



CITY OF PACIFIC GROVE
300 Forest Avenue, Pacific Grove, California 93950

AGENDA REPORT

TO: Chair Steres and Members of the Architectural Review Board

FROM: Wendy Lao, Associate Planner

MEETING DATE: October 10, 2017

ADDRESS: 1635 Sunset Drive. Pacific Grove (APN 007-041-020)

**ZONING/
LAND USE:** R-1-B-4/Low Density to 5.4 DU/ac

SUBJECT: To adopt an Initial Study and Mitigated Negative Declaration, and to approve an Architectural Permit and a Tree Permit with Development to allow a new 2,942 gross square feet single-family residence with a partial second story on a vacant property. The project would be placed on the City's water waitlist.

APPLICANT/OWNER: Joel Panzer, of Maureen Wruck Planning Consultant, on behalf of Jeremy and Tiffany Cieslak, owners

CEQA STATUS: Initial Study/Mitigated Negative Declaration

PROJECT DESCRIPTION

Architectural Permit and Tree Permit with Development 17-132 would allow a new 2,942 gross square feet single-family residence and an attached garage on a vacant property. The site is 23,137.23 square feet (0.53 acres). The residence will be set back 75 feet from the street frontage, and a driveway of approximately 169 feet length will lead to the residence's two covered, two uncovered parking spaces. The front upper-story of the residence contains a sod roof, which will have vegetation to help camouflage the approximately 18 ft. tall partial second-story at the rear. The project is over half an acre and proposes a lot coverage of 20%, which includes the allowable 5% immediate outdoor living space area.

The site is located in the Coastal Zone, the Asilomar Dunes Environmentally Sensitive Habitat Area, and the Archaeological Zone. No significant archaeological or tribal cultural resource is identified at this time. Grading quantities for the project would include approximately 160 cubic yards of cut and 160 cubic yards of fill (totaling 180 cubic yards). The project proposes to remove a 5 inch Monterey Pine tree, remove a 6 inch Sidney Golden Wattle Acacia tree, and trim two Monterey Cypress trees. The project is requesting a water fixture unit count of 18.4 for a single-family residence through the Monterey Peninsula Water Management District, and would be placed on the City's water waitlist.

BACKGROUND

On February 13, 2017, Joel Panzer, of Maureen Wruck Planning Consultant, on behalf of Jeremy and Tiffany Cieslak, owners, applied for an Architectural Permit to allow a new single-family residence of 2,942 gross square feet to be located at 1635 Sunset Drive, and to be placed on the City's water waitlist. Mr. Cieslak subsequently applied for a Tree Permit with Development as part of the project application.

The subject site is located in the California Coastal Commission's Coastal Zone. Approval from the California Coastal Commission would be required prior to issuance of a building permit.

DISCUSSION

The proposed development would meet the development regulations set forth in the R-1-B-4 zoning district, including setbacks, parking, coverage, and height requirements.

The project seeks to construct a partial two-story single-family residence in the center of the property, towards the front side of the parcel. The siding would be concrete slab and stucco, and the windows would be clear anodized aluminum tempered glass windows. The building would be a maximum of 18 feet tall.

Pacific Grove Municipal Code & Local Coastal Program Land Use Plan

The project proposes a gross floor area of 2,942 square feet, which is within the allowable maximum gross floor area of 5,905 square feet, pursuant to P.G.M.C. 23.16.110(a). The project proposes a site coverage of 14.9% (3,463 square feet), which is within the Coastal Commission's allowable maximum lot coverage of 15% (3,471 square feet), pursuant to the City of Pacific Grove's Local Coastal Program (LCP) Land Use Plan (LUP) Policy 3.4.5.2. The project's site coverage of 15% does not include the allowable 5% immediate outdoor living space area, which is also allowed by the LUP Policy 3.4.5.2. The standards in the LUP supersede the standards in the Pacific Grove Municipal Code, pursuant to P.G.M.C. 23.16.110(a).

The project proposes a maximum building height of 18 feet, which is within the allowable maximum building height of 18 feet.

The project proposes a side yard setback of 8 feet 3 inches on the northern side and 10 feet 3 inches on the southern side, which meets the side yard setback requirement of 8 feet.

General Plan

The project site is located in the Low Density to 5.4 DU/ac land use designation according to the General Plan. The standards in the LUP supersede the standards in the Pacific Grove General Plan. Nonetheless, the project appears to comply with the following from the General Plan's Chapter 3, *Housing Element*:

- Policy 2.1: *Strive to accommodate the City's share of the region's housing needs.*

The project also appears to comply with the following from the General Plan's Chapter 7.5, *Archaeological Goals, Policies, and Programs*:

- Program AA: *Inspect the surface of sites which potentially contain archaeological resources and evaluate site records to determine the extent of known archaeological resources.*
- Program CC: *Require that a mitigation plan, adequate to protect the archaeological resource and prepared by a qualified archaeologist, be submitted for review and, if approved, be implemented as part of the project (LUP, 2.4.5.1).*

Trees:

The project proposes to remove a 5 inch Monterey Pine tree, remove a 6 inch Sidney Golden Wattle Acacia tree, and trim two Monterey Cypress trees. The project biologist would ensure that tree protection measures are being met.

Architectural Review Guidelines:

The project proposal appears to adhere to the following Architectural Review Guidelines:

Guideline #1: The mass and height of a new building should blend well with neighboring structures and not overwhelm them with disproportionate size or a design that is out of character.

The proposed project is predominantly circular in design. The site is surrounded by multiple two-story single-family residences, and is not maximizing its gross floor area. The height would be a maximum of 18 feet, which is lower than some adjacent neighboring properties.

Guideline #27: A building should be in scale with its site.

The proposed design provides open space around 80% of the residence which complements the design and preserves the character of the neighborhood.

Guideline #36: Design a façade to provide visual interest to the street.

The proposed design avoids large blank facades throughout most of the building through the use of windows and varying building heights including a sod roof. This helps to soften the elevation.

Archaeological and Tribal Cultural Resources

The subject site is located in the City's Archaeological Zone. No significant archaeological or tribal cultural resource is identified at this time, and will not be confirmed until construction begins. Mitigation measures are proposed in the event that such resource is observed during construction, as this property is located in the Archaeological Zone.

John Schlagheck, M.A., RPA, Associate Archaeologist of Homan & Associates, prepared an Archaeological Records Search, Site Reconnaissance, and Subsurface Testing report on October 2016. City staff conducted tribal consultation with the Ohlone Costanoan Esselen Nation (OCEN) Native American tribe, pursuant to Assembly Bill 52, and met and discussed the project on May 3, May 23, June 21, and July 25. City staff continued to discuss the project with the OCEN tribe again on September 26, 2017 although tribal consultation had been concluded.

Biological Resources

The subject site is located in the City's Environmentally Sensitive Habitat Area. Thomas K. Moss, coastal biologist, prepared a Biological Survey Report on February 4, 2017. A Habitat Restoration Plan was subsequently prepared on February 8, 2017. The Botanical Survey Report states that no plant or animal species of special concern were identified on the property, although mitigation measures are proposed in the event that an observation occurs.

Water Waitlist

The subject site is located in the Monterey Peninsula, which is currently experiencing a water shortage. If approved by the Architectural Review Board, the project would be added onto the City's water waitlist prior to the issuance of the Coastal Development Permit from the Coastal Commission. In addition, approval from the Monterey Peninsula Water Management District would be required prior to issuance of a building permit. Furthermore, new water meters are currently limited through a Cease and Desist Order (CDO) issued by the State Water Resources Control Board (SWRCB). Approval from the SWRCB would be required prior to issuance of a building permit.

ENVIRONMENTAL REVIEW

An Initial Study/Mitigated Negative Declaration (IS/MND) is prepared for this project, pursuant to the California Environmental Quality Act (CEQA). The IS/MND was circulated pursuant to CEQA requirements, and the public review period is open from September 6, 2017 through October 6, 2017 at 4:00 p.m. (30 days). City staff conducted tribal consultation with the Ohlone Costanoan Esselen Nation (OCEN) Native American tribe, pursuant to Assembly Bill 52, and met and discussed the project on May 3, May 23, June 21, and July 25. City staff continued to discuss the project with the OCEN tribe again on September 26, 2017 although tribal consultation had been concluded. *Proposed changes as of October 3, 2017, based on public comments are indicated in red.*

RECOMMENDATION

Because of the project's consistency with the Zoning Ordinance, General Plan, Local Coastal Program, and Architectural Review Guidelines, staff recommends that the Architectural Review Board:

Adopt an Initial Study and Mitigated Negative Declaration, and to approve an Architectural Permit and a Tree Permit with Development No. 17-132, and to place the project on the City's water waitlist, subject to the attached Findings and Conditions.

ATTACHMENTS

1. Permit Application
2. Draft Permit
3. Revised Draft Initial Study/Mitigated Negative Declaration
 - Appendix A: Draft Plans
 - Appendix B: Biological Survey Report
 - Appendix D: Habitat Restoration Plan
 - Appendix E: Water Credit Form
 - Appendix F: Project Data Sheet
4. Storm Water Control Plan
5. Public Comments
6. Project Plans & Details

RESPECTFULLY SUBMITTED:

Wendy Lao

Wendy Lao
Associate Planner

REVIEWED BY:

Anastazia Aziz

Anastazia Aziz, AICP
Principal Planner



CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

Tel: 831.648.3190 • Fax: 831.648.3184 • www.cityofpacificgrove.org/cedd

Permit Application

Application # AP 17-132
 Date: 2/13/17
 Total Fees: 9899.00
 Received by: ML

APPLICANT/OWNER:	<p>Project Address: 1635 Sunset Drive APN: 007-041-020</p> <p>Project Description: New detached single-family residence (2,488 sq. ft.) with 3 bedrooms 3 1/2 bathrooms, kitchen, laundry room, interior courtyard and roof deck and an attached 454 sq. ft. 2 car garage. A new driveway will be installed.</p> <p style="text-align: center;">Applicant Owner</p> <p>Name: Maureen Wruck Planning Consultant, LLC Name: Jeremy & Tiffany Gieslak Phone: (831) 771-2557 Phone: Email: joel@mwruck.com Email: 680 Mailing Address: 21 West Alisal St., STE 111 Mailing Address: 600 Timberpine Avenue Salinas, CA 93901 Sunnyvale, CA 94086</p>																								
PLANNING STAFF USE ONLY:	<p>Permit Request:</p> <table style="width:100%; border: none;"> <tr> <td><input type="checkbox"/> CRD: Counter Determination</td> <td><input type="checkbox"/> AUP: Administrative UP</td> <td><input type="checkbox"/> IHS: Initial Historic Screening</td> <td><input type="checkbox"/> AVAR: Administrative VAR</td> </tr> <tr> <td><input checked="" type="checkbox"/> AP: Architectural Permit</td> <td><input type="checkbox"/> UP-A: UP Amendment</td> <td><input type="checkbox"/> HPP: Historic Preservation</td> <td><input type="checkbox"/> VAR-A: VAR Amendment</td> </tr> <tr> <td><input type="checkbox"/> AAP: Administrative AP</td> <td><input type="checkbox"/> AUP-A: AUP Amendment</td> <td><input type="checkbox"/> A: Appeal</td> <td><input type="checkbox"/> AVAR-A: AVAR Amendment</td> </tr> <tr> <td><input type="checkbox"/> ADC: Admin Design Change</td> <td><input type="checkbox"/> SU: Second Unit</td> <td><input type="checkbox"/> TPD: Tree Permit W/ Dev't</td> <td><input type="checkbox"/> MMP: Mitigation Monitoring</td> </tr> <tr> <td><input type="checkbox"/> SP: Sign Permit</td> <td><input type="checkbox"/> LLA: Lot Line Adjustment</td> <td><input type="checkbox"/> PUU: Undocumented Unit</td> <td><input type="checkbox"/> Stormwater Permit</td> </tr> <tr> <td><input type="checkbox"/> UP: Use Permit</td> <td><input type="checkbox"/> LM: Lot Merger</td> <td><input type="checkbox"/> VAR: Variance</td> <td><input type="checkbox"/> Other:</td> </tr> </table> <p>CEQA Determination: <input type="checkbox"/> Exempt <input checked="" type="checkbox"/> Initial Study & Mitigated Negative Declaration <input type="checkbox"/> Environmental Impact Report</p> <p>Review Authority: Staff <input type="checkbox"/> HRC <input type="checkbox"/> ZA <input type="checkbox"/> SPRC <input checked="" type="checkbox"/> ARB <input type="checkbox"/> CCC</p> <p>Active Permits: <input type="checkbox"/> Active Planning Permit <input type="checkbox"/> Active Building Permit <input type="checkbox"/> Active Code Violation Permit #: _____</p> <p>Overlay Zones: <input type="checkbox"/> Butterfly Zone <input checked="" type="checkbox"/> Coastal Zone <input type="checkbox"/> Area of Special Biological Significance (ASBS) <input checked="" type="checkbox"/> Environmentally Sensitive Habitat Area (ESHA)</p> <p>Property Information</p> <p>Lot: <u>5</u> Block: <u>317</u> Tract: <u>ASBSON MAP OF PG AREA</u> ZC: <u>R1B4</u> GP: <u>10W DRN. 5.4 DU/A</u> Lot Size: <u>23,137 SF</u></p> <p><input type="checkbox"/> Historic Resources Inventory <input checked="" type="checkbox"/> Archaeologically Sensitive Area</p> <p>Staff Use Only:</p>	<input type="checkbox"/> CRD: Counter Determination	<input type="checkbox"/> AUP: Administrative UP	<input type="checkbox"/> IHS: Initial Historic Screening	<input type="checkbox"/> AVAR: Administrative VAR	<input checked="" type="checkbox"/> AP: Architectural Permit	<input type="checkbox"/> UP-A: UP Amendment	<input type="checkbox"/> HPP: Historic Preservation	<input type="checkbox"/> VAR-A: VAR Amendment	<input type="checkbox"/> AAP: Administrative AP	<input type="checkbox"/> AUP-A: AUP Amendment	<input type="checkbox"/> A: Appeal	<input type="checkbox"/> AVAR-A: AVAR Amendment	<input type="checkbox"/> ADC: Admin Design Change	<input type="checkbox"/> SU: Second Unit	<input type="checkbox"/> TPD: Tree Permit W/ Dev't	<input type="checkbox"/> MMP: Mitigation Monitoring	<input type="checkbox"/> SP: Sign Permit	<input type="checkbox"/> LLA: Lot Line Adjustment	<input type="checkbox"/> PUU: Undocumented Unit	<input type="checkbox"/> Stormwater Permit	<input type="checkbox"/> UP: Use Permit	<input type="checkbox"/> LM: Lot Merger	<input type="checkbox"/> VAR: Variance	<input type="checkbox"/> Other:
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CERTIFICATION – I, the undersigned, under penalty of perjury, depose and certify that I am the applicant for this request, that the property owner approves this application and that all statements contained herein, including all documents and plans submitted in connection with this application, are true and accurate to the best of my knowledge.

Applicant Signature:

Date: 2-13-17

Owner Signature (Required):

Date: 2/13/17
2-13-17



CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

T : 831.648.3183 • F : 831.648.3184 • www.ci.pg.ca.us/cdd

ARCHITECTURAL PERMIT AND TREE PERMIT WITH DEVELOPMENT #17-132

FOR A PROPERTY AT 1635 SUNSET DRIVE TO ALLOW A NEW 2,942 SQUARE FEET SINGLE-FAMILY RESIDENCE WITH A PARTIAL SECOND STORY, WITH A LOT COVERAGE TOTALING 20%, AND TO ALLOW THE REMOVAL OF A 5 INCH PINE TREE, THE REMOVAL OF A 6 INCH ACACIA TREE, AND TRIM TWO MONTEREY CYPRESS TREES, ON AN UNDEVELOPED 23,137.23 SQUARE FEET PARCEL. THE PROJECT WOULD BE ADDED TO THE WATER WAITLIST.

FACTS

1. The subject site is located at 1635 Sunset Drive, Pacific Grove, 93950 APN 007-041-020
2. The subject site has a designation of Low Density to 5.4 Dwelling Units per Acre on the adopted City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the R-1-B-4 zoning district.
4. The subject site is an interior, undeveloped parcel of 23,137.23 square feet.
5. The subject site is located within the Coastal Zone.
6. The subject site is located within the Environmentally Sensitive Habitat Area. A Biological (and Botanical) Survey Report was prepared on February 4, 2017.
7. The subject site is located within the Archaeological Zone, and John Schlagheck, M.A., RPA, Associate Archaeologist of Homan & Associates prepared an Archaeological Records Search, Site Reconnaissance, and Subsurface Testing on October 2016.
8. The project site has no water, and would be added to the City's water waitlist.
9. An Initial Study and Mitigated Negative Declaration were prepared and circulated for this project.

FINDINGS

1. The proposed development will meet the development regulations set forth in the R-1-B-4 zoning district, including but not limited to heights, parking, coverage, and setbacks.
2. The Local Coastal Program Land Use Plan (LUP) allows a maximum lot coverage of 15% for new development per Policy 3.4.5.2., and an additional 5% for an immediate outdoor living space area, and the proposal conforms to the required lot coverage. The site is required to restore the property landscape in accordance with the Habitat Restoration Plan, February 4, 2017, by Thomas K. Moss, Coastal Biologist.
3. The architecture and general appearance of the completed project are compatible with the neighborhood because the proposed exterior will be compatible with the size, scale and proportions of the existing residence and other residences in the neighborhood, in that the proposal is consistent with Architectural Review Guidelines No. 1, 28, 27, & 36.
4. The completed project will neither be detrimental to the orderly and harmonious development of the city nor impair the desirability of investment or occupation in the neighborhood.
5. The Board has been guided by and has made reference to applicable provisions of the Architectural Review Guidelines in making its determinations on single-family residences.

PERMIT

Architectural Permit (AP) & Tree Permit with Development (TPD) #17-132, per P.G.M.C. 23.70.060(c)(2).

CONDITIONS OF APPROVAL

1. **Permit Expiration.** This permit shall expire and be null and void if a building permit has not been applied for within one (1) year from and after the date of approval. Application for extension of this approval must be made prior to the expiration date.
2. **Construction Compliance.** All construction must occur in strict compliance with the proposal as set forth in the application, subject to any special conditions of approval herein. Any deviation from approvals must be reviewed and approved by staff, and may require Architectural Review Board approval.
3. **Terms and Conditions.** These terms and conditions shall run with the land, and it is the intention of the CDD Director and the Permittee to bind all future owners and possessors of the subject property to the terms and conditions, unless amended. Amendments to this permit may be achieved only if an application is made and approved, pursuant to the Zoning Code.
4. **Conformance to Plans.** Development of the site shall conform to approved plans for “Kevin Smith”, on file with the Community Development Department and to the Building Code, with the exception of any subsequently approved changes.
5. **Public Works, Fire and Building.** Review and approval by the Public Works, Fire and Building Departments are required prior to issuance of a building permit. Work taking place in the public right-of-way shall require an encroachment permit prior to issuance of the building permit.
6. **Tree Protection Standards During Construction:** Pursuant to Municipal Code Chapters 12.20 and 12.30, and the *Urban Forestry Standards*, all trees that are otherwise protected and will be impacted as a result of Development, both proposed for pruning or removal and where the development will impact the critical root zone of the tree are protected. Prior to issuance of the building permit, the Project Arborist shall review grading, drainage, utility, building and landscape plans to determine impacts to individual Trees, to determine required minimum Tree protection standards during construction.
7. **Exterior Lighting.** Exterior lighting must be full cut off and in compliance with Architectural Review Guidelines Nos. 10, 11, 12.
8. **Story Poles and Netting:** Following the 10 day appeal period all story poles and netting are required to be removed.
9. **Coastal Development Permit.** An approved Coastal Development Permit from the Coastal Commission is required prior to the issuance of building permits.
10. **Water.** An approval from the Monterey Peninsula Water Management District would be required prior to issuance of building permits.
11. **Mitigation Monitoring Plan.** The mitigation measures in the adopted Initial Study / Mitigated Negative Declaration shall serve as the mitigation monitoring plan for this project.
12. **Building Plans:** All conditions of approval for the Planning permit(s) shall be printed on a full size sheet and included with the construction plan set submitted to the Building Department.

NOW, THEREFORE, BE IT RESOLVED BY THE ARCHITECTURAL REVIEW BOARD OF THE CITY OF PACIFIC GROVE:

1. The Board determines that each of the Findings set forth above is true and correct, and by this reference incorporates those Findings as an integral part of this Permit.
2. The board authorizes approval of AP TPD 17-132 including a new 2,942 square feet single-family residence with a partial second story, with a lot coverage totaling 20%, and to allow the removal of a 5 inch Pine tree,

the removal of a 6 inch Acacia tree, and trim two Monterey cypress trees, on an undeveloped 23,137.23 square feet parcel. The project would be added to the water waitlist.

- 3. This permit shall become effective upon the expiration of the 10-day appeal period.
- 4. This permit shall not take effect until the owner acknowledges and agrees to all terms and conditions and agrees to conform to and comply with those terms and conditions.

Passed and adopted at a regular meeting of the Architectural Review Board of the City of Pacific Grove on the 10th day of October, 2017, by the following vote:

AYES: XXX

NOES: XXX

ABSENT: XXX

VACANCY: XXX

APPROVED:

Rick Steres, Chair

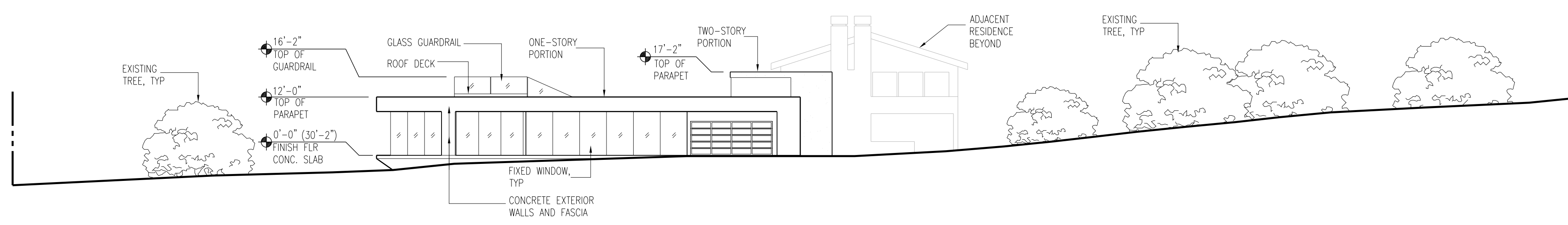
The undersigned hereby acknowledge and agree to the approved terms and conditions, and agree to fully conform to, and comply with, said terms and conditions.

Jeremy Cieslak, Owner

Date

Tiffany Cieslak, Owner

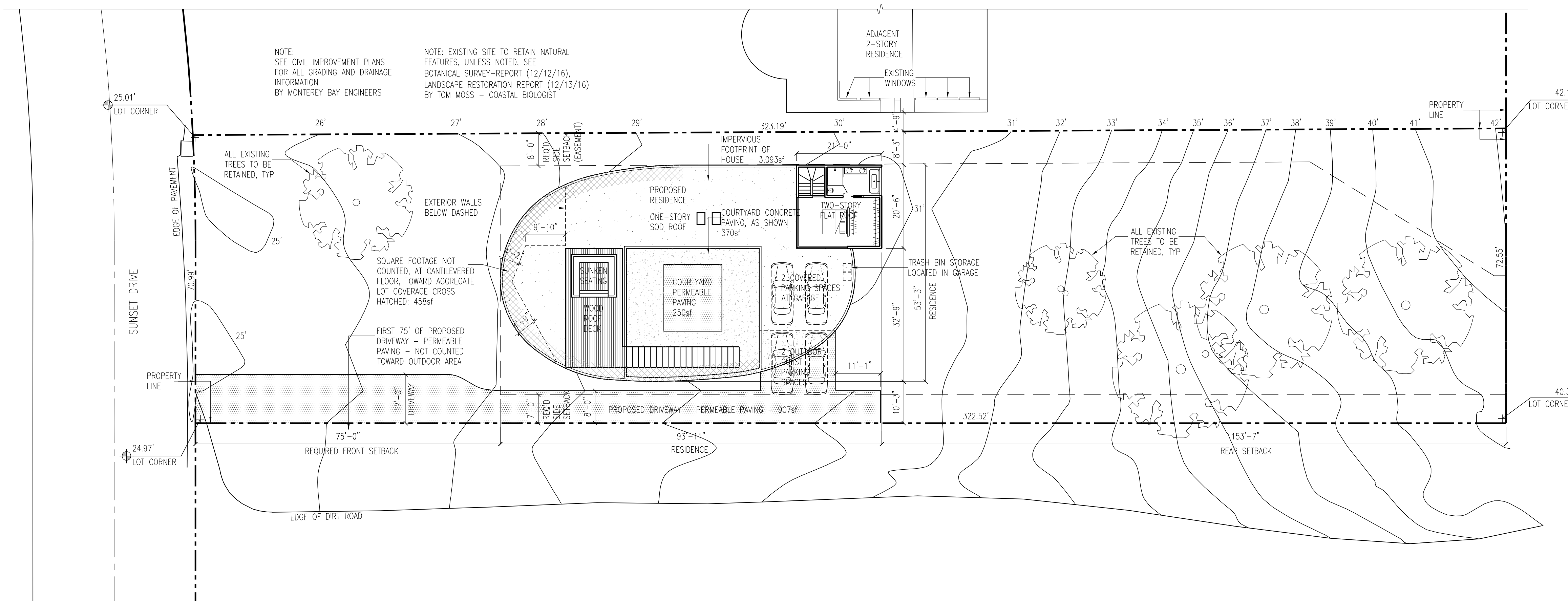
Date



1 SITE SECTION
1/16" = 1'-0"



VICINITY MAP



2 SITE PLAN - ROOF PLAN
1/16" = 1'-0"

PROJECT INFORMATION

APN: 007-041-020
BLOCK 317, LOT 5 - MAP OF PACIFIC GROVE ACRES
OWNERS - JEREMY AND TIFFANY CIESLAK
PROJECT SCOPE: NEW SINGLE FAMILY RESIDENCE

PLANNING INFORMATION

ZONING: R-1-B-4 SINGLE-FAMILY RESIDENTIAL
ASLOMAR DUNES RESIDENTIAL AREA

AREA CALCULATIONS

LOT AREA (CONFIRMED BY SURVEYOR 6/2015):	23,137.23sf
MAX. ALLOWABLE AGGREGATE LOT COVERAGE FOR HOUSE:	15% (3,471 sf)
PROPOSED AGGREGATE LOT COVERAGE: (3,093 sf + 370 sf)	15% (3,463 sf)
MAX. ALLOWABLE AREA FOR OUTDOOR SPACE/DRIVEWAY CONSTRUCTED OF APPROVED BUILDING MATERIALS:	5% (1,157 sf)
PROPOSED DRIVEWAY/OUTDOOR AREA (PERMEABLE SURFACE): (907 sf + 250 sf)	5% (1,157 sf)
BUILDING COVERAGE:	11% (2,564 sf)
GROSS FLOOR AREA (1st + 2nd FLOORS):	2,942 sf

SHEET INDEX

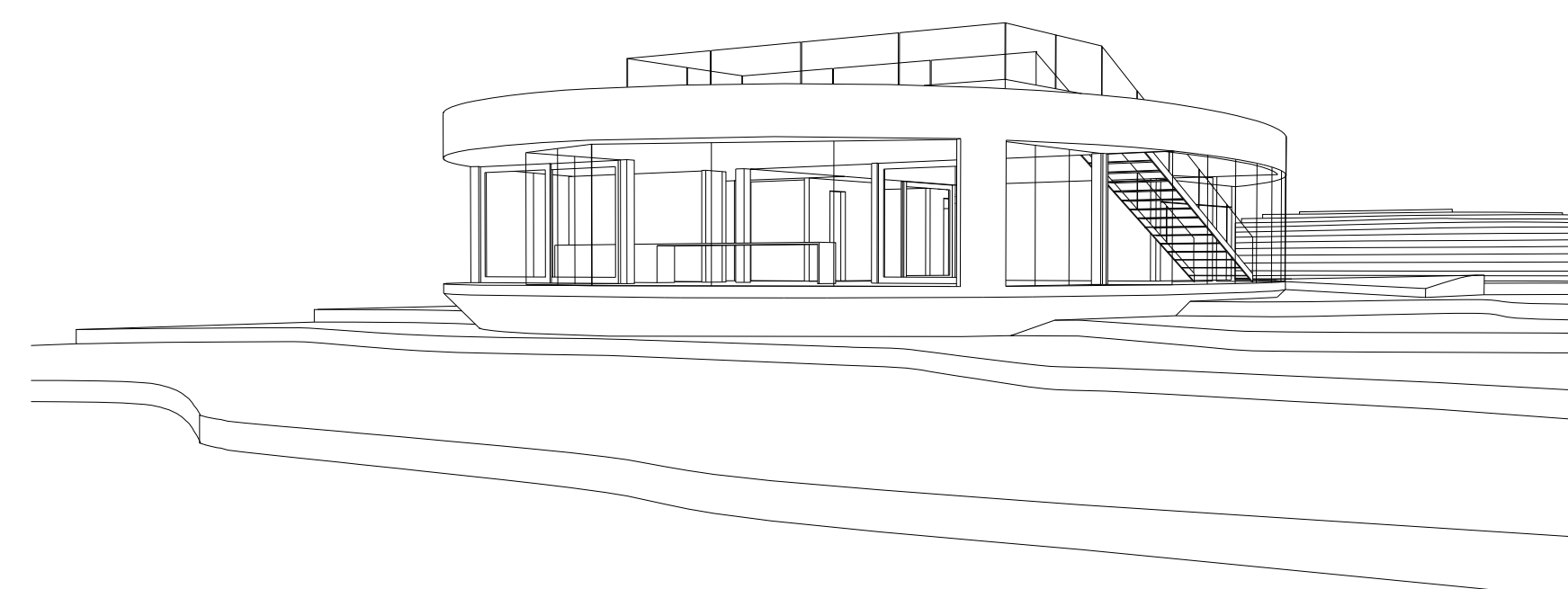
- A0 SITE PLAN, SITE SECTION
- TOPOGRAPHICAL SURVEY
- A2.0 1st FLOOR PLAN
- A2.1 ROOF PLAN
- A3.0 BUILDING SECTIONS
- A4.0 BUILDING ELEVATIONS
- A4.1 BUILDING ELEVATIONS
- A5.0 EXTERIOR MATERIALS
- C1 CIVIL ENGINEER - GRADING PLAN
- C2 CIVIL ENGINEER - EROSION CONTROL PLAN
- C3 CIVIL ENGINEER - SITE SECTIONS

CRAIG STEELY ARCHITECTURE
8 Beaver Street San Francisco CA 94114
Tel/Fax: 415 864 7013
craigsteely.com

Cieslak Residence
1635 Sunset Dr
Pacific Grove, CA 93950

Submittal: Planning Submittal Date: 12/20/16

SITE PLAN

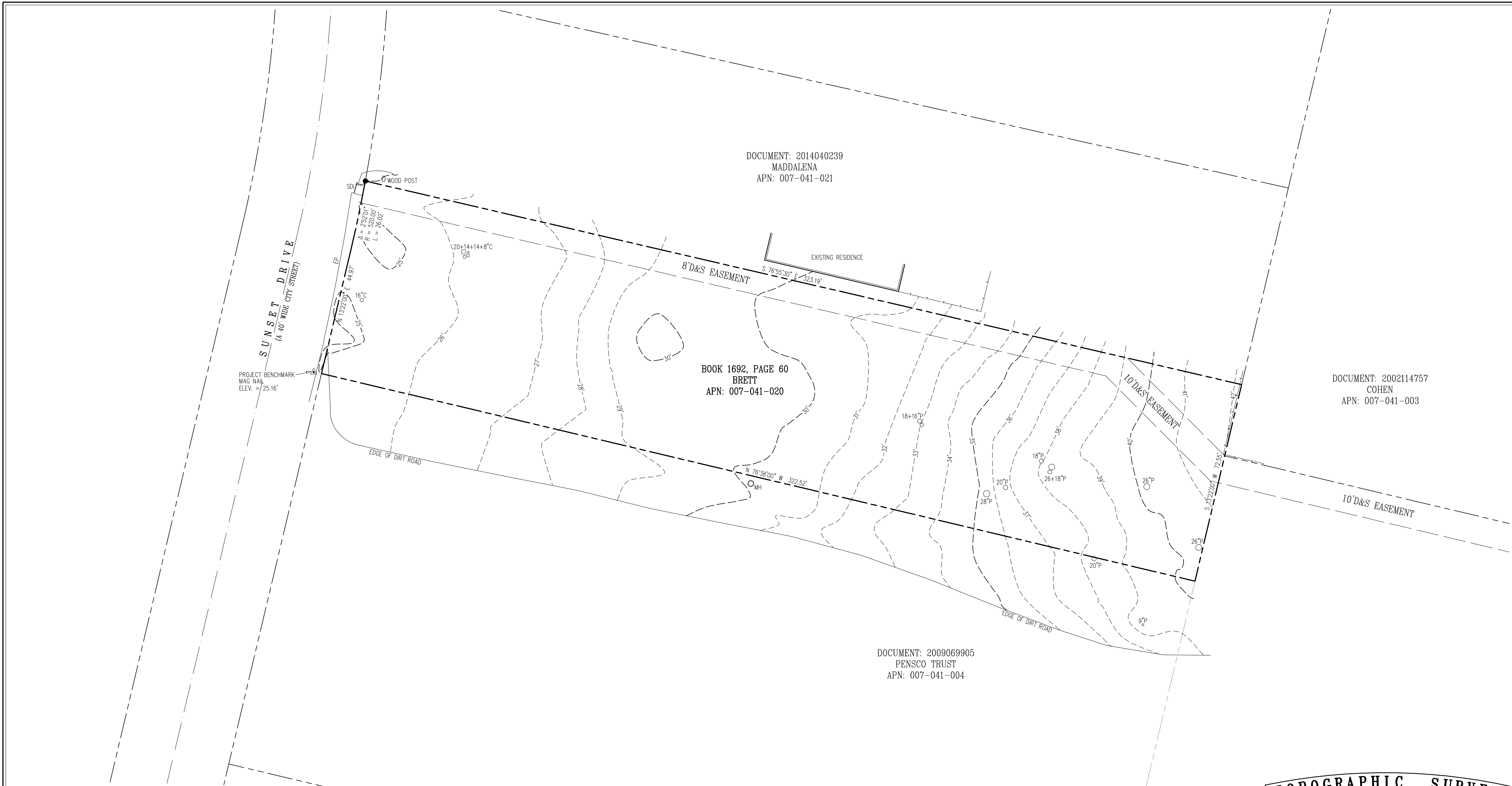


VIEW OF PROPOSED RESIDENCE FROM SUNSET DRIVE



VIEW OF SUBJECT PROPERTY FROM SUNSET DRIVE

a0

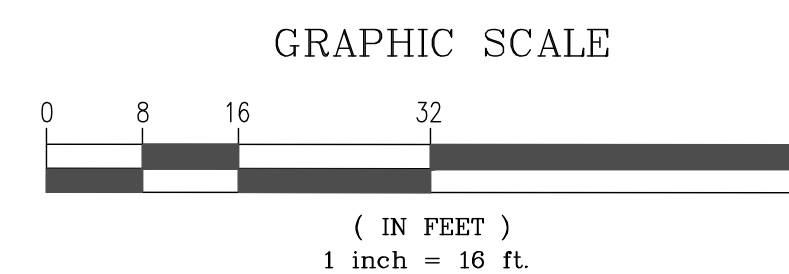


NOTES:

- BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
- DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
- CONTOUR INTERVAL = 1 FOOT.
- ELEVATIONS SHOWN ARE BASED ON NGVD-29. THE BENCHMARK IS A SEWER MANHOLE INVERT ON SUNSET DRIVE, ELEVATION PROVIDED BY THE CITY OF PACIFIC GROVE, NGVD-29 BENCHMARK ELEVATION = 20.25'.
PROJECT BENCHMARK IS THE MAG NAIL IN ASPHALT AS SHOWN ON THIS MAP.
PROJECT BENCHMARK ELEVATION = 25.16'
- DENOTES A FOUND 3/4" IRON PIPE WITH AN ILLEGIBLE TAG.
- TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES.
- EASEMENT INFORMATION SHOWN HEREON, TAKEN FROM REEL 748, PAGE 374 OFFICIAL RECORDS OF MONTEREY COUNTY.

LEGEND:

- x-x- FENCE LINE
- C CYPRESS
- D&S DRAINAGE & SEWER
- EP EDGE OF PAVEMENT
- MH MANHOLE
- P PINE
- SDI STORM DRAIN INLET



TOPOGRAPHIC SURVEY

OF
A PORTION OF BLOCK 317
PACIFIC GROVE ACRES
VOLUME 3, CITIES & TOWNS, PAGE 13

DESCRIBED IN
BOOK 1692, PAGE 60, OFFICIAL RECORDS OF MONTEREY COUNTY

CITY OF PACIFIC GROVE COUNTY OF MONTEREY STATE OF CALIFORNIA

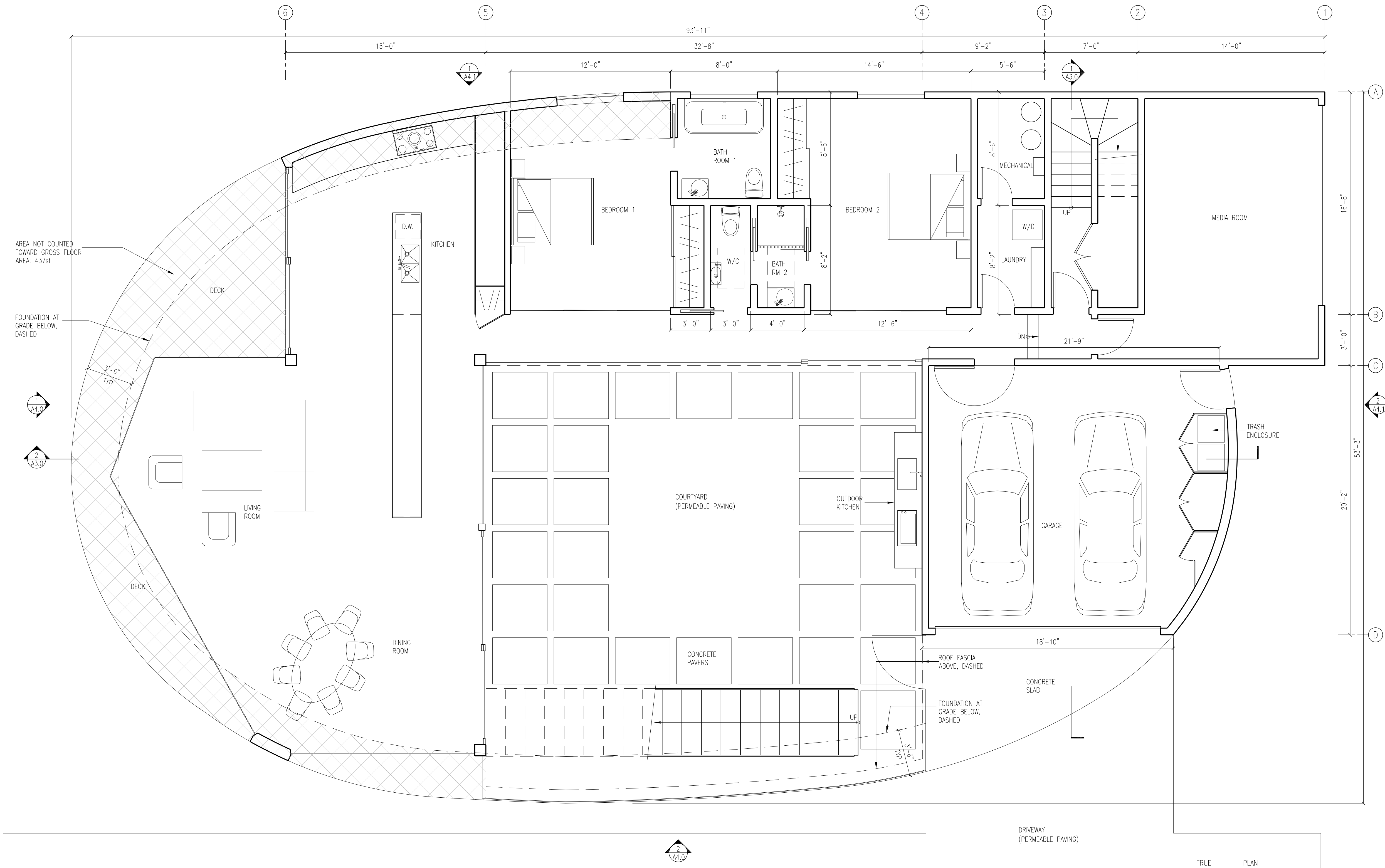
PREPARED FOR
JEREMY CIESLAK

BY
MONTEREY BAY ENGINEERS, INC.

CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING
607 Charles Ave Suite B Seaside, California 93955
Phone: (831) 899-7899

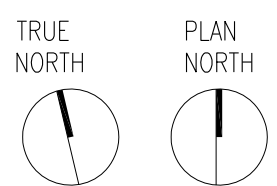
SCALE: 1" = 16' JOB No. 15-070 JUNE 2015

FIELD: TDM & END DRAWN BY: TDM & END



1 1st FLOOR PLAN
1/4" = 1'-0"

GROSS FLOOR AREA (1st FLOOR): 2,564 sf
(ALSO BUILDING COVERAGE)



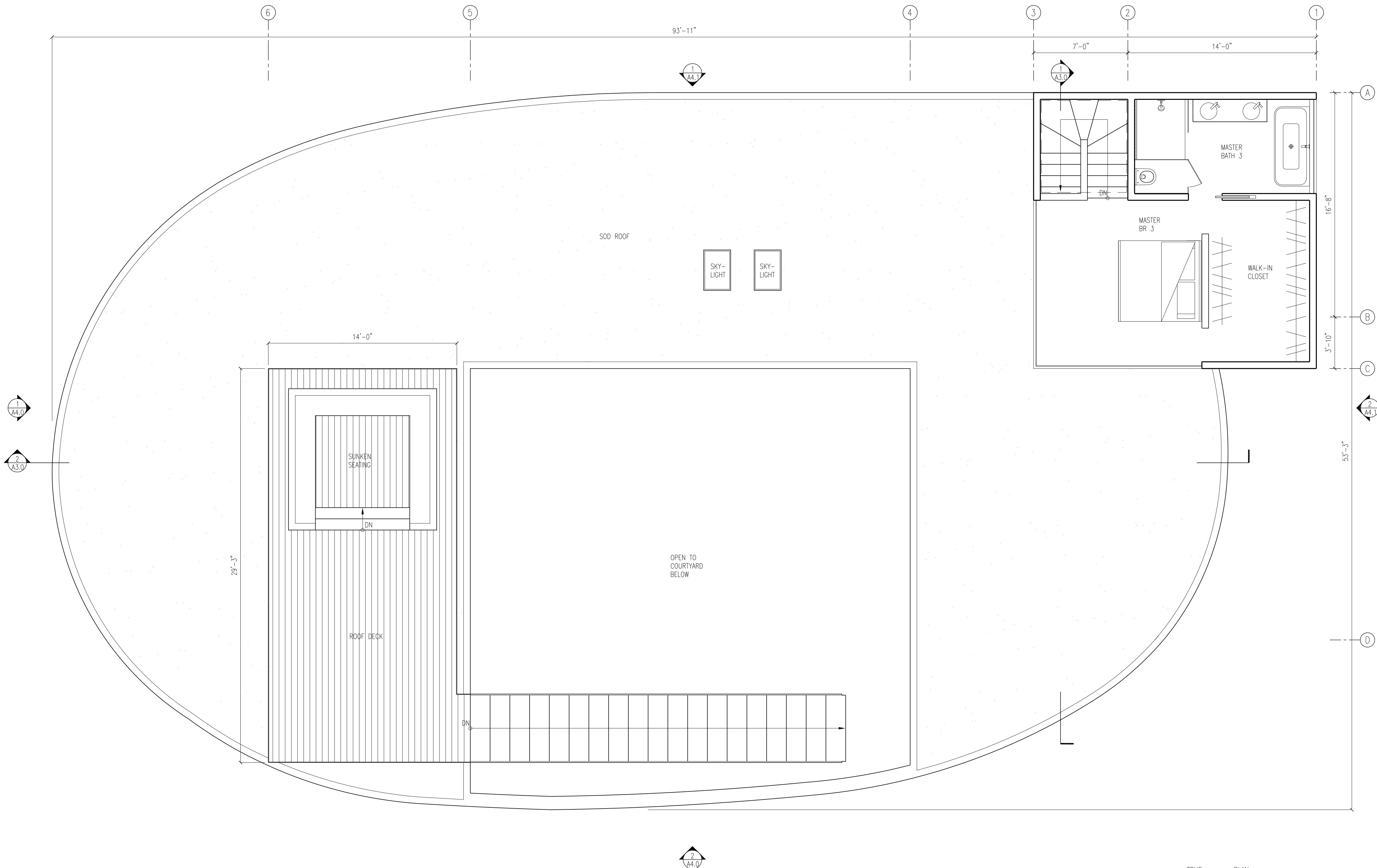
CRAIG STEELY ARCHITECTURE
 8 Beaver Street San Francisco
 CA 94114
 Tel/Fax: 415 864 7013
 craigsteely.com

Cieslak
 Residence
 1635 Sunset Dr
 Pacific Grove, CA
 93950

Submittal: _____ Date: _____
 Planning Submittal 12/20/16

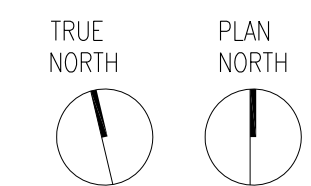
1st FLOOR PLAN

a2.0



1 2nd FLOOR / ROOF PLAN
 3/4" = 1'-0"

GROSS FLOOR AREA (2nd FLOOR): 378 sf



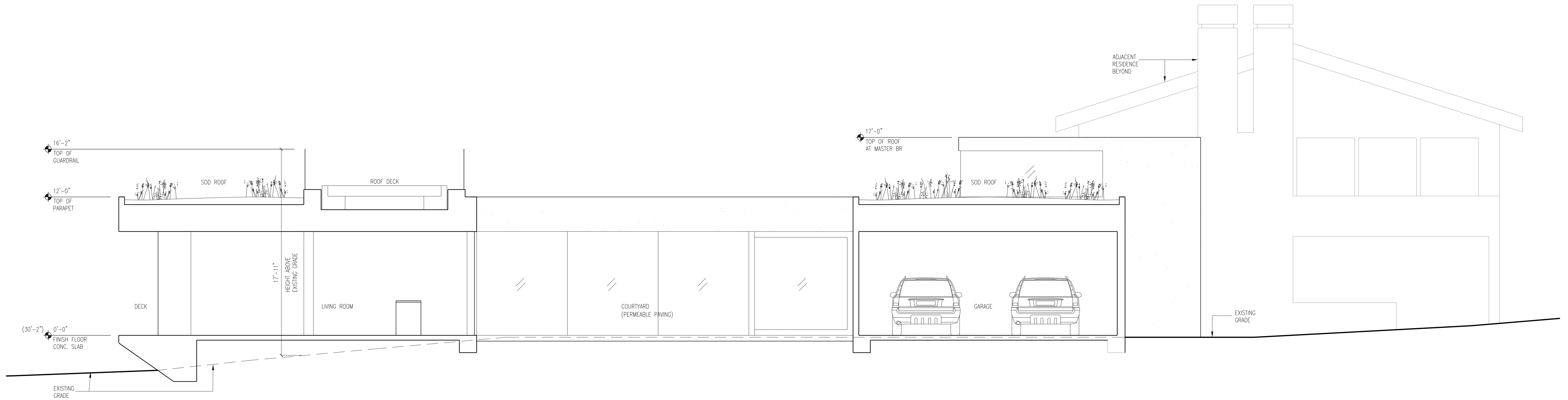
CRAIG STEELY ARCHITECTURE
 8 Beaver Street San Francisco CA 94114
 Tel/Fax: 415 864 7013
 craigsteely.com

Cieslak Residence
 1635 Sunset Dr
 Pacific Grove, CA 93950

Submittal: Planning Submittal
 Date: 12/20/16

2nd FLOOR/
 ROOF PLAN

a2.1



2 BUILDING SECTION
 $\frac{1}{4}" = 1'-0"$

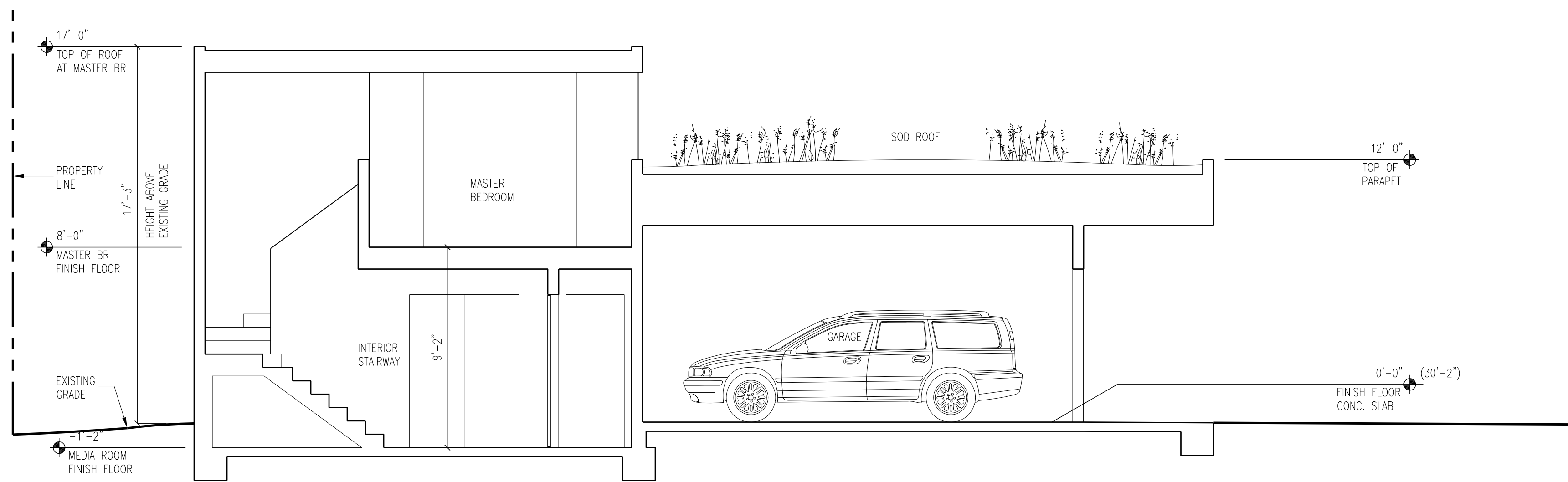
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 Pacific Grove, CA
 93950

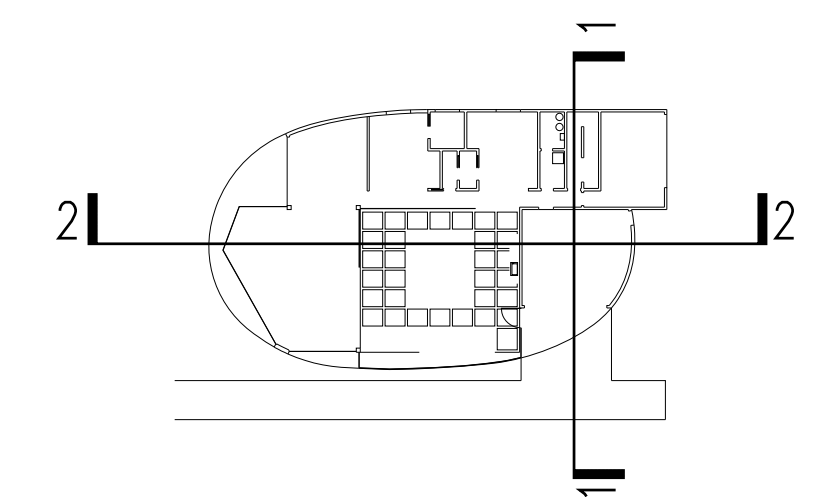
Submittal:	Date:
Planning Submittal	12/20/16

SECTIONS

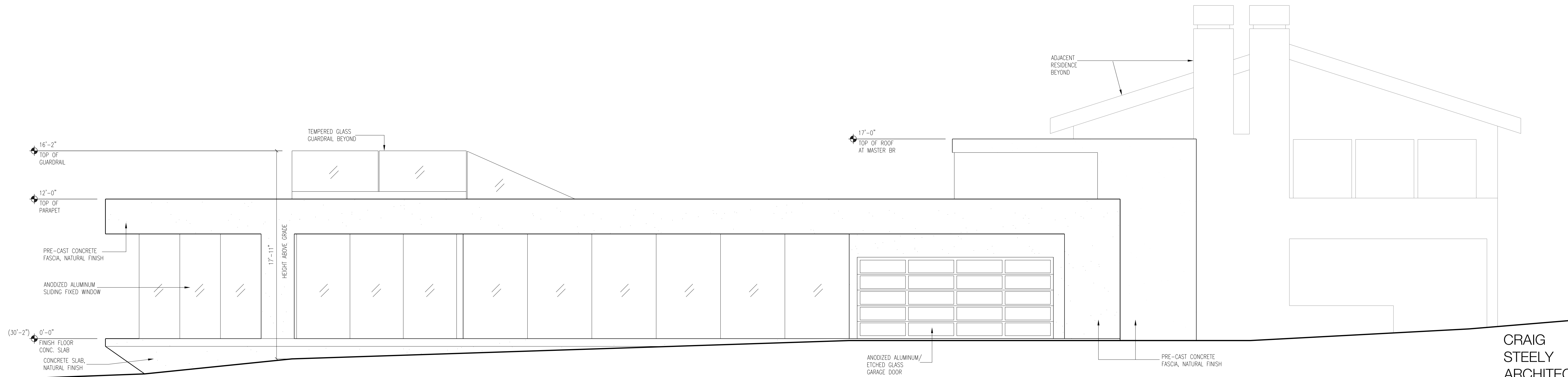
a3.0



1 BUILDING SECTION
 $\frac{1}{4}" = 1'-0"$

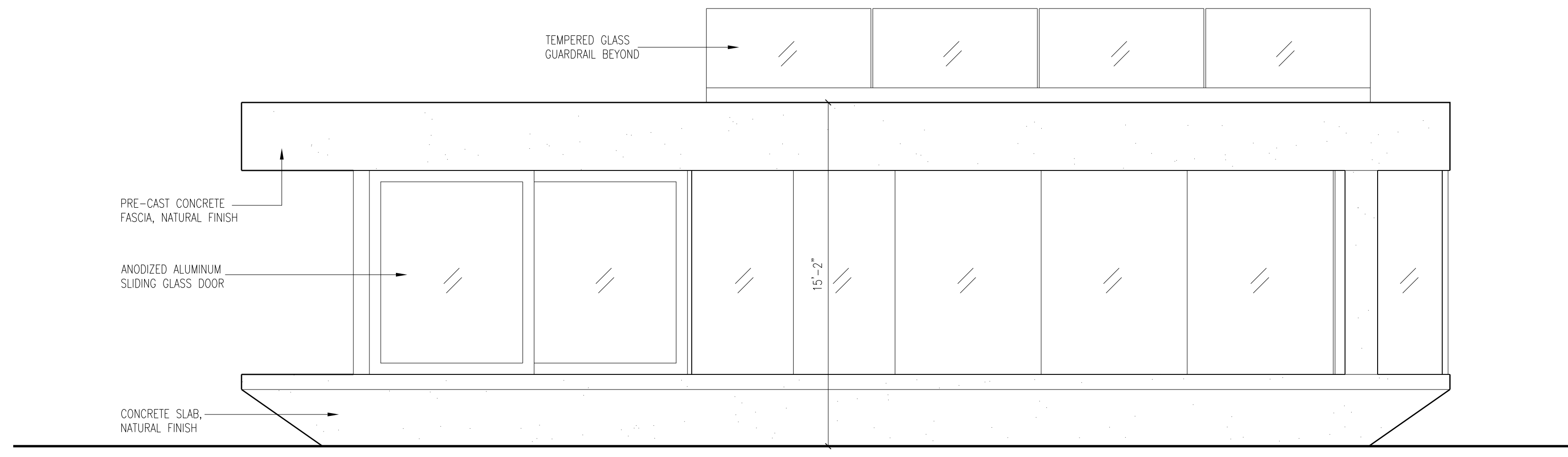


REFERENCE PLAN

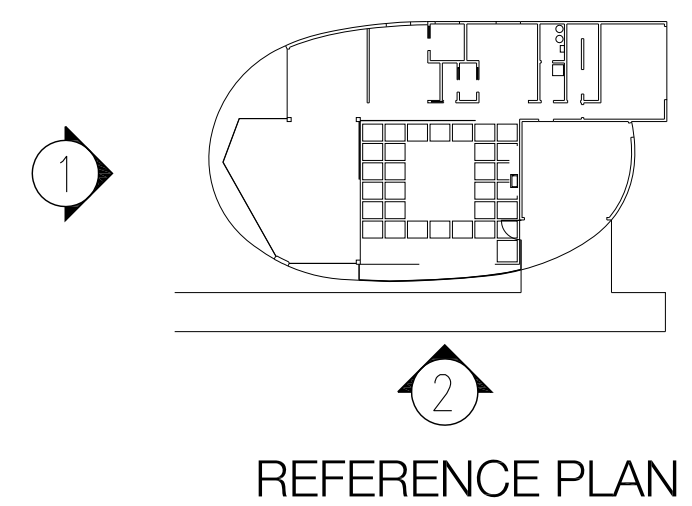


2 ELEVATION - SOUTH
 $\frac{1}{4}'' = 1'-0''$

CRAIG STEELY ARCHITECTURE
 8 Beaver Street San Francisco
 CA 94114
 Tel/Fax: 415 864 7013
 craigsteely.com



1 ELEVATION - WEST
 $\frac{1}{4}'' = 1'-0''$



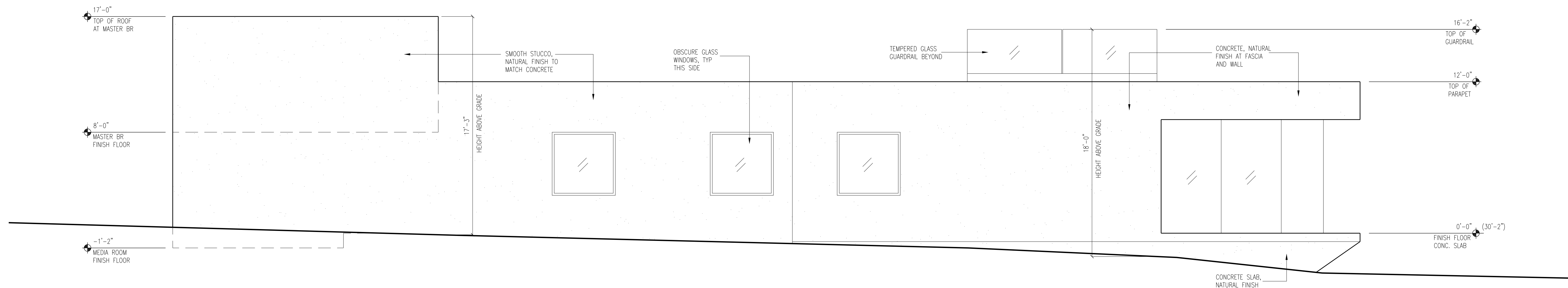
REFERENCE PLAN

Cieslak
 Residence
 1635 Sunset Dr
 Pacific Grove, CA
 93950

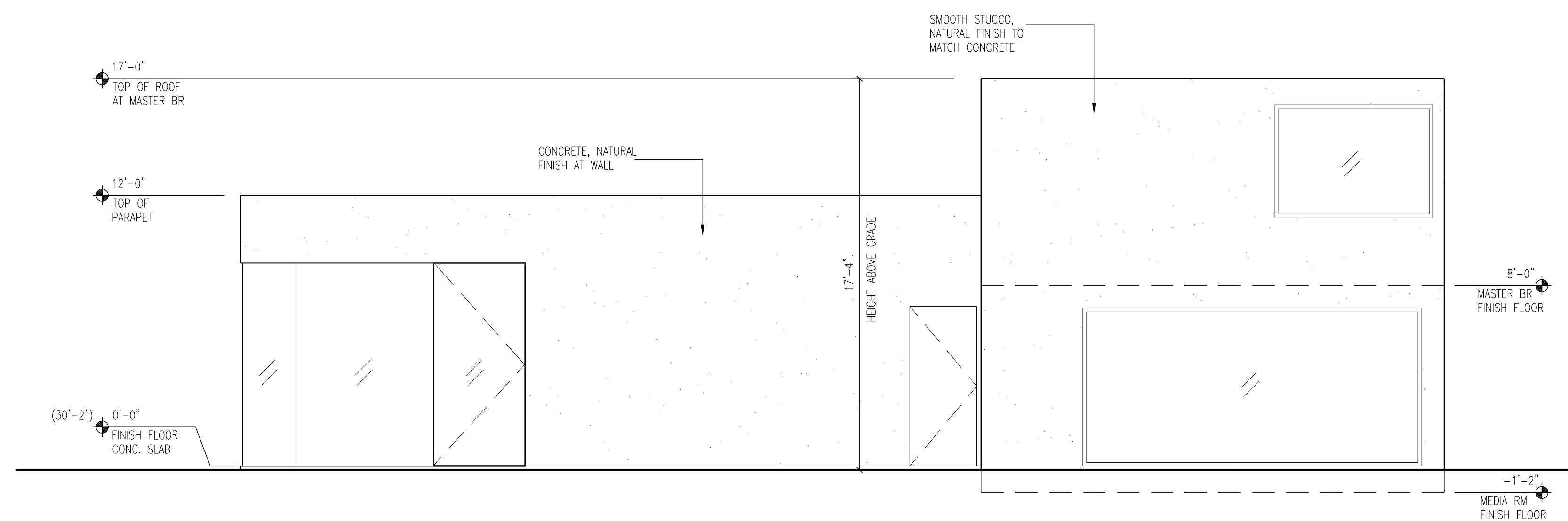
Submittal: Planning Submittal Date: 12/20/16

ELEVATIONS

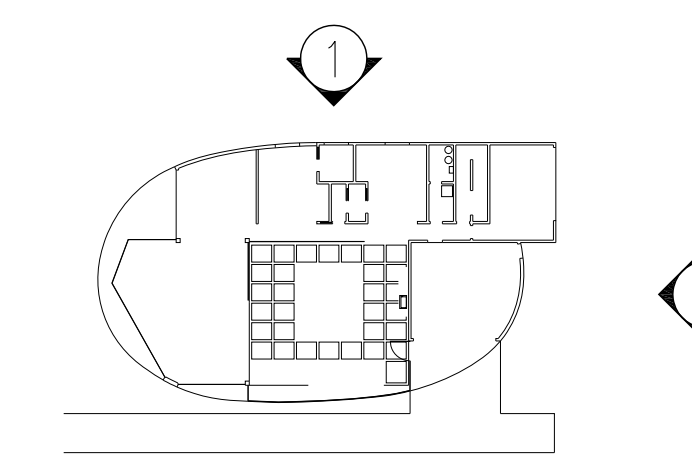
a4.0



1 ELEVATION - NORTH
 $\frac{1}{4}" = 1'-0"$



2 ELEVATION - EAST
 $\frac{1}{4}" = 1'-0"$



REFERENCE PLAN

CRAIG
 STEELY
 ARCHITECTURE

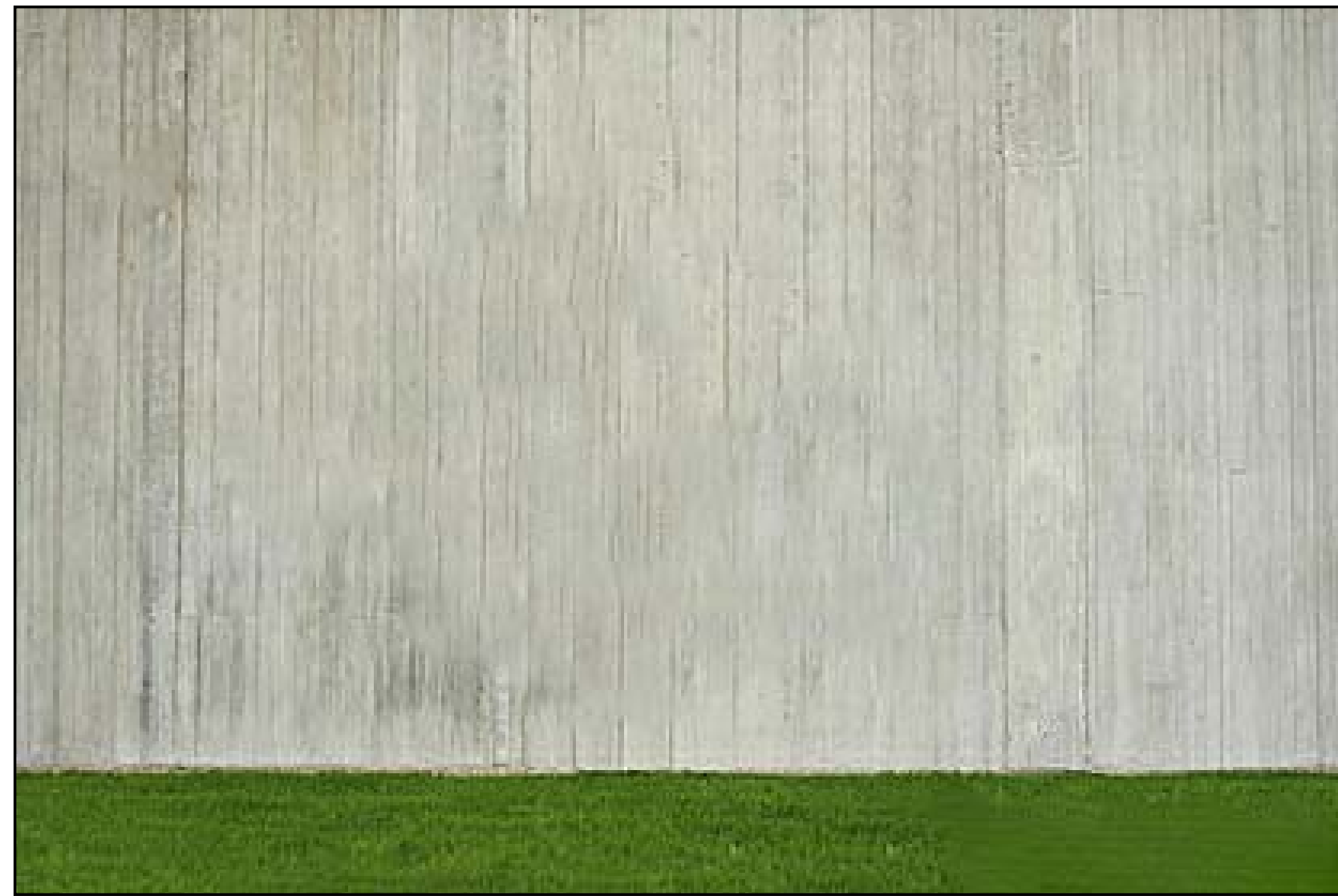
8 Beaver Street San Francisco
 CA 94114
 Tel/Fax: 415 864 7013
 craigsteely.com

Cieslak
 Residence
 1635 Sunset Dr
 Pacific Grove, CA
 93950

Submittal: Planning Submittal Date: 12/20/16

ELEVATIONS

a4.1



CAST IN PLACE CONCRETE WALL



TYPICAL WINDOW



TYPICAL EXTERIOR SLIDING GLASS DOOR



SOD ROOF



PERMEABLE DRIVEWAY PAVERS



CAST ALUMINUM LED DIRECTIONAL WALL LIGHT BEGA B33542 GRAPHITE FINISH

TYPICAL EXTERIOR LIGHT

CRAIG STEELY ARCHITECTURE
8 Beaver Street San Francisco CA 94114
Tel/Fax: 415 864 7013 craigsteely.com

Cieslak Residence
1635 Sunset Dr
Pacific Grove, CA 93950

Submittal: Planning Submittal Date: 12/20/16

EXTERIOR MATERIALS

a5.0

APPLICANT INFORMATION

PROJECT APN: 007-041-020
ADDRESS: 1635 SUNSET DRIVE
PACIFIC GROVE, CA
OWNER: JEREMY & TIFFANY CIESLAK
880 TIMBERLINE AVENUE
SUNNYVALE, CA 94086
(408)462-0264
CIVIL ENGINEER: STEVEN C. WILSON, RCE 25136
MONTEREY BAY ENGINEERS, INC.
607 CHARLES AVENUE, SUITE B
SEASIDE, CA 93955
(831) 899-7899
ARCHITECT: CRAIG STEELY ARCHITECTURE
8 BEAVER STREET
SAN FRANCISCO, CA 94114
(415) 864-7013
SOIL ENGINEER: SOIL SURVEYS, INC.
103 CHURCH STREET
SALINAS, CA 93901
(831) 757-2172

CIVIL IMPROVEMENT PLANS
CIESLAK RESIDENCE
BOOK 1692, PAGE 60
OFFICIAL RECORDS OF MONTEREY COUNTY

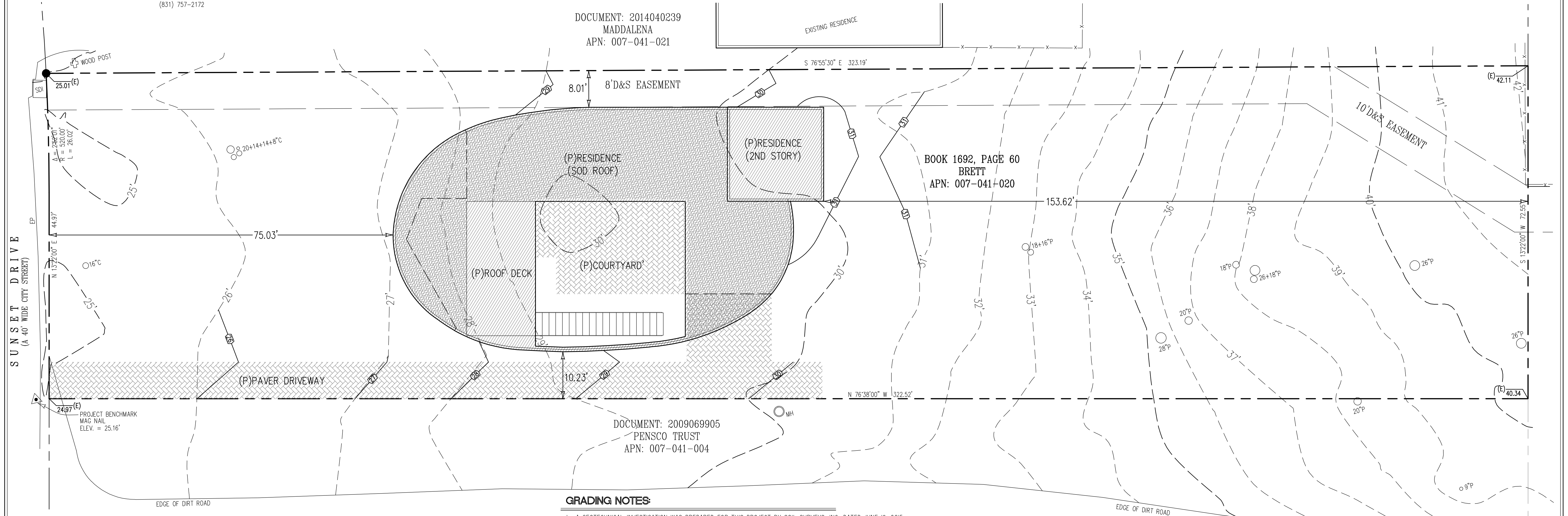
PREPARED FOR
JEREMY & TIFFANY CIESLAK
DECEMBER, 2016

DOCUMENT: 2014040239
MADDALENA
APN: 007-041-021

DOCUMENT: 2009069905
PENSCO TRUST
APN: 007-041-004

NOTES:

- 1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
2. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. CONTOUR INTERVAL = 1 FOOT.
4. ELEVATIONS SHOWN ARE BASED ON NGVD-29. THE BENCHMARK IS A SEWER MANHOLE INVERT ON SUNSET DRIVE, ELEVATION PROVIDED BY THE CITY OF PACIFIC GROVE. NGVD-29 BENCHMARK ELEVATION = 20.25'.
PROJECT BENCHMARK IS THE MAG NAIL IN ASPHALT AS SHOWN ON THIS MAP. PROJECT BENCHMARK ELEVATION = 25.16'
5. ● DENOTES A FOUND 3/4" IRON PIPE WITH AN ILLEGIBLE TAG.
6. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES.
7. EASEMENT INFORMATION SHOWN HEREON, TAKEN FROM REEL 748, PAGE 374 OFFICIAL RECORDS OF MONTEREY COUNTY.



GRADING NOTES:

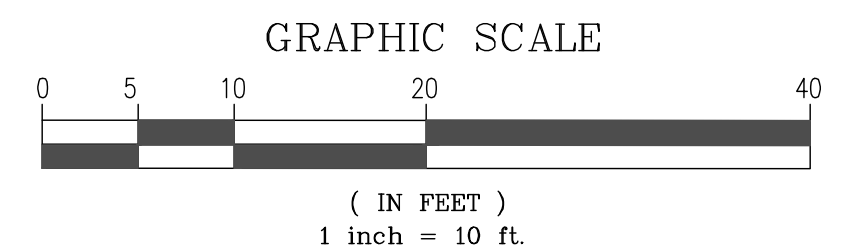
- 1. A GEOTECHNICAL INVESTIGATION WAS PREPARED FOR THIS PROJECT BY SOIL SURVEYS, INC. DATED JUNE 19, 2015.
2. ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH 2015 C.B.C. STANDARDS AND SPECIFICATIONS. THE GEOTECHNICAL REPORT BY SOIL SURVEYS, INC. (JUNE, 2015). PRIOR TO FINAL INSPECTION, THE APPLICANT SHALL PROVIDE A LETTER FROM A LICENSED PRACTITIONER CERTIFYING THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
3. ALL GRADING SHALL CONFORM TO THE LATEST CITY OF PACIFIC GROVE STANDARDS AND SPECIFICATIONS.
4. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO THE START OF ANY WORK.
5. ALL FILL SHALL BE COMPACTED TO 95% RELATIVE DRY DENSITY UNDER DRIVEWAY AND PAVED AREAS, AND 90% ELSEWHERE.
6. SOIL TYPES: DENSE GREY FINE SAND (SP/SM)
7. ALL FILL SHOULD BE PLACED AND COMPACTED IN 8" LIFTS.
8. FLEXIBLE PIPE SHALL NOT BE USED IN THIS PROJECT.
9. ESTIMATED EARTHWORK QUANTITIES: CUT: 160 CU.YDS. FILL: 20 CU.YDS. TOTAL: 140 C.Y. EXPORT
10. EXISTING TOPSOIL IN ALL AREAS TO BE GRADED SHALL BE STRIPPED AND STOCKPILED IN A LOCATION ON SITE AS DIRECTED BY OWNER.
11. ALL CUT SHALL BE USED ON SITE AS FILL MATERIAL ON THE JOB SITE. ROCK OVER TWELVE INCHES IN ITS MAXIMUM DIMENSION MAY NOT BE USED IN A FILL. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY, AND WHICH DOES NOT EXCEED 4 INCHES
12. ALL GRADING AROUND THE HOUSE SHOULD SLOPE AWAY FROM THE STRUCTURE AT 5% FOR 10' MIN. OR AS SPECIFIED ON THESE PLANS AGAINST PROPERTY LINES OR OTHER OBSTRUCTIONS. SLOPE MAY BE REDUCED TO 2% FOR AREAS OF PAVING OR CONCRETE.
13. A COPY OF ALL COMPACTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE CITY PRIOR TO ANY REQUESTS FOR FOOTING INSPECTION OR FINAL GRADING INSPECTION.
14. PRIOR TO PLACEMENT OF EARTHEN FILL, THE FILL KEY WAY SHALL BE INSPECTED AND APPROVED BY A GEOTECHNICAL/SOIL ENGINEER.
15. PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
16. GRADING WORK IS ESTIMATED TO BE PERFORMED FROM MARCH, 2017 THROUGH JUNE, 2017.
17. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED
18. A WATER TRUCK SHALL BE MAINTAINED ON SITE AS NEEDED FOR DUST CONTROL DURING CONSTRUCTION.
19. THE PURPOSE OF GRADING IS FOR A NEW HOUSE AS SHOWN.
20. STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT THE CITY OF PACIFIC GROVE 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 PROCESS.
21. ALL CUT AND FILL SLOPES ARE SPECIFIED NOT STEEPER THAN 2' HORIZONTAL TO 1' VERTICAL (2:1).

LEGEND:

- x-x-x FENCE LINE
AC ASPHALTIC CONCRETE
BFF BACK FLOW PREVENTER
C CYRESS
CONC. CONCRETE
DBS DRAINAGE & SEWER
DP DRAIN PIPE
E EUCALYPTUS
(E) EXISTING
EP EDGE OF PAVEMENT
FFE FINISHED FLOOR ELEVATION
FH FIRE HYDRANT
HB HOSE BIB
ICV IRRIGATION CONTROL VALVE
K OAK
MH MANHOLE
P PINE
(P) PROPOSED
PL PLUM (TREE)
R REDWOOD
S STUMP
SDI STORM DRAIN INLET
T TREE, SPECIES NOT SPECIFIED
UV UTILITY VAULT
VP VERTICAL PIPE

BOTANICAL / LANDSCAPE PROTECTION NOTES

- 1. A BOTANICAL SURVEY REPORT AND LANDSCAPE RESTORATION PLAN WAS PREPARED FOR THIS PROJECT BY THOMAS K. MOSS, DATED DECEMBER 12, 2016 AND DECEMBER 13, 2016, RESPECTIVELY.
2. A QUALIFIED BIOLOGIST SHALL BE RETAINED BY THE OWNER TO MONITOR CONSTRUCTION AND LANDSCAPE RESTORATION.
3. CONSTRUCTION AND GRADING ACTIVITIES SHALL BE MONITORED BY THE PROJECT BIOLOGIST.
4. PRIOR TO CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL MEET WITH THE PROJECT BIOLOGIST TO COORDINATE PROTECTION AND RELOCATION OF NATIVE PLANTS AND ANIMALS.
5. A TEMPORARY CONSTRUCTION FENCE SHALL BE INSTALLED TO DELINEATE THE PROJECT CONSTRUCTION ZONE AND PROTECT SENSITIVE HABITAT. THE FENCING SHALL BE INSTALLED BY THE PROJECT BIOLOGIST AND MAINTAINED IN GOOD CONDITION, AND REMAIN IN PLACE UNTIL ALL CONSTRUCTION ON SITE IS COMPLETE.
6. IMMEDIATELY PRIOR TO THE START OF CONSTRUCTION, THE PROJECT AREA WITHIN THE TEMPORARY CONSTRUCTION FENCING SHALL BE THOROUGHLY SEARCHED FOR NATIVE PLANTS AND ANIMALS OF CONCERN FOR RELOCATION.
7. WORK OUTSIDE THE TEMPORARY CONSTRUCTION FENCING WILL REQUIRE SPECIAL APPROVAL, COORDINATION, AND MONITORING BY THE PROJECT BIOLOGIST.



FOR PLAN CHECK ONLY



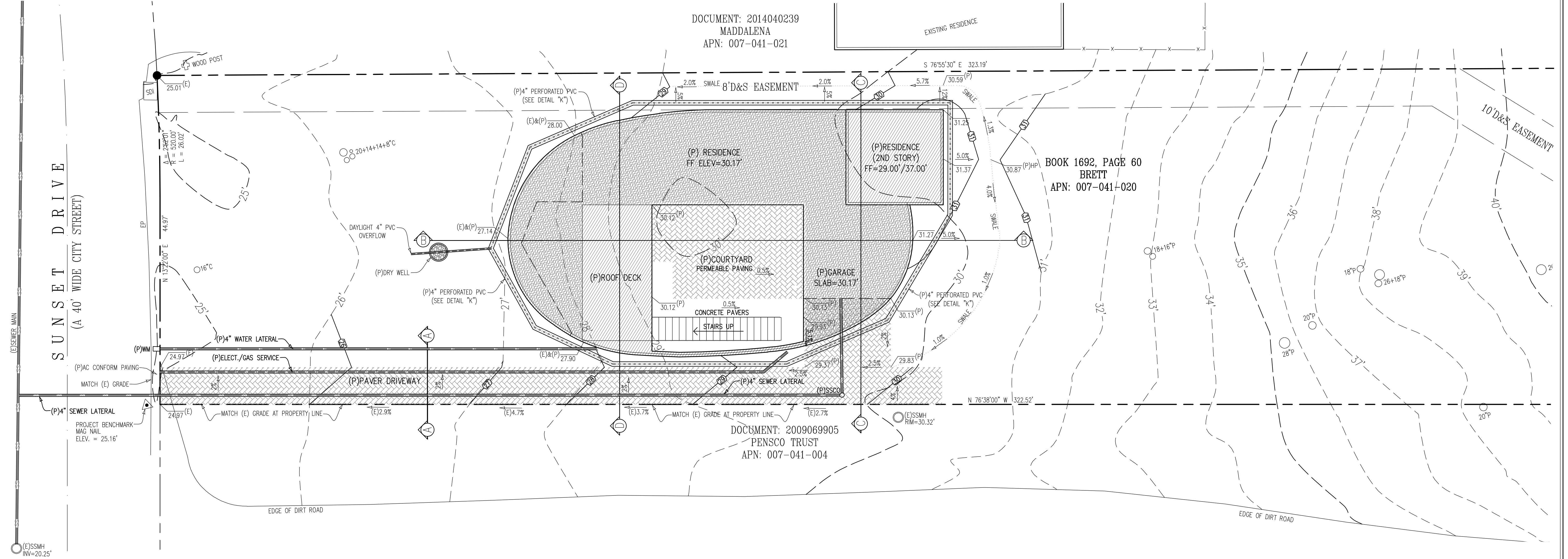
SCALE: 1" = 10'

NOT FOR CONSTRUCTION

Table with columns for REVISIONS (DATE, BY), project title (CIESLAK RESIDENCE), location (1635 SUNSET DRIVE), and client information (JEREMY & TIFFANY CIESLAK, MONTEREY BAY ENGINEERS, INC.).

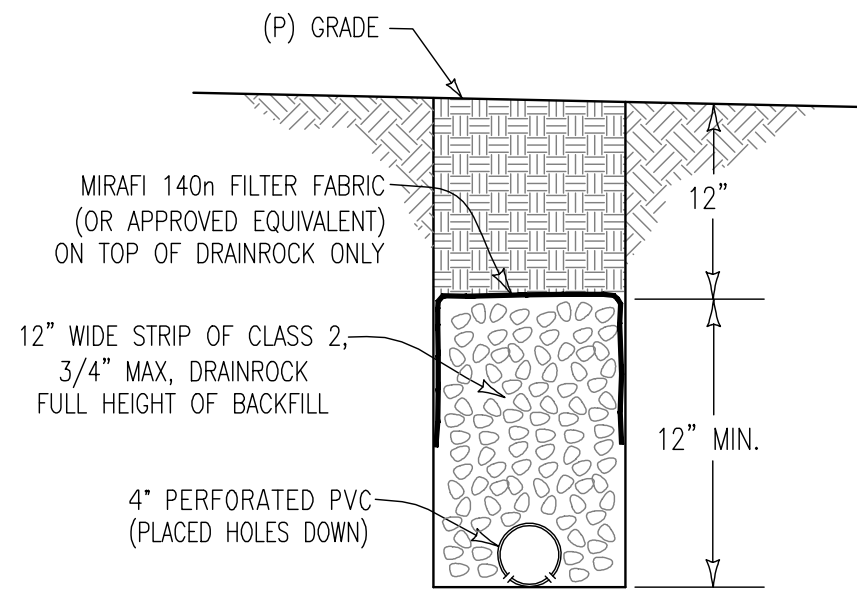
EROSION CONTROL NOTES

1. ALL DISTURBED SURFACES MUST BE PROTECTED FROM EROSION.
2. DISTURBANCE OF NATIVE SURFACE VEGETATION DURING CONSTRUCTION SHALL BE KEPT TO A MINIMUM.
3. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLED EROSION.
4. DUST FROM GRADING OPERATIONS MUST BE CONTROLLED.
5. REFER TO BIOLOGICAL REPORTS AND LANDSCAPE RESTORATION PLAN FOR ADDITIONAL EROSION CONTROL MEASURES.



LEGEND:

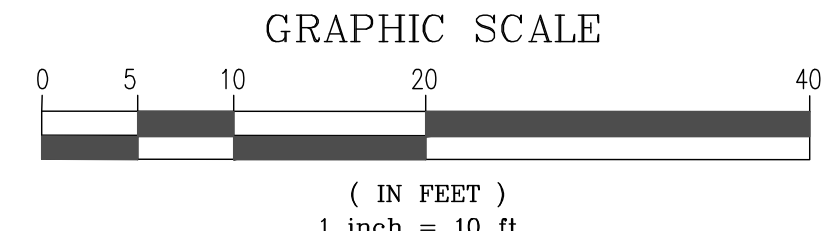
- x-x- FENCE LINE
- AC ASPHALTIC CONCRETE
- BFP BACK FLOW PREVENTER
- C CYPRESS
- CONC. CONCRETE
- DBS DRAINAGE 8 SEWER
- DP DRAIN PIPE
- EP EDGE OF PAVEMENT
- FHE FINISHED FLOOR ELEVATION
- FH FIRE HYDRANT
- HB HOSE BIB
- ICV IRRIGATION CONTROL VALVE
- K OAK
- MH MANHOLE
- P PINE
- (P) PROPOSED
- PL PLUM (TREE)
- R REDWOOD
- S STUMP
- SDI STORM DRAIN INLET
- T TREE, SPECIES NOT SPECIFIED
- UV UTILITY VAULT
- VP VERTICAL PIPE



(K) BUILDING PERIMETER CURTAIN DRAIN DETAIL
NOT TO SCALE

NOTES

1. FILTER FABRIC SHALL BE INSTALLED OVER THE TOP OF THE DRAIN ROCK
2. NO ROCK/GRAVEL SHALL BE PLACED BELOW THE PIPE.
3. CLEAN OUT RISERS MUST BE INSTALLED ON THE PERFORATED PIPE AT THE UP STREAM ENDS, EVERY 100 FEET, AND AT PIPING ANGLES GREATER THAN 45°. THE CAPPED END OF THE CLEANOUT RISER SHALL BE LOCATED AT THE GROUND SURFACE.



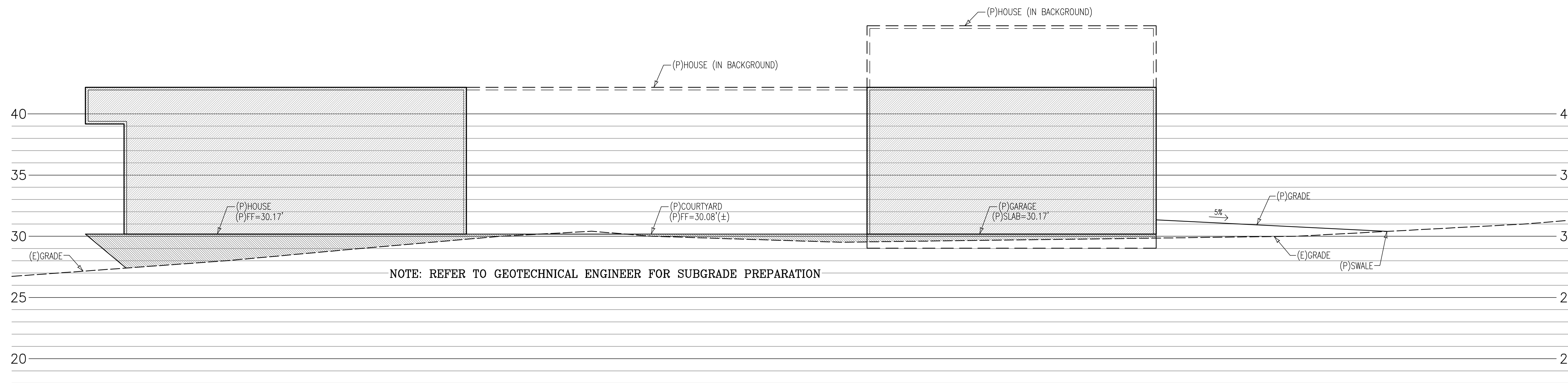
FOR PLAN CHECK ONLY

REGISTERED PROFESSIONAL ENGINEER
STEVEN C. WILSON
No. 25,136
CIVIL
STATE OF CALIFORNIA

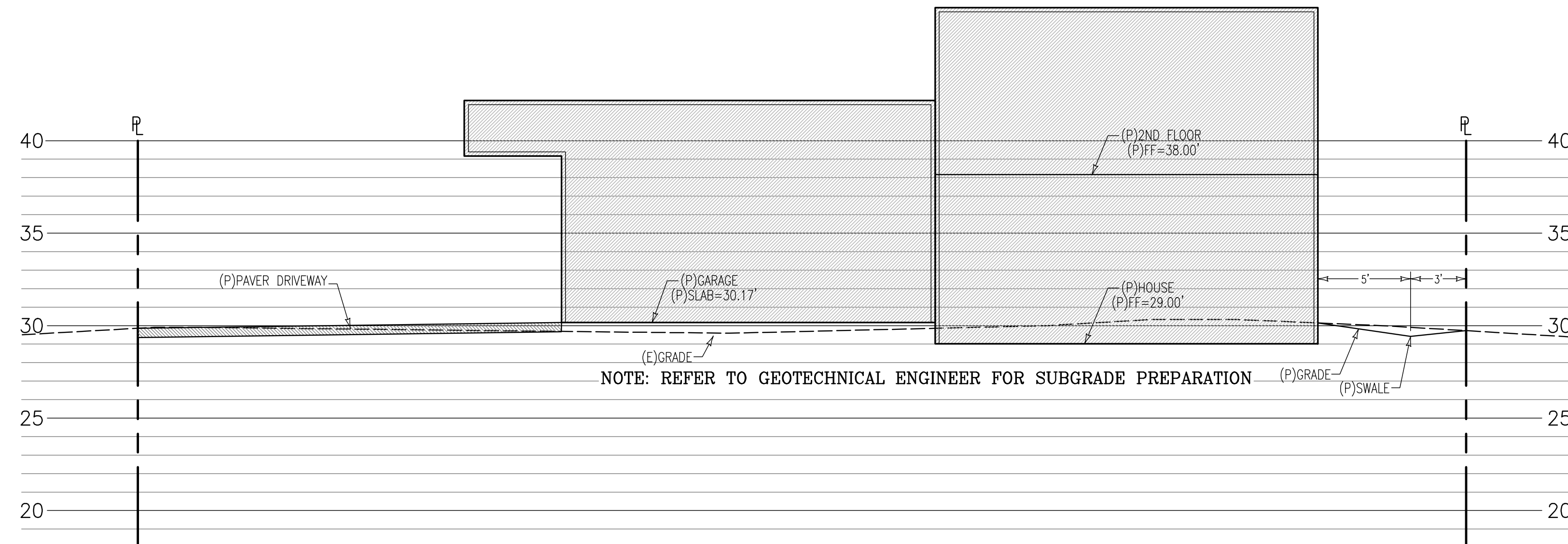
NOT FOR CONSTRUCTION

SCALE: 1" = 10'

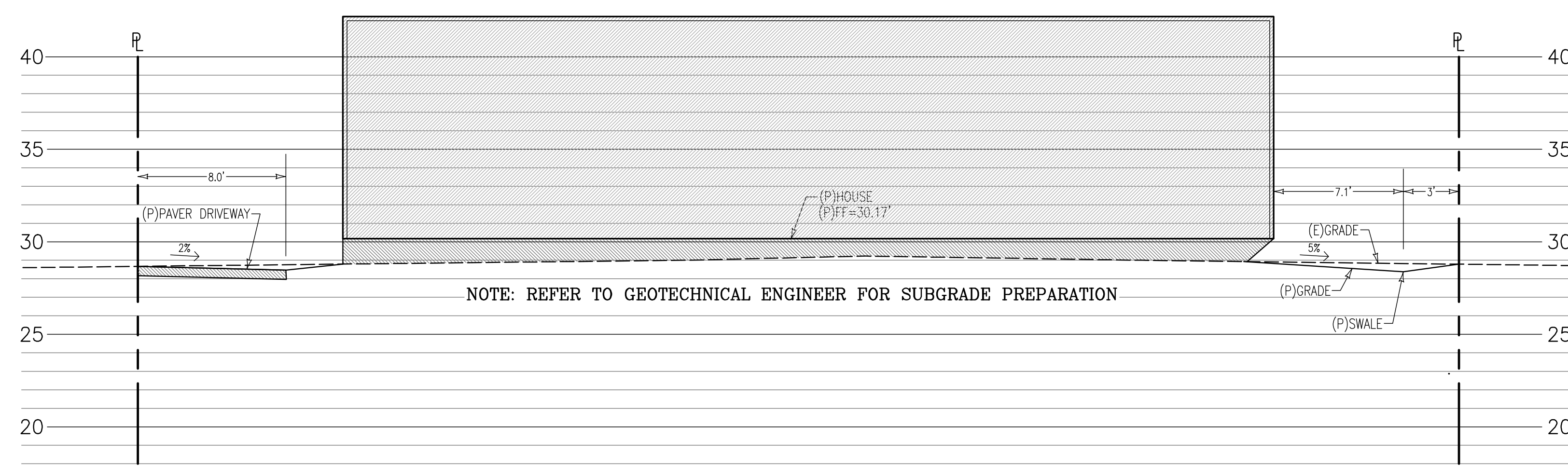
REVISIONS		CIVIL IMPROVEMENT PLANS			
DATE	BY	CIESLAK RESIDENCE			
		SUNSET DRIVE			
		A PORTION OF BLOCK 317			
		PACIFIC GROVE ACRES (VOLUME 3, CITIES & TOWNS, PAGE 13)			
		APN 007-041-020			
		CITY OF PACIFIC GROVE COUNTY OF MONTEREY STATE OF CALIFORNIA			
		PREPARED FOR			
		JEREMY & TIFFANY CIESLAK			
		BY			
		MONTEREY BAY ENGINEERS, INC.			
		CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING			
		607 CHARLES AVE SUITE B (831) 899-7899 SEASIDE, CALIFORNIA 93955			
		SCALE	DATE	DRAWN BY	SHEET
		1" = 10'	DEC, 2016	BCW	C2
JOB No. 16-129		OF THREE			



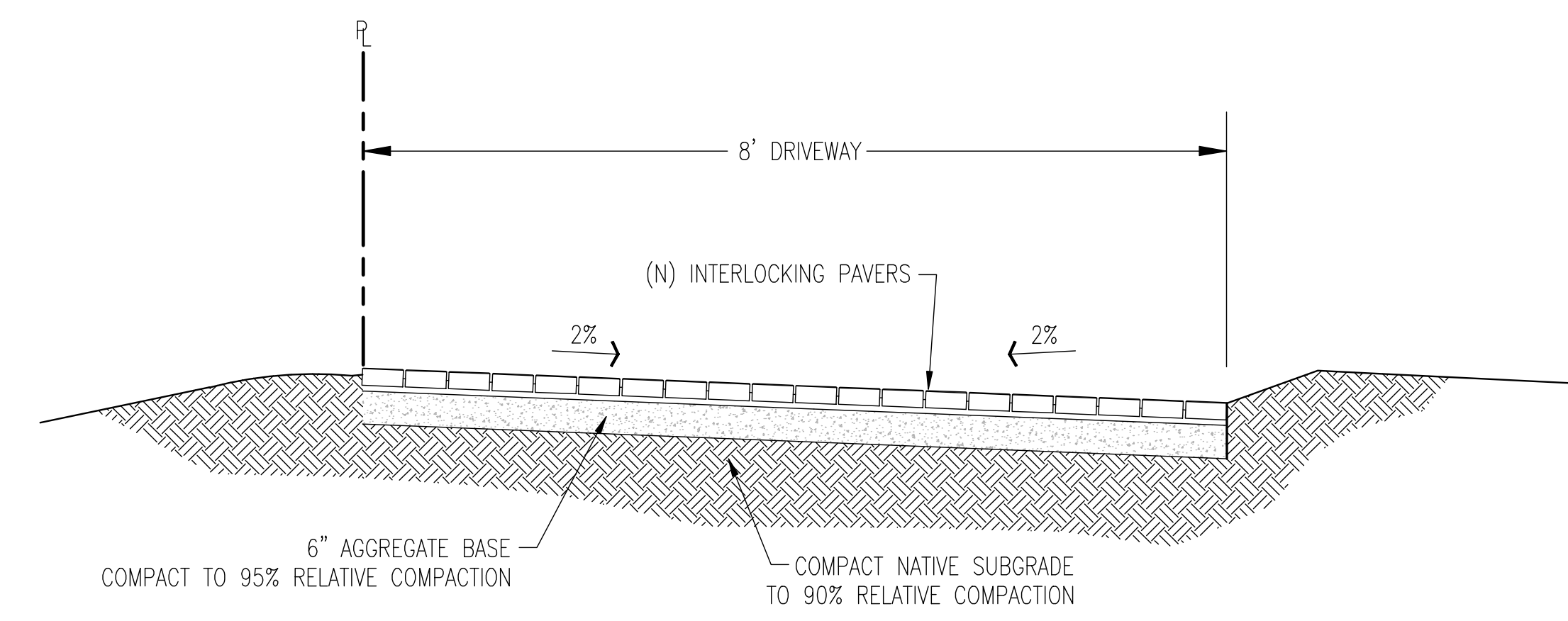
(B) SECTION THROUGH (P)BARN
SCALE: HORIZONTAL 1"=5' / VERTICAL 1"=5'



(C) SECTION THROUGH (P)BARN
SCALE: HORIZONTAL 1"=6' / VERTICAL 1"=6'



(D) SECTION THROUGH (P)BARN
SCALE: HORIZONTAL 1"=5' / VERTICAL 1"=5'



(A) DRIVEWAY SECTION
NOT TO SCALE

FOR PLAN CHECK ONLY



NOT FOR CONSTRUCTION

REVISIONS		CIVIL IMPROVEMENT PLANS	
DATE	BY	CIESLAK RESIDENCE	
		SUNSET DRIVE	
		A PORTION OF BLOCK 317	
		PACIFIC GROVE ACRES (VOLUME 3, CITIES & TOWNS, PAGE 13)	
		APN 007-041-020	
		CITY OF PACIFIC GROVE COUNTY OF MONTEREY STATE OF CALIFORNIA	
		PREPARED FOR	
		JEREMY & TIFFANY CIESLAK	
		BY	
		MONTEREY BAY ENGINEERS, INC.	
		CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING	
		607 CHARLES AVE SUITE B (831) 899-7899 SEASIDE, CALIFORNIA 93955	
SCALE	DATE	DRAWN BY	SHEET
1" = 10'	DEC, 2016	BCW	C3
JOB No. 16-129			OF THREE

RECEIVED

FEB 13 2017

CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

ADJACENT 2-STORY
RESIDENCE

SUBJECT
PROPERTY



VIEW FROM SUNSET DRIVE



FRONT VIEW



COURTYARD VIEW TOWARDS OCEAN

THOMAS K. MOSS
Coastal Biologist

BIOLOGICAL SURVEY REPORT

Jeremy and Tiffany Cieslak Residence

1635 Sunset Drive, Pacific Grove
(APN 007-041-020)

Owners:

Jeremy and Tiffany Cieslak
680 Timberpine Avenue
Sunnyvale, CA 94086

February 4, 2017

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C. Animals of the Asilomar Dunes	7
D. Species of Special Concern	8
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BIOLOGICAL SURVEY REPORT
Jeremy and Tiffany Cieslak Residence
1635 Sunset Drive, Pacific Grove
(APN 007-041-020)

I. INTRODUCTION

This biological survey report has been prepared in conjunction with a proposal to develop a new single-family residence on a vacant 0.53-acre lot located at 1635 Sunset Drive, Pacific Grove, California (Figures 1 and 2).

The property is in the Asilomar Dunes, an area of fragile dune habitat that supports a number of rare and endangered species and indigenous Monterey pine forest. The Pacific Grove Local Coastal Program Land Use Plan provides policies and guidelines for development of properties in the Asilomar Dunes, including requiring a biological survey prior to approval of any development. This report satisfies that requirement.

This report provides a description of the flora and fauna on the property; recommendations for minimizing or avoiding impacts from development, and; a list of development guidelines for protecting and restoring the property's natural resource values.

II. ENVIRONMENTAL SETTING

A. General Area

The project site is located in the northern part of the Asilomar Dunes, which is an area that encompasses approximately 480 acres between Point Pinos and Point Joe in Pebble Beach on the seaward extremity of the Monterey Peninsula (Figure 1). The Asilomar Dunes extend inland from the shoreline dunes and bluffs through a series of dune ridges and interdune swales into the seaward margin of the Monterey pine forest. The general area surrounding the project site is characterized as scattered residences among open sand dunes and Monterey pine forest.

The Asilomar Dunes is comprised of unique biological and geological resources, including at least ten plant species and five animal species of special concern, and dune landforms made almost entirely of quartz sand. During the past one hundred years or so, much of the dunes habitat has been severely damaged or lost as a result of sand mining, residential and golf course development, trampling by people, encroachment of introduced non-native (exotic) vegetation, and predation by a relatively large population of deer.

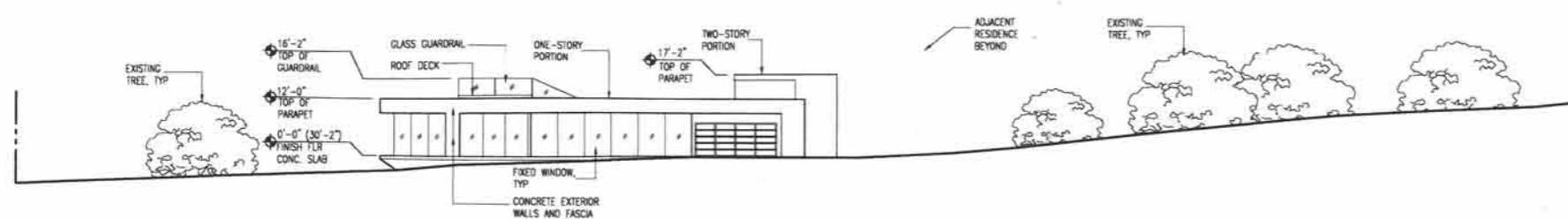
Remnant patches of undisturbed dune habitat and examples of restored native dune landscape exist in several locations in the Asilomar Dunes,

FIGURE 1. PROJECT LOCATION



Cieslak Residence
1635 Sunset Drive
Pacific Grove, CA
(APN 007-041-020)

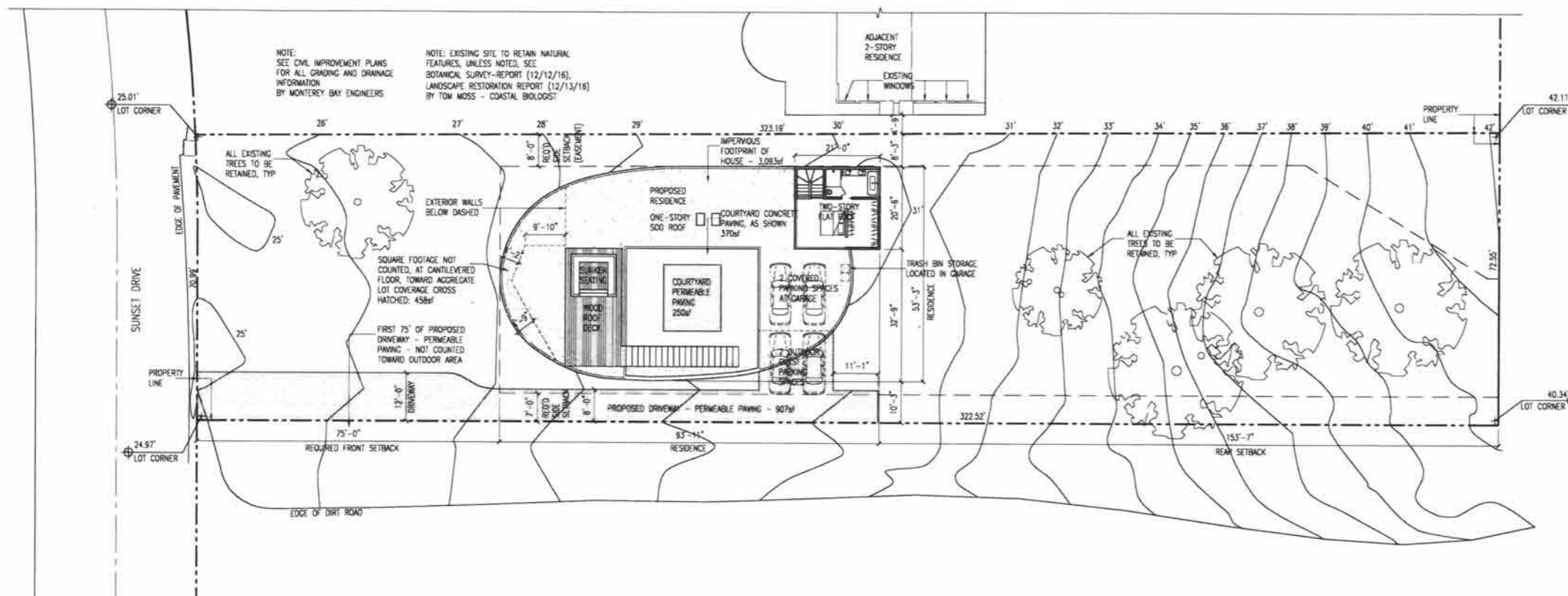
FIGURE 2. PROPOSED SITE PLAN (12/20/16)



1 SITE SECTION
1/8" = 1'-0"



VICINITY MAP



2 SITE PLAN - ROOF PLAN
1/8" = 1'-0"

PROJECT INFORMATION

APN: 007-041-020
BLOCK 317, LOT 5 - MAP OF PACIFIC GROVE ACRES
OWNERS - JEREMY AND TIFFANY CIESLAK
PROJECT SCOPE: NEW SINGLE FAMILY RESIDENCE

PLANNING INFORMATION

ZONING: R-1-B-4 SINGLE-FAMILY RESIDENTIAL
ASLOMAR DUNES RESIDENTIAL AREA

AREA CALCULATIONS

LOT AREA (CONFIRMED BY SURVEYOR 6/2015):	23,137.23sf
MAX. ALLOWABLE AGGREGATE LOT COVERAGE FOR HOUSE:	15% (3,471 sf)
PROPOSED AGGREGATE LOT COVERAGE: (3,093 sf + 370 sf)	15% (3,463 sf)
MAX. ALLOWABLE AREA FOR OUTDOOR SPACE/DRIVEWAY CONSTRUCTED OF APPROVED BUILDING MATERIALS:	5% (1,157 sf)
PROPOSED DRIVEWAY/OUTDOOR AREA (PERMEABLE SURFACE): (907 sf + 250 sf)	5% (1,157 sf)
BUILDING COVERAGE:	11% (2,564 sf)
GROSS FLOOR AREA (1st + 2nd FLOORS):	2,942 sf

CRAIG STEELY ARCHITECTURE

8 Beaver Street, San Francisco
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Tel/Fax: 415 864 7013
craigsteely.com

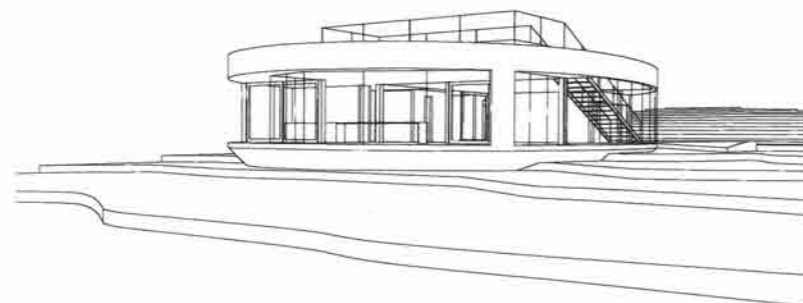
SHEET INDEX

- A0 SITE PLAN, SITE SECTION
- TOPOGRAPHICAL SURVEY
- A2.0 1st FLOOR PLAN
- A2.1 ROOF PLAN
- A3.0 BUILDING SECTIONS
- A4.0 BUILDING ELEVATIONS
- A4.1 BUILDING ELEVATIONS
- A5.0 EXTERIOR MATERIALS
- C1 CIVIL ENGINEER - GRADING PLAN
- C2 CIVIL ENGINEER - EROSION CONTROL PLAN
- C3 CIVIL ENGINEER - SITE SECTIONS

Cieslak
Residence
1635 Sunset Dr
Pacific Grove, CA
93950

Submitted: _____ Date: _____
Planning Submittal 12/20/16

SITE PLAN



VIEW OF PROPOSED RESIDENCE FROM SUNSET DRIVE



VIEW OF SUBJECT PROPERTY FROM SUNSET DRIVE

a0

particularly on state property at Asilomar State Beach and Conference Grounds and on many private properties. At Asilomar State Beach and Conference Grounds, a major dunes restoration project has been very successful in eliminating Hottentot fig ice plant (*Carpobrotus edulis*) and other exotics and revegetating with species indigenous to the Asilomar Dunes. Following restoration of the dunes, many species of wildlife returned that in prior years were nearly absent or only infrequently seen, such as various raptors, including red-tail hawk (*Buteo jamaicensis*), red-shouldered hawk (*Buteo lineatus*), white-tailed kite (*Elanus leucurus*), American kestrel (*Falco sparverius*), peregrine falcon (*Falco peregrinus*), and burrowing owl (*Athene cunicularia*). Populations of songbirds, including several species that nest only in larger shrubs near or on the ground, and black legless lizard (*Anniella pulchra nigra*) also increased greatly in numbers.

B. Plant Communities

Native vegetation in the Asilomar Dunes is mainly representative of the Central Dune Scrub Plant Community. In its original, undisturbed condition, the native landscape on the dune ridges forms a relatively open assemblage of prostrate and low growing native plants, including beach sagewort (*Artemisia pycnocephala*), yellow sand verbena (*Abronia latifolia*), beach aster (*Lessingia filaginifolia*), dune blue grass (*Poa douglasii*), mock heather (*Ericameria ericoides*), dune dandelion (*Agoseris apargioides*) and beach primrose (*Camissonia chieranthifolia*). On the coastal bluff above the shoreline and in the swales between the dune ridges, sedges and woodier species create a dense plant cover consisting of dune sedge (*Carex pansa*), coyote brush (*Baccharis pilularis*), yellow bush lupine (*Lupinus arboreus*), lizard tail (*Eriophyllum staechadifolium*), gum plant (*Grindelia latifolia*), seaside daisy (*Erigeron glaucus*), dune buckwheat (*Eriogonum parvifolium*) and yarrow (*Achillea millefolium*).

The Central Dune Scrub Plant Community intergrades or transitions into the Monterey Pine Forest Plant Community at a distance of 300-600 feet from the shoreline, depending on exposure to the prevailing wind and soil conditions. Between the leading edge of the pine forest and up to Asilomar Avenue is an area that is described as the forest-front zone. The trees in this area are generally shorter and broader, more widely spaced, than trees of the interior forest inland of Asilomar Avenue. The trees in the forest-front zone are shaped by the ocean winds, forming a sloped canopy that acts like the roofline of building, deflecting the wind up and over the top of the interior forest. This function of the forest-front zone is valued for its role in minimizing environmental stresses to the trees of the interior forest and for reducing tree failures resulting from direct exposure to the wind. The trees that comprise the forest-front zone are also considered critical in maintaining the stability of the landward edge of the dune system. For these reasons, the forest-front zone, like the dunes proper, is considered environmentally sensitive. Native plant species that are common in the forest-front zone include Monterey pine (*Pinus radiata*), dune sedge, lizard tail, bracken fern (*Pteridium aquilinum*), yarrow and Douglas iris (*Iris douglasiana*). Monterey cypress, a tree that is indigenous to the Monterey Peninsula

and Pt. Lobos, does not naturally occur in Pacific Grove, but grows well in the Asilomar Dunes and has been planted on many properties, including on the subject property.

The Asilomar Dunes is a relatively harsh environment for plants. However, the native dune plants are well adapted to the area, being able to withstand the desiccating, salt-bearing affects of the ocean winds and the dry, nutrient poor condition of the soil.

Because of the rarity of many of the plant and animal species and the fragile nature of the dunes habitat, the California Coastal Commission has designated the entire Asilomar Dunes as "Environmentally Sensitive Habitat Area (ESHA)," which under the California Coastal Act requires a higher level of environmental protection and restriction on development.

C. Animals of the Asilomar Dunes

The Asilomar Dunes provides habitat for numerous common mammals, birds, reptiles, amphibians, and invertebrates. The area is also a major Pacific Flyway stopover for a large number of migratory species, ranging from the monarch butterfly (*Danaus plexippus*) to many species of waterfowl and raptors.

This report only looks at the animals that occur inland of the shoreline, consistent with the dune and Monterey pine forest habitat types that are represented on the subject property.

Coastal scrub plant communities are important habitats for wildlife. Mammals like raccoon (*Procyon lotor*), black-tail deer (*Odocoileus hemionus*), and black-tailed jackrabbit (*Lepus californicus*) are common in the Asilomar Dunes, along with the black legless lizard and alligator lizard (*Elgaria coerulea*), and many birds, including Brewer's blackbird (*Euphagus cyanocephalus*), white-crowned sparrow (*Zonotrichia leucophrys*), American crow (*Corvus brachyrhynchos*), and American kestrel.

The Monterey pine and cypress forested areas are the most species-rich habitats in the Asilomar Dunes, depending on the density of the trees and type of understory vegetation (shrubs and/or low herbaceous plants). Black-tailed deer use open areas in the dunes and forest for feeding. But, they are especially dependent on areas of large shrubs or low tree branches where they can find concealment while resting/sleeping or rearing their fawns. A well-developed forest-front in the Asilomar Dunes is of great benefit to the local family groups (cohorts) of deer.

Also common in the forest habitats of the Asilomar Dunes are many birds. Northern flicker (*Colaptes auratus*) and American robin (*Turdus migratorius*) depend on the open areas for foraging, while using the trees for perching and avoiding predators. Dark-eyed junco (*Junco hyemalis*) lives in the forest where there is plenty of understory growth and overhead trees. Allen's and Anna's hummingbirds

(*Selasphorus sasin* and *Calypte anna*, respectively) live along the forest edges. Acorn woodpecker (*Melanerpes formicivorus*) and Hutton's vireo (*Vireo huttoni*) depend on the presence of nearby oak trees as food sources, while using old pine trees and snags for storing food and for nesting. The brown creeper (*Certhia americana*) is only found where there are old growth trees. Newts and other salamanders need the cool darkness of damp, well-canopied forests, while other reptiles like garter snake (*Thamnophis sirtalis*) and northern alligator lizard need warmer and drier areas that occur in open canopied forests and adjacent dunes.

A number of common species of butterflies are frequently seen in the Asilomar Dunes. Of greatest interest to the local community is the Monarch butterfly. On sunny days, they venture out of their last overwinter roosting area in Pacific Grove, located off of Ridge Road, just inland of the Asilomar Dunes, looking for early-flowering plants that may provide nectar to them. By February, they are focused on finding a mate, with the females departing for their northbound and inland migration soon afterwards, while the males remain and die here.

D. Species of Special Concern

Species of special concern are those listed by the U.S. Fish and Wildlife Service or the California Department of Fish and Wildlife (CDFW) as rare, threatened or endangered. In addition, the CDFW recognizes plants designated by the California Native Plant Society as either meeting the criteria for listing or as being potentially threatened. Accordingly, all species of special concern must be addressed under the California Environmental Quality Act (CEQA).

The Asilomar Dunes is home to ten plant species and five animal species of special concern. These species and their protection status are described in Table 1. This list does not include various protected marine mammal and bird species that occur along the shoreline of Pacific Grove.

Dune buckwheat is considered a species of special concern, even though it is not listed as a state or federally protected species, because it is the primary host plant for the federally-listed endangered Smith's blue butterfly (*Euphilotes enoptes smithii*). This butterfly has not been recorded in the Asilomar Dunes, though it occurs in the dunes north of Monterey and on the coastal bluffs south of Carmel. It probably hasn't occurred on the Monterey Peninsula for more than 75-100 years, because of the scarcity of dune buckwheat resulting from the introduction of ice plant, trampling by people, and herbivory by deer. Habitat restoration projects at Asilomar State Beach, Spanish Bay Resort, and along the shoreline portion of 17-Mile Drive have created many new small colonies of dune buckwheat since the mid-1980s. So, there is a chance that Smith's blue butterfly may have returned to the area, specifically to locations that support large groups of dune buckwheat. Dune buckwheat is very rarely found on private property, as herbivory by deer has nearly eliminated it. No species-specific surveys have been done for the butterfly in the Asilomar Dunes or Pebble Beach in recent years, to verify its presence or absence.

TABLE 1. SPECIES OF SPECIAL CONCERN

Plants

1. Menzies' wallflower (*Erysimum menziesii* ssp. *menziesii*); California Endangered Species, Federal Endangered Species, and California Native Plant Society List 1B - Rare or Endangered.
2. Tidestrom's lupine (*Lupinus tidestromii* var. *tidestromii*); California Endangered Species, Federal Endangered Species, and California Native Plant Society List 1B - Rare or Endangered.
3. Sand gilia (*Gilia tenuiflora* ssp. *arenaria*); California Threatened Species, Federal Endangered Species, and California Native Plant Society List 1B - Rare or Endangered.
4. Beach layia (*Layia carnosa*); California Endangered Species, Federal Endangered Species, and California Native Plant Society List 1B - Rare or Endangered.
5. Monterey spineflower (*Chorizanthe pungens* var. *pungens*); Federal Threatened Species and California Native Plant Society List 1B - Rare or Endangered.
6. Coastal dunes milk-vetch (*Astragalus tener* var. *titi*); California Endangered Species, Federal Endangered Species, and California Native Plant Society List 1B - Rare or Endangered.
7. Pacific Grove clover (*Trifolium polyodon*); California Rare Species, Federal Threatened Species, and California Native Plant Society List 1B - Rare or Endangered.
8. Sandmat manzanita (*Arctostaphylos pumila*); California Native Plant Society List 1B - Rare or Endangered.
9. Monterey paintbrush (*Castilleja latifolia*); California Native Plant Society List 4 - Plants of Limited Distribution.
10. Monterey pine (*Pinus radiata*); California Native Plant Society List 1B - Rare or Endangered.

Animals (Invertebrates, Birds, Reptiles, and Mammals)

11. Black legless lizard (*Anniella pulchra nigra*); California Species of Special Concern.
12. Monarch butterfly (*Danaus plexippus*); CDFW Special Animals list.
13. Raptors (e.g. red-shoulder hawk, red-tailed hawk, northern harrier); Fish and Game Code Birds of Prey.
14. White-tailed kite (*Elanus leucurus*); Fish and Game Code Fully Protected Species.
15. *Smith's blue butterfly (*Euphilotes enoptes smithi*); Federal Endangered Species.
16. American peregrine falcon (*Falco peregrinus*); California Endangered Species.

* No confirmed sightings in the Asilomar Dunes, yet.

III. BIOLOGICAL SURVEY

A. Methodology

Botanical surveys were conducted on the property on May 12, 2015 and May 30, 2016. The entire property was visually inspected and all plants present were identified and recorded. Timing for the surveys was appropriate for identifying the presence or absence of the various species of special concern that occur in the Asilomar Dunes. On the days of the surveys, several nearby properties where rare plants have been observed in the past were also checked, so as to confirm that the plants were evident during the time of the surveys. A complete list of the plant species encountered on the property is provided in Table 2.

Over the past two years, during the course of surveying vegetation and reviewing development plans for the property, all observed species of wildlife were also recorded. Given the relatively small size of the Asilomar Dunes and the range of habitat types found on the subject property – dunes to forest – it can be assumed that all of the common animals that occur in the Asilomar Dunes are likely to be seen on the property at various times of the year.

A preliminary search for black legless lizards was performed on the property in January 2017, to verify that it is present on the property. A patch of ice plant was searched for the lizard by pulling up the corner of the patch and digging gently into the dead thatch and sand underneath by hand, several inches into the sand. The same was done under several coyote brush shrubs, lifting the outer branches and digging by hand into the leaf litter and sand underneath. Two lizards were captured by this method in less than an hour in the middle of the property, about 100 feet from Sunset Drive.

B. Site Conditions

The 0.53-acre vacant lot has a long and narrow rectangular shape – 323 feet long and widens from 43 feet in the front (west) to 73 feet in the back (east). The property is relatively flat on the western half and slopes gently up on the eastern inland half. An 8 to 10 foot wide easement for drainage and storm sewer pipelines runs through the property along the northern property line.

The entire property is densely covered by vegetation, with low-growing native dune scrub and sedges dominating the western half and a nearly continuous patch of ice plant covering the eastern half. A few old Monterey pines form a low, broken canopy in parts of the eastern half of the property. Several large pines have died and are either still standing or have fallen to the ground. Two Monterey cypress trees are growing in the northwestern corner of the property near Sunset Drive.

C. Description of Vegetation

The vegetation on the property can be differentiated into three associations of

TABLE 2. PLANT AND ANIMAL SPECIES ENCOUNTERED

SCIENTIFIC NAME	COMMON NAME
Plants	
<i>Acacia longifolia</i> *	Sydney golden wattle
<i>Achillea millefolium</i>	Yarrow
<i>Agoseris apargioides</i>	Dune dandelion
<i>Briza maxima</i> *	Rattlesnake grass
<i>Bromus carinatus</i> var. <i>carinatus</i>	California brome
<i>Baccharis pilularis pilularis</i>	Coyote brush
<i>Bromus diandrus</i> *	Ripgut grass
<i>Carex brevicaulis</i>	Short-stemmed sedge
<i>Carex pansa</i>	Dune sedge
<i>Carpobrotus edulis</i> *	Hottentot fig ice plant
<i>Cortaderia jubata</i> *	Jubata grass (Pampas grass)
<i>Cupressus macrocarpa</i> **	Monterey cypress
<i>Erhardta erecta</i> *	Veldt grass
<i>Galium californicum</i>	California bedstraw
<i>Juncus</i> sp. (<i>J. patens</i> or <i>J. balticus</i>)	Spreading rush or Baltic rush
<i>Myoporum luteum</i> *	Myoporum
<i>Pinus radiata</i> *** Monterey pine	
<i>Pteridium aquilinum</i>	Bracken fern
<i>Quercus agrifolia</i>	Coast live oak
<i>Rubus ursinus</i> California blackberry	
<i>Toxicodendron diversilobum</i>	Poison oak
Animals (Invertebrates, Birds, Reptiles, and Mammals)	
<i>Anniella pulchra nigra</i>	Black legless lizard
<i>Aphelocoma californica</i>	California scrub jay
<i>Calypte anna</i>	Anna's hummingbird
<i>Corvus brachyrhynchos</i>	American crow
<i>Danaus plexippus</i>	Monarch butterfly
<i>Elanus leucurus</i>	White-tailed hawk
<i>Euphagus cyanocephalus</i>	Brewer's blackbird
<i>Falco sparverius</i>	American kestrel
<i>Haemorhous mexicanus</i>	House finch
<i>Melanerpes formicivorus</i>	Acorn woodpecker
<i>Odocoileus hemionus</i>	Black-tail deer
<i>Picoides pubescens</i>	Downy woodpecker
<i>Procyon lotor</i>	Raccoon
<i>Sturnus vulgaris</i> *	European starling
<i>Zonotrichia leucophrys</i>	White-crowned sparrow

* Exotic species

** Non-local native species (introduced)

*** Protected species (Forest-front tree and City Tree Protection Ordinance)

native plants, based mainly on differences in soil moisture content, which becomes drier as the elevation increases from the western to the eastern parts of the property (Figure 3).

When viewing the property's topographic profile from along the southern property line, three discernable elevation steps or terraces are evident, each beginning a few feet above the other. The composition of the plant species changes on each step, with plants preferring wetter or higher soil moisture growing on the western half of the property, particularly on Step 1 closest to Sunset Drive, and plants preferring drier soil conditions growing on the eastern half of the property (Step 3).

The lowest portion, Step 1 (Photo 1), extends from Sunset Drive to 85-95 feet into the property and is comprised of a dense, intermixed layer of dune sedge, short-stemmed sedge (*Carex brevicaulis*), *Juncus* sp. (*J. patens* or *J. balticus*) and coyote brush. A few individual clumps of pampas grass (*Cortaderia jubata*) and small patches of Hottentot fig ice plant have invaded a few areas between the native plants. The lower parts of this area flood during periods of higher rainfall, mainly as a result of the shallow water table coming to the surface above the shallow subsurface bedrock.

Step 2 (Photo 2) extends from the eastern boundary of Step 1 to 180-195 feet inland and has drier soil, though still moist enough to support a nearly continuous cover of dune sedge, coyote brush, poison oak (*Toxicodendron diversilobum*), and bracken fern. Plant cover is more open (not as dense) as compared to Step 1 and, therefore, also contains a greater amount of exotic plants, including more ice plant and pampas grass than on Step 1, and Veldt grass (*Erhardta erecta*).

Step 3 (Photos 3 and 4) extends from the eastern boundary of Step 2 to the eastern property line and its soils are sandier and drier than the lower two steps. It begins near the first line of pine trees. Step 3 is covered by ice plant, except for a few coyote brush shrubs that are growing in the open where they are not affected by shade from the trees. Seven living, over-mature Monterey pine trees presently occur here, measuring 8 inches to 36 inches in diameter, along with several small young trees. In addition, there is one large standing tree that recently died and several snags and fallen trees on the ground. Collectively, this group of trees represents the present western boundary of the Asilomar forest-front. The form of the trees is typical of trees growing on the leading edge of the forest-front; they are relatively wide, with low branches forming multiple trunks that sometimes reach down to the ground, spreading horizontally, and then growing upwards again in some places. Most of the living trees are very old, possibly 100 years or more in age, and are declining in health. All of them are severely infected with pine pitch canker.

Two Monterey cypress trees are growing in the northwest corner of the property near Sunset Drive. The former owner of the neighboring property to the north planted both trees many years ago. Monterey cypress trees are native only to

FIGURE 3. VEGETATION AND TOPOGRAPHICAL STEPS

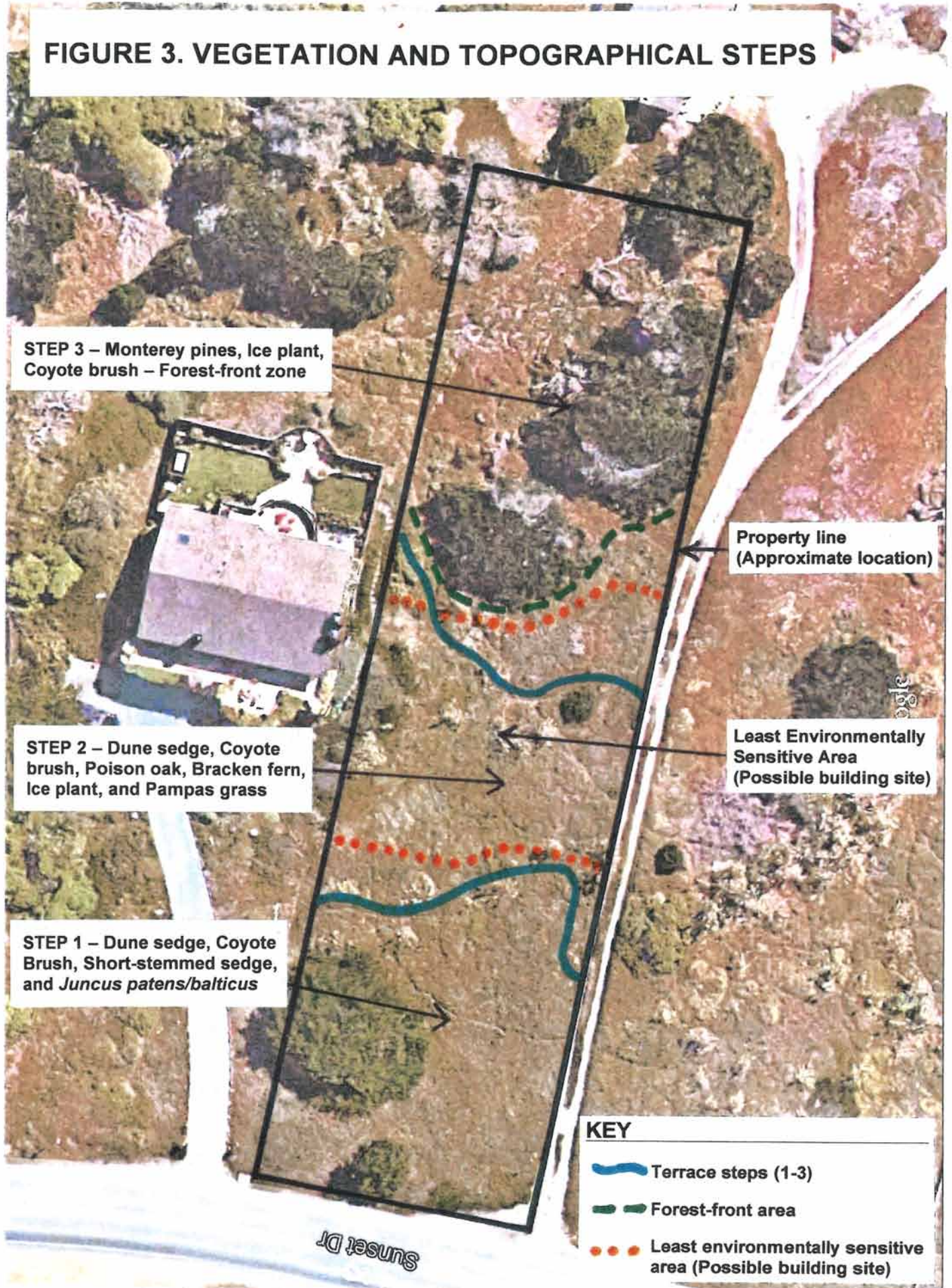


Photo 1. Step 1. Standing on the SW corner of the property near Sunset Drive, looking east (inland). Neighbor's driveway on the right.



Photo 2. Step 2. Looking north from southern property line (near driveway).



Photo 3. Step 3. Looking north from southern property line (near driveway).



Photo 4. Inland part of Step 3, looking west from northeast corner of the property.



the headland areas of Pebble Beach and Pt. Lobos and do not naturally occur in the Asilomar Dunes. They are more tolerant of the salty prevailing wind off the ocean than Monterey pines and therefore are often planted near the shoreline.

The distribution of the major vegetation on the property is shown in Figure 3, along with a rough delineation of the three terrace steps described in this report.

D. Survey Results - Protected Species

Two botanical surveys were completed on the property during the time of year when all of the various annual and perennial plants that occur in the Asilomar Dunes, including all of the species of special concern, were evident and conspicuous. The surveys were done on May 12, 2015 and May 30, 2016. Each time, the entire property was visually inspected and all the plant species present were identified and recorded. A complete list of the plant species encountered during the surveys is provided in Table 2. **No plant species of special concern were identified on the property.** Because of the high density of native vegetation in the western half of the property and the continuous mat of ice plant in the eastern half of the property, combined with an overstory of Monterey pines, no suitable habitat exists on the property for any of the state and federally listed plant species of special concern.

Seven living, mature Monterey pines are growing on the eastern half of the property and collectively form the leading edge of the Asilomar forest, at least what remains of it today. Although the trees are old and in declining health and the habitat is degraded by the presence of ice plant, the area occupied by the trees is of higher environmental sensitivity than other parts of the property, based on the importance that the California Coastal Commission and the City of Pacific Grove have placed on preservation of the Asilomar forest-front and individual native trees, respectfully.

A white-tailed kite was observed perched on the top of a small pine tree on the property. A red-shoulder hawk was observed perched on branches of a larger pine tree. No raptor nests occur on the property. White-crowned sparrows were observed perched and calling on top of two coyote brush shrubs in the front of the property, where they likely nest each year.

A preliminary search was conducted for black legless lizards in January 2017, to verify their presence on the property. The lizard is listed by the CA Department of Fish and Wildlife as a California Species of Special Concern. An area of potentially high-quality habitat for the lizards was searched. They typically occur in the plant litter and sand under native plants, particularly larger shrub species like coyote brush and mock heather. They also occur under ice plant and down trees or large branches, and under sedge grass where it is mixed with native shrubs and ice plant. Two lizards were captured and released after a short search. They were found in the sand under a coyote brush shrub and a patch of ice plant mixed with dune sedge on Step 2 near the boundary of Step 1. This is part of the area that will be impacted by

the proposed residence. Based on this small sample, it can be expected that many others occur on the property, particularly in the higher parts of Step 1 that are not subject to flooding during times of high rainfall and in parts of Steps 2 and 3 where patches of ice plant and sedge and coyote brush shrubs are growing.

IV. IMPACT ASSESSMENT AND MITIGATION MEASURES

A. Project Description

The project proposes to develop a single-story residence, with a low second-story section in the back, a garage, decks in the front and on a section of the flat roof, and a central courtyard. The proposed driveway runs along the southern property line, offset from the adjacent neighbor's driveway by about 10-15 feet. Two sections of the building's flat roof are proposed to be planted with "sod." The project will include a number of mitigation measures to both protect the property's natural resources during construction and restore the entire undeveloped portion of the property back to its original natural condition.

B. Site Coverage

The lot covers 0.53 acres – 23,137.23 square feet (sf). According to the proposed site plan (Figure 2), dated 2/1/17, the project will result in a building aggregate coverage of 3,463 sf, or 14.97% of total lot coverage, including the residence and part of the courtyard. Permeable surfaces, including the driveway and courtyard, comprise an additional 1,157 SF, or 5% of total lot coverage (not including the driveway exemption for the first 75 feet of permeable paving). The foundation of the building on the western side is round and sloped out, like the shape of a boat's hull, providing for a 30-inch wide cantilevered floor (deck) on top and around the front of the main building. The cantilevered area is not included in the coverage calculations, as it doesn't extend out far enough to affect the ability of plants to grow underneath it. The proposed project appears to comply with and not exceed required coverage limits. A breakdown of the coverage calculations is listed on the proposed site plan.

C. Potential Impacts and Mitigation Measures

Any new development within ESHA, even if all rare plants and higher valued habitat areas are avoided, will unavoidably cause an adverse impact to ESHA, in that it will result in a net reduction of ESHA. To mitigate this impact, all projects in the Asilomar Dunes have been approved with the requirement that the entire undeveloped portion of a property be restored to its natural, indigenous condition, along with other mitigation requirements.

The City of Pacific Grove and the California Coastal Commission have consistently imposed various conditions when approving residential projects in the Asilomar Dunes, including but not limited to the following:

- Limiting site coverage so that the residence and other non-permeable structures together do not exceed more than 15 percent of total lot coverage for properties over 0.5 acres and 20 percent of total lot coverage for properties equal to or less than 0.5 acres.
- Allowing up to an additional 5 percent of coverage for various permeable structures/"non-habitat" areas, as determined by the California Coastal Commission (i.e., permeable decks, driveways/parking areas, walkways, and courtyards).
- Designing and siting new structures so as to avoid, if feasible, or minimize negative impacts to species of special concern and sensitive areas (forest-front zone).
- Requiring preparation of a Habitat Restoration Plan by a qualified biologist for restoring the indigenous plant community(s) on the entire undeveloped portion of the property.
- Recording a deed restriction for the purpose of ensuring the long-term maintenance and protection of the restored native habitat on the undeveloped portion of the property.
- Providing for environmental monitoring and reporting by a qualified biologist during and after construction of the restored native habitat.

The entire Asilomar Dunes has been designated as ESHA by the California Coastal Commission and is subject to the policies and requirements of the Pacific Grove Coastal Program Land Use Plan. As ESHA, this coastal sand dune area is provided the highest level of legal recognition and protection for its natural resource values, as represented by its unique geological and biological components. In practice, all new development in the Asilomar Dunes has been required to avoid impacting areas of highest environmental/biological sensitivity, whenever feasible, such as areas that support rare plants and animals and forest-front trees. In some cases, areas that support high-quality, intact native plant cover have also been avoided when siting new development.

The vegetation on the subject property ranges from nearly pristine (not affected by disturbance or exotic plants), as represented on Step 1, to highly degraded as seen on Step 3, which is mostly covered by ice plant and other exotics. Step 2 also supports an excellent variety and uniform cover of native plants, but a much higher coverage of invasive exotic species, like pampas grass, Veldt grass and ice plant, than Step 1.

The proposed house has been sited on the front half of the 323-foot long lot, partially on Step 1 and mostly on Step 2, beginning 75 feet from the western property line along Sunset Drive. The main factor determining the house's location is the coverage exemption allowed for the first 75 feet of a permeable driveway (setback requirement from Sunset Drive). The house – a modestly sized house at 2,564 sf – is located the minimum distance from Sunset Drive so that the length of the driveway will not affect the amount of coverage available for the house. The proposed site plan shows the driveway being 12 feet wide for most of the initial 75

feet and then narrowing down to 8 feet for the remaining 94 feet to the back of the proposed house.

Step 1 supports a nearly pristine example of native coastal bluff top and interdune swale vegetation, made up of a dense layer of dune sedge, rushes and coyote brush that extends across the front of six contiguous properties (two to the north and three to the south of the subject property) and across the street into Asilomar State Beach. This association of dune plants is rare in the Asilomar Dunes and is best represented on this property and the neighboring properties.

No rare plants occur on the property.

Black legless lizards have been found on the property, and can be expected to occur where they are able to burrow into the leaf litter and sand beneath the coyote brush, sedge and ice plant. A quick search captured two black legless lizards along the boundary of Step 1/Step 2 in January 2017. They were dug up under a coyote brush plant and a small patch of ice plant that was mixed with dune sedge. It is likely that there are many more of them on the property, particularly on the higher parts of Step 1 that are not subject to flooding during periods of high rainfall, on Step 2 where coyote brush and patches of ice plant provide suitable habitat for them, and on Step 3 in areas that are not too dry, like under logs and large branches and possibly under the few coyote brush shrubs and thicker mats of ice plant. It is likely that very few, if any, occur where the sedge grass is very dense, which is the case on much of Step 1.

At least one songbird species – white-crowned sparrow – may nest near or on the ground in the coyote brush found on Step 1. A late winter/spring survey would be needed to verify if this bird species or any other is nesting here. Several species of woodpeckers and other cavity-nesting birds are also likely to use the dead trees in Step 3 for nesting and as a granary (a storage place for acorns).

Based on the proposed site plan for the project, dated 12/20/16, about a quarter of the proposed residence is located on Step 1 and three-quarters on Step 2. Step 1 extends from Sunset Drive inland to the 29-foot elevation contour line. The proposed house begins at the 27-foot contour line, 75 feet from the western property line along Sunset Drive. Factoring in disturbance related to grading and construction, an additional 15-20 feet of area surrounding the proposed residence will be impacted, resulting in the removal of most of the existing vegetation in this area (the construction zone). In combination with the proposed 12-foot wide driveway through Step 1, construction of the project will result in significant disturbance to at least 60 percent of the vegetation on Step 1. To mitigate this impact, all areas disturbed during construction will be replanted and restored to their original condition following construction.

To reduce the loss of habitat on Step 1 resulting from development of the proposed driveway (863 sf), the project applicant is encouraged to continue pursuing

acquisition of an access easement for use of the neighbor's driveway, which is located 10-15 feet away and parallels the subject property's southern property line (Photo 5). Sharing the existing driveway would significantly reduce the project's total aggregate lot coverage and the amount of habitat loss resulting from building a long driveway. It would also, possibly, facilitate moving the proposed house 20 to the east, so as to mostly avoid disturbing all vegetation on Step 1. Only a short driveway connection would be required across the subject property from the neighbor's driveway.

Photo 5. Looking east from near Sunset Drive. The neighbor's driveway is located 10-15 feet from the proposed driveway. Combine the two?



Damage to the vegetation on Step 1 and elsewhere within the construction zone can be fully mitigated by planting new plants following construction. Because of the high organic matter and water content of the soil, recovery of the plant cover in Step 1 should happen rapidly, with 100% coverage being attained within 3-5 years after planting.

To prevent or minimize loss of any black legless lizards, which is the only identified protected species on the property, they can be captured and relocated out of the construction zone prior to the start of construction.

Restoration and long-term maintenance of the native habitat on the property, if successful, including replanting of all disturbed areas with native plants following

construction and enhancement of the forest-front area through planting and caring for additional Monterey pine and Monterey cypress trees, would provide substantial mitigation for environmental impacts resulting from construction of a new home on the property.

To prevent additional disturbance outside of the area needed for construction of the proposed house and driveway, a temporary fence will be installed around the proposed construction zone prior to the start of construction, to discourage entry by construction personnel and heavy equipment into protected areas. The temporary fence will run across the property on the eastern side of the construction zone, to protect the closest trees. No additional protective measures are needed for preventing damage to the trees and their root systems.

The proposed sod roof on the proposed building should utilize only native Asilomar Dune species. Dune sedge, seaside daisy (*Erigeron glaucus*), California brome (*Bromus carinatus*), blue wild rye (*Elymus glaucus*), blue-eyed grass (*Sisyrinchium bellum*), among others, would provide a dense cover of plants that are varied in appearance and do well with a low amount of irrigation.

D. Guidelines for Development

Below is a list of development guidelines for this project, to address and satisfy the environmental protection and mitigation requirements for projects occurring in the Asilomar Dunes. These guidelines and others have typically been applied to other projects in the Asilomar Dunes. The Pacific Grove planning department will incorporate them into a Mitigation and Monitoring Program report for the project, in conjunction with issuing a Mitigated Negative Declaration, to satisfy the requirements of the CEQA. In addition, the California Coastal Commission will impose the same conditions and others, based on specific concerns they may identify when reviewing the project and approving a Coastal Development Permit. Adoption of the following guidelines, either partially or in their entirety, will be determined by the Pacific Grove planning department and the California Coastal Commission:

1. Planning and Pre-construction Period

- a. A qualified biologist will be retained by the property owner to serve as the Project Biologist for the purposes of providing input on the development plans and for monitoring construction and restoration of the landscape.
- b. To minimize impacts and habitat loss resulting from the project to the vegetation on Step 1, particularly from the driveway, the project applicant is encouraged to pursue acquiring an access easement for use of the neighbor's driveway, so as to eliminate construction of a long driveway on the subject property and, possibly, to facilitate moving the house 20-25 feet to the east of its presently proposed location (east of the 29-foot elevation contour line).

- c. All new utility and sewer lines will be shown on the project plans and reviewed by the Project Biologist. All underground utilities should be installed in a single-corridor that is located in the driveway, rather than traversing the undeveloped portion of the property, if feasible.
- d. All drain lines from roof gutters, drain pits or surface drains will be shown on a plan and reviewed by the Project Biologist.
- e. All walkways, patios, decks and other surfaces that may reduce plant coverage and ESHA will be shown on the project site plan and building plan extending from all exterior doors and off of decks and patios and included in the coverage calculations. The addition of any walkway surfaces, decks, patios, fences, or driveway/parking subsequent to issuance of a Coastal Development Permit will require the consent of the Pacific Grove planning department and the California Coastal Commission.
- f. Except in certain circumstances where fences are essential to protect sensitive habitat in public use areas, construction of permanent fences are not permitted at this time by the California Coastal Commission in the Asilomar Dunes.
- g. A Habitat Restoration Plan will be prepared by a qualified biologist that defines procedures and standards for restoration, maintenance and monitoring of the undeveloped portion of the property.
- h. Prior to the start of construction, temporary fencing will be installed to delineate the construction zone for the purpose of protecting sensitive habitat and any retained trees. The fencing will be installed by the Project Biologist, maintained in good condition, and remain in place until all construction on the site is completed. Removal or changing the location of the fence will require the concurrence of the Project Biologist.
- i. Immediately prior to the start of construction, the project area, as delineated by temporary fencing, will be thoroughly searched for black legless lizards. If any are found, they will be relocated to nearby suitable habitat. "Cover boards" may also be use to capture the lizards. If they are, they will be set out and monitored for at least one month in advance of the start of construction.
- j. All exotic plants on the project site will be hand-pulled or killed with an appropriate herbicide prior to the start of construction activity, according to specifications described in the approved Habitat Restoration Plan.

- k. The Project Biologist will provide a letter to the Pacific Grove planning department verifying that the temporary fences have been installed, all of the exotics have been eradicated, and the construction area has been searched for black legless lizards prior to the start of demolition or construction.

2. Construction Period

- a. After the building permit is obtained, a pre-construction meeting will be held between the owner or their representative, the General Contractor, the city planner, and the Project Biologist to review the project permits and all environmental compliance requirements.
- b. All activities associated with construction, trenching, storage of materials, and disposal of construction wastes and excavated soil will not impact areas protected by fencing. The areas protected by the fence will remain in a trash free condition and not used for material stockpiling, storage or disposal, or vehicle parking. All construction personnel will be prohibited from entering areas protected by fencing.
- c. No construction materials, including but not limited to wood, nails, glass, tile, gravel, paint, cement, joint compound, cleaning solvents or residues from other chemicals, etc., will be disposed of on-site. The General Contractor will be responsible for complying with this requirement and will clean up any spills or contaminated ground.
- d. If any excavation spoils (sand only) are generated by the project, they will be disposed of off-site (preferably within the Asilomar Dunes), but not in a way that will negatively affect any existing native vegetation. The proposed location(s) for disposing of excess sand will be reviewed and approved by the Pacific Grove planning department and the California Coastal Commission prior to the start of construction.
- e. The Project Biologist will inspect the site daily during any excavation or other ground disturbing activities and no less than one time each week for the duration of the project, to ensure compliance with all provisions for protecting the natural environment. Any activity or condition not in accord with the provisions of this report or those defined by the California Coastal Commission will be brought to the attention of the owner or their representative, the General Contractor and, if necessary, the California Coastal Commission and the Pacific Grove planning department.
- f. A qualified biologist will be retained by the property owner to implement the project's Habitat Restoration Plan, including overseeing and supervising each step of the restoration process, as described in the plan.

3. Post-construction Period

- a. Staff of the California Coastal Commission will inspect the project and verify that it conforms to the original permit requirements prior to the City of Pacific Grove providing final building inspection approval and granting of building occupancy.
- b. At the conclusion of all construction and project-related work, and with the concurrence of the Project Biologist, the temporary fence will be removed.
- c. Native plants will be installed under the direction of the Project Biologist according to the specifications described in the Habitat Restoration Plan and completed prior to receiving final building inspection approval. Depending on seasonal condition and availability of plants, it might not be possible to complete installation of the landscape prior to gaining final building approval. In this case, the applicant should be allowed up to one year to complete the installation following final building approval, either by 1) providing proof of a signed contract for installation of the landscape or 2) after submitting certificate of deposits or other form of surety to the City of Pacific Grove for the total cost of the restoration project, as determined by the Project Biologist.
- d. No exotic plants or non-local native plants will be planted anywhere on the property, including on the sod roof. Only plants that are listed in the Habitat Restoration Plan or with the consent of the Project Biologist will be used on the property.
- e. When installation of the list of plants has been satisfactorily completed, the Project Biologist will submit a letter to notify the Pacific Grove planning department and the California Coastal Commission, at which time a five-year monitoring and maintenance program will begin, as described in the Habitat Restoration Plan.
- f. A brief annual monitoring report (a one page form) will be prepared by qualified biologist annually for five years and once every 10 years and submitted to the Pacific Grove planning department and the California Coastal Commission.
- g. The native landscape will be maintained as specified in the Habitat Restoration Plan, including removing exotic plants and planting and caring for additional plants, if needed.
- h. If the property should change ownership, future owners of the property will have the same obligation for preserving, maintaining and perpetuating the native landscape on the property.

V. REFERENCES

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California Native Plant Society, Inventory of Rare and Endangered Vascular Plants of California, 1994 edition. CNPS Special Publication No. 1 (5th Edition).

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Prepared By: 

Date: 2/4/17

THOMAS K. MOSS
Coastal Biologist

HABITAT RESTORATION PLAN

Jeremy and Tiffany Cieslak Residence

1635 Sunset Drive, Pacific Grove
(APN 007-041-020)

Owners:

Jeremy and Tiffany Cieslak
680 Timberpine Avenue
Sunnyvale, CA 94086

February 8, 2017

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HABITAT RESTORATION PLAN
Jeremy and Tiffany Cieslak Residence
1635 Sunset Drive, Pacific Grove
(APN 007-041-020)

I. INTRODUCTION

This Habitat Restoration Plan has been prepared in conjunction with a proposal to develop a new single-family residence on a vacant lot located at 1635 Sunset Drive, Pacific Grove, California (Figures 1 and 2).

The 0.53-acre vacant lot has a long and narrow rectangular shape – 323 feet long and widens from 43 feet in the front (west) to 73 feet in the back (east). The property appears to be relatively flat on the western half and slopes gently up on the eastern inland half.

The entire property is densely covered by vegetation, with low-growing native dune scrub and sedges dominating the western half and a nearly continuous patch of ice plant covering the eastern half. A few old Monterey pines form a low, broken canopy in parts of the eastern half of the property. Several large pines have died and are either still standing or have fallen to the ground. Two Monterey cypress trees are growing in the northwestern corner of the property near Sunset Drive.

Three distinct associations of native plants occur on the property, based on soil moisture differences that occur with changes in elevation on the property. When viewing the property's topographic profile from along the southern property line, three discernable elevation steps or terraces are evident, each a few feet above the other. The composition of the plant species changes on each step, with plants preferring wetter or higher soil moisture growing on the western half of the property, particularly on Step 1 closest to Sunset Drive, and plants preferring drier soil conditions growing on the eastern half of the property (Step 3) (Figure 3).

The natural landscape covering the western half of the property is in good condition, with just a few small patches of exotic plants (ice plant and pampas grass) finding a foothold among the dense cover of sedges and coyote brush that dominates this area (Steps 1 and 2). The eastern half of the property (Step 3), however, is in a severely degraded condition, with ice plant covering nearly the entire area beneath an old grove of Monterey pines that are in declining health.

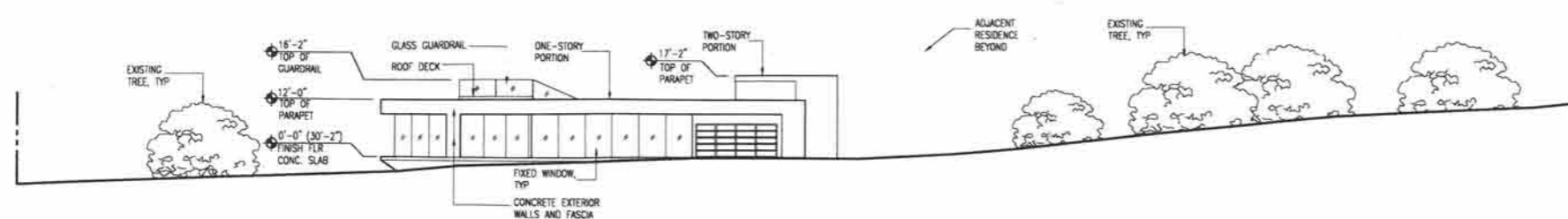
Construction of a new house is proposed in the western half of the property, 75 feet from Sunset Drive. Total proposed site coverage of the new house, garage and various permeable surfaces (driveway, deck, and courtyard) is 4,620 square feet (sf), or 19.97% of the property. The remaining portion of the property, excluding the first 75 feet of driveway, amounts to 17,617 sf, or 76% of the property, and will be preserved as open space/native habitat. This Habitat Restoration Plan addresses

FIGURE 1. PROJECT LOCATION

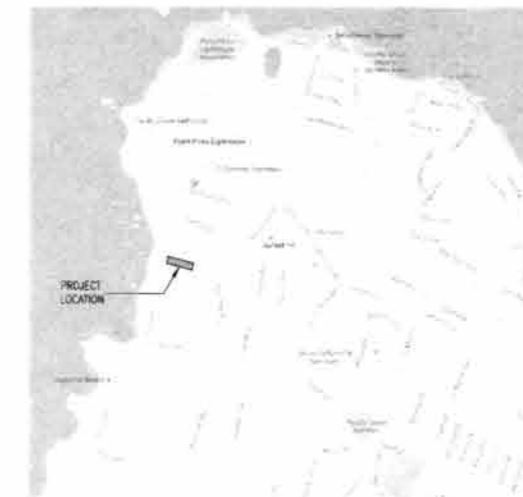


Cieslak Residence
1635 Sunset Drive
Pacific Grove, CA
(APN 007-041-020)

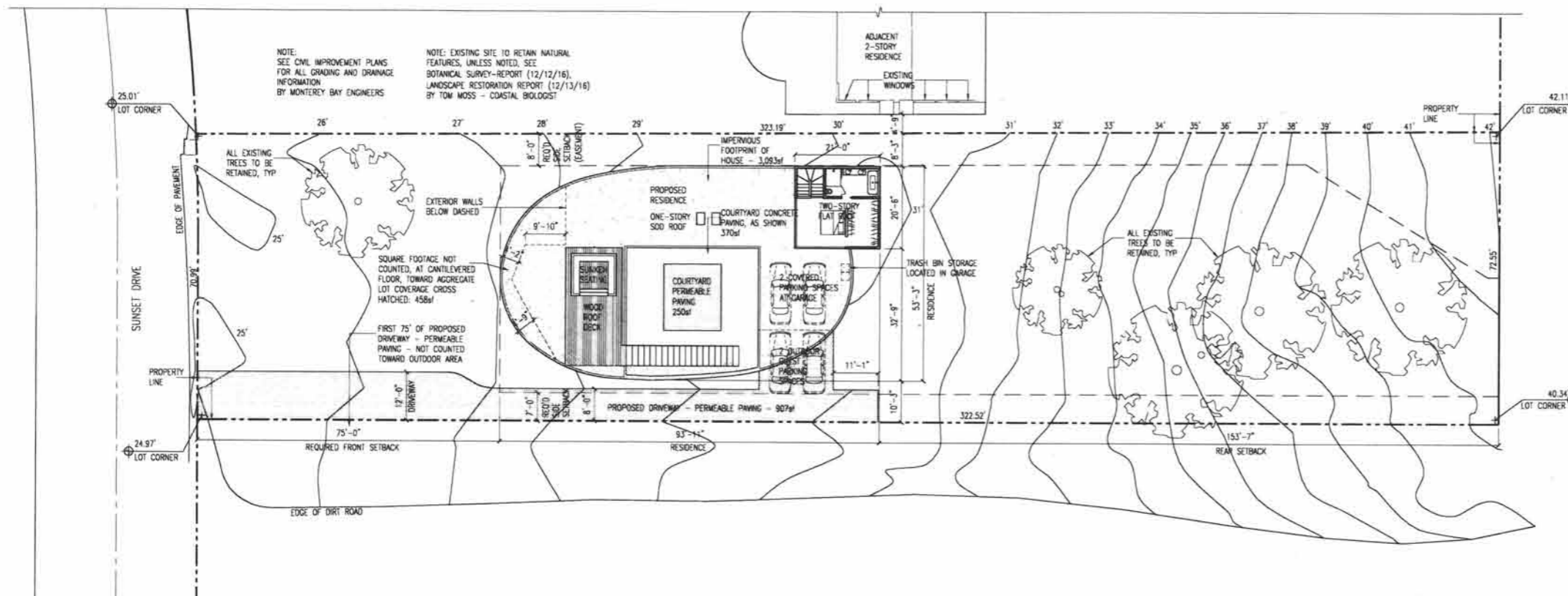
FIGURE 2. PROPOSED SITE PLAN (12/20/16)



1 SITE SECTION
1/8" = 1'-0"



VICINITY MAP



2 SITE PLAN - ROOF PLAN
1/8" = 1'-0"

PROJECT INFORMATION

APN: 007-041-020
BLOCK 317, LOT 5 - MAP OF PACIFIC GROVE ACRES
OWNERS - JEREMY AND TIFFANY CIESIAK
PROJECT SCOPE: NEW SINGLE FAMILY RESIDENCE

PLANNING INFORMATION

ZONING: R-1-B-4 SINGLE-FAMILY RESIDENTIAL
ASLOWAR DUNES RESIDENTIAL AREA

AREA CALCULATIONS

LOT AREA (CONFIRMED BY SURVEYOR 8/2015):	23,137.23sf
MAX. ALLOWABLE AGGREGATE LOT COVERAGE FOR HOUSE:	15% (3,471 sf)
PROPOSED AGGREGATE LOT COVERAGE (3,093 sf + 370 sf)	15% (3,463 sf)
MAX. ALLOWABLE AREA FOR OUTDOOR SPACE/DRIVEWAY CONSTRUCTED OF APPROVED BUILDING MATERIALS:	5% (1,157 sf)
PROPOSED DRIVEWAY/OUTDOOR AREA (PERMEABLE SURFACE): (907 sf + 250 sf)	5% (1,157 sf)
BUILDING COVERAGE:	11% (2,564 sf)
GROSS FLOOR AREA (1st + 2nd FLOORS):	2,942 sf

CRAIG STEELY ARCHITECTURE

8 Beaver Street San Francisco CA 94114
Tel/Fax: 415 864 7013
craigsteely.com

SHEET INDEX

- A0 SITE PLAN, SITE SECTION
- TOPOGRAPHICAL SURVEY
- A2.0 1st FLOOR PLAN
- A2.1 ROOF PLAN
- A3.0 BUILDING SECTIONS
- A4.0 BUILDING ELEVATIONS
- A4.1 BUILDING ELEVATIONS
- A5.0 EXTERIOR MATERIALS
- C1 CIVIL ENGINEER - GRADING PLAN
- C2 CIVIL ENGINEER - EROSION CONTROL PLAN
- C3 CIVIL ENGINEER - SITE SECTIONS

Ciesiak Residence
1635 Sunset Dr
Pacific Grove, CA
93950

Submittal: Planning Submittal Date: 12/20/16



VIEW OF PROPOSED RESIDENCE FROM SUNSET DRIVE

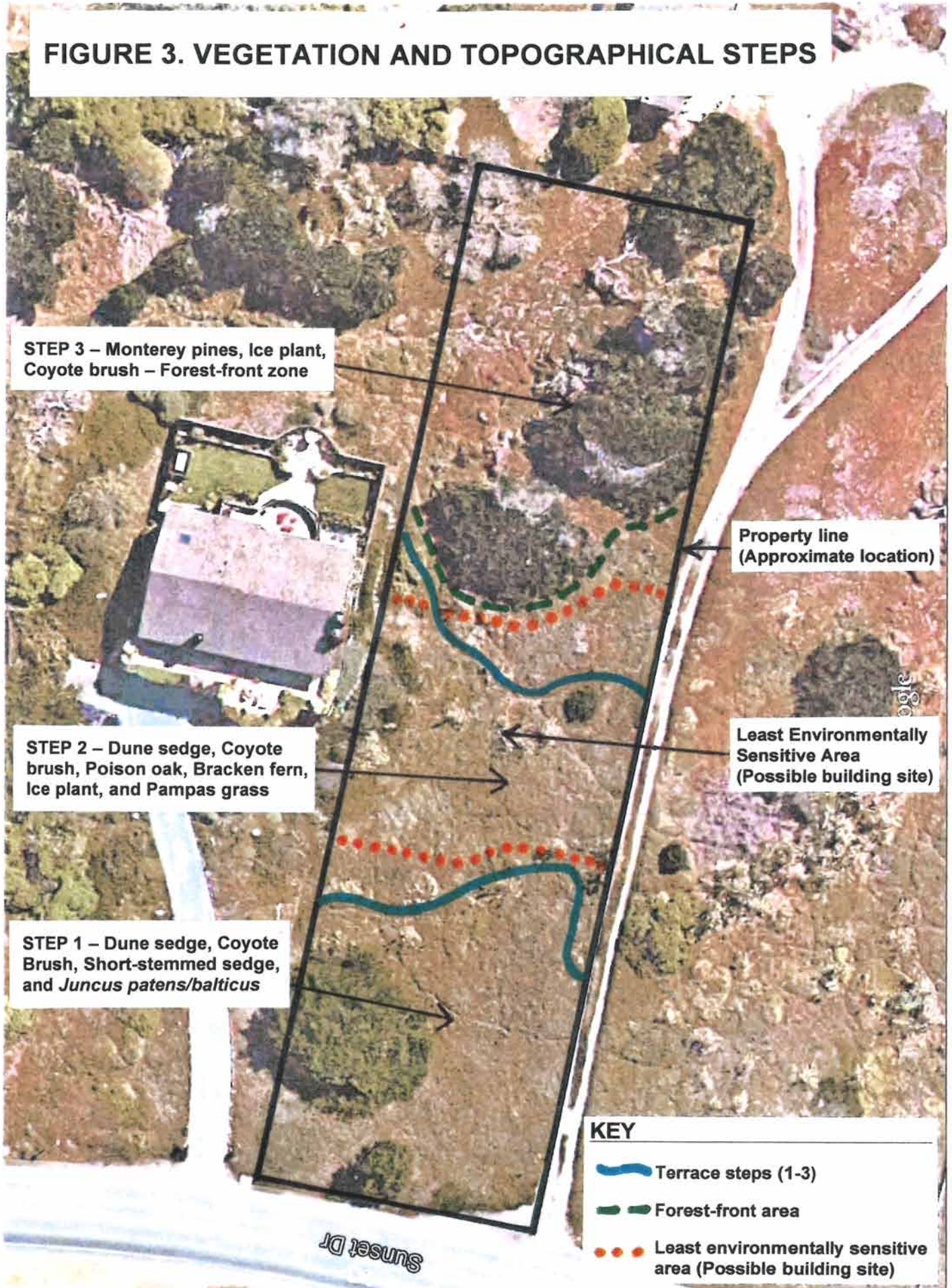


VIEW OF SUBJECT PROPERTY FROM SUNSET DRIVE

SITE PLAN

a0

FIGURE 3. VEGETATION AND TOPOGRAPHICAL STEPS



the restoration and maintenance of the native landscape on the undeveloped portion of the property.

A biological survey report was completed on February 4, 2017. It provides a description of the existing vegetation and a list of recommendations for protecting and improving the native landscape, both during and following construction of the proposed project.

II. RESTORATION GOAL AND OBJECTIVES

The goal of this restoration plan is to provide procedures and standards for successfully reestablishing and maintaining the indigenous landscape on the undeveloped portions of the property. Observations of the existing plant species and their distribution on the subject property and on the vacant, similar properties to the immediate south will serve for guiding development of restoration prescription described in this landscape restoration plan.

Specific objectives for accomplishing the goal of this plan are as follows:

- Revegetate with an array of native species, establishing a landscape type that is self-sustaining and representative of the project site's native dune scrub and Monterey pine forest plant communities, in terms of species composition, percent relative composition and total percent cover.
- Eradicate and control exotic vegetation.
- Prevent damage to the native landscape resulting from deer, human and pet activity.
- Restore the "forest-front" of Monterey pine forest that occurs on the property by planting and maintaining replacement trees (Monterey pine and Monterey cypress)
- Carry out a monitoring program based on quantitative and qualitative standards.
- Establish a long-term management program for maintaining and preserving the undeveloped portion of the property in a restored condition.

III. RESTORATION PROCEDURE

Specific ecological restoration and management techniques will be used to meet the objectives of this restoration project, as described in the following section of this plan. Implementation of this project will be directed and monitored by a qualified biologist (Project Biologist) approved by the Pacific Grove planning department.

Restoration will be accomplished in six steps. Each step is described below and includes the following:

1. Native Seed Collection
2. Exotic Species Eradication
3. Revegetation

4. Landscape Protection
5. Maintenance
6. Monitoring

1. Native Seed Collection

Plants of the same species can vary in color and form from one area to another, even over relatively short distances. Genetic variations occur in response to long-term adaptive changes by a species to the conditions of its immediate environment. Utilizing seeds from plants collected as near as possible to a restoration site is a wise revegetation strategy, since these plants possess the unique traits needed to ensure the long-term survival of their kind on the site.

In order to preserve the genetic integrity of the local flora, all plant seeds and cuttings for this restoration project will be collected from areas as close as possible to the project site. The geographic limits of the collection area will be from Pt. Pinos to the north, Asilomar Conference Grounds to the south, Asilomar Avenue to the east, and the shoreline to the west. Permission to collect on private or public property will need to be obtained from the respective property owners. A total of approximately one pound of seeds will be collected from 12 species, as listed in Table 1.

2. Exotic Species Eradication

Eradicating exotic plants and maintaining the landscape in a weed-free condition are primary objectives of this landscape restoration project. Failure to control the weeds will make efforts to restore the native plant community difficult, costly and unlikely to succeed in the long run. A seed bank of many of the exotic species remains in the soil, and, as a result, the weeds will continue to be a challenge to eliminate. The success of this landscape restoration project will require a long-term commitment by the property owner to eradicate and control exotic plants whenever they appear on the property.

The western half of the property is covered by a dense layer of sedge grasses, rush, and coyote brush. Small patches of ice plant and a few clumps of pampas grass have established in a few small openings between the native plants. In addition, Veldt grass (*Erhardta erecta*), an extremely aggressive, competitive and difficult to eliminate invader of native plant communities in the Asilomar area, is also present here, though its coverage is still very low. More than half of the western part of the property will be impacted by construction of the house and driveway, resulting in removal of native plant cover within the building/driveway footprint and a minimum of 15 feet out from the proposed building (the construction zone). All disturbed areas will be replanted with native plants following construction. It can be expected that a high number of exotic plant seedlings will appear in the open areas following construction. Controlling the exotic plants will be challenging the first 1 to 3 years of the restoration project, but should be easier as the plants' seed banks in the soil are depleted.

The ground cover on the eastern half of the property is mostly ice plant, with a few coyote brush shrubs growing where the ice plant is not as dense. Exotic annual grasses also occur here and can be expected to rapidly spread following eradication of the ice plant.

A complete list of all the “weeds” on the property is listed in the Biological Survey Report of December 12, 2016.

Prior to the start of construction, all of the exotic plants on the property will be either removed by hand or treated with an appropriate herbicide, depending on their proximity to native plants and the construction area. On the western half of the property, the ice plant and Veldt grass that are mixed in with the native plant cover will be removed by hand and not sprayed with herbicide. Herbicide will only be used where it will not come into contact with any native plants. Herbicide can be used without regard to incidental contact with native plants within the area designated as the construction zone, since this area will be graded to bare soil anyway. Individual clumps of pampas grass will be sprayed with herbicide (repeated treatments may be needed to kill all the new shoots). All pulled Veldt grass will be placed directly into plastic bags as it's pulled and disposed in a trashcan or dumpster, and not left on the ground. On the eastern half of the property, ice plant will be initially pulled away from the few coyote brush shrubs and then all of it will be sprayed with herbicide and left in place to decay.

After the initial exotic removal and eradication effort, all newly emerging weeds will be eradicated annually, either by spot spraying with herbicide or removing by hand, depending on proximity to individual native plants. The different species of weeds will appear, grow and go to seed at different times between January and June of each year. Therefore, eradication of the weeds must occur on a monthly basis until the start of summer, removing them before they flower and produce seeds, particularly for the exotic grasses. Diligence in controlling the weeds is essential each year; otherwise the weeds will return and rapidly spread over the property.

3. Revegetation

Total site coverage for the proposed development is about 5,520 sf (including the first 75 feet of driveway). The undeveloped portion of the property, amounting to a total of 17,617 sf, will be restored using native plants that are indigenous to the Asilomar Dunes, according to the specifications and standards defined in this restoration plan. Table 1 provides specifications for the quantities and spacing for each of the selected plants.

Restoration of the property's native plant communities will be aimed at bringing the landscape back to its “original” condition, as it generally appeared prior to disturbance by people and exotic plants. Therefore, species composition, percent relative cover and total percent cover will not be manipulated to achieve a particular aesthetic quality or “unnatural” appearance to the landscape. In addition, non-local varieties of native dune plants that might have a more desirable plant form or flower

TABLE 1. SELECTED PLANT SPECIES FOR REVEGETATION**STEP 1 TREATMENT AREA (Swale)**

<u>Plant Name</u>	<u>Percent</u>	<u>Quantity</u>	<u>Spacing</u>
Yarrow (<i>Achillea millefolium</i>)	10	16	3'
Coyote brush (<i>Baccharis pilularis pilularis</i>)	10	16	6'
Dune sedge (<i>Carex pansa</i>)	65	107	3'
Spreading rush or Baltic rush (<i>Juncus patens</i> or <i>J. balticus</i>)	15	25	3'
Totals	100	164	

STEP 2 TREATMENT AREA (Construction Zone)

Yarrow (<i>Achillea millefolium</i>)	5	15	3'
Pink sand verbena (<i>Abronia umbellata</i>)	0	0	1 lb.(seed)
Beach sagewort (<i>Artemisia pycnocephala</i>)	5	14	3'
Coyote brush (<i>Baccharis pilularis pilularis</i>)	10	29	6'
Dune sedge (<i>Carex pansa</i>)	35	102	3'
Mock heather (<i>Ericameria ericoides</i>)	10	29	6'
Seaside daisy (<i>Erigeron glaucus</i>)	10	29	3'
Dune gum plant (<i>Grindelia stricta platyphylla</i>)	5	15	3'
Douglas iris (<i>Iris douglasiana</i>)	5	15	3'
Beach aster (<i>Lessingia californica</i>)	5	15	3'
Bracken fern (<i>Pteridium aquilinum</i>)	10	29	3'
Totals	100	292	

STEP 3 TREATMENT AREA (Forest-front)

Beach sagewort (<i>Artemisia pycnocephala</i>)	35	140	3'
Monterey cypress (<i>Cupressus macrocarpa</i>)*	NA (overstory)	(5)	25-35'
Coyote brush (<i>Baccharis pilularis pilularis</i>)	15	60	6'
Mock heather (<i>Ericameria ericoides</i>)	15	60	6'
Seaside daisy (<i>Erigeron glaucus</i>)	15	60	3'
Beach aster (<i>Lessingia californica</i>)	15	60	2'
Monterey pines (<i>Pinus radiata</i>)*	NA (overstory)	(5)	25-35'
Black sage (<i>Salvia mellifera</i>)	5	21	6'
Totals	100	401	

* Requires protection from deer and wind.

color will not be introduced onto the project site. All plants will be grown from seeds, cuttings, or transplants collected from vegetation on-site or from nearby properties. Native grasses that are not representative of the property's natural plant community will not be planted anywhere on the property.

The intent of this habitat restoration project is to reestablish a dynamic, self-perpetuating native plant community, not to create a designed, static landscape of managed individual plants or groups of plants. Because of the nature of this type of landscaping project, it is not possible or desirable to show the precise location of each plant on a landscape drawing or plan, as is typically done for residential and commercial landscape projects by landscape architects. The native landscape will be reestablished by scattering seeds of some species and by installing container-grown plants in a mixed, random pattern. Following installation and establishment of the new plantings, the plants will be allowed to spread or decline in coverage, depending on the suitability of the site for each species. During the first few years after planting, some refining of the landscape may be necessary in order to achieve the stated objectives of the project.

Various revegetation methods are available for establishing new populations and enhancing existing populations of native vegetation. Based on the relatively small size of the Project Area, transplanting, broadcasting some seeds by hand, and planting nursery plants grown in small containers will be the revegetation methods used for this project.

A total of 857 plants and 10 trees will be required for this habitat restoration project. The plants will be installed in a mixed, random pattern over the project site, according to the amounts and spacing requirements indicated in Table 1. Plant spacing will vary by species and proximity to other plants, and will range from 3 to 6 feet. Placement of the plants will be done under the direction of the Project Biologist. Any adjustments to species composition and quantities will be at the discretion of the Project Biologist at the time of planting, depending on availability of plants and site conditions.

The plants for this project will be grown by a local nursery that specializes in growing native species. Most of the plants will be grown in 7 cubic inch containers, specifically, Ray Leach "cone-tainers" (super "stubby" cells), and 1-gallon containers. Monterey pines and Monterey cypress trees will be planted from 1-gallon or 5-gallon containers. Seeds and cuttings of selected species will be provided to the nursery no less than six months in advance of the scheduled planting. Plants salvaged from the site prior to the start of construction will be held and cared for by a nursery, as well.

Although planting can be done at any time of the year, ideally, it should be initiated in the fall following rainfall that is sufficient to wet the soil. When planting occurs at other times of the year, supplemental watering will be necessary to ensure successful plant establishment. If planting occurs between May and November, the plants may need to be watered several times per week until winter rains begin, depending on the weather and the condition of the plants.

Newly installed plants and trees should be watered immediately following planting using a hand-held hose with a spray nozzle attachment. Depending on weather conditions, periodic watering will be necessary during the first year, particularly for the trees and large shrub species. Some watering of planted trees and shrubs during the summer months will be necessary for the second and third years, as well. For all of the smaller plants and grasses, watering should be discontinued after the first rainy season, and the plants will be allowed to wither and die-back during the summer. Sustained application of supplemental water will create conditions that favor the establishment of various pests and diseases that can negatively affect the native vegetation. In particular, snails greatly benefit from excessive watering around residences, and can cause significant damage to native vegetation. Therefore, continued watering of any area on the property will be avoided. No irrigation system will be used for this project.

Implementation of this habitat restoration project shall not start until the property owner has received an approved Coastal Development Permit from the California Coastal Commission.

The California Coastal Commission and the Pacific Grove planning department require that installation of the native landscape must be completed prior to approval of the final building inspection. If this is not possible, the Coastal Commission and the Pacific Grove planning department should consider giving final approval and granting of occupancy under the condition that the applicant provides to the Pacific Grove planning department a certificate of deposit(s), or some other form of security deposit, which the City would hold in an interest-bearing account until the restoration project is completed. The amount of the certificate of deposit(s) would equal the cost of project implementation (exotic species eradication and native plant installation) and the subsequent five-year monitoring and maintenance program. This approach has been used with great success on a couple of other restoration projects in the Asilomar Dunes and has allowed an applicant to have immediate occupancy of their new home while ensuring full compliance with the landscape restoration requirements of the development permits.

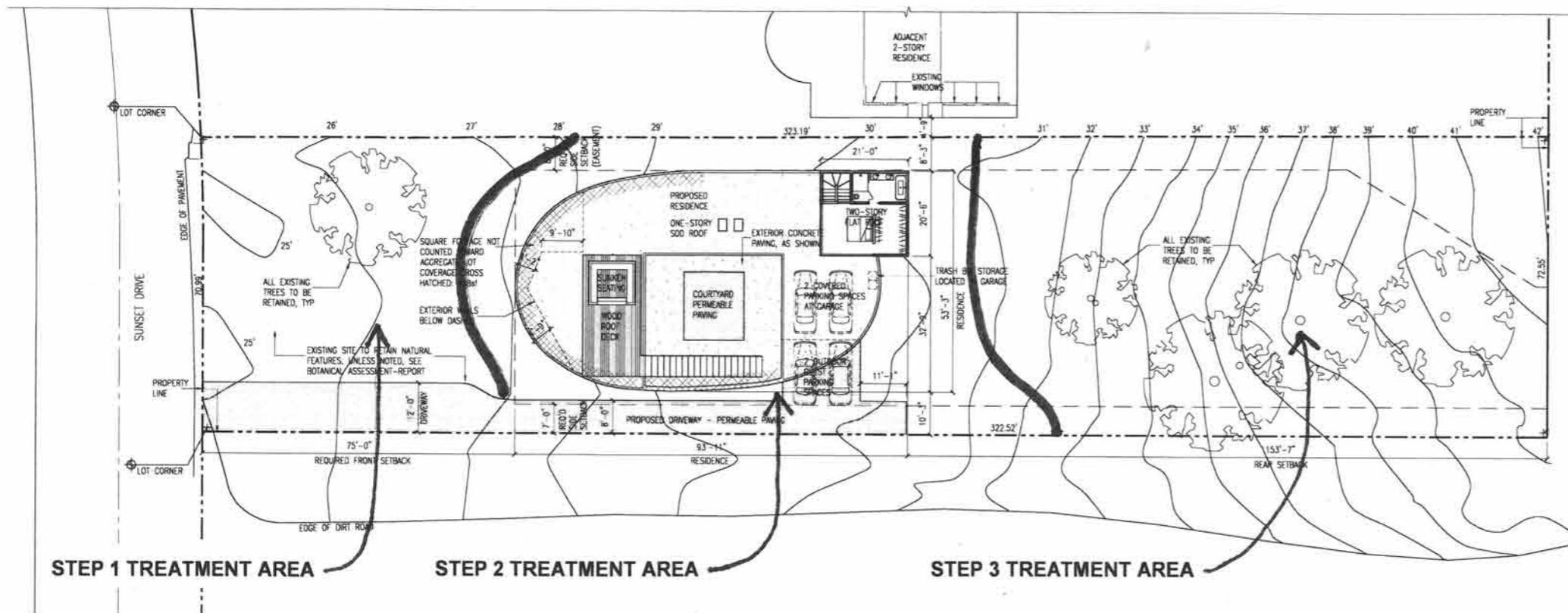
The restored landscape will be monitored and maintained to meet a set of minimum performance standards as listed in Section IV of this plan. Follow-up control of exotic plant seedlings, particularly during the first several years after construction, will be a high maintenance priority.

A. Landscape Treatment Areas

To facilitate planting of the landscape, the Project Area can be divided into three distinct landscape treatment areas, with the boundaries of each area corresponding to the three topographical steps on the property presently. The treatment areas and the specification for planting are shown on Figure 4. Landscape Planting Plan.

FIGURE 4. LANDSCAPE PLANTING PLAN

1635 Sunset Drive, Pacific Grove, CA



LANDSCAPE NOTES

Habitat restoration and maintenance activities on the property will be carried out in accordance with the project's approved Habitat Restoration Plan, dated February 8, 2017, and shall be supervised and monitored by a qualified biologist.

All exotic vegetation will be eradicated prior to the start of construction and after all permits have been received.

Selected native plants will be installed in a mixed, random pattern over the property according to the quantities and spacing specifications indicated in Table 1.

Installation of the plants shall be completed prior to final building inspection approval and granting of occupancy or after submitting certificate of deposit(s) to the City of Pacific Grove.

Following satisfactory installation of the new landscape, a five-year maintenance and monitoring program shall commence, overseen and directed by a qualified biologist.

Annual reports shall be prepared and submitted to the owner, the City of Pacific Grove, and the California Coastal Commission by June 30th of each year during the five-year maintenance and monitoring period and once every 10-years thereafter.

The landscape will be maintained in a natural state, controlling weeds but allowing natural processes to function without human interference or manipulation of individual plants or species composition.

TEMPORARY FENCE NOTES:

Prior to the start of construction, temporary fencing shall be installed to delineate the Construction Zone for the purpose of protecting the surrounding dune habitat and existing trees. The Project Biologist shall install the temporary fence.

Temporary fencing shall be maintained in good condition and remain in place until all construction on the site is completed and final building inspection approval has been received. Removal or changing the location of the fence will require the concurrence of the Project Biologist. After confirming that final building inspection approval has been received, the Project Biologist will remove the fence.

TABLE 1. SELECTED PLANT SPECIES FOR REVEGETATION

STEP 1 TREATMENT AREA (Swale)

Plant Name	Percent	Quantity	Spacing
Yarrow (<i>Achillea millefolium</i>)	10	16	3'
Coyote brush (<i>Baccharis pilularis pilularis</i>)	10	16	6'
Dune sedge (<i>Carex pansa</i>)	65	107	3'
Spreading rush or <i>Juncus</i> (<i>J. patens/J. balticus</i>)	15	25	3'
Totals	100	164	

STEP 2 TREATMENT AREA (Construction Zone)

Yarrow (<i>Achillea millefolium</i>)	5	15	3'
Pink sand verbena (<i>Abronia umbellata</i>)	0	0	1 lb.(seed)
Beach sagewort (<i>Artemisia pycnocephala</i>)	5	14	3'
Coyote brush (<i>Baccharis pilularis pilularis</i>)	10	29	6'
Dune sedge (<i>Carex pansa</i>)	35	102	3'
Mock heather (<i>Ericameria ericoides</i>)	10	29	6'
Seaside daisy (<i>Erigeron glaucus</i>)	10	29	3'
Dune gum plant (<i>Grindelia stricta platyphylla</i>)	5	15	3'
Douglas iris (<i>Iris douglasiana</i>)	5	15	3'
Beach aster (<i>Lessingia californica</i>)	5	15	3'
Bracken fern (<i>Pteridium aquilinum</i>)	10	29	3'
Totals	100	292	

STEP 3 TREATMENT AREA (Forest-front)

Beach sagewort (<i>Artemisia pycnocephala</i>)	35	140	3'
Monterey cypress (<i>Cupressus macrocarpa</i>)*	(NA)	(5)	25-35'
Coyote brush (<i>Baccharis pilularis pilularis</i>)	15	60	6'
Mock heather (<i>Ericameria ericoides</i>)	15	60	6'
Seaside daisy (<i>Erigeron glaucus</i>)	15	60	3'
Beach aster (<i>Lessingia californica</i>)	15	60	2'
Monterey pines (<i>Pinus radiata</i>)*	(NA)	(5)	25-35'
Black sage (<i>Salvia mellifera</i>)	5	21	6'
Totals	100	401	

* Requires protection from deer and wind.

Step 1 Treatment Area (Swale)

This landscape treatment area encompasses approximately 25 percent of the of the property, or 5,784 sf, from Sunset Drive to the 29-foot elevation contour line on the property. This treatment area is densely covered by a nearly pristine community of native plants, with only a few small patches of ice plant and a couple pampas grass plants. Ice plant in the area will be hand pulled, not sprayed with herbicide. Individual pampas grass clumps will be sprayed with herbicide. Veldt grass and other exotic plants will be hand pulled only, as well. About 60 percent of this area will be impacted by the proposed construction project, with the house and driveway covering more than half of the impacted area. It is assumed that the perimeter of the construction zone, the area within which most of the existing vegetation will be removed, will extend at least 15 feet out from the proposed residence. As such, approximately 1,275 sf of the impacted area will require replanting following construction, amounting to a total of about 164 plants. Most of the plants will be obtained by salvaging existing plants (sedges and rushes) prior to the start of construction, placing them in 1-gallon containers, and then carrying for them until they can be returned to the site. Coyote brush and yarrow will be grown from seeds and planted later into this area also.

Step 2 Treatment Area (Construction Zone)

This landscape treatment area encompasses approximately 25 percent of the property, or 5,784 sf, from the 29 to 31-foot elevation contour lines, and includes about 60 percent of the Construction Zone, including the proposed buildings and surrounding area that will be impacted by construction. Approximately 2,275 sf of Step 2 will require replanting following construction, amounting to a total of about 292 plants. Most of plants will be obtained by salvaging existing plants (sedges, bracken ferns, Douglas irises, etc.) prior to the start of construction. Additional native plants that are suitable for planting in the disturbed soil surrounding the house will be planted as well (coyote brush, mock heather, seaside daisy, etc.). Following removal (salvaging) of existing plants and prior to the start of construction, all of the exotic plants in this area will be sprayed with herbicide. Revegetation of the area will occur after all work on the outside of the proposed house is completed.

Step 3 Treatment Area (Forest-front)

This landscape treatment area encompasses the eastern half of the property, or 11,569 sf, from about the 31-foot elevation contour to the eastern property line. Presently, about 40 percent of this area supports Monterey pine forest. The entire ground cover is comprised of a thick mat of ice plant, with a few coyote brush shrubs managing to survive where the ice plant is not as thick or vigorous growing. Restoration of this area will begin by spraying all the ice plant and any other exotic plants with herbicide, leaving the dead plants to decay in place and serve as a mulch. Except where the coyote brush plants are growing and the heavily shaded areas under the pines, the remainder of the area, totaling 8,677 sf (60 percent), will require planting with 626 native plants (coyote brush, mock heather, beach sagewort, etc.) and trees. The number of plants needed to replant this area is likely

to be greater by the time the project occurs, as the trees continue to die and create more available space for planting.

A combination of Monterey pines and Monterey cypresses will be planted to fill in where trees have recently died and to serve as replacement trees for existing trees that are declining in health. Five Monterey pines and five Monterey cypresses will be planted initially, as indicated in Figure 4. Spacing between the trees will vary from 25 to 35 feet. This spacing will help to promote a lower, spreading growth structure, based on multiple stems or major horizontal branching. This is the typical form of Monterey pines and Monterey cypresses on the leading edge of the “forest-front.” Any trees that die will be replaced, so as to ultimately establish and maintain a minimum of 10 to 12 mature Monterey pines and/or Monterey cypresses, approximately where they are indicated in Figure 4. In order to maintain their natural form and appearance, trees will not be topped or excessively trimmed. Periodically, “tipping back” the ends of branches on the Monterey cypresses is recommended, to strengthen the branches and prevent wind breakage, while allowing the trees to grow to full, natural size.

All of the planted trees will be protected from damage by deer (they rub their antlers on the trees’ trunks, stripping the bark away and girdling the tree) for the first 5-7 years after planting, or until the trees are greater than four inches in diameter at a height of three feet above the ground. This protection will entail placing three poles around each tree with 3-foot high wire field fence encircling each tree. In addition, wind screening will be provided for trees that are most exposed to the wind blowing from the ocean by affixing shade cloth around the outside of the wire fence.

4. Landscape Protection

The native landscape is very fragile and is easily damaged by people and their pets. Indiscriminate walking in the restored landscape area should be limited and discouraged by the property owner at all times, except for periodic landscape maintenance purposes.

Specific measures for protecting the dunes and existing trees during construction will be required by the Pacific Grove planning department and the California Coastal Commission as conditions of approval for the project. The protection measures include the installation of temporary fencing, pre-construction searching for black legless lizards, proper storage and disposal of construction materials, and regular compliance inspections by a designated project environmental monitor (Project Biologist). The project’s Biological Survey Report provides a list of mitigation measures (Development Guidelines) that will be followed so as to avoid adverse impacts from occurring, both to sensitive resources on-site and on the adjacent properties. Temporary habitat and tree protection fencing will be installed by the Project Biologist prior to the start of construction, as shown in Figure 4.

Any new construction on the property in the future that is not shown on the approved site plan – for example, additional walkways, patios, decks, and fences or modification of the driveway and parking area – shall require the review and approval

of the City of Pacific Grove and the California Coastal Commission prior to the start of construction.

As described in this report, many of the plantings will require short-term protection from deer herbivory and antler scrapping. Wire fencing will need to be placed around young trees and shrubs that are susceptible to damage from deer.

5. Maintenance

Maintenance refers to those activities that are necessary to ensure that the project objectives are achieved, including: 1) watering of plants until they are well-established; 2) periodic removal of invasive, exotic plants; 3) replanting of areas where damage has occurred or plant cover deficiencies are identified; 4) prevention of damage to plants from trampling and deer, and; 5) repair or replacement of any plant protection structures.

On-going control of exotic plants is essential for the successful restoration of the native landscape. Of principal concern is ice plant and the fast growing weeds that are common throughout the Asilomar Dunes residential area, including riggut brome, sow thistle, foxtail grass, cranesbill geranium, pigweed, bur clover, Veldt grass, and pampas grass. If not promptly removed whenever they appear, these weeds can rapidly spread on the property and crowd out the native landscape. Removal of weeds should be done by hand and before they start to produce seeds. Each year during winter and spring (January through June), weed removal will be done on a monthly basis. Pulled weeds will be placed in plastic bags or directly into a trashcan, not left on the ground.

Particularly in the first two years following initial planting of the property, additional plants may be needed where deficiencies in plant cover or species composition are identified.

Although a high percentage of the property will be restored to a naturally functioning native landscape, care of the landscape will be ongoing, requiring a sustained, routine effort to meet the objectives and performance standards defined in this landscape restoration plan over the longer term. During the first three years after plants are installed, maintenance will be scheduled on a monthly basis to ensure maximum success of the restoration effort, requiring about four hours of work a month (or, 48 hours per year). As the landscape becomes established, the amount of time required for maintenance will diminish. Following the third year, it is anticipated that maintenance will entail minor weed control and possibly a small amount of additional planting. At a minimum over the longer term, landscape inspections and maintenance should be scheduled on a quarterly basis each year, requiring no more than 4 to 5 days each year to complete all maintenance.

The aim of this restoration project will be to reestablish a wild, self-sustaining landscape over the entire undeveloped portion of the property. Trimming plants, removing dead plants and flower-heads, and watering and fertilizing plants when they appear to be dying, are maintenance practices that are inconsistent, contrary

and averse to achieving the project's goals and objectives. Such maintenance practices should not occur on the property unless specifically recommended by a qualified coastal biologist.

6. Monitoring

Monitoring is essential to ensure that restoration of the undeveloped portion of the property is achieved according to the specifications and standards of this Habitat Restoration Plan. Monitoring will range from informal observations based on frequent visits to formal recording and reporting of project conditions.

A qualified coastal biologist shall be retained by the property owner to guide and monitor all activities described in this Habitat Restoration Plan, with the most significant effort being focused on the first six years of the habitat restoration project, comprising the first-year implementation and a subsequent five-year monitoring period. The five-year monitoring program will begin after installation of the landscape is satisfactorily completed, per written notification by the Project Biologist to the City of Pacific Grove and the California Coastal Commission.

A brief, annual monitoring report will be completed on a customized, project-specific form by the Project Biologist in June of each year during the five-year monitoring period and every 10 years thereafter. The brief report will document progress on achieving the project's goal and objectives. Photographs of the project area will be taken each year from the same locations and assembled into a Photo Report, which will accompany each year's annual report. The Project Biologist will notify the property owner in May each year prior to inspecting the landscape and preparing the annual report. The completed report will be submitted to the property owner, the Pacific Grove planning department, and the California Coastal Commission. Any conditions which vary from the agreed upon plan will be identified in the report and corrected prior to preparation of the following year's report.

During inspections, the Project Biologist will assess such elements as: 1) plant composition, density and percent cover; 2) condition of plants, paying particular attention to plant mortality or any deficiency in the quality and quantity of the landscape; 3) signs of damage to the plants from natural or human-related causes; 4) the status of exotic vegetation, and; 5) the condition of plant protection structures.

IV. MONITORING STANDARDS

Monitoring standards provide a means for assessing the relative success of the restoration project and identifying maintenance needs over time. For this project, monitoring will include quantitative and qualitative evaluations. Measurements, including plant density and percent coverage, will be done by estimation only. Qualitative evaluations should also assess health and vigor of the vegetation. Photographs of the project site will provide additional documentation of progress toward accomplishing the project's objectives.

The restored landscape will meet the following success criteria (minimum performance standards):

- **Percent total cover (Perennial native species only)**

Step 1 Treatment Area:

- 1 year: 35%
- 2 years: 55%
- 3 to 5 years: 85%

Step 2 Treatment Area (Construction Zone):

- 1 year: 15%
- 2 years: 35%
- 3 to 5 years: 55%

Step 3 Treatment Area (Forest-front zone):

- 1 year: 15%
- 2 years: 25%
- 3 to 5 years: 45%

- **Percent relative cover:** All species are within normal range
- **Species Composition.** At least 12 native perennial plant species (not including trees).
- **Health and vigor:** Plants are in good health; condition of landscape is normal relative to annual weather variations, and; damage from people, deer or pets is negligible.
- **Exotic species:** Non-indigenous plants do not exceed 5 percent of coverage in any 100 square feet (10x10-ft) of area on the property. (However, an effort should be made annually to eliminate all exotic plants).
- **Trees:** At least 10 healthy Monterey pines and Monterey cypresses, spaced 25 to 35 feet apart. (Trees planted closer together or unhealthy trees do not count.)
- **Plant protection:** Structures to prevent wind damage and deer herbivory and rubbing are in good condition and functioning as intended.
- **Erosion:** Not evident.

If an area fails to meet the above stated revegetation standards, corrective actions will be identified in the annual report and enacted prior to the start of field surveys for the next annual report.

V. PROJECT IMPLEMENTATION AND MONITORING SCHEDULE

Habitat restoration and maintenance activities on the property will be

carried out in accordance with this Habitat Restoration Plan and will be supervised and monitored by a qualified biologist.

Implementation of this habitat restoration project, including exotic species eradication and landscape installation, shall be completed prior to final building inspection approval and granting of occupancy, if possible. If not completed, final building approval should be granted under the condition that the applicant provide certificate of deposits, or some other form of security deposit, equal to the cost for completing project installation of the prescribed plants and for the subsequent five-year monitoring and maintenance program.

When implementation of the project has been satisfactorily completed, including eradication of all exotic plants installation of native plants, the Project Biologist will submit a letter to the Pacific Grove planning department and the California Coastal Commission, at which time the five-year monitoring program will begin. Failure to submit the annual reports or to meet the performance standards defined in this plan could extend the annual reporting and monitoring period for additional years, as determined by the City of Pacific Grove or the California Coastal Commission.

Monitoring and maintenance of the landscape for the purpose of ensuring compliance with any conditions or requirements of the project permit(s) will be the responsibility of the property owner. If the property should change ownership, future owners of the property will have the same obligation for preserving, maintaining and perpetuating the native landscape on the site as specified in this Habitat Restoration Plan.

Implementation of this Habitat Restoration Plan will be accomplished according to the schedule shown in Table 2.

Modification of any provision in this Habitat Restoration Plan will be allowed only with written approval from the City of Pacific Grove and the California Coastal Commission.

Prepared By:  Date: 2/8/17

TABLE 2. IMPLEMENTATION SCHEDULE

TASKS	TIMING
Collect native plant seeds	April through November
Grow native plants in nursery	April to February
Establish photo sites and collect existing baseline comparative data	Prior to any demolition/construction
Eradicate exotics and hybrid lupines	Prior to any demolition/construction, following receipt of permits
Install temporary fences	Prior to any demolition/construction
Survey for black legless lizards	Immediately prior to any demolition/construction
Monitor construction	Weekly until <u>all</u> construction is completed
Broadcast seeds and install nursery plants	Following receipt of permits, preferably December to May
Remove temporary fences	Following completion of all construction and concurrence of Project Biologist
Begin five-year monitoring program and notify (letter) the City of Pacific Grove and the Coastal Commission	Within one year following final building inspection and upon satisfactory completion of installation of the landscape
Monitor and maintain landscape	Monthly during first three years, then quarterly each year for remaining three years of 5-year monitoring program and quarterly over the long-term
Control exotics and hybrid lupines	Annually, as needed January to July
Augment initial plants	Second and third years in January, if needed
Monitor, prepare and submit Landscape Inspection Report	Annually for at least five years following plant installation, submitting report by June 30 th each year, and once every 10 years over the longer term

MONTEREY PENINSULA WATER MANAGEMENT DISTRICT

RESIDENTIAL WATER RELEASE FORM AND WATER PERMIT APPLICATION

NOTE: When approved and signed by the jurisdictions, this form must be submitted with final and complete Construction Plans to:

Monterey Peninsula Water Management District Permit Office
5 Harris Court, Bldg. G ♦ Monterey, CA 93940 ♦ (831) 658-5601 ♦ www.mpwmd.net ♦ Fax (831) 644-9558
Completing the Water Release Form & Water Permit Application does not guarantee issuance of a Water Permit.

ALL SPACES BELOW MUST BE COMPLETED OR THE APPLICATION MAY NOT BE PROCESSED. (Please print firmly)

1. OWNERSHIP INFORMATION:

Name: Jeremy and Tiffany Cieslak

Daytime telephone:

Mailing Address:

2. AGENT/REPRESENTATIVE INFORMATION:

Name: Craig Steely Architecture

Daytime telephone: 415-864-7013

Mailing Address: 8 Beaver St, San Francisco, CA 94114

3. PROPERTY INFORMATION:

What year was the house constructed? N/A Existing Square-footage N/A Proposed Square-footage 3,443sf

Address: Assessor Parcel Number 007 - 041 - 020

Is a water meter needed? (Circle one) YES NO If yes, how many meters are requested? 1

Water company serving parcel: ? Account Number: ?

NOTE: Separate water meters are required for each User. Residential uses require separate meters for all auxiliary housing that includes a kitchen.

4. PROJECT DESCRIPTION (Be thorough and detailed): Construct new detached Single-Family Residence, 3 Bedrooms, 3-1/2 Bathrooms, Kitchen, Laundry Room

5. INSTRUCTIONS: Table #1 should list the fixtures on the property as they exist before the project. Table #2 should reflect all fixtures on the property after the project is completed. Only one Master Bathroom can be designated per dwelling unit.

Table No. 1 Existing Property Fixture Count (All fixtures before project)

Table with 4 columns: Type of Fixture, Fixture, Value, Count. Lists various fixtures like Washbasin, Toilets, Showers, Sinks, etc.

Use this fixture count if a previous Permit was issued under Ordinance 80 to utilize the Master Bathroom Credit. (Tub may be large.) See District staff for more information.

EXISTING FIXTURE UNIT COUNT TOTAL = 0

Table No. 2 Post Project Fixture Count (All fixtures after project)

Table with 4 columns: Type of Fixture, Fixture, Value, Count. Lists various fixtures similar to Table 1 but with updated counts.

Subtotal: 17 = 0.17 acre-ft
New Connection - Refer to District Rule 24-A5
"Exterior Residential Water Demand Calculations" x = 0.0061 acre-ft

Swimming Pool (each 100 sq-ft of pool surface) x 1.0 =
Maximum Annual Gallons Allowed = 0.699
PROPOSED FIXTURE UNIT COUNT TOTAL = ETWU: 0.1761 acre-ft

DEED RESTRICTION REQUIRED FOR ALL WATER PERMITS - PERMIT PROCESS MAY TAKE UP TO THREE WEEKS

In completing the Water Release Form, the undersigned acknowledges that any discrepancy or mistake may cause rejection or delay in processing of the application. Additionally, the undersigned is responsible for accurately accounting for all water fixtures. If the fixture unit count changes without notification to the District, or if a difference in fixtures is documented upon official inspection, Water Permits for the property may be canceled. In addition, water fixtures installed without a Water Permit may be cause for interruption of the water service to the Site, additional fees and penalties, the imposition of a lien on the property, and deduction of water from the local Jurisdiction's Allocation. The property owner/Applicant is required to notify the District and provide Construction Plans as appropriate for each change in the Project made prior to use or occupancy that may affect the Project's Capacity to use water.

6. I certify, under penalty of perjury, that the information provided on this Water Release Form & Water Permit Application is to my knowledge correct, and the information accurately reflects water use presently planned for this property.

Signature of Owner/Agent Date Location Where Signed

Print Name File or Plan Check Number

AUTHORIZATION FOR WATER PERMIT - JURISDICTION USE ONLY

AF Paralta Allocation AF Public Credits AF Second Bathroom Protocol
AF Pre-Paralta Credits WDS (Private Well) Water Entitlement No water needed

Notes: Authorized by: Date:

This form expires one year from date of authorization for this project by the jurisdiction.

White copy-MPWMD

Yellow copy-applicant

Pink copy-jurisdiction



PROJECT DATA SHEET

Project Address: 007-041-020

Submittal Date:

By Civil Engineer

Applicant(s): Jeremy Cieslak

Permit Type(s) & No(s):

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-1-B-4			Asilomar Dunes
Building Site Area	23,137 sf			
Density (multi-family projects only)				
Building Coverage			11% (2,564 sf)	
Site Coverage	15% (3,471sf)		15% (3,463sf)	
Gross Floor Area	5,905 sf		2,942 sf	
Square Footage not counted towards Gross Floor Area			437 sf	
Impervious Surface Area Created and/or Replaced	3,471 sf		3,463 sf	
Exterior Lateral Wall Length to be demolished in feet & % of total*	_____	n/a	__ft/ __%	
Exterior Lateral Wall Length to be built	_____	n/a	304'-0"	
Building Height	20'-0"		17'-11"	
Number of stories	1		2	Partial 2nd Floor at Rear
Front Setback	75'-0"		75'-0"	
_____ North _____ Side Setback (specify side)	8'-0"		8'-0"	
_____ South _____ Side Setback (specify side)	7'-0"		10'-3"	
Rear Setback	20'-0"		153'-7"	
Garage Door Setback			139'-0"	Not visible from Sunset Dr
Covered Parking Spaces	2		2	
Uncovered Parking Spaces	0		2	
Parking Space Size (Interior measurement)	9' x 20'		9'x20'	
Number of Driveways	1		1	
Driveway Width(s)	10' max		8'	
Back-up Distance			75'	
Eave Projection (Into Setback)	3' maximum		0'	
Distances Between Eaves & Property Lines	3' minimum		10'	
Open Porch/Deck Projections			n/a	
Architectural Feature Projections			n/a	
Number & Category of Accessory Buildings			n/a	
Accessory Building Setbacks			n/a	
Distance between Buildings			n/a	
Accessory Building Heights			n/a	
Fence Heights			n/a	

*If project proposes demolition to an HRI structure, also indicate % of proposed demolition of the surface of all exterior walls facing a public street or streets, if applicable.

Storm Water Control Plan
(No LID / SFH <2,500 s.f.)

Cieslak Residence
Sunset Drive
(part of Block 317, (Pacific Grove Acres)
Pacific Grove, CA

Job # 16-129
December, 2016



Prepared by Benjamin C. Wilson, RCE, QSD

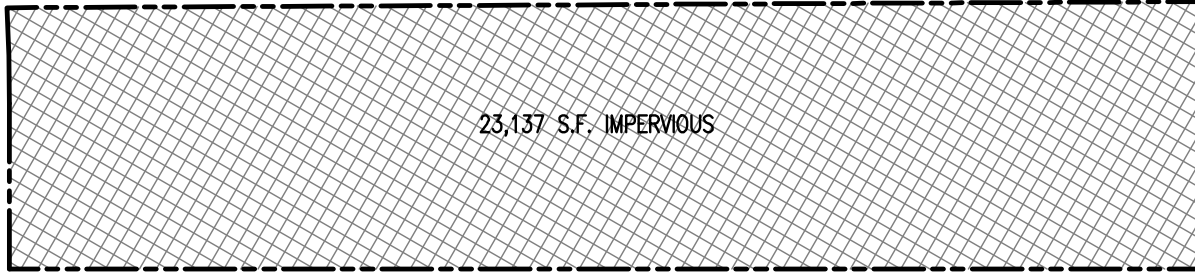


Monterey Bay Engineers, Inc.
Civil Engineering • Land Surveying

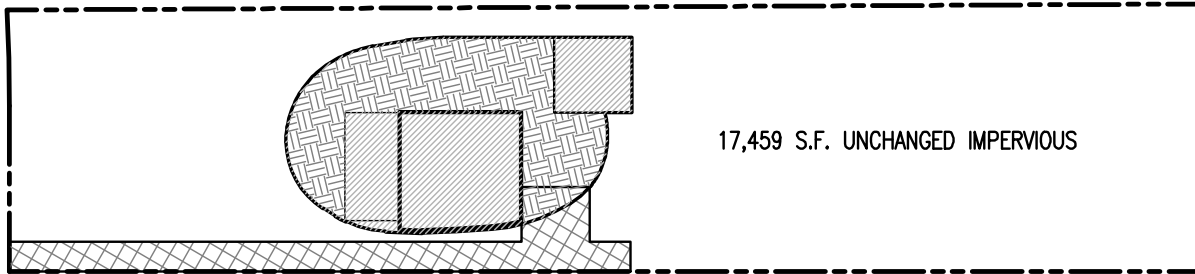
ATTACHMENT 4
STORMWATER CONTROL PLAN

Project Name	Cieslak Residence	
Application Submittal Date		
Project Location	A portion of Block 317, Pacific Grove Acres Sunset Drive Pacific Grove, CA	
Name of Owner / Developer	Jeremy & Tiffany Cieslak 680 Timberpine Avenue Sunnyvale, CA 94086	
Project Type and Description	Single Family Residence House	
Total Project Site Area (acres)	0.531 acres	
Total New Impervious Surface Area (s.f.) (currently pervious that will be new impervious)	2,156 s.f.	2,156 s.f. total < 2,500 s.f. => NO LID
Total Replaced Impervious Surface Area (s.f.) (currently impervious that will be new impervious)	0 s.f.	
Total Pre-Project Impervious Surface Area	0 s.f.	
Total Post-Project Impervious Surface Area	2,156 s.f.	
Runoff Reduction Measures Selected	<input checked="" type="checkbox"/> 1. Reduction of Impervious Area <input checked="" type="checkbox"/> 2. Disperse Runoff to Vegetated Area <input checked="" type="checkbox"/> 3. Pervious Pavement <input type="checkbox"/> 4. Cisterns or Rain Barrels <input checked="" type="checkbox"/> 5. Bioretention Facility or Planter Box	

ATTACHMENT 4
STORMWATER CONTROL PLAN



EXISTING CONDIDTION



PROPOSED CONDIDTION



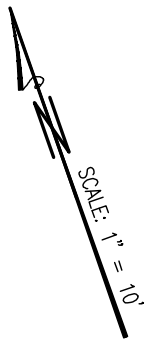
} 2,156 S.F.



} 1,507 S.F.



} 2,015 S.F.



EXISTING & PROPOSED CONDITIONS			
SUNSET DRIVE A PORTION OF BLOCK 317 PACIFIC GROVE ACRES CITY OF PACIFIC GROVE COUNTY OF MONTEREY STATE OF CALIFORNIA			
PREPARED FOR JEREMY & TIFFANY CIESLAK			
BY MONTEREY BAY ENGINEERS, INC.			
607 CHARLES AVE SUITE B		(831) 899-7899	SEASIDE, CALIFORNIA 93955
JOB NO. 16-129	SCALE 1" = 10'	DATE DEC, 2016	SHEET 3 OF 3



September 26, 2017

Wendy Lao, Associate Planner
City of Pacific Grove
Community Economic Development Department
300 Forest Avenue
Pacific Grove, CA 93950

RE: Comments on Draft Initial Study & Mitigated Negative Declaration: Cieslak Residence, 1635 Sunset Drive, Pacific Grove (AP 17-132)

Dear Ms. Lao:

Thank you for the opportunity to review and comment on the CEQA review conducted by the City for the above-referenced project. On behalf of the project applicants, Tiffany and Jeremy Cieslak, please accept this letter as our formal comments on the Initial Study/Mitigated Negative Declaration (IS/MND).

Our Comments are as follows:

Project Description (Page 3 – IS/Environmental Checklist). In checking the data, we wish to clarify:

- The 454 sq. ft. attached garage does not appear to be included in the overall residential square footage (noted as 2,488 sq. ft.). Please change the square footage to 2,942 sq. ft. and note as a new residence with attached garage.
- The project height is proposed as 17' 2" vs. 18' noted. We updated the project plans (Sheets a3.0, aa4.0 and a4.1) from 17'.0" to 17' 2" for internal plan consistency (Exhibit A);
- The driveway is noted as 168 feet long. Sheet a0 shows the drive as being 168' 11". Please round up to 169 feet.
- The Document notes that the water fixture count 18.4 fixture units (0.184 AFA). There will also be a minimal exterior water demand for initial restoration activities and minimal residential landscaping, including the sod roof and interior courtyard. Typically, the MPWMD assigns a 0.25 AFA water demand factor for residential development in urbanized areas.

Aesthetics (Page 8, 1st para, 7th line). The IS/MND discusses an “earth tone paint scheme for the new dwelling”. Sheet a5.0 shows a natural color palette, intended to blend with the environment. Exterior materials proposed include anodized windows and doors and natural formed concrete. Please note that painting is not proposed.

Aesthetics, Item D (Page 9). This discussion involves lighting. There are 4 exterior recessed ceiling fixtures and 1 wall mounted fixture, located at the door by the trash storage area. Sheet a5.0 indicates the lighting fixtures being proposed as a directional wall light in one location near the garage (Bega B33542) and recessed ceiling lights (Halo TL402). The attached manufacturer’s specifications (Exhibit B) illustrate these lights as having LED recessed bulbs, which conceals the source of illumination.

We believe this evidence in the record supports revising the IS/MND Item D to be changed from “*less than significant impact with mitigation proposed*” to “*less than significant impact*”. From a CEQA standpoint, there is no evidence that five LED exterior light fixtures will result in “*substantial light or glare*” (see Sheets a0 and a5.0 for fixture locations and fixture types).

Biology, MM BIO-8 (Page 21). It may be that the biologist would like to retain some topsoil (sand) on site to use for restoration purposes. Rather than indicate a future approval from the City of Pacific Grove or the Coastal Commission to retain some cut material on-site, can this concept be approved now? Can a Final Habitat Restoration Plan be provided if sand is to be retained and reviewed by the planner during the building permit phase of the project?

Biology, MM BIO-14 (Page 21). Based on this office’s experience with coastal revegetation, I would reasonably expect that the revegetation plans would be fully established and stable after three years. A 5 year reporting period would be more than adequate to document restoration success. What is concerning is the open-ended requirement for reporting once every ten years in perpetuity. There is no evidence in the record to support this requirement and it represents an unreasonable cost to the applicant without any nexus. We request the 10 year perpetual reporting be deleted and annual reporting concludes at 5 years.

Cultural Resources (Page 23). The IS analysis correctly reports that there is no evidence of archaeological material and that subsurface testing was uniformly negative for the presence of cultural materials to depths anticipated to be disturbed during construction. Evidence in the record for “*Section 5 – Sources*” includes the October 2016 archaeology report.

We respectfully request you add the following evidence into the record, under “*Sources*”:

- The June 22, 2015 archaeology report prepared by Holman & Associates (Exhibit C) which states: “*(n)o flaked stone or other material commonly used as raw material for prehistoric tool manufacture was found during the testing. Similarly,*

no mammal bone, marine shell, or charcoal was found in the excavated material”;

- E-mails dated May 13th, May 12th, May 11th, May 5th 2017 on this subject (Exhibit D). These e-mails confirm that there was no marine shell and nothing at all to suggest the presence of an archaeological site (see May 12, 2017 e-mail from John Schlagheck, project archaeologist).

CEQA requires that if: “...an archaeological resource is neither a unique archaeological or historical resource, the effects of the project on (that) resource shall not be considered a significant effect on the environment (Guidelines, Section 15064.5(c)(4)).

Other than the “Source” note regarding the dates of tribal consultations and the archaeological study noted above, there is no evidence presented in the IS/MND Project Record to support the determination of “*Less than Significant With Mitigation Incorporated*” for Items A, B, C & D. If such an archaeological resource exists and mitigations are required, the IS/MND must describe the nature of the resource and the potential impacts to the resource. Given the findings of the archaeological report, the Source note of a tribal consultation does not substitute for evidence.

We therefore respectfully request an Initial Study include a written analysis that would allow the applicant and the public to fairly evaluate the cultural resource on site and measures that may be necessary to avoid potential significant impacts to the identified resource. Absent this requested written evidence in the record, Items A, B, C and D should be noted as “no impact”.

Hydrology and Water Quality (Page 35). Item J is noted as “no impact” on Page 35. The matrix with Item J should be changed to “no impact” on Page 33.

Land Use and Planning (Page 36). Item B is noted as “no impact” in the discussion section. The matrix with Item B should be changed to “no impact”.

Tribal Cultural Resources (pp 46 – 47). In addition to the comments to follow, please also refer to our discussion above regarding Cultural Resources.

The IS/MND analysis states that tribal cultural consultations were completed and: “...tribal cultural resources eligible for listing in the California Register of Historic Resources, or in a local register of historical resources, have not been determined (emphasis added). The IS/MND analysis only provides anecdotal information suggesting that because there are “tribal cultural resources” that have been found elsewhere in the area. The IS/MND does not discuss the nature of the known tribal cultural resource, its eligibility for listing in California or local registers of historical resources and the relationship of that resource to the subject property. On a Monterey County project, the Ohlone/Coastanoan-Esselen Nation has taken the position that a majority of Monterey County from Lucia to the South to Pajaro to the north and Gabilan Mountains to the east are the cultural lands (cultural landscape) they wish to protect and the preferences is for no (earth) disturbance in this entire region (Exhibit E).

In addition, the IS/MND analysis and recommendations for mitigation measures do not appear to adequately address the requirements of the Public Resources Code Sections cited in A1 and A2 (see Public Resources Code Section 21074 (Exhibit F, Public Resources Code Section 5020.1(k) (Exhibit G) or Public Resources Code Section 5024.1 (Exhibit H)). There is also no discussion in the IS/MND of the geographically defined cultural landscape in terms of the size and the scope of the landscape (see Exhibit E - PRC Section 21074(2)(b)) .

Our assessment is supported by the following:

- The IS/MND provides no evidence to indicate the project site has tribal cultural resources that are eligible for listing in the California Register or Historic Resources or in a local register of historical resources;
- The City of Pacific Grove General Plan (Section 7.5) does not identify the project site as being on a local register of historical resources inventory;
- The City of Pacific Grove Historic Preservation Ordinance (PGMC, Section 23.76) and the Pacific Grove Historic Resources Inventory address historical resources and not archaeological resources;
- The California Coastal Act only requires reasonable mitigation to avoid impacts to archaeological resources (Public Resources Code, Section 30244);
- The current Pacific Grove Local Coastal Program Land Use Plan only requires mitigation to protect the resource/sensitive sites and the IS/MND is clear that no archeological resources were found on site (see Policies 2.4.4.1 and 2.4.5.1.c);
- While the 2017 Draft Land Use Plan indicates the area is Archaeologically Sensitive (Figure 7), it does not specifically identify the area as having tribal cultural resources eligible for listing in the California Register or Historic Resources, or in a local register of historical resources (see Section 3.3 – Cultural Resources).

MM-CUL-1 (Page 47). This MM is missing. Page 47 only includes MM Cul-2through MM-Cul-6.

MM CUL-2 (Page 47).

- The city of Pacific Grove proposes to vest the authority of approving a qualified tribal cultural resources monitor to OCEN. If there are issues with the work of this monitor, will the City indemnify the applicant from any problems that may arise from OCEN approving this monitoring?
- Is the “*tribal cultural resources monitor*” the same as a qualified archaeological monitor?
- Does the tribal cultural resources monitor have the same credentials as a Registered Professional Archaeologist (RPA)?
- We would like to confirm there is only one monitor required and not two (i.e. tribal cultural and professional archaeologist).

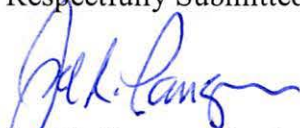
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MM CUL-3 (Page 47). We do agree with OCEN letter cited above (Collins Project) regarding common decency and respect for the deceased. While archaeological research on the property confirms absence of cultural artifacts, it is impossible to know whether or not the site contains OCEN internment sites (graves). We therefore agree that the wording of MM CUL-3 is appropriate

MM CUL 4, 5 & 6 (Page 47). We would request that mitigation measures MM-CUL4, MM-CUL5 and MM-CUL 6 be deleted. They are not supported by evidence we have provided for the record.

Thank you for the opportunity to review the IS/MND and provide comments for the record.

Respectfully Submitted,



Joel R. Panzer, Member
Maureen Wruck Planning Consultants
(831) 771-2557
joel@mwruck.com

JP/Attachment: Exhibit A – Revised Set of Plans to Scale;
 Exhibit B - Exterior Lighting, Manufacturer's Specs;
 Exhibit C – June 22, 2015 Archaeology Report;
 Exhibit D – May 5th, 11th, 12th, 13th e-mails re: archaeology;
 Exhibit E – April 10th OCEN Tribal Council Letter and 2 Exhibits;
 Exhibit F - Public Resources Code Section 21074;
 Exhibit G - Public Resources Code Section 5020.1(k);
 Exhibit H - Public Resources Code Section 5024.1.

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We are here to help. Chat or call us at 866 545 0121 (tel:866 545 0121)

Ex. B

- Specs ()
- Design ()
- Reviews ()

Eco-Friendly Energy Efficient Ships to Canada

BEGA's B33542 is a compact, robust and versatile wall light with an integrated LED source that provides **direct illumination**. The one piece housing is made from marine grade (copper free) die-cast aluminum and includes a reflector of pure anodized aluminum and safety glass diffuser. Their versatility shows best when used at different mounting heights. Mounted low they can be used for marking pathways and steps; used low and in multiples they can illuminate walkways and passageways. With higher mounting heights they can be used as wall luminaires next to front doors or for wall-washing small wall areas.

BEGA

(/brand/BEGA/_/N-1sevl)

Offered in choice of Bega Graphite or Bronze electrostatically applied polyester powder coat finish. Includes 120 to 277V universal voltage electronic driver. 0-10V dimming. Fixtures are fully gasketed for weather tight operation. For use in down (direct) position only.

LED modules are replaceable and BEGA can supply a suitable LED replacement for up to 20 years after the purchase of their LED luminaires.

Dimensions

- 4.4"L X 7.5"H X 4.75"Extension

Material(s)

aluminum, glass

Lamp Type

LED

Bulbs

13W 120-277V LED; 3000K; 85CRI; 479 lumens

Listing

CSA, CSA US, IP64, WET LOCATION

Manufacturer Information

Click to download specifications. (/specifications/bega-led-directional-wall-light-3542/bega-3542led-spec-sheet.pdf)

Instructions

Click to download instructions. (/instructions/bega-led-directional-wall-light-3542/bega-3542led-instructions.pdf)

Item Number

BGA-LED-WALL-B33542

Model(s)

B33542

We also suggest



LED Garden and Pathway Bollard - B77239/B77249 from BEGA
(/bega-7239-7249-pathway-bollard.html)



Free shipping
on most orders

Expert advice
+ service

Best collection
of modern designs

Price guarantee
100% price match

Sign Up Now

to find out about special offers, sales, exclusive promotions, and more.

Enter email

Connect With Us

Join the conversation about modern design



Quick Links

Shop With Confidence

About Us

On the Blog

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Wall luminaires with fixed light distribution

Housing: One piece die-cast aluminum supplied with universal mounting bracket for direct attachment to 3½" or 4" wiring box.

Enclosure: One piece die-cast aluminum cover frame, secured by captive socket head, stainless steel screws threaded into stainless steel inserts. Interior of lamp compartment painted gloss white. Clear safety glass. Fully gasketed for weather tight operation using a molded silicone rubber gasket. Pure anodized aluminum reflector.

Electrical: 13W LED luminaire, 15 total system watts, -30° C start temperature. Integral 120V – 277V electronic LED Driver. 0-10V dimming. Standard LED color temperature is 3000K with an 85 CRI. Available in 4000K (85 CRI); add suffix K4 to order.

Note: Due to the dynamic nature of LED technology, LED luminaire data on this sheet is subject to change at the discretion of BEGA-US. For the most current technical data, please refer to www.bega-us.com.

Finish: Available in four standard BEGA colors: Black (BLK); White (WHT); Bronze (BRZ); Silver (SLV). To specify, add appropriate suffix to catalog number. Custom colors supplied on special order.

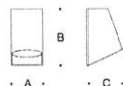
CSA certified to U.S. and Canadian standards . Protection class: IP64.

Weight: 3.3 lbs.

Luminaire Lumens: 479

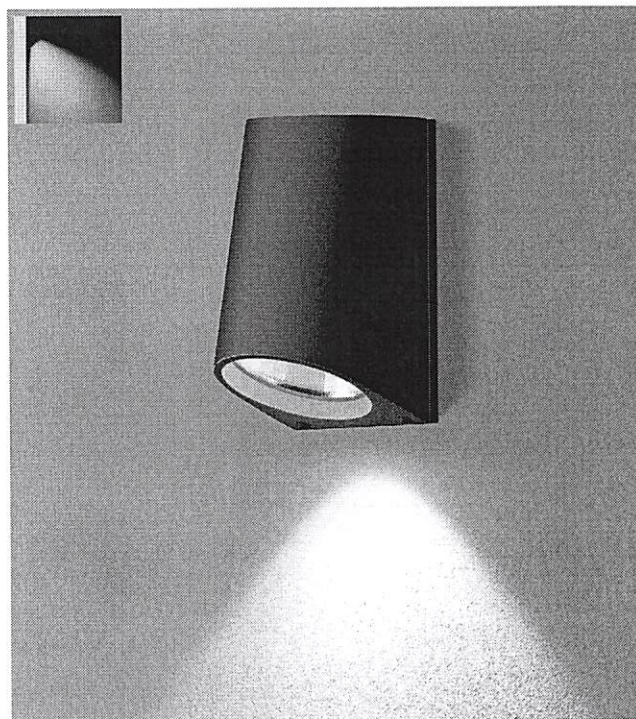
Tested in accordance with LM-79-08

Type:
BEGA Product:
Project:
Voltage:
Color:
Options:
Modified:



Fixed light distribution

	Lamp	A	B	C
3542LED	13 W LED	4¾	7½	4¾



DESCRIPTION - H4 LED DOWNLIGHT TRIMS - UPDATE

Halo H4 LED family consists of 4" recessed downlights with EL4 Series LED Light Engines and TL4 and TLS4 Series LED Trims designed for installation in H4 LED series housings with integral LED dimmable drivers. Halo LED Downlight Trims are offered in open and lensed baffles and reflectors; and wet location shower rated models. TL4 and TLS4 Series LED Trims are compatible with EL4058x downlight LED light engines. Halo LED offers high quality, fit, finish, and performance in an energy-efficient, high-efficacy downlight.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

MECHANICAL

Baffles and Reflectors

- Precision formed aluminum
- Reflector Finishes offered in White, Specular Clear, Haze, Specular Black, Satin Nickel, and Tuscan Bronze
- Baffle Finishes offered in White and Black

Trim Rings

- Durable die-cast aluminum
 - Precision keyed slots designed to lock with matching keyed bosses in H4 LED Light Engine
 - Works with LED Light Engine's heat sink to provide further thermal conduction away from the LED
 - Standard finishes offered in White, Black, Satin Nickel, and Tuscan Bronze.
 - Optional, thin profile designer trim rings offered in White, Black, Satin Nickel, Tuscan Bronze, and Polished Chrome finishes.
 - Thin profile designer trim rings provide subtle ceiling appearance.
- Thickness dimensions:
0.120" at OD and 0.180" at ID.

FEATURES

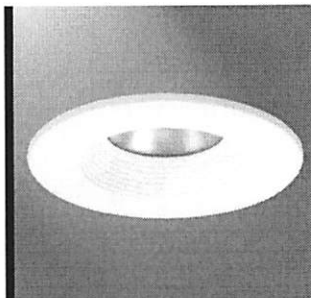
- Superior optical design provides high lumen output, smooth beam distribution, and good visual comfort
- Precision design and materials for a high-quality fit and finish
- Multiple trim options allow Halo H4 LED recessed downlights to be used in a wide range of interior spaces
- High-quality standard and plated finishes
- Diffuse dome polycarbonate lens models offer a familiar "bulb-like" appearance, and are impact resistant
- Solite® lensed trims offer high-clarity glass for high-lumen transmission along with a subtle diffusion of source brightness
- Solite® and Diffuse Dome Lensed models are UL/cUL listed for Wet Location, protected ceilings, and are IP66 Ingress Protection rated for dust and water
- Polymer shower trim features a non-electrically conductive plastic "dead front". One piece baffle and ring, and lens are formed from plastics - special polymers to meet Halo performance and quality standards.

- H4 LED trims offer ENERGY STAR® Qualification when used with designated Halo H4 LED Light Engines*
- Can be used to meet State of California Title 24 and International Energy Conservation Code – IECC High Efficacy requirements when used with designated LED Light Engines*

*Refer to compliance matrix

Warranty

Cooper Lighting provides a three year limited warranty on Halo LED Luminaires which includes the LED Recessed Housing, LED Light Engine, and LED trims. (Subject to all of the limitations set forth in Cooper Lighting Terms and Conditions of sale. Refer to www.cooperlighting.com.)



H4 LED Downlight Trims Update

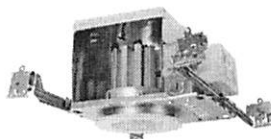
TL402, TL403, TL408, TL409, TL410, TL411, TL422

4-Inch LED Trims

FOR USE WITH EL458xx LED LIGHT ENGINES AND H455, H456 SERIES 4" LED HOUSINGS.

Complete fixture consists of H455 or H456 Series LED Housing, EL4058xx Series Light Engine and TL4 Series LED trim.

High Efficacy LED



Qualified & Compliant as designated with LED Light Engine and Trim. Refer to LED Compliance Matrix and Light Engine Specifications.

Compatible with H4 LED Light Engines

Model	Color Temperature
EL405827	2700°K
EL405830	3000°K
EL405835	3500°K
EL405840	4000°K



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PUBLIC RESOURCES CODE - PRC

DIVISION 13. ENVIRONMENTAL QUALITY [21000 - 21189.57] (*Division 13 added by Stats. 1970, Ch. 1433.*)

CHAPTER 2.5. Definitions [21060 - 21074] (*Chapter 2.5 added by Stats. 1972, Ch. 1154.*)

21074. (a) "Tribal cultural resources" are either of the following:

(1) Sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe that are either of the following:

(A) **Included or determined to be eligible** for inclusion in the California Register of Historical Resources.

(B) **Included in a local register of historical resources** as defined in subdivision (k) of Section 5020.1.

(2) A resource determined by the lead agency, in its discretion and **supported by substantial evidence**, to be **significant** pursuant to criteria set forth in subdivision (c) of Section 5024.1. In applying the criteria set forth in subdivision (c) of Section 5024.1 for the purposes of this paragraph, the lead agency shall consider the significance of the resource to a California Native American tribe.

(b) A cultural landscape that meets the criteria of subdivision (a) is a tribal cultural resource **to the extent that the landscape is geographically defined** in terms of the size and scope of the landscape.

(c) A historical resource described in Section 21084.1, a unique archaeological resource as defined in subdivision (g) of Section 21083.2, or a "nonunique archaeological resource" as defined in subdivision (h) of Section 21083.2 may also be a tribal cultural resource if it conforms with the criteria of subdivision (a).

(*Added by Stats. 2014, Ch. 532, Sec. 4. Effective January 1, 2015.*)

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STAFF NOTE:

Several pages have been eliminated as information related to archaeological or tribal cultural resources may be confidential, pursuant to AB 52.

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- (a) "California Register" means the California Register of Historical Resources.
- (b) "Certified local government" means a local government that has been certified by the National Park Service to carry out the purposes of the National Historic Preservation Act of 1966 (16 U.S.C. Sec. 470 et seq.) as amended, pursuant to Section 101 (c) of that act and the regulations adopted under the act which are set forth in Part 61 (commencing with Section 61.1) of Title 36 of the Code of Federal Regulations.
- (c) "Commission" means the State Historical Resources Commission.
- (d) "Department" means the Department of Parks and Recreation.
- (e) "Director" means the Director of Parks and Recreation.
- (f) "DPR Form 523" means the Department of Parks and Recreation Historic Resources Inventory Form.
- (g) "Folklife" means traditional expressive culture shared within familial, ethnic, occupational, or regional groups and includes, but is not limited to, technical skill, language, music, oral history, ritual, pageantry, and handicraft traditions which are learned orally, by imitation, or in performance, and are generally maintained without benefit of formal instruction or institutional direction. However, "folklife" does not include an area or a site solely on the basis that those activities took place in that area or on that site.
- (h) "Historic district" means a definable unified geographic entity that possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development.
- (i) "Historical landmark" means any historical resource which is registered as a state historical landmark pursuant to Section 5021.
- (j) "Historical resource" includes, but is not limited to, any object, building, structure, site, area, place, record, or manuscript which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California.
- (k) "Local register of historical resources" means a list of properties officially designated or recognized as historically significant by a local government pursuant to a local ordinance or resolution.
- (l) "National Register of Historic Places" means the official federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archaeology, engineering, and culture as authorized by the National Historic Preservation Act of 1966 (16 U.S.C. Sec. 470 et seq.).
- (m) "Office" means the State Office of Historic Preservation.
- (n) "Officer" means the State Historic Preservation Officer.
- (o) "Point of historical interest" means any historical resource which is registered as a point of historical interest pursuant to Section 5021.
- (p) "State Historic Resources Inventory" means the compilation of all identified, evaluated, and determined historical resources maintained by the office and specifically those resources evaluated in historical resource surveys conducted in accordance with criteria established by the office, formally determined eligible for, or listed in, the National Register of Historic Places, or designated as historical landmarks or points of historical interest.

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(q) "Substantial adverse change" means demolition, destruction, relocation, or alteration such that the significance of an historical resource would be impaired.

(Amended by Stats. 1992, Ch. 1075, Sec. 1. Effective January 1, 1993.)



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PUBLIC RESOURCES CODE - PRC

DIVISION 5. PARKS AND MONUMENTS [5001 - 5873] (Division 5 added by Stats. 1939, Ch. 94.)

CHAPTER 1. State Parks and Monuments [5001 - 5077.8] (Chapter 1 added by Stats. 1939, Ch. 94.)

ARTICLE 2. Historical Resources [5020 - 5029.6] (Heading of Article 2 amended by Stats. 1974, Ch. 1156.)

5024.1. (a) A California Register of Historical Resources is hereby established. The California Register is an authoritative guide in California to be used by state and local agencies, private groups, and citizens to identify the state's historical resources and to indicate what properties are to be protected, to the extent prudent and feasible, from substantial adverse change. The commission shall oversee the administration of the California Register.

(b) The California Register shall include historical resources determined by the commission, according to procedures adopted by the commission, to be significant and to meet the criteria in subdivision (c).

(c) A resource may be listed as an historical resource in the California Register if it meets any of the following National Register of Historic Places criteria:

(1) Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.

(2) Is associated with the lives of persons important in our past.

(3) Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.

(4) Has yielded, or may be likely to yield, information important in prehistory or history.

(d) The California Register shall include the following:

(1) California properties formally determined eligible for, or listed in, the National Register of Historic Places.

(2) State Historical Landmark No. 770 and all consecutively numbered state historical landmarks following No. 770. For state historical landmarks preceding No. 770, the office shall review their eligibility for the California Register in accordance with procedures to be adopted by the commission.

(3) Points of historical interest which have been reviewed by the office and recommended for listing by the commission for inclusion in the California Register in accordance with criteria adopted by the commission.

(e) If nominated for listing in accordance with subdivision (f), and determined to be significant by the commission, the California Register may include the following:

(1) Individual historical resources.

(2) Historical resources contributing to the significance of an historic district under criteria adopted by the commission.

(3) Historical resources identified as significant in historical resources surveys, if the survey meets the criteria listed in subdivision (g).

(4) Historical resources and historic districts designated or listed as city or county landmarks or historic properties or districts pursuant to any city or county ordinance, if the criteria for designation or listing under the ordinance have been determined by the office to be consistent with California Register criteria adopted by the commission.

(5) Local landmarks or historic properties designated under any municipal or county ordinance.

(f) A resource may be nominated for listing as an historical resource in the California Register in accordance with nomination procedures adopted by the commission, subject to all of the following:

(1) If the applicant is not the local government in whose jurisdiction the resource is located, a notice of nomination in the form prescribed by the commission shall first be submitted by the applicant to the clerk of the local government. The notice shall request the local government to join in the nomination, to provide comments on the

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nomination, or if the local government declines to join in the nomination or fails to act upon the notice of nomination within 90 days, the nomination may be submitted to the office and shall include any comments of the local government.

(2) Prior to acting on the nomination of a survey, an individual resource, an historic district, or other resource to be added to the California Register, the commission shall notify property owners, the local government in which the resource is located, local agencies, other interested persons, and members of the general public of the nomination and provide not less than 60 calendar days for comment on the nomination. The commission shall consider those comments in determining whether to list the resource as an historical resource in the California Register.

(3) If the local government objects to the nomination, the commission shall give full and careful consideration to the objection before acting upon the nomination. Where an objection has been raised, the commission shall adopt written findings to support its determination concerning the nomination. At a minimum, the findings shall identify the historical or cultural significance of the resource, and, if applicable, the overriding significance of the resource that has resulted in the resource being listed in the California Register over the objections of the local government.

(4) If the owner of a private property or the majority of owners for an historic district or single property with multiple owners object to the nomination, the commission shall not list the property as an historical resource in the California Register until the objection is withdrawn. Objections shall be submitted to the commission by the owner of the private property in the form of a notarized statement certifying that the party is the sole or partial owner of the property, and that the party objects to the listing.

(5) If private property cannot be presently listed in the California Register solely because of owner objection, the commission shall nevertheless designate the property as eligible for listing.

(g) A resource identified as significant in an historical resource survey may be listed in the California Register if the survey meets all of the following criteria:

(1) The survey has been or will be included in the State Historic Resources Inventory.

(2) The survey and the survey documentation were prepared in accordance with office procedures and requirements.

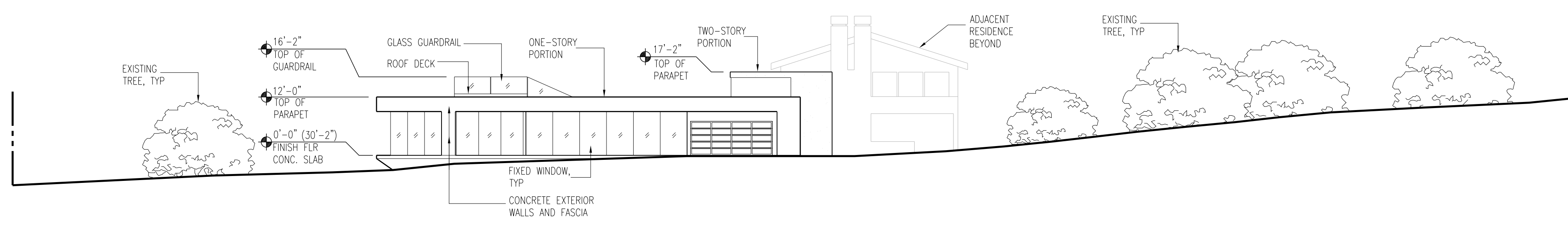
(3) The resource is evaluated and determined by the office to have a significance rating of Category 1 to 5 on DPR Form 523.

(4) If the survey is five or more years old at the time of its nomination for inclusion in the California Register, the survey is updated to identify historical resources which have become eligible or ineligible due to changed circumstances or further documentation and those which have been demolished or altered in a manner that substantially diminishes the significance of the resource.

(h) Upon listing an historical resource or determining that a property is an historical resource that is eligible for listing, in the California Register, the commission shall notify any owner of the historical resource and also the county and city in which the historical resource is located in accordance with procedures adopted by the commission.

(i) The commission shall adopt procedures for the delisting of historical resources which become ineligible for listing in the California Register.

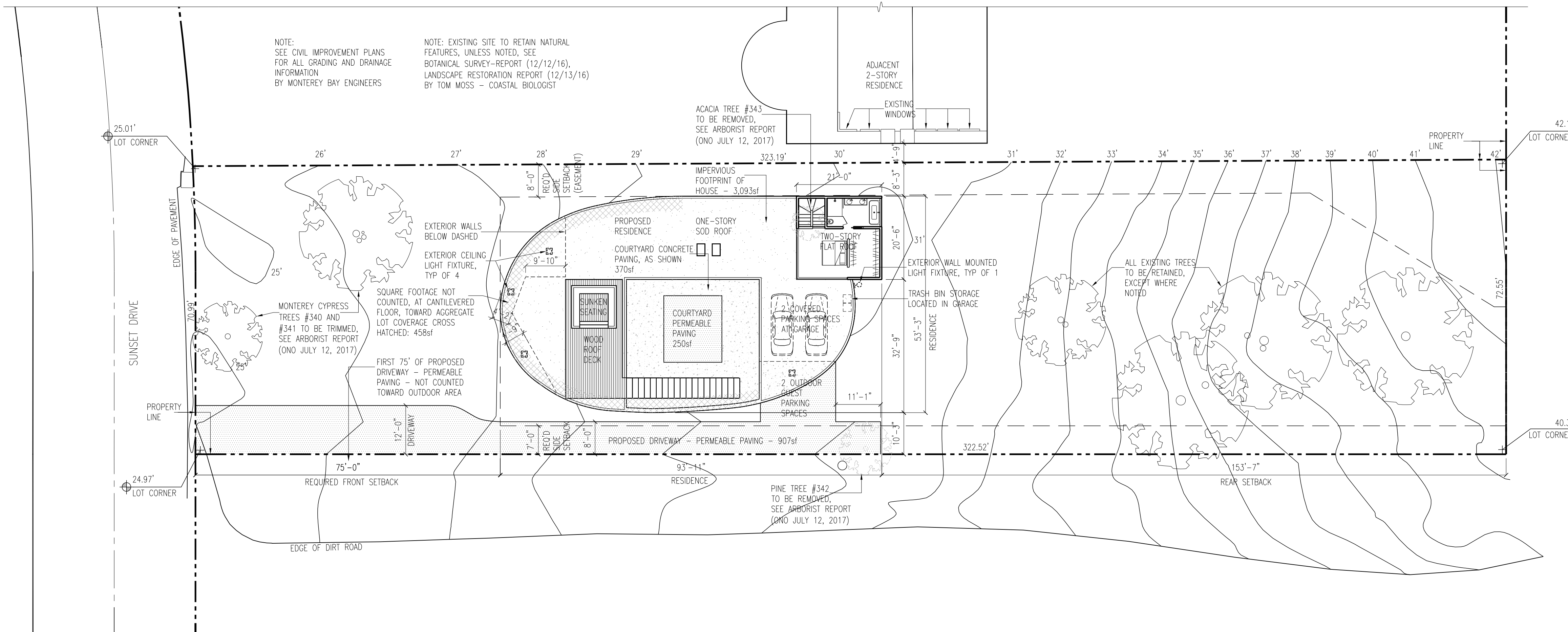
(Added by Stats. 1992, Ch. 1075, Sec. 4. Effective January 1, 1993.)



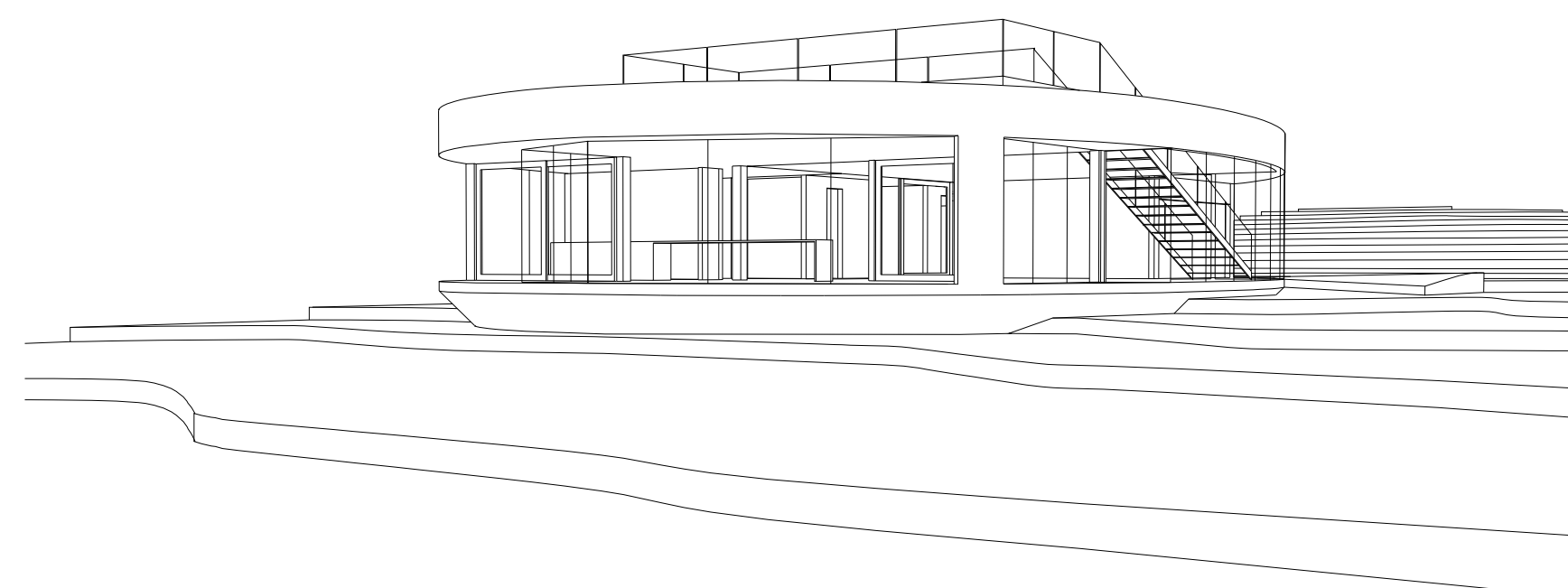
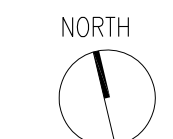
1 SITE SECTION
1/16" = 1'-0"



VICINITY MAP



2 SITE PLAN - ROOF PLAN
1/16" = 1'-0"



VIEW OF PROPOSED RESIDENCE FROM SUNSET DRIVE



VIEW OF SUBJECT PROPERTY FROM SUNSET DRIVE

PROJECT INFORMATION

APN: 007-041-020
BLOCK 317, LOT 5 - MAP OF PACIFIC GROVE ACRES
OWNERS - JEREMY AND TIFFANY CIESLAK
PROJECT SCOPE: NEW SINGLE FAMILY RESIDENCE

PLANNING INFORMATION

ZONING: R-1-B-4 SINGLE-FAMILY RESIDENTIAL
ASLOMAR DUNES RESIDENTIAL AREA

AREA CALCULATIONS

LOT AREA (CONFIRMED BY SURVEYOR 6/2015):	23,137.23sf
MAX. ALLOWABLE AGGREGATE LOT COVERAGE FOR HOUSE:	15% (3,471 sf)
PROPOSED AGGREGATE LOT COVERAGE: (3,093 sf + 370 sf)	15% (3,463 sf)
MAX. ALLOWABLE AREA FOR OUTDOOR SPACE/DRIVEWAY CONSTRUCTED OF APPROVED BUILDING MATERIALS:	5% (1,157 sf)
PROPOSED DRIVEWAY/OUTDOOR AREA (PERMEABLE SURFACE): (907 sf + 250 sf)	5% (1,157 sf)
BUILDING COVERAGE:	11% (2,564 sf)
GROSS FLOOR AREA (1st + 2nd FLOORS):	2,942 sf

SHEET INDEX

A0	SITE PLAN, SITE SECTION
-	TOPOGRAPHICAL SURVEY
A2.0	1st FLOOR PLAN
A2.1	ROOF PLAN
A3.0	BUILDING SECTIONS
A4.0	BUILDING ELEVATIONS
A4.1	BUILDING ELEVATIONS
A5.0	EXTERIOR MATERIALS
C1	CIVIL ENGINEER - GRADING PLAN
C2	CIVIL ENGINEER - EROSION CONTROL PLAN
C3	CIVIL ENGINEER - SITE SECTIONS

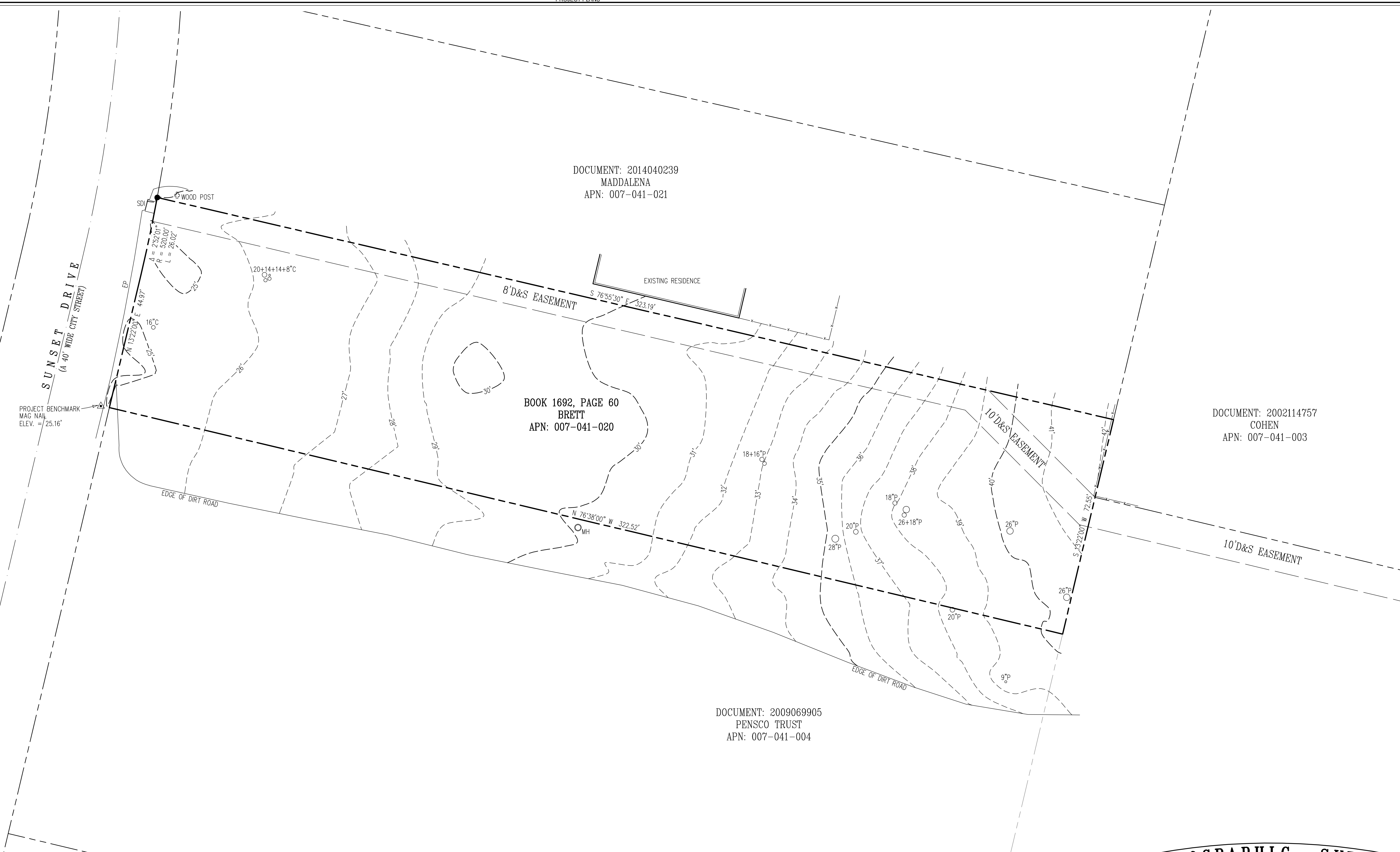
CRAIG STEELY ARCHITECTURE
8 Beaver Street San Francisco CA 94114
Tel/Fax: 415 864 7013 craigsteely.com

Cieslak Residence
1635 Sunset Dr
Pacific Grove, CA 93950

Submital: Staking Plan Date: 6/15/16

SITE PLAN

a0

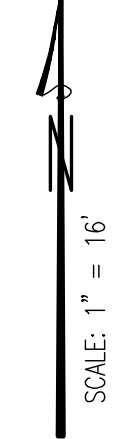
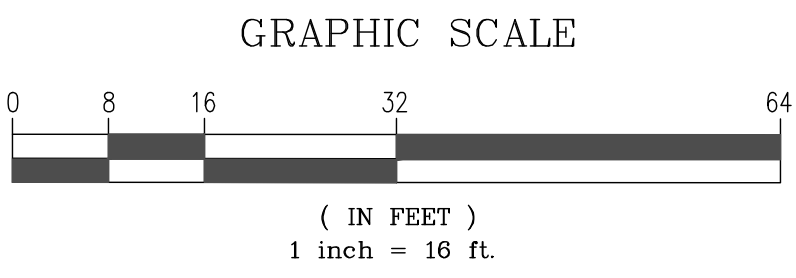


NOTES:

1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS.
2. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
3. CONTOUR INTERVAL = 1 FOOT.
4. ELEVATIONS SHOWN ARE BASED ON NGVD-29. THE BENCHMARK IS A SEWER MANHOLE INVERT ON SUNSET DRIVE, ELEVATION PROVIDED BY THE CITY OF PACIFIC GROVE, NGVD-29 BENCHMARK ELEVATION = 20.25'.
PROJECT BENCHMARK IS THE MAG NAIL IN ASPHALT AS SHOWN ON THIS MAP.
PROJECT BENCHMARK ELEVATION = 25.16'
5. ● DENOTES A FOUND 3/4" IRON PIPE WITH AN ILLEGIBLE TAG.
6. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES.
7. EASEMENT INFORMATION SHOWN HEREON, TAKEN FROM REEL 748, PAGE 374 OFFICIAL RECORDS OF MONTEREY COUNTY.

LEGEND:

- x—x— FENCE LINE
- C CYPRESS
- D&S DRAINAGE & SEWER
- EP EDGE OF PAVEMENT
- MH MANHOLE
- P PINE
- SDI STORM DRAIN INLET



TOPOGRAPHIC SURVEY

OF
A PORTION OF BLOCK 317
PACIFIC GROVE ACRES
VOLUME 3, CITIES & TOWNS, PAGE 13

DESCRIBED IN
BOOK 1692, PAGE 60, OFFICIAL RECORDS OF MONTEREY COUNTY

CITY OF PACIFIC GROVE COUNTY OF MONTEREY STATE OF CALIFORNIA

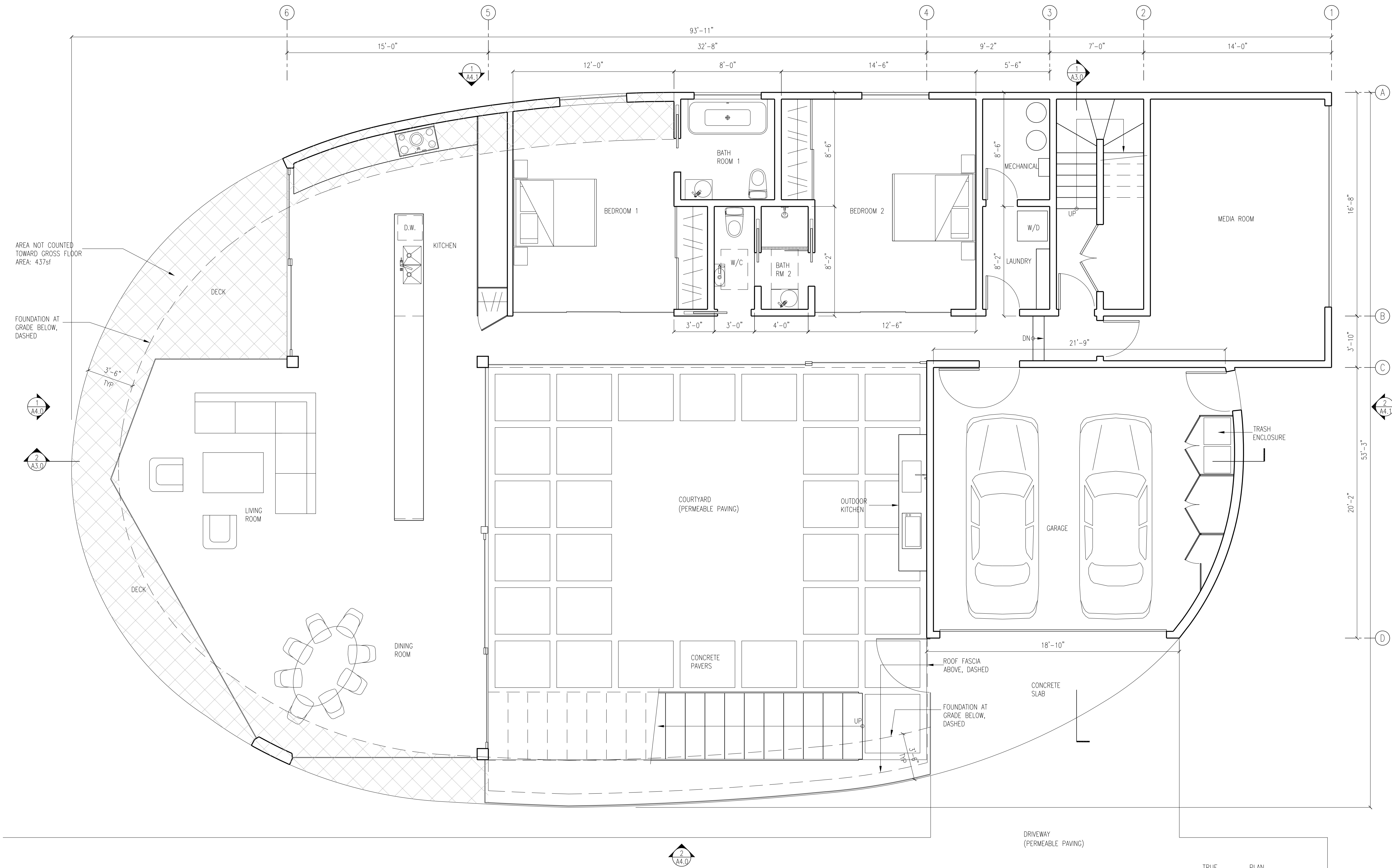
PREPARED FOR
JEREMY CIESLAK

BY
MONTEREY BAY ENGINEERS, INC.

CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING
607 Charles Ave Suite B Seaside, California 93955
Phone: (831) 899-7899

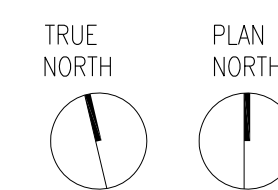
SCALE: 1" = 16' JOB No. 15-070 JUNE 2015

FIELD: TDM & END DRAWN BY: TDM & END



1 1st FLOOR PLAN
1/4"=1'-0"

GROSS FLOOR AREA (1st FLOOR): 2,564 sf
(ALSO BUILDING COVERAGE)



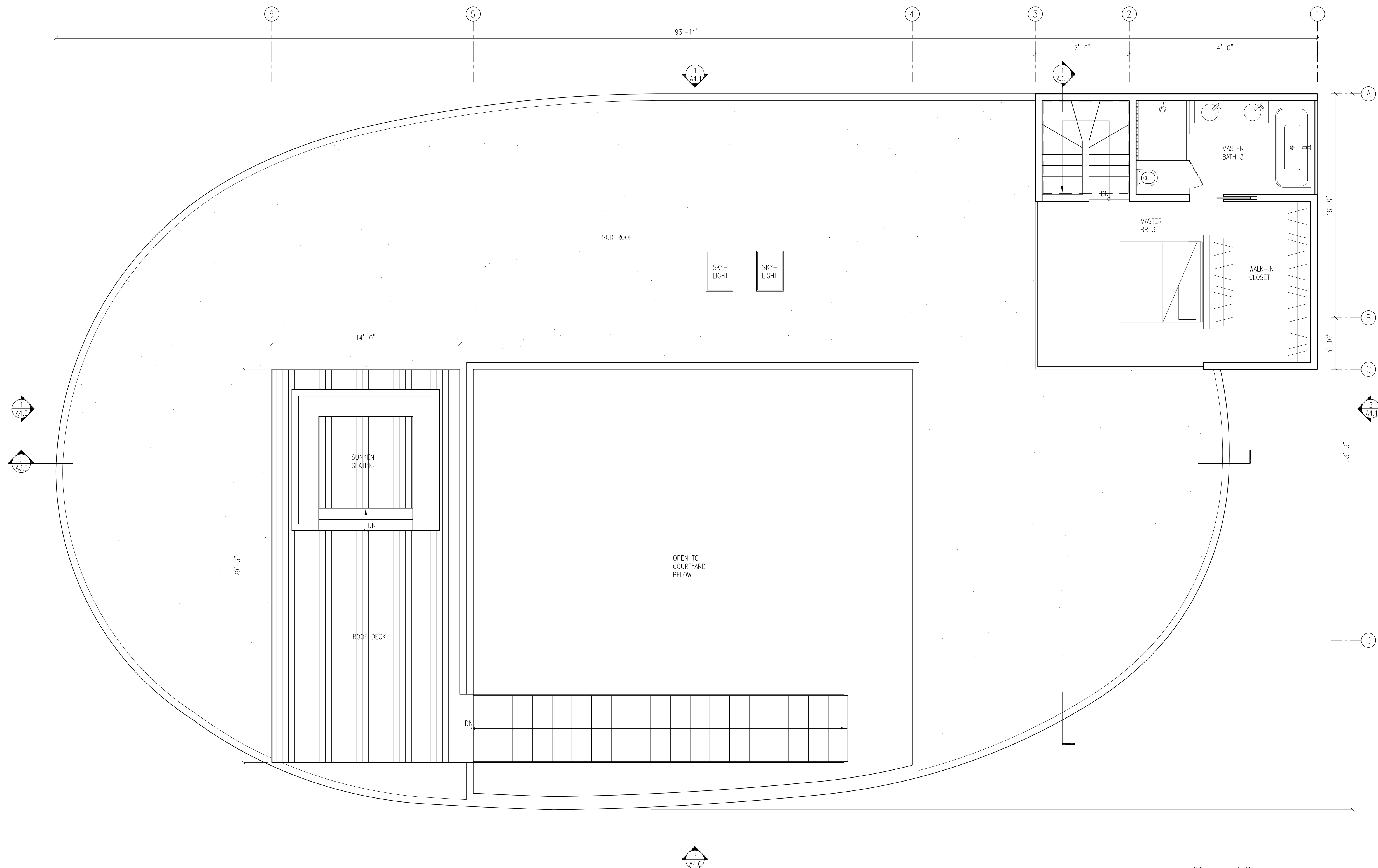
CRAIG STEELY ARCHITECTURE
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craigsteely.com

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Pacific Grove, CA 93950

Submittal: Planning Submittal Date: 12/20/16

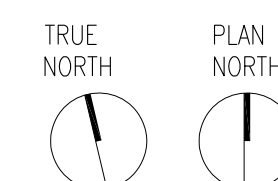
1st FLOOR PLAN

a2.0



1 2nd FLOOR / ROOF PLAN
3/4" = 1'-0"

GROSS FLOOR AREA (2nd FLOOR): 378 sf



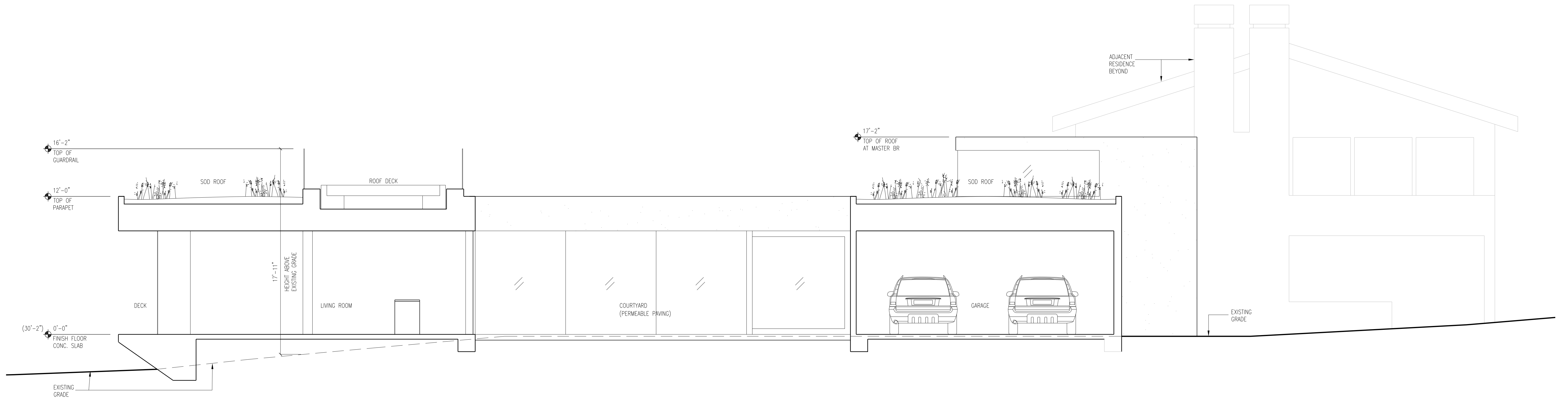
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craigsteely.com

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Residence
1635 Sunset Dr
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93950

Submittal: _____ Date: _____
Planning Submittal 12/20/16

2nd FLOOR/
ROOF PLAN

a2.1



2 BUILDING SECTION
3/4" = 1'-0"

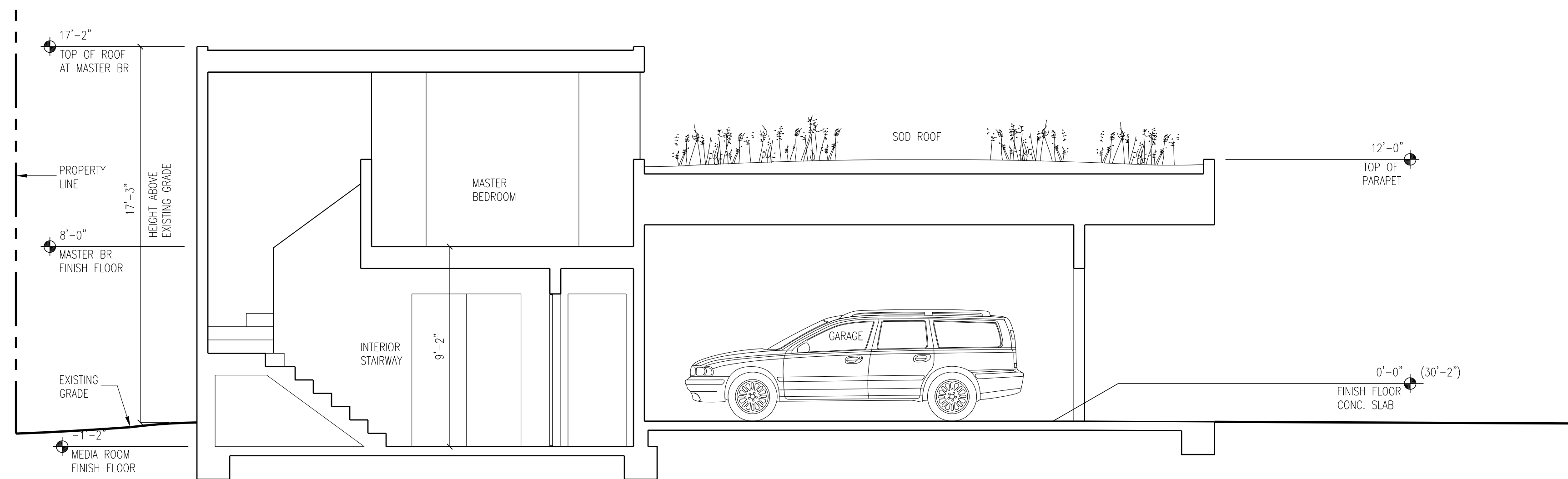
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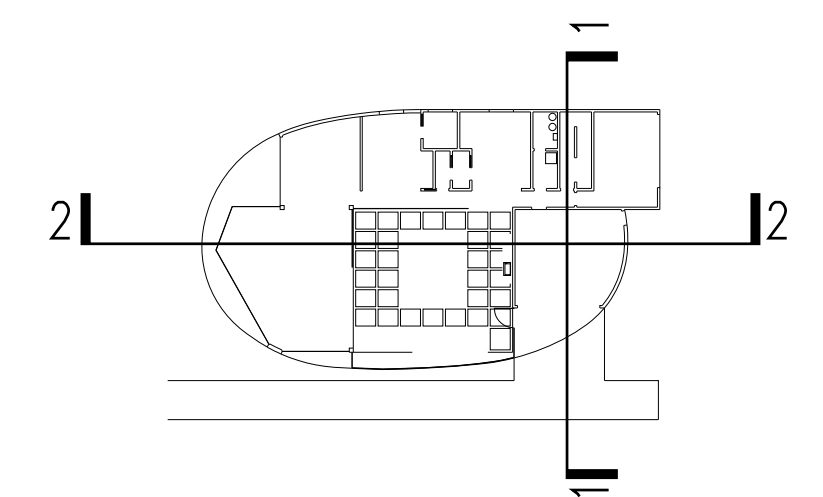
Submital: _____ Date:
Staking Plan 6/15/16

SECTIONS

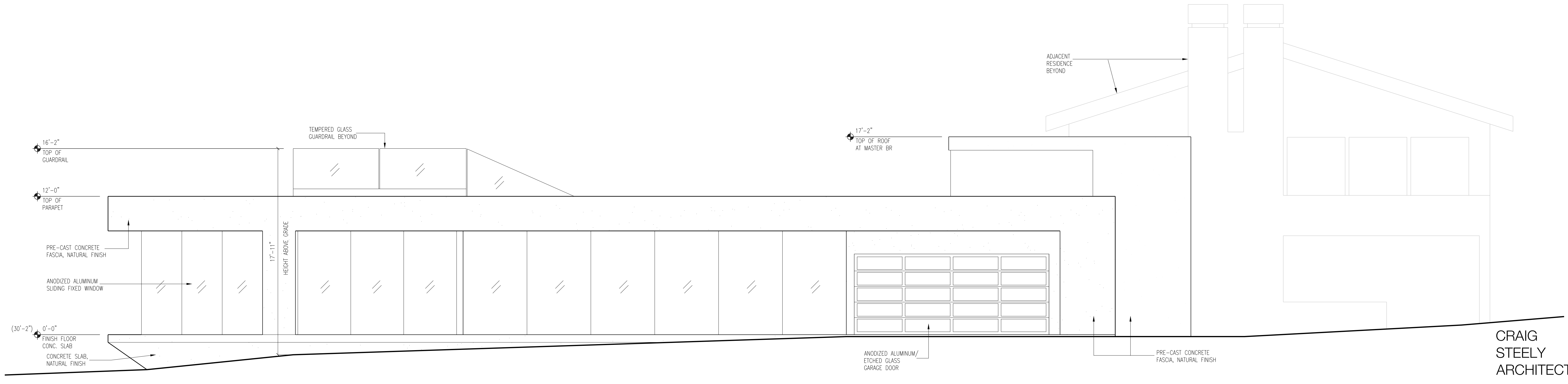
a3.0



1 BUILDING SECTION
3/4" = 1'-0"

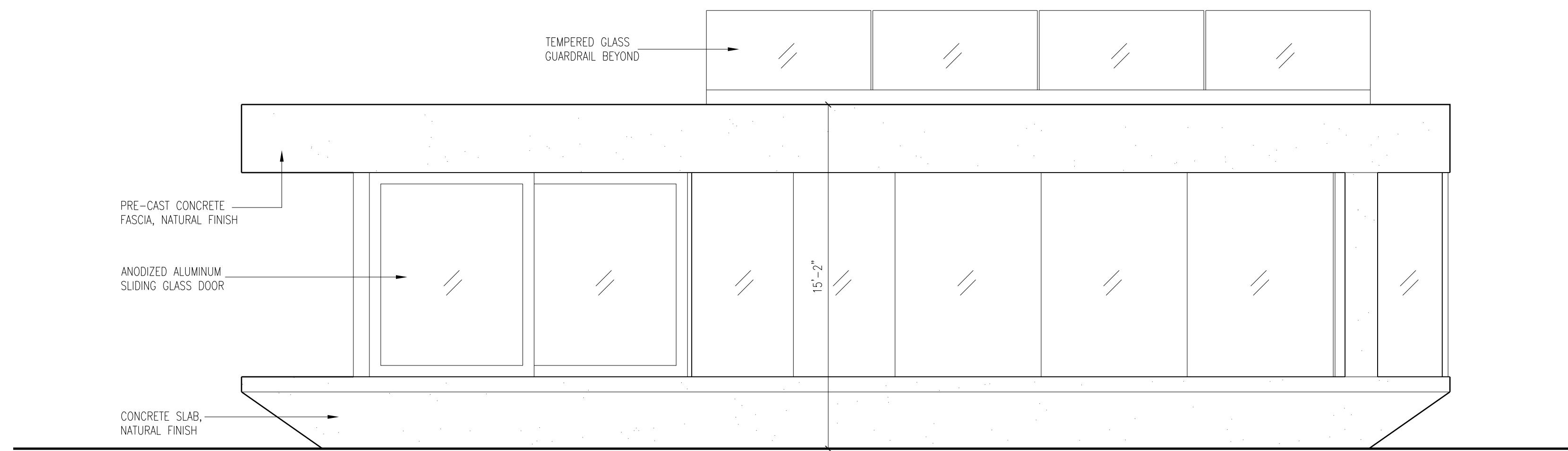


REFERENCE PLAN

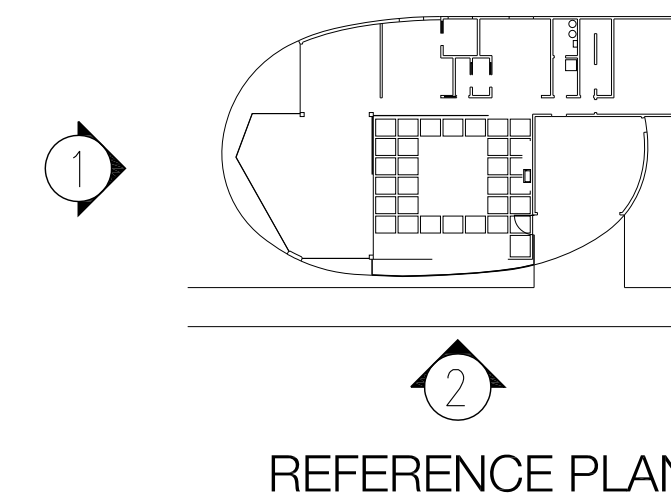


2 ELEVATION - SOUTH
1/4" = 1'-0"

CRAIG STEELY ARCHITECTURE
8 Beaver Street San Francisco
CA 94114
Tel/Fax: 415 864 7013
craigsteely.com



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



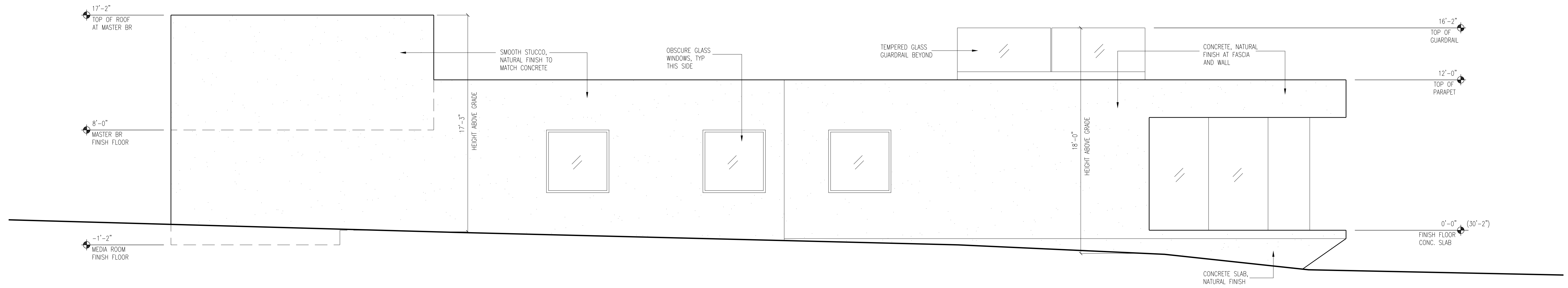
REFERENCE PLAN

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Residence
1635 Sunset Dr
Pacific Grove, CA
93950

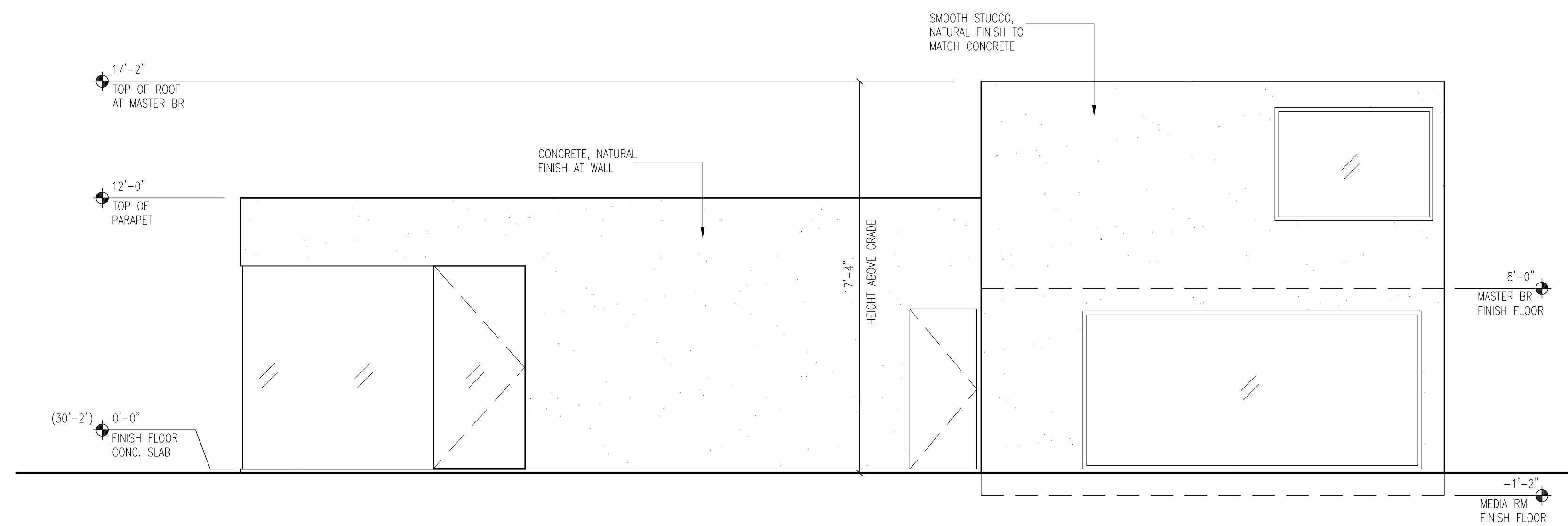
Submital: _____ Date: _____
Staking Plan: _____ 6/15/16

ELEVATIONS

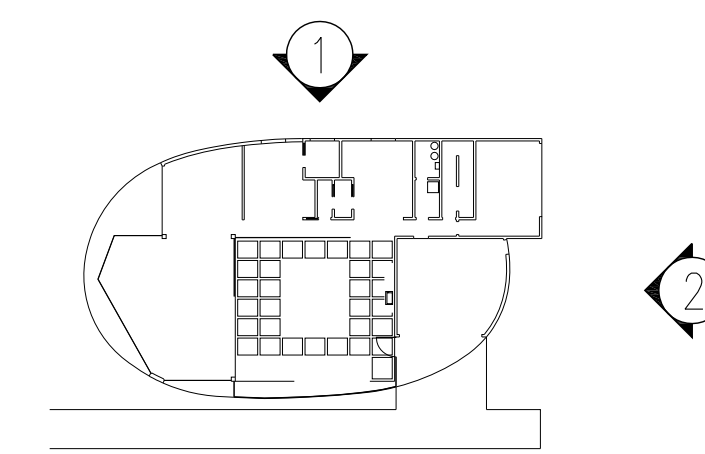
a4.0



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



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



REFERENCE PLAN

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STEELY
ARCHITECTURE

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CA 94114
Tel/Fax: 415 864 7013
craigsteely.com

Cieslak
Residence
1635 Sunset Dr
Pacific Grove, CA
93950

Submital: _____ Date:
Staking Plan 6/15/16

ELEVATIONS

a4.1



CAST IN PLACE CONCRETE WALL



PERMEABLE DRIVEWAY PAVERS



CAST ALUMINUM LED
DIRECTIONAL WALL LIGHT
BEGA B33542 GRAPHITE FINISH

CLEAR ANODIZED ALUMINUM
SLIDING GLASS DOOR,
TEMPERED GLASS

TYPICAL EXTERIOR SLIDING GLASS DOOR



SOD ROOF



CLEAR ANODIZED ALUMINUM
TEMPERED GLASS WINDOW

TYPICAL WINDOW



HALO H4 RECESSED EXTERIOR LED DOWNLIGHT
WITH 4-INCH TL402SNS SATIN NICKEL REFLECTOR

EXTERIOR RECESSED CEILING LIGHT



CAST ALUMINUM LED
DIRECTIONAL WALL LIGHT
BEGA B33542 GRAPHITE FINISH

EXTERIOR WALL MOUNTED LIGHT

CRAIG
STEELY
ARCHITECTURE
8 Beaver Street San Francisco
CA 94114
Tel/Fax: 415 864 7013
craigsteely.com

Cieslak
Residence
1635 Sunset Dr
Pacific Grove, CA
93950

Submit: _____ Date: _____
Staking Plan 6/15/16

EXTERIOR
MATERIALS

a5.0

APPLICANT INFORMATION

PROJECT APN: 007-041-020

ADDRESS: 1635 SUNSET DRIVE
PACIFIC GROVE, CA

OWNER: JEREMY & TIFFANY CIESLAK
680 TIMBERLINE AVENUE
SUNNYVALE, CA 94086
(408)462-0264

CIVIL ENGINEER: STEVEN C. WILSON, RCE 25136
MONTEREY BAY ENGINEERS, INC.
607 CHARLES AVENUE, SUITE B
SEASIDE, CA 93955
(831) 899-7899

ARCHITECT: CRAIG STEELY ARCHITECTURE
8 BEAVER STREET
SAN FRANCISCO, CA 94114
(415) 864-7013

SOIL ENGINEER: SOIL SURVEYS, INC.
103 CHURCH STREET
SALINAS, CA 93901
(831) 757-2172

CIVIL IMPROVEMENT PLANS
CIESLAK RESIDENCE

BOOK 1692, PAGE 60

OFFICIAL RECORDS OF MONTEREY COUNTY

PREPARED FOR

JEREMY & TIFFANY CIESLAK

DECEMBER, 2016

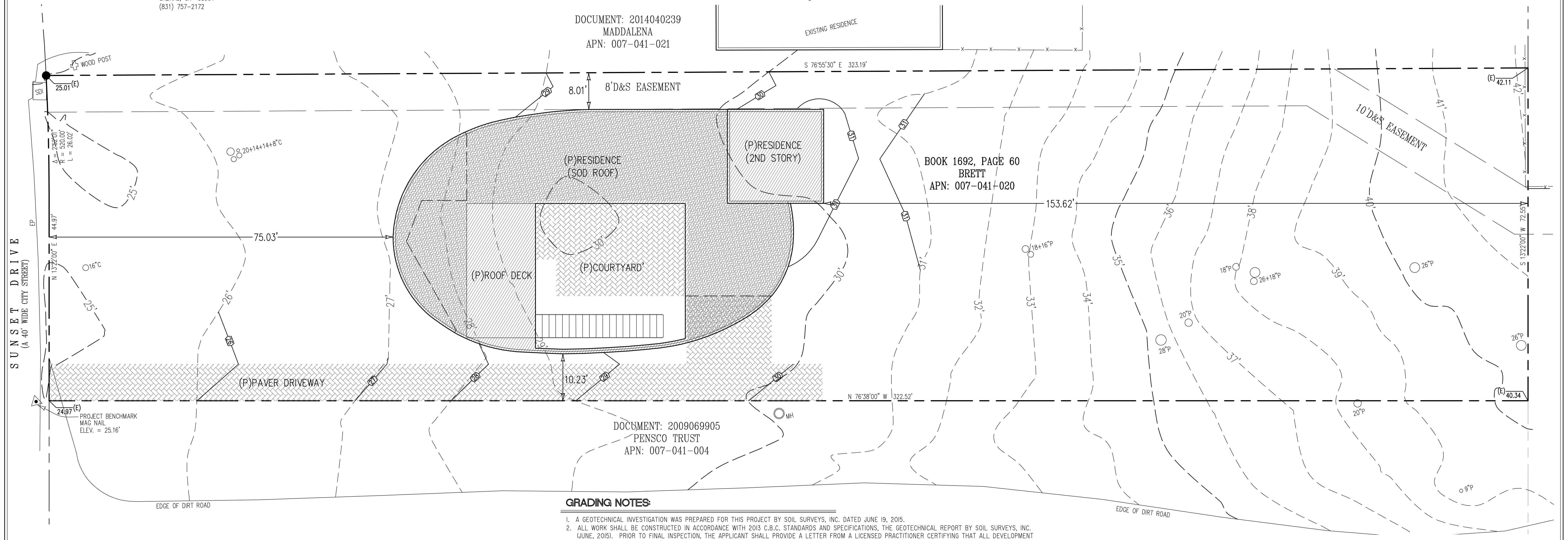
DOCUMENT: 2014040239
MADDALENA
APN: 007-041-021

DOCUMENT: 2009069905
PENSCO TRUST
APN: 007-041-004

NOTES:

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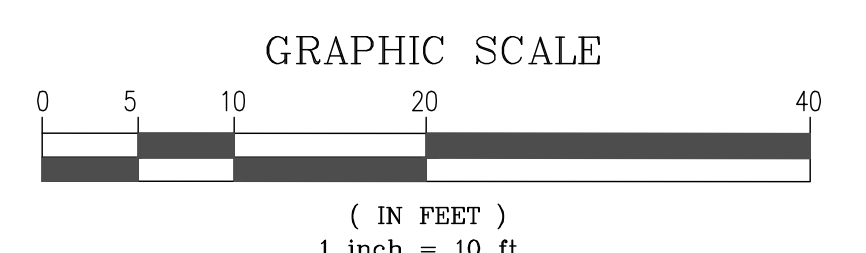
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GRADING NOTES:

- A GEOTECHNICAL INVESTIGATION WAS PREPARED FOR THIS PROJECT BY SOIL SURVEYS, INC. DATED JUNE 19, 2015.
- ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH 2015 C.B.C. STANDARDS AND SPECIFICATIONS. THE GEOTECHNICAL REPORT BY SOIL SURVEYS, INC. (JUNE, 2015). PRIOR TO FINAL INSPECTION, THE APPLICANT SHALL PROVIDE A LETTER FROM A LICENSED PRACTITIONER CERTIFYING THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.
- ALL GRADING SHALL CONFORM TO THE LATEST CITY OF PACIFIC GROVE STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO THE START OF ANY WORK.
- ALL FILL SHALL BE COMPACTED TO 95% RELATIVE DRY DENSITY UNDER DRIVEWAY AND PAVED AREAS, AND 90% ELSEWHERE.
- SOIL TYPES: DENSE GREY FINE SAND (SP/SM)
- ALL FILL SHOULD BE PLACED AND COMPACTED IN 8" LIFTS.
- FLEXIBLE PIPE SHALL NOT BE USED IN THIS PROJECT.
- ESTIMATED EARTHWORK QUANTITIES:

CUT:	160 CU.YDS.
FILL:	20 CU.YDS.
TOTAL:	140 C.Y. EXPORT
- EXISTING TOPSOIL IN ALL AREAS TO BE GRADED SHALL BE STRIPPED AND STOCKPILED IN A LOCATION ON SITE AS DIRECTED BY OWNER.
- ALL CUT SHALL BE USED ON SITE AS FILL MATERIAL ON THE JOB SITE. ROCK OVER TWELVE INCHES IN ITS MAXIMUM DIMENSION MAY NOT BE USED IN A FILL. NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY, AND WHICH DOES NOT EXCEED 4 INCHES
- ALL GRADING AROUND THE HOUSE SHOULD SLOPE AWAY FROM THE STRUCTURE AT 5% FOR 10' MIN. OR AS SPECIFIED ON THESE PLANS AGAINST PROPERTY LINES OR OTHER OBSTRUCTIONS. SLOPE MAY BE REDUCED TO 2% FOR AREAS OF PAVING OR CONCRETE.
- A COPY OF ALL COMPACTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE CITY PRIOR TO ANY REQUESTS FOR FOOTING INSPECTION OR FINAL GRADING INSPECTION.
- PRIOR TO PLACEMENT OF EARTHEN FILL, THE FILL KEY WAY SHALL BE INSPECTED AND APPROVED BY A GEOTECHNICAL/SOIL ENGINEER.
- PAD ELEVATIONS SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
- GRADING WORK IS ESTIMATED TO BE PERFORMED FROM MARCH, 2017 THROUGH JUNE, 2017.
- ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED
- A WATER TRUCK SHALL BE MAINTAINED ON SITE AS NEEDED FOR DUST CONTROL DURING CONSTRUCTION.
- THE PURPOSE OF GRADING IS FOR A NEW HOUSE AS SHOWN.
- STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT THE CITY OF PACIFIC GROVE 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 PROCESS.
- ALL CUT AND FILL SLOPES ARE SPECIFIED NOT STEEPER THAN 2' HORIZONTAL TO 1' VERTICAL (2:1).



FOR PLAN CHECK ONLY

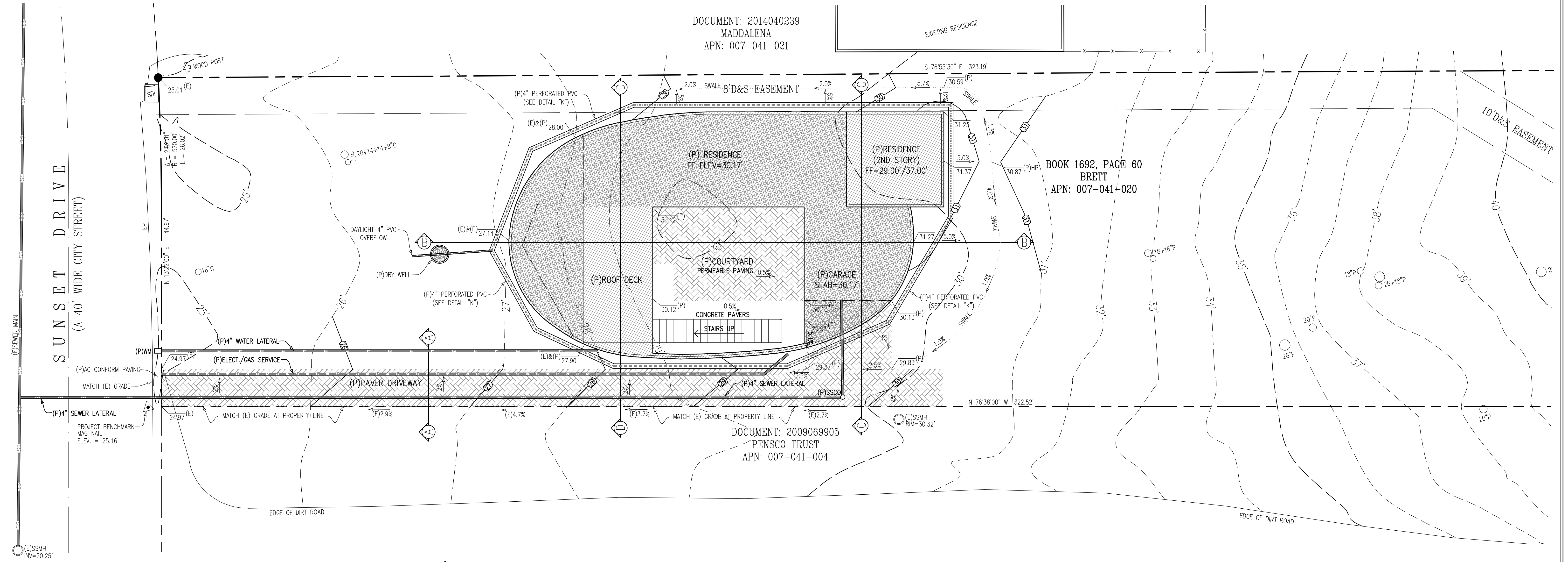


NOT FOR CONSTRUCTION

REVISIONS		CIVIL IMPROVEMENT PLANS			
DATE	BY	CIESLAK RESIDENCE 1635 SUNSET DRIVE A PORTION OF BLOCK 317 PACIFIC GROVE ACRES (VOLUME 3, CITIES & TOWNS, PAGE 13) APN 007-041-020 CITY OF PACIFIC GROVE COUNTY OF MONTEREY STATE OF CALIFORNIA PREPARED FOR JEREMY & TIFFANY CIESLAK BY MONTEREY BAY ENGINEERS, INC. CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING 607 CHARLES AVE SUITE B (831) 899-7899 SEASIDE, CALIFORNIA 93955			
		SCALE	DATE	DRAWN BY	SHEET
		1" = 10'	DEC, 2016	BCW	C1 OF THREE
JOB No. 16-129					

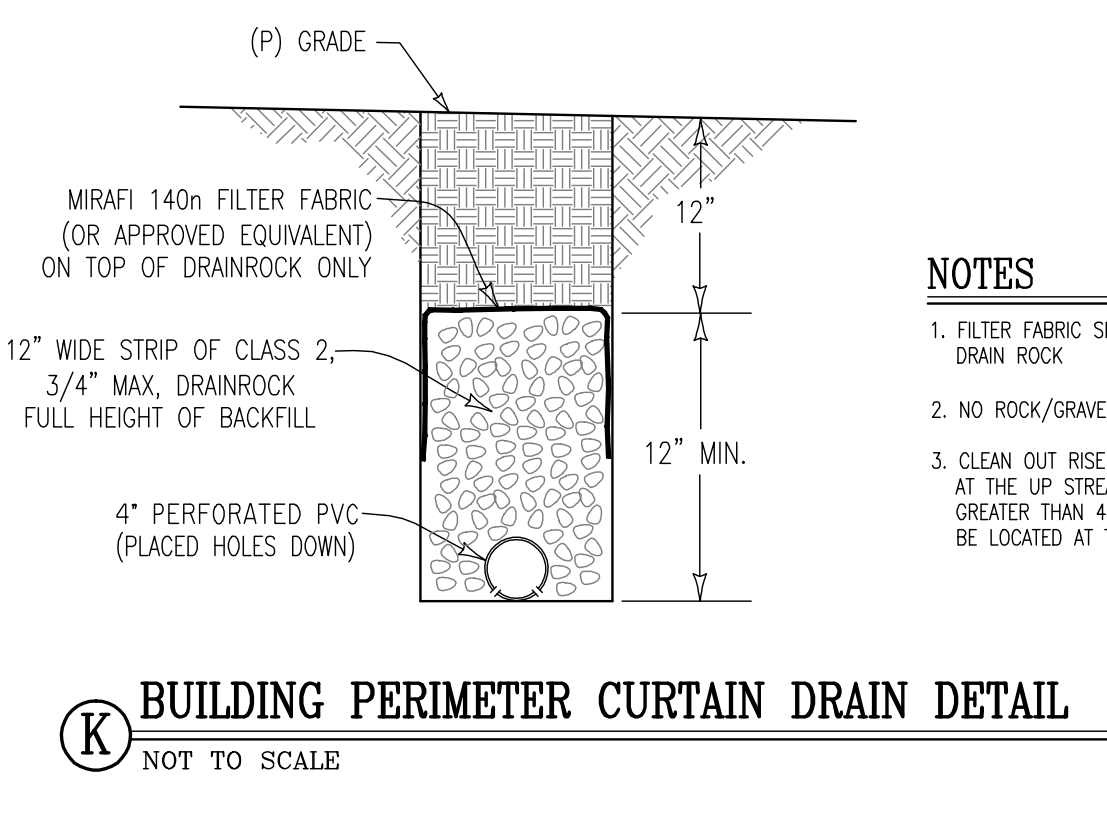
EROSION CONTROL NOTES

- 1. ALL DISTURBED SURFACES MUST BE PROTECTED FROM EROSION.
- 2. DISTURBANCE OF NATIVE SURFACE VEGETATION DURING CONSTRUCTION SHALL BE KEPT TO A MINIMUM.
- 3. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH WILL RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLED EROSION.
- 4. DUST FROM GRADING OPERATIONS MUST BE CONTROLLED.
- 5. REFER TO BIOLOGICAL REPORTS AND LANDSCAPE RESTORATION PLAN FOR ADDITIONAL EROSION CONTROL MEASURES.



LEGEND:

- x — x — FENCE LINE
- AC ASPHALTIC CONCRETE
- BFP BACK FLOW PREVENTER
- C CYPRESS
- CONC. CONCRETE
- DBS DRAINAGE & SEWER
- DP DRAIN PIPE
- EP EXISTING
- EP EDGE OF PAVEMENT
- FFE FINISHED FLOOR ELEVATION
- FH FIRE HYDRANT
- HB HOSE BIB
- ICV IRRIGATION CONTROL VALVE
- K OAK
- MH MANHOLE
- P PINE
- (P) PROPOSED
- PL PLUM (TREE)
- R REDWOOD
- S STUMP
- SDI STORM DRAIN INLET
- T TREE, SPECIES NOT SPECIFIED
- UV UTILITY VAULT
- VP VERTICAL PIPE

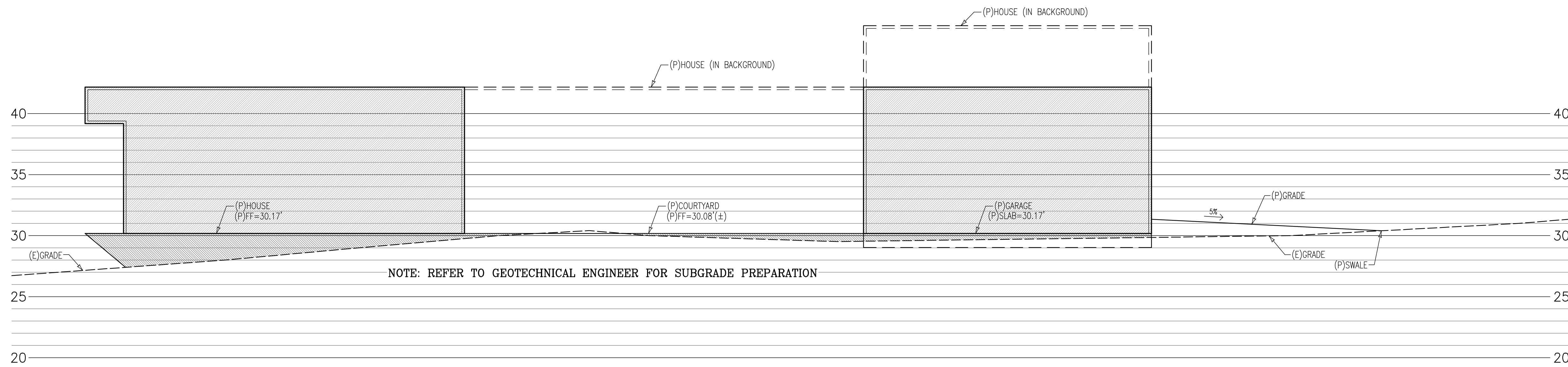


FOR PLAN CHECK ONLY

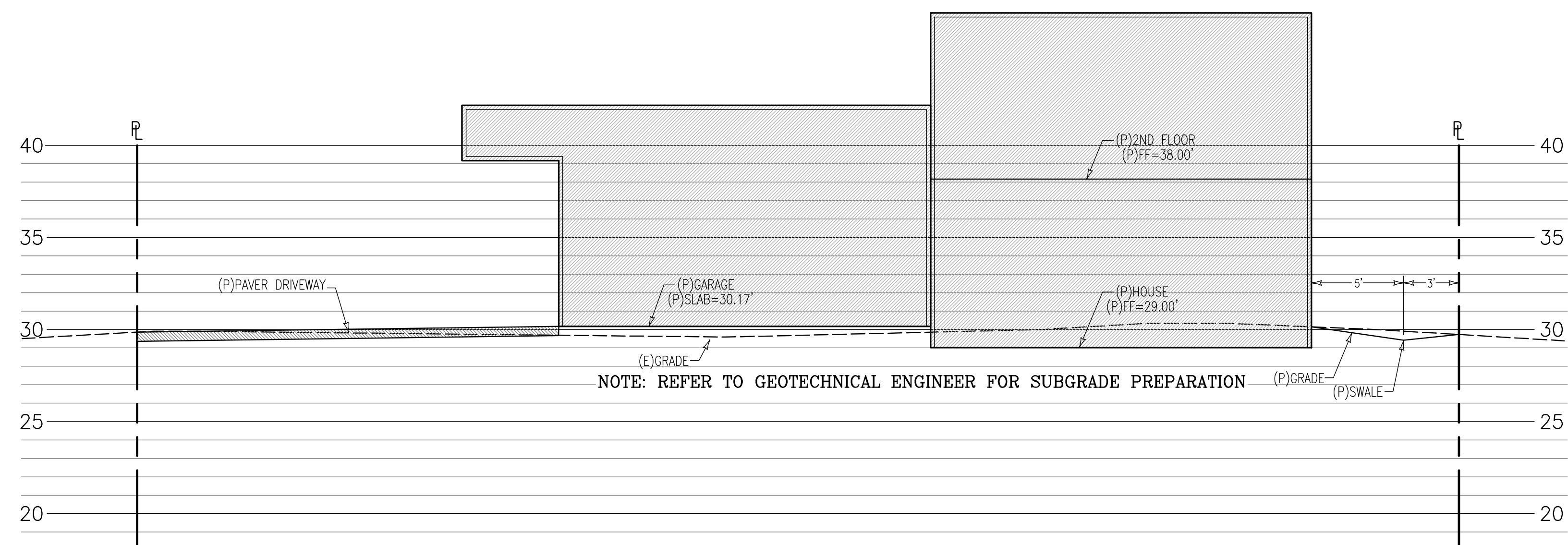


NOT FOR CONSTRUCTION

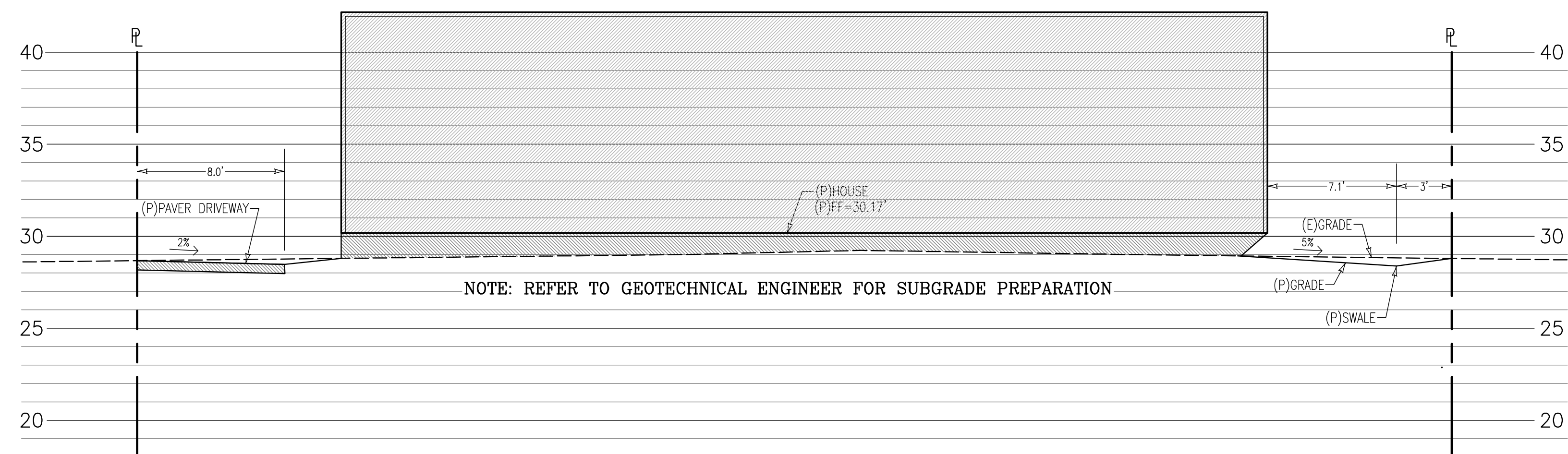
REVISIONS		CIVIL IMPROVEMENT PLANS		
DATE	BY	CIESLAK RESIDENCE		
		SUNSET DRIVE		
		A PORTION OF BLOCK 317		
		PACIFIC GROVE ACRES (VOLUME 3, CITIES & TOWNS, PAGE 13)		
		APN 007-041-020		
		CITY OF PACIFIC GROVE COUNTY OF MONTEREY STATE OF CALIFORNIA		
		PREPARED FOR		
		JEREMY & TIFFANY CIESLAK		
		BY		
		MONTEREY BAY ENGINEERS, INC.		
		CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING		
		607 CHARLES AVE SUITE B (831) 899-7899 SEASIDE, CALIFORNIA 93955		
		SCALE	DATE	DRAWN BY
		1" = 10'	DEC, 2016	BCW
		JOB No. 16-129		SHEET C2 OF THREE



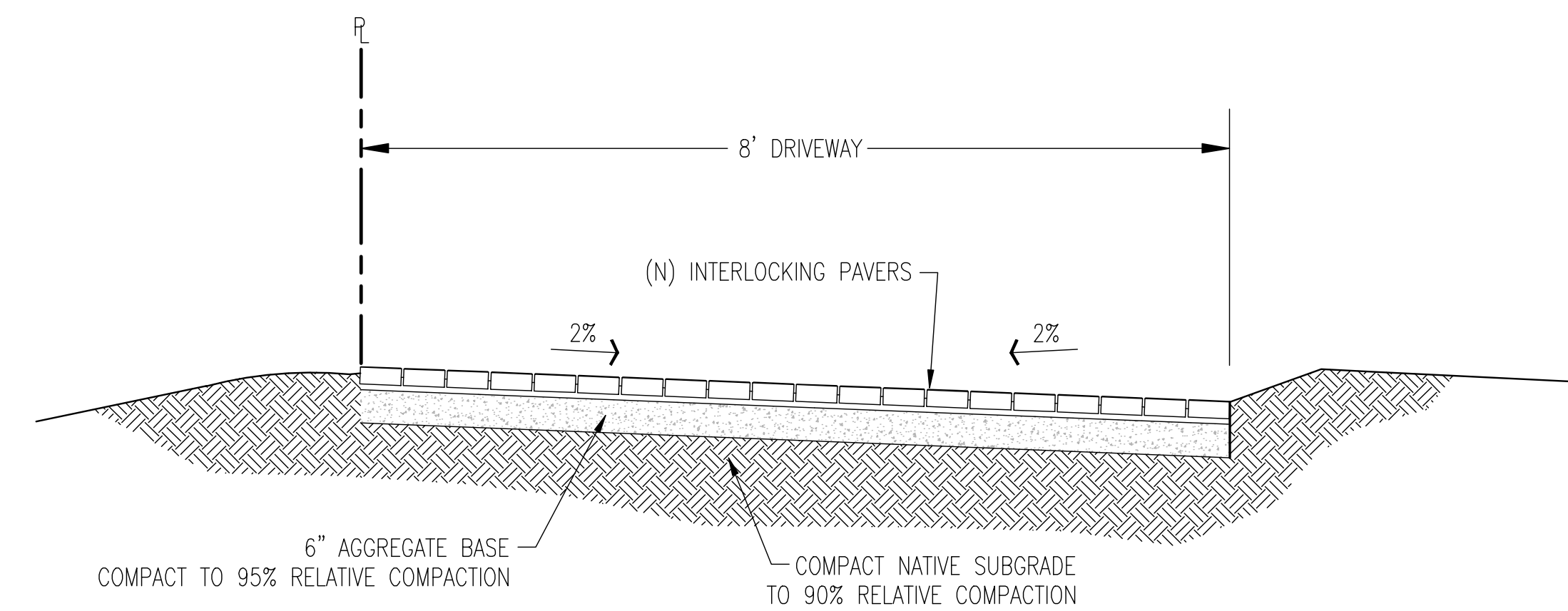
(B) SECTION THROUGH (P)BARN
SCALE: HORIZONTAL 1"=5' / VERTICAL 1"=5'



(C) SECTION THROUGH (P)BARN
SCALE: HORIZONTAL 1"=6' / VERTICAL 1"=6'



(D) SECTION THROUGH (P)BARN
SCALE: HORIZONTAL 1"=5' / VERTICAL 1"=5'



(A) DRIVEWAY SECTION
NOT TO SCALE

FOR PLAN CHECK ONLY



NOT FOR CONSTRUCTION

REVISIONS		CIVIL IMPROVEMENT PLANS	
DATE	BY	CIESLAK RESIDENCE SUNSET DRIVE A PORTION OF BLOCK 317 PACIFIC GROVE ACRES (VOLUME 3, CITIES & TOWNS, PAGE 13) APN 007-041-020 CITY OF PACIFIC GROVE COUNTY OF MONTEREY STATE OF CALIFORNIA PREPARED FOR JEREMY & TIFFANY CIESLAK BY MONTEREY BAY ENGINEERS, INC. CIVIL ENGINEERING • SUBDIVISIONS • LAND SURVEYING • CONSTRUCTION STAKING 607 CHARLES AVE SUITE B (831) 899-7899 SEASIDE, CALIFORNIA 93955	
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JOB No. 16-129			

RECEIVED

FEB 13 2017

CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

ADJACENT 2-STORY
RESIDENCE

SUBJECT
PROPERTY



VIEW FROM SUNSET DRIVE



FRONT VIEW



COURTYARD VIEW TOWARDS OCEAN