

## MONTEREY COUNTY PLANNING COMMISSION

<b>Meeting:</b> February 25, 2015	<b>Agenda Item No.:</b> 2
<b>Project Description:</b> Consider a Combined Development Permit consisting of an Administrative Permit and Design Approval for the construction of a 4,993 square foot single family dwelling with a 646 square foot detached garage within the site plan review zoning district; a Use Permit for the removal of 26 coast live oak trees; a Use Permit for the development on slopes exceeding 30%	
<b>Project Location:</b> 12 San Clemente Trail, Carmel	<b>APN:</b> 239-091-043-000
<b>Planning File Number:</b> PLN140660	<b>Owner:</b> Jeff & Medina Earl <b>Applicant &amp; Agent:</b> Ross Garland
<b>Planning Area:</b> Greater Monterey Peninsula Area Plan	<b>Flagged and staked:</b> Yes
<b>Zoning Designation:</b> RC/40/D-S [Resource Conservation, 40 acres per unit with Design Control, and Site Plan Review Overlays]	
<b>CEQA Action:</b> Previously certified Final EIR for the Santa Lucia Preserve, Resolution No. 94-005	
<b>Department:</b> RMA-Planning	

### RECOMMENDATION:

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

- 1) Find the project consistent with the Santa Lucia Preserve Comprehensive Development Plan for which a Final EIR was certified, Resolution No. 94-005; and
- 2) Approve PLN140660, based on the findings and evidence and subject to the conditions of approval (**Exhibit C**); and
- 3) Adopt a Mitigation Monitoring and Reporting Plan.

### PROJECT OVERVIEW:

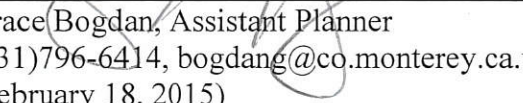
The project proposes a single family residence on an undeveloped lot in Phase B of the Santa Lucia Preserve. The homeland boundary for this lot includes 30% slopes and is covered in trees, thus Use Permits for tree removal and slope encroachments are required. The plan as designed, including the tree removal and encroachment onto slopes is consistent with the Comprehensive Development Plan for the Santa Lucia Preserve. For discussion please refer to **Exhibit B**.

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

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

Agencies that submitted comments are noted with a check mark ("√"). Conditions recommended by RMA-Public Works and Environmental Services, Environmental Health Bureau, and the Water Resources Agency have been incorporated into the Condition Compliance Reporting Plan attached to the draft resolution (**Exhibit C**).

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



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Grace Bogdan, Assistant Planner  
(831)796-6414, bogdang@co.monterey.ca.us  
(February 18, 2015)

cc: Front Counter Copy; Planning Commission; Monterey County Regional Fire Protection District; RMA-Public Works Department; RMA-Environmental Services; Environmental Health Bureau; Water Resources Agency; John Ford, RMA Services Manager; Grace Bogdan, Project Planner; Jeff & Medina Earl, Owner; Ross Garland, Agent; The Open Monterey Project (Molly Erickson); LandWatch (Amy White); George Brehmer; Planning File PLN140660

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Project Discussion
	Exhibit C	Draft Resolution, including: <ul style="list-style-type: none"><li>• Conditions of Approval</li><li>• Site Plan, Floor Plan and Elevations</li></ul>
	Exhibit D	Vicinity Map
	Exhibit E	Letter from SLP Design Review Board
	Exhibit F	Letter from Santa Lucia Conservancy
	Exhibit G	Justification Letter for development on slopes
	Exhibit H	Technical Reports (Tree Protection Plan, Biological Assessment)
	Exhibit I	Critical Root Zone Exhibit
	Exhibit J	Santa Lucia Preserve Tree Count

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



## EXHIBIT A

### Project Information for PLN140660

<b>Application Name:</b> Earl Jeffrey & Earl Medina Lynn	
<b>Location:</b> 12 San Clemente Trail, Carmel	
<b>Applicable Plan:</b> Greater Monterey Peninsula	<b>Primary APN:</b> 239-091-043-000
<b>Advisory Committee:</b> None	<b>Coastal Zone:</b> No
<b>Permit Type:</b> Combined Development Permit	<b>Final Action Deadline (884):</b> 3/21/2015
<b>Environmental Status:</b> Previous Environmental Review	
<b>Zoning:</b> RC/40-D-S(see note)	<b>Land Use Designation:</b> Resource Conservation

#### Project Site Data:

<b>Lot Size:</b> 24	<b>Coverage Allowed:</b> 25%
<b>Existing Structures (sf):</b> 0	<b>Coverage Proposed:</b> .4%
<b>Proposed Structures (sf):</b> 5639	<b>Height Allowed:</b> 30'
<b>Total Sq. Ft.:</b> 5639	<b>Height Proposed:</b> 23'
<b>Special Setbacks on Parcel:</b> N	<b>FAR Allowed:</b> n/a
	<b>FAR Proposed:</b> n/a

#### Resource Zones and Reports:

<b>Seismic Hazard Zone:</b> III VI UNDETERMINED	<b>Soils Report #:</b> LIB150031
<b>Erosion Hazard Zone:</b> High Moderate	<b>Biological Report #:</b> LIB150030
<b>Fire Hazard Zone:</b> High Very High	<b>Forest Management Rpt. #:</b> LIB150035
<b>Flood Hazard Zone:</b> X (unshaded)	<b>Geologic Report #:</b> N/A
<b>Archaeological Sensitivity:</b> high moderate	<b>Archaeological Report #:</b> n/a
<b>Visual Sensitivity:</b> Sensitive	<b>Traffic Report #:</b> n/a

#### Other Information:

<b>Water Source:</b> Santa Lucia Preserve	<b>Grading (cubic yds.):</b> 1200
<b>Water Purveyor:</b> N/A	<b>Sewage Disposal (method):</b> septic
<b>Fire District:</b> Monterey County Regional FPD	<b>Sewer District Name:</b> N/A
<b>Tree Removal:</b> 26	

## **EXHIBIT B DISCUSSION**

### Project Description and Background

This project proposes a new single family dwelling, detached garage, and driveway on an undeveloped lot located in Phase B of the Santa Lucia Preserve. As with most development within the Preserve, when the parcel was created it was given a homeland boundary, a proposed driveway centerline, and a septic envelope. Additionally, the Forest Management Plan written for the Preserve in 1994 allotted 7 trees for removal on this parcel. The identified driveway location for this lot would be up a nearly vertical slope. For this reason an alternative driveway location is being proposed. When the road improvements for the Preserve were constructed, the access points for the driveways were identified. In addition, the project as proposed will require the removal of 26 coast live oak trees, relocation of the septic envelope, and development on slopes in excess of 30%. This discussion will focus on the constraints that exist on this site as well as consistency with the previously approved Comprehensive Development Plan for the Santa Lucia Preserve and related EIR.

### Project Issues

The parcel is 24 acres in size with a 3.7 acre homeland boundary. The homeland boundary is significantly constrained with steep slopes and is densely covered with coast live oak trees. Within this homeland boundary are two flat areas available for development: 1) located on the lower portion of the site, or 2) located on top of a knoll. Both of these locations have benefits and drawbacks, and would result in the removal of trees and development on slopes. The lower site would result in less grading but contains more large, mature coast live oak trees. The location on top of the knoll would result in the removal of younger coast live oak trees yet would result in more grading and development on slopes. This project proposes to develop on the site on top of the knoll.

### **Driveway**

As stated previously, proposed driveway locations were shown on the final map and driveway aprons were constructed as part of the roadway improvements to the Preserve. A rough driveway has been graded from the road to the homeland boundary at the location proposed in the development. This was done as part of the subdivision improvements. This driveway is not in the location that was on the final map, but is found to be the preferred access point according to the Santa Lucia Conservancy for reasons listed in the letter attached as Exhibit F. This letter cites that the proposed driveway is a better location because it limits the total length that passes through the openland, will result in a gentler slope and have a lesser impact on trees, and most importantly, to move the driveway now would result in significant ecological damage to both locations. After visiting the site, staff agrees with the reasons listed in this letter as the driveway location on the final map is significantly steeper and covered in trees. A condition has been applied to the project requiring the applicant/owner to submit a Certificate of Correction to relocate the driveway on the final map to establish the proposed driveway as the only access for this parcel.

### **Slopes**

Development in the Santa Lucia Preserve follows the densities and policies of the Comprehensive Development Plan for the Santa Lucia Preserve, adopted by the Board of Supervisors Resolution No. 96-060, and not the 25% slope standards established by the 2010 General Plan (OS-3.5) The original Comprehensive Development Plan that was approved for the Santa Lucia Preserve (PC94067) included a Use Permit for development on slopes in excess of 30% to improve portions of existing roads and driveways, and to construct new driveways. The Comprehensive Development Plan states that all building envelopes avoid slopes in excess of 30%, which is clearly not the case

for this parcel. There are areas within the homeland boundary that exceed 30% slope and the driveway providing access to the site will require grading on slopes in excess of 30%. Due to these exceptions, this project has been reviewed pursuant to the regulations found in the Monterey County Inland Zoning Ordinance for development on slopes (21.64.230).

The physical make up of this site contains steep slopes on either side of the flat areas. The predominant amount of development on slopes in excess of 30% will be due to the driveway design. There is no alternative to development on slopes to construct a driveway on this site. The applicant actively worked with Monterey County Regional Fire Protection District and Maureen Hamb, certified Arborist, to design a driveway that fit the needs for emergency access and limit impact to surrounding trees.

The proposed building site will result in the development on slopes in excess of 30%. The applicant, in consultation with the Preserve, engineers, arborists, and architects chose to locate development on top of the knoll as opposed to the lower site. This building site will result in less impacts to healthy trees, which better achieves the goals, policies, and objectives of the Monterey County General Plan Policy OS-5.11 and Greater Monterey Peninsula Area Plan Policy GMP-3.5 than the other development alternative because it will conserve an area of large native trees and result in minimal tree removal under the circumstances. The single family dwelling was designed to limit impingement on slopes in excess of 30% by utilizing cantilever elements where possible, and some portions of the house have been redesigned to entirely avoid slopes.

### **Tree Removal**

Tree removals within the Santa Lucia Preserve are considered in light of the Use Permit allowing tree removal for Phases A-C, including the original Forest Management Plan written by Ralph Osterling in 1994. RMA-Planning tracks all tree removal in the Preserve on a lot by lot basis in each Phase. Phase A, B, and C are grouped together and in total can remove up to 1,480 trees while remaining consistent with the previously approved Combined Development Permit for the Preserve (PC94067) and related EIR. At the time of this report, the tracking indicates that 974 of the 1,480 trees have been removed (545 for residential development, 429 for infrastructure improvements). See updated Santa Lucia Preserve Tree Count contained in Exhibit J. One of the Mitigation Monitoring requirements of the Santa Lucia Preserve's EIR (M17) is that the average number of trees removed for each homesite within the Greater Monterey Peninsula Area Plan (GMPAP) shall not exceed 6. According to Exhibit J, 114 lots have been built within Phase A-C and 545 trees have been removed, which averages 4.7 trees removed per lot, in keeping with this requirement.

The original Forest Management Plan allotted seven trees for removal on this lot. It has been established in review of prior applications for Phases A-C that not all lot configurations and homesites remained the same between the Forest Management Plan and recordation of the final map. Additionally, trees that were once considered too small to be inventoried have grown in size over time and are now considered "protected". In preparation of this development, the applicant worked closely with the arborist to integrate the development within the existing trees as much as possible. An early investigation of the site showed that Sudden Oak Death Syndrome had infected many of the trees on site and measures have been taken to limit spreading of the disease. The arborist inventoried 83 trees adjacent to the proposed development area, 57 would remain and the arborist recommended various measures for protection. A map of the tree locations, critical root zones, and recommended protection is attached as Exhibit I. Additionally, another 200 trees are located in areas of the site that will remain undisturbed or are in the conservation easement.

In comparison of the two flat areas available for development, both would result in tree removal. The lower site contains several mature, healthy coast live oak trees consistently spread over the flat area, while the top of the knoll contains a naturally open area and the proposed development would slightly expand that open area. The trees that are to be removed are younger, and generally have fair to poor health. If the proposed development was located on the lower site, it would have a greater impact on a grouping of landmark trees, rather than a thinning of smaller trees on top of the knoll. About half of the trees to be removed are over 12 inches in diameter, three of which are landmark and varying in health. When possible, the proposed development has been shifted in an attempt to save mature trees. For example, the detached garage and emergency access turnaround has been modified in an attempt to save a grouping of larger trees that require a larger critical root zone.

A total of 26 trees are proposed for removal due to the driveway (14), detached garage and turn around for emergency access (4), and the house (7). Development of the driveway would require tree removal regardless of where the house would be located. The Tree Implementation Plan written by Maureen Hamb recommends the replacement ratio required by the Santa Lucia Preserve, 3:1 for trees less than 24 inches in diameter, and 5:1 for trees greater than 24 inches in diameter. This will result in the replacement of 84 trees. The Tree Implementation Plan also provides recommendations for tree protection and fencing. Given the constraints onsite and the necessary regulations for emergency access, the proposed tree removal is the minimum necessary for the proposed development.

#### Environmental Review

The Santa Lucia Preserve EIR has considered all environmental impacts for development within the Preserve. The EIR assumed removal of all trees within the homeland boundaries and adequately considers development of these sites. A biological assessment was prepared by Denise Duffy and Associates for this site to ensure no new information or changed circumstances have occurred since the certification of the Santa Lucia Preserve EIR, pursuant to Section 15162 of CEQA. No unusual circumstances were identified to exist that were not previously reviewed in the FEIR that would require an addendum for this project.

#### Recommendation

Given the constraints that exist on this property, the proposed development better meets the intent of the policies within the Santa Lucia Preserve Comprehensive Development Plan, Monterey County General Plan, Greater Monterey Peninsula Area Plan, and Monterey County Zoning Ordinance. Staff recommends that the Planning Commission find the project consistent with the Santa Lucia Preserve Comprehensive Development Plan and the Final EIR prepared for the Santa Lucia Preserve, approve the project based on the findings and conditions of approval found in Exhibit C, and adopt a mitigation monitoring and reporting plan.

**EXHIBIT C  
DRAFT RESOLUTION**

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

In the matter of the application of:

**JEFF & MEDINA EARL (PLN140660)**

**RESOLUTION NO. ---**

Resolution by the Monterey County Planning  
Commission:

- 1) Finding the project consistent with the Santa Lucia Preserve Comprehensive Development Plan for which a Final EIR was certified, Resolution No. 94-005; and
- 2) Approving a Combined Development Permit consisting of an Administrative Permit and Design Approval for the construction of a 4,993 square foot single family dwelling with a 646 square foot detached garage within the site plan review zoning district; a Use Permit for the removal of 26 coast live oak trees; a Use Permit for the development on slopes exceeding 30%; and
- 3) Adopting a Mitigation Monitoring and Reporting Plan.

[PLN140660, Jeff & Medina Earl, 12 San Clemente Trail, Carmel, Greater Monterey Peninsula Area Plan (APN: 239-091-043-000)]

**The Earl application (PLN140660) came on for public hearing before the Monterey County Planning Commission on February 25, 2015. 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 an Administrative Permit and Design Approval for the construction of a 4,993 square foot single family dwelling with a 646 square foot detached garage within the site plan review zoning district; a Use Permit for the removal of 26 coast live oak trees; a Use Permit for the development on slopes exceeding 30%  
  
          **EVIDENCE:**       The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140660.
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 2010 Monterey County General Plan;
  - Greater Monterey Peninsula Area Plan;
  - Monterey County Zoning Ordinance (Title 21);
  - Santa Lucia Preserve Comprehensive Development Plan

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 12 San Clemente Trail, Carmel (Assessor's Parcel Number 239-091-043-000), Greater Monterey Peninsula Area Plan. The parcel is zoned RC/40/D-S, which allows one single family dwelling unit with design control and site plan review overlays. An administrative permit and design approval is required for the review and approval of the single family dwelling. Therefore, the project is an allowed land use for this site.
- c) Approval of a use permit is required to allow the removal of more than three trees, pursuant to Section 21.64.260 of Monterey County Code. In order to grant the permit for tree removal, the Planning Commission must make specific findings based on substantial evidence, see Finding 7.
- d) Approval of a use permit is required to allow development on slopes in excess of thirty (30) percent, pursuant to Section 21.64.230 of Monterey County Code. In order to approve such development, the Planning Commission must make specific findings, based on substantial evidence, see Finding 6.
- e) The project planner conducted a site inspection on September 9, 2014 to verify that the project on the subject parcel conforms to the plans listed above and to verify that the site is suitable for this use. The site is currently an undeveloped lot located within the Santa Lucia Preserve, Phase B. The development will all be located within the homeland boundary that was approved through the Santa Lucia Preserve Subdivision.
- f) The project was not referred to a Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did not warrant referral to the LUAC because the Santa Lucia Preserve is not within any LUAC jurisdictional boundary. However, the project was reviewed by the Santa Lucia Preserve Design review Board.
- g) See preceding findings for supporting evidence.

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

- EVIDENCE:** a) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, Monterey County Regional Fire Protection District, RMA-Public Works, RMA-Environmental Services, 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) Staff identified potential impacts to Biological Resources, Forest Resource, and Soil/Slope Stability. The following reports have been prepared:
  - "Biological Assessment" (LIB150030) prepared by Denise Duffy and Associates, Monterey, CA, July 2014.
  - "Construction Impact Analysis Tree Protection Plan" (LIB150035) prepared by Maureen Hamb, Santa Cruz, CA, October 2014
  - "Geotechnical and Percolation Test Investigation" (LIB150031) prepared by Soils Surveys Group Inc., Salinas, CA, October 2014

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

- c) See preceding findings for supporting evidence.

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, Monterey County Fire Protection District, RMA-Public Works, RMA-Environmental Services, 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 are available. Water service will be provided by the Santa Lucia Preserve Water System and a septic system will be constructed in an alternative location approved by the Environmental Health Bureau, as noted on the site plan. The previously approved septic envelope for this lot is not feasible due to the design of the homeland boundary. An alternative location along the road was reviewed and a percolation test confirmed that the area will be feasible for wastewater dispersal.
  - c) See preceding findings for supporting evidence.

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

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA-Planning and RMA-Building Services records and is not aware of any violations existing on subject property.

- b) Staff conducted a site inspection on September 9, 2014 to verify that the site has no violations.
- c) See preceding findings for supporting evidence.

6. **FINDING:** **DEVELOPMENT ON SLOPE** –The proposed development better achieves the goals, policies and objectives of the Monterey County General Plan and Greater Monterey Peninsula Area Plan and the Monterey County Zoning Ordinance (Title 21) than other development alternatives.

- EVIDENCE:**
- a) The Santa Lucia Preserve Combined Development Permit, PC94067, and Resolution 96-060, included the approval of a use permit for the development on slopes in excess of 30% to improve portions of existing roads and driveways, and to construct new driveways. This use permit states that all homeland boundaries avoid slopes in excess of 30%, which is not the case for this parcel; therefore an additional use permit for development on slopes has been reviewed pursuant to the regulations found in the Monterey County Inland Zoning Ordinance (21.64.230). The Planning Commission finds that the proposed development better achieves the goals, policies, and objectives of the Monterey County General Plan and Greater Monterey Peninsula Area Plan than other development alternatives.
  - b) Lot #118 of the Santa Lucia Preserve is 24.7 acres in size with a homeland boundary of 3.7 acres. The site is heavily constrained with slopes and densely covered with coast live oak trees. Within the homeland boundary there are two flat sites available for development, one of which is densely covered with landmark coast live oaks. The other flat site is located on top of a knoll with less coast live oak trees. The project proposes a single family residence and detached garage in the flat, clear, area located on top of the knoll. To access this area, a driveway will need to be constructed that will traverse slopes in excess of 30%.
  - c) There is no feasible alternative that would allow the development of a driveway on slopes of less than 30% percent. The driveway and project were reviewed by the Monterey County Regional Fire Protection District and incorporate all necessary elements for emergency access.
  - d) This project better achieves the goals, policies, and objectives of the Monterey County General Plan Policy OS-5.11 and Greater Monterey Peninsula Area Plan Policy GMP-3.5 than the other development alternative because it will conserve an area of large native trees and vegetation (coast live oaks) and result in minimal tree removal under the circumstances.
  - e) The subject project minimizes development on slopes exceeding 30% in accordance with the applicable goals and policies of the applicable area plan and zoning codes. The single family residence and detached garage was designed to minimize encroachment on slopes in excess of 30%. Development on slopes within this project occurs due to the construction of the driveway, in compliance with Monterey County Fire Department standards.
  - f) See preceding findings for supporting evidence.

7. **FINDING: SANTA LUCIA PRESERVE SUBDIVISION: TREE REMOVAL –**  
The project is consistent with all tree removal conditions pursuant to Use Permit PC94067 (Resolution No. 96-060) for the Santa Lucia Preserve Subdivision
- EVIDENCE:**
- a) The Santa Lucia Preserve Combined Development Permit, PC94067, and Resolution 96-060, included the approval of a Use Permit for the removal of approximately 1,480 trees. This project proposes the removal of 26 coast live oak trees. All tree removal in the Santa Lucia Preserve is monitored for consistency with this Use Permit. The Planning Commission finds that the project is consistent with all tree removal conditions pursuant to the originally approved use permit (PC94067 and Resolution No. 96-060) for the Santa Lucia Preserve Subdivision.
  - b) According to the original Santa Lucia Preserve Forest Management Plan (FMP) prepared by Ralph Osterling in February 1994, lot #118 was assessed to allow seven trees for removal. This Forest Management Plan based tree removal on lot and homesite configurations that were revised before the final map was recorded. Additionally, trees that were once considered too small to be inventoried have grown in size over time and are now considered “protected”.
  - c) The Tree Protection Plan submitted by Maureen Hamb inventoried a total of 83 trees adjacent to the proposed development site, and an additional 200 trees are located elsewhere on the property. The project requires 26 trees to be removed, and the plan recommends tree protection for the 57 remaining trees adjacent to the project. The report states that the overall health of the trees on the property is fair, as many of the coast live oak trees contained within lot #118 have been infected by sudden oak death syndrome.
  - d) Of the two buildable locations within the homeland boundary, the project is located in the area that will result in the least impact to trees. The alternative site contains several mature coast live oak trees consistently spread over the flat area. The project will be located on top of a knoll that contains a naturally open area, devoid of trees. The development will slightly expand that open area and result in minimal tree removal under the circumstances.
  - e) The project has been designed and sited to minimize the removal of protected trees to the greatest extent feasible, pursuant to Section 21.64.260 of the Monterey County Code. The trees to be removed are spread along the boundary of the development footprint and not clustered in any area.
  - f) The project has been conditioned to require tree protection and replacement of removed trees. Due to the presence of Sudden Oak Death on the property, Valley Oak seedlings will be used for tree replacement because Valley Oak trees are not susceptible to Sudden Oak Death. Tree replacement will be at a ratio of 3:1 for non-landmark trees and 5:1 for landmark trees, resulting in a total of 84 replacement trees as required by the Forest Management Plan. (Condition No. 8)
  - g) The Santa Lucia Preserve EIR (Resolution No. 94-005) assumed removal of all trees within the homeland boundaries and adequately considers development of these sites.

h) See preceding findings for supporting evidence.

8. **FINDING: CEQA (Previously Certified EIR):** - The project has been previously reviewed under the Final EIR (Resolution No. 94-005) for the Santa Lucia Preserve and no unusual circumstances were identified for the proposed project that were not previously reviewed in the FEIR.
- EVIDENCE:**
- a) The development is contained in an area analyzed by the Final EIR for the Santa Lucia Preserve, Resolution No. 94-005 and mitigation measures have been brought forward as condition #8 in Exhibit C.
  - b) A Construction Impact Analysis: Tree Protection Plan was prepared for this site by a certified arborist. The recommendations by the arborist reflect the recommendations of the original Forest Management Plan with a change in tree replacement type that is an equally effective mitigation.
  - c) A biological assessment was prepared by Denise Duffy and Associates for this site to ensure no new information or changed circumstances have occurred since the certification of the Santa Lucia Preserve EIR, pursuant to Section 15162 of CEQA.
  - d) No unusual circumstances were identified to exist that were not previously reviewed in the FEIR that would require an addendum for this project.
  - e) The combined development permit will allow the construction of a new single family dwelling with a detached garage. All development will be located within the previously approved homeland boundary.
  - f) No adverse environmental effects were identified during staff review of the development application during a site visit on September 9, 2014.
  - g) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140660.

9. **FINDING: APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors.
- EVIDENCE:**
- a) Section 21.18.040 of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.

### **DECISION**

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

1. Find the project consistent with the Santa Lucia Preserve Comprehensive Development Plan for which a Final EIR was certified, Resolution No. 94-005; and
2. Approve a Combined Development Permit consisting of an Administrative Permit and Design Approval for the construction of a 4,993 square foot single family dwelling with a 646 square foot detached garage within the site plan review zoning district; a Use Permit for the removal of 26 coast live oak trees; a Use Permit for the development on slopes exceeding 30%, in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference; and
3. Adopt the Mitigation Monitoring and Reporting Plan

**PASSED AND ADOPTED** this 25 day of February, 2014 upon motion of xxxx, seconded by xxxx, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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Mike Novo, Planning Commission

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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 [DATE]

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

NOTES

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

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

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

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

Form Rev. 5-14-2014

# Monterey County RMA Planning

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

PLN140660

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

**Condition/Mitigation  
Monitoring Measure:** This Combined Development Permit (PLN140660) allows for the construction of a 4,993 square foot single family dwelling with a 646 square foot detached garage. The property is located at 12 San Clemente Trail (Assessor's Parcel Number 239-091-043-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

## 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** RMA-Planning

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

**Monitoring Measure:**

"A Combined Development Permit consisting of an Administrative Permit and Design Approval for the construction of a 4,993 square foot single family dwelling with a 646 square foot detached garage within the site plan review zoning district; a Use Permit for the removal of 26 coast live oak trees; a Use Permit for the development on slopes exceeding 30% (Resolution Number \*\*\* ) was approved by the Monterey County Planning Commission for Assessor's Parcel Number 239-091-043-000 on February 25, 2015. The permit was granted subject to 23 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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

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

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

**Responsible Department:** RMA-Planning

**Condition/Mitigation  
Monitoring Measure:**

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

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

The Owner/Applicant shall adhere to this condition on an on-going basis.

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 Department:** RMA-Planning

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

**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. PD006(A) - CONDITION COMPLIANCE FEE

**Responsible Department:** RMA-Planning

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

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

## 6. PLND001- NONSTANDARD CONDITION

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** All trees adjacent to the development shall be protected according to the recommendations contained in the "Construction Impact Analysis Tree Protection Plan" (LIB150035) prepared by Maureen Hamb, certified arborist WE2280. Said protection shall be demonstrated prior to issuance of building permits and subject to the approval of RMA-Director of Planning. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA-Planning)

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

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

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

## 7. PD011(A) - TREE REMOVAL

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved for removal shall be removed. (RMA-Planning)

**Compliance or Monitoring Action to be Performed:** Prior to tree removal, the Owner/ Applicant/ Tree Removal Contractor shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

## 8. PLND002- SLP MITIGATION

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** M.M. 27 & M.M. 36 That all non-landmark oak trees removed as a result of the project at a 3:1 replacement ratio and replace landmark trees at a 5:1 ratio that will total 84 replacement trees in the form of valley oak seedlings. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall submit a plan showing replacement locations prior to issuance of construction permits and shall submit evidence of tree replacement to RMA-Planning for review and approval prior to occupancy. Evidence shall be photos of the replacement tree(s) planted in approved in locations.

Six months after the planting of the replacement tree(s), the Owner/Applicant shall submit evidence demonstrating that the replacement tree(s) are in a healthy, growing condition.

One year after the planting of the replacement tree(s), the Owner/Applicant shall submit a letter prepared by a County-approved tree consultant reporting on the health of the replacement tree(s) and whether or not the tree replacement was successful or if follow-up remediation measures or additional permits are required.

## 9. PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring and/or Reporting Plan (Agreement) in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed Agreement. The agreement shall be recorded. (RMA - Planning)

**Compliance or Monitoring Action to be Performed:** Within sixty (60) days after project approval or prior to the issuance of building and grading permits, whichever occurs first, the Owner/Applicant shall:

- 1) Enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring Plan.
- 2) Fees shall be submitted at the time the property owner submits the signed Agreement.
- 3) Proof of recordation of the Agreement shall be submitted to RMA-Planning.

#### 10. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

**Responsible Department:** RMA-Planning

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

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

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

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

#### 11. PD016 - NOTICE OF REPORT

**Responsible Department:** RMA-Planning

**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 Biological Assessment (Library No. LIB150030), was prepared by Denise Duffy and Associates in July of 2014 and is on file in Monterey County RMA - Planning. All development shall be in accordance with this report."

"A Tree Protection Plan (Library No. LIB150035), was prepared by Maureen Hamb in October of 2014 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.

## 12. GEOTECHNICAL CERTIFICATION

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The applicant shall provide certification from a licensed practitioner that all development has been constructed in accordance with the recommendations in the project Geotechnical and Percolation Test Investigation. (RMA- Environmental Services)

**Compliance or Monitoring Action to be Performed:** Prior to final inspection, the owner/applicant shall provide RMA-Environmental Services a letter from a licensed practitioner.

## 13. GRADING PLAN

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The applicant shall submit a Grading Plan incorporating the recommendations in the project Geotechnical and Percolation Test Investigation prepared by Soil Surveys, Inc. The Grading Plan shall be reviewed by a licensed practitioner to ensure the Geotechnical and Percolation Test Investigation recommendations have been incorporated in the plan. (RMA-Environmental Services)

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

Prior to issuance of any grading or building permits, the applicant shall submit certification from a licensed practitioner that they have reviewed and approved the Grading Plan.

## 14. EROSION CONTROL PLAN

**Responsible Department:** Environmental Services

**Condition/Mitigation Monitoring Measure:** The applicant shall submit an erosion control plan identifying the proposed methods to control runoff and erosion. The plan shall include the location and details for all selected erosion control measures. The erosion control plan may be incorporated into other required plans provided it is clearly identified. (RMA-Environmental Services)

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

## 15. INSPECTION-DURING ACTIVE CONSTRUCTION

**Responsible Department:** Environmental Services

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

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

#### 16. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

**Responsible Department:** Environmental Services

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

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

#### 17. INSPECTION-PRIOR TO LAND DISTURBANCE

**Responsible Department:** Environmental Services

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

**Compliance or Monitoring Action to be Performed:** Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

#### 18. PW0040 - HIGHWAY 1 SHORT TERM IMPROVEMENTS

**Responsible Department:** RMA-Public Works

**Condition/Mitigation Monitoring Measure:** Applicant shall Contribute \$833 (2015 Dollars) to County of Monterey as payment of the project's pro-rata share at the cost of short-term operational improvements to State Highway One.

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

#### 19. PW0006 - CARMEL VALLEY

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The Applicant shall pay the Carmel Valley Master Plan Area Traffic Mitigation fee pursuant to the Board of Supervisors Resolution NO. 95-140, adopted September 12, 1995 (Fees are updated annually based on CCI).

**Compliance or Monitoring Action to be Performed:** Prior to Building Permits Issuance Owner/Applicant shall pay to PBI the required traffic mitigation fee.

## 20. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

**Responsible Department:** RMA-Public Works

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

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

## 21. PWSP001 – COUNTY WIDE TRAFFIC IMPACT FEE (NON STANDARD)

**Responsible Department:** RMA-Public Works

**Condition/Mitigation Monitoring Measure:** If the County Wide Traffic Impact Fee is in place prior to issuance of building permits, applicant shall pay the County Wide Traffic Impact Fee. The fee amount shall be determined based on the parameters adopted in the 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.

## 22. PWSP002- CERTIFICATE OF CORRECTION (NONSTANDARD)

**Responsible Department:** RMA-Public Works

**Condition/Mitigation Monitoring Measure:** The applicant/owner shall relocate the driveway on the final map to the proposed driveway location for PLN140660.

**Compliance or Monitoring Action to be Performed:** Prior to final of any construction permits, the owner/applicant shall submit a Certificate of Correction for approval by the County Surveyor to relocate the driveway as shown on the final map to the location as shown on plans for PLN140660.

## 23. WR002 - STORMWATER CONTROL

**Responsible Department:** Water Resources Agency

**Condition/Mitigation Monitoring Measure:** The applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to mitigate on-site and off-site impacts. Impervious surface stormwater runoff shall be dispersed at multiple points, on the least steep available slopes, away from and below any septic leach fields. Erosion control shall be provided at each outlet. 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.

**SANTA LUCIA PRESERVE  
MONTEREY COUNTY, CALIFORNIA  
PLANNING SUBMITTAL  
DECEMBER 15TH, 2014**

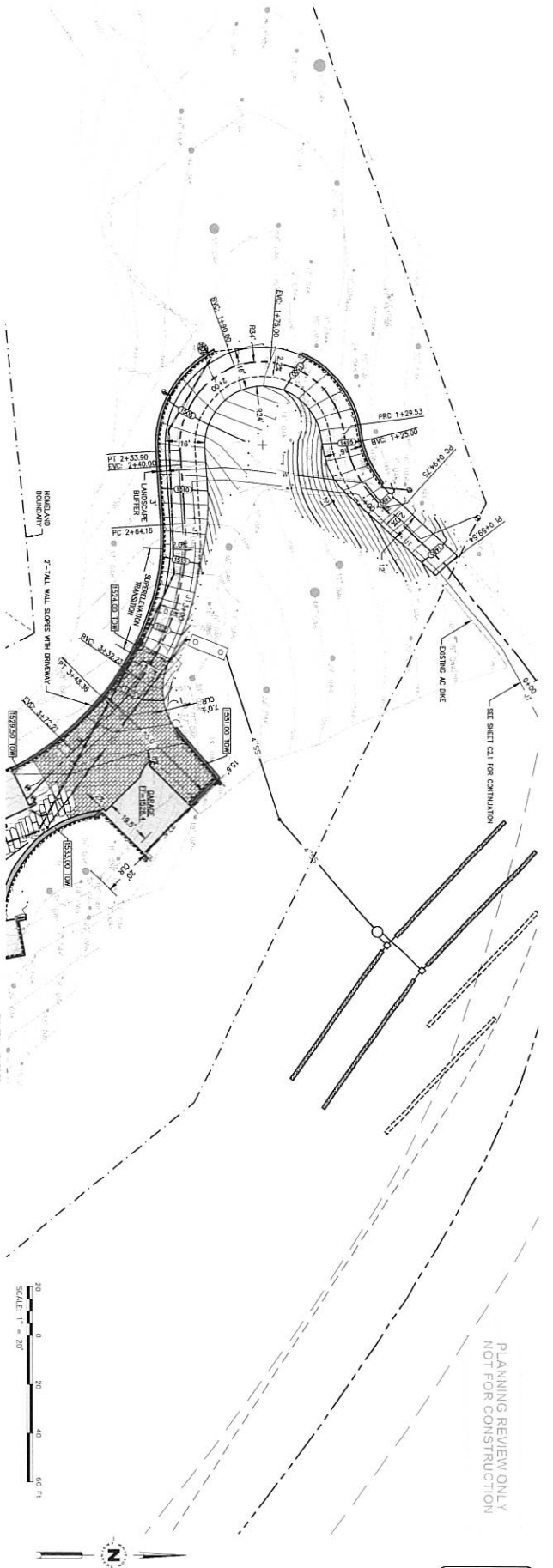
12 SAN CLEMENTE TRAIL, CARMEL, CA

## SITE GRADING AND DRAINAGE PLAN

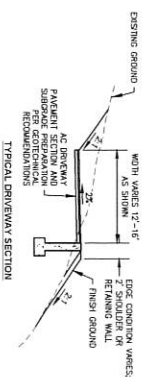
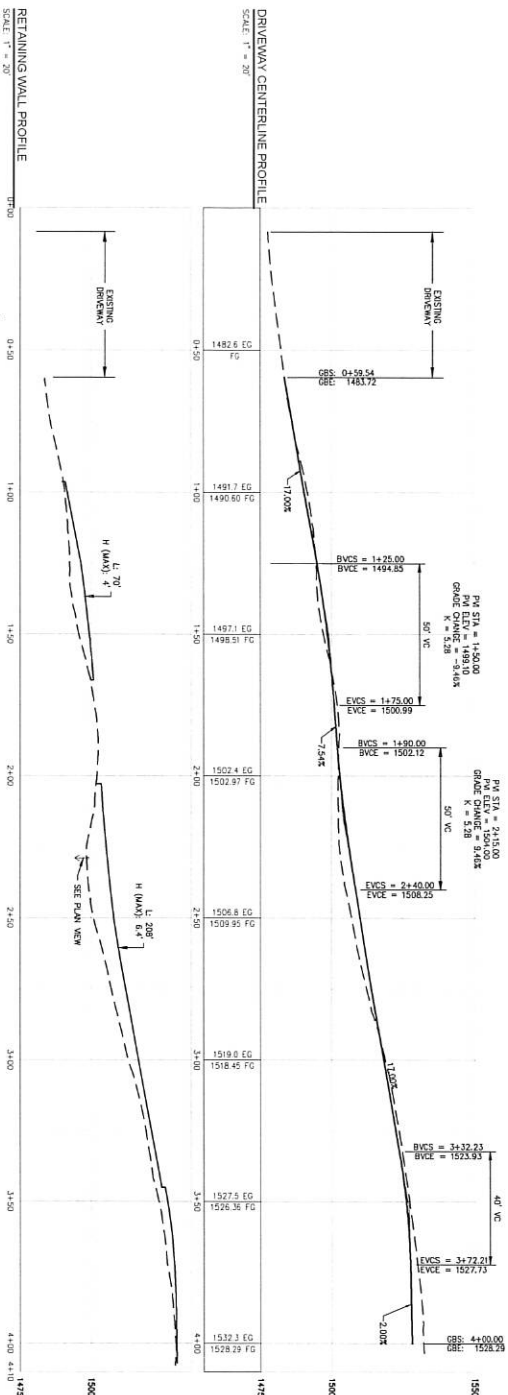
#	PLANT, SPECIES
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PLANNING REVIEW ONLY  
NOT FOR CONSTRUCTION



DRIVEWAY CENTERLINE PROFILE  
SCALE: 1" = 20'



EARL RESIDENCE

SAN CLEMENTE TRAIL, LOT 118, CARMEL, CA

DRIVEWAY PLAN AND PROFILE

**WHITSON ENGINEERS**  
9699 Blue Lakesur Lane, Suite 105 - Monterey, CA 93940  
831 649-9225 Fax 831 374-5065

WHITSON PROJECT NO. 3164.00

10/15/2014



C1.2

**WHITSON ENGINEERS**  
9699 Blue Lakes Lane, Suite 105 - Monterey, CA 93940  
831.643.5225 Fax 831.373.5655  
CIVIL ENGINEERING LAND SURVEYING PROJECT MANAGEMENT



FOR REDUCED PLATE ORIGINAL  
SCALE: 1" = 10' HORIZ

WHITSON PROJECT NO. 3164-00

10/15/2014

SCALE: 1" = 20' VERT



C2.1

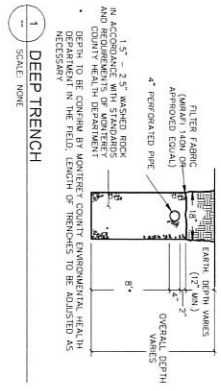
# EARL RESIDENCE

## SAN CLEMENTE TRAIL, LOT 118, CARMEL, CA

### SEPTIC PLAN

**SEPTIC SYSTEM DESIGN CRITERIA:**

○	SEPTIC TANK
○	DISTRIBUTION VALVE
□	DISTRIBUTION BOX
○	CLEANOUT
— 4" SS —	SANITARY SEWER PIPE
— 6" SS —	DEEP TRENCH
— 12" SS —	FUTURE TRENCH



**SEPTIC SYSTEM DESIGN CRITERIA:**

NUMBER OF BEDROOMS = 3
NUMBER OF PERSONS = 4
REQUIRED SEPTIC TANK SIZE = 2,000 GALS (4 PERSONS + GARAGE DOGS)
REQUIRED SEPTIC AREA = 4 PERSONS x 75 GPD/PERSON / (1/10 GPD/GP)
REQUIRED SEPTIC AREA = 1,000 SF
PROPOSED PRIMARY SEPTIC AREA = 8' x 6' x 2' = 1,000 SF
PROPOSED SECONDARY SEPTIC AREA = SAME AS PRIMARY
FUTURE SEPTIC AREA = SAME AS PRIMARY

- SEPTIC SYSTEM NOTES AND SPECIFICATIONS:**
1. **CODES AND STANDARDS:** ALL WORK SHALL BE IN CONFORMANCE WITH:  
1.1. 2010 CALIFORNIA PLUMBING CODE  
1.2. MONTEREY COUNTY SEWER DISPOSAL ORDINANCE, APPROX.
  2. **SANITARY SEWER PIPE:** 4" SOLVENT-WELD ABS OR 4" SOLVENT-WELD OR RATHER CAST-IRON PIPE, 11-1/2" O.D. FOR 4" PIPE, 14" O.D. FOR 6" PIPE, 18" O.D. FOR 8" PIPE, 24" O.D. FOR 10" PIPE, 30" O.D. FOR 12" PIPE, 36" O.D. FOR 14" PIPE, 42" O.D. FOR 16" PIPE, 48" O.D. FOR 18" PIPE, 54" O.D. FOR 20" PIPE, 60" O.D. FOR 22" PIPE, 66" O.D. FOR 24" PIPE, 72" O.D. FOR 26" PIPE, 78" O.D. FOR 28" PIPE, 84" O.D. FOR 30" PIPE, 90" O.D. FOR 32" PIPE, 96" O.D. FOR 34" PIPE, 102" O.D. FOR 36" PIPE, 108" O.D. FOR 38" PIPE, 114" O.D. FOR 40" PIPE, 120" O.D. FOR 42" PIPE, 126" O.D. FOR 44" PIPE, 132" O.D. FOR 46" PIPE, 138" O.D. FOR 48" PIPE, 144" O.D. FOR 50" PIPE, 150" O.D. FOR 52" PIPE, 156" O.D. FOR 54" PIPE, 162" O.D. FOR 56" PIPE, 168" O.D. FOR 58" PIPE, 174" O.D. FOR 60" PIPE, 180" O.D. FOR 62" PIPE, 186" O.D. FOR 64" PIPE, 192" O.D. FOR 66" PIPE, 198" O.D. FOR 68" PIPE, 204" O.D. FOR 70" PIPE, 210" O.D. FOR 72" PIPE, 216" O.D. FOR 74" PIPE, 222" O.D. FOR 76" PIPE, 228" O.D. FOR 78" PIPE, 234" O.D. FOR 80" PIPE, 240" O.D. FOR 82" PIPE, 246" O.D. FOR 84" PIPE, 252" O.D. FOR 86" PIPE, 258" O.D. FOR 88" PIPE, 264" O.D. FOR 90" PIPE, 270" O.D. FOR 92" PIPE, 276" O.D. FOR 94" PIPE, 282" O.D. FOR 96" PIPE, 288" O.D. FOR 98" PIPE, 294" O.D. FOR 100" PIPE, 300" O.D. FOR 102" PIPE, 306" O.D. FOR 104" PIPE, 312" O.D. FOR 106" PIPE, 318" O.D. FOR 108" PIPE, 324" O.D. FOR 110" PIPE, 330" O.D. FOR 112" PIPE, 336" O.D. FOR 114" PIPE, 342" O.D. FOR 116" PIPE, 348" O.D. FOR 118" PIPE, 354" O.D. FOR 120" PIPE, 360" O.D. FOR 122" PIPE, 366" O.D. FOR 124" PIPE, 372" O.D. FOR 126" PIPE, 378" O.D. FOR 128" PIPE, 384" O.D. FOR 130" PIPE, 390" O.D. FOR 132" PIPE, 396" O.D. FOR 134" PIPE, 402" O.D. FOR 136" PIPE, 408" O.D. FOR 138" PIPE, 414" O.D. FOR 140" PIPE, 420" O.D. FOR 142" PIPE, 426" O.D. FOR 144" PIPE, 432" O.D. FOR 146" PIPE, 438" O.D. FOR 148" PIPE, 444" O.D. FOR 150" PIPE, 450" O.D. FOR 152" PIPE, 456" O.D. FOR 154" PIPE, 462" O.D. FOR 156" PIPE, 468" O.D. FOR 158" PIPE, 474" O.D. FOR 160" PIPE, 480" O.D. FOR 162" PIPE, 486" O.D. FOR 164" PIPE, 492" O.D. FOR 166" PIPE, 498" O.D. FOR 168" PIPE, 504" O.D. FOR 170" PIPE, 510" O.D. FOR 172" PIPE, 516" O.D. FOR 174" PIPE, 522" O.D. FOR 176" PIPE, 528" O.D. FOR 178" PIPE, 534" O.D. FOR 180" PIPE, 540" O.D. FOR 182" PIPE, 546" O.D. FOR 184" PIPE, 552" O.D. FOR 186" PIPE, 558" O.D. FOR 188" PIPE, 564" O.D. FOR 190" PIPE, 570" O.D. FOR 192" PIPE, 576" O.D. FOR 194" PIPE, 582" O.D. FOR 196" PIPE, 588" O.D. FOR 198" PIPE, 594" O.D. FOR 200" PIPE, 600" O.D. FOR 202" PIPE, 606" O.D. FOR 204" PIPE, 612" O.D. FOR 206" PIPE, 618" O.D. FOR 208" PIPE, 624" O.D. FOR 210" PIPE, 630" O.D. FOR 212" PIPE, 636" O.D. FOR 214" PIPE, 642" O.D. FOR 216" PIPE, 648" O.D. FOR 218" PIPE, 654" O.D. FOR 220" PIPE, 660" O.D. FOR 222" PIPE, 666" O.D. FOR 224" PIPE, 672" O.D. FOR 226" PIPE, 678" O.D. FOR 228" PIPE, 684" O.D. FOR 230" PIPE, 690" O.D. FOR 232" PIPE, 696" O.D. FOR 234" PIPE, 702" O.D. FOR 236" PIPE, 708" O.D. FOR 238" PIPE, 714" O.D. FOR 240" PIPE, 720" O.D. FOR 242" PIPE, 726" O.D. FOR 244" PIPE, 732" O.D. FOR 246" PIPE, 738" O.D. FOR 248" PIPE, 744" O.D. FOR 250" PIPE, 750" O.D. FOR 252" PIPE, 756" O.D. FOR 254" PIPE, 762" O.D. FOR 256" PIPE, 768" O.D. FOR 258" PIPE, 774" O.D. FOR 260" PIPE, 780" O.D. FOR 262" PIPE, 786" O.D. FOR 264" PIPE, 792" O.D. FOR 266" PIPE, 798" O.D. FOR 268" PIPE, 804" O.D. FOR 270" PIPE, 810" O.D. FOR 272" PIPE, 816" O.D. FOR 274" PIPE, 822" O.D. FOR 276" PIPE, 828" O.D. FOR 278" PIPE, 834" O.D. FOR 280" PIPE, 840" O.D. FOR 282" PIPE, 846" O.D. FOR 284" PIPE, 852" O.D. FOR 286" PIPE, 858" O.D. FOR 288" PIPE, 864" O.D. FOR 290" PIPE, 870" O.D. FOR 292" PIPE, 876" O.D. FOR 294" PIPE, 882" O.D. FOR 296" PIPE, 888" O.D. FOR 298" PIPE, 894" O.D. FOR 300" PIPE, 900" O.D. FOR 302" PIPE, 906" O.D. FOR 304" PIPE, 912" O.D. FOR 306" PIPE, 918" O.D. FOR 308" PIPE, 924" O.D. FOR 310" PIPE, 930" O.D. FOR 312" PIPE, 936" O.D. FOR 314" PIPE, 942" O.D. FOR 316" PIPE, 948" O.D. FOR 318" PIPE, 954" O.D. FOR 320" PIPE, 960" O.D. FOR 322" PIPE, 966" O.D. FOR 324" PIPE, 972" O.D. FOR 326" PIPE, 978" O.D. FOR 328" PIPE, 984" O.D. FOR 330" PIPE, 990" O.D. FOR 332" PIPE, 996" O.D. FOR 334" PIPE, 1002" O.D. FOR 336" PIPE, 1008" O.D. FOR 338" PIPE, 1014" O.D. FOR 340" PIPE, 1020" O.D. FOR 342" PIPE, 1026" O.D. FOR 344" PIPE, 1032" O.D. FOR 346" PIPE, 1038" O.D. FOR 348" PIPE, 1044" O.D. FOR 350" PIPE, 1050" O.D. FOR 352" PIPE, 1056" O.D. FOR 354" PIPE, 1062" O.D. FOR 356" PIPE, 1068" O.D. FOR 358" PIPE, 1074" O.D. FOR 360" PIPE, 1080" O.D. FOR 362" PIPE, 1086" O.D. FOR 364" PIPE, 1092" O.D. FOR 366" PIPE, 1098" O.D. FOR 368" PIPE, 1104" O.D. FOR 370" PIPE, 1110" O.D. FOR 372" PIPE, 1116" O.D. FOR 374" PIPE, 1122" O.D. FOR 376" PIPE, 1128" O.D. FOR 378" PIPE, 1134" O.D. FOR 380" PIPE, 1140" O.D. FOR 382" PIPE, 1146" O.D. FOR 384" PIPE, 1152" O.D. FOR 386" PIPE, 1158" O.D. FOR 388" PIPE, 1164" O.D. FOR 390" PIPE, 1170" O.D. FOR 392" PIPE, 1176" O.D. FOR 394" PIPE, 1182" O.D. FOR 396" PIPE, 1188" O.D. FOR 398" PIPE, 1194" O.D. FOR 400" PIPE, 1200" O.D. FOR 402" PIPE, 1206" O.D. FOR 404" PIPE, 1212" O.D. FOR 406" PIPE, 1218" O.D. FOR 408" PIPE, 1224" O.D. FOR 410" PIPE, 1230" O.D. FOR 412" PIPE, 1236" O.D. FOR 414" PIPE, 1242" O.D. FOR 416" PIPE, 1248" O.D. FOR 418" PIPE, 1254" O.D. FOR 420" PIPE, 1260" O.D. FOR 422" PIPE, 1266" O.D. FOR 424" PIPE, 1272" O.D. FOR 426" PIPE, 1278" O.D. FOR 428" PIPE, 1284" O.D. FOR 430" PIPE, 1290" O.D. FOR 432" PIPE, 1296" O.D. FOR 434" PIPE, 1302" O.D. FOR 436" PIPE, 1308" O.D. FOR 438" PIPE, 1314" O.D. FOR 440" PIPE, 1320" O.D. FOR 442" PIPE, 1326" O.D. FOR 444" PIPE, 1332" O.D. FOR 446" PIPE, 1338" O.D. FOR 448" PIPE, 1344" O.D. FOR 450" PIPE, 1350" O.D. FOR 452" PIPE, 1356" O.D. FOR 454" PIPE, 1362" O.D. FOR 456" PIPE, 1368" O.D. FOR 458" PIPE, 1374" O.D. FOR 460" PIPE, 1380" O.D. FOR 462" PIPE, 1386" O.D. FOR 464" PIPE, 1392" O.D. FOR 466" PIPE, 1398" O.D. FOR 468" PIPE, 1404" O.D. FOR 470" PIPE, 1410" O.D. FOR 472" PIPE, 1416" O.D. FOR 474" PIPE, 1422" O.D. FOR 476" PIPE, 1428" O.D. FOR 478" PIPE, 1434" O.D. FOR 480" PIPE, 1440" O.D. FOR 482" PIPE, 1446" O.D. FOR 484" PIPE, 1452" O.D. FOR 486" PIPE, 1458" O.D. FOR 488" PIPE, 1464" O.D. FOR 490" PIPE, 1470" O.D. FOR 492" PIPE, 1476" O.D. FOR 494" PIPE, 1482" O.D. FOR 496" PIPE, 1488" O.D. FOR 498" PIPE, 1494" O.D. FOR 500" PIPE, 1500" O.D. FOR 502" PIPE, 1506" O.D. FOR 504" PIPE, 1512" O.D. FOR 506" PIPE, 1518" O.D. FOR 508" PIPE, 1524" O.D. FOR 510" PIPE, 1530" O.D. FOR 512" PIPE, 1536" O.D. FOR 514" PIPE, 1542" O.D. FOR 516" PIPE, 1548" O.D. FOR 518" PIPE, 1554" O.D. FOR 520" PIPE, 1560" O.D. FOR 522" PIPE, 1566" O.D. FOR 524" PIPE, 1572" O.D. FOR 526" PIPE, 1578" O.D. FOR 528" PIPE, 1584" O.D. FOR 530" PIPE, 1590" O.D. FOR 532" PIPE, 1596" O.D. FOR 534" PIPE, 1602" O.D. FOR 536" PIPE, 1608" O.D. FOR 538" PIPE, 1614" O.D. FOR 540" PIPE, 1620" O.D. FOR 542" PIPE, 1626" O.D. FOR 544" PIPE, 1632" O.D. FOR 546" PIPE, 1638" O.D. FOR 548" PIPE, 1644" O.D. FOR 550" PIPE, 1650" O.D. FOR 552" PIPE, 1656" O.D. FOR 554" PIPE, 1662" O.D. FOR 556" PIPE, 1668" O.D. FOR 558" PIPE, 1674" O.D. FOR 560" PIPE, 1680" O.D. FOR 562" PIPE, 1686" O.D. FOR 564" PIPE, 1692" O.D. FOR 566" PIPE, 1698" O.D. FOR 568" PIPE, 1704" O.D. FOR 570" PIPE, 1710" O.D. FOR 572" PIPE, 1716" O.D. FOR 574" PIPE, 1722" O.D. FOR 576" PIPE, 1728" O.D. FOR 578" PIPE, 1734" O.D. FOR 580" PIPE, 1740" O.D. FOR 582" PIPE, 1746" O.D. FOR 584" PIPE, 1752" O.D. FOR 586" PIPE, 1758" O.D. FOR 588" PIPE, 1764" O.D. FOR 590" PIPE, 1770" O.D. FOR 592" PIPE, 1776" O.D. FOR 594" PIPE, 1782" O.D. FOR 596" PIPE, 1788" O.D. FOR 598" PIPE, 1794" O.D. FOR 600" PIPE, 1800" O.D. FOR 602" PIPE, 1806" O.D. FOR 604" PIPE, 1812" O.D. FOR 606" PIPE, 1818" O.D. FOR 608" PIPE, 1824" O.D. FOR 610" PIPE, 1830" O.D. FOR 612" PIPE, 1836" O.D. FOR 614" PIPE, 1842" O.D. FOR 616" PIPE, 1848" O.D. FOR 618" PIPE, 1854" O.D. FOR 620" PIPE, 1860" O.D. FOR 622" PIPE, 1866" O.D. FOR 624" PIPE, 1872" O.D. FOR 626" PIPE, 1878" O.D. FOR 628" PIPE, 1884" O.D. FOR 630" PIPE, 1890" O.D. FOR 632" PIPE, 1896" O.D. FOR 634" PIPE, 1902" O.D. FOR 636" PIPE, 1908" O.D. FOR 638" PIPE, 1914" O.D. FOR 640" PIPE, 1920" O.D. FOR 642" PIPE, 1926" O.D. FOR 644" PIPE, 1932" O.D. FOR 646" PIPE, 1938" O.D. FOR 648" PIPE, 1944" O.D. FOR 650" PIPE, 1950" O.D. FOR 652" PIPE, 1956" O.D. FOR 654" PIPE, 1962" O.D. FOR 656" PIPE, 1968" O.D. FOR 658" PIPE, 1974" O.D. FOR 660" PIPE, 1980" O.D. FOR 662" PIPE, 1986" O.D. FOR 664" PIPE, 1992" O.D. FOR 666" PIPE, 1998" O.D. FOR 668" PIPE, 2004" O.D. FOR 670" PIPE, 2010" O.D. FOR 672" PIPE, 2016" O.D. FOR 674" PIPE, 2022" O.D. FOR 676" PIPE, 2028" O.D. FOR 678" PIPE, 2034" O.D. FOR 680" PIPE, 2040" O.D. FOR 682" PIPE, 2046" O.D. FOR 684" PIPE, 2052" O.D. FOR 686" PIPE, 2058" O.D. FOR 688" PIPE, 2064" O.D. FOR 690" PIPE, 2070" O.D. FOR 692" PIPE, 2076" O.D. FOR 694" PIPE, 2082" O.D. FOR 696" PIPE, 2088" O.D. FOR 698" PIPE, 2094" O.D. FOR 700" PIPE, 2100" O.D. FOR 702" PIPE, 2106" O.D. FOR 704" PIPE, 2112" O.D. FOR 706" PIPE, 2118" O.D. FOR 708" PIPE, 2124" O.D. FOR 710" PIPE, 2130" O.D. FOR 712" PIPE, 2136" O.D. FOR 714" PIPE, 2142" O.D. FOR 716" PIPE, 2148" O.D. FOR 718" PIPE, 2154" O.D. FOR 720" PIPE, 2160" O.D. FOR 722" PIPE, 2166" O.D. FOR 724" PIPE, 2172" O.D. FOR 726" PIPE, 2178" O.D. FOR 728" PIPE, 2184" O.D. FOR 730" PIPE, 2190" O.D. FOR 732" PIPE, 2196" O.D. FOR 734" PIPE, 2202" O.D. FOR 736" PIPE, 2208" O.D. FOR 738" PIPE, 2214" O.D. FOR 740" PIPE, 2220" O.D. FOR 742" PIPE, 2226" O.D. FOR 744" PIPE, 2232" O.D. FOR 746" PIPE, 2238" O.D. FOR 748" PIPE, 2244" O.D. FOR 750" PIPE, 2250" O.D. FOR 752" PIPE, 2256" O.D. FOR 754" PIPE, 2262" O.D. FOR 756" PIPE, 2268" O.D. FOR 758" PIPE, 2274" O.D. FOR 760" PIPE, 2280" O.D. FOR 762" PIPE, 2286" O.D. FOR 764" PIPE, 2292" O.D. FOR 766" PIPE, 2298" O.D. FOR 768" PIPE, 2304" O.D. FOR 770" PIPE, 2310" O.D. FOR 772" PIPE, 2316" O.D. FOR 774" PIPE, 2322" O.D. FOR 776" PIPE, 2328" O.D. FOR 778" PIPE, 2334" O.D. FOR 780" PIPE, 2340" O.D. FOR 782" PIPE, 2346" O.D. FOR 784" PIPE, 2352" O.D. FOR 786" PIPE, 2358" O.D. FOR 788" PIPE, 2364" O.D. FOR 790" PIPE, 2370" O.D. FOR 792" PIPE, 2376" O.D. FOR 794" PIPE, 2382" O.D. FOR 796" PIPE, 2388" O.D. FOR 798" PIPE, 2394" O.D. FOR 800" PIPE, 2400" O.D. FOR 802" PIPE, 2406" O.D. FOR 804" PIPE, 2412" O.D. FOR 806" PIPE, 2418" O.D. FOR 808" PIPE, 2424" O.D. FOR 810" PIPE, 2430" O.D. FOR 812" PIPE, 2436" O.D. FOR 814" PIPE, 2442" O.D. FOR 816" PIPE, 2448" O.D. FOR 818" PIPE, 2454" O.D. FOR 820" PIPE, 2460" O.D. FOR 822" PIPE, 2466" O.D. FOR 824" PIPE, 2472" O.D. FOR 826" PIPE, 2478" O.D. FOR 828" PIPE, 2484" O.D. FOR 830" PIPE, 2490" O.D. FOR 832" PIPE, 2496" O.D. FOR 834" PIPE, 2502" O.D. FOR 836" PIPE, 2508" O.D. FOR 838" PIPE, 2514" O.D. FOR 840" PIPE, 2520" O.D. FOR 842" PIPE, 2526" O.D. FOR 844" PIPE, 2532" O.D. FOR 846" PIPE, 2538" O.D. FOR 848" PIPE, 2544" O.D. FOR 850" PIPE, 2550" O.D. FOR 852" PIPE, 2556" O.D. FOR 854" PIPE, 2562" O.D. FOR 856" PIPE, 2568" O.D. FOR 858" PIPE, 2574" O.D. FOR 860" PIPE, 2580" O.D. FOR 862" PIPE, 2586" O.D. FOR 864" PIPE, 2592" O.D. FOR 866" PIPE, 2598" O.D. FOR 868" PIPE, 2604" O.D. FOR 870" PIPE, 2610" O.D. FOR 872" PIPE, 2616" O.D. FOR 874" PIPE, 2622" O.D. FOR 876" PIPE, 2628" O.D. FOR 878" PIPE, 2634" O.D. FOR 880" PIPE, 2640" O.D. FOR 882" PIPE, 2646" O.D. FOR 884" PIPE, 2652" O.D. FOR 886" PIPE, 2658" O.D. FOR 888" PIPE, 2664" O.D. FOR 890" PIPE, 2670" O.D. FOR 892" PIPE, 2676" O.D. FOR 894" PIPE, 2682" O.D. FOR 896" PIPE, 2688" O.D. FOR 898" PIPE, 2694" O.D. FOR 900" PIPE, 2700" O.D. FOR 902" PIPE, 2706" O.D. FOR 904" PIPE, 2712" O.D. FOR 906" PIPE, 2718" O.D. FOR 908" PIPE, 2724" O.D. FOR 910" PIPE, 2730" O.D. FOR 912" PIPE, 2736" O.D. FOR 914" PIPE, 2742" O.D. FOR 916" PIPE, 2748" O.D. FOR 918" PIPE, 2754" O.D. FOR 920" PIPE, 2760" O.D. FOR 922" PIPE, 2766" O.D. FOR 924" PIPE, 2772" O.D. FOR 926" PIPE, 2778" O.D. FOR 928" PIPE, 2784" O.D. FOR 930" PIPE, 2790" O.D. FOR 932" PIPE, 2796" O.D. FOR 934" PIPE, 2802" O.D. FOR 936" PIPE, 2808" O.D. FOR 938" PIPE, 2814" O.D. FOR 940" PIPE, 2820" O.D. FOR 942" PIPE, 2826" O.D. FOR 944" PIPE, 2832" O.D. FOR 946" PIPE, 2838" O.D. FOR 948" PIPE, 2844" O.D. FOR 950" PIPE, 2850" O.D. FOR 952" PIPE, 2856" O.D. FOR 954" PIPE, 2862" O.D. FOR 956" PIPE, 2868" O.D. FOR 958" PIPE, 2874" O.D. FOR 960" PIPE, 2880" O.D. FOR 962" PIPE, 2886" O.D. FOR 964" PIPE, 2892" O.D. FOR 966" PIPE, 2898" O.D. FOR 968" PIPE, 2904" O.D. FOR 970" PIPE, 2910" O.D. FOR 972" PIPE, 2916" O.D. FOR 974" PIPE, 2922" O.D. FOR 976" PIPE, 2928" O.D. FOR 978" PIPE, 2934" O.D. FOR 980" PIPE, 2940" O.D. FOR 982" PIPE, 2946" O.D. FOR 984" PIPE, 2952" O.D. FOR 986" PIPE, 2958" O.D. FOR 988" PIPE, 2964" O.D. FOR 990" PIPE, 2970" O.D. FOR 992" PIPE, 2976" O.D. FOR 994" PIPE, 2982" O.D. FOR 996" PIPE, 2988" O.D. FOR 998" PIPE, 2994" O.D. FOR 1000" PIPE, 3000" O.D. FOR 1002" PIPE, 3006" O.D. FOR 1004" PIPE, 3012" O.D. FOR 1006" PIPE, 3018" O.D. FOR 1008" PIPE, 3024" O.D. FOR 1010" PIPE, 3030" O.D. FOR 1012" PIPE, 3036" O.D. FOR 1014" PIPE, 3042" O.D. FOR 1016" PIPE, 3048" O.D. FOR 1018" PIPE, 3054" O.D. FOR 1020" PIPE, 3060" O.D. FOR 1022" PIPE, 3066" O.D. FOR 1024" PIPE, 3072" O.D. FOR 1026" PIPE, 3078" O.D. FOR 1028" PIPE, 3084" O.D. FOR 1030" PIPE, 3090" O.D. FOR 1032" PIPE, 3096" O.D. FOR 1034" PIPE, 3102" O.D. FOR 1036" PIPE, 3108" O.D. FOR 1038" PIPE, 3114" O.D. FOR 1040" PIPE, 3120" O.D. FOR 1042" PIPE, 3126" O.D. FOR 1044" PIPE, 3132" O.D. FOR 1046" PIPE, 3138" O.D. FOR 1048" PIPE, 3144" O.D. FOR 1050" PIPE, 3150" O.D. FOR 1052" PIPE, 3156" O.D. FOR 1054" PIPE, 3162" O.D. FOR 1056" PIPE, 3168" O.D. FOR 1058" PIPE, 3174" O.D. FOR 1060" PIPE, 3180" O.D. FOR 1062" PIPE, 3186" O.D. FOR 1064" PIPE, 3192" O.D. FOR 1066" PIPE, 3198" O.D. FOR 1068" PIPE, 3204" O.D. FOR 1070" PIPE, 3210" O.D. FOR 1072" PIPE, 3216" O.D. FOR 1074" PIPE, 3222" O.D. FOR 1076" PIPE, 3228" O.D. FOR 1078" PIPE, 3234" O.D. FOR 1080" PIPE, 3240" O.D. FOR 1082" PIPE, 3246" O.D. FOR 1084" PIPE, 3252" O.D. FOR 1086" PIPE, 3258" O.D. FOR 1088" PIPE, 3264" O.D. FOR 1090" PIPE, 3270" O.D. FOR 1092" PIPE, 3276" O.D. FOR 1094" PIPE, 3282" O.D. FOR 1096" PIPE, 3288" O.D. FOR 1098" PIPE, 3294" O.D. FOR 1100" PIPE, 3300" O.D. FOR 1102" PIPE, 3306" O.D. FOR 1104" PIPE, 3312" O.D. FOR 1106" PIPE, 3318" O.D. FOR 1108" PIPE, 3324" O.D. FOR 1110" PIPE, 3330" O.D. FOR 1112" PIPE, 3336" O.D. FOR 1114" PIPE, 3342" O.D. FOR 1116" PIPE, 3348" O.D. FOR 1118" PIPE, 3354" O.D. FOR 1120" PIPE, 3360" O.D. FOR 1122" PIPE, 3366" O.D. FOR 1124" PIPE, 3372" O.D. FOR 1126" PIPE, 3378" O.D. FOR 1128" PIPE, 3384" O.D. FOR 1130" PIPE, 3390" O.D. FOR 1132" PIPE, 3396" O.D. FOR 1134" PIPE, 3402" O.D. FOR 1136" PIPE, 3408" O.D. FOR 1138" PIPE, 3414" O.D. FOR 1140" PIPE, 3420" O.D. FOR 1142" PIPE, 3426" O.D. FOR 1144" PIPE, 3432" O.D. FOR 1146" PIPE, 3438" O.D. FOR 1148" PIPE, 3444" O.D. FOR 1150" PIPE, 3450" O.D. FOR 1152" PIPE, 3456" O.D. FOR 1154" PIPE, 3462" O.D. FOR 1156" PIPE, 3468" O.D. FOR 1158" PIPE, 3474" O.D. FOR 1160" PIPE, 3480" O.D. FOR 1162" PIPE, 3486" O.D. FOR 1164" PIPE, 3492" O.D. FOR 1166" PIPE, 3498" O.D. FOR 1168" PIPE, 3504" O.D. FOR 1170" PIPE, 3510" O.D. FOR 1172" PIPE, 3516" O.D. FOR 1174" PIPE, 3522" O.D. FOR 1176" PIPE, 3528" O.D. FOR 1178" PIPE, 3534" O.D. FOR 1180" PIPE, 3540" O.D. FOR 1182" PIPE, 3546" O.D. FOR 1184" PIPE, 3552" O.D. FOR 1186" PIPE, 3558" O.D. FOR 1188" PIPE, 3564" O.D. FOR 1190" PIPE, 3570" O.D. FOR 1192" PIPE, 3576" O.D. FOR 1194" PIPE, 3582" O.D. FOR 1196" PIPE, 3588" O.D. FOR 1198" PIPE, 3594" O.D. FOR 1200" PIPE, 3600" O.D. FOR 1202" PIPE, 3606" O.D. FOR 1204" PIPE, 3612" O.D. FOR 1206" PIPE, 3618" O.D. FOR 1208" PIPE, 3624" O.D. FOR 1210" PIPE, 3630" O.D. FOR 1212" PIPE, 3636" O.D. FOR 1214" PIPE, 3642" O.D. FOR 1216" PIPE, 3648" O.D. FOR 1218" PIPE, 3654" O.D. FOR 1220" PIPE, 3660" O.D. FOR 1222" PIPE, 3666" O.D. FOR 1224" PIPE, 3672" O.D. FOR 1226" PIPE, 3678" O.D. FOR 1228" PIPE, 3684" O.D. FOR 1230" PIPE, 3690" O.D. FOR 1232" PIPE, 3696" O.D. FOR 1234" PIPE, 3702" O.D. FOR 1236" PIPE, 3708" O.D. FOR 1238" PIPE, 3714" O.D. FOR 1240" PIPE, 3720" O.D. FOR 1242" PIPE, 3726" O.D. FOR 1244" PIPE, 3732" O.D. FOR 1246" PIPE, 3738" O.D. FOR 1248" PIPE, 3744" O.D. FOR 1250" PIPE, 3750" O.D. FOR 1252" PIPE, 3756" O.D. FOR 1254" PIPE, 3762" O.D. FOR 1256" PIPE, 3768" O.D. FOR 1258" PIPE, 3774" O.D. FOR 1260" PIPE, 3780" O.D. FOR 1262" PIPE, 3786" O.D. FOR 1264" PIPE, 3792" O.D. FOR 1266" PIPE, 3798" O.D. FOR 1268" PIPE, 3804" O.D. FOR 1270" PIPE, 3810" O.D. FOR 1272" PIPE, 3816" O.D. FOR 1274" PIPE, 3822" O.D. FOR 1276" PIPE, 3828" O.D. FOR 1278" PIPE, 3834" O.D. FOR 1280" PIPE, 3840" O.D. FOR 1282" PIPE, 3846" O.D. FOR 1284" PIPE, 3852" O.D. FOR 1286" PIPE, 3858" O.D. FOR 1288" PIPE, 3864" O.D. FOR 1290" PIPE, 3870" O.D. FOR 1292"



## CONCEPT LANDSCAPE PLAN

## L1.0

Confusion Matrix	True
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	Age sex	Height	40° knee
 SPINOSA & OROBANCHACEAE Sp. 102	1	Male	44° knee
	15	Male	44° knee
	16	Male	44° knee
	17	Male	44° knee
	18	Male	44° knee
 H. P. 102 (M. 4780 5217)	15	Male	44° knee
	16	Male	44° knee
	17	Male	44° knee
	18	Male	44° knee
	19	Male	44° knee
 SPINOSA & OROBANCHACEAE Sp. 102	15	Male	44° knee
	16	Male	44° knee
	17	Male	44° knee
	18	Male	44° knee
	19	Male	44° knee



### TREE PROTECTION

increased coronary artery angiographic

BERNARD TAYLOR • ASSOCIATES CERTIFIES THAT THIS LANDSCAPE ARCHITECTURE AND IRRIGATION PLAN COMPLIES WITH ALL MONTHLY COUNTRY AND IRRIGATION REQUIREMENTS INCLUDING USE OF NATIVE (DROUGHT TOLERANT), AND NONINVASIVE SPECIES, LIMITED TURF, AND LOW-FLOW WATER CONSERVING IRRIGATION FIXTURES.

#### ABBREVIATIONS:

C1.	CENTERLINE
CONC.	CONCRETE
CONT.	CONTINUOUS
DWG'S.	DRAWINGS
EQ.	EQUAL
FOV	FACE OF WALL
FINISH	FINISH SURFACE (ELEVATION)
FG.	FLOOR GRADE
FI.	FINISH
F.O.B.	POINT OF BEGINNING
H.	HEIGHT
S.A.D.	SEE ARCHITECTURAL DRAWINGS
S.C.D.	SEE CIVIL DRAWINGS
S.S.D.	SEE STRUCTURAL DRAWINGS
T.	TOP OF WALL
TV.	TYPICAL
W.	WIDE

### LEGEND

- 1 ENTRY AC DRIVE
- 2 COBBLESTONE AUTOCLAVE
- 3 GRAVEL COURTYARD
- 4 MONOLITHIC STONE PAVING
- 5 STONE PAVING
- 6 STONE WALL
- 7 SPECIMEN TREE
- 8 ENTRY PLANTER
- 9 LANDSCAPE BENCH
- 10 GRAVEL PATHWAY THROUGH STEPS

# EARL RESIDENCE

SAN CLEMENTE TRAIL, LOT 118, CARMEL, CA

## CONCEPT LANDSCAPE PLAN

bernard trainor + associates  
 1015 S. Bascom Avenue, Suite 200  
 San Jose, CA 95128  
 (408) 921-1111

14024

10.15.2014

0 4 8 16 32

32



L1.1



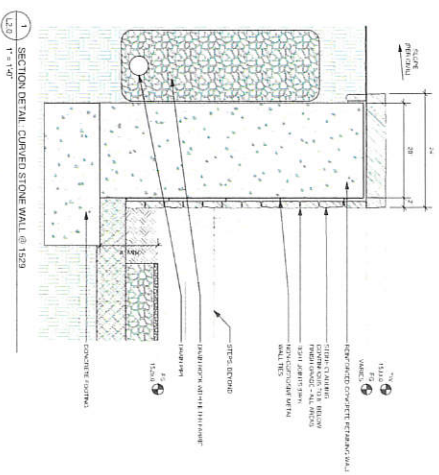
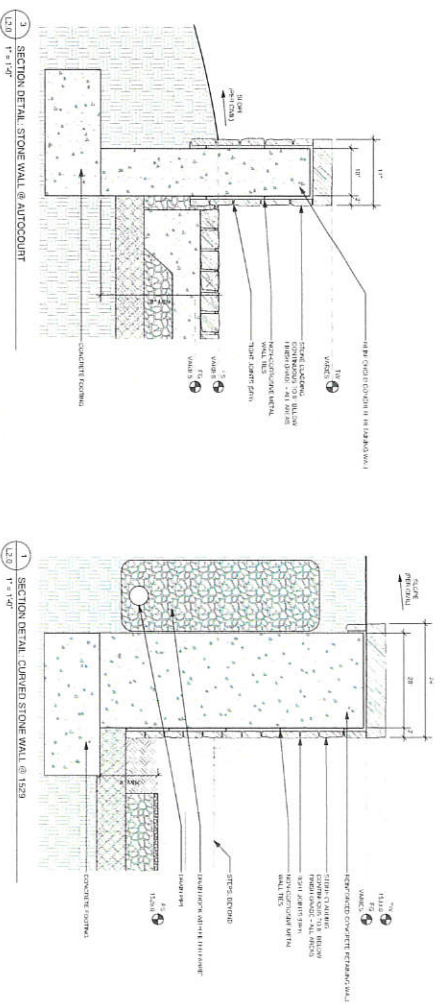
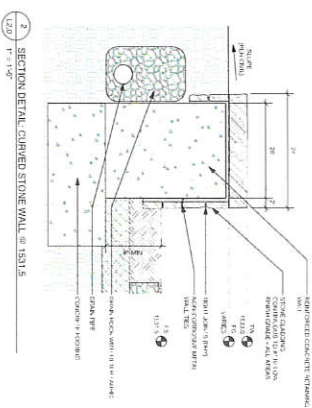
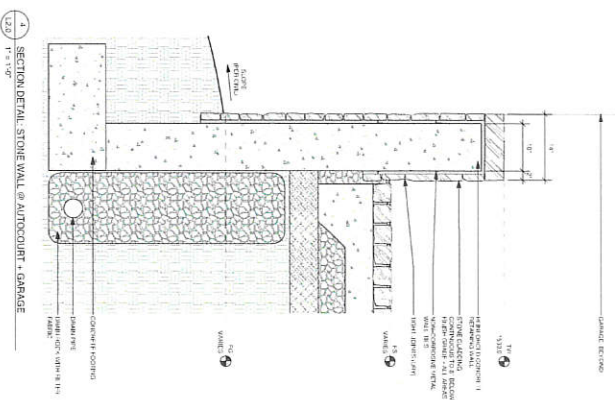
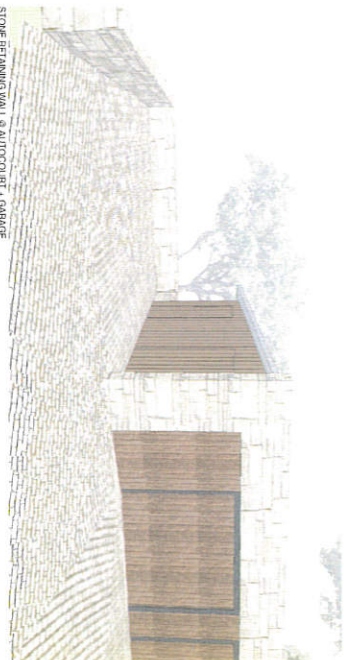
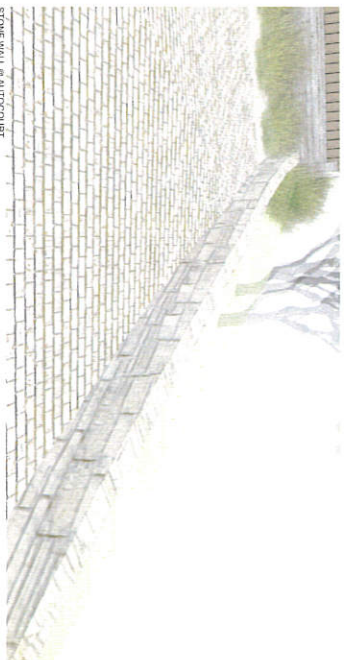
### LEGEND

- 1 ENTRY AC CURB
- 2 CORNELIUS AUTOCLAMP
- 3 GRAVEL COURTYARD
- 4 MONOLITHIC STONE PAVING
- 5 STONE WALL
- 6 SPREADER TREE
- 7 ENTRY PLANTER
- 8 LANDSCAPE BENCH
- 9 GRAVEL PATH WITH TREES

### NOTES:

GRAVEL & SPREADER  
 See Callout for grading and drainage information.





# EARL RESIDENCE

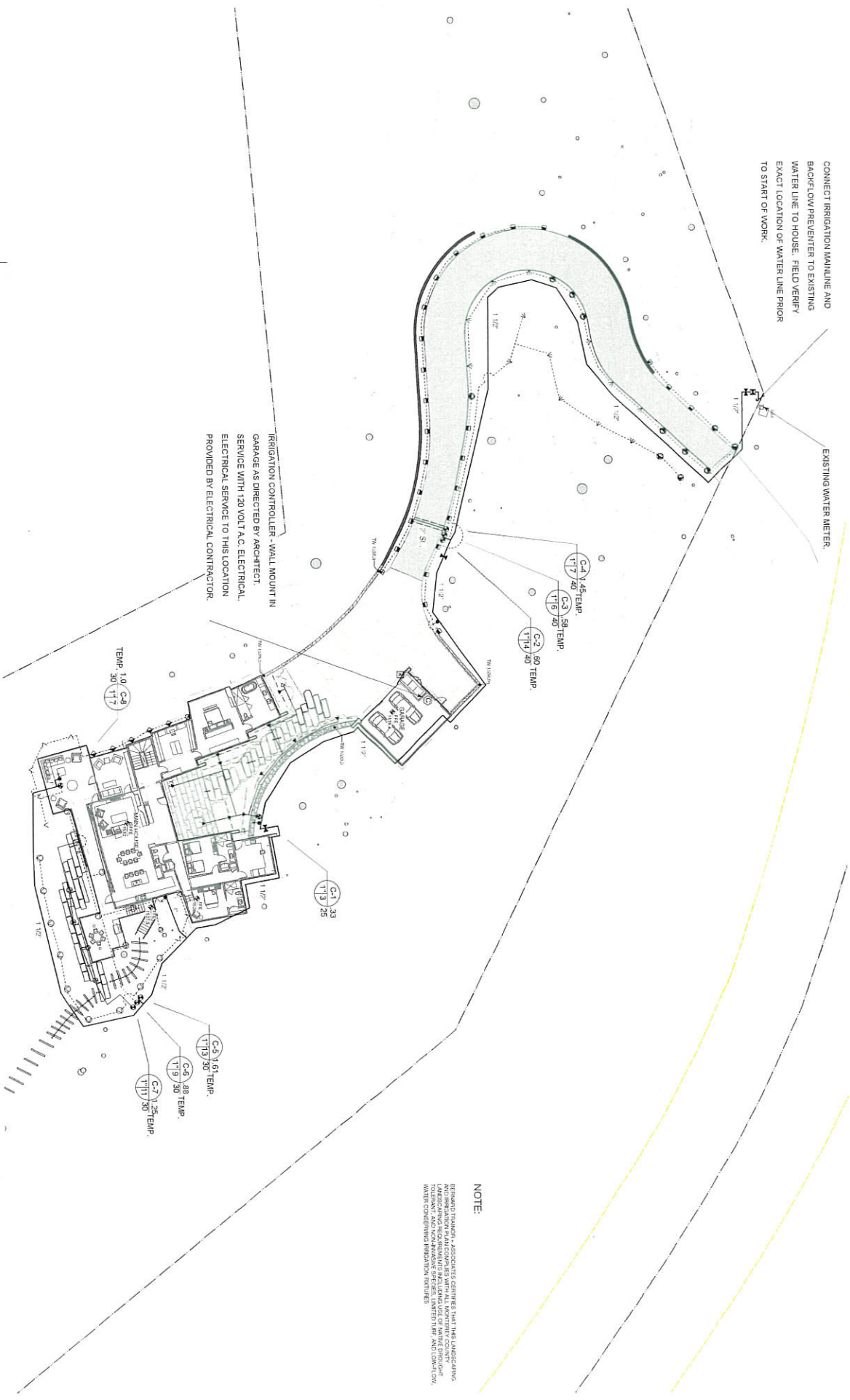
SAN CLEMENTE TRAIL, LOT 118, CARMEL, CA

## SECTIONS

CONNECT IRRIGATION MAINLINE AND  
BACKFLOW PREVENTER TO EXISTING  
WATER LINE TO HOUSE. FIELD VERIFY  
EXACT LOCATION OF WATER LINE PRIOR  
TO START OF WORK.

EXISTING WATER METER.

IRRIGATION CONTROLLER - WALL MOUNT IN  
GARAGE AS DIRECTED BY ARCHITECT.  
SERVICE WITH 120 VOLT A.C. ELECTRICAL.  
ELECTRICAL SERVICE TO THIS LOCATION  
PROVIDED BY ELECTRICAL CONTRACTOR.



NOTE:  
BIRDAID TRAINER & ASSOCIATES CERTIFIES THAT THE LANDSCAPING  
AND IRRIGATION PLAN COMPLIES WITH ALL APPLICABLE COUNTY  
AND STATE REQUIREMENTS. THE LANDSCAPING AND IRRIGATION  
PLAN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT.  
BIRDAID TRAINER & ASSOCIATES DOES NOT WARRANT THE  
ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.  
WATER CONSERVATION PRACTICES ARE ENCOURAGED.

# EARL RESIDENCE | SAN CLEMENTE TRAIL, LOT 118, CARMEL, CA IRRIGATION PLAN

1 THE CONTRACTOR SHALL REVIEW RELATED DRAWINGS AND SHALL ENSURE COORDINATION WITH ALL APPLICABLE TRADES PRIOR TO SUBMITTING  
END

- [illegible]

SAN CLEMENTE TRAIL, LOT 118, CARMEL, CA

ERBETATION CONSULTANTS  
 TWO CROW CANYON COLT, SUITE 100  
 SAN RAFAEL, CA 94581  
 TEL. 925.855.0417 FAX 925.855.0197  
 E-MAIL: ERB@CROWWATER.COM

1. THE CONTRACTOR SHALL PROVIDE A DRIP EMITTER SYSTEM FOR ALL TREES, SHRUBS, AND GROUNDCOVER AS INDICATED ON THE IRRIGATION PLAN AND DETAILS.

1. THE ENTRIES ARE NOT ON THE REGISTRATION PLAN. ACTUAL LOCATION OF ENTRIES SHALL BE DETERMINED BY THE CONTRACTOR'S FIELD SURVEYOR. THE REGISTRATION PLAN AND THE PERMITS REQUIRED DETAILS A SYSTEM SHALL, UNDER THE PLANNING PLAN FOR THE LOCATION AND QUANTITY OF ENTRIES.
2. THE CONTRACTOR SHALL SUBMIT ONE COPY OF THE ENTRIES DETAILED EVERY 100 FEET ALONG THE MAIN DISTRIBUTION TUNNEL. REFERENCE TO THE PLANNING PLAN FOR THE LOCATION AND QUANTITY OF ENTRIES.
3. EACH LOCATION SHALL BE RECEIVED TWO (2) COPIES ENTRIES ON INDIVIDUAL SHEETS AND SHALL OF SHEETS, AND DISTRIBUTION TUNNELS, REFERENCE TO THE PLANNING PLAN FOR THE LOCATION AND QUANTITY OF ENTRIES.
4. EACH LOCATION SHALL BE LOCATED TWO (2) COPIES ENTRIES ON OPPOSITE SIDES AND SHALL OF SHEETS, AND DISTRIBUTION TUNNELS, REFERENCE TO THE PLANNING PLAN FOR THE LOCATION AND QUANTITY OF ENTRIES.
5. INSTALL THE ENTRIES ON TOP OF THE HOOD BULL AND AS FAR FROM THE HOOK OF THE PLANT AS POSSIBLE.
6. INSTALL THE ENTRIES ON THE MAIN DISTRIBUTION TUNNEL SHALL BE A MAXIMUM OF 3' EACH FROM EACH TUNNEL TO ENTER. EACH ENTRIES OF 10' DEPTH TUNNEL SHALL BE A MAXIMUM OF 3' EACH FROM EACH TUNNEL TO ENTER.
7. INSTALL FLUSH VALVES AT THE END OF THE HOOD PIPE SHOWN ON PLANS.
8. ALL THE ENTRIES PERTAINING TO THE HOOD PIPE SHALL BE BY THE ENTRIES SHOWN ON PLANS.
9. THE PERMITS REQUIRED DETAILS A SYSTEM SHALL BE APPROVED BY THE LONGBEACH ARCHITECT PRIOR TO BEGINNING CONSTRUCTION AND BEEN COMPLETED.

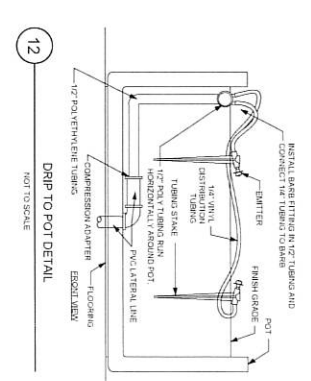
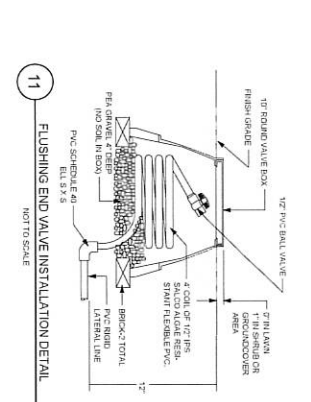
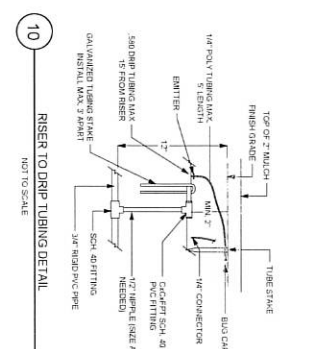
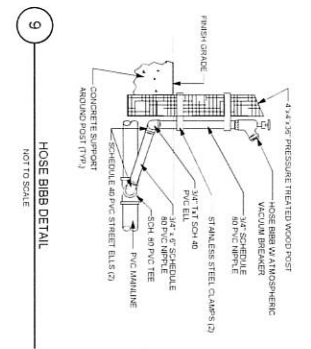
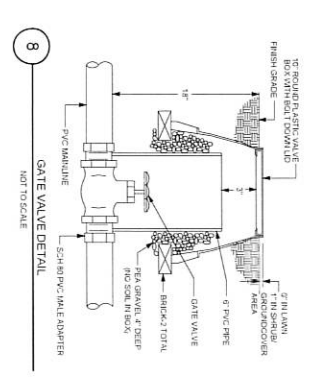
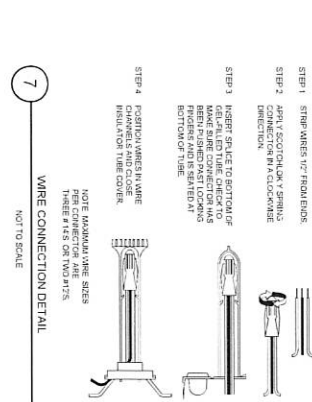
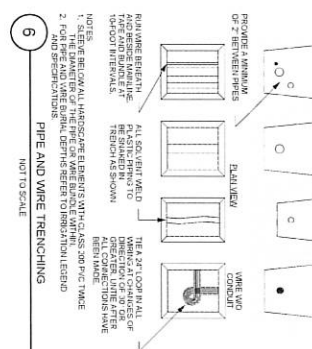
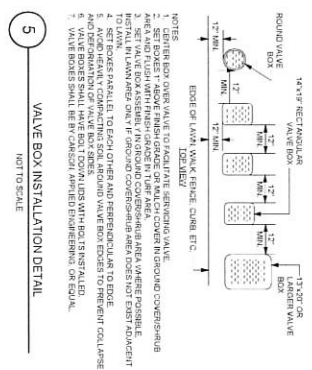
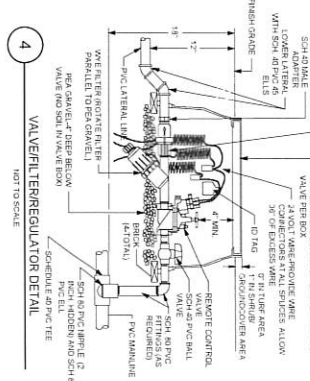
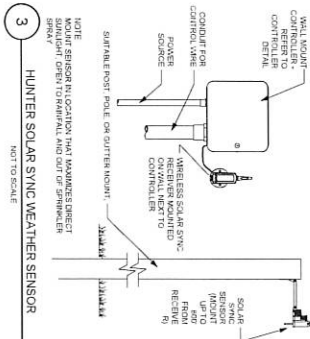
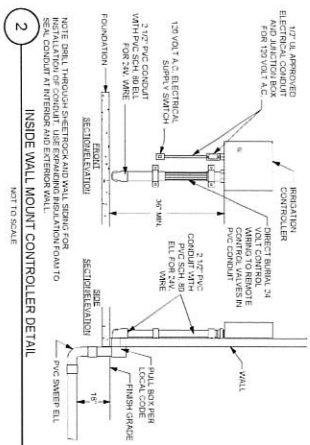
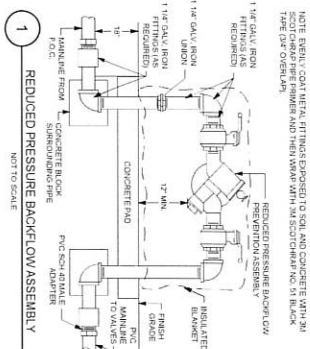
BERNARD TRANDOR & ASSOCIATES CERTIFIES THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTGOMERY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE DROUGHT TOLERANT AND NONINVASIVE SPECIES, LIMITED TURF, AND LOW-FLOW, WATER CONSERVING IRRIGATION FIXTURES.

[illegible]

SYMBOL	MODEL NUMBER	DESCRIPTION	PSI FLOW RATE (GPM)	RADIUS RADIUS SPACING
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[illegible]

END



# EARL RESIDENCE | SAN CLEMENTE TRAIL, LOT 118, CARMEL, CA IRRIGATION DETAILS



# EARL RESIDENCE

# SAN CLEMENTE TRAIL, LOT 118, CARMEL, CA

# LIGHTING PLAN

**LIGHTING LEGEND & SPECIFICATIONS**

Symbol	Quantity	Description	Manufacturer	Notes
(1)	3	path light	RECA 2707 LED	3.4W



- NOTES:**
- EXTERIOR LIGHTING**
1. Lights to be controlled with switches (S.A.S.).
  2. Light source shall not be visible from public premises.
  3. The lighting plan is diagrammatic and intended to show general fixture placement and quantity. Final fixture placement and quantity shall be verified on site with landscape architect.
  4. Contractor shall coordinate with general contractor and electrical contractor for installation of conduit, dimmers, switching functions and junction boxes during other portions of work.
  5. All fixtures to be installed per manufacturer's specifications.
  6. All fixtures to be installed level with top of existing sidewalk, ground or lawn and within 18" of existing sidewalk.

(1) LED garden and pathway bollard

These bollards are designed to be used as a decorative element in the landscape. They are made of a durable material and are designed to be used in a variety of ways. They can be used to mark a path, to define a space, or to simply add a decorative element to the landscape. They are available in a variety of colors and finishes, and can be customized to match the surrounding landscape. They are also available in a variety of sizes and shapes, and can be used in a variety of ways. They are a versatile and durable lighting solution for any landscape.



**TYPE LED** bollard & landscape lighting  
BOLLARDS: 10" dia. x 18" h. (24" h. for 18" dia. bollards)  
Color: black (other colors available)

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# EARL RESIDENCE

SAN CLEMENTE TRAIL, LOT 118, CARMEL, CA

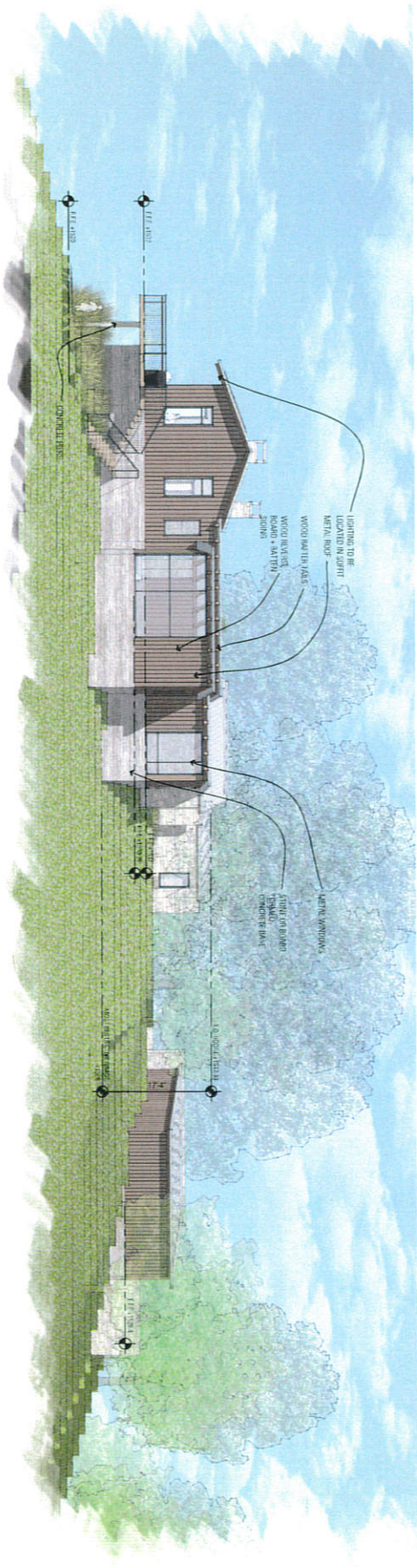
## FIRST FLOOR PLAN







NOF 2  
1/E-1-0  
A13



**EAS**  
1/6"-1 0  
1  
A13

## ELEVATIONS





2 SOUTH ELEVATION  
1/4" = 1'-0"



1 WEST ELEVATION  
1/4" = 1'-0"

EARL RESIDENCE

SAN CLEMENTE TRAIL, LOT 118, CARMEL, CA

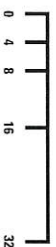
ELEVATIONS

**BAR** architects

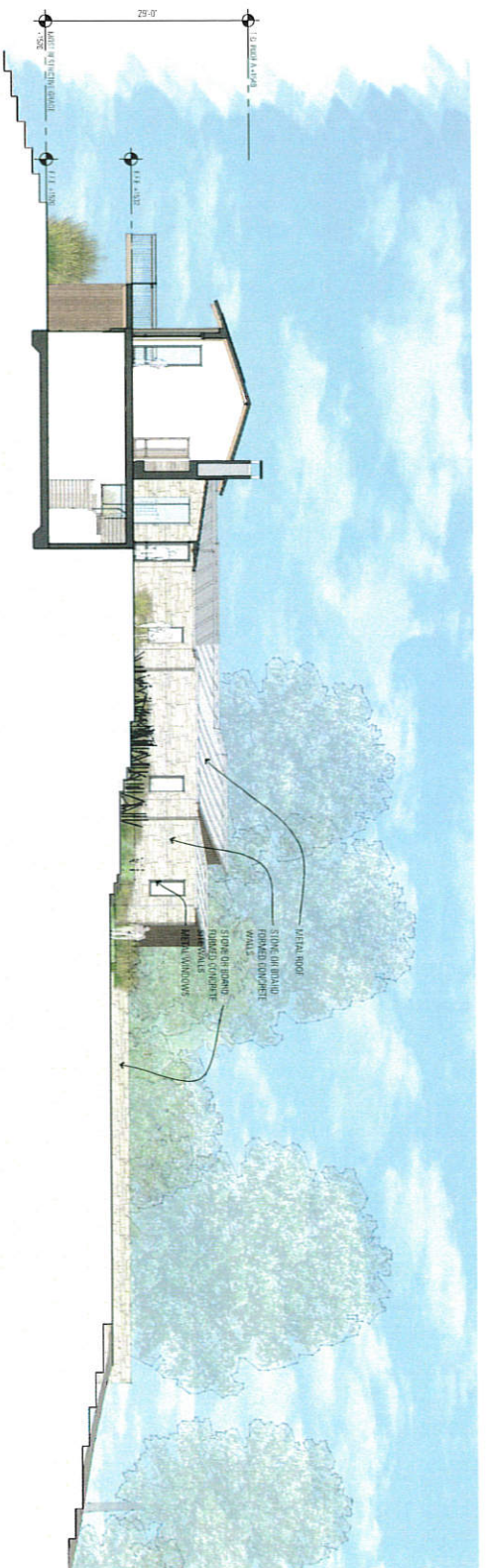
901 Battery Street, Suite 300 | San Francisco, CA 94111 | 415.293.5700 | www.bararch.com

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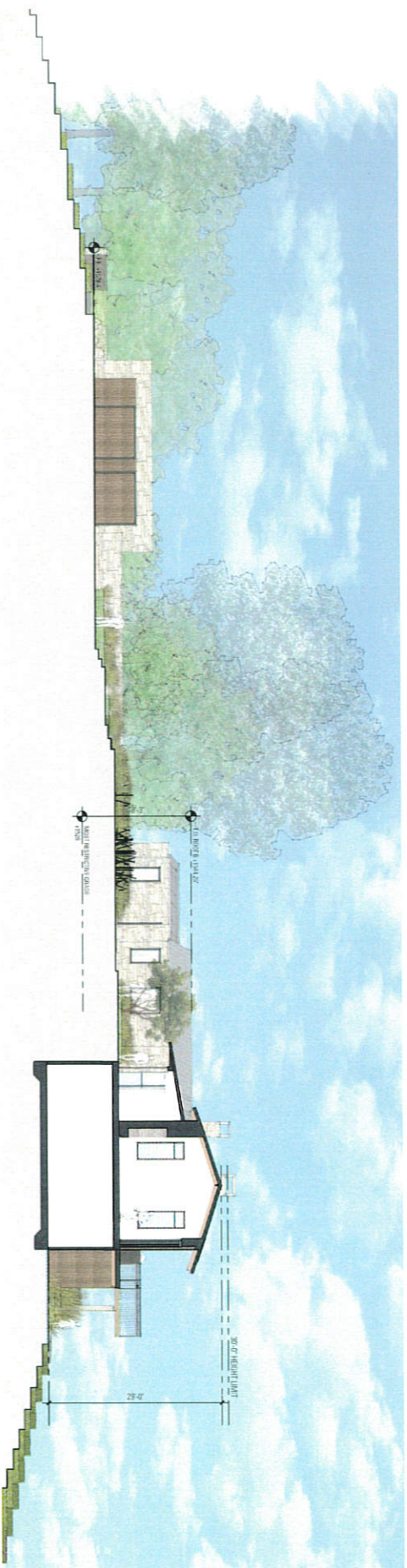
10.15.2014



A1.4



2 SECTION THROUGH ENTRY COURT FACING WEST  
A1.5 1/8" = 1'-0"



1 SECTION THROUGH ENTRY COURT FACING EAST  
A1.5 1/8" = 1'-0"

EARL RESIDENCE

SAN CLEMENTE TRAIL, LOT 118, CARMEL, CA

SECTIONS



SECTION THROUGH MAIN CIRCULATION AREAS FACING SOUTH

EARL RESIDENCE

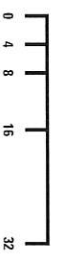
SAN CLEMENTE TRAIL, LOT 118, CARMEL, CA

SECTIONS

**BAR** architects  
901 Battery Street, Suite 300 | San Francisco, CA 94111 | 415 293 5700 | www.bararch.com

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10.15.2014



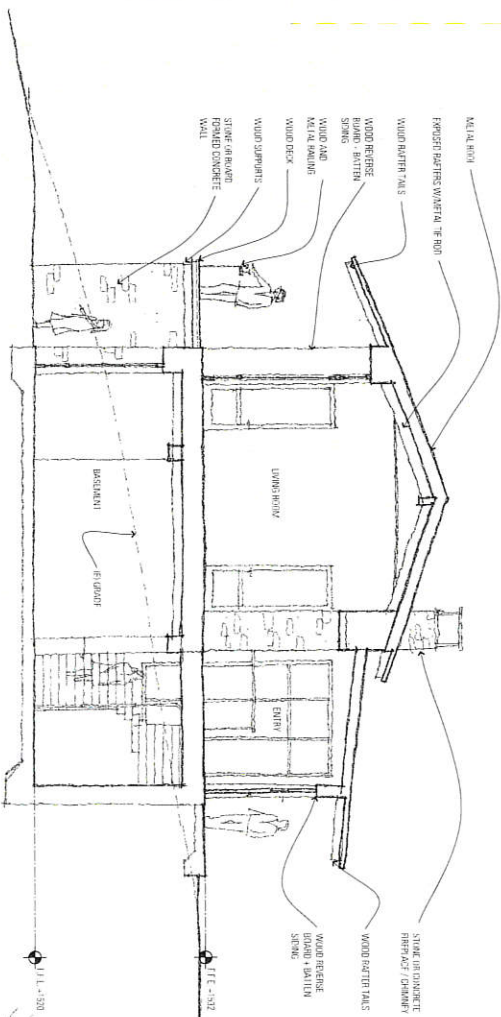
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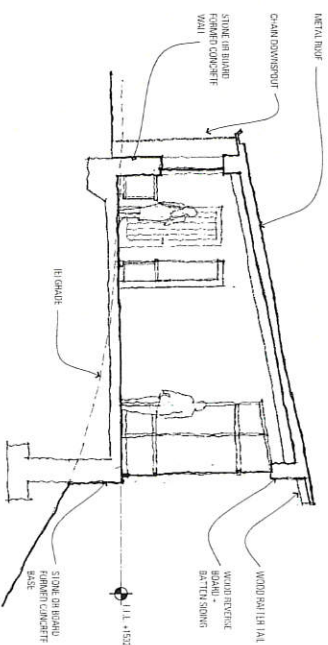
1 VIEW LOOKING TOWARDS SOUTHEAST CORNER



2 VIEW LOOKING TOWARDS ENTRY



3 DETAIL SECTION AT LIVING ROOM / BASEMENT



4 DETAIL SECTION AT MASTER BEDROOM

EARL RESIDENCE

SAN CLEMENTE TRAIL, LOT 118, CARMEL, CA

DETAILS + PERSPECTIVES

**BAR architects**  
901 Battery Street, Suite 300 | San Francisco, CA 94111 | 415 293 5700 | www.bararch.com

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0

2

4

8

16

A1.7



Google

Directions from 12 San Clemente Trail to Charles Benson Rd

0 12 San Clemente Trail

Carmel, CA 93923

▲ The red line indicates the route to the destination

Take Robinson Canyon Rd to Carmel Valley Rd

1 1. Head west on San Clemente Trail toward Arroyo Seco

2 2. Turn right onto Robinson Canyon Rd

3 3. Turn right onto Carmel Valley Rd

4 4. Follow Carmel Valley Rd and CA 1 N to Charles Benson Rd

5 5. Turn right onto CA 1 N

6 6. Turn left onto Charles Benson Rd

7 7. Turn right onto Charles Benson Rd

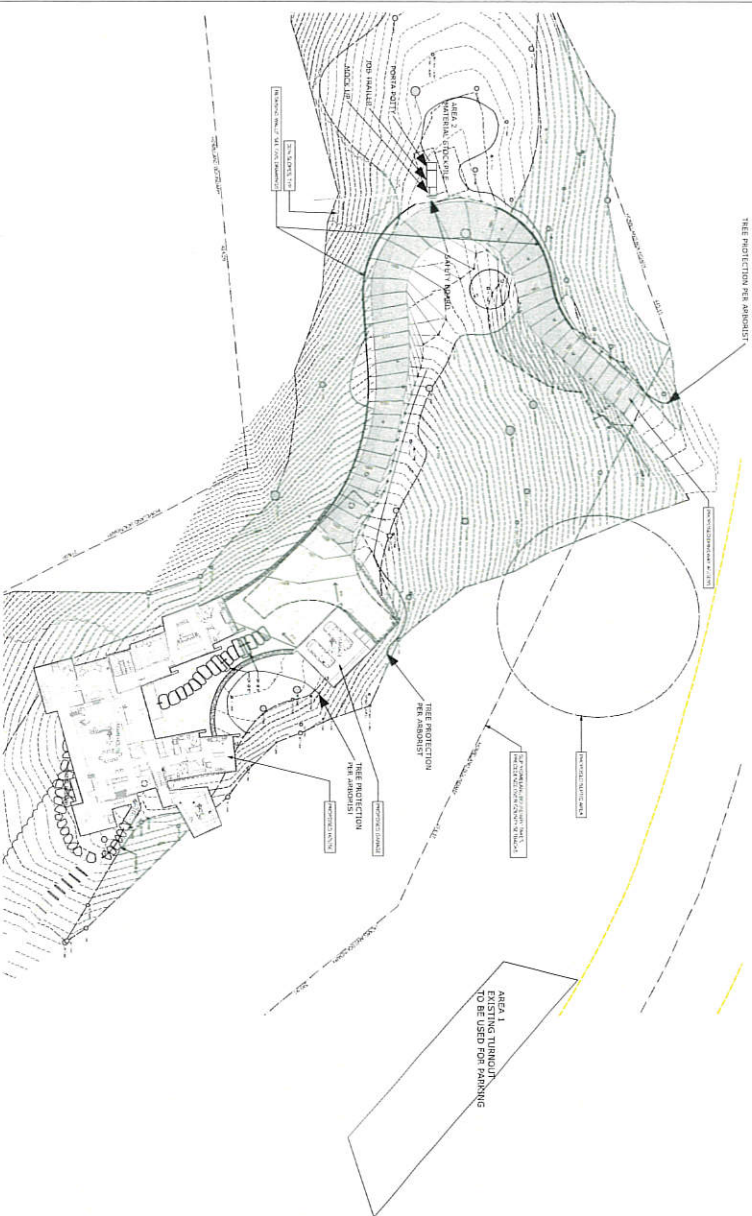
8 8. Turn right onto Charles Benson Rd

9 9. Turn right onto Charles Benson Rd

These directions are for informational purposes only. They are not intended to be used as a legal document. The user is responsible for verifying the accuracy of the directions and for any delays or other consequences that may result from using the directions.

Charles Benson Rd

Carmel, CA 93923



## CONSTRUCTION NOTES

1. ALL WORK SHALL TAKE PLACE DURING DAYLIGHT HOURS, MONDAY - FRIDAY, 8 AM TO 5 PM.
2. WATER AT ACTIVE CONSTRUCTION AREAS AT LEAST TWICE PER DAY, FREQUENCY SHOULD BE BASED UPON THE TYPE OF OPERATION, SOIL, AND WIND EXPOSURE.
3. ALL CONSTRUCTION ACTIVITIES SHALL BE HALTED DURING PERIODS OF HIGH WINDS (15 MPH).
4. HAIL TRUCKS SHALL MAINTAIN 2 - FEET FREEBOARD AND BE COVERED.
5. COVER INACTIVE STORAGE PILES.
6. THE SIGNED PERMITS AND THE APPROVED CONSTRUCTION PLANS SHALL BE MAINTAINED IN A CONSPICUOUS LOCATION AT THE CONSTRUCTION JOB SITE AT ALL TIMES, AND THAT COPIES ARE AVAILABLE FOR AGENCY REVIEW UPON REQUEST. ALL PERSONS INVOLVED WITH THE CONSTRUCTION SHALL BE BRIEFED ON THE CONTENT AND MEANING OF THE PERMITS AND THE APPROVED CONSTRUCTION PLANS, AND THE PUBLIC REVIEW REQUIREMENTS APPLICABLE TO THEM, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. EQUIPMENT WASHING, REFUELING AND SERVICING SHALL TAKE PLACE ONLY ON SITE. APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE USED TO ENSURE THAT NO SPILLS OF PETROLEUM PRODUCTS SHALL BE RELEASED TO THE ENVIRONMENT. SEE THE EROSION CONTROL PLAN FOR FURTHER SPECIFICATIONS.
8. THE CONSTRUCTION SITE SHALL MAINTAIN GOOD CONSTRUCTION SITE HOUSEKEEPING CONTROLS AND PROCEDURES (E.G.: CLEANUP ALL LEAKS, DRIPS, AND OTHER SPILLS IMMEDIATELY; KEEP MATERIALS COVERED AND OUT OF THE RAIN, INCLUDING COVERING EXPOSED PILES OF SOILS AND WASTES, DISPOSE OF ALL WASTES PROPERLY, PLACE TRASH RECEPTACLES ON SITE FOR THAT PURPOSE, AND COVER OPEN TRASH RECEPTACLES DURING WET WEATHER).
9. ALL EROSION AND SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AS WELL AS AT THE END OF EACH WORKDAY, AT A MINIMUM, SILT FENCES, OR EQUIVALENT APPARATUS, SHALL BE INSTALLED AT THE PERIMETER OF THE CONSTRUCTION SITE TO PREVENT CONSTRUCTION-RELATED RUNOFF AND/OR SEDIMENT FROM LEAVING THE SITE.

## CONSTRUCTION COORDINATOR

CONTRACTOR SHALL PROVIDE A CONSTRUCTION COORDINATOR THAT CAN BE CONTACTED DURING CONSTRUCTION. SHOULD QUESTIONS ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRIES AND IN EMERGENCIES), THEIR CONTACT INFORMATION (INCLUDING THEIR ADDRESS AND 24-HOUR PHONE NUMBER) SHALL BE POSTED PROMINENTLY AT THE JOB SITE IN A MANNER THAT PROVIDES INFORMATION IS READILY ACCESSIBLE FROM PUBLIC VIEWING AREAS. THE POSTING SHALL INDICATE THAT THE CONSTRUCTION COORDINATOR SHOULD BE CONTACTED TO ANSWER ANY QUESTIONS THAT ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRIES AND IN EMERGENCIES). THE CONSTRUCTION COORDINATOR SHALL RECORD THE NAME, PHONE NUMBER AND NATURE OF ALL COMPLAINTS AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24 HRS OF RECEIPT OF THE COMPLAINT OR INQUIRY.

## CONSTRUCTION ACTIVITY DESCRIPTION

DURATION: 12 MONTHS

MONDAY THRU FRIDAY 8AM - 5PM

10 WORKERS

6 REGULAR PICKUP TRUCKS

80% RECYCLE RATE FOR LUMBER.

TRASH AND UNRECYCLED DEBRIS ARE COLLECTED ON SITE IN A PORTABLE TRAILER AND REMOVED BY TOWING BEHIND A REGULAR PICKUP TRUCK ONCE A MONTH TO THE MARINA LANDFILL.

AREA 1: VEHICULAR PARKING ON EXISTING TURNOUT

AREA 2: MATERIAL STOCKPILE

THE ONLY GRADING TO BE DONE IS TO CUT THE FOOTINGS, THERE IS NO IMPORT OR EXPORT OF DIRT.

C M P

EARL RESIDENCE  
12 SAN CLEMENTE TRAIL  
CARMEL, CA 93923

## CONSTRUCTION MANAGEMENT PLAN

DATE : OCTOBER 2014

SCALE : AS SHOWN

Stocker & Allaire

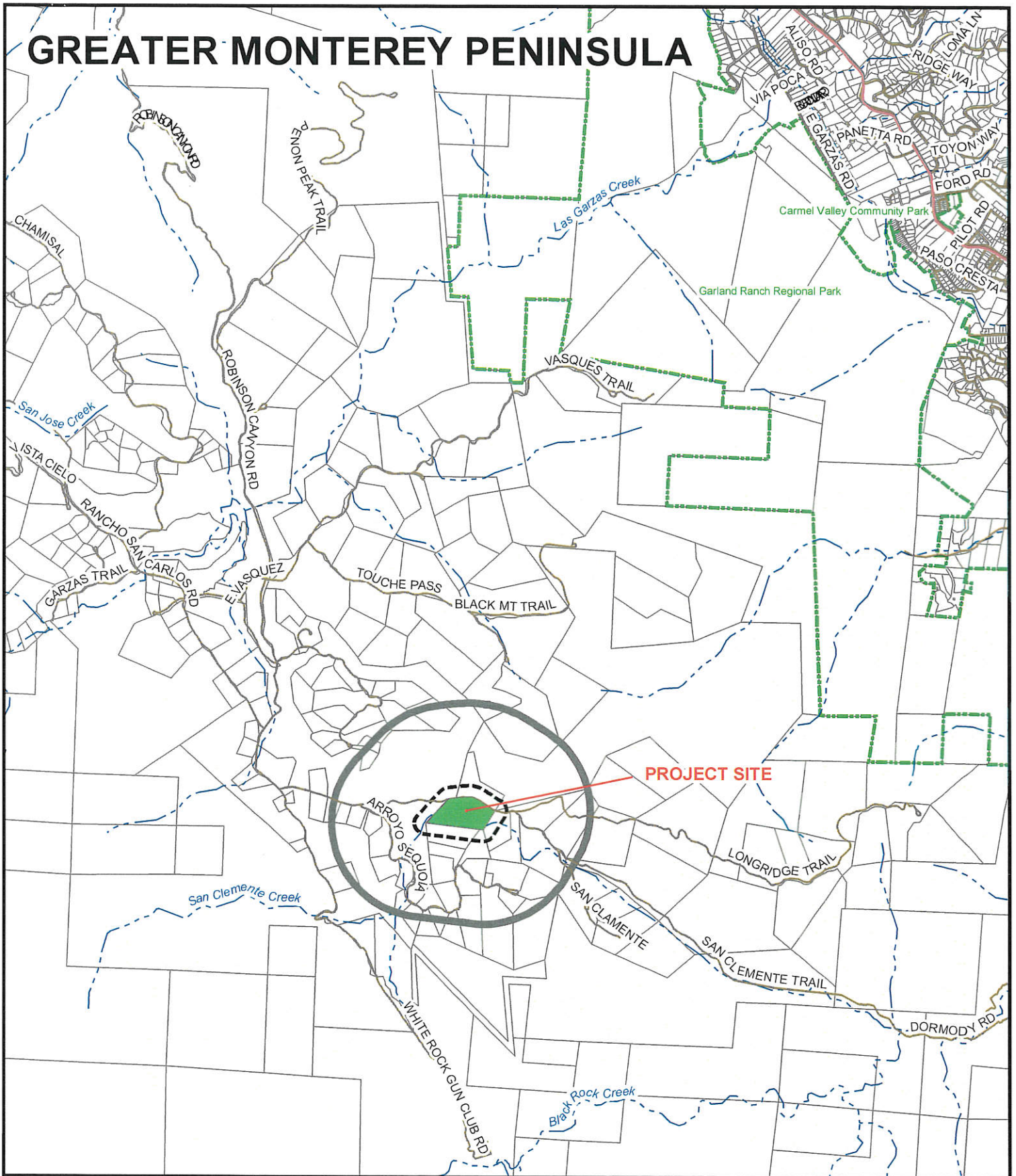
General Contractors, Inc.

Lic. # 504797

211 Mandeville Court, Monterey, CA 93940

831.375.1899 Fax 831.375.1460

# GREATER MONTEREY PENINSULA

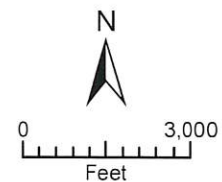


APPLICANT: EARL

APN: 239-091-043-000

FILE # PLN140660

2500' Limit 300' Limit Water



PLANNER: BOGDAN



## SANTA LUCIA PRESERVE

December 15, 2014

Richard Beard  
Richard Beard Architects  
2475 3<sup>rd</sup> Street  
San Francisco, California 94107

RE: Lot 118 Earl Residence – DRB Final Approval

Dear Richard:

The Design Review Board has review and approved the plans from Bernard Trainor and Associates dated 12-10-14 with the changes required from the Final Design Review Meeting. The Earl's may proceed with the County submittal process.

If there are any changes, please submit one full size, one half size and one 11x17 size revised sheets to the DRB for review and approval. Once the owners are ready to start construction, please contact Kristin Setliff to set up a Pre-Construction meeting.

If you have any questions, please feel free to contact me at 831-620-6710 or via email at [llerable@santaluciapreserve.com](mailto:llerable@santaluciapreserve.com).

Regards,

A handwritten signature in black ink, appearing to read "Lindsay Lerable". The script is fluid and cursive, with the first name "Lindsay" being more prominent than the last name "Lerable".

Lindsay Lerable  
DRB Manager

CC Jeff and Medina Earl  
Bernard Trainor and Associates  
Lisa Victor  
DRB



26700 Rancho San Carlos Road  
Carmel, CA 93923  
Phone: 831.626.8595  
Fax: 831.626.8522  
[www.slconservancy.org](http://www.slconservancy.org)

September 29, 2014  
Carmel, California

Monterey County Planning Department  
168 W Alisal Street  
Salinas, CA 93901

Re: Lot 118 Earl Residence – Amendment to Existing Driveway Location

To whom it may concern,

After considering the aspects of both locations, the Santa Lucia Conservancy believes that the existing driveway alignment on Lot 118 is preferred over the previously-approved driveway alignment, for the following reasons:

- (1) The existing location has a shorter total length where it passes through the Openland.
- (2) The existing location results in a gentler slope, less grading and fewer retaining walls.
- (3) The existing location resulted in a reduction in trees removals and tree impacts.
- (4) Moving the existing driveway to the previously-approved location would cause significant ecological damage to both locations.

If you have any questions or comments, please feel free to contact me at the office at (831) 626-8595 x103 or via email at [chauser@slconservancy.org](mailto:chauser@slconservancy.org).

Sincerely,

Christopher Hauser  
Director of Land Stewardship  
Santa Lucia Conservancy

Cc: Richard Beard  
Jeff and Medina Earl

December 15, 2014

Grace Bogdan  
County of Monterey - Planning Department  
168 West Alisal, 2nd Floor  
Salinas  
CA 93901

Lot: Earl Residence, Santa Lucia Preserve Lot 118  
12 San Clemente Trail  
Carmel, CA 93923

APN: 239-091-043

### **Planning Application Project Scope**

#### Property Description

This 24 acre property lies on a heavily wooded site within the Santa Lucia Preserve. The terrain is steep with some slopes of more than 60%. There is currently a short unpaved road from San Clemente Trail that goes partially up to the building site. The trees are primarily coast live oaks with some valley oaks and California bays.

#### Proposed Scope of Work

The three bedroom residence will consist of a 3,589 square foot Main Level, a 1,404 square foot Basement Level and a 646 square foot detached Garage.

The proposed building site is on the uppermost and flattest area of the land; this area has slopes ranging from approximately 3% to 30%. The house has been sited to respond to the slope constraints and to assure the health of as many of the trees as possible. A small portion of the Master Bedroom, Guestroom, and Hobby Room impinges upon slopes of slightly over 25%.

A new driveway winds up to the building site. Guest parking will be located about one-third of the way up this drive at an elevation of approximately +1504. The Arrival Court, at +1529, accommodates a fire truck turn around and an additional guest parking space.

Early coordination with the project arborist has resulted in a house and driveway that are sited to have minimal impact on the surrounding oaks. Twenty-six trees are proposed for removal.

The highest ridge of the house, the main living area, is 29 feet above the lowest existing grade. The remaining ridges are 23 feet or lower.

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# **Santa Lucia Preserve Lot 118 Biological Assessment**

**Prepared for:**

Jeff & Medina Earl

**Prepared by:**

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**July 2014**



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## INTRODUCTION

DENISE DUFFY & ASSOCIATES, Inc. (DD&A) was contracted by Jeff and Medina Earl to prepare a Biological Assessment for Lot 118 (APN: 239-091-043; 12 San Clemente Trail), located within the Santa Lucia Preserve (Preserve), in Monterey County, California (Figures 1 and 2). The project consists of an approved residential development within the parcel's designated homeland site. The purpose of this study is to identify any changed circumstances or new information not adequately addressed in the *Santa Lucia Preserve Project Environmental Impact Analysis* (EIR; Jones & Stokes, 1995), in an effort to determine the need for additional analysis in accordance with California Environmental Quality Act (CEQA) Guidelines Section 15162 and Monterey County policy and requirements. This report is an analysis of the approved project in the context of the approved EIR, but necessary to ensure no new information or changed circumstances have occurred since the certification of the environmental documents and entitlements in the mid-1990s.

### Project Description

The project site is located in the foothills on the southern side of Carmel Valley (Figure 1), within the Santa Lucia Preserve (Preserve), a 20,000 acre, low-density housing development and permanent nature preserve. Over 80% of the Preserve is undeveloped (wildlands) and is owned and managed as open space by the Santa Lucia Conservancy (SLC), an independent land conservation entity. Approximately 300 residences are approved for development on the Preserve, each development restricted by a defined building envelope (homeland). The remainder of each parcel is to remain open space (openland) and has a conservation easement placed on it, prohibiting development in perpetuity. As a key component of the planning for the Preserve, homelands were cited to avoid biological resources. As a result, the entitlement of the Preserve facilitated the permanent protection of over 18,000 acres of high value habitat and locates all development on the least sensitive areas, avoiding almost all impacts to riparian and wetland habitat, coastal prairie, and habitat for special-status plant and wildlife species. The proposed project includes only development within the approved homeland boundary of Lot 118.

### Background

In 1994, the Rancho San Carlos Partnership (RSCP) submitted the Comprehensive Development Plan for the 20,000-acre Rancho San Carlos, creating the Santa Lucia Preserve. The Comprehensive Development Plan outlined resource protection principles and identified the location of development and preservation areas throughout the Preserve. The Comprehensive Development Plan designated 18,000 acres of the Preserve's most valuable environmental resources as open space to be retained permanently as "Preserve Lands" for grazing, recreation and resource conservation. In 1994-1995, the County prepared and circulated a Draft EIR for the entire Santa Lucia Preserve Comprehensive Development Plan (EIR No 94-005). In February 1996, the County certified the Final EIR and approved the Santa Lucia Preserve Comprehensive Development Plan, subject to Conditions of Approval (Resolution 96-059 and 96-060 for PC94067, and Resolution 96-059 for PC94218). In August 1997, the County re-approved the Santa Lucia Preserve Comprehensive Development Plan (Resolution No. 97-360), including certification of an addendum to the Final EIR.

Subsequent to certification of the EIR and project approval, a number of events transpired which resulted in minor modifications to the project and the circumstances under which the project would have been undertaken. These include the listing of the California red-legged frog as endangered under the federal Endangered Species Act (ESA) and the listing of the steelhead as threatened under the ESA. Pursuant to the ESA, the U.S. Fish and Wildlife Service (Service) issued a "no jeopardy" biological opinion for the project. In August 1997, the County re-approved the Santa Lucia Preserve Comprehensive Development Plan (Resolution No. 97-360), including certification of the addendum to the Final EIR. The addendum determined the changes and new information identified did not result in any new significant



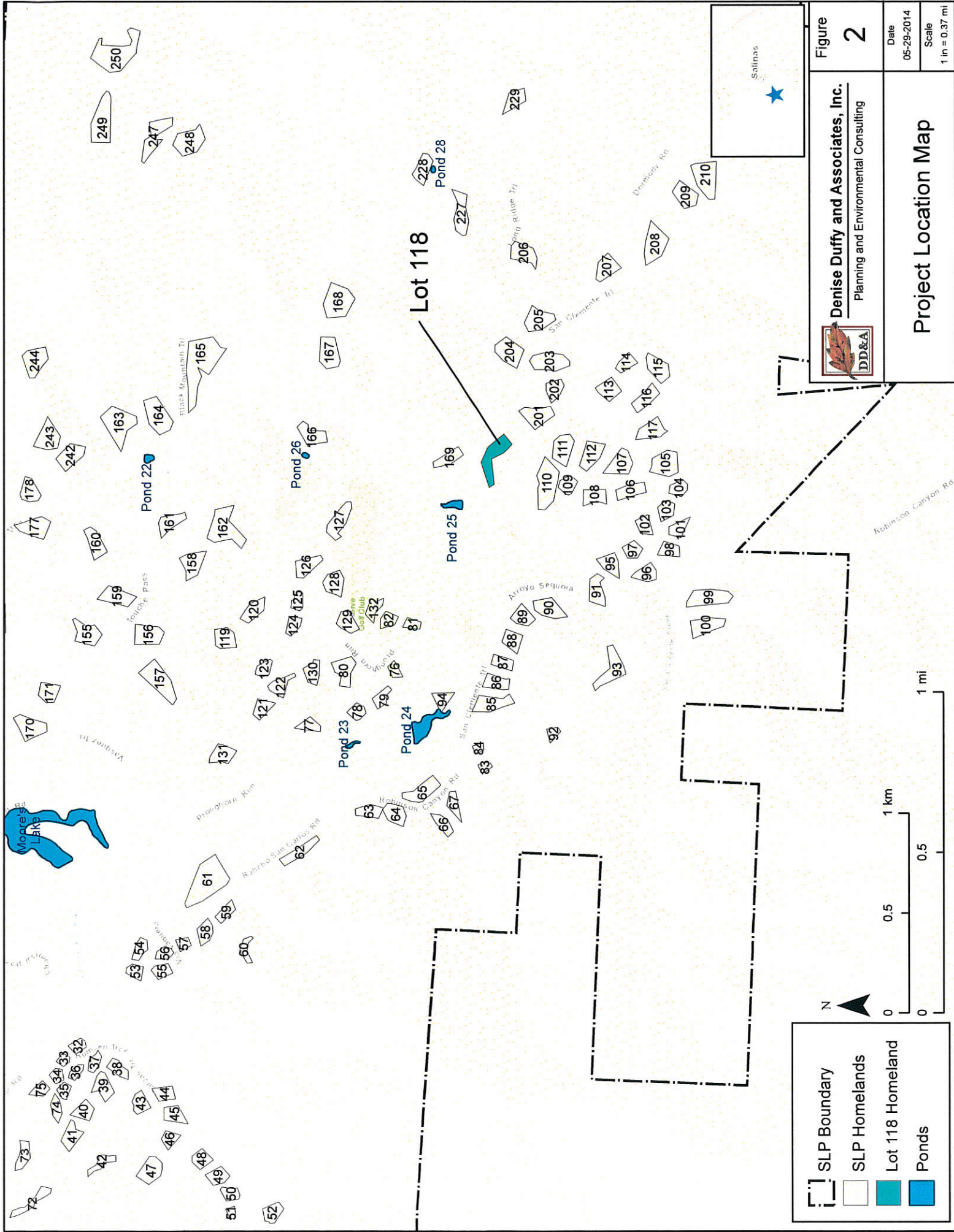
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1 in = 0.37 mi

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## Project Location Map



environmental effects beyond those evaluated in the final EIR. Lot 118 was described and analyzed in the above approved documents for the Preserve. No changes to the previously approved development are being proposed.

## METHODS

The attached report is an analysis of the currently approved project in the context of the EIR and its Addendum. The intent of the report is to document the sensitive biological resources present within the Lot 118 homeland, as identified in the existing CEQA document, and to clearly identify and disclose any potential new biological impacts not previously evaluated in the EIR and Addendum in an effort to determine the need for additional analysis in accordance with CEQA Guidelines.

### Personnel and Survey Dates

A reconnaissance survey was conducted at the project site on May 23, 2014 by DD&A Associate Environmental Scientist, Matthew Johnson, and Assistant Environmental Scientist, Jami Davis, to verify that site conditions had not changed from that documented in the EIR. The survey consisted of verification of the habitat mapping and evaluation of the presence or potential presence of special-status species not evaluated within the EIR. Prior to conducting the field surveys, available reference materials were reviewed, including the California Department of Fish and Wildlife (Department) California Natural Diversity Database (CNDDDB) occurrence reports (Department, 2014) and numerous biological reports prepared for the Preserve (see “Data Sources” below).

### Special-Status Species

Special-status species are those plants and animals that have been formally listed or proposed for listing as Endangered or Threatened, or are Candidates for such listing under the federal ESA or the California Endangered Species Act (CESA). Listed species are afforded legal protection under the ESA and CESA. Species that meet the definition of Rare or Endangered under the CEQA Section 15380 are also considered special-status species. State species of special concern meet this definition and are typically provided management consideration through the CEQA process, although they are not legally protected under the ESA or CESA. Additionally, the Department also includes some animal species that are not assigned any of the other status designations in the CNDDDB “Special Animals” list. The Department considers the taxa on this list to be those of greatest conservation need, regardless of their legal or protection status.

Plants listed as rare under the California Native Plant Protection Act (CNPPA) or on the California Native Plant Society (CNPS) lists are also treated as special-status species. In general, Department considers plant species on List 1 (List 1A [Plants Presumed Extinct in California] and List 1B [Plants Rare, Threatened, or Endangered in California and Elsewhere]), or List 2 (Plants Rare, Threatened, or Endangered in California, But More Common Elsewhere) of the CNPS *Inventory of Rare and Endangered Vascular Plants of California* (CNPS, 2010) as qualifying for legal protection under this CEQA provision.<sup>1</sup> In addition, species of vascular plants, bryophytes, and lichens listed as having special-status by the Department are considered special-status plant species (Department, 2014).

Raptors (e.g., eagles, hawks, and owls) and their nests are protected under both federal and state laws and regulations. The federal Migratory Bird Treaty Act (MBTA) of 1918 and Fish and Game Code Section 3513 prohibit killing, possessing, or trading migratory birds except in accordance with regulation prescribed by the Secretary of the Interior. Birds of prey are protected in California under Fish and Game Code Section 3503.5. Section 3503.5 states that it is “unlawful to take, possess, or destroy the nest or eggs of any such bird except otherwise provided by this code or any regulation adopted pursuant thereto.” In addition, fully protected species under the Fish and Game Code Section 3511 (birds), Section 4700

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<sup>1</sup> Species on CNPS List 3 (Plants About Which We Need More Information - A Review List) and List 4 (Plants of Limited Distribution - A Watch List) may, but generally do not, qualify for protection under this provision.

(mammals), Section 5515 (fish), and Section 5050 (reptiles and amphibians) are also considered special-status animal species. Species with no formal special-status designation but thought by experts to be rare or in serious decline are also considered special-status animal species (Department, 2014).

After careful consideration, the Department has removed the Service's federal species of concern designation from the CNDDDB. The federal species of concern list was an internal Service list maintained by some of the field offices comprised of taxa that were formerly designated as Candidate categories C1 and C2 plus some other miscellaneous taxa. This list is no longer updated within the Ventura Service office. As a result, the federal species of concern designation is not considered an indicator of special-status species status in this analysis.

### **Sensitive Habitats**

Sensitive habitats include riparian corridors, wetlands, habitats for legally protected species, areas of high biological diversity, areas supporting rare or special-status wildlife habitat, and unusual or regionally restricted habitat types. Habitat types considered sensitive include those listed on the CNDDDB's working list of high priority and rare natural communities (i.e., those habitats that are Rare or Endangered within the borders of California) (Department, 2010), those that are occupied by species listed under ESA or are critical habitat in accordance with ESA, and those that are defined as Environmentally Sensitive Habitat Areas (ESHA) under the California Coastal Act (CCA). Specific habitats may also be identified as sensitive in City or County General Plans or ordinances. Sensitive habitats are regulated under federal regulations (such as the Clean Water Act and Executive Order 11990 – Protection of Wetlands), state regulations (such as CEQA and the Department Streambed Alteration Program), or local ordinances or policies (such as City or County tree ordinances, Habitat Management Plan [HMP] areas, and General Plan elements).

### **Data Sources**

The primary literature and data sources reviewed in order to determine the occurrence or potential for occurrence of special-status species at the project site are as follows: current agency status information from the Service and Department for species Listed, Proposed for listing, or Candidates for listing as Threatened or Endangered under ESA or CESA, and those considered Department "species of special concern" (2014); the CNPS *Inventory of Rare and Endangered Vascular Plants of California* (CNPS, 2010); CNDDDB occurrence reports (Department, 2014), the *Protocol-level California Tiger Salamander Survey Report for the Santa Lucia Preserve, Monterey County, California* (DD&A, 2008); the *2013 Stock-Pond Survey Report for the Santa Lucia Preserve, Monterey County, California* (DD&A, 2013); the *Santa Lucia Preserve Project Environmental Impact Report* (Jones & Stokes, 1995), *County of Monterey Santa Lucia Preserve Addendum to EIR (No. 94-005)* (Jones & Stokes, 1997); *Final Special-Status Biological Resources Report for Rancho San Carlos* (BioSystems Analysis, Inc. 1994); and technical appendices 6.1-List of Plant Species by Habitat Encountered at Rancho San Carlos and 6.2-Rancho San Carlos Habitat List and Descriptions from the *SLP Resource Management Plan* (RCSP, 1994a and 1994b).

### **Botany**

Vegetation on the project site was classified and mapped during surveys of the Preserve (RSCP, 1994a and PMC, 2004). This information was reviewed during the field surveys in order to confirm or update the data. The final characterization of the vegetation of the project site is based on field observations. Information regarding the distribution and habitats of local and state vascular plants were reviewed (Howitt and Howell, 1964 and 1973; Munz and Keck, 1973; Baldwin, et.al., 2012; Matthews, 2006; Jepson Flora Project, 2012). Scientific nomenclature for plants in this report follows Baldwin, et.al., (2012) and common names follow Matthews (2006).

### Wildlife

The following literature and data sources were reviewed: Department reports on special-status wildlife (Remsen, 1978; Williams, 1986; Jennings and Hayes, 1994; Thelander, 1994) and California Wildlife Habitat Relationships Program species-habitat models (Department, 2008; Zeiner et al., 1988; and Zeiner et al., 1990); and general wildlife references (Stebbins, 1985).

## RESULTS

### Habitat Types

The EIR identified one habitat type within the Lot 118 homeland (Figure 3): mixed oak woodland (Jones & Stokes, 1995). The May 2014 site survey verified that the current habitat has not changed since the original survey.

### Sensitive Habitats

The project site is within critical habitat mapping unit MNT-2 for the federally Threatened CRLF, which was designated by the Service in 2006 (71 FR 19243-19346) and revised in 2010 (75 FR 12816-12959). Although the designation of critical habitat occurred after certification of the EIR, impacts to CRLF habitat was analyzed in the document and a “no jeopardy” biological opinion was issued by the Service. More importantly, a critical habitat designation applies only when federal funding, permits, or projects are involved. Critical habitat requirements do not apply to citizens engaged in activities on private land that do not involve a federal agency. As such, this new information does not result in the identification of new significant impacts and requires no new mitigation.

aquatic sampling

### Special-Status Plant Species

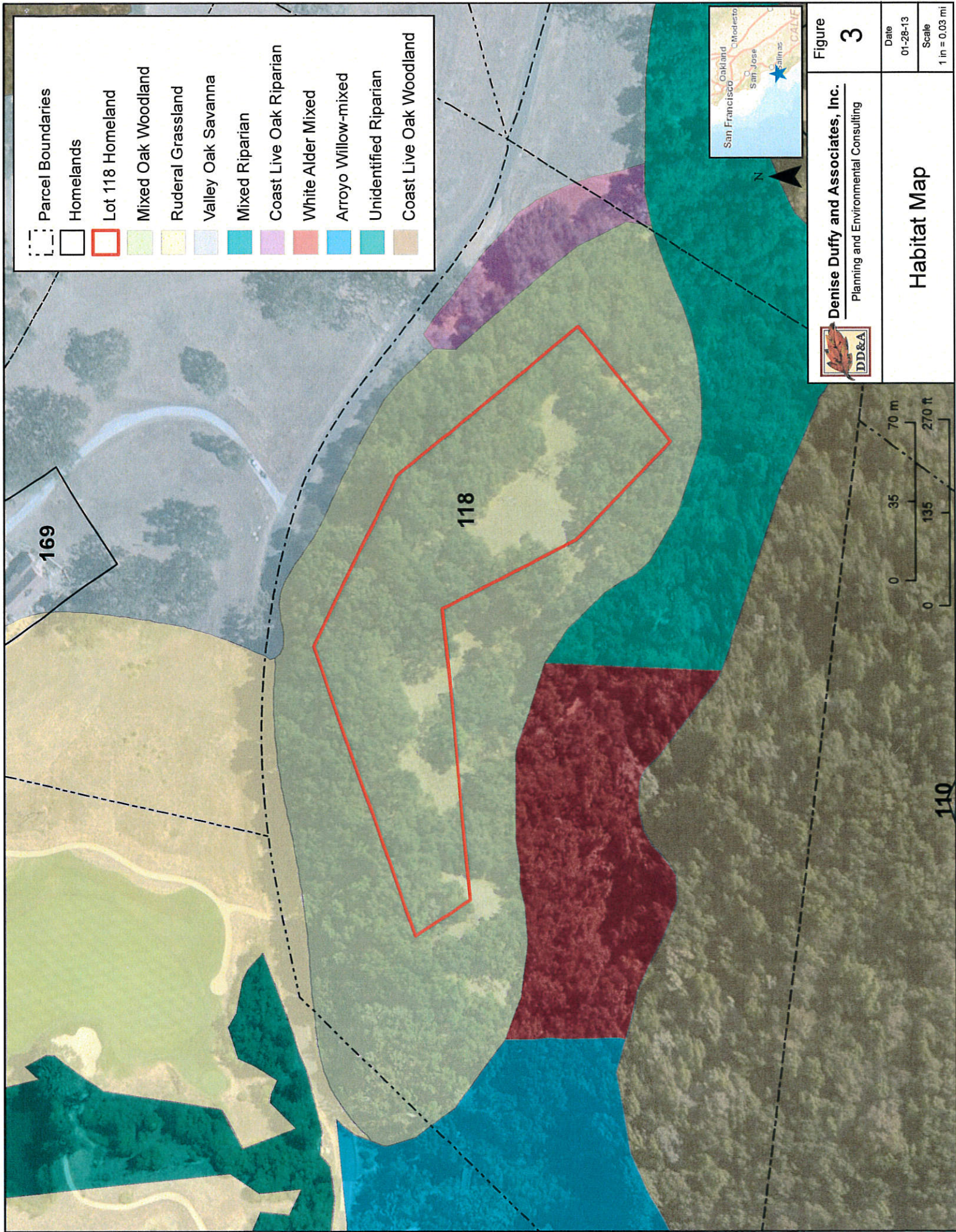
As part of the effort to determine any changed circumstances within the Lot 118 homeland, an analysis was completed to determine if any special-status plant species with known occurrences in the vicinity have become present within the site subsequent to the preparation of the EIR. A list of special-status plants with the potential to occur on the site was compiled utilizing all available occurrence data, including CNDDDB occurrences from the Seaside and Mt. Carmel quadrangles, and all relevant SLP documents. Each species was analyzed to determine if appropriate habitat existed within the site (Appendix A). A presence/absence survey was conducted at the appropriate time of year to survey for species that have been determined to have the potential to occur on the site based on the presence of appropriate habitat (May 2014). No special-status plants were identified during the survey and none are expected to occur.

### Special-Status Wildlife

The EIR identified 33 special-status wildlife species within the SLP. Potential impacts to these species that might occur as a result of the development of Lot 118 were described and analyzed in the EIR. No new impacts have been identified. Mitigation measures are provided in the EIR to avoid or reduce impacts to these species to a less-than-significant level under CEQA. However, there is new information for one of the wildlife species identified in the EIR as having the potential to occur: California tiger salamander (CTS; *Ambystoma californiense*).

New information specific to CTS includes the following: CTS was listed as federally Threatened on August 4, 2004 (69 FR 47211-47248) and state threatened on March 3, 2010; revised methods used to evaluate potential impacts to CTS have been published by Department and the Service.

The EIR included CTS as a special-status species that was known to occur within the Preserve at Pond 13. In locating development for the Preserve, all ponds were avoided and residential development was significantly limited in the vicinity of Penon Peak. The EIR concluded that in doing so, impacts to pond-breeding species were considered less-than-significant.



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**Figure 3**

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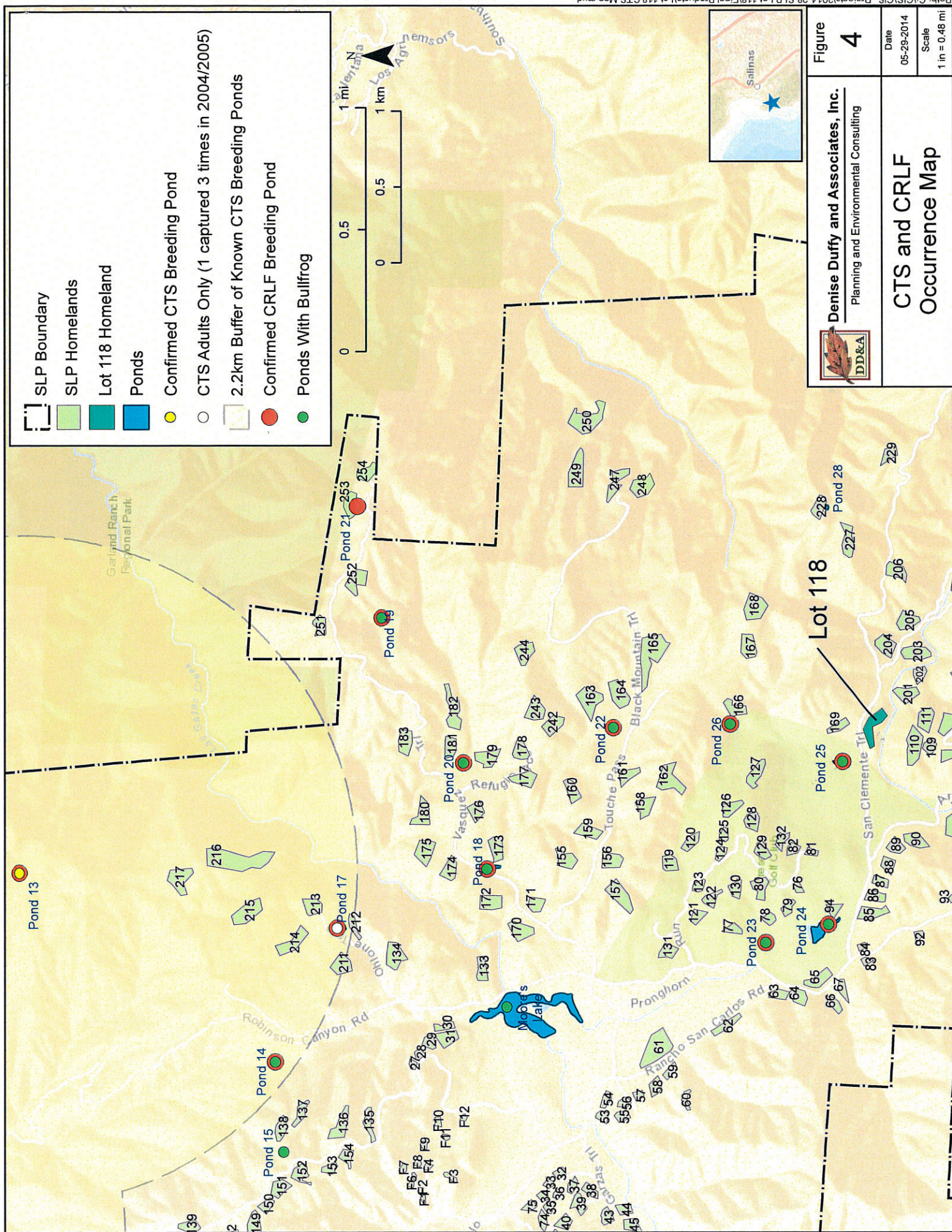
# Habitat Map

Starting in 2002, the RSCP, with guidance from the Service and Department, engaged in a Preserve-wide protocol-level survey effort to document CTS demography and census what ponds were being used as breeding resources by the species. Protocol aquatic surveys were conducted at all 28 ponds on the Preserve from 2003 through 2007. The protocol includes surveying the ponds three times each year during the spring and early summer. During that same time frame, 17 of the 28 ponds were determined to be potential breeding habitat. Upland protocol drift fence/pit-fall trap studies were conducted at the 17 ponds that represented potential breeding habitat. These studies consisted of installing fencing and pitfall traps around a target pond and checking the traps on a daily basis during rain events for the duration of the rainy season (October 15 through March 15). The result of this exhaustive survey and trapping effort is a detailed understanding of the distribution of this species within the Preserve.

Subsequent to the certification of the EIR, CTS were documented to breed in four additional ponds on the Preserve, (Ponds 2, 3, 10, and 11). Currently, the Service and Department assume the presence of this species in appropriate habitats within 2.2 kilometers of a known breeding pond unless a negative finding is shown through protocol surveys. However, current scientific information indicates that greater than 95% of dispersing CTS are found within 630 meters of a breeding pond.

Lot 118 is not within 2.2 kilometers of a known breeding pond (Figure 4). No CTS are present within the homeland of Lot 118 and no impacts will occur to CTS as a result of the project.

A search of current published occurrence data did not identify any new occurrences of special-status wildlife species within Lot 118. Further, the search did not identify any additional special-status wildlife species occurring within the Seaside or Mt. Carmel USGS Quads that were not evaluated in the EIR. As such, development within Lot 118 is unlikely to result in impacts to special-status wildlife species that were not evaluated within the EIR.



## **SUMMARY**

An evaluation was conducted to determine if there were any changed circumstances or new information relevant to biological resources for Lot 118 that were not evaluated within the EIR or Addendum. It was determined that there were no changed circumstances, but there was new information. However, the new information does not result in any new impacts and no new mitigation or additional analysis is required. The new information is summarized below:

The project site is within critical habitat mapping unit MNT-2 for the federally Threatened CRLF, which was designated by the Service in 2006 and revised in 2010. However, impacts to CRLF habitat were analyzed in the EIR supplement and mitigation was provided. More importantly, a critical habitat designation applies only when federal funding, permits, or projects are involved. Critical habitat requirements do not apply to citizens engaged in activities on private land that do not involve a federal agency. As such, this new information does not result in the identification of new impacts and requires no new mitigation.

The regulatory status, regulatory agency impact analysis methods, and the known distribution of CTS within the Preserve have changed since the preparation and certification of the EIR. However, Lot 118 is not within the standard regulatory buffer of 2.2 kilometers from a known breeding pond. Therefore CTS do not occur within the Lot 118 homeland, no impacts will occur to this species and no new mitigation is required.

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# **Appendix A**

## Special-Status Plant Species Table

**Special-Status Plant Species Table**

<b>Species</b>	<b>Status (Service/ Department/CNPS)</b>	<b>General Habitat</b>	<b>Blooming Period</b>	<b>Potential Presence Within Lot 118 Homeland</b>
<i>Allium hickmanii</i> Hickman's onion	-- / -- / 1B	Closed-cone coniferous forests, maritime chaparral, coastal prairie, coastal scrub, and valley and foothill grasslands at elevations of 5-200 meters. Bulbiferous perennial herb in the Alliaceae family.	March-May	<b>Not Present:</b> No suitable habitat within homeland. Homeland is above the known elevation range for this species.
<i>Arctostaphylos edmundsii</i> Little Sur manzanita	-- / -- / 1B	Coastal bluff scrub and chaparral on sandy soils at elevations of 30-105 meters. Evergreen shrub in the Ericaceae family.	November-April	<b>Not Present:</b> No suitable habitat within homeland. Homeland is above the known elevation range for this species.
<i>Arctostaphylos hookeri</i> ssp. <i>hookeri</i> Hooker's manzanita	-- / -- / 1B	Closed-cone coniferous forest, chaparral, cismontane woodland, and coastal scrub on sandy soils at elevations of 85-536 meters. Evergreen shrub in the Ericaceae family.	January-June	<b>Not Present:</b> Habitat for the species is present. Not identified during survey in May 2014.
<i>Arctostaphylos montereyensis</i> Toro manzanita	-- / -- / 1B	Maritime chaparral, cismontane woodland, and coastal scrub on sandy soils at elevations of 30-730 meters. Evergreen shrub in the Ericaceae family.	February-March	<b>Not Present:</b> Habitat for the species is present. Not identified during survey in May 2014.
<i>Arctostaphylos pajaroensis</i> Pajaro manzanita	-- / -- / 1B	Chaparral on sandy soils at elevations of 30-760 meters. Evergreen shrub in the Ericaceae family.	December-March	<b>Not Present:</b> No suitable habitat within homeland.
<i>Arctostaphylos pumila</i> Sandmat manzanita	-- / -- / 1B	Openings of closed-cone coniferous forests, maritime chaparral, cismontane woodland, coastal dunes, and coastal scrub on sandy soils at elevations of 3-205 meters. Evergreen shrub in the Ericaceae family.	February-May	<b>Not Present:</b> Homeland is above the known elevation range for this species.
<i>Carlquistia murii</i> Muir's tarplant	-- / -- / 1B	Montane chaparral and lower and upper montane coniferous forest at elevations of 1100-2500 meters. Perennial rhizomatous herb in the Asteraceae family.	July-August	<b>Not Present:</b> No suitable habitat within homeland. Homeland is below the known elevation range for this species.
<i>Ceanothus cuneatus</i> ssp. <i>rigidus</i> Monterey ceanothus	-- / -- / List 4	Closed cone coniferous forest, chaparral, and coastal scrub on sandy soils at elevations of 3-550 meters. Evergreen shrub in the Rhamnaceae family.	February-June	<b>Not Present:</b> No suitable habitat within homeland.
<i>Centromadia parryi</i> ssp. <i>congdonii</i> Congdon's tarplant	-- / -- / 1B	Valley and foothill grassland on alkaline soils at elevations of 0-230 meters. Annual herb in the Asteraceae family.	May-November	<b>Not Present:</b> No suitable habitat within homeland. Homeland is above the known elevation range for this species.

Species	Status (Service/ Department/CNPS)	General Habitat	Blooming Period	Potential Presence Within Lot 118 Homeland
<i>Chorizanthe douglasii</i> Douglas' spineflower	-- / -- / List 4	Chaparral, cismontane woodland, coastal scrub, and lower montane coniferous forest in sandy or gravelly soils at elevations of 55-1600 meters. Annual herb in the Polygonaceae family.	April-July	<b>Not Present:</b> Habitat for the species is present. Not identified during survey in May 2014.
<i>Chorizanthe pungens</i> var. <i>pungens</i> Monterey spineflower	FT / -- / 1B	Maritime chaparral, cismontane woodland, coastal dunes, coastal scrub, and valley and foothill grassland on sandy soils at elevations of 3-450 meters. Annual herb in the Polygonaceae family.	April-July	<b>Not Present:</b> No suitable habitat within homeland.
<i>Chorizanthe robusta</i> var. <i>robusta</i> Robust spineflower	FE / -- / 1B	Openings in cismontane woodland, coastal dunes, maritime chaparral, and coastal scrub on sandy or gravelly soils at elevations of 3-300 meters. Annual herb in the Polygonaceae family.	April-September	<b>Not Present:</b> Homeland is above the known elevation range for this species.
<i>Clarkia jolonensis</i> Jolon clarkia	-- / -- / 1B	Cismontane woodland, chaparral, riparian woodland, and coastal scrub at elevations of 20-660 meters. Annual herb in the Onagraceae family.	April-June	<b>Not Present:</b> Habitat for the species is present. Not identified during survey in May 2014.
<i>Clarkia lewisii</i> Lewis' clarkia	-- / -- / 4	Broadleaved upland forest, closed-cone coniferous forest, chaparral, cismontane woodland, and coastal scrub at elevations of 30-610 meters. Annual herb in the Onagraceae family.	May-July	<b>Not Present:</b> Habitat for the species is present. Not identified during survey in May 2014.
<i>Cordylanthus rigidus</i> ssp. <i>littoralis</i> Seaside bird's-beak	-- / SE / 1B	Closed-cone coniferous forests, maritime chaparral, cismontane woodlands, coastal dunes, and coastal scrub on sandy soils, often on disturbed sites, at elevations of 0-425 meters. Annual hemi-parasitic herb in the Orobanchaceae family.	April-October	<b>Not Present:</b> No suitable habitat within homeland. Homeland is above the known elevation range for this species.
<i>Delphinium californicum</i> ssp. <i>interius</i> Hospital Canyon California larkspur	-- / -- / 1B	Openings in chaparral, coastal scrub, and mesic areas of cismontane woodland at elevations of 230-1095 meters. Perennial herb in the Ranunculaceae family.	April-June	<b>Not Present:</b> Habitat for the species is present. Not identified during survey in May 2014.
<i>Delphinium hutchinsoniae</i> Hutchinson's larkspur	-- / -- / 1B	Broadleaved upland forest, chaparral, coastal scrub, and coastal prairie at elevations of 0-427 meters. Perennial herb in the Ranunculaceae family.	March-June	<b>Not Present:</b> Homeland is above the known elevation range for this species.
<i>Ericameria fasciculata</i> Eastwood's goldenbush	-- / -- / 1B	Openings in closed-cone coniferous forest, maritime chaparral, coastal dunes, and coastal scrub on sandy soils at elevations of 30-275 meters. Evergreen shrub in the Asteraceae family.	July-October	<b>Not Present:</b> Homeland is above the known elevation range for this species.

Species	Status (Service/ Department/CNPS)	General Habitat	Blooming Period	Potential Presence Within Lot 118 Homeland
<i>Eriogonum nortonii</i> Pinnacles buckwheat	-- / -- / 1B	Chaparral and valley and foothill grassland on sandy soils, often on recent burns, at elevations of 300-975 meters. Annual herb in the Polygonaceae family.	May-September	<b>Not Present:</b> No suitable habitat within homeland.
<i>Erysimum ammiophilum</i> Sand-loving wallflower	-- / -- / 1B	Openings in maritime chaparral, coastal dunes, and coastal scrub on sandy soils at elevations of 0-60 meters. Perennial herb in the Brassicaceae family.	February-June	<b>Not Present:</b> No suitable habitat within homeland. Homeland is above the known elevation range for this species.
<i>Fritillaria liliacea</i> Fragrant fritillaria	-- / -- / 1B	Cismontane woodland, coastal prairie, coastal scrub, and valley and foothill grassland, often serpentine, at elevations of 3-410 meters. Bulbiferous perennial herb in the Liliaceae family.	February-April	<b>Not Present:</b> No suitable habitat within homeland. Homeland is above the known elevation range for this species.
<i>Galium californicum</i> ssp. <i>lucianense</i> Cone Peak bedstraw	-- / -- / 1B	Broadleaved upland forest, chaparral, cismontane woodland, and lower montane coniferous forest at elevations of 400-1525 meters. Perennial herb in the Rubiaceae family.	March-September	<b>Not Present:</b> Habitat for the species is present. Not identified during survey in May 2014.
<i>Gilia tenuiflora</i> ssp. <i>arenaria</i> Sand gilia	FE / ST / 1B	Openings in maritime chaparral, cismontane woodland, coastal dunes, and coastal scrub on sandy soils at elevations of 0-45 meters. Annual herb in the Polemoniaceae family.	April-June	<b>Not Present:</b> No suitable habitat within homeland. Homeland is above the known elevation range for this species.
<i>Hesperocyparis macrocarpa</i> Monterey cypress	-- / -- / 1B	Closed-cone coniferous forest at elevations of 10-30 meters. Evergreen tree in the Cupressaceae family. Natively occurring only at Cypress Point in Pebble Beach and Point Lobos State Park; widely planted and naturalized elsewhere.	N/A	<b>Not Present:</b> No suitable habitat within homeland. Homeland is above the known elevation range for this species.
<i>Horkelia cuneata</i> ssp. <i>sericea</i> Kellogg's horkelia	-- / -- / 1B	Openings of closed-cone coniferous forests, maritime chaparral, coastal dunes, and coastal scrub on sandy or gravelly soils at elevations of 10-200 meters. Perennial herb in the Rosaceae family.	April-September	<b>Not Present:</b> No suitable habitat within homeland. Homeland is above the known elevation range for this species.
<i>Lasthenia conjugens</i> Contra Costa goldfields	FE / -- / 1B	Mesic areas of valley and foothill grassland, alkaline playas, cismontane woodland, and vernal pools at elevations of 0-470 meters. Annual herb in the Asteraceae family.	March-June	<b>Not Present:</b> No suitable habitat within homeland.
<i>Lomatium parvifolium</i> Small-leaved lomatium	-- / -- / List 4	Closed-cone coniferous forest, chaparral, coastal scrub, and riparian woodland on serpentine soils at elevations of 20-700 meters. Perennial herb in the Apiaceae family.	January-June	<b>Not Present:</b> No suitable habitat within homeland.
<i>Malacothamnus palmeri</i> var. <i>involutatus</i> Carmel Valley bush-mallow	-- / -- / 1B	Chaparral, cismontane woodland, and coastal scrub at elevations of 30-1100 meters. Perennial deciduous shrub in the Malvaceae family.	May-October	<b>Not Present:</b> Habitat for the species is present. Not identified during survey in May 2014.

Species	Status (Service/ Department/CNPS)	General Habitat	Blooming Period	Potential Presence Within Lot 118 Homeland
<i>Malacothrix saxatilis</i> var. <i>arachnoidea</i> Carmel Valley malacothrix	-- / -- / 1B	Chaparral and coastal scrub on rocky soils at elevations of 25-1036 meters. Perennial rhizomatous herb in the Asteraceae family.	June-December	<b>Not Present:</b> No suitable habitat within homeland.
<i>Micropus amphibolus</i> Mt. Diablo cottonweed	-- / -- / List 3	Broadleaved upland forest, chaparral, cismontane woodland, and valley and foothill grassland on rocky soils at elevations of 45-825 meters. Annual herb in the Asteraceae family.	March-May	<b>Not Present:</b> Habitat for the species is present. Not identified during survey in May 2014.
<i>Microseris paludosa</i> Marsh microseris	-- / -- / 1B	Closed-cone coniferous forest, cismontane woodland, coastal scrub, and valley and foothill grassland at elevations of 5-300 meters. Perennial herb in the Asteraceae family.	April-July	<b>Not Present:</b> No suitable habitat within homeland. Homeland is above the known elevation range for this species.
<i>Monardella undulata</i> Curly-leaved monardella	-- / -- / List 4	Closed-cone coniferous forest, chaparral, coastal dunes, coastal prairie, coastal scrub, and lower montane coniferous forest (ponderosa pine sandhills) on sandy soils at elevations of 0-305 meters. Annual herb in the Lamiaceae family.	May-September	<b>Not Present:</b> No suitable habitat within homeland. Homeland is above the known elevation range for this species.
<i>Pedicularis dudleyi</i> Dudley's lousewort	-- / SR / 1B	Maritime chaparral, cismontane woodland, North Coast coniferous forest, and valley and foothill grassland at elevations of 60-900 meters. Perennial herb in the Orobanchaceae family.	April-June	<b>Not Present:</b> Habitat for the species is present. Not identified during survey in May 2014.
<i>Pinus radiata</i> Monterey pine	-- / -- / 1B	Closed-cone coniferous forest and cismontane woodland at elevations of 25-185 meters. Evergreen tree in the Pinaceae family. Only three native stands in CA at Ano Nuevo, Cambria, and the Monterey Peninsula; introduced in many areas.	N/A	<b>Not Present:</b> Homeland is above the known elevation range for this species.
<i>Piperia yadonii</i> Yadon's rein orchid	FE / -- / 1B	Sandy soils in coastal bluff scrub, closed-cone coniferous forest, and maritime chaparral at elevations of 10-510 meters. Annual herb in the Orchidaceae family.	February-August	<b>Not Present:</b> No suitable habitat within homeland.
<i>Plagiobothrys uncinatus</i> Hooked popcorn-flower	-- / -- / 1B	Chaparral, cismontane woodlands, and valley and foothill grasslands on sandy soils at elevations of 300-760 meters. Annual herb in the Boraginaceae family.	April-May	<b>Not Present:</b> No suitable habitat within homeland.
<i>Perideridia gairdneri</i> Gairdner's yampah	-- / -- / List 4	Vernally mesic areas of broadleaved upland forest, chaparral, coastal prairie, valley and foothill grasslands, and vernal pools at elevations of 0-610 meters.	June-October	<b>Not Present:</b> No suitable habitat within homeland.
<i>Sanicula hoffmannii</i> Hoffmann's sanicle	-- / -- / List 4	Broadleaved upland forest, chaparral, and coastal scrub, often on serpentinite or clay soils, at elevations of 30-300 meters. Perennial herb in the Apiaceae family.	March-May	<b>Not Present:</b> Homeland is above the known elevation range for this species.

Species	Status (Service/ Department/CNPS)	General Habitat	Blooming Period	Potential Presence Within Lot 118 Homeland
<i>Sidalcea malachroides</i> Maple-leaved checkerbloom	-- / -- / List 4	Broadleaved upland forest, coastal prairie, coastal scrub, North Coast coniferous forest, and riparian woodlands, often in disturbed areas, at elevations of 2-730 meters. Perennial herb in the Malvaceae family.	March-August	<b>Not Present:</b> No suitable habitat within homeland.
<i>Stebbinsoeris decipiens</i> Santa Cruz microseris	-- / -- / 1B	Broadleaved upland forest, closed-cone coniferous forest, chaparral, coastal prairie, coastal scrub, and openings in valley and foothill grassland, sometimes on serpentine, at elevations of 10-500 meters. Annual herb in the Asteraceae family.	April-May	<b>Not Present:</b> No suitable habitat within homeland.
<i>Trifolium buckwestiorum</i> Santa Cruz clover	-- / -- / 1B	Gravelly margins of broadleaved upland forest, cismontane woodland, and coastal prairie at elevations of 105-610 meters. Annual herb in the Fabaceae family.	April-October	<b>Not Present:</b> Habitat for the species is present. Not identified during survey in May 2014.
<i>Trifolium polyodon</i> Pacific Grove clover	-- / SR / 1B	Mesic areas of closed-cone coniferous forest, coastal prairie, meadows and seeps, and valley and foothill grassland at elevations of 5-120 meters. Annual herb in the Fabaceae family.	April-July	<b>Not Present:</b> No suitable habitat within homeland. Homeland is above the known elevation range for this species.

#### STATUS DEFINITIONS

##### Federal

FE = listed as Endangered under the federal Endangered Species Act  
FT = listed as Threatened under the federal Endangered Species Act  
-- = no listing

##### State

SE = listed as Endangered under the California Endangered Species Act  
ST = listed as Threatened under the California Endangered Species Act  
SR = listed as Rare under the California Endangered Species Act  
-- = no listing

##### California Native Plant Society

1B = List 1B species; rare, threatened or endangered in California and elsewhere  
List 3 = Plants About Which More Information is Needed (CNPS Review List)  
List 4 = Limited distribution (CNPS Watch List)  
-- = no listing



## Denise Duffy & Associates, Inc.

PLANNING AND ENVIRONMENTAL CONSULTING

EXHIBIT H.A.2

January 19, 2015

Grace Bogdan  
Assistant planner  
Monterey County RMA

**Subject: Additional Information and clarification to the Biological Assessment Report – Lot #118, Santa Lucia Preserve**

Per your request, the following memo provides additional information and clarification specific to the potential for impacts to the California Red-legged Frog as presented in the biological assessment report for Lot #118 on the Santa Lucia Preserve (SLP).

Protocol level surveys have been conducted at Pond 25 in years 2003-2007 and 2013 (*Final 2013 Stock-Pond Survey Report for The Santa Lucia Preserve, Monterey County, California*). Six years of survey data is much more than would typically be performed as part of a regulatory or environmental process and is the result of on-going research and management performed and directed by the Santa Lucia Conservancy (SLC).

A couple of important factors to understand in relation to CRLF distribution within the SLP include pond hydrology and distribution of fish and bullfrogs. Fish and bullfrogs can only breed in perennial or permanent water bodies, while CRLF can breed in seasonal ponds. Fish and bullfrogs eat CRLF larva and make it very hard for successful breeding to occur for CRLF if they are in the same pond. The result is that in areas where there are many permanent ponds with fish and bullfrogs, such as the proposed location of Lot 118, CRLF numbers are extremely low and only consist of migrants from other areas where they are successfully breeding in seasonal ponds.

The results of this extensive body of survey data show that CRLF have not been shown to breed at Pond 25.<sup>1</sup> A small number of *adult* CRLF were identified during surveys in 2007, however, no CRLF *larvae* have been detected at the pond. These adults were migrants from other seasonal ponds attempting to breed, but unsuccessful as evidenced by the lack of larvae identification. CRLF will not likely be able to breed successfully in any significant numbers while fish and bullfrogs occupy this pond. The area in which this pond is located has a high water table and is a permanent pond. As a result, CRLF will likely never be able to occupy this pond to successfully breed in any meaningful numbers and is even less likely to be impacted by residential development and occupancy of the proposed residential development over 1000 feet from the ponds edge. It is clear based on the survey data and the distance of the pond from the proposed residential development that there will be no impacts to CRLF.

Please let me know if you have any additional questions or concerns.

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<sup>1</sup> This is a correction from the biological assessment Figure 4 which labeled pond 25 as a "Confirmed CRLF Breeding Pond". As identified within the text of this memo and the accompanying 1013 Survey Report, no CRLF larvae, or tadpoles have even been documented in Pond 25.



**Denise Duffy & Associates, Inc.**

PLANNING AND ENVIRONMENTAL CONSULTING

Sincerely,

A handwritten signature in black ink, which appears to read "Josh Harwayne". The signature is written in a cursive style with a long horizontal flourish at the end.

Josh Harwayne, Senior Project Manager  
DENISE DUFFY & ASSOCIATES, INC.

*Maureen Hamb- Certified Arborist WE2280  
Professional Consulting Services*

EXHIBIT H.B.1



CONSTRUCTION IMPACT ANALYSIS  
TREE PROTECTION PLAN

SANTA LUCIA PRESERVE  
LOT 118

PREPARED FOR  
JEFF AND MEDINA EARL

OCTOBER 2014

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## ASSIGNMENT/SCOPE OF SERVICES

Residential development plans have been completed for Jeff and Medina Earl on lot 118 of the Santa Lucia Preserve. The site is densely forested with oak trees that could be affected by the development. In June of this year, the property owners retained me to evaluate the health, structural stability and suitability of the trees in preparation for development.

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

## SUMMARY

In June of this year, I completed an evaluation of trees growing within the “homeland boundary” of lot 118 of the Santa Lucia Preserve. I prepared an inventory of 83 trees growing adjacent to the proposed development area. Another 200 trees are located in areas that will be undisturbed or are in the conservation easement.

Since that time, the final plans have been completed and impacts to the trees have been analyzed. The attached inventory includes specific impacts and recommendations for protecting the trees evaluated in the initial study.

The site is densely forested with coast live oak trees. In general, the trees are in fair condition. The trees on the slope where the driveway access is proposed display structural defects commonly found in dense forest systems. These trees tend to be tall with suppressed foliar development. Decay was found in a number of mature trees, several are at risk of failure due to this type of defect.

The initial study revealed the presence of Sudden Oak Death (*Phytophthora ramorum*) on trees within and outside the homeland boundary. California bay laurel trees (*Umbellularia californica*) are growing throughout the oak woodland and are responsible for carrying and passing on the disease. Oaks, both immature and mature were found to be infected with the disease; several are standing dead.

Researchers have determined that the removal of bay trees growing adjacent to oaks can limit the spread of the infection. As bay trees are not protected by local ordinances several have been removed to protect the uninfected oaks.

The proposed development includes a single family home and detached garage. The residence is located near the center of the homeland, the only area with a natural opening that is not affected by steep slopes. The most appropriate driveway access will bisect dense tree growth.

A total of 26 trees will require removal to construct the site as proposed. Of this group, three trees meet “Landmark” criteria as defined in Monterey County Ordinances.

A replanting plan that includes the installation of 84 replacement trees will be completed on the sloped areas below the development. Valley oak seedlings are recommended for the replanting plan, as a species they are not susceptible to Sudden Oak Death and are appropriate for the site.

## **BACKGROUND/TREE INVENTORY OVERVIEW**

In June of this year, I visited the proposed development site to complete a visual assessment of the trees. For purposes of identification, I affixed numbered tags to the tree trunks and documented the corresponding locations on the attached site map.

The inventory included in this report documents the species, trunk diameter, ratings for tree condition a summary of impacts and recommendations and Critical Root Zone (CRZ) radius for each tree.

### **Tree Species**

Each tree was visually inspected to determine tree species. On this site, the tree species include Coast live oak (*Quercus agrifolia*) and valley oak (*Quercus lobata*).

### **Trunk Diameter**

Trunk diameter is determined using a specialized diameter tape and measured at a point 24 inches above natural grade. Monterey County ordinances protect oaks greater than six inches in diameter (21.64.260.D.3.5).

### **Ratings for Tree Condition**

These ratings are determined using the following methods:

The visual tree assessment is based on methods developed by Claus Mattheck and described in The Body Language of Trees. This type of assessment includes an evaluation of the biology and mechanics of each tree. They are rated as “good”, “fair” or “poor”.

Tree stands and individual trees vary in their suitability for preservation on a development site. Data on species tolerances, along with overall tree condition can indicate the level of impact the tree can withstand without suffering long-term detrimental affects. Trees that are structurally unstable may represent a risk to the users of the site. Trees in poor health or those species that are intolerant of site alterations may not survive the impacts of construction.

The biological assessment is used to determine health status and includes an evaluation of the following:

- Vitality of the leaves, bark and twigs
- Presence of fungi, decay or insect infestations
- Percentage and size of dead branching
- Status of old wounds or cavities

Healthy trees in “good” health display dense full canopies with dark green foliage. Dead branching is limited to smaller twigs no greater than one inch in diameter. No evidence of disease, decay or insect activity is visible.

Trees in “fair” health have 10-30% foliar dieback, with dead branching limited to smaller twigs and branches and minor evidence of disease, decay or insect activity.

Trees in “poor” health display greater than 30% foliar decline, dead branches greater than two inches in diameter and/or areas of decay, disease or insect activity.

The mechanical assessment is used to evaluate the structural integrity of the tree and includes an evaluation of the following:

- Integrity of the framework of the tree (supporting trunk and major branches)
- External symptoms (bulges, ribs or cracks) that can indicate internal weakness or defect
- Lean of main trunk and canopy configuration
- Development of root buttress
- Cavities or decay in the supporting trunk or large scaffold branches

Trees with “good” structure are well rooted with visible taper in the lower trunk leading to buttress development. These qualities indicate that the tree is solidly rooted in its growing site. No significant defects such as codominant stems (two stems of similar size that emerge from the same point on the trunk), weakly attached branches, cavities or decay are present.

Trees with “fair” structural integrity may have defects such as poor taper in the trunk, inadequate root development or growing site limitations. They may have multiple trunks, included bark (where bark turns inward at an attachment point), or suppressed canopies. Small areas of decay or evidence of minor limb loss may be present in these trees. The structural defects in these trees can be improved using common maintenance procedures.

Poorly structured trees display one or more serious structural defects that may lead to the failure of branches, trunk or the whole tree as a result of uprooting. Trees in this condition may have had root loss due to decay or site limitations.

The supporting trunk or large stems could be compromised by decay or structural defect (large codominant stems with included bark). Trees in this condition represent a risk. In some situations maintenance procedures such as removal of dead branching, severe crown reduction or the installation of cable support systems or props can reduce, but not eliminate the potential hazard. If trees in this condition are retained it is recommended that a barrier or permanent exclusion zone be installed to limit access under the canopies.

### **Impact Ratings**

This rating system evaluates the level of cumulative impacts related to the proposed construction as Low, Moderate or High.

- **Low** impacts are minimal, the optimum protection zone has been allowed.
- **Moderate** impacts may impact the absorbing or structural root systems. Canopy modifications of more than 20% could be required. Special construction methods or pre-construction treatments will be recommended to reduce impacts to an acceptable level and eliminate the potential decline of the tree.
- **High** impacts typically require tree removal. If retained, special construction methods must be implemented, supplemental irrigation may be recommended and tree condition monitored.

### **Comments/Recommendations**

This section of the inventory summarizes the condition of the tree, construction impacts and recommendations for the disposition of the tree.

### **Critical Root Zone**

The radius of the CRZ is determined following the evaluation of tree condition and tolerances. This exclusionary zone is an area of root or canopy development that, if possible, is left undisturbed.

The method that has been successfully utilized to define the “optimum” critical root zone is based on the British Standards Institute (BSI) method developed in 1991. It uses ranges in trunk diameter, tree age and vigor to calculate the exclusionary zone. This method can be modified to include species tolerances and tree architecture.

## **OBSERVATIONS**

### **Site Description**

The building site is accessed by a steep uphill driveway that enters a narrow more level area with steep slopes on each side. The slope is densely forested, the center of the level area is a natural opening surrounded by tree growth at the perimeter.

### **Tree Description**

The site is forested with a mix of mature, semi mature and young oaks of various species. California bay laurel growth is concentrated on the slopes amongst the oaks.

## **CONSTRUCTION IMPACTS & RECOMMENDATIONS**

Valley oak (*Quercus lobata*) and coast live oak (*Quercus agrifolia*) have a moderate tolerance to construction related impacts. They have a particular sensitivity to summer irrigation and increase in natural grade within the root zone. The fill holds moisture around the trunk and alters normal gas exchange. Disease and decay can develop in the structural roots responsible for keeping the tree upright. The absorbing roots can suffocate and die off due to lack of oxygen.

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

The proposed project includes the construction of a driveway access, detached garage and single family home. Impacts related to each component of the project have been analyzed and recommendations summarized here.

### **Driveway Impacts**

The original diagram prepared for this lot during the initial approval process for the Santa Lucia Preserve indicated a driveway access near the opposite end of the site. When constructed, the driveway apron was relocated to the current location.

I visually inspected the area where the original driveway was proposed and found it steeper and more densely forested than the current location. The overall impacts related to the driveway are significantly reduced by utilizing the existing location.

The driveway route was studied by the architects, civil engineer and arborist to determine the level of impacts for several options. This included tree removal, grading and fire department requirements.

After studying all options, the proposed driveway was selected to reduce site impacts and meet requirements for access.

Fourteen oak trees will require removal to construct the driveway as proposed. Tree removal has been avoided to the extent possible based on the constraints of the site.

Other trees adjacent to the grading and excavation for walls and sub grade preparation will be protected by exclusionary fencing and daily monitoring during grading. If necessary, proper root pruning will be completed under the supervision of the project arborist.

#### **Garage Impacts**

Four trees will require removal to construct the detached garage. Attempts were made to design around the trees but the required fire department turn around in conjunction with 30% slopes limited the space available for the structure.

#### **Single Family Home Impacts**

Seven trees are either within or adjacent to the proposed residence. As with the garage, the location of the structure was dictated by 30% slopes and tree locations. One landmark tree (#68) is within the footprint, the other trees that require removal are small diameter oaks.

Trees growing on the southwestern slope, below the residence can be retained and will be protected by wire fencing and straw bale barricades. Excavation for the footings and foundation will be monitored daily. If necessary proper root pruning will be completed under the supervision of the project arborist.

### **DISCUSSION**

#### **Tree Removal**

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

A forest management plan was prepared for Rancho San Carlos in February 1994. This report included estimates for tree removal based on estimated home size for each lot. At the time the report was prepared not all lot locations were accurate, in addition the number of “protected” trees has increased as trunk diameters have become larger over time.

The 1994 Forest Management Plan estimated the removal of seven protected (oaks greater than six inches in trunk diameter) trees on this site. The removal required for this project includes 26 protected trees.

The project design team explored multiple options for development of the site. The extensive 30% slopes and dense forest condition limits the area for appropriate development.

Several mature, healthy trees have been incorporated into the project. Two specimen coast live oaks are located between the garage and residence, behind a low retaining wall. The CRZ of each tree has been adequately respected and impacts to these trees are not anticipated.

The western portion of the site will not be developed. An open area will be utilized for careful construction staging. All trees will be surrounded by exclusionary fencing and barricades.

#### **Oak Woodland Act**

Public Resources code 2183.4 provides guidelines for determining impacts to oak woodlands proposed for conversion. This project site is oak woodland as described by California Fish and Game Code Section 1361.

The proposed tree removal associated with the development of the site will not affect the woodland qualities that currently exist. It will not disturb the integrity of the entire stand, fragment the overstory component, or create a new forest “edge”. A natural opening in the forest has been expanded to accept the development components while keeping the perimeter of the existing woodland intact.

#### **Tree Planting**

The Santa Lucia Preserve requires replacement tree planting to compensate for tree removal. Trees less than 24 inches in diameter are replaced at a ratio of three trees planted for each removed, trees over 24 inches are replaced at a ratio of five trees planted for each tree removed.

Due to the presence of Sudden Oak Death on this site 84 valley oak seedlings will be utilized as replacement trees. Valley oaks are not susceptible to the disease and are appropriate for the site. Seedlings will be installed on the sloped areas of the property below the residence and garage. A monitoring program will be implemented to ensure the success of the planting.

All retained trees will be protected by the implementation of the recommendations made within this report including two levels of protection fencing and barricades.

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

Respectfully submitted,

Maureen Hamb- Certified Arborist WE2280

Santa Lucia Preserve  
Lot 118  
Tree Impact Inventory

Tree #	Species	Diameter	Condition	Impacts: High Moderate Low	Impact Description	Recommendations	CRZ	Landmark Tree Y/N
1	coast live oak	22	fair	low	Adjacent to existing paved driveway	Protect with fencing and barricades	16	N
2	coast live oak	17.5	fair	moderate	Adjacent to existing paved driveway	Protect with fencing and barricades	14	N
3	coast live oak	23.5	good	moderate	Adjacent to existing paved driveway	Protect with fencing and barricades	16	N
4	coast live oak	8.5	poor	high	Within proposed driveway	Remove/plant 3 valley oak seedling replacement	5	N
5	coast live oak	40.3	good	low	Outside direct impacts	Protect with fencing and barricades	30	Y
6	coast live oak	47.4	good	low	Outside direct impacts	Protect with fencing and barricades	32	Y
7	coast live oak	13.5	fair	high	Within proposed driveway	Remove/plant 3 valley oak seedling replacement	10	N

Santa Lucia Preserve  
Lot 118  
Tree Impact Inventory

Tree #	Species	Diameter	Condition	Impacts: High Moderate Low	Impact Description	Recommendations	CRZ	Landmark Tree Y/N
8	coast live oak	25	good	high	Less than 10' from proposed driveway	Protect with fencing and barricades	15	Y
9	coast live oak	18.3	fair	high	Less than 10' from proposed driveway	Protect with fencing and barricades	12	N
10	coast live oak	7.5	fair	high	At edge of proposed driveway	Remove/plant 3 valley oak seedling replacement	5	N
11	coast live oak	12.2	fair	high	Within proposed driveway	Remove/plant 3 valley oak seedling replacement	9	N
12	coast live oak	35	fair	high	Less than 10' from proposed driveway	Protect with fencing and barricades	18	Y
13	coast live oak	14.3	fair	high	At edge of proposed driveway	Remove/plant 3 valley oak seedling replacement	9	N
14	coast live oak	7	good	high	At edge of proposed driveway	Remove/plant 3 valley oak seedling replacement	5	N

Santa Lucia Preserve  
Lot 118  
Tree Impact Inventory

Tree #	Species	Diameter	Condition	Impacts: High Moderate Low	Impact Description	Recommendations	CRZ	Landmark Tree Y/N
15	coast live oak	15.3	fair	moderate	Less than 10' from proposed driveway	Protect with fencing and barricades	9	N
16	coast live oak	16.2	fair	moderate	Less than 10' from proposed driveway	Protect with fencing and barricades	9	N
17	coast live oak	26	good	moderate	Less than 10' from proposed driveway	Protect with fencing and barricades	17	Y
18	coast live oak	8.6	poor	moderate	Less than 10' from proposed driveway	Protect with fencing and barricades	5	N
19	coast live oak	43.7	good	moderate	Adjacent to proposed construction staging area	Protect with fencing and barricades	23	Y
20	coast live oak	28	fair	moderate	Adjacent to proposed construction staging area	Protect with fencing and barricades	18	Y
21	coast live oak	18.5	fair	low	Outside direct impacts	Protect with fencing and barricades	11	N

Santa Lucia Preserve  
Lot 118  
Tree Impact Inventory

Tree #	Species	Diameter	Condition	Impacts: High Moderate Low	Impact Description	Recommendations	CRZ	Landmark Tree Y/N
22	coast live oak	13.6	fair	low	Outside direct impacts	Protect with fencing and barricades	8	N
23	coast live oak	25.6	good	low	Adjacent to proposed construction staging area	Protect with fencing and barricades	15	Y
24	coast live oak	19.8	good	high	At edge of proposed driveway	Remove/plant 3 valley oak seedling replacement	12	N
25	coast live oak	20.5	good	high	Less than 10' from proposed driveway	Protect with fencing and barricades	12	N
26	coast live oak	7.9	fair	moderate	Less than 10' from proposed driveway	Protect with fencing and barricades	5	N
27	coast live oak	10.2	fair	high	Within proposed driveway	Remove/plant 3 valley oak seedling replacement	6	N
28	coast live oak	11	good	high	Within proposed driveway	Remove/plant 3 valley oak seedling replacement	6	N

Santa Lucia Preserve  
Lot 118  
Tree Impact Inventory

Tree #	Species	Diameter	Condition	Impacts: High Moderate Low	Impact Description	Recommendations	CRZ	Landmark Tree Y/N
29	coast live oak	10	poor	moderate	Adjacent to proposed construction staging area	Protect with fencing and barricades	6	N
30	coast live oak	21.2	good	moderate	Adjacent to proposed construction staging area	Protect with fencing and barricades	14	N
31	coast live oak	34.6	fair	moderate	Adjacent to proposed construction staging area	Protect with fencing and barricades	19	Y
32	coast live oak	26.3	good	moderate	Adjacent to proposed construction staging area	Protect with fencing and barricades	15	Y
33	coast live oak	22.8	good	low	Outside direct impacts	Protect with fencing and barricades	13	N
34	coast live oak	20-32	good	low	Outside direct impacts	Protect with fencing and barricades	15	Y
35	coast live oak	10	fair	moderate	Adjacent to limits of grading for driveway	Protect with fencing and barricades	15	N

Santa Lucia Preserve  
Lot 118  
Tree Impact Inventory

Tree #	Species	Diameter	Condition	Impacts: High Moderate Low	Impact Description	Recommendations	CRZ	Landmark Tree Y/N
36	valley oak	12	fair	high	Within proposed driveway	Remove/plant 3 valley oak seedling replacement	9	N
37	coast live oak	14.7	fair	high	Within proposed driveway	Remove/plant 3 valley oak seedling replacement	10	N
38	coast live oak	41.8	good	moderate	Adjacent to limits of grading for driveway	Protect with fencing and barricades	25	Y
39	valley oak	10.5	poor	high	Within driveway	Remove/plant 3 valley oak seedling replacement	10	N
40	coast live oak	6.5	poor	moderate	Adjacent to limits of grading for driveway	Protect with fencing and barricades	6	N
41	coast live oak	8	poor	high	Less than 10' of septic tank	Protect with fencing and barricades	8	N
42	coast live oak	20.4	fair	moderate	Less than 10' from proposed driveway	Protect with fencing and barricades	17	N

Santa Lucia Preserve  
Lot 118  
Tree Impact Inventory

Tree #	Species	Diameter	Condition	Impacts: High Moderate Low	Impact Description	Recommendations	CRZ	Landmark Tree Y/N
43	coast live oak	20.2	fair	high	Within proposed driveway	Remove/plant 3 valley oak seedling replacement	17	N
44	coast live oak	21.3	fair	high	At edge of proposed driveway	Remove/plant 3 valley oak seedling replacement	18	N
45	coast live oak	29	good	high	Approx 10' from driveway and septic tank	leans into tree #45 partially uprooted/Protect with fencing and barricades.	18	Y
46	coast live oak	28.6	fair	high	Approx 10' from SS line	Protect with fencing and barricades	18	Y
47	coast live oak	25.7	good	high	Less than 10' from proposed driveway	Protect with fencing and barricades	15	Y
48	coast live oak	10	fair	high	Less than 10' from proposed driveway	Protect with fencing and barricades	7	N
49	valley oak	33.8	poor	high	Within driveway	Remove/plant 5 valley oak seedling replacement	33	Y

Santa Lucia Preserve  
Lot 118  
Tree Impact Inventory

Tree #	Species	Diameter	Condition	Impacts: High Moderate Low	Impact Description	Recommendations	CRZ	Landmark Tree Y/N
50	coast live oak	43.4	fair	low	Downslope of proposed driveway	Protect with fencing and barricades	25	Y
51	coast live oak	32.2 & 15.8	fair	high	Within driveway	Remove/plant 5 valley oak seedling replacement	25	Y
52	coast live oak	18.2	poor	high	Garage foundation	Remove/plant 1 valley oak seedling replacement	18	N
53	coast live oak	7.5	fair	high	Garage foundation	Remove/plant 1 valley oak seedling replacement	5	N
54	coast live oak	18.3	fair	high	Garage foundation	Remove/plant 1 valley oak seedling replacement	11	N
55	coast live oak	11.2	fair	low	Approx 20' from garage	protect with wire fencing and barricades	7	N
56	coast live oak	40.5	good	moderate	Approx 20' from retaining wall	protect with wire fencing and barricades	22	Y

Santa Lucia Preserve  
Lot 118  
Tree Impact Inventory

Tree #	Species	Diameter	Condition	Impacts: High Moderate Low	Impact Description	Recommendations	CRZ	Landmark Tree Y/N
57	valley oak	17.5	fair	moderate	Approx 20' from retaining wall	protect with wire fencing and barricades	11	N
58	coast live oak	16.5 & 22.5	good	low	Outside direct impacts	protect with wire fencing and barricades	20	N
59	coast live oak	17	good	low	Outside direct impacts	protect with wire fencing and barricades	11	N
60	coast live oak	36.5	good	moderate	Approx 15' from proposed retaining wall	protect with wire fencing and barricades	20	Y
61	coast live oak	19	good	high	Main house foundation	At edge of main house foundation/Remove and plant 3 valley oak seedling	11	N
62	coast live oak	9	fair	high	Main house foundation	At edge of main house foundation/Remove and plant 3 valley oak seedling	6	N
63	coast live oak	28	fair	high	less than 10' from proposed residence	protect with wire fencing and barricades	18	Y

Santa Lucia Preserve  
Lot 118  
Tree Impact Inventory

Tree #	Species	Diameter	Condition	Impacts: High Moderate Low	Impact Description	Recommendations	CRZ	Landmark Tree Y/N
64	coast live oak	8.7	fair	high	Main house foundation	Remove/plant 3 valley oak seedling replacement	5	N
65	coast live oak	7.7	fair	high	Within main house footprint	Remove/plant 3 valley oak seedling replacement	5	N
66	coast live oak	7.4	fair	high	Within main house footprint	Remove/plant 3 valley oak seedling replacement	5	N
67	coast live oak	11.2	good	high	Within main house footprint	Remove/plant 3 valley oak seedling replacement	7	N
68	coast live oak	32.2	fair	high	Within main house footprint	Remove/plant 5 valley oak seedling replacement	20	Y
69	coast live oak	20.5	fair	high	less than 10' from proposed residence	protect with wire fencing and barricades	15	N
70	coast live oak	7.6	fair	high	less than 10' from proposed residence	protect with wire fencing and barricades	5	N

Santa Lucia Preserve  
Lot 118  
Tree Impact Inventory

Tree #	Species	Diameter	Condition	Impacts: High Moderate Low	Impact Description	Recommendations	CRZ	Landmark Tree Y/N
71	coast live oak	19.5	fair	high	less than 10' from proposed residence	protect with wire fencing and barricades	15	N
72	coast live oak	7.2	fair	high	less than 10' from proposed residence	protect with wire fencing and barricades	5	N
73	coast live oak	33.3	good	high	Approx 20' from foundation, deck above may impact canopy	protect with wire fencing and barricades	17	Y
74	coast live oak	20.5	good	moderate	Outside direct impacts	protect with wire fencing and barricades	15	N
75	coast live oak	24	good	moderate	Outside direct impacts	protect with wire fencing and barricades	15	Y
76	coast live oak	14-29	good	low	Outside direct impacts	protect with wire fencing and barricades	20	Y
77	coast live oak	18-30	good	low	Outside direct impacts	4 main stems, spreading	20	Y

Santa Lucia Preserve  
Lot 118  
Tree Impact Inventory

Tree #	Species	Diameter	Condition	Impacts: High Moderate Low	Impact Description	Recommendations	CRZ	Landmark Tree Y/N
78	valley oak	24.2	good	low	Outside direct impacts	tall and spreading with minor dead branching	15	Y
79	coast live oak	28.4	good	low	Outside direct impacts	tall and spreading with	15	Y
80	coast live oak	19	good	low	Outside direct impacts	tall, minor dead branching	12	N
81	valley oak	24.2	fair	high	Downslope of proposed residence, foundation impacts	protect with wire fencing and barricades	15	Y
82	coast live oak	15.5	good	high	Downslope of proposed residence, foundation impacts	protect with wire fencing and barricades	12	N
83	coast live oak	24	fair	high	Downslope of proposed residence, foundation impacts	protect with wire fencing and barricades	18	Y

***Maureen Hamb-WCISA Certified Arborist WE2280  
Professional Consulting Services***

February 15 2015

EXHIBIT H.B2



Monterey County Planning  
Attention: Grace Bogdan  
[BogdanG@co.monterey.ca.us](mailto:BogdanG@co.monterey.ca.us)

Project: SLP lot 118/Earl  
Phase: Update

I have again reviewed the project proposed for lot 118 of the Santa Lucia Preserve to verify that the proposed development area is the most appropriate for preserving the most significant trees on the site and reducing tree removal to the as much as possible.

The building footprint location and driveway proposes the removal of smaller trees which are abundant in this portion of the site. The lower level area of the homeland is more densely forested with larger diameter trees (pictured below).

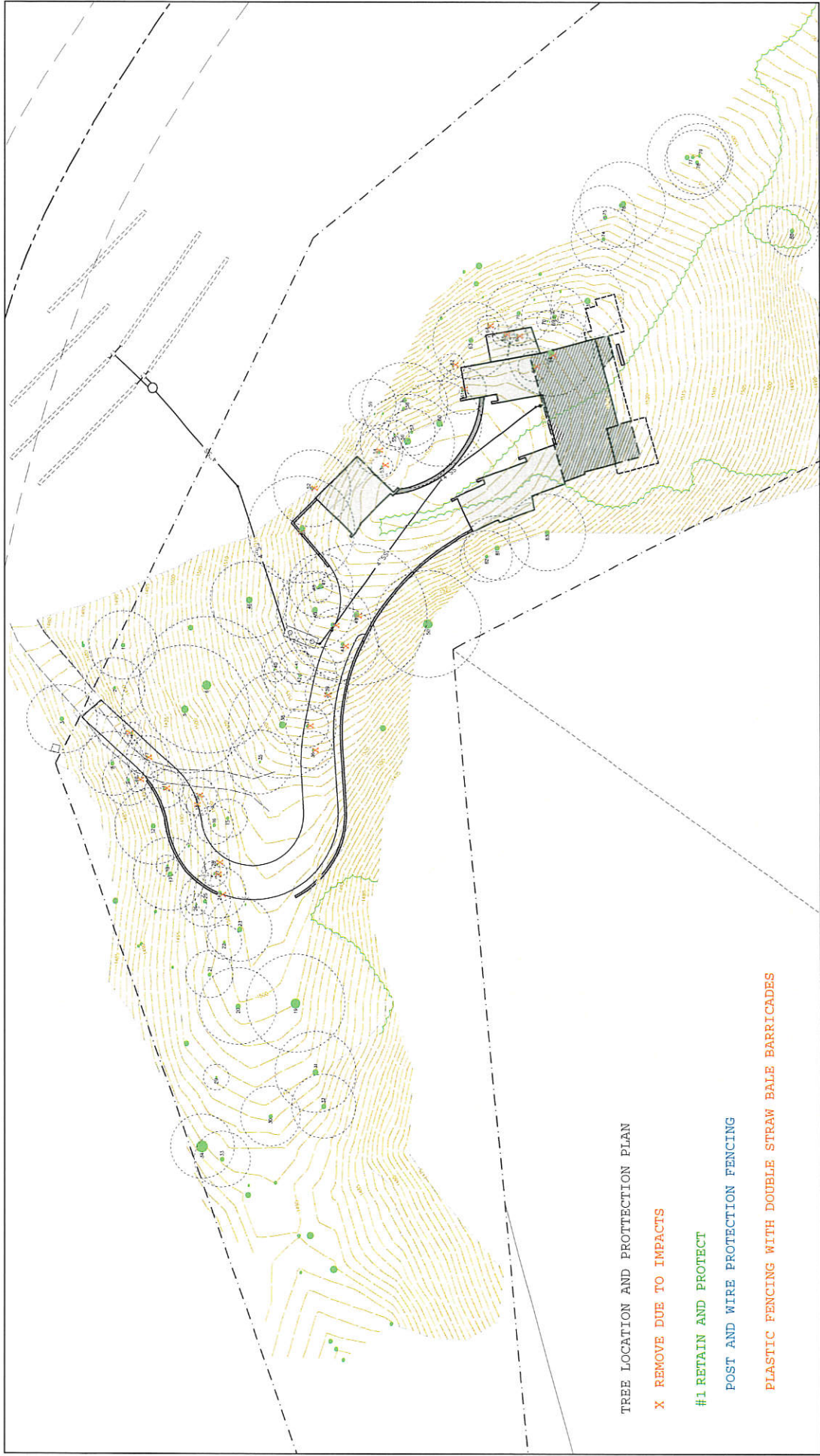


After significant review and design consideration it was determined that the building area proposed is the most appropriate for preserving the tree resources on this site.

Respectfully,  
Maureen Hamb-Project Arborist

***849 Almar Ave. Suite C #319  
Santa Cruz, CA 95060  
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***Telephone: 831-763-6919  
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Mobile: 831-234-7735***



TREE LOCATION AND PROTECTION PLAN

X REMOVE DUE TO IMPACTS

#1 RETAIN AND PROTECT

POST AND WIRE PROTECTION FENCING

PLASTIC FENCING WITH DOUBLE STRAW BALE BARRICADES

CRITICAL ROOT ZONE EXHIBIT  
**EARL RESIDENCE**  
MONTEREY COUNTY, CALIFORNIA



10/15/14  
Sheet 1 of 1



Whitson Engineers  
9609 Blue Lakeside Lane | Suite 105 | Monterey, CA 93940 | (831) 648-5225 | F 831-375-5086  
Civil, Environmental • Land Surveys • Project Management | www.whitsonengineers.com  
Project No. 3184.00



## Santa Lucia Preserve Tree Count

Phase A-C							
Lot #	Prev. Lot #	FMP/ Allotted Trees	Assessor's Parcel #	Permit Status	Phase	Hearing Body	Trees Removed
1	PT-1	0	239-021-001	Un-built	A	N/A	N/A
2	PT-2	0	239-031-015	Un-built	A	N/A	N/A
3	PT-3	0	239-021-002	PLN070532	A	DIR. OF PLN	0
4	PT-4	0	239-021-003	PLN040139	A	DIR. OF PLN	16
5	PT-7	0	239-021-004	Un-built	A	N/A	N/A
6	PT-5	0	239-021-005	PLN060739	A	DIR. OF PLN	0
7	PT-14	0	239-021-006	PLN110278	A	ZA	0
8	PT-15	1	239-021-007	PLN010201	A	ZA	14
9	SJ-4	0	239-021-008	PLN020062	A	PC	17
10	SJ-5	0	239-021-009	Un-built	A	N/A	N/A
11	SJ-6	9	239-021-010	PLN000092	A	ZA	0
12	SJ-7	5	239-031-001	PLN030069	A	DIR. OF PLN	2
13	SJ-8	0	239-031-002	PLN000351	A	ZA	12
14	SJ-9	0	239-031-003	PLN000551	A	ZA	21
15	SJ-10	0	239-031-004	PLN100294	A	DIR. OF PLN	0
16	SJ-12	3	239-031-005	CMB040001	A	DIR. OF PLN	0
17	SJ-11	0	239-031-006	PLN010562	A	MINOR SUB.	1
18	SJ-13	0	239-031-007	PLN070549	A	DIR. OF PLN	0
19	SJ-14	1	239-031-023	PLN030455	A	DIR. OF PLN	1
20	SJ-15	7	239-031-022	Un-built	A	N/A	N/A
21	SJ-16	0	239-031-010	Un-built	A	N/A	N/A
22	SJ-18	3	239-031-011	Un-built	A	N/A	N/A
23	SJ-17	7	239-031-012	Un-built	A	N/A	N/A
24	SJ-20	4	239-031-013	PLN000603	A	ZA	0
25	M-35	3	239-031-014	PLN060394	A	ZA	2
26	SF-4	0	239-051-040	Un-built	A	N/A	N/A
27	SF-38	0	239-041-001	Un-built	A	N/A	N/A
28	SF-39	0	239-041-002	Un-built	A	N/A	N/A

Tree Removal Notes/Details

13 trees relocated (Possibly Expired)

PLN090032: Adjustment to homeland boundary

PLN080286: 3 tree to be removed - never built

PLN110134 (SFD): Set for Hearing

PLN140929 - 2 Oak trees proposed for removal (

possibly expired

# Santa Lucia Preserve Tree Count

## Phase A-C

Lot #	Prev. Lot #	FMP/ Allotted Trees	Assessor's Parcel #	Permit Status	Phase	Hearing Body	Trees Removed	Tree Removal Notes/Details
29	SF-40	0	239-041-003	Un-built	A	N/A	N/A	
30	SF-41	0	239-041-004	Un-built	A	N/A	N/A	
31	SF-42	0	239-041-005	Un-built	A	N/A	N/A	
32	SF-14	0	239-051-001	Un-built	A	N/A	N/A	
33	SF-12	0	239-051-002	CMB040033	A	DIR. OF PLN	0	
34	N/A	0	239-051-003	PLN000037	A	ZA	18	
35	SF-13	7	239-051-004	PLN000074	A	ZA	13	
36	SF-15	4	239-051-005	Un-built	A	N/A	N/A	
37	SF-17	0	239-051-006	Un-built	A	N/A	N/A	
38	SF-18	0	239-051-007	Un-built	A	N/A	N/A	
39	SF-19	17	239-051-008	Un-built	A	N/A	N/A	
40	SF-20	1	239-051-009	PLN060224	A	DIR. OF PLN	1	possibly expired
41	SF-21	2	239-051-010	Un-built	A	N/A	N/A	
42	SF-7	13	239-051-011	Un-built	A	N/A	N/A	
43	SF-23	0	239-051-012	Un-built	A	N/A	N/A	
44	SF-24	0	239-051-013	CMB040002	A	DIR. OF PLN	0	
45	SF-25	0	239-051-014	PLN000031	A	ZA	0	
46	SF-49	0	239-051-015	PLN050191	A	DIR. OF PLN	0	
47	SF-8	0	239-051-016	PLN010231	A	PC	8	6 trees relocated. (RES. #02021).
48	SF-28	11	239-051-017	PLN000054	A	ZA	3	
49	SF-29	11	239-051-018	Un-built	A	N/A	N/A	
50	SF-30	12	239-051-019	Un-built	A	N/A	N/A	
51	SF-31	19	239-051-020	PLN990445	A	ZA	26	
52	SF-32	0	239-051-021	PLN000396	A	ZA	17	17 oaks, 2 madrones and 1 maple; possibly expired
53	SF-16	0	239-051-022	Un-built	A	N/A	N/A	
54	SF-47	0	239-051-023	Un-built	A	N/A	N/A	
55	SF-34	24	239-051-024	CMB040018	A	DIR. OF PLN	0	
56	N/A	0	239-051-025	CMB040016	A	DIR. OF PLN	0	

# Santa Lucia Preserve Tree Count

## Phase A-C

Lot #	Prev. Lot #	FMP/ Allotted Trees	Assessor's Parcel #	Permit Status	Phase	Hearing Body	Trees Removed	Tree Removal Notes/Details
57	SF-36	0	239-051-026	Un-built	A	N/A	N/A	
58	SF-37	0	239-051-027	PLN010178	A	ZA	4	
59	SF-48	0	239-051-028	Un-built	A	N/A	N/A	
60	SF-33	0	239-051-029	CMB030011	A	DIR. OF PLN	0	
61	SF-9	0	239-051-030	Un-built	A	N/A	N/A	
62	SF-44	0	239-051-031	DA010537	A	DIR. OF PLN	0	inclusionary housing units
63	SF-43	1	239-061-001	Un-built	A	N/A	N/A	
64	SF-45	1	239-061-002	Un-built	A	N/A	N/A	
65	SC-23	0	239-061-003	PLN020021 / PLN080500	A	N/A	N/A	employee housing
66	SF-46	1	239-061-004	Un-built	A	N/A	N/A	
67	SC-93	0	239-061-005	Un-built	A	N/A	N/A	
68	SF-5	10	239-051-032	Un-built	A	N/A	N/A	
69	SF-3	0	239-051-033	Un-built	A	N/A	N/A	
70	SJ-21	0	239-051-034	PLN000507	A	DIR. OF PLN	0	2 madrone trees were removed
71	SF-1	0	239-051-035	PLN020690 / CMB050019	A	DIR. OF PLN	0	
72	SF-2	0	239-051-036	PLN070058	A	PC	18	RES. #07033
73	SF-6	0	239-051-037	PLN020074	A	ZA	3	RES. #020074
74	SF-11	3	239-051-038	PLN110600	A	DIR. OF PLN	3	RES. #12-011
75	SF-10	0	239-051-039	Un-built	A	N/A	N/A	
76	SC-19	0	239-091-001	Un-built	B	N/A	N/A	
77	SC-20	0	239-091-002	Un-built	B	N/A	N/A	
78	SC-28	6	239-091-003	PLN100565	B	PC	23	RES #11-049: 23 oaks and 1 madrone
79	SC-29	0	239-091-004	Un-built	B	N/A	N/A	
80	SC-27	0	239-091-005	PLN030612	B	DIR. OF PLN	2	RES #030612
81	SC-24	0	239-091-006	Un-built	B	N/A	N/A	
82	SC-25	0	239-091-007	PLN020004	B	ZA	0	RES #020004

# Santa Lucia Preserve Tree Count

Phase A-C								
Lot #	Prev. Lot #	FMP/ Allotted Trees	Assessor's Parcel #	Permit Status	Phase	Hearing Body	Trees Removed	Tree Removal Notes/Details
83	SC-94	0	239-091-008	Un-built	B	N/A	N/A	
84	SC-96	0	239-091-009	Un-built	B	N/A	N/A	
85	SC-32	0	239-091-010	Un-built	B	N/A	N/A	
86	SC-33	1	239-091-011	PLN060051	B	ZA	13	RES #060051
87	SC-34	0	239-091-012	Un-built	B	N/A	N/A	
88	SC-35	0	239-091-013	Un-built	B	N/A	N/A	
89	SC-37	0	239-091-014	PLN060230	B	DIR. OF PLN	3	RES #060230
90	SC-38	0	239-091-015	Un-built	B	N/A	N/A	
91	SC-39	0	239-091-016	PLN100635	B	ZA	2	RES #11-036
92	SC-97	0	239-091-017	Un-built	B	N/A	N/A	
93	SC-30	0	239-091-018	DA010536	B	DIR. OF PLN	0	Inclusionary Housing. No tree removal identified.
94	SC-42	1	239-091-019	Un-built	B	N/A	N/A	
95	SC-43	1	239-091-020	PLN000634	B	ZA	10	10 oaks, 1 maple, 1 coffeeberry, and 1 bay.
96	SC-44	0	239-091-021	Un-built	B	N/A	N/A	
97	SC-46	7	239-091-022	Un-built	B	N/A	N/A	
98	SC-47	3	239-091-023	Un-built	B	N/A	N/A	
99	SC-31	2	239-091-024	Un-built	B	N/A	N/A	
100	SC-95	0	239-091-025	Un-built	B	N/A	N/A	
101	SC-49	1	239-091-026	PLN040729	B	DIR. OF PLN	0	
102	SC-48	3	239-091-027	PLN070158	B	PC	11	RES. #08012
103	SC-50	7	239-091-028	PLN120064	B	DIR. OF PLN	1	
104	SC-51	2	239-091-029	Un-built	B	N/A	N/A	
105	SC-52	0	239-091-030	Un-built	B	N/A	N/A	
106	SC-53	1	239-091-031	PLN110457	B	DIR. OF PLN	3	RES #11-027: 1 tree to be removed, 2 relocated
107	SC-58	10	239-091-032	Un-built	B	N/A	N/A	
108	SC-54	0	239-091-033	Un-built	B	N/A	N/A	
109	SC-55	0	239-091-091	Un-built	B	N/A	N/A	
110	SC-100	0	239-091-090	Un-built	B	N/A	N/A	

# Santa Lucia Preserve Tree Count

## Phase A-C

Lot #	Prev. Lot #	FMP/ Allotted Trees	Assessor's Parcel #	Permit Status	Phase	Hearing Body	Trees Removed	Tree Removal Notes/Details
111	SC-56	3	239-091-036	PLN130001	B	DIR. OF PLN	4	4 oaks proposed for removal - PLN130001
112	SC-57	4	239-091-037	Un-built	B	N/A	N/A	
113	SC-60	2	239-091-038	Un-built	B	N/A	N/A	
114	SC-62	0	239-091-039	Un-built	B	N/A	N/A	
115	SC-63	2	239-091-040	Un-built	B	N/A	N/A	
116	SC-61	0	239-091-041	PLN010396	B	ZA	21	RES #010396
117	SC-59	1	239-091-042	Un-built	B	N/A	N/A	
118	SC-65	7	239-091-043	Un-built	B	N/A	N/A	PLN140660 Proposes 26 coast live oak to be
119	SC-7	0	239-091-044	Un-built	B	N/A	N/A	
120	N/A	0	239-091-045	Un-built	B	N/A	N/A	
121	SC-8	0	239-091-046	Un-built	B	N/A	N/A	
122	SC-9	0	239-091-047	PLN110198	B	DIR. OF PLN	4	PLN120140 - 1 Tree Removal
123	N/A	0	239-091-048	Un-built	B	N/A	N/A	
124	N/A	0	239-091-049	Un-built	B	N/A	N/A	
125	N/A	0	239-091-050	Un-built	B	N/A	N/A	
126	SC-14	0	239-091-051	CMB070021	B	DIR. OF PLN	0	
127	SC-15	0	239-091-052	Un-built	B	N/A	N/A	
128	SC-16	0	239-091-053	Un-built	B	N/A	N/A	
129	SC-17	0	239-091-054	PLN090341	B	DIR. OF PLN	1	
130	SC-18	0	239-091-055	PLN100177	B	DIR. OF PLN	0	
131	SC-6	0	239-091-056	Un-built	B	N/A	N/A	
132	N/A	0	239-091-057	Un-built	B	N/A	N/A	
133	PN-1	0	239-071-001	PLN000587/ PLN010500	B	ZA	1	
134	PN-2	0	239-071-002	Un-built	B	N/A	N/A	
135	M-34	2	239-041-006	PLN070299	A	PC	8	RES. #07049
136	M-32	0	239-041-007	Un-built	A	N/A	N/A	
137	M-50	0	239-041-008	Un-built	A	N/A	N/A	

# Santa Lucia Preserve Tree Count

## Phase A-C

Lot #	Prev. Lot #	FMP/ Allotted Trees	Assessor's Parcel #	Permit Status	Phase	Hearing Body	Trees Removed	Tree Removal Notes/Details
138	M-29	0	239-041-009	Un-built	A	N/A	N/A	
139	M-19	14	239-041-010	PLN050120	A	PC	34	RES. #05034
140	M-20	0	239-041-011	Un-built	A	N/A	N/A	
141	N/A	0	239-041-012	PLN040021	A	DIR. OF PLN	0	
142	M-21	5	239-041-013	PLN010315	A	ZA	20	
143	N/A	0	239-041-014	Un-built	A	N/A	N/A	
144	M-22	3	239-041-015	PLN060727	A	ZA	3	
145	M-23	22	239-041-016	PLN110365	A	DIR. OF PLN	18	RES #11-026
146	N/A	0	239-041-017	Un-built	A	N/A	N/A	
147	M-24	19	239-041-018	PLN000680	A	ZA	32	
148	M-25	11	239-041-019	PLN030565	A	DIR. OF PLN	8	
149	M-26	0	239-041-020	PLN000288	A	ZA	8	
150	M-27	11	239-041-021	Un-built	A	N/A	N/A	
151	M-28	5	239-041-022	PLN030572	A	DIR. OF PLN	1	
152	M-30	2	239-041-023	Un-built	A	N/A	N/A	
153	M-31	7	239-041-024	Un-built	A	N/A	N/A	
154	M-33	2	239-041-025	PLN000073	A	ZA	14	
155	T-33	0	239-091-058	PLN070182	B	ZA	1	
156	SC-1	0	239-091-059	PLN010031	B	ZA	0	
157	SC-2	0	239-091-060	PLN000588	B	ZA	0	
158	SC-3	0	239-091-061	PLN030363	B	DIR. OF PLN	1	
159	T-32	0	239-091-062	PLN040696	B	DIR. OF PLN	0	
160	T-31	0	239-091-063	CMB070036	B	DIR. OF PLN	4	One oak tree relocated.
161	SC-5	0	239-091-064	PLN060682	B	DIR. OF PLN	0	1 Madrone removed
162	SC-4	0	239-091-065	PLN020320	B	DIR. OF PLN	1	
163	T-27	0	239-091-066	Un-built	B	N/A	N/A	
164	T-28	0	239-091-067	Un-built	B	N/A	N/A	
165	T-50	0	239-091-068	Un-built	B	N/A	N/A	

# Santa Lucia Preserve Tree Count

## Phase A-C

Lot #	Prev. Lot #	FMP/ Allotted Trees	Assessor's Parcel #	Permit Status	Phase	Hearing Body	Trees Removed	Tree Removal Notes/Details
166	SC-13	0	239-091-069	PLN010078	B	ZA	0	
167	SC-92	0	239-091-070	PLN000582	B	ZA	1	
168	SC-91	0	239-091-071	CMB040006	B	DIR. OF PLN	0	
169	SC-64	0	239-091-072	PLN040582	B	DIR. OF PLN	0	
170	T-1	6	239-091-073	Un-built	B	N/A	N/A	
171	T-2	1	239-091-074	PLN120549	B	DIR. OF PLN	3	Two trees were relocated
172	T-3	0	239-091-075	Un-built	B	N/A	N/A	
173	T-4	0	239-091-076	Un-built	B	N/A	N/A	
174	T-5	0	239-091-077	PLN010095	B	ZA	0	
175	T-6	0	239-091-078	Un-built	B	N/A	N/A	
176	T-8	0	239-091-079	Un-built	B	N/A	N/A	
177	T-9	0	239-091-080	PLN010096	B	ZA	0	
178	T-10	0	239-091-081	PLN120822	B	ZA	0	Res #13-023
179	T-11	0	239-091-082	PLN020527	B	DIR. OF PLN	2	
180	T-7	0	239-091-083	PLN000457	B	ZA	1	
181	T-12	0	239-091-084	Un-built	B	N/A	N/A	
182	T-13	3	239-071-003	PLN050093	B	DIR. OF PLN	5	
183	T-14	0	239-071-004	PLN070033	B	DIR. OF PLN	1	
184	SJ-1	0	239-011-022	PLN020216	C	PC	13	RES. #02082; 1 oak tree to be relocated.
185	SJ-2	0	239-011-023	PLN060548 / PLN090069	C	PC	48	RES. #07012; 18 trees to be relocated.
186	SJ-3	0	239-011-024	PLN020115	C	PC	3	RES. #03032
187	PT-44	0	239-111-001	Un-built	C	N/A	N/A	
188	PT-13	0	239-111-002	Un-built	C	N/A	N/A	
189	PT-12	0	239-111-003	Un-built	C	N/A	N/A	
190	PT-8	0	239-111-004	Un-built	C	N/A	N/A	
191	PT-11	0	239-111-005	Un-built	C	N/A	N/A	
192	PT-10	0	239-111-006	PLN050214	C	DIR. OF PLN	0	

# Santa Lucia Preserve Tree Count

Phase A-C							
Lot #	Prev. Lot #	FMP/ Allotted Trees	Assessor's Parcel #	Permit Status	Phase	Hearing Body	Trees Removed
193	PT-9	0	239-111-007	Un-built	C	N/A	N/A
194	M-1	1	239-111-008	PLN020234	C	ZA	4
195	M-3	0	239-111-009	Un-built	C	N/A	N/A
196	M-5	0	239-111-010	Un-built	C	N/A	N/A
197	M-6	3	239-111-011	Un-built	C	N/A	N/A
198	M-7	0	239-111-012	Un-built	C	N/A	N/A
199	M-8	0	239-111-013	Un-built	C	N/A	N/A
200	M-4	0	239-111-014	PLN010202	C	ZA	0
201	SC-66	0	239-131-001	PLN010011	C	ZA	1
202	SC-67	3	239-131-002	PLN050736	C	DIR. OF PLN	3
203	SC-85	5	239-131-003	Un-built	C	N/A	N/A
204	SC-68	0	239-131-004	PLN010012	C	ZA	0
205	SC-86	0	239-131-005	Un-built	C	N/A	N/A
206	SC-69	3	239-131-006	Un-built	C	N/A	N/A
207	SC-87	12	239-131-007	Un-built	C	N/A	N/A
208	SC-88	0	239-131-008	Un-built	C	N/A	N/A
209	SC-89	3	239-131-009	Un-built	C	N/A	N/A
210	SC-90	4	239-131-010	Un-built	C	N/A	N/A
211	PN-3	0	239-071-005	PLN030393	B	DIR. OF PLN	0
212	N/A	0	239-071-006	Un-built	B	N/A	N/A
213	PN-4	0	239-071-007	PLN060060	B	DIR. OF PLN	0
214	PN-5	0	239-071-008	PLN030160	B	DIR. OF PLN	0
215	N/A	0	239-071-009	PLN030137	B	DIR. OF PLN	0
216	PN-7	0	239-071-010	Un-built	B	N/A	N/A
217	PN-8	0	239-071-011	Un-built	B	N/A	N/A
218	M-18	11					Lot on Vested Preliminary Map, not Final Map
219	M-17	8					Lot on Vested Preliminary Map, not Final Map
220	MN-9	0					Lot on Vested Preliminary Map, not Final Map

# Santa Lucia Preserve Tree Count

Phase A-C							
Lot #	Prev. Lot #	FMP/ Allotted Trees	Assessor's Parcel #	Permit Status	Phase	Hearing Body	Trees Removed
221	M-10	0					
222	M-11	0					
223	M-13	0	239-111-015	PLN030346	C	ZA	0
224	M-14	0	239-111-016	Un-built	C	N/A	N/A
225	M-15	0	239-111-017	PLN100678	C	DIR. OF PLN	0
226	M-16	5	239-111-018	Un-built	C	N/A	N/A
227	SC-70	2	239-131-011	Un-built	C	N/A	N/A
228	SC-71	0	239-131-012	Un-built	C	N/A	N/A
229	SC-72	11	239-131-013	Un-built	C	N/A	N/A
230	SC-73	2	239-131-014	Un-built	C	N/A	N/A
231	SC-74	2	239-131-015	CMB080007	C	DIR. OF PLN	2
232	SC-75	0	239-131-016	Un-built	C	N/A	N/A
233	SC-76	0	239-131-017	Un-built	C	N/A	N/A
234	SC-77	0	239-131-018	CMB050002	C	DIR. OF PLN	0
235	SC-78	0	239-131-019	PLN120310	C	DIR. OF PLN	0
236	SC-79	9	239-131-020	Un-built	C	N/A	N/A
237	SC-80	0	239-131-021	CMB060020	C	DIR. OF PLN	0
238	SC-81	0	239-131-022	PLN010316	C	ZA	1
239	SC-82	0	239-131-023	PLN130333	C	DIR. OF PLN	1
240	SC-83	0	239-131-024	Un-built	C	N/A	N/A
241	SC-84	1	239-131-025	Un-built	C	N/A	N/A
242	T-30	1	239-121-001	PLN070583	C	DIR. OF PLN	2
243	T-26	0	239-121-002	PLN030564	C	DIR. OF PLN	0
244	T-25	0	239-121-003	CMB050009	C	DIR. OF PLN	0
245	T-19	1					
246	N/A	0					
247	T-22	0	239-121-004	Un-built	C	N/A	N/A
248	T-23	0	239-121-005	Un-built	C	N/A	N/A
							Lot on Vested Preliminary Map, not Final Map
							Lot on Vested Preliminary Map, not Final Map
							RES #11-006
							RES #12-040
							1 tree relocated
							The one oak will be relocated
							Lot on Vested Preliminary Map, not Final Map
							Lot on Vested Preliminary Map, not Final Map

# Santa Lucia Preserve Tree Count

Phase A-C							
Lot #	Prev. Lot #	FMP/ Allotted Trees	Assessor's Parcel #	Permit Status	Phase	Hearing Body	Trees Removed
249	T-20	1	239-121-006	PLN050528	C	DIR. OF PLN	1
250	T-21	0	239-121-007	Un-built	C	N/A	N/A
251	T-15	0	239-121-008	PLN070166	C	DIR. OF PLN	1
252	T-16	0	239-121-009	Un-built	C	N/A	N/A
253	T-17	0	239-121-010	Un-built	C	N/A	N/A
254	T-18	0	239-121-011	Un-built	C	N/A	N/A
Built: <b>44.6%</b>							
Tree Removal Approved (PC94067): <b>1,480</b>							
Road Improvement Tree Removal: <b>429/1,029</b>							
							<b>545</b>