

Exhibit A

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EXHIBIT A PROJECT DISCUSSION

As detailed in the cover report, the project includes the demolition and reconstruction of a single family dwelling and garage. Site improvements will primarily be located within the footprint of the existing structure. However, approximately 3,578 square feet of building, landings, patios and walkways will occur outside of the structural footprint but within building pad and ornamental landscape area established on the site in 1956.

As described below, the proposed development is located in proximity of biological and cultural resources and is within the public viewshed. The project was analyzed for consistency with the Del Monte Forest Land Use Plan (DMF LUP) and Monterey County Coastal Implementation Plan (CIP), Parts 1 (Title 20, Zoning Ordinance) and 5 (Regulations for Development in the Del Monte Forest Land Use Plan Area) for the protection of coastal resources. The project as proposed and subsequently modified was found consistent. Conditions of approval have been incorporated to ensure temporary construction activities and site disturbance maintain consistency through implementation.

Environmentally Sensitive Habitat Areas (ESHA)

The subject property is located within an area known to contain remnant native sand dune habitat. As such, the applicant was required to submit a biological assessment to determine presence/absence of ESHA on the site and if present, assess if the development would be compatible with the long-term maintenance of ESHA. On February 8, 2020, consulting biologist Patrick Regan, surveyed the property. Regan described the site to contain Dune scrub and Monterey Cypress woodland habitat and noted the property and surrounding areas were heavily invaded with non-native ice plants (see Figure 1 below).



Figure 1. Native and non-native dune scrub (left). Dense ice plant mats (right).

Based on data and site indicators, Regan presumed the site could support several rare, threatened or endangered plant species; specifically Beach Layia, Tidestrom's lupin, Monterey Spineflower, and Menzies wallflower. However, confirmation of presence/absence would require a site assessment between April 20 and May 10 during the flowering period for the above mentioned species. As such, Regan conducted a spring survey on April 29, 2021. Prior to returning to the

subject property, Regan visited nearby locations where the target species were known to be present to confirm that their foliage and flower could be seen. He observed three out of the four target plants on these sites and determined that this was sufficient empirical evidence that they should be identifiable if present on the subject property. Regan surveyed the building pad, surrounding dune features and the property boundaries and concluded that the target species were not present onsite.

Although not observed, Regan noted that the Northern California legless-lizard may nest, occupy or forage on the subject property and recommended that protective fencing be installed prior to site disturbance to ensure accidental impacts to the lizard does not occur.

DMF LUP ESHA Key Policy states that Del Monte Forest ESHA are unique, limited and fragile resources that shall be protected, maintained, and where possible, enhanced and restored. As mentioned above, the project includes structural improvement in areas that have been previously disturbed and Regan concluded that the development would not result in an impact to ESHA. Even so, the applicant has submitted a Preliminary Restoration Plan in accordance the Key Policy which includes monitoring by a qualified biologist, conducting a preconstruction meeting and periodic checks by the biologist during demolition and construction activities. This plan also outlines the goals and objectives of restoration, methods to be used, a specific planting list as well as an ongoing monitoring and maintenance program. As illustrated in Figure 2 below, successful implementation of this plan would result in restoration of 7,754 square feet of Dune scrub.

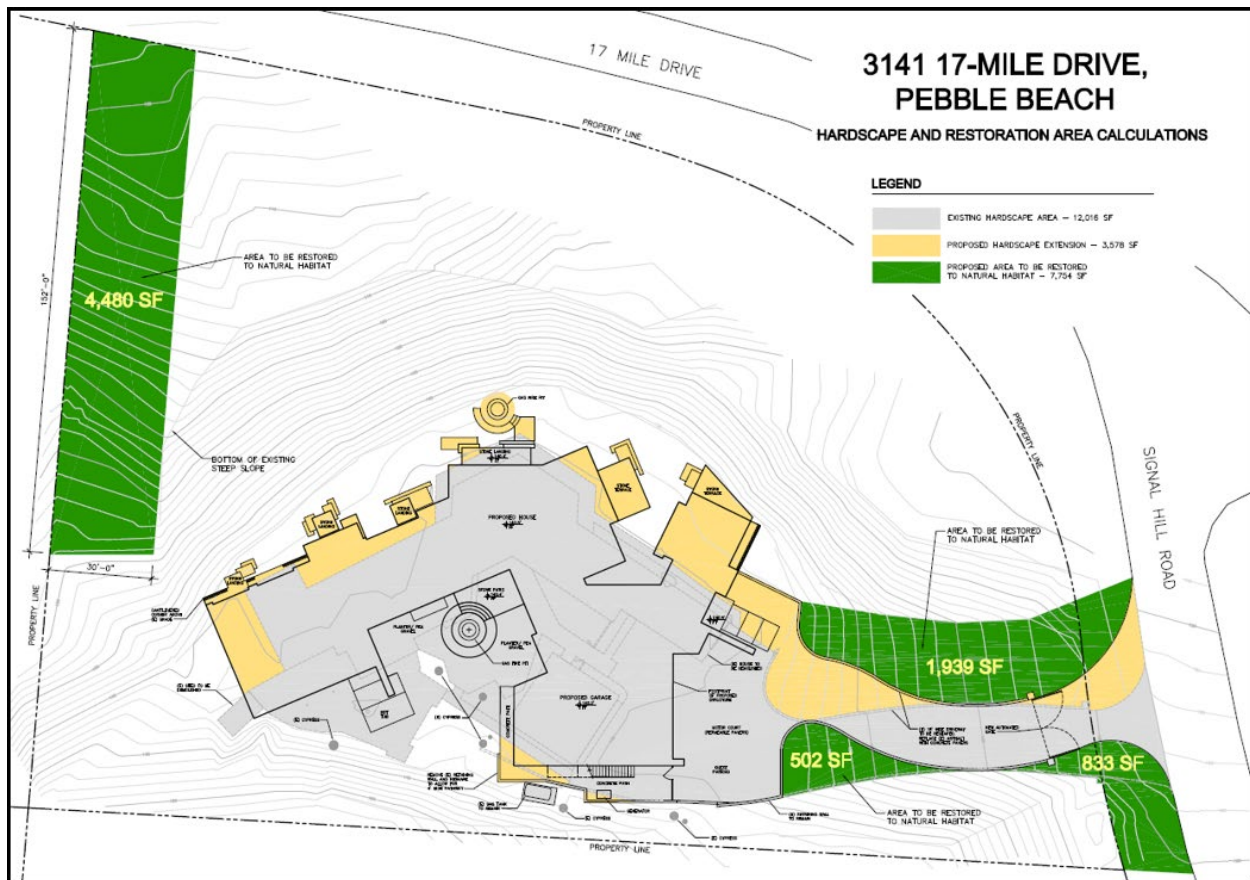


Figure 2. Preliminary Restoration Plan.

Consistent with DMF LUP ESHA policies and CIP regulations, the project has also been conditioned requiring tree and root protection, installing staking to demonstrate grading/disturbance limits, conducting nesting bird survey(s) and conveying areas of the subject property outside of the approved development footprint to the Del Monte Forest Foundation through a permanent conservation easement. Final language of this easement will allow and exception for maintenance of the restored dune ESHA as well as additional restoration should the current or future owners of the property wish to do so.

Cultural Resources

Monterey County resource data indicates that a known archaeological resource was identified in proximity to the subject property. As such, the applicant was required to submit an archaeological report with the development application. A Phase I Archaeological Assessment was prepared March 2021 by archaeologist Susan Morley. In this report Morley assessed impacts relative to a project scope with a slab foundation and sub-excavation of soils. As such, Morley assumed extensive ground disturbance and recommended a pre-construction meeting with the demolition and construction crew and monitoring by an archaeologist and Tribal Cultural monitor. In April 2022, revised plans were prepared and submitted the County altering the foundation design to helical piers and grade beams, resulting in reducing the total grading to approximately 100 cubic yards. Feasibility of this redesign was confirmed by the project geotechnical engineer (Grice) and Morley prepared a Phase II Archaeological Assessment on October 2022 reevaluating the project with the helical pier foundation. Based on the reduced ground disturbance and analysis of boring soils obtained Grice, Morley found monitoring unnecessary in this case. However, in accordance with standard County practice, the project has been conditioned require construction halt and appropriate actions be taken if cultural resources are accidentally uncovered.

Public Viewshed/Ridgeline

DMF LUP Figure 3 identifies that the subject property is within the public viewshed of 17-Mile Drive and Fanshell Beach. On December 23, 2022, staff confirmed that the subject property is visible from 17-Mile Drive and Fanshell Beach. See Figure 3.



Figure 3. Unaided view from Fanshell Beach (left). Zoomed view from Fanshell Beach (right).

DMF LUP Policy 48 states that development within visually prominent settings shall be sited and designed to avoid significant adverse impacts -*a visual impact which, considering the condition of the existing viewshed, the proximity and duration of view when observed with normal unaided vision, causes an existing visual experience to be materially degraded on public views.* Implementing regulations require development harmonize with the natural setting by being subordinate and blending into the environment as well as maintaining a 50 feet setback of from such setting.

Based on the project siting, design, colors and materials, redevelopment of the site was found to be consistent with DMF LUP visual resource protection policies, including ridgeline development. As illustrated in Figure 2 above, the structures will be placed within the existing development footprint, maintaining the existing setbacks. Although the project includes new 2nd story elements, the proposed design is a modern take on the Prairie architectural style which emphasis on the horizontal as opposed to the primary element of the existing structure jutting out towards the public viewshed. In addition, incorporation of dark colors, natural materials and large overhangs over the rows of windows allow the structure to blend into the natural environment. As demonstrated in Figure 4 below, this far better meets the visual policies than the existing structure as well as the surrounding built environment.

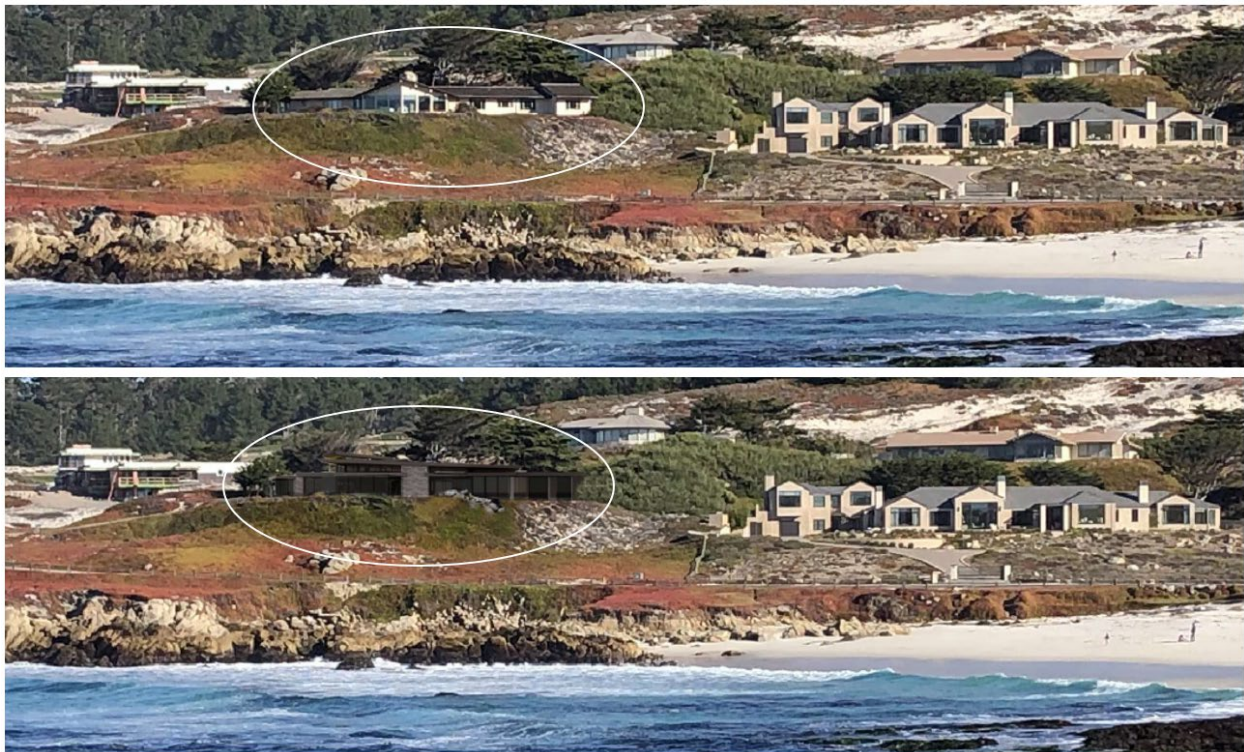


Figure 4. Existing dwelling (top). Proposed dwelling (bottom).

Ridgeline development is defined as development on the “*crest of a hill which has the potential to create a silhouette or other substantially adverse impact when viewed from a common public viewing area.*” As illustrated in Figure 3, both the existing and proposed development is considered ridgeline development from 17-Mile Drive, Fanshell Beach as portions of the structure would create a silhouette against the sky. As discussed above and in this case, ridgeline

development would not result in a substantial visual impact. Further, ridgeline development cannot be avoided due to existing topography and site constraints. Resiting the structure to the west would potentially eliminate silhouetting against the sky. However, this would result in greater disturbance of ESHA and greatly increase potential impacts to cultural resources. This location would locate development on the site closer to the public viewshed which would potentially create an adverse visual impact.

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