

**Before the Zoning Administrator
in and for the County of Monterey, State of California**

In the matter of the application of:

PEBBLE BEACH COMPANY (PLN160839)

RESOLUTION NO. 17-021

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project exempt from CEQA per CEQA Guidelines Section 15307; and
- 2) Approving an after-the-fact Use Permit to permit for the removal of 12 Monterey Pine trees, subject to a Remediation Plan including a habitat restoration and weed eradication program.

[PLN160839, Pebble Beach Company, Aguajito Road at Highway 1, Carmel, Greater Monterey Area Plan (APN: 008-151-002-000 (PBC), 103-121-007-000 (Allen))]

I. RECITALS

A Remediation Plan (PLN160839) to address Code Enforcement case 16CE00350, came on for hearing before the Zoning Administrator on March 23, 2017. Having considered all the written and documentary evidence, the administrative record, the staff report, and other evidence presented, the Director of Planning hereby declares and finds as follows:

1. The property is located at Aguajito Road and Highway 1, Carmel (Assessor's Parcel Number 008-151-002-000), Greater Monterey Peninsula Area Plan. This is an undeveloped Monterey Pine forest habitat located between Aguajito Road, the High Meadow subdivision, and the Highway 1 corridor. The owner of record for this parcel is Pebble Beach Company. However, the applicants are Charles and Dorothy Allen who reside at 3733 Raymond Way, a parcel that abuts the parcel with the violation. It is the applicants who submitted the remediation plan, as they were the ones who created the violation. The Pebble Beach Company has given the applicants authorization to clear the violation on Pebble Beach Company property.
2. On August 24, 2016, an Administrative Citation was issued for removal of approximately 12 Monterey pine trees without proper permits (use permit) and for the accumulation of debris from tree removal which created a fire hazard. Trees were removed and slash was piled at the forest margin adjacent to the property located at 3733 Raymond Way in the High Meadow subdivision. An application has been submitted including a remediation plan and Biological Assessment prepared by Nicole Nedeff, Consulting Ecologist, dated December 7, 2016 (**Exhibit B**) to clear the violation.
3. Restoration is typically required when there is a violation of the Monterey County Zoning Ordinance (Title 21) for grading and/or vegetation removal. The fundamental goal of any restoration plan is the re-vegetation of native plants and the reconstruction of natural land features which have been altered in violation of County Code. In this case, instead of a 1:1 tree replacement, a Remediation Plan has been drafted, in consultation with staff and PBC, that addresses fire clearance/safety objectives and habitat enhancement with weed eradication equivalent to full restoration. The Zoning Administrator is being asked to

consider if this Plan would be considered full restoration, or if something more should be required, as recommended by staff.

4. The project includes application for the removal of 12 Monterey Pine trees. In accordance with the applicable policies of the 2010 General Plan, Greater Monterey Peninsula Area Plan, and Monterey County Code (Title 16 and Title 21), a Use Permit is required and the criteria to grant said permit have been met.
5. On November 15, 2016, an on-site inspection of the project area was attended by Pebble Beach Company (Sean Casey VP of Resource Management and Real Estate), Cal-Fire Fire Captain (Kim Bernheisel), the Responsible parties (Charles and Dorothy Allen) and the Consulting Ecologist (Nikki Nedeff). All in attendance concurred on an ecologically defensible alternative restoration strategy for the subject parcel. The proposed alternative restoration strategy includes habitat enhancement and maintaining fire clearance, without full restoration. As required by the Fire District, the existing forest needed thinning to protect structures on parcels abutting the forest and reduce fire hazard. The following action items are proposed as remedial actions to correct the Monterey County Zoning violation (16CE00350):
 - No further removal or pruning of Monterey pine, coast live oak, or other live native vegetation will occur without the express approval of the land owner and the County permits as necessary;
 - Tree trunks felled should be cut into 4 to 8 foot lengths and large diameter “rounds” should be left on the forest floor to decompose. In order to reduce fire hazards, no stacks or piles of rounds or cut limbs should remain in the project area;
 - Remove downed limbs, slash, and dead brush and haul biomass to the designated staging area adjacent to the Allen residence;
 - Chip slash and broadcast large rounds into adjoining forest habitat and remove remaining slash to the designated area;
 - Allow natural recruitment and growth of native Monterey pines, coast live oaks and native understory species to proceed;
 - The applicants will aggressively control non-native, invasive weed species, under direction of a qualified biologist. Target weeds for control include, but are not limited to the following species: Cape ivy, English ivy, Pride-of-Madeira, Periwinkle, Myoporum, Genista (French bloom) and iceplant;
 - The applicants are responsible for monitoring weed eradication on an annual basis with the direction of the biologist, for a three year term.County staff has independently reviewed the alternative restoration strategy and concurs with this course of action.
6. Within three months from approval of this Remediation plan, a follow-up report from the biologist shall be submitted to the County providing evidence that the recommendation contained in the biological report and the recommendations of the Fire Department have been followed. Upon satisfactory completion of the Remediation activities the site shall be considered in compliance with all rules and regulations pertaining to zoning uses. Condition of Approval allows an extension request in writing, if necessary.
7. No evidence has been received indicating that the recommended remediation plan would endanger public health and safety, or that it would be infeasible due to circumstances beyond the control of the applicant.

8. This remediation plan is categorically exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15307 categorically exempts actions taken by regulatory agencies, as authorized by state or local ordinance to assure the maintenance, restoration, or enhancement or protection of the environment where the regulatory process involves procedures for protection of the environment. The remediation plan includes weed removal and fire clearance for the enhancement of the environment.
9. The decision on this project may be appealed to the Planning Commission. Section 21.80.040 of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Planning Commission and is the final appeal authority.

II. DECISION

NOW THEREFORE BE IT RESOLVED that the Zoning Administrator finds that remediation of the site shall be required to address the violation in accordance with attached conditions and in accordance with the approved Remediation Plan for the site.

BE IT FURTHER RESOLVED that, in addition to these findings, the Zoning Administrator having considered the Remediation Plan and the evidence presented relating thereto, concludes that the proposed alternative restoration strategy, including habitat enhancement and maintaining fire clearance, is feasible and required in this case and does not have the potential to endanger the public health, safety, and welfare.

BE IT FURTHER RESOLVED that it is the decision of said Zoning Administrator to approve the Remediation Plan subject to the conditions attached hereto in general conformance with the plans attached hereto and incorporated herein by reference.

APPROVED AND ADOPTED this 23rd day of March, 2017.



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON MAR 31 2017

THIS ADMINISTRATIVE DECISION IS APPEALABLE TO THE PLANNING COMMISSION. **APR 10 2017**

THIS DECISION IS SUBJECT TO JUDICIAL REVIEW PURSUANT TO CALIFORNIA CODE OF CIVIL PROCEDURE SECTIONS 1094.5 AND 1094.6. ANY PETITION FOR WRIT OF MANDATE MUST BE FILED WITH THE COURT NO LATER THAN THE 90TH DAY FOLLOWING THE DATE ON WHICH THIS DECISION BECOMES FINAL.

Monterey County RMA Planning

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

PLN160839

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This is an after-the-fact Use Permit to permit for the removal of 12 Monterey Pine trees, subject to a Remediation Plan including a habitat restoration and weed eradication program. The property is located between Aguajito Road, the High Meadow subdivision and Highway 1 corridor, Carmel (Assessor's Parcel Number 008-151-002-000), Greater Monterey Peninsula Area Plan.. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Remediation Plan (Resolution 17-021) was approved by Zoning Administrator for Assessor's Parcel Number 008-151-002-000 on April 5, 2017. The permit was granted subject to 3 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (RMA - Planning)

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

3. SPPD001 - Remediation of Violation (NON STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall follow the proposed alternative restoration strategy that includes habitat enhancement and maintaining fire clearance per the reports from the Consulting Ecologist. A follow-up report from the biologist shall be submitted to the County providing evidence that the recommendation contained in the biological report and the recommendations of the Fire Department have been followed. (RMA Planning Department)

Compliance or Monitoring Action to be Performed: Within three months from approval of this Remediation plan, a follow up report from the biologist shall be submitted to the Director of RMA Planning for review and approval.

Should the applicant need additional time to submit a follow up report from the biologist to submit to the County, the applicant shall request a 3 month extension in writing.

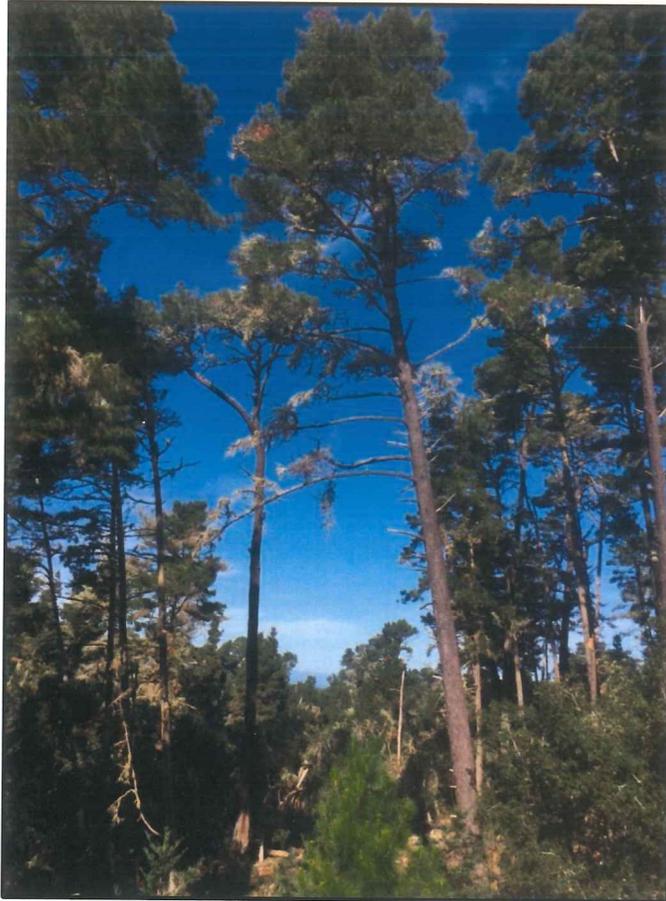
16CE00350

LIB160419

BIOLOGICAL ASSESSMENT and RESTORATION PLAN

APN 008-151-002, Aguajito/High Meadow Area

VIOLATION CASE NUMBER 16CE00350 (ALLEN)

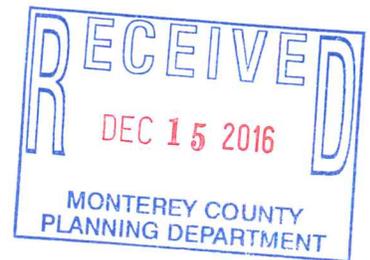


Photograph - Ron and Dorothy Allen

Prepared By:
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831.238.1247 - carmelallens@sbcglobal.net
APN 103-121-007

December 7, 2016



PCN160839

PROPERTY PROFILE

DATE: December 7, 2016

PREPARED BY: Nicole Nedeff, Consulting Ecologist, nikki@ventanaview.net, 831.320.9463
P.O. Box 1525, Carmel Valley, CA 93924

SITE NAME: Aguajito/High Meadow

SITE VISIT: October 25, 2016, November 15, 2016.

PHYSICAL ADDRESS: Undeveloped lands adjacent to 3733 Raymond Way, Carmel, CA

APN and ACREAGE of SUBJECT PROPERTY: APN 008-151-002; 25.53 acres

USGS QUARANGLE: Monterey 7.5' (1947, photorevised 1983), T16S/R1E, unsurveyed section

OWNER: Pebble Beach Company, P.O. Box 1767, Pebble Beach, CA 93953
Contact: Sean Casey, Vice President Resource Management and Real Estate,
caseys@pebblebeach.com, 831.625.8435

RESPONSIBLE PARTY: Ron and Dorothy Allen, 3733 Raymond Way, Carmel, CA 93924
carmelallens@sbcglobal.net, 831.238.1247, APN 103-121-007

MONTEREY COUNTY ZONING and PRESENT LAND USE: RDR/5.1-UR-D-S = Rural Density Residential, with one unit per 5.1 acres and Urban Reserve, Design Control and Site Plan Review overlays. This parcel has been affected by a Monterey County Administrative Citation assigned to adjoining neighbors Ron and Dorothy Allen, Case Number 16CE00350. The subject property is not in the California Coastal Zone.

The Subject Parcel is undeveloped Monterey Pine Forest habitat sandwiched between Aguajito Road, the High Meadow subdivision in unincorporated Monterey County, and State of California lands along the Highway 1 corridor.

PROJECT DESCRIPTION: Ron and Dorothy Allen removed 10-12 mature Monterey pine trees in adjoining undeveloped property owned by the Pebble Beach Company. Trees were felled and slash was piled at the forest margin adjacent to the Allen property at 3733 Raymond Way in the High Meadow subdivision east of Carmel.

This Biological Assessment and Restoration Plan is designed to comply with corrective actions noted in the August 30, 2016 Monterey County Administrative Citation, which requires the Allens to apply for and obtain appropriate permits to address Monterey County zoning violations on the adjoining Pebble Beach Company property.

HABITAT IN PROJECT AREA: Monterey Pine Forest

SIGNIFICANT BIOLOGICAL ATTRIBUTES IN PROJECT AREA:

√ Monterey Pine Forest

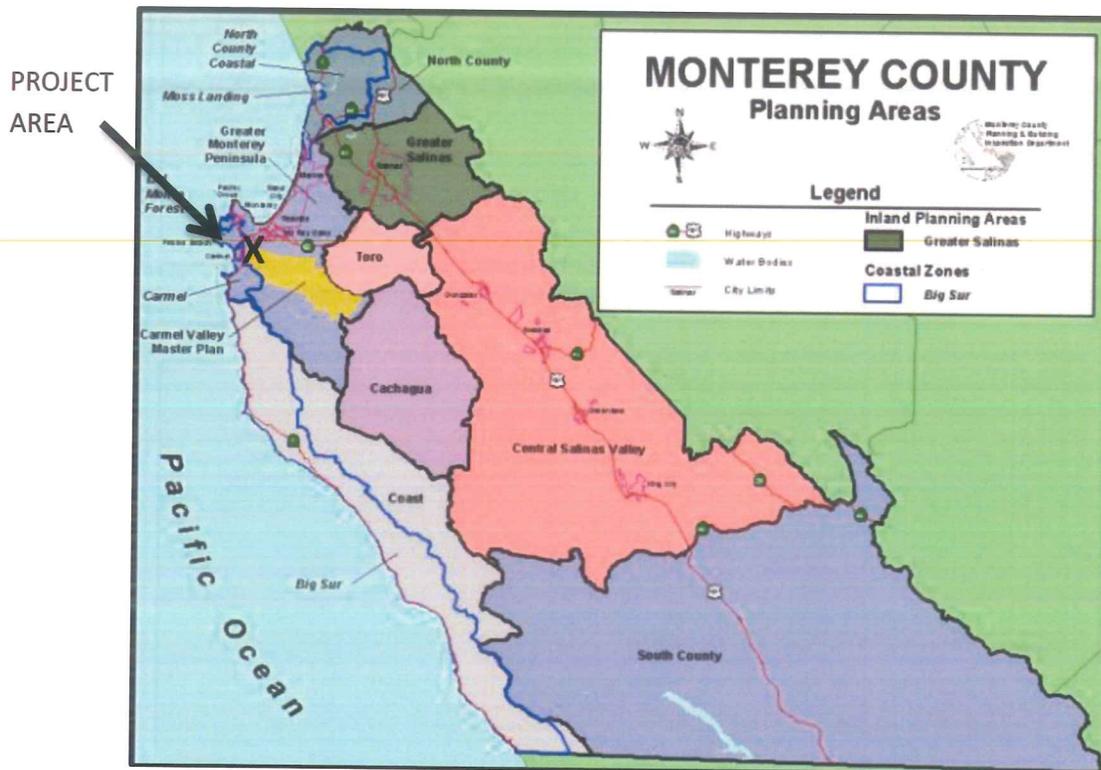


Figure 1 – Project site location in the Greater Monterey Peninsula Planning Area.

I. SUMMARY

In October 2016, I was retained by Ron and Dorothy Allen and asked to prepare a Restoration Plan for undeveloped property adjacent to the Allen residence in Carmel. The Allens felled 10-12 mature Monterey pine trees (*Pinus radiata*) on adjoining property owned by the Pebble Beach Company, APN 008-151-002. Pine removal was conducted without appropriate permits or the permission of the Pebble Beach Company - the Allens received an Administrative Citation ordering corrective action (16CE00350, August 30, 2016).

In addition to unpermitted pine tree removal, the Allens were cited for a stairway on a portion of their property where the slope is greater than 25%. Corrective action for the stairway will be addressed by the Allens in a separate Design Approval application.

The following report describes current biological conditions on Pebble Beach parcel APN 008-151-002 and recommends a strategy for corrective action to address unpermitted tree removal. Implementation of the recommendations outlined in this report will bring the Allens into compliance with Monterey County Zoning ordinances regarding vegetation removal and unsafe brush accumulation, as described in Administrative Citation 16CE00350.

Corrective actions recommended in this report have been approved by the land owner, represented by Sean Casey, Vice President for Resource Management and Real Estate, Pebble Beach Company. Corrective actions recommended in this report have also been endorsed by CalFire Fuels Management-Fire Captain Kim Bernheisel.



Figure 2 – Pebble Beach parcel APN 008-151-002. Project area noted by red X.

II. PROPERTY DESCRIPTION and EXISTING CONDITIONS

The subject parcel is an undeveloped remnant of mature Monterey Pine Forest habitat located southeast of the crossroads of Highway 1, Highway 68 West and Aguajito Road. The property is bordered on the south by the rural residential neighborhood of High Meadow, Carmel, where the Allen residence is situated.

The 25-acre Pebble Beach parcel supports a tall canopy of mature Monterey pine (*Pinus radiata*), with coast live oak (*Quercus agrifolia*) and typical native understory vegetation, including huckleberry (*Vaccinium ovatum*), sticky monkeyflower (*Diplacus aurantiacus*), bracken and wood fern (*Pteridium aquilinum*, *Dryopteris arguta*), and abundant poison oak (*Toxicodendron diversilobum*). In addition to a diverse cohort of native Monterey Pine Forest understory species, the site also supports numerous non-native, invasive plants, including Cape and English ivy, periwinkle, iceplant, genista and Pride-of-Madeira.

The 10-12 felled Monterey pine trunks are scattered in various positions on the forest floor in an area approximately one-acre in size. Slash and broken branches have been collected into linear windrows near the forest habitat boundary near the Allen residence and rounds (trunk sections) of various lengths have been stacked in a number of locations.

Despite tree removal work, the forest floor has not been significantly altered and no bare ground was visible during two site inspections conducted in Fall 2016. Understory species were not significantly impacted by tree felling and the overall project area does not display evidence of noteworthy disturbance.

III. SURVEY METHODS

Local maps, literature references, Internet-based searches and consultations with knowledgeable individuals were used during the preparation of the Biological Assessment and Restoration Plan. Floristic field survey methods utilized in the Biological Assessment conform to protocols outlined by the California Department of Fish and Wildlife (November 2009). The purpose of the statewide survey protocols is to facilitate a comprehensive, consistent and systematic approach for the identification of plants, natural communities and special status elements in project areas. The goal is to produce reliable information and to maximize the potential for locating special status species and communities.

Field assessment for the Biological Assessment focused on the following objectives:

- Identify and map natural communities
- Locate and map special status plants and wildlife species
- Identify and map significant biological features
- Consider site conditions for restoration strategy

Botanical and habitat surveys were conducted on October 25, 2016, with a follow-up site visit on November 15, 2016. Botanical and habitat surveys around and through natural communities were conducted on foot. The Fall 2016 survey period was not optimal to record nesting birds, annual flowering species, or special status plants known to occur in similar Monterey Pine Forest habitat. However the survey period was entirely appropriate for the identification of typical indicator species and uncommon shrubs found in nearby Monterey Pine Forest natural habitat.

The Fall biological reconnaissance survey featured in this Biological Assessment documents what was apparent, or could be inferred during the survey time. In a few instances, herbaceous plant species identification was performed using “forensic” botany techniques that depend on general morphological characteristics and dry plant material to aid in making a taxonomic determination. Where a positive identification could not be made, the plant taxon was simply identified to genus. All species noted in the plant list for the property were observed by the author of this report.

To identify known element occurrences of special status habitats, plants and wildlife species, a records search was initiated with the California Department of Fish and Wildlife – California Natural Diversity Data Base (CNDDDB). CNDDDB classifies and maps occurrences of taxa and natural communities considered uncommon, special or listed by either the state or federal government. CNDDDB data and maps for the general Monterey Peninsula area, and in particular the vicinity of the subject parcel, (Del Monte Forest and Jacks Peak) were consulted prior to field survey of the Pebble Beach parcel adjacent to the Allen residence.

The California Department of Fish and Wildlife (CDFW) RareFind and BIOS data base, as well as the List of Special Animals (2008), were reviewed online for information on sensitive plant and wildlife species in the project area. Table 1 lists the biologically significant element occurrences noted by CNDDDB for the area surrounding the subject parcel. The California Native Plant Society web-based "Inventory of Rare and Endangered Vascular Plant Species" was also consulted to identify occurrences of special status plant species in the general Aguajito/High Meadow region of the Monterey Peninsula.

Based on the presence of typical Monterey Pine Forest vegetation in the project vicinity and CNDDDB records of potential special status species in the general region of the Monterey Peninsula, the subject property and surrounding undisturbed habitat areas were specifically surveyed for the following special status plants and animals:

- Smith's Blue Butterfly, *Euphilotes enoptes smithii* (Federally Endangered)
- Monarch Butterfly winter roost, *Danaus plexippus*
- Monterey Dusky-footed Woodrat, *Neotoma fuscipes luciana*
- Gowen cypress, *Hesperocyparis goveniana* (Federally Threatened)
- Yador's rein-orchid, *Piperia yadorii* (Federally Endangered)
- Pine rose, *Rosa pinetorum*
- Hooker's manzanita, *Arctostaphylos hookeri*
- Sandmat manzanita, *Arctostaphylos pumila*
- Monterey ceanothus, *Ceanothus rigidus*
- Hutchinson's larkspur, *Delphinium hutchinsoniae*

IV. SURVEY RESULTS

Scientific nomenclature for plants described in this report follows protocols used in Matthews and Mitchell (2015), and Baldwin, et al. (2012). A list of CNDDDB special status species in the project vicinity is presented in Table 1. Table 2 includes a list of all plants observed in the project area.

A. Special Status Species - No special status plants or wildlife species other than Monterey pine (*Pinus radiata*) were observed in Monterey Pine Forest habitat in any portion of the Pebble Beach property where unpermitted tree removal activity occurred. Native Monterey pine is noted as a Rank 1B.1 plant by the California Native Plant Society (1B.1 = Seriously endangered in California).

B. Special Status Natural Communities - The subject parcel supports Monterey Pine Forest and associated native understory plant species typical of the Monterey Peninsula population of this rare forest type. Native Monterey Pine Forest habitat is a natural community identified as "rare and worthy of consideration" by the California Department of Fish and Wildlife - California Natural Diversity Database (CDFW-CNDDDB code *87.110.00). The California Native Plant Society lists native Monterey pine (*Pinus radiata*) as Rank 1B.1, a species that is seriously endangered in California. A number of uncommon plants and wildlife species are often associated with native Monterey Pine Forest communities, and as noted above, these species were specifically surveyed for in the project area.

C. Habitat Impacts - Unpermitted tree removal of 10-12 mature Monterey pines and stockpiling of downed slash and brush occurred over a 1-acre area on the subject parcel. No other natural land features were affected and overall forest habitat remains largely intact within the 1-acre impact area. Unpermitted tree removal was not conducted as a "clear-cut", but rather selective thinning of trees that were viewed by the Responsible Party as potential hazards (Ron and Dorothy Allen, personal communication).

Habitat Impact 1: The removal of mature trees has reduced overall canopy habitat and resulted in increased light penetration to the forest floor.

The elimination of forest canopy habitat and biomass reduces cover, food resources and nesting options for a number of wildlife species and birds. However, increased light will benefit natural recruitment and growth of Monterey pine and coast live oak seedlings, as well as native understory shrub species. That said, increased light will also encourage the growth and proliferation of non-native weedy species. Weedy invasives have the potential to expand surface coverage and impair native forest ecology in the project area. The expansion of non-native invasives in the project area could also result in weed infestation into surrounding unaffected forest habitat.

Habitat Impact 2: The removal of mature trees has reduced the density of mature pine individuals, which may negatively impact the stability of standing trees in the vicinity.

The density of forest trees provides inherent support to the inner forest from wind impacts. Wind impacts are mitigated by standing trunks on the periphery of forest habitat, where the outer trees act as buffers to deflect wind and reduce velocity. Without the protection of peripheral trees, the inner forest community is subjected to harsher and potentially damaging wind impacts. Accelerated tree-fall in adjoining inner habitat areas may result from the removal of the mature pines fringing the forest edge adjacent to the Allen residence.

Habitat Impact 3: The stockpiling of downed slash and brush at the edge of the forest has created a fire hazard and a narrow zone where natural recruitment of native species is diminished.

IV. RESTORATION PLAN

Restoration is typically required when there is a violation of Monterey County Zoning ordinances that regulate grading and/or vegetation removal. The fundamental goal of any restoration plan is the revegetation of native plants and the reconstruction of natural land features which have been altered in violation of County regulations (Ellis, 2004).

The land owner (Pebble Beach Company), with support of CalFire, has indicated that fire clearance objectives and habitat enhancement with weed eradication are superior to typical restoration and revegetation efforts at this location. This particular case does not warrant remedial revegetation for habitat restoration, and in fact, the land owner prefers that corrective revegetation does not occur.

On November 15, 2016, an on-site inspection of the project area was attended by Sean Casey (Pebble Beach Vice President for Resource Management and Real Estate), Kim Bernheisel (CalFire Fire Captain), Ron and Dorothy Allen (Responsible Party) and Nikki Nedeff (Consulting Ecologist). Ms. Nedeff, Mr. Bernheisel and Mr. Casey concurred on an ecologically defensible alternative restoration strategy for the subject parcel. The proposed alternative restoration strategy includes habitat enhancement and maintaining fire clearance, without remedial revegetation.

Administrative Citation 16CE00350 notes the specific violations below:

- Removal of approximately 10-12 Monterey pine trees without proper permits.
- Accumulation of debris from tree removal – fire hazard.

The following action items are proposed to correct the Monterey County Zoning Violation:

1. No further removal or pruning of Monterey pine, coast live oak, or other live native vegetation without the express approval of the land owner, Pebble Beach Company.
2. Tree trunks felled previously by the Responsible Party should be cut into 4 to 8-foot lengths and large diameter "rounds" should be left on the forest floor to decompose. In order to reduce fire hazards, no stacks or piles of rounds or cut limbs should remain in the project area.
3. Remove downed limbs, slash and dead brush and haul biomass to an appropriate staging area adjacent to the Allen residence.
4. Chip slash and either broadcast chipped material into adjoining forest habitat, or remove.
5. Allow natural recruitment and growth of native Monterey pines, coast live oaks and native understory species to proceed.
6. Aggressively control non-native, invasive weed species, under direction of Qualified Biologist. Target weeds for control include, but are not limited to the following undesirable species: Cape ivy, English ivy, Pride-of-Madeira, Periwinkle, Myoporum, Genista (French broom), iceplant.
7. Monitor weed eradication on an annual basis and report findings to the land owner (Pebble Beach Company).



Figure 3 - Appropriate treatment of felled trees.

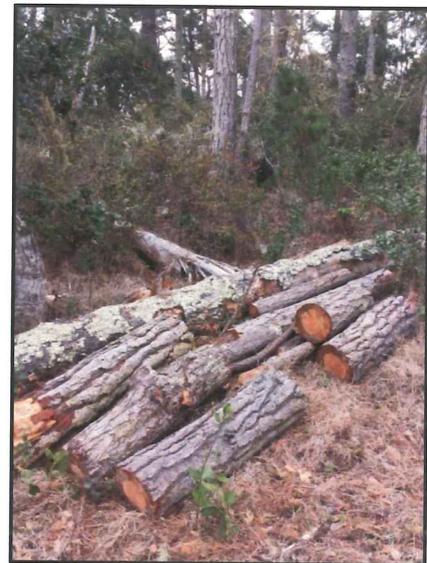


Figure 4 - Remove stacks of rounds.



Figure 5 – Remove non-native weeds. Periwinkle carpets the open forest floor at this location

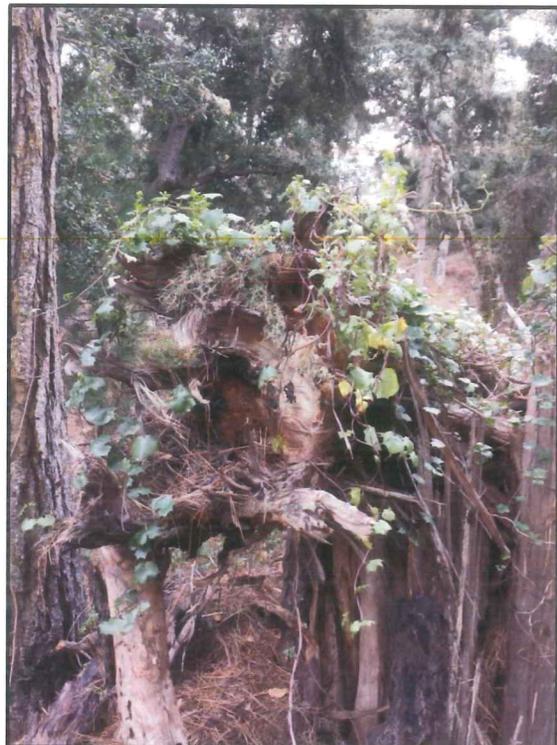


Figure 6 – Invasive Cape ivy growing on old stump.



Figure 7 – Naturally recruiting Monterey pine seedlings will benefit from increased light and aggressive removal of competing weedy invasive plants. Seedlings are abundant in the project area.

V. COMPLETION and MONITORING SCHEDULE

A. Immediate Action Needed:

1. Schedule appointment with County Code Enforcement staff to submit application materials and obtain appropriate permit.
2. No further vegetation removal should be conducted without prior approval of the land owner.
3. Allow seedling Monterey pine, coast live oak and native understory plant species to recruit and grow in-situ.

B. Action To Be Completed Upon Receipt of Appropriate Permit:

1. Cut felled tree trunks into 4 to 8-foot lengths. Remove smaller rounds and any stacked limbs from the project area.
2. Remove windrows, piles of slash, piles of brush and downed limbs from the project area. Stage biomass near Allen residence and chip. Either broadcast chips into adjoining habitat areas for a light mulch covering on the forest floor and over the Allen's property, or remove chips from the area.
3. Consult with a Qualified Biologist and initiate a weed control program in the one-acre project area affected by tree removal. Focus on target non-native weed species noted in Section IV.6 and Table 2 of this report. Weed control can be conducted manually (all biomass must be removed from the site and properly disposed of), or by using appropriate herbicide treatments.

C. Long-Term Follow-up and Monitoring Action:

1. Aggressively continue to treat and eradicate non-native weedy plants in the Project Area for a 3-year period.
2. On an annual basis for a 3-year period beginning in Fall 2017, engage a Qualified Biologist to report on weed control actions and document results for the land owner (Pebble Beach Company Resource Management and Real Estate), and for the Monterey County Resource Management Agency.

VI. SUCCESS CRITERIA

The success of restoration actions should be determined by the relative increase in overall cover, density and vigor of native Monterey Pine Forest indicator plants, including recruitment and growth of Monterey pine and coast live oak seedlings in the project area. In addition, the incidence of weedy invasive plants should be minimal. No quantitative metrics are suggested to measure the relative success of native vegetation growth, rather a qualitative assessment of native plant vigor and overall habitat function should be conducted and comparison made between current conditions (11/2016) and conditions as they appear during each subsequent monitoring assessment.

The Responsible Party will need to take immediate corrective weed control actions if annual monitoring documents that invasive plants are found to negatively impact any aspect of Monterey Pine Forest habitat function in the project area, or if weedy undesirable species are discovered invading into adjoining natural forest from sources in the project area. Complete eradication of undesirable plants is likely not feasible, however diligent and aggressive weed control will enhance habitat function and ultimately benefit Monterey Pine Forest ecology.

TABLE 1

California Department of Fish and Wildlife, California Natural Diversity Data Base (CNDDDB) list of special status species in the vicinity of APN 008-151-002

<u>Scientific Name</u>	<u>Common Name</u>	<u>Federal</u>	<u>State</u>	<u>CNPS</u>	<u>Habitat</u>
PLANTS					
<i>Allium hickmanii</i>	Hickman's onion			1B.2	CP
<i>Arctostaphylos hookeri</i>	Hooker's manzanita			1B.2	MC
<i>Arctostaphylos pumila</i>	Sandmat manzanita			1B.2	MC, Dunes
<i>Castilleja latifolia</i>	Monterey Indian paintbrush			4.3	CBS, NCS
<i>Ceanothus rigidus</i>	Monterey ceanothus			4.2	MC
<i>Cirsium occidentale</i> var. <i>compactum</i>	Compact cobwebby thistle			1B.2	NCS, CP
<i>Cordylanthus rigidus</i> ssp. <i>littoralis</i>	Seaside bird's beak		E	1B.1	C,MC,NCS,OW
<i>Delphinium hutchinsoniae</i>	Hutchinson's larkspur			1B.2	C,CP,NCS
<i>Delphinium umbraculorum</i>	Umbrella larkspur			1B.3	OW
<i>Ericameria fasciculata</i>	Eastwood's goldenbush			1B.2	MC, MPF
<i>Hesperocyparis goveniana</i>	Gowen cypress	T		1B.2	MCF
<i>Lomatium parvifolium</i>	small-leaved lomatium			4.2	MC, MPF
<i>Malacothamnus palmeri</i> var. <i>involucratus</i>	Carmel Valley bush mallow			1B.2	NCS
<i>Pinus radiata</i>	Monterey pine			1B.1	MPF
<i>Piperia michaeli</i>	Michael's rein-orchid			4.2	MC, NCS
<i>Piperia yadonii</i>	Yadon's rein orchid	E		1B.1	MC, MPF
<i>Rosa pinetorum</i>	Pine rose			1B.2	MC, MPF
<i>Tortula californica</i>	California screw moss			1B.2	G, NCS, sandy sites
<i>Trifolium polyodon</i>	Pacific Grove clover		R	1B.1	CP, MPF
<i>Trifolium trichocalyx</i>	Monterey clover	E	E	1B.1	MPF, MCF
ANIMALS					
Reptiles/Fish/Amphibians					
<i>Ambystoma californiense</i>	California tiger salamander	T	T		ponds, grasslands sandy soil
<i>Anniella pulchra pulchra</i>	California legless lizard		SC		sandy soil
<i>Phrynosoma coronatum frontale</i>	California horned lizard	SC	CP,SC		G,C,CS,MC

<i>Rana aurora draytonii</i>	California red-legged frog	T	FP,SC	ponds, creeks with pools
<i>Taricha torosa torosa</i>	Coast Range newt		SC	creeks with pools, ponds
<i>Thamnophis hammondi</i>	Two-striped garter snake	FSS	SC	riparian
Mammals				
<i>Lasirus cinereus</i>	Hoary bat			trees, mosaic habitats
<i>Neotoma fuscipes luciana</i>	Monterey dusky-footed woodrat	SC	SC*	CS,OW, riparian,MEF
<i>Taxidea taxus</i>	American badger		SC	G, CP
Birds				
<i>Cypseloides niger</i>	Black swift		SC	cliffs
<i>Falco mexicanus</i>	Prairie falcon		SC	G,OW,CP, CS, MC
<i>Falco peregrinus anatum</i>	Peregrine falcon		E	cliffs,bridges
Invertebrates				
<i>Anniella pulchra</i>	Legless lizard		SC	R, NCS, dunes sandy soils
<i>Bombus caliginosus</i>	Obscure or Fogbelt Bumblebee		SC	MPF,MC,CP, NCS, OW
<i>Danus plexippus</i>	Monarch butterfly winter roost			RW groves CS
<i>Euphilotes enoptes smithi</i>	Smith's blue butterfly	E		euc.,pine,

Abbreviations for Status Codes

E = Endangered

SC = Species of Special Concern, * indicates potential status change

CP = Protected under California Code of Regulations

FP = Protected under California Fish and Game Codes

FSS = Forest Service Sensitive Species

1B = Plants rare, threatened or endangered in California and elsewhere

1B.1 = Seriously endangered in California

1B.2 = Fairly endangered in California

1B.3 = Not very endangered in California

4 = Plants of limited distribution in California - A Watch List

4.2 = Fairly Endangered in California

4.3 = Not very endangered in California

Habitat Abbreviations

C = Chaparral

G = Foothill and Valley Grassland

OW = Oak Woodland

CP = Coastal Prairie

NCS = Northern Coastal Scrub

MC = Maritime Chaparral

MPF = Monterey Pine
Forest

RW = Redwood Forest

MEF = Mixed Evergreen Forest

MCF = Mixed Coniferous Forest

CBS = Coastal Bluff
Scrub

R = Riparian

TABLE 2

List of Plants Observed on APN 008-151-002, October 25, 2016

Trees:

Pinus radiata, Monterey pine
Quercus agrifolia, coast live oak

Shrubs:

Baccharis pilularis, coyotebrush
Diplacus aurantiacus, sticky monkeyflower
Echium candicans, Pride-of-Madeira *
Frangula californica, coffeeberry
Genista monspessulana, French broom *
Myoporum laetum, Myoporum *
Ribes sanguineum, pink-flowering currant
Rubus ursinus, wild blackberry
Toxicodendron diversilobum, poison oak
Solanum douglasii, Douglas' nightshade
Vaccinium ovatum, huckleberry

Forbs, Ferns and Grasses:

Carpobrotus chilense, iceplant, sea fig *
Clinopodium douglasii, yerba buena
Delairea odorata, Cape ivy *
Dryopteris arguta, wood fern
Elymus glaucus, blue wild rye
Fragaria vesca, wood strawberry
Hedera helix, English ivy *
Lonicera hispidula var. *vacillaris*, hairy honeysuckle
Pteridium aquilinum, bracken fern
Stipa tenuissima, Mexican feather grass *
Vinca major, periwinkle *

* Non-native, invasive plant

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