



**ERRATA SHEET**

**TO:** Chair Boyle and Members of the Architectural Review Board  
**FROM:** Alyson Hunter, Associate Planner  
**MEETING DATE:** October 23, 2018  
**SUBJECT:** Architectural Review Board Meeting Agenda- Errata Sheet

**Attached is additional information for your consideration at the October 23, 2018 Architectural Review Board Meeting:**

Agenda Item	Information Provided/Corrected
<b>7C – 280 Grove Ave</b>	Phase I Historic Report ( <b>Attachment 1</b> ) Biological Assessment ( <b>Attachment 2</b> ) Tree Resource Assessment and Management Plan ( <b>Attachment 3</b> ) City Arborist Comments ( <b>Attachment 4</b> )

RESPECTFULLY SUBMITTED:

*Alyson Hunter*

\_\_\_\_\_  
Alyson Hunter, Associate Planner

**ANTHONY LOMBARDO & ASSOCIATES**

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August 3, 2017

RECEIVED

AUG 03 2017 5036.000

CITY OF PACIFIC GROVE  
COMMUNITY DEV DEPT

Anastazia Aziz  
Principal Planner  
City of Pacific Grove  
300 Forest Ave.  
Pacific Grove, CA 93950

**Re: 280 Grove Acre Ave.**

Dear Ms. Aziz:

Attached please find a copy of Dr. Anthony Kirk's Phase One Historic Assessment for 280 Grove Acre Ave. in the City of Pacific Grove. Please contact me at 831-751-2330 or [cody@alombardolaw.com](mailto:cody@alombardolaw.com) should you have any questions.

Sincerely,



Cody J. Phillips

enclosure

**PHASE ONE HISTORIC ASSESSMENT**

**280 GROVE ACRE AVENUE  
PACIFIC GROVE, CALIFORNIA**

Prepared for

**Morgan Prickett  
407 Hilary Drive  
Tiburon, CA 94920**

Prepared by

**Anthony Kirk, Ph.D.  
420 Alberto Way, No. 36  
Los Gatos, CA 95032**

**2 August 2017**

*Anthony Kirk, Ph.D.  
420 Alberto Way, No. 36  
Los Gatos, CA 95032  
408-827-4959*

2 August 2017

Morgan Prickett  
407 Hilary Drive  
Tiburon, CA 94920

Dear Mr. Prickett:

On 27 July 2017 I surveyed and researched the property at 280 Grove Acre Avenue, Pacific Grove, California (APN 006-402-030). I subsequently evaluated it for architectural and historical significance under the criteria of the National Register of Historic Places, the California Register of Historical Resources, and the Pacific Grove Historic Resources Inventory. In my opinion the property is not eligible for listing in any of these registers, and as such, it does not comprise a historical resource as defined by the California Environmental Quality Act (CEQA).

The single-family residence at 280 Grove Acre Avenue is a sprawling one- and two-story wood-frame house that was constructed in 1929 and over the course of three-quarters of a century enlarged and altered (figures 1 through 4). It is irregular in plan and rests largely on a concrete perimeter foundation. The central one-story block of the house faces east, toward Grove Acre Avenue, and is attached at either end to a two-story block, each of the blocks set at an angle to the one-story section, forming a segmental arch. An art studio, constructed in 1988, stands at the southwest corner of the house, west of a "granny unit," possibly built in the 1970s. An integral front porch, with an unusually wide entry door, runs along much of the east side of the one-story block. To the south of the porch, a set of French doors, which date to a later period, also provide entrance to the house. At the back, another set of French doors open to a semicircular concrete porch. A large wooden deck, with a high railing, projects west from the juncture of the central block and the southern two-story block. Situated between the art studio and the granny unit is a concrete patio, enclosed on all four sides. A cantilevered wooden balcony, projecting from the second story of the house, overlooks the courtyard. The exterior walls of the house are clad with stucco, painted an off white. The complex roof system is composed of a gabled and cross-gabled roofs, with open eaves and moderate overhang and is largely finished with composition shingles. The one-story block is covered with a salt-box roof, with different pitches on either side of the ridge and is finished on the eastern side with composition shingles and on the western side with asphalt roll roofing. Fenestrations is asymmetrical and consists almost exclusively of original windows, principally casement, and casement-combination windows. A twelve-light hopper window is located on the north side of the house and a six-light awning window on the south side. Most of the windows in the house have unpainted brick sills, the red brick contrasting strongly with

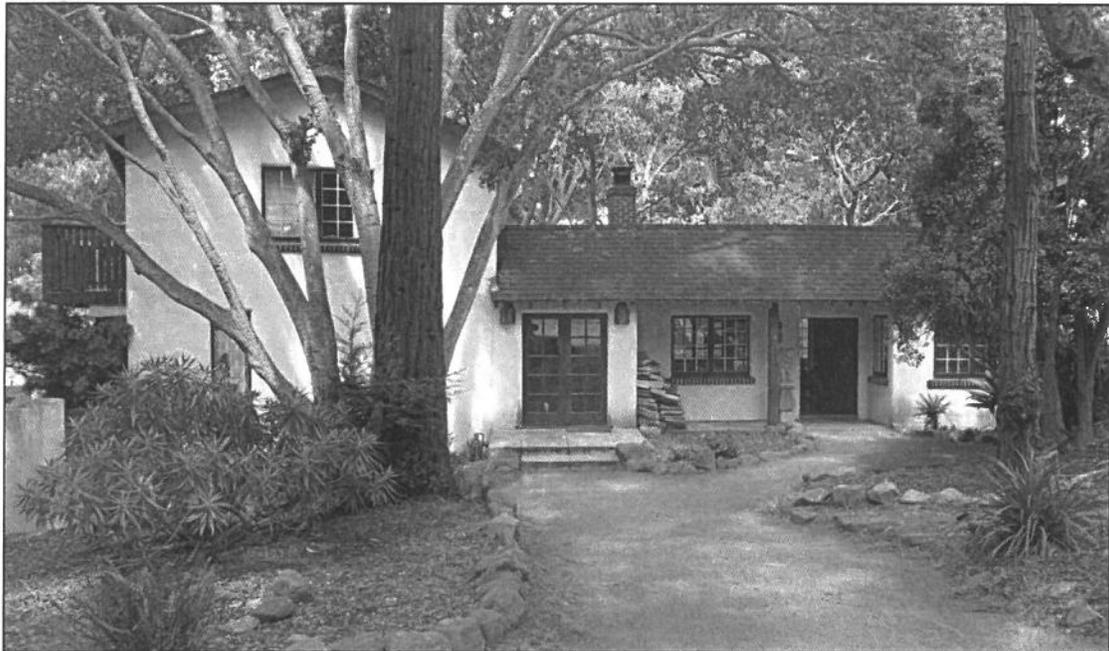


Figure 1. Looking west at east side, 27 July 2017.



Figure 2. Looking east at west and north sides, 27 July 2017.



Figure 3. Looking northeast at west and south sides of art studio and house, 27 July 2017.

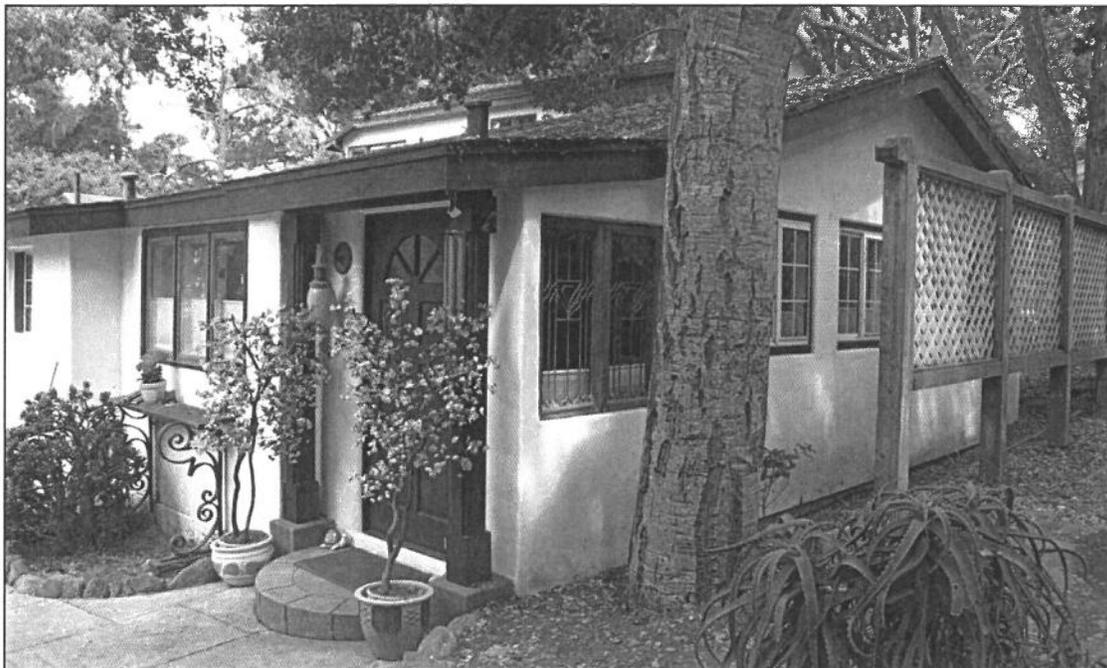


Figure 4. Looking northwest at south and east sides of "granny unit."

the white walls. A large interior chimney rises above the one-story block of the house.

As originally constructed in 1929, the house was a rectilinear one-story structure, with a salt-box roof. Within a year, a two-story addition was built at the north end, set at a thirty-degree angle to the original structure, with much of the ground floor devoted to a two car garage. In 1931 a second two story addition was erected at the south end of the house, also set at an angle, creating a segmental arch. Sometime over the next decade, the garage in the northern block was enclosed. The doors were removed and the openings closed with studs covered by flush vertical boards. Three fixed-sash windows and a French door were installed. In 1970 a guest house was constructed to the west of the house and later enlarged. The granny unit was constructed at an unknown date, but quite possibly somewhat later in the decade. In 1987 plans for an art studio, with a garage on the south side, were drawn by the architect Eric Miller. Since that time the overhead garage door of the studio has been removed and the opening closed with a stuccoed wall. Probably in the 1990s a projecting bay on the south side of the house was altered when French doors and cantilevered balcony were introduced to the second story.

Directly behind the house, nestled beneath a live oak and a eucalypt, is a guest house, currently used for storage, that was built in the 1970s. Entrance is by way of a French door on the east side. The front-gabled roof is characterized by a low pitch and moderate overhang of the eaves and is finished with composition shingles. To the front of the house close to the northern border of the property is a small shed-roofed building that appears to have been constructed within the last fifteen or twenty years.

The house, which appears to be in fair condition is set far back from Grove Acre Avenue, a built-out residential street characterized by generally modest residences and apartment building. It stands on a large lot, encompassing close to an acre and a half. The grounds are heavily wooded with trees common to the area, such as Monterey pine, bishop pine, blue-gum eucalyptus, redwood, and coast live oak. A variety of cactus and other desert plants grow close to the house, along with a scattering of flowering bushes

• • •

The house at 280 Grove Acre Avenue does not meet the criteria of the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR). It is not associated with events that have made a significant contribution to the broad patterns of United States, California, or Pacific Grove history, as required for listing in the NRHP under Criterion A and in the CRHR under Criterion 1. It is not associated with an individual significant in national, state, or local history, and consequently does not merit inclusion in the NRHP under Criterion B or in the CRHR under Criterion 2. It was constructed for William and Muriel Pulliam, who appear to have lived here through the mid-1930s, at which time they moved to Carmel. The house was subsequently occupied by the couple's son, Ellis P. Pulliam, a graduate of the United States Naval Academy and a mechanical engineer, and his wife, Carmen. The younger Pulliams had left California about 1940, at which time the property became vacant. By 1947 a R. W. Fowler had taken up residence. A salesman named Jacob G. Conway subsequently acquired the property, and by 1952 it became the residence of George and Elsie Sherer. After the

death of George Sherer, about whom nothing is known, Elsie Sherer worked intermittently as a private tutor and as a practical nurse. Nearly fifty years ago, in 1968 or 1969, the house was purchased by Richard Miller, a self-described social philosopher and Renaissance man, who taught at the San Francisco Art Institute for more than two decades. His wife, Corey, who died in 2015, was the Director of Interim Community Housing, where she worked for twenty-five years.

Architecturally, the house is entirely lacking in decorative detailing, apart from the red-brick windowsills. It does not embody a pattern of attributes typically identified with a type, period or method of construction, including what is often vaguely described as vernacular architecture. Examples of this “style,” according to the *City of Pacific Grove Historic Context Statement* (2011) frequently appear as “simplified versions of the Craftsman style buildings” or they follow “English cottage precedents” (page 220). Neither of these styles was followed in the design of 280 Grove Acre Avenue. Lacking any recognizable pattern of physical attributes, and not the work of a master architect or builder, the house does not meet the requirements of Criterion C of the NRHP or Criterion 3 of the CRHR.

The house is also not eligible under Criterion D of the NRHP or Criterion 4 of the CRHR, which require that a property have yielded or be likely to yield information important to history or prehistory.

In addition to not meeting the criteria of the National Register or the California Register, the property does not satisfy any of the eleven criteria of the Pacific Grove Historic Resources Inventory, of which (a), (b), (c), (d), (f), and (g) set forth standards for significance that are clearly defined or implied in the eligibility requirements of the national and state registers. With regard to the standards unique to the Pacific Grove Inventory, the house lacks “the distinguishing characteristics of an architectural type or specimen,” and as such cannot be considered “one of the few remaining examples in the city of Pacific Grove,” as required by Criterion (e). Similarly, it is not significant under Criterion (h), which calls for a property to have “a unique location or singular physical characteristics representing an established and familiar visual feature of a neighborhood, community, or of the city of Pacific Grove.” The house is located on a block of Grove Acre Avenue lined with generally modest one- and two-story single-family residences and is lacking in any singular physical characteristic—size, massing, style, setback—that makes it particularly noticeable to the passing motorist or pedestrian.

The house also does not meet Criterion (i), which requires that a property retain “the integrity of the original design.” As related, the house has undergone numerous additions and alterations since the initial rectangular block was constructed in 1929. The house does not rise to a level of significance under Criterion (j), which, in establishing a standard for inclusion in the Pacific Grove Inventory, call for a property to contribute “to the architectural aesthetics and continuity of the street.” The house, which is largely wanting in physical appeal, does not enhance the general visual character of Grove Acre Avenue. There are no historic properties in this block of Grove Acre Avenue. The closest historic properties lie north of Melton Place, at 263 and 254 Grove Acre Avenue.

As such the house is not “located within a geographically definable area possessing a concentration of historic properties which visually contribute to each other and are unified aesthetically,” as required by Criterion (k).

Sincerely yours

A handwritten signature in black ink that reads "Anthony Kirk". The signature is written in a cursive style with a large, sweeping initial 'A'.

Anthony Kirk, Ph.D.

**LETTER SUPPLEMENT**  
TO A BIOLOGICAL ASSESSMENT FOR THE  
MORGAN PRICKETT PROPERTY  
AT 280 GROVE ACRE IN  
PACIFIC GROVE, CA (93950)  
APN 006-402-030-000 / MONTEREY COUNTY



*Prepared for*

CARLA HASHIMOTO  
Eric Miller Architects  
Monterey, CA

*Prepared by*

JEFFREY B. FROKE, Ph.D.  
Consulting Ecologist / Coastal Biologist  
Pebble Beach, CA

[jbfroke@mac.com](mailto:jbfroke@mac.com) / 831-224-8595

Wednesday, September 5, 2018

**LETTER SUPPLEMENT**

**TO A BIOLOGICAL ASSESSMENT FOR THE MORGAN PRICKETT PROPERTY  
280 GROVE ACRE AVENUE, PACIFIC GROVE, CA 93950**

**APN 006-402-030-000 / MONTEREY COUNTY**

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Subsequent to submitting the subject biological assessment for the Morgan Prickett property (23 April 2018), I was asked by Eric Miller and Carla Hashimoto (Eric Miller Architects) to respond to concerns that had been generally expressed by the City's associate planner, Ms. Wendy Lao, and the City's arborist, Mr. Albert Weisfuss. The three of us met onsite on 17 August and there shared a good conversation on the subjects of their concern: Ultimately, I agreed to follow-up with additional or supplemental information that would support the ongoing permitting process. Specifically, we discussed and I agreed to provide more thought and suggestions related to Mr. Prickett's proposed residential construction project: First, about potential impacts and possible mitigation to protect and benefit locally overwintering Monarchs, and second, the foreseeable effect of the project on the local herd of Columbian Black-tailed Deer.

1 -- Overwintering Monarchs -- Previously in my April report, I had referenced Monarchs with respect to CEQA and CA Fish and Game Department's classification of overwintering Monarchs as a *special animal*, but without legal, regulatory or administrative status. What I had overlooked was the City of Pacific Grove's additional administrative layer or interest and policy as regards the local overwintering population.

The City's concerns are well-placed in view of the observed population losses -- statewide and locally -- during 1997-2016. The Xerces Society's 2016 report to US Fish and Wildlife Service estimates the local (PG) decline (c. 1997-2016) to have been on average 52 percent. Contributing factors are not clear, however, and as much are apparently related to broader range-wide environmental conditions (e.g., climate change, general grove senescence, etc.). Nevertheless, Pacific Grove's overwintering population, or more aptly, its overwintering habitat is worth the concern.

In view of the Prickett property, where Monarchs are confirmed to inhabit the taller Blue Gum trees, I believe that two mitigation or assurance measures, one already discussed and a second added herein, will suffice to adequately address Monarch conservation without loss to the population or its overwinter efforts locally.

A -- Protect and avoid from disturbance the onsite stand of eucalyptus trees. In addition to concern for Monarchs, doing so also will benefit, or potentially/eventually benefit Red-shouldered Hawks, Anna's Hummingbird, American Crow, and Bullock's Oriole that strongly prefer tall eucalyptus for nesting.

B -- As I learned from Ms. Lao and Mr. Weisfuss, it is required by the City to avoid all onsite tree work in the immediate Grove Acres neighborhood that encompasses the City's Monarch grove and the Prickett property, including branching and removals during the general Monarch overwintering period, which is November through February.

To this point, *I recommend that the City and Mr. Prickett immediately cooperate and agree, by permit, to promptly commence with the necessary tree work (oak removals) before November.* This is important, even if a stretch for the permit process, because waiting until after February would punt the removals to at least March which would be adverse to nesting birds. In order to avoid impacting Monarchs and nesting birds, the tree work should be set about ASAP.

Although ongoing research and findings by Monarch biologists suggest that overwintering butterflies are not entirely fixated on eucalyptus and also prefer taller Coast Redwood, Monterey Pine and Monterey Cypress trees, among others, there is no clear argument for protecting lower to middle story trees outside of the designated Monarch sanctuary (that is managed specifically for the butterfly), i.e., the Prickett's onsite Coast Live Oaks. Mr. Miller, who grew up on the property reports that while butterflies have inhabited the tall eucalyptus, the animals have not been observed to occupy the underlying oaks, which, by the way were planted by the former Mrs. Miller during the family's residency. Too, there is no evidence that the Miller family's residing on the property for the past 60 years has adversely affected the butterflies; likewise that the Prickett's future home with the same general siting as the Millers' would impact current or future local Monarch populations or further the apparent decline of the statewide overwintering population.

Inasmuch as the potential effect of tree removal on local wind patterns had been discussed, it is clear that the post-project mid-canopy trees will stay both dense and healthy. Next, although neither Mr. Ono or I recommend replacement planting for the removed oaks, it would be the City's prerogative to argue and impress that replacement oaks be added to the post-construction landscape plan.

## Attachment 2 - Biological Assessment

2 -- Local Deer Herd -- With expertise on Columbian Black-tailed Deer, I cannot envision a serious or threatening effect of the proposed project on the Pacific Grove herd -- one that has occupied the thoroughly suburban neighborhood since its inception over the past 150 years. Deer that presently occupy and move through the property will be put-out during construction, but the animals' traditions will recover soon thereafter. Regardless, the greatest onsite habitat value is found in the open portion of the property between the residential site and the old train bed at its western margin.

That wraps up my additional comments and advice on the matter. I trust that the City and Mr. Prickett will resolve the design issues and permit process sooner than later, at least insofar as allowing the tree work to be completed before the City's November-February lock-out period, and well before native birds resume nesting in the neighborhood.

Respectfully submitted,

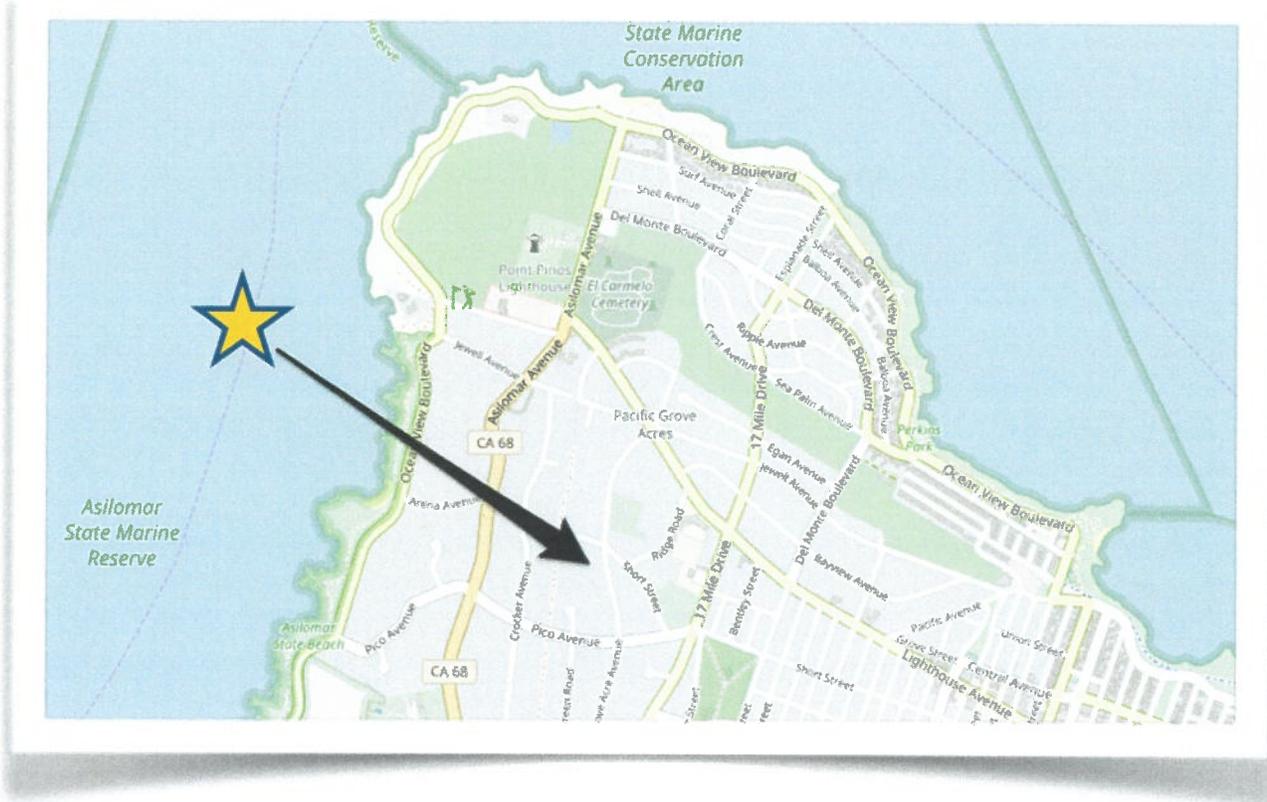


Jeffrey B. Froke, Ph.D.  
Consulting Ecologist / Coastal Biologist

**A BIOLOGICAL ASSESSMENT FOR THE  
MORGAN PRICKETT PROPERTY**

**AT 280 GROVE ACRE IN  
PACIFIC GROVE, CA (93950)**

**APN 006-402-030-000 / MONTEREY COUNTY**



*Prepared for*

CARLA HASHIMOTO  
Eric Miller Architects  
Monterey, CA

*Prepared by*

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23 April 2018

**A BIOLOGICAL ASSESSMENT FOR THE MORGAN PRICKETT PROPERTY  
280 GROVE ACRE AVENUE, PACIFIC GROVE, CA 93950**

**APN 006-402-030-000 / MONTEREY COUNTY**

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Statement: Recent thorough field studies conducted during March-April 2018 and technical analyses are summarized in this document, the objective of which is an evaluation of biotic resources associated with the subject residential property along with an assessment of potential effects of a proposed single-family residential redevelopment on those resources. In a manner that conforms with municipal policies and California Environmental Quality Act (CEQA) guidelines, this report will inform the City of Pacific Grove regarding biological implications of the proposed redevelopment.

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**Geographic Background**

Regional Context: The Morgan Prickett property is located in northern California, approximately 3.80 miles north of Cypress Point (Pebble Beach), which demarcates the dividing line between SoCal and NorCal. More specifically, the property is located near the north-most point of the Monterey Peninsula, which in turn signifies the southern extremity of Monterey Bay.

Neighborhood Context: The Prickett property, which is developed with a large residence (2,900 ft<sup>2</sup>, ca. 1920), is located at 280 Grove Acre Avenue in the suburban *Pacific Grove Acres* development district of Pacific Grove, California. The 1.34-acre property is situated south of Melton Place between Grove Acre Avenue (E) and the abandoned railroad bed (W) of Southern Pacific Railroad's *Monterey Branch* (ca. 1879-1971).

Cartographic Context: The subject property is located 0.95 miles SE (HDG 159<sup>o</sup>) of the Pacific Ocean at Point Pinos and 0.10 miles SW (HDG 64<sup>o</sup>) of the Pacific Grove Monarch Butterfly Sanctuary. Site coordinates are 36.625493<sup>o</sup> lat / -121.932124<sup>o</sup> lon @ 170 ft elevation ASL.

**Project Description**

The project involves demolishing an existing 2-story, 2,867 ft<sup>2</sup> SF residence (circa 1920) and replacing it with a new 1-story 4,568 ft<sup>2</sup> SF residence on an overlapping but comparable building footprint. The project also includes a 632 ft<sup>2</sup> garage and 800 ft<sup>2</sup> guest house. The total project floor area = 6,000 ft<sup>2</sup>. Projected tree removals include six (6)

mature Coast Live Oaks (*Quercus agrifolia*). No eucalyptus will be removed. Note: A forester's tree assessment for the property and project will be prepared by Mr. Frank Ono.

**Resource Findings**

General Cover Conditions: The entire property is covered by a moderately developed arboreal flora comprised of mature trees with a broadly inter-branching, multi-species canopy and open middle-story. The tree cover consists of native (*n*) and nonnative (*nn*) taxa and is generally representative of the Pacific Grove Acres neighborhood. Site-wide, the planted and ruderal shrub layer is comprised of mostly nonnative woody plants, and the ground cover is comprised mostly of nonnative annual graminoids and herbaceous taxa. Throughout the property, there are no areas or community stands of predominantly native plant cover, disturbed or otherwise.

Principal Vegetation / Botanical Resources:

Predominant taxa of wild-growing plant taxa are listed below, alphabetically. Nonnative dooryard and planter varieties are not itemized. Here, the question of native versus nonnative refers to whether the species is native to the site. Of the 14 species listed, two are native to the location (Coast Live Oak and Miner's Lettuce (*Claytonia perfoliata*)).

**WILD-GROWING PLANTS ASSOCIATED WITH THE PRICKETT PROPERTY ON GROVE ACRE AVENUE IN PACIFIC GROVE, CALIFORNIA (2018)**

<b>BINOMIAL</b>	<b>ENGLISH NAME</b>	<b>NATIVE/ NONNATIVE</b>
<i>Acacia pycnantha</i>	Golden Wattle	NN
<i>Aloe</i> spp.	Aloe species	NN
<i>Bromus diandrus</i>	Ripgut	NN
<i>Claytonia perfoliata</i>	Miner's Lettuce	N
<i>Delairea odorata</i>	Cape Ivy	NN
<i>Echium candicans</i>	Pride of Madeira	NN
<i>Eucalyptus globulus</i>	Blue Gum	NN
<i>Hesperocyparis macrocarpa</i>	Monterey Cypress	NN
<i>Myoporum laetum</i>	Ngaio	NN

BINOMIAL	ENGLISH NAME	NATIVE/ NONNATIVE
<i>Oxalis pes-caprae</i>	Bermuda Sorrel	NN
<i>Pennisetum clandestinum</i>	Kikuyugrass	NN
<i>Pittosporum undulatum</i>	Victoria Box	NN
<i>Quercus agrifolia</i>	Coast Live Oak	N
<i>Sequoia sempervirens</i>	Coast Redwood	NN

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Principal Wildlife / Zoological Resources:

*Birds* -- The predominant springtime fauna of the site consisted of a considerable variety and abundance of bird species, as listed below, alphabetically. Red-shouldered Hawks are among several bird species nesting on the property including in close proximity to the existing house: notably, the hawks occupy onsite eucalyptus as they are wont to do throughout coastal California.

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WILD BIRDS ASSOCIATED WITH THE PRICKETT PROPERTY ON GROVE ACRE AVENUE IN PACIFIC GROVE, CALIFORNIA (2018)

BINOMIAL	ENGLISH NAME	NESTING ONSITE?
<i>Baeolophus inornatus</i>	Oak Titmouse	++
<i>Poecile rufescens</i>	Chestnut-backed Chickadee	+
<i>Corvus brachyrhynchos</i>	American Crow	++
<i>Aphelocoma californica</i>	Western Scrub Jay	++
<i>Cyanocitta stelleri</i>	Steller's Jay	+
<i>Setophaga townsendi</i>	Townsend's Warbler	-
<i>Polioptila caerulea</i>	Blue-gray Gnatcatcher	?
<i>Melanerpes formicivora</i>	Acorn Woodpecker	++
<i>Picoides nuttallii</i>	Nuttall's Woodpecker	+
<i>Leuconotopicus villosus</i>	Hairy Woodpecker	+
<i>Colaptes auratus</i>	Northern Flicker	?

## Attachment 2 - Biological Assessment

BINOMIAL	ENGLISH NAME	NESTING ONSITE?
<i>Zenaida macroura</i>	Mourning Dove	++
<i>Streptopelia decaocto</i>	Eurasian Collared Dove	?
<i>Buteo lineatus</i>	Red-shouldered Hawk	++
<i>Accipiter cooperi</i>	Cooper's Hawk	?
<i>Cathartes aura</i>	Turkey Vulture	-
<i>Icterus bullockii</i>	Bullock's Oriole	+
<i>Zonotrichia leucophrys</i>	White-crowned Sparrow	+
<i>Zonotrichia atricapilla</i>	Golden-crowned Sparrow	?
<i>Haemorhous mexicanus</i>	House Finch	++
<i>Spinus psaltria</i>	Dark-backed Goldfinch	?
<i>Calypte anna</i>	Anna's Hummingbird	++
<i>Selasphorus sasin</i>	Allen's Hummingbird	+
<i>Psaltriparus minimus</i>	Bushtit	+
<i>Setophaga coronata</i>	Yellow-rumped Warbler	-
<i>Junco hyemalis</i>	Dark-eyed Junco	?
<i>Patagioneas fasciata</i>	Band-tailed Pigeon	?
<i>Empidonax difficilus</i>	Pacific-slope Flycatcher	+
<i>Sayornis nigricans</i>	Black Phoebe	++
<i>Thryomanes bewickii</i>	Bewick's Wren	+
<i>Sturnus vulgaris</i>	European Starling	?

NOTE: Nesting is indicated as positive if either confirmed (++) or soundly assumed from evidence (+).

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*Mammals* -- Wild mammals that occur onsite include eight (8) locally common or abundant species: Botta's Pocket Gopher (*Thomomys bottae*), California Vole (*Microtus californicus*), Raccoon (*Procyon lotor*), California Ground Squirrel (*Spermophilus beecheyi*), Bryant's Fox Squirrel (*Sciurus niger*), Virginia Opossum (*Didelphis virginiana*), Striped Skunk (*Mephitis mephitis*), and Black-tailed Deer (*Odocoileus hemionus columbianus*). Of these mammals, two (the opossum and fox squirrel) are nonnative.

*Reptiles and Amphibians* -- The site is occupied by two locally common 'herp' species, the Northwestern Ring-necked Snake (*Diadophis punctatus occidentalis*) and Sierran Treefrog (*Pseudacris sierra*). Although not observed, the presence of three additional species is reasonably expected: Santa Lucia Slender Salamander (*Batrachoseps luciae*), Western Fence Lizard (*Sceloporus occidentalis*), and Western Skink (*Plestiodon skiltonianus*).

*Insects and Isopods* -- At the time of the recent spring surveys, there was onsite an apparent remnant of the locally overwintering population of Monarch Butterfly (*Danaus plexippus*). Numerous abundant suburban invertebrates also were present, for example, Sowbugs (*Porcellio laevis*) and Roly-polies (*Armadillidium vulgare*).

### Special Biota Enquiries

The potential presence of special biota, i.e., *Special Plants* and *Special Animals* (California Department of Fish and Wildlife, 2017-2018) was assessed by studying the Department's California Natural Diversity Data Base (CNDDB; plants and animals), CALFLORA data base (plants, only), and my own working knowledge-base of wildlife for the Pacific Grove and comparable surroundings across the Monterey Peninsula. The roll-out from CNDDB (March 2018) is presented here as Appendix A.

Following is a summary of four (4) species that are CDFW *special* and/or CNDDB-listed biota, all of which in this case are animals:

- ◆ Cooper's Hawk - CDFW special as watch-listed, if nesting, as is suspected but that has not been confirmed.
- ◆ Oak Titmouse - CDFW special as watch-listed and USFWS BCC, if nesting, as has been confirmed.
- ◆ Santa Lucia Slender Salamander - CNDDB-listed, but with no legal, regulatory or administrative status
- ◆ Monarch Butterfly - overwintering populations are listed as *special*, but with no legal, regulatory or administrative status; of general concern range-wide.

## Evaluation and Recommendations

The purpose of this report, to assess the presence and potential presence of biota, whether special or listed, and the effects of the project on the biota, whether certain or potential, has been successfully completed. The question of adverse effect on identified and expected biota is summarized below, followed by a recommendation for prevention or mitigation of such effects.

### Regulatory and Guideline Compliance

With respect to observed and expected local bird species and populations, three (3) principal regulatory or guiding considerations are applicable:

- 1., 2. Virtually all native birds, whether CNDDDB-listed or without special status, and whether migratory, are protected whenever and wherever nesting by the US Migratory Bird Treat Act of 1918 (MBTA) and CA Fish and Game Code (§§3503 [3503.5 refers specifically birds-of-prey]). Of all species confirmed or expected to nest onsite, only the American Crow is not protected by MBTA.
3. CEQA guidelines, with reference to CDFW's CNDDDB and Special Animals list, suggest that measures be developed to protect or otherwise accommodate covered species in the course of project review and permitting. In the present case, additional accommodation for the Oak Titmouse and Cooper's Hawk would be redundant with respect to provisions indicated to comply with MBTA and CDFC §§ 3503 and 3503.5 (above). Although not regulated, considerations for the overwintering Monarchs and possible Santa Lucia Slender Salamanders are outlined below.

### Mitigation and Monitoring Measures

The following four (4) measures would mitigate to reduce the biological effects that potentially would result from permitting and implementing the proposed project to be less than significant, thusly conforming to CEQA guidelines for biological resources.

1. *Timing of demolition, tree work and ground work to protect nesting birds.*
  - (b) If feasible, it is advised that the start-up stages of development, including tree removal and trimming, grading, excavation and ground clearing, and/or

structural demolition, be scheduled and underway during September through December. At minimum, the removal of the designated trees and any trimming of adjacent tree canopies.

(c) In the event the first stages of development, including mobilization, tree removal and trimming, ground clearing, and/or structural demolition, would start during 01 January<sup>1</sup> through August of any year (the typical local bird nesting period), the following measures are recommended and should be promoted by the City of Pacific Grove as a condition of project approval:

(i) No more than 15 days before the start of work, a qualified biologist -- who has at minimum a Masters degree in wildlife biology or ornithology and who has the expertise to correctly identify, observe and interpret bird nesting ecology and behavior -- should be retained to survey the affected project area for the presence or evidence of active nesting (e.g., pair behavior, nests under construction or underway, etc.), and if nesting is determined to track the status of the nest effort through its natural conclusion, whether fledging of young or failure.

(ii) In the event nesting by any native bird is determined onsite and in the opinion of the qualified biologist the nesting could be disrupted or disturbed by the work, it would be incumbent and within the purview of the biologist to order a halt to the work until the risk to the birds would be resolved, whether by altering the timing of or phasing of the work. Resumption of the activity would occur only after the biologist has confirmed that the risk has been successfully averted or otherwise is ended; written certification of compliance (or non-compliance) with these procedures should be required of the biologist.

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<sup>1</sup> **Start of typical nesting period:** Very often in California and throughout Monterey County, permits and conditions identify the nesting season as starting in mid-February. However, owls and hawks, and several woodpeckers, among other birds, start earlier in the year, commonly around the first of January.

2. *Care to retain hollow trees and snags to protect site dependent birds.*

Oak Titmouse, which is a special-status species, and several other native birds nest in hollow trees and snags onsite. As a condition of approval, it is recommended that these resources be left unmolested, regardless of the time of year, unless the specific targeted trees or snags are first checked and okay'd by a qualified wildlife biologist or ornithologist with expertise in bird nesting ecology (see qualifications, above). This condition may be released following completed construction and final inspection.

3. *Care to relocate Santa Lucia Slender Salamanders, if present.*

Prior to demolition and ground clearing, a qualified wildlife biologist should be tasked to inspect appropriate habitat for the presence of Santa Lucia Slender Salamanders and, if found, to move the animals to appropriate onsite habitat a safe distance from the project.

4. *Care to protect Blue Gums from disturbance when Monarchs are present.*

Monarchs that inhabit the onsite Blue Gums represent the same overwintering population that inhabits the nearby Monarch Butterfly Sanctuary. Prior to demolition and construction, and first among mobilization tasks, the applicant should ensure that the proximal or potentially affected trees are protected from disturbance and damage, whether incidental or accidental. The Project Forester (Mr. Frank Ono) should be consulted to advise the recommended best method to protect the trees, e.g., by surrounding each with orange construction netting and 2x4 lumber bracing. The biologist tasked with observing and safeguarding nesting birds (Items 2 and 3, above) may supervise and monitor to confirm compliance with this action to protect this butterflies.

**Conclusion**

Provided the four (4) mitigation and monitoring measures identified with this report, the effect of the proposed project would have no significant or deleterious effect on native wildlife species, special-status or otherwise. Furthermore, the project will not affect protected native plant species, as special plants are not present on the property

Respectfully submitted,



Jeffrey B. Froke, Ph.D.  
Consulting Ecologist / Coastal Biologist



Prickett Residence  
Tree Resource Assessment  
And  
Management Plan

Prepared for:

Morgan Prickett

Prepared by:

Frank Ono  
Forester

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

August 27, 2018

Owner:

Morgan Prickett  
407 Hilary Drive  
Tiburon, CA 94920

Architect:

Eric Miller Architects  
211 Hoffman Ave  
Monterey, CA 93940

Forester and Arborist

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

**SUMMARY**

Development is proposed for the site at 280 Grove Acre, Pacific Grove. The project proposes to tear down an existing structure to build a new single-family home and detached guest house; there are 39 trees near the house (not including others outside the development area). The proposed construction requires removal of six (lower canopy) trees out of the 39 identified trees with the retention and protection of the other remaining trees. All trees that are adjacent to the proposed construction are considered to range from poor to fair condition both structurally and in health. A tree assessment has been prepared that identifies and addresses the affects that the project will have to the existing tree resources on site as well as a list of recommendations for the project.

**INTRODUCTION**

This forest management plan is prepared for Mr. Morgan Prickett owner of the lot located at 280 Grove Acre in Pacific Grove, CA by Frank Ono, Forester and Certified Arborist, S.A.F. #48004 and ISA #536 due to construction. The City of Pacific Grove Municipal Code Title 12.30.010 requires a Tree Resource Assessment when tree removal is necessary of native trees to preserve and maintain the urban forest and its beneficial uses. The City identifies native trees as Gowen cypress, regardless of size; all Coast live oak, Monterey cypress, Shore pine, Torrey pine, and Monterey pine, which are six inches or greater in trunk diameter, measured at 54 inches above native grade. It also identifies all other trees on private property, regardless of species, 12 inches or greater in trunk diameter, measured at 54 inches above native grade as tree species that require special consideration for management. The ordinance also states that all trees in or within 100 yards (300 feet) of designated Monarch sanctuaries are also protected, however, for the purposes of this report the subject trees are located over 300 feet from the border of the Grove Acre Monarch Butterfly Sanctuary.

## ASSIGNMENT/SCOPE OF PROJECT

To ensure protection of the tree resources on site, the property owner, Mr. Morgan Prickett, has requested an assessment of the trees in proximity to proposed development areas. The findings of the report are to be documented in an arborist report to work in conjunction with other conditions for approval of the building permit application. To accomplish this assignment, the following tasks have been completed;

- Evaluate health, structure and preservation suitability for each tree within or adjacent (15 feet or less) to proposed development of trees greater than or equal to six diameter inches at 54 inches above grade.
- Review proposed building site plans as provided by Mr. Eric Miller, Architect.
- Make recommendations for alternative methods and preconstruction treatments to facilitate tree retention.
- Create preservation specifications, as it relates to a Tree Location/Preservation Map.
- Determine the quantity of trees affected by construction that meet “Landmark” criteria as defined by the City of Pacific Grove Zoning Ordinance; as well as mitigation requirements for those to be affected.
- Document findings in the form of a report as required by the City of Pacific Grove Planning Department.

## LIMITATIONS

This assignment is limited to the review of plans submitted to me dated March 28, 2018 by Mr. Eric Miller, Architect to assess affects from potential construction to trees within or adjacent to construction activities. The assessment has been made of these plans specifically and no other plans were reviewed. Only trees being impacted by construction or grading are assessed, trees outside of building and grading area will need to be assessed on a separate review. Only minor grading and erosion details are discussed in this report as it relates to tree health. It is not the intent of this report to be a monetary valuation of the trees or provide risk assessment for any tree on this parcel, as any tree can fail at any time. No clinical diagnosis was performed on any pest or pathogen that may or may not be present. In addition to an inspection of the property, F.O. Consulting relied on information provided in the preparation of this report (such as, surveys, property boundaries, and property ownership) and must reasonably rely on the accuracy of the information provided. F.O. Consulting shall not be responsible for another's means, methods, techniques, schedules, sequence or' procedures, or for contractor safety or any other related programs; or for another's failure to complete the work in accordance with the plans and specifications.

**PURPOSE AND GOAL**

This tree resource assessment/ management plan report is prepared for this parcel due to proposed construction activities intent on first, demolishing the existing structure, then second, building a new single-family home at 280 Grove Acre, Pacific Grove, CA. The purpose of the assessment is to determine what, if any, of the trees will be affected by the proposed project. Oak, Pine, Redwood and Cypress trees found on this property are considered protected trees as defined by the City of Pacific Grove Zoning Ordinance.

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

**SITE DESCRIPTION**

- 1) Assessor’s Parcel Number: 006-402-030-000
- 2) Location: 280 Grove Acre, Pacific Grove, CA 93950
- 3) Parcel size: 1.36 Acres
- 4) Existing Land Use: The parcel is developed and is zoned (R-1, B3) for residential use.
- 5) Slope: The parcel ranges from mild to steep sloped. Slopes range from 2% to over 5%.
- 6) Soils: The parcel is located on soils classified by the Monterey County Soils report as “Baywood sand, 2 to 15 percent slopes” soils. This is a somewhat well drained soil with slopes mostly between 2 and 15 percent. Runoff is very low, and the erosion hazard is low. Roots can penetrate to a depth of more than 80 inches.
- 7) Vegetation: The vegetation is of the Monterey Pine Forest type. It is a mixture of some Monterey Pine forest with Monterey cypress and coastal live oak understory present. The site is developed and has ornamental planting of several planted exotic and native trees.
- 8) Forest Condition and Health: The forest condition and health is evaluated with the use of the residual trees and those of the surrounding Monterey Pine Forest as a stand. The site is developed and surrounding forest canopy is fragmented. It is a transitional type of forest with mixed Mature Monterey Pines and planted Monterey Cypresses mixed in with emerging Coast Live Oaks and other native and nonnative ornamental understory.

## Attachment 3 - Tree Resource Assessment and Management Plan

### TREE CHART

The following trees were identified near the existing house (the chart does not include all trees on the property)

ID#	Diameter	Species	Condition	Remove	Comments
401	26	Coast Live Oak	Fair		
402	18	Redwood	Dead		
403	30	Redwood	Fair		Heavy windburn
404	48	Coast Live Oak	Fair		Large cavity at base
405	9,24	Coast Live Oak	Fair		
406	14,18	Coast Live Oak	Fair		
407	18	Coast Live Oak	Fair		Possible root disturbance
408	22	Coast Live Oak	Fair	x	
176	10	Monterey Cypress	Fair		
409	36	Eucalyptus	Fair		
410	18	Monterey Pine	Fair		
411	38	Eucalyptus	Fair		
412	33	Eucalyptus	Fair		
413	36	Coast Live Oak	Fair		Intermediate
414	20	Monterey Pine	Poor		Dying crown
415	14	Coast Live Oak	Fair		
416	20	Coast Live Oak	Fair	x	
417	11,18	Coast Live Oak	Fair	x	
418	13	Coast Live Oak	Fair	x	Intermediate
419	12	Coast Live Oak	Fair	x	30 degree lean towards house
420	12	Coast Live Oak	Fair	x	
421	34	Monterey Cypress	Fair		Possible root disturbance
422	24	Monterey Cypress	Fair		
423	10	Monterey Cypress	Fair		
424	16	Eucalyptus	Fair		
425	30	Eucalyptus	Fair		
426	18	Monterey Cypress	Fair		
174	48	Eucalyptus	Fair		
175	8	Monterey Cypress	Fair		
427	24	Coast Live Oak	Fair		
428	8	Toyon	Fair		
429	13	Coast Live Oak	Fair		
430	14	Coast Live Oak	Fair		Possible root disturbance
431	12	Coast Live Oak	Fair		
432	10	Coast Live Oak	Fair		
433	16	Black Acacia	Fair		
434	24	Monterey Cypress	Fair		Topped
435	24	Monterey Cypress	Fair		
436	12	Acacia	Fair		

## BACKGROUND/PROJECT DESCRIPTION

In March 2018, I (Frank Ono, F.O. Consulting) I was contacted by Eric Miller's office, Architect who requested that I visit the site owned by Mr. Morgan Prickett for an assessment of trees adjacent or within the proposed construction areas. Mr. Miller's office requested the findings from the review and assessment of trees that are adjacent to the proposed design development at 280 Grove Acre Avenue, Pacific Grove, CA be prepared and documented in a report that would work in conjunction with other conditions for approval of the building permit application.

A site visit was taken to the property on March 28, 2018 where trees were identified and assessed for health and condition at that time. The assessment focused on incorporating the preliminary location of site improvements coupled with consideration for the general goals of site improvement desired of the landowner. During this site visit, the proposed improvements assessed included preserving trees to the greatest extent feasible, maintaining the view shed and general aesthetic quality of the area while complying with county codes. A study of the individual trees was made to determine the treatments necessary to complete the project and meet the goals of the landowner. As a result trees within and immediately adjacent to the proposed development area were located, measured, inspected, and recorded. The assessment of each tree concluded with an opinion of whether the tree should be removed, or preserved, based on the extent and effect of construction activity to the short and long term health of the tree. All meetings and field review were focused on the area immediately surrounding the proposed development.

## OBSERVATIONS/DISCUSSION

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

- Tree #407 is an 18" diameter Coast Live Oak located inside the proposed driveway. The existing driveway is very close to the trunk of the tree and as long as the new driveway will consist of another permeable surface it should not damage the tree as the roots.
- Tree #430 is a 14" diameter Coast Live Oak located adjacent to the proposed driveway. The existing driveway is very close to the trunk of the tree, the proposed driveway appears on the plans to be farther away from the tree than the existing driveway. The majority of the roots of the tree are located opposite the driveway, within the tree well and as long as the new driveway will consist of another permeable surface it should not damage the tree.
- Tree #421 is a 34" diameter Monterey Cypress located directly adjacent to the north side of the proposed structure. The proposed foundation is within two feet of the tree and may impact its roots. The tree previously had roots disturbed in the area of the proposed foundation. With the roots previously cut on the construction side of the tree and large compensatory roots emerging from the opposite side, the tree should not experience significant decline. From construction. A certified Arborist shall oversee all root pruning activities.
- Tree #408 is a 22" diameter Coast Live Oak located within the proposed driveway and is proposed for removal.

## Attachment 3 - Tree Resource Assessment and Management Plan

- Five (5) other trees are located with the proposed building footprint and are planned for removal with the current design:
  - Tree #416 is a 20” diameter Coast Live Oak.
  - Tree #417 is a double stemmed 11” and 18” diameter Coast Live Oak.
  - Tree #418 is a 13” diameter Coast Live Oak.
  - Trees #419 and #420 are two 12” diameter Coast Live Oaks.
- Tree #402 is an 18” diameter dead Redwood tree. Removal of the tree should be addressed on a separate administrative removal permit as it is outside of construction and is not affected by the construction process.
- No alternate building sites were considered for this assessment due to the large area already occupied by the current structure and large rock outcroppings on the west side of the property.

### PROJECT ASSESSMENT/CONCLUSION

This proposal to build a new single-family home, detached guest house and driveway is planned to maintain the existing urban forested environment and allows this section of the urban forest to continue to exist and regenerate over time. Removal is limited to a minimal amount of lower canopy trees with a large part of the property containing a balance of both upper and lower canopy tree cover. Only one upper canopy tree, #421 will be impacted by possible root disturbance and is suggested to remain. The remaining trees will remain undisturbed to serve and assist in maintaining a buffer for the Monarch Grove located near the property. Whenever construction activities take place near trees, there is the potential for those trees to experience decline in the long-term as well. The greatest attempt has been made to identify and remove those trees likely to experience such a decline.

#### Short Term Impacts

Site disturbance will occur during driveway and home construction. Approximately 6000 square feet of the parcel will be occupied by the improvements planned (home site, and guest house). This is less than 10% of the parcel size since a current structure and driveway occupy the site. The shallow slope, upon which the construction is planned, and the pre-existing home site and driveway are factors in minimizing the disturbance that must take place for current planned construction. Short term site impacts are confined to the construction envelope and immediate surroundings where trees will be removed and trimmed and root systems reduced. The pruning of tree crowns above 30% and reduction of root area may have a short term impact on those trees treated, including a reduction of growth, dieback, and potentially death. Every attempt has been made to recommend removing those trees likely to experience severe decline and death as a result of planned activities.

#### Long Term Impacts

No significant long-term impacts to the forest ecosystem are anticipated due to the large amount of area which is not to be developed, and the relatively small amount of area that will be occupied by the proposed residence and driveway. Less than 10% of the parcel will be permanently altered by the project due to the fact that there is already previous development. The project as proposed is not likely to significantly reduce the availability of wildlife habitat over the long-term.

## RECOMMENDATIONS

### Pre-Construction Meeting

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

### Tree Removal

There are six (6) trees (#'s 408 and #'s 416 through 420) to be removed with the design as stated in the previous tree removal chart. Tree removal contractor shall verify absence of active animal or bird nesting sites prior to any tree removal. If any active animal or bird nesting sites are found prior to tree removal, work shall be stopped until a qualified biologist is consulted for further recommendations.

A separate dead redwood tree (#402) was found near the proposed project that should also be removed via a separate administrative permit as its removal or retention does not affect the proposed project.

### Tree Planting

Replanting specifications should be in accordance with the city Arborist, typically that is two to one but due to the crowded conditions no replanting is recommended at this time. If replanting is deemed necessary by the City of Pacific Grove, trees should be planted in the area to the west of the proposed structure in those areas with the greatest opening in the stand to allow for a minimum of competition and maximum sunlight. Replacement trees should be five gallon stock or larger, if available. Spacing between trees should be at least 8 feet. Occasional deep watering (more than two weeks apart) during the late spring, summer, and fall is recommended during the first two years after establishment.

### Tree Protection

The health of trees remaining should not be affected if the following practices are adhered to:

- A) Do not deposit any fill around trees, which may compact soils and alter water and air relationships. Avoid depositing fill, parking equipment, or staging construction materials near existing trees. Covering and compacting soil around trees can alter water and air relationships with the roots. Fill placed within the drip-line may encourage the development of oak root fungus (*Armillaria mellea*). As necessary, trees may be protected by boards, fencing or other materials to delineate protection

zones.

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

### **Tree Protection Standards**

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

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

functional working order during the entire construction period.

During grading and excavation activities:

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

If at any time potentially significant roots are discovered:

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

### **Tree Pruning**

It is understood that the pruning of retained trees will be expected for this site, especially where the proposed addition is to be constructed. In particular, tree #421 will need crown thinning and end weight reduction to compensate for removal of any roots due to construction. Pruning will also include the trees that have deadwood or are exhibiting some minor structural defect or minor disease that must be compensated. Those trees that may require pruning and possible monitoring are the closest to the proposed structure improvements. Trees should be monitored on occasion for health and vigor after pruning. Should the health and vigor of any tree decline it will be treated as appropriately recommended by a certified arborist or qualified forester.

The following are offered as guidelines when pruning

- In general the trees will be pruned first for safety, next for health, and finally for aesthetics.
- Type of pruning is determined by the size of branches to be removed. General guidelines for branch removal are:

## Attachment 3 - Tree Resource Assessment and Management Plan

1. Fine Detail pruning- limbs under 2 inch diameter are removed
2. Medium Detail Pruning – Limbs between 2 and 4 inch diameter
3. Structural Enhancement – limbs greater than 4 inch diameter.
4. Broken and cracked limbs-removed will be removed in high traffic areas of concern.

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

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

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

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

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

- Crown reduction pruning will be used only when absolutely necessary. Pruning cuts will be at a lateral branch that is at least one-third the diameter of the stem to be removed wherever possible.
- When it is necessary to remove more than half of the foliage from a branch it may be necessary remove the entire branch.

Crown restoration is used to improve the structure and appearance of trees that have been topped or severely pruned by the use of heading cuts. One of three

sprouts on main branch stubs should be selected to reform a natural appearing crown. Selected vigorous sprouts may need to be thinned to ensure adequate attachment for the size of the sprout. Restoration may require several years of pruning.

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

### Agreement by Landowner

The following standard conditions are part of all Management Plans:

#### A. Management Objectives

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

#### B. Management Measures

1. Tree Removal: No tree will be removed without a Forest Management Plan or an Amended Forest Management Plan.
2. Application Requirements: Trees proposed for removal will be conspicuously marked by flagging or by paint. Proposed removal of native trees as mandated by city codes are the minimum necessary for the proposed development. Removal not necessary for the proposed development will be limited to that required for the overall health and long term maintenance of the forest, as verified in this plan or in subsequent amendments to this plan.
3. Dead Trees: Because of their great value for wildlife habitat (particularly as nesting sites for insect eating birds) large dead trees are normally left in place, unless constituting a hazard. Smaller dead trees will normally be removed in order to reduce the fire hazard. Dead trees may be removed at the convenience of the owner after securing a City permit.
4. Thinning: Trees less than six inches diameter at 54" from grade (the exception of Gowan cypress) may be thinned to promote the growth of neighboring trees, without first developing a Forest Management Plan or securing a city permit.
5. Protection of Trees: All trees other than those approved for removal shall be retained and maintained in good condition. Trimming, where not injurious to the health of the tree, may be performed wherever necessary in the judgment of the

### Attachment 3 - Tree Resource Assessment and Management Plan

owner, particularly to reduce personal safety and fire hazards. Retained trees which are located close to the construction site shall be protected from inadvertent damage by construction equipment through wrapping of trunks with protective materials, bridging or tunneling under major roots where exposed in foundation or utility trenches and other measures appropriate and necessary to protect the wellbeing of the retained trees.

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

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

7. Use of fire (for clearing, etc.): Open fires are not to be set or allowed on the parcel as a forest management tool unless under the direction of the Fire Department or Department of Forestry authorities in conjunction with those mandated by the City, pursuant to local fire ordinances and directives.

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

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

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

- A) Pampas grass
- B) Genista (Scotch broom, French broom)

#### Amendments

The City Director of Planning may approve amendments to this plan, provided that such amendments are consistent with the provisions of the discretionary permit or building submittal. Amendments to this Management Plan will be required for proposed tree removal not shown as part of this Plan.

Amended Forest Management Plan

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

**Attachment 3 - Tree Resource Assessment and Management Plan**

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

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

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

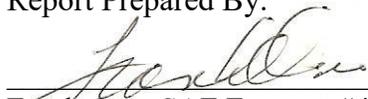
**Compliance**

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

**Transfer of Responsibility**

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

Report Prepared By:

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

April 6, 2018  
 \_\_\_\_\_  
 Date

Recommendations Agreed to by landowner:

\_\_\_\_\_  
 Landowner

\_\_\_\_\_  
 Date

Forest Management Plan approved by:

\_\_\_\_\_  
 Director of Planning

\_\_\_\_\_  
 Date

PHOTOS



Trees #418, #417, and #416 are proposed for removal



Trees #419 and #420 are proposed for removal



Tree #407 will be inside proposed driveway and tree #408 is proposed for removal



Tree #430 adjacent to existing and proposed driveway



Proposed Foundation



Proposed foundation and previously disturbed root

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N  
**SITE PLAN**  
 SCALE: 1/16" = 1'-0"

<p><b>A-1.1</b></p> <p>SHEET OF</p>	<p>DATE: 3/23/18</p> <p>SCALE: 1/16" = 1'-0"</p> <p>DRAWN: CJH</p> <p>JOB NUMBER: 1806</p>	<p><b>SITE PLAN</b></p> <p>JOB NAME:  <b>PRICKETT RESIDENCE</b>                  280 Grove Acre Avenue                  Pacific Grove, CA 93950                  APN 006-402-030-000</p>	<p>ARCHITECT</p> <p><b>ERIC MILLER ARCHITECTS, INC.</b></p> <p>211 HOFFMAN AVENUE MONTEREY, CA 93940                  PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com</p>	<p>CONSULTANT:</p>	<table border="1"> <tr> <th>REVISION</th> <th>No.</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	REVISION	No.						
	REVISION	No.											
<p>Page 44 of 45</p>													



Alyson Hunter &lt;ahunter@cityofpacificgrove.org&gt;

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**FW: 280 Grove Acre - Prickett**


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**Albert Weisfuss** <aweisfuss@cityofpacificgrove.org>

Fri, Sep 21, 2018 at 11:09 AM

To: Alyson Hunter &lt;ahunter@cityofpacificgrove.org&gt;, Daniel Gho &lt;dgho@cityofpacificgrove.org&gt;

Good morning

I have reviewed the report and have some comments.

1 - The Froke Letter Supplement report states that Monarch overwintering period is november through February. P.3 Froke letter is incorrect. The overwintering period is October 1 through April 30th.

2 - Ono report states a certified arborist shall oversee all work on tree #421.

I request that all work done within the drip line (canopy of all trees) be done by hand with no heavy equipment within these areas. Also all roots greater that 2" in diameter have to be clean cut to allow for proper compartmentalization. A certified arborist is to assess all activity.

**All tree work is to be completed before or after the overwintering and not during the nesting period, as stated by Froke report.**

**12.20.040**

(d) Pruning or Removal of Trees within 100 yards of any boundary of a Monarch Sanctuary shall be prohibited during the months of October through April unless deemed necessary by the city arborist and confirmed by the public works director for public health, safety, or welfare. Any Person aggrieved by or objecting to any exercise of authority by the public works director under this section shall have the right of appeal to the city council in accordance with Chapter [12.70](#) PGMC.

Tree #421 is a 34" diameter Monterey Cypress located directly adjacent to the north side of the proposed structure. The proposed foundation is within two feet of the tree and may impact its roots. The tree previously had roots disturbed in the area of the proposed foundation. With the roots previously cut on the construction side of the tree and large compensatory roots emerging from the opposite side, the tree should not experience significant decline. From construction. A certified Arborist shall oversee all root pruning activities.

[Quoted text hidden]

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**ALBERT WEISFUSS**

City Arborist

Public Works Dept.

Phone (831)760-0602

[aweisfuss@cityofpacificgrove.org](mailto:aweisfuss@cityofpacificgrove.org)