also include the trees that have deadwood or are exhibiting some minor structural defect or minor disease that must be compensated. Those trees that may require pruning and possible monitoring are the closest to the proposed construction. Trees should be monitored on occasion for health and vigor after pruning. Should the health and vigor of any tree decline it will be treated as appropriately recommended by a certified arborist or qualified forester.

The following are offered as guidelines when pruning

- In general the trees will be pruned first for safety, next for health, and finally for aesthetics.
- Type of pruning is determined by the size of branches to be removed. General guidelines for branch removal are:
 1. Fine Detail pruning- limbs under 2 inch diameter are removed
 2. Medium Detail Pruning – Limbs between 2 and 4 inch diameter
 3. Structural Enhancement – limbs greater than 4 inch diameter.
 4. Broken and cracked limbs-removed will be removed in high traffic areas of concern.

Crown thinning is the cleaning out of or removal of dead diseased, weakly attached, or low vigor branches from a tree crown

- All trees will be assessed on how a tree will be pruned from the top down.
- Trimmers will favor branches with strong, U- shaped angles of attachment and where possible remove branches with weak, V-shaped angles of attachment and/or included bark.
- Lateral branches will be evenly spaced on the main stem of young trees and areas of fine pruning.
- Branches that rub or cross another branch will be removed where possible.
- Lateral branches will be no more than one-half to three-quarters of the diameter of the stem to discourage the development of co-dominant stems where feasible.
- In most cases trimmers will not remove more than one- quarter of the living crown of a tree at one time. If it is necessary to remove more, it will be done over successive years.

Crown- raising removes the lower branches of a tree to provide clearance for buildings, vehicles, pedestrians and vistas.

- Live branches on at least two-thirds of a tree's total height will be maintained wherever possible. The removal of many lower branches will hinder the development of a strong stem.
- All basal sprouts and vigorous epicormic sprouts will be removed where feasible.

Crown reduction is used to reduce the height and/or spread of trees and is used for maintaining the structural integrity and natural form of a tree.

- Crown reduction pruning will be used only when absolutely necessary. Pruning cuts will be at a lateral branch that is at least one-third the diameter of the stem to be removed wherever possible.

- When it is necessary to remove more than half of the foliage from a branch it may be necessary remove the entire branch.

Crown restoration is used to improve the structure and appearance of trees that have been topped or severely pruned by the use of heading cuts. One of three sprouts on main branch stubs should be selected to reform a natural appearing crown. Selected vigorous sprouts may need to be thinned to ensure adequate attachment for the size of the sprout. Restoration may require several years of pruning.

Remedial pruning should occur prior to construction. Following construction, any above ground tree pruning/trimming should be delayed until one year after completion of construction.

Following construction, a qualified forester/arborist should monitor trees adjacent to the improvements area and if any decline in health that is attributable to the construction is noted, additional trees should be planted on the site.

Agreement by Landowner

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

A. Management Objectives

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

B. Management Measures

1. Tree Removal: No tree will be removed without a Forest Management Plan or an Amended Forest Management Plan.
2. Application Requirements: Trees proposed for removal will be conspicuously marked by flagging or by paint. Proposed removal of native trees greater than six inches will be the minimum necessary for the proposed development. Removal not necessary for the proposed development will be limited to that required for the overall health and long term maintenance of the forest, as verified in this plan or in subsequent amendments to this plan.
3. Landmark Trees: All landmark trees will be protected from damage if not permitted to be removed as a diseased tree, which threatens to spread the disease to nearby healthy trees or as a dangerous tree, which presents an immediate danger to human life or structures. Landmark oaks are trees that are visually, historically, or botanically significant specimens or are greater than 24 inches or more in diameter

at breast height (DBH), or more than 1,000 years old.

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

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

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

7. Fire prevention: In addition to any measures required by the local California Department of Forestry fire authorities, the owner will;

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

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

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

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

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

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

Amendments

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

Amended Forest Management Plan

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

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

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

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

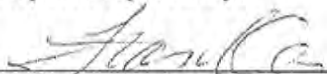
Compliance

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

Transfer of Responsibility

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

Report Prepared By:



Frank Ono, SAF Forester #48004 and ISA Certified Arborist #536

Nov 25, 2013

Date

Recommendations Agreed to by landowner:

Landowner

Date

Forest Management Plan approved by:

Director of Planning

Date

TREE CHART

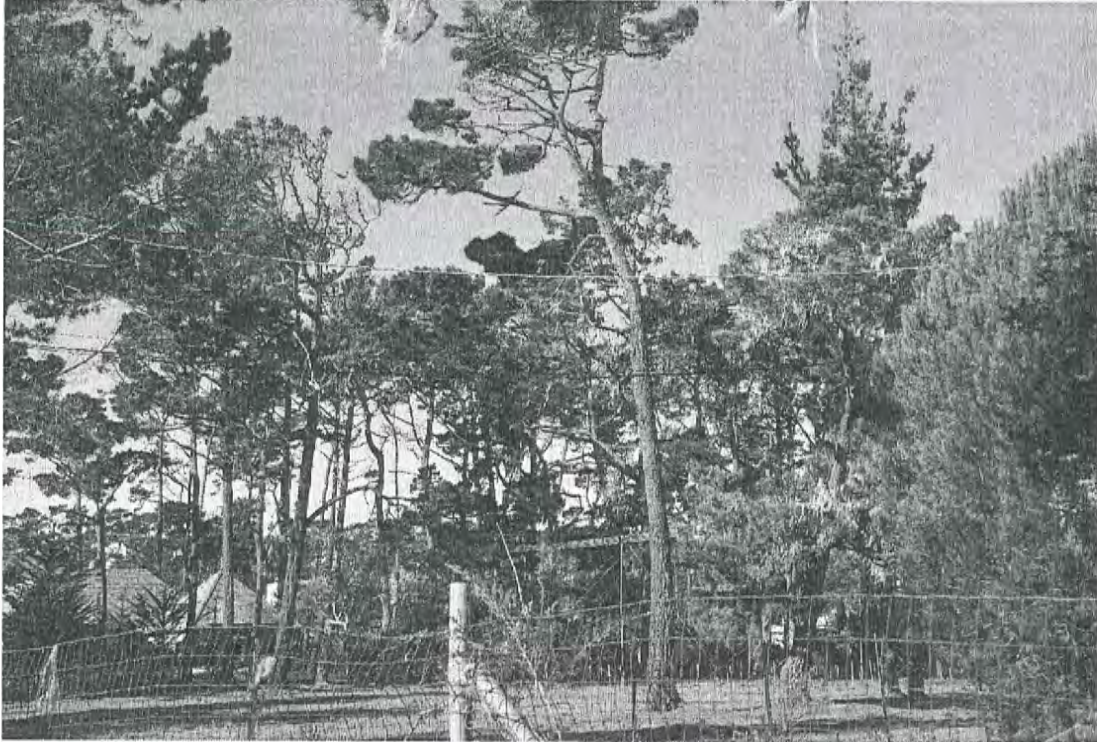
The trees listed in the following chart are adjacent construction zones; not all trees on this property are listed in the chart.

ID	Diameter	Height	Species	Condition	Position	Comments	Impacted	Remove
2001	19	80	MP	Fair	Dominant	Crown dieback		
2002	24	80	MP	Poor	Dominant	Crown dieback		
2003	17	80	MP	Fair	Dominant			
2004	27	80	MP	Dead	Dominant	Raised roots	Driveway	x
2005	20	60	MP	Good	Codominant			
2006	7	8	Oak	Fair	suppressed			
2007	26	80	MP	Dead	Dominant		Driveway	x
2008	18	60	MP	Good	Dominant	Raised roots		
2009	17	60	MP	Poor	Dominant	Crown dieback	Planter	x
2010	30	85	MP	Poor	Dominant	lifted roots, crown dieback	Driveway	x
2011	15	60	MP	Poor	Codominant	Crown dieback	Foundation	x
2012	20	60	MP	Dead	Codominant			x
2013	16	20	Oak	Dead	Codominant			x
2014	22	80	MP	Fair	Codominant			
2015	20	80	MP	Poor	Codominant	Crown dieback		x
2016	34	85	MP	Poor	Dominant	Beetle Ips, RTB Raised roots		x
2017	23	80	MP	Dead	Dominant			x
2018	20	80	MP	Poor	Codominant	Beetle Ips, RTB	Foundation	x
2019	21	80	MP	Dead	Codominant	root crown rot		x
2020	24	80	MP	Poor	Codominant	Dying	Foundation	x
2021	27	60	MP	Dead	Codominant			x
2022	16	50	MP	Poor	Codominant	Uprooting		x
2023	23	80	MP	Fair	Dominant	Stem defect	Patio slab	x
2024	29	80	MP	Dead	Dominant	Termites		x
2025	28	80	MP	Dead	Dominant			x
2026	11	60	MP	Dead	Suppressed			x
2027	19	70	MP	Dead	Codominant			x
2028	26	80	MP	Poor	Dominant	Yellowing foliage termites		x
2029	16	80	MP	Poor	Codominant	Beetle Ips, RTB		x
2030	28	75	MP	Fair	Codominant			
2031	21	60	MP	Poor	Codominant	Beetle Ips, RTB		x
2032	28	80	MP	Poor	Dominant	Raised roots		x
2033	14	40	MP	Fair	Dominant			
2034	17	50	MP	Dead	Dominant			x
2035	17	40	MP	Dead	Codominant			x
2036	10	20	Oak	Fair	Codominant			
2037	40	50	MP	Fair	Codominant	Raised roots		
2038	12	25	Oak	Fair	Codominant	Raised roots		
2039	40	40	MP	Fair	Codominant			
2040	22	85	MP	Poor	Codominant	Excessive lean, Raised roots	Shed	x
2041	27	80	MP	Poor	Codominant	Raised roots	Shed	x

MP (Monterey pine), RTB (Red Turpentine Beetle)

PHOTOGRAPHS

View of interior of property from the south with numerous dying trees



The above two photographs show the condition of the forest canopy which is in decline

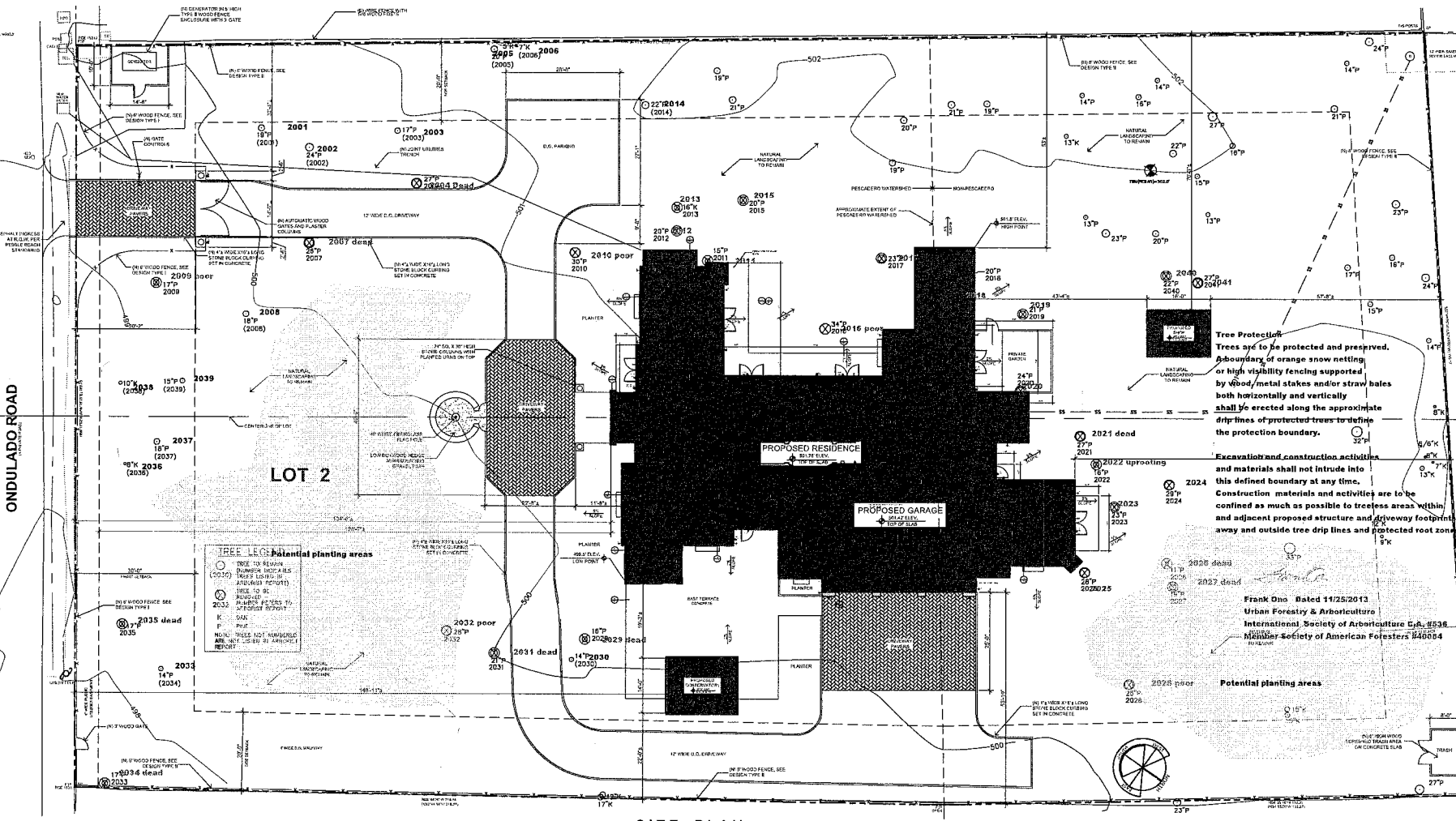


View of property from Ondulado road entrance

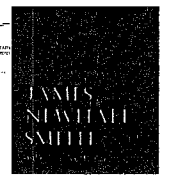


Many of the trees on the property are dead or are dying this is tree #2032 in poor condition. The residence will be located in the area to the left where most of the trees are dead or in poor condition

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SITE PLAN
SCALE: 1"=10'-0"



211 GRAND AVENUE
PACIFIC GROVE, CA.
93950
TEL: 831.372-7251
FAX: 831.372-7252
CEL: 831.915-9518



Mark Cristofalo & Company
Mark Cristofalo
(831) 241-4214



PROJECT/CLIENT
ESSICK RESIDENCE

HOP & GINGER ESSICK
3338 ONDULADO RD
PEBBLE BEACH, CA.

SHEET TITLE
SITE PLAN

REVISIONS

PROJECT INFORMATION

PROJECT DESCRIPTION:
CONSTRUCT NEW ONE STORY 5,132 S.F. SINGLE FAMILY RESIDENCE WITH ATTACHED 1,552 S.F. CAR GARAGE WITH STORAGE LOFT ABOVE, NEW DETACHED 243 S.F. CONSERVATORY AND 192 S.F. SHOP

PROJECT ADDRESS:
3338 ONDULADO
PEBBLE BEACH, CA 93955

PROJECT OWNER:
HOP & GINGER ESSICK
PO BOX 1583
PEBBLE BEACH, CA 93955
(831) 920-2606

PLANNING INFORMATION

- A.P.N. 058-302-027
- LEGAL DESCRIPTION LOT 2 TRACT 1228 GRIFFIN SUBDIVISION
- COUNTY OF MONTEREY ZONING: LDR 1.5 D (C2)
- TITLE 20 (COASTAL ZONE)
- MAX. ALLOWABLE BUILDING HEIGHT: 30'
- TREE REMOVAL: 28 (DEAD OR DYING) 27 PINES, 1 OAK
- TOPOGRAPHY: NEARLY FLAT
- GRADING: APPROX. CLYDS.

BUILDING INFORMATION

PROJECT CODE COMPLIANCE-CODE EDITIONS USED:

- 2019 CAL. BUILDING CODE - CBC
- 2010 CAL. FIRE CODE - CFC
- 2010 CAL. ELEC. CODE - CEC
- 2017 CAL. MECH. CODE - CMC
- 2010 CAL. PLUMB. CODE - CPC
- 2010 CAL. ENERGY CODE - CEC
- 2010 CAL. RESIDENTIAL CODE - CRC
- 2010 CAL. GREEN BUILDING STANDARDS CODE - CGBCS

CONSTRUCTION TYPE: VB

BUILDING OCCUPANCY: R-3/JU

FIRE DEPARTMENT:

- FIRE DISTRICT: P.B.C.S.D.
- AUTOMATIC SPRINKLERS REQUIRED: YES
- WILDLAND URBAN INTERFACE CODES REQUIRED: YES
- W.U.I. ZONE: S.A./L.R.A.

WATER SERVICE PROVIDER:
CAL-MI WATER COMPANY

SEWER SERVICE PROVIDER:
PEBBLE BEACH COMMUNITY SERVICES DISTRICT

PROJECT SQUARE FOOTAGE INFORMATION

TOTAL SITE AREA: = 66,891 S.F. (1.53 AC)

PROPOSED LOT COVERAGE:

- BUILDING FOOTPRINT = 6,284 S.F.
- ENTRY PORTICO = 107 S.F.
- BREAKFAST PORCH = 48 S.F.
- CONSERVATORY = 243 S.F.
- SHOP = 192 S.F.

PROPOSED COVERAGE: = 6,984 S.F. (10.4%)

MAX. ALLOWABLE COVERAGE: = 10,028 S.F. (15%)

PROPOSED FLOOR AREA:

- MAIN LEVEL = 8,132 S.F.
- LIVING TOTAL = 5,132 S.F.
- MICROROOM = 138 S.F.
- GARAGE = 1,128 S.F.
- STORAGE LOFT = 519 S.F.

PROJECT TOTAL: = 6,913 S.F.

PROPOSED FLOOR AREA RATIO: = 6,913 S.F. (10.3%)

MAX. ALLOWABLE F.A.R.: = 11,658 S.F. (17.5%)

MISC.:

- TERRACES = 2,089 S.F.
- D.S. DRIVEWAY = 4,890 S.F.
- DRIVEWAY PAVERS = 2,218 S.F.

DRAWING INDEX

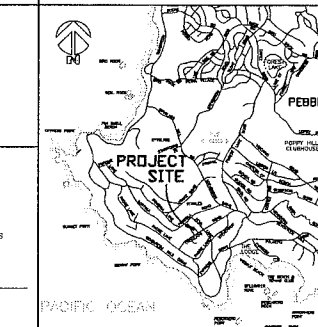
ARCHITECTURAL

SHEET NO.	DESCRIPTION
A1.0	SITE PLAN & PROJECT INFORMATION
A2.0	MAIN FLOOR PLAN
A2.1	LOFT AND GREENHOUSE FLOOR PLAN
A3.0	ROOF PLAN
A4.0	EXTERIOR ELEVATIONS
A5.1	EXTERIOR SECTIONING

PESCADERO WATERSHED IMPERVIOUS AREA CALCULATIONS

BUILDING FOOTPRINTS	= 5,146 S.F.
TERRACES	= 1,849 S.F.
DRIVEWAY PAVERS	= 1,859 S.F.
TOTAL WITHIN PESCADERO AREA	= 8,854 S.F.
ALLOWABLE IMPERVIOUS AREA	= 9,090 S.F.

VICINITY MAP



DATE
PROJECT NUMBER
SHEET NUMBER
A1.0



CALIFAUNA

Monday, 29 July 2013

James N. Smith Architect, Inc.
211 Grand Avenue
Pacific Grove, Ca. 93950

Subject: Biological Assessment for the Essick Property in Pebble Beach
Address: 3336 Ondulado, Pebble Beach, Monterey County, CA 93953
APN: 008-302-027
Situs: lat 36.569840° | lon -121.956656° @ ~160 ft ASL (~1.47 ac)
Historical: *Rancho El Pescadero* (Mexican Land Grant: 4,430 ac, circa 1868)

Per your request, this letter presents the findings of a field study and a statement on the presence and condition of biological resources associated with the *Essick property* in Pebble Beach. In addition to a focused survey of plants and animals that I conducted on 09-10 June 2013, I am familiar with the study area and particularly the Griffin Subdivision (1995) from passing by or visiting neighbors on a regular basis for the past 20 years: In so doing, I have continuously watched and photographed wildlife and observed habitat conditions change therein. Maps and images depicting the Essick property are Figures 1-3, below.

The objective of this study was to identify and characterize the wild plants and animals that principally occupy and effectively define the site. Had there been positive indications of habitat suitable to the needs of special-status species, e.g., rare, listed or watch-listed plant or animal species or sensitive habitat, this study would have investigated and assessed the potential or actual status of the local resources and the potential for construction of a new residence to affect the lifeform/s, adversely or beneficially. See Site Plan (Figure 4).

In sum, the site is an attractive development parcel for being level, lightly wooded with a high canopy and open ground, and located inside a near-fully developed resort - residential - equestrian setting. The site is covered with an arboreal mantle of Monterey Pine (*Pinus radiata*) and Coast Live Oak (*Quercus agrifolia*) with planted elements, and the substantial open ground (~40 pct canopy / ~15 pct ground cover) has long been kept clear and intensively maintained for fuel reduction, wood-cutting, and livestock grazing, and consists of expected native and nonnative species. Two special-status taxa, both birds, are present onsite or immediately nearby and implications of their presence are addressed below.

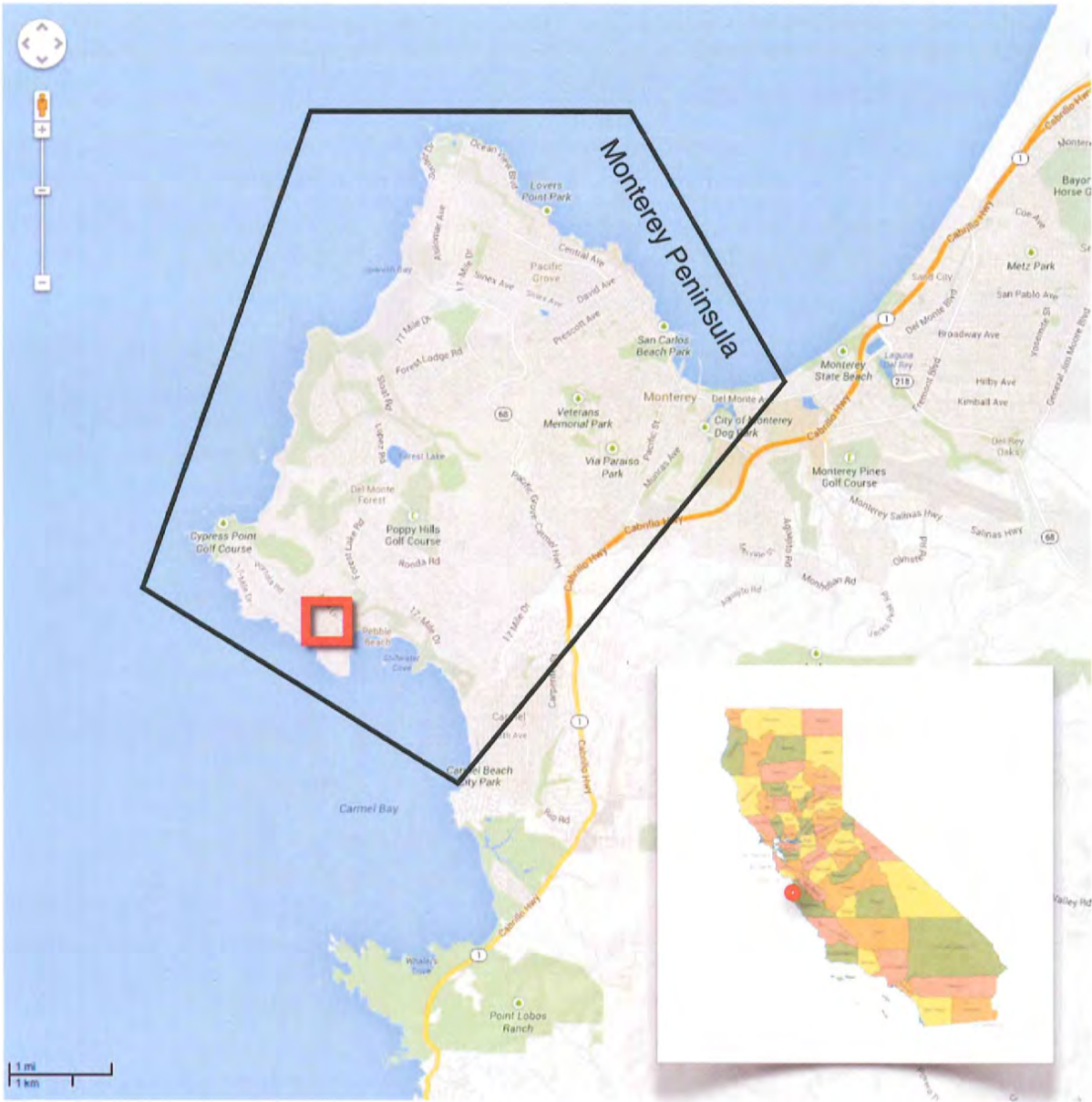


Figure 1. Location of the Essick property at 3336 Ondulado Road, Pebble Beach, Monterey Co., CA 93953) in relation to the Monterey Peninsula and vicinity.

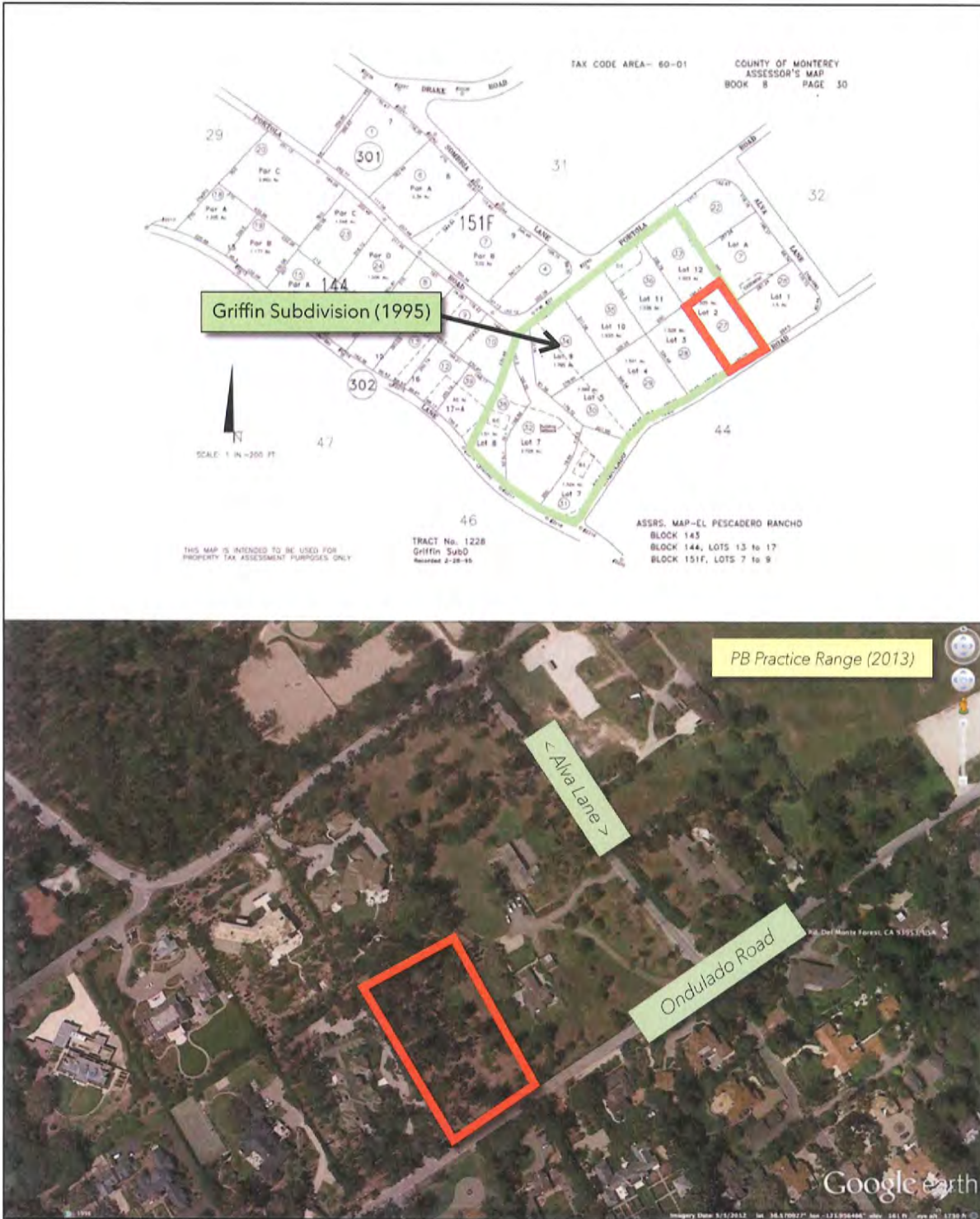
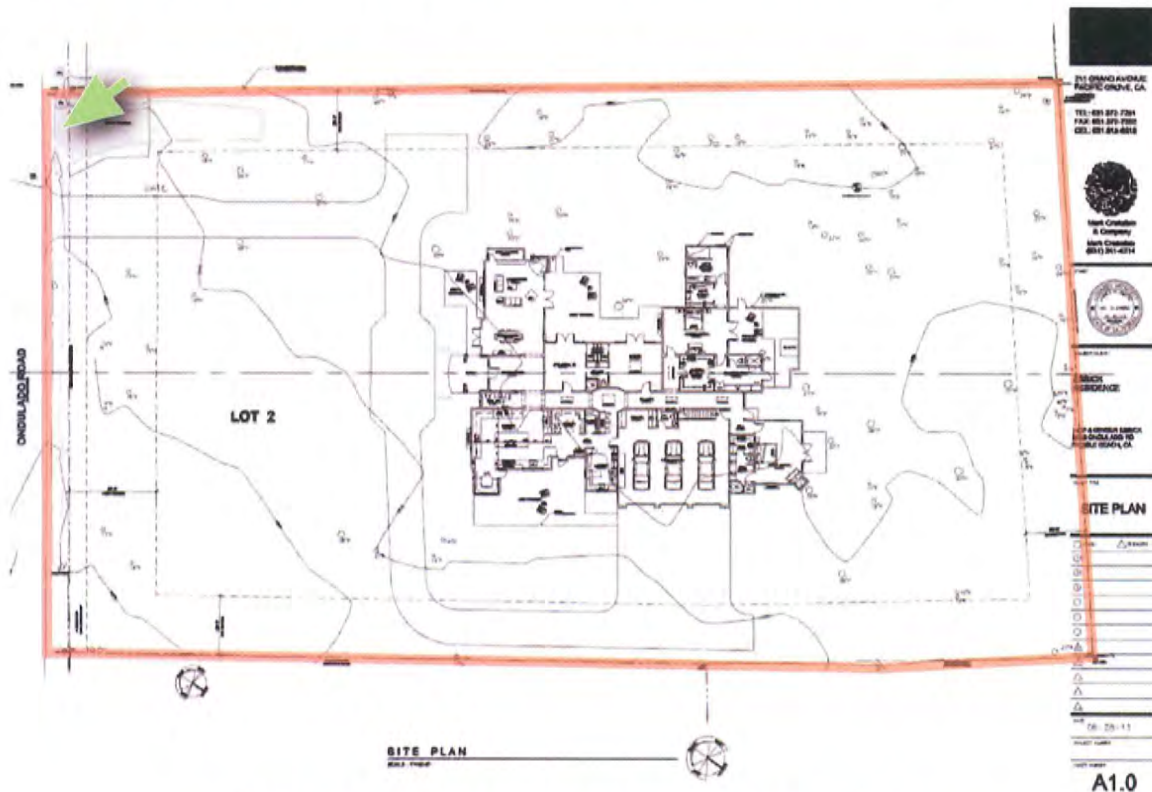


Figure 2. Portion of Monterey County Assessor's parcel map, *El Pescadero Rancho*, and a recent aerial image (Google Earth, 05 May 2012) including the Essick property (red rectangles) at 3336 Ondulado Road, Pebble Beach, Monterey County, CA 93953.



Figure 3. Overview of Essick property at 3336 Ondulado Road, Pebble Beach, Monterey County, CA 93953 (Google Earth imagery, 05 May 2012).

Figure 4. Draft Site Plan for Essick residence on 1.47-ac development site in Pebble Beach, CA 93953.



WILDLIFE & LANDSCAPE SCIENCE FOR ALL OF CALIFORNIA
JEFFREY B. FROKE, PH.D. / (831) 224-8595 / JBFROKE@MAC.COM

EXHIBIT F
PAGE 4 OF 9 PAGES



Figure 5.

Recent images (June 2013) to emphasize open ground and light canopy maintained across the Essick property, 3336 Ondulado Road, Pebble Beach, CA 93953.

Plants and Vegetation --

The project site was studied and evaluated for sensitive habitats and vegetation communities: No sensitive habitats exist inside the Essick property. The site is not encompassed by areas designated as ESHA (intact, undeveloped Monterey Pine Forest) or Critical Habitat for federally listed species; no sensitive habitats listed as high priority or rare natural communities in the California Natural Diversity Data Base (CNDDDB, CA Department of Fish and Wildlife [CDFW]) are present. Additionally, no wetlands or waters are present within the project site.

The attached item represents an up-to-date list of special-status plant species known or expected to occur in appropriate habitat in Del Monte Forest (clipped from Zander Associates 2001: DMF Plan Biological Resources Report). As noted, special-status plant resources were neither detected nor expected to occur onsite due to absence of suitable habitat.

Plants
Hickman's onion
<i>Allium hickmanii</i>
Hooker's manzanita
<i>Arctostaphylos hookeri</i> ssp. <i>hookeri</i>
sandmat manzanita *
<i>A. punila</i>
coastal dunes milk vetch *
<i>Astragalus tener</i> var. <i>titi</i>
Monterey paint brush *
<i>Castilleja latifolia</i>
Monterey scaevola *
<i>Ceanothus cuneatus</i> ssp. <i>rigidus</i>
Monterey spineflower
<i>Chorizanthe pungens</i> var. <i>pungens</i>
Gowen cypress *
<i>Cupressus goveniana</i>
Monterey cypress *
<i>C. macrocarpa</i>
Eastwood's ericameria *
<i>Ericameria fasciculata</i>
Menzies' wallflower *
<i>Erysimum menziesii</i> ssp. <i>menziesii</i>
sand gilia
<i>Gilia tenuiflora</i> ssp. <i>arenaria</i>
beach layia
<i>Layia carnosa</i>
Tidestrom's lupine *
<i>Lupinus tidestromii</i>
Monterey pine
<i>Pinus radiata</i>
Yadon's piperia
<i>Piperia yadonii</i>
Hickman's cinquefoil *
<i>Potentilla hickmanii</i>
Monterey clover *
<i>T. trichocaulis</i>
Pacific Grove clover *
<i>Trifolium polyodon</i>

None of the listed 19 species is known or expected to occur in the modified habitat that covers the Essick property.

From a multi-transect survey of the entire site, spread over a two-day period, I determined the following about the existing onsite vegetation and plant assemblage:

- 1) Mature native trees are Coast Live Oak and Monterey Pine: these are consistently and properly branched and cleared of low-hanging and decadent woody material.
- 2) Planted trees (<2-4 yrs) are cypress including possibly Monterey Cypress (*Hesperocyparis macrocarpa*) and Monterey Pine.
- 3) Volunteer trees include Black Acacia (*Acacia melanoxylon* - a pest) and Monterey Pine.

Secondary cover species include -

- ✓ Bracken (*Pteridium aquilinum*)
- ✓ Little Quaking-grass (*Briza minor*) nonnative
- ✓ Kikuyugrass (*Pennisetum clandestinum*) nonnative

Wild Animals --

Companion to the preceding list of potential special-status plants, the following is a partial list of special-status wildlife species known or expected to occur in appropriate habitat in the Del Monte Forest (Zander Associates 2001, *ibid.*); I updated the list to the present, as below.

<table border="1"> <tr><td>Wildlife</td></tr> <tr><td>black legless lizard <i>Anniella pulchra nigra</i></td></tr> <tr><td>coast horned lizard <i>Phrynosoma coronatum frontale</i></td></tr> <tr><td>sharp-shinned hawk <i>Accipiter striatus</i></td></tr> <tr><td>Monterey dusky-footed woodrat <i>Neotoma fuscipes lucicola</i></td></tr> <tr><td>ringtail <i>Bassaricyon inustus</i></td></tr> <tr><td>Monterey ornate shrew <i>Sorex ornatus salarius</i></td></tr> <tr><td>Pallid bat <i>Antrozous pallidus</i></td></tr> </table>	Wildlife	black legless lizard <i>Anniella pulchra nigra</i>	coast horned lizard <i>Phrynosoma coronatum frontale</i>	sharp-shinned hawk <i>Accipiter striatus</i>	Monterey dusky-footed woodrat <i>Neotoma fuscipes lucicola</i>	ringtail <i>Bassaricyon inustus</i>	Monterey ornate shrew <i>Sorex ornatus salarius</i>	Pallid bat <i>Antrozous pallidus</i>	<p>Additionally, per CDFW (2011 - <i>Special Animals List</i>), species included in the <u>United States WatchList of Birds of Conservation Concern</u> (WBCC; National Audubon Society and American Birding Association 2007) are designated special-status for planning purposes, i.e., CEQA review. The WBCC emphasizes nesting birds.</p> <ul style="list-style-type: none"> - Olive-sided Flycatcher (<i>Contopus cooperi</i>) - Nuttall's Woodpecker (<i>Picoides nuttallii</i>) - Band-tailed Pigeon (<i>Columba fasciata</i>) - Wrentit (<i>Chamaea fasciata</i>) - California Thrasher (<i>Toxostoma redivivum</i>) - Oak Titmouse (<i>Baeolophus inornatus</i>)
Wildlife									
black legless lizard <i>Anniella pulchra nigra</i>									
coast horned lizard <i>Phrynosoma coronatum frontale</i>									
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ringtail <i>Bassaricyon inustus</i>									
Monterey ornate shrew <i>Sorex ornatus salarius</i>									
Pallid bat <i>Antrozous pallidus</i>									

From a two-day survey and incidental observations made since 09-10 June 2013, I determined that the following species have the potential to occupy and nest on the property:

- ✓ Nuttall's Woodpecker
- ✓ Olive-sided Flycatcher

Both species are known to nest in cavities made in live and standing dead trees (snags) in the vicinity of the Essick property; not a surprise, I observed both the flycatcher and woodpecker onsite. Other species were Acorn Woodpecker (*Melanerpes formicivora*), American Robin (*Turdus migratorius*), Black-headed Grosbeak (*Pheucticus melanocephalus*), Dark-eyed Junco (*Junco hyemalis*), Mourning Dove (*Zenaida macroura*), American Crow (*Corvus brachyrhynchos*), Chestnut-backed Chickadee (*Poecile rufescens*), American Bushtit (*Psaltriparus minimus*), and House Finch (*Carpodacus mexicanus*).

No special-status mammals or other vertebrates were detected or expected to occur as regular inhabitants of the study site. Whereas, Monterey Dusky-footed Woodrats (*Neotoma fuscipes luciana*) are common to abundant throughout DMF, including around and inside residential structures and outbuildings, I found no evidence of onsite denning. The following mammals were confirmed during the field review or otherwise are known to occupy the site and/or immediate neighborhood: Bobcat (*Lynx rufus*), Coyote (*Canis latrans*), Gray Fox (*Urocyon cinereoargenteus*), Striped Skunk (*Mephitis mephitis*), Raccoon (*Procyon lotor*), and Botta's Pocket Gopher (*Thomys bottae*).

Assessment

The natural resource conditions of the property are fully intelligible, and this study successfully determined the onsite presence/absence of special-status plant and wildlife species. In brief, no plant species or community type is a factor. On the other hand, two special-status bird species, both relatively common and widespread in DMF/Pebble Beach, are known or reasonably likely to occupy the site, at least part-time, and may nest in appropriate spaces among the parklike stand oaks and pines. Specific nest trees have not been identified and specification of individual trees need not be a factor when eventually siting and designing a residence for the property.

Minimization or Avoidance -- One of the two following steps should be taken during development of the site, particularly tree removal, to prevent or minimize the accidental or incidental loss of nesting Olive-sided Flycatchers and/or Nuttall's Woodpeckers:

Best: Conduct any and all necessary tree removals during August through January, thus avoiding interference or disruption of birds nesting in the subject trees.

Next Best: If it is not feasible to schedule tree removal as recommended above, the owner should task a qualified biologist to conduct a preconstruction/pre-removal search for nesting pairs of the two noted birds. The survey should take place no fewer than 10 days prior to planned commencement of ground and tree work. If nesting birds are found onsite during the preconstruction period, and the specific nest tree would be impacted or removed, the biologist and contractor or owner's agent should devise a plan to protect the birds and nest(s), e.g., suspending removal of the subject tree(s) until each nest is completed or otherwise terminated by the nesting birds. In terms of avoiding project conflicts, the previous (best) method is strongly advised.

This concludes my assessment of the project site, a partially developed one-and-a-half-acre parcel, and its biological resources. The owner, his/her agents and County planning staff are always welcome to contact me to discuss this report, particularly if there are questions or a need for clarification concerning its contents.

Signed,



Jeffrey B. Froke, Ph.D.

A County-Approved Biological Consultant