

ARCHITECTURAL REVIEW BOARD HEARING

The following application will be reviewed by the City of Pacific Grove Architectural Review Board at its meeting on **TUESDAY, May 25, 2010**. The meeting begins at **6:00 p.m.** in the ***Pacific Grove City Hall Council Chambers, Pacific Grove Civic Center, 300 Forest Avenue.***


LOCATION: 1400 Pico Avenue

APPLICANT: Eric Miller Architects, on behalf of Drew and Dede Johnston

APPLICATION: Architectural Approval Application No. 3931-10

PROJECT DESCRIPTION: 72 sq. ft. addition to existing dwelling, stone patio, brick paver driveway, window replacements (wood to aluminum clad), change to roofing material (wood shake to comp shingle), demo & rebuild storage structure (CEQA Status: Mitigated Negative Declaration adopted 8/17/06).

The public is invited to submit written comments and to speak at the meeting. The plans are available for review at the Community Development Department, 300 Forest Avenue, from 8:00 a.m. to 12:00 p.m., Monday through Friday. Please phone (831) 648-3190 for further information.


 KAREN VAUGHN, AICP
 SENIOR PLANNER

May 14, 2010

The Architectural Review Board will also meet in a plan and site review session on **Tuesday, May 25, 2010, at 12:00 p.m.** in the City Manager's Conference Room at City Hall, 300 Forest Avenue, Pacific Grove, CA. The limited purposes of this session are (1) to visit the site of the projects and (2) allow staff to respond to Board Member's questions regarding the factual aspects of the applications. The plan and site review is an open meeting. Members of the public may attend.

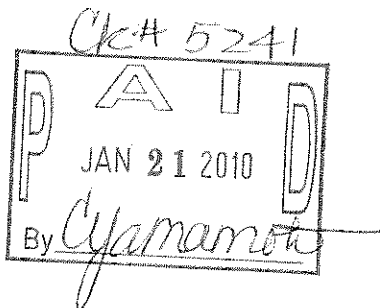
Note: The City of Pacific Grove does not discriminate against persons with disabilities. The Pacific Grove City Hall Council Chambers and Conference Room of the Community Development Department are accessible facilities. A limited number of devices are available to assist those who are hearing impaired. If you would like to use one of these devices, please contact the Community Development Department at (831) 648-3190.

This Notice May Be Removed Five (5) Days After Final Approval

RECEIVED

COMMUNITY DEV. DEPT.

CITY OF PACIFIC GROVE
APPLICATION FOR ARCHITECTURAL APPROVAL
(Municipal Code Chapter 23.73)



CDD Use only
A.A. APPLICATION NO.
3931-10

FEE $650 \times 15\% = 97.50 = 747.50$
ACCOUNT NO. 01-4402

Accepted for submittal by: Cyamamoto
[CDD Staff person]

Project Location 1400 PICO AVENUE
PACIFIC GROVE, CA 93950 APN 007-071-002

Brief Description of Project REMODEL & ADDITION TO EXISTING ONE STORY
RESIDENCE, STORAGE BLDG. & TWO CAR GARAGE.

Applicant ERIC MILLER ARCHITECTS, INC. / LUYEN VU

Applicant's Address 157 GRAND AVE. SUITE 106
PACIFIC GROVE, CA 93950

Applicant's E-mail Address: luycen@ericmillerarchitects.com *

Applicant's Daytime Phone No. 831-372-0410

Property Owner DREW & DEDE JOHNSTON

Property Owner's Address 10061 RIVERSIDE DR. TOLUCA LAKE, CA 91602

Property Owner's Phone No. 831-655-1088

Property Owner's E-mail Address: fielda@earthlink.net

I, the undersigned, under penalty of perjury, depose and say that I am the applicant for this request, that the owner of the property approves this application and that all statements are true and correct.

1/19/10
Date

[Signature]
Signature of Applicant

NOTE TO APPLICANT: The filing fee and materials related to the project must accompany this application. Please see attached submittal requirements for your project.

Items 1-8 on the submittal requirements checklist are minimum requirements for all submittals, unless noted as not applicable to the project. If applicable items are not included in your initial application, you may receive a notice of incomplete application within 30-days of your submittal.

*Applicant check here if you prefer to be contacted by e-mail

REVISION No.

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157 GRAND

108

PACIFIC GROVE, CA 93650

PHONE (805) 972-9410 • FAX (805) 972-7940 • WEB: www.ericmillerarchitects.com

ERIC MILLER ARCHITECTS, INC.

ARCHITECT

CONSULTANT:

DATE: 3/30/10

SCALE: 1/4" = 1'-0"

DRAWN: JCB

JOS NUMBER: 04122

PROPOSED FLOOR PLAN

Johnston Residence

1400 Pico Avenue

Pacific Grove, California

916-999-0701-002

LEGEND

SYMBOLS

DESCRIPTION

NEW WALLS

EXISTING WALLS TO REMAIN

EXISTING WALL TO BE DEMOLISHED & REMIT

EXISTING WALL TO BE REMOVED

LOCATION OF NEW ADDITION

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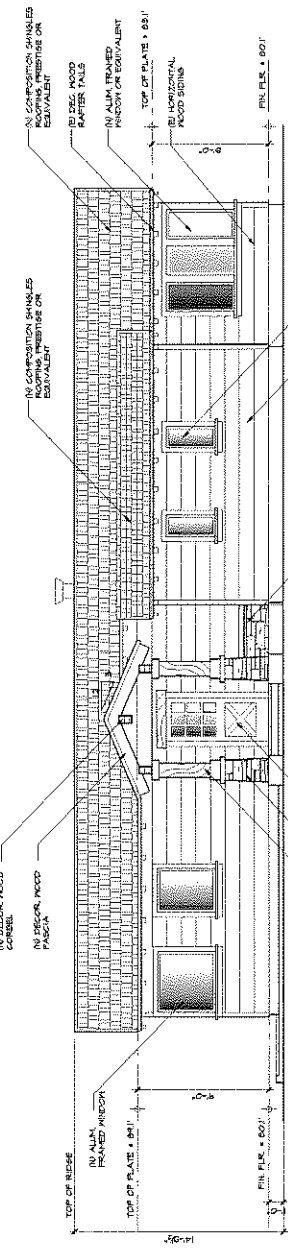
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CONSULTANT:

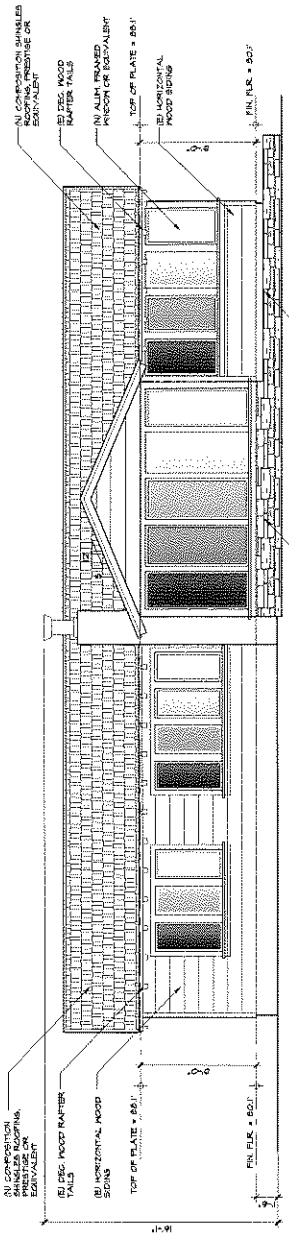
ARCHITECT
ERIC MILLER ARCHITECTS, INC.
 157 GRAND AVENUE 108
 PACIFIC GROVE CA 93950
 PHONE (805) 272-9410 • FAX (805) 272-7940 • WEB: www.ericmillerarch.com

PROPOSED MAIN HOUSE ELEVATIONS
 JOB NAME: **Johnston Residence**
 1400 Pico Drive, California
 DATE: 3/10/10
 SCALE: 1/4" = 1'-0"
 DRAWN: [Signature]
 JOB NUMBER: 04122
A-3.3
 SHEET OF

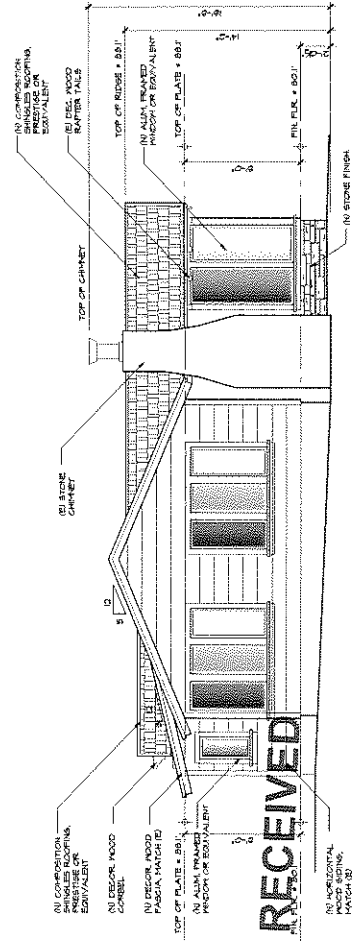
NOTE:
 ALL EXISTING WOOD FRAMED WINDOWS TO BE REFINISHED IN PLACE OR REPLACED WITH ALUMINUM FRAMED WINDOWS OR EQUIVALENT. SEE MATERIAL SAMPLE.
 ALL EXISTING WOOD SHINGLES TO BE REPLACED WITH COMPOSITION SHINGLES OR EQUIVALENT. SEE MATERIAL SAMPLE.
 ALL NEW WALLS TO MATCH THE EXISTING MATERIALS. SEE MATERIAL SAMPLE.



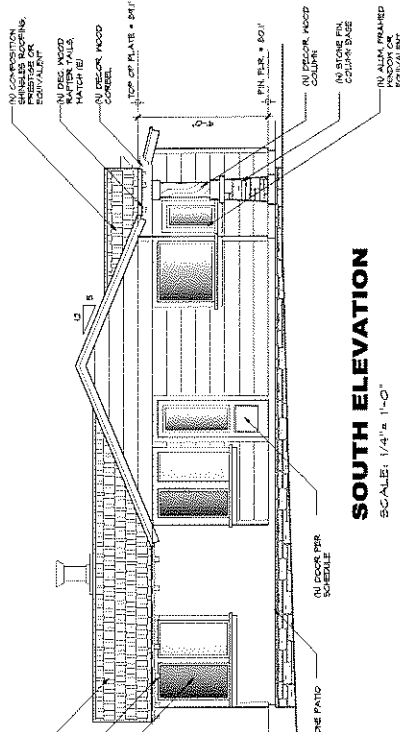
EAST ELEVATION
 SCALE: 1/4" = 1'-0"



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



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



SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"

RECEIVED

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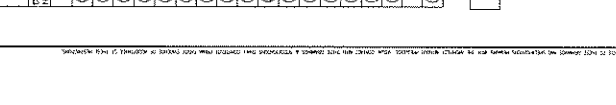
COMMUNITY DEV. DEPT.

N.T.S. on 8.5 x 11

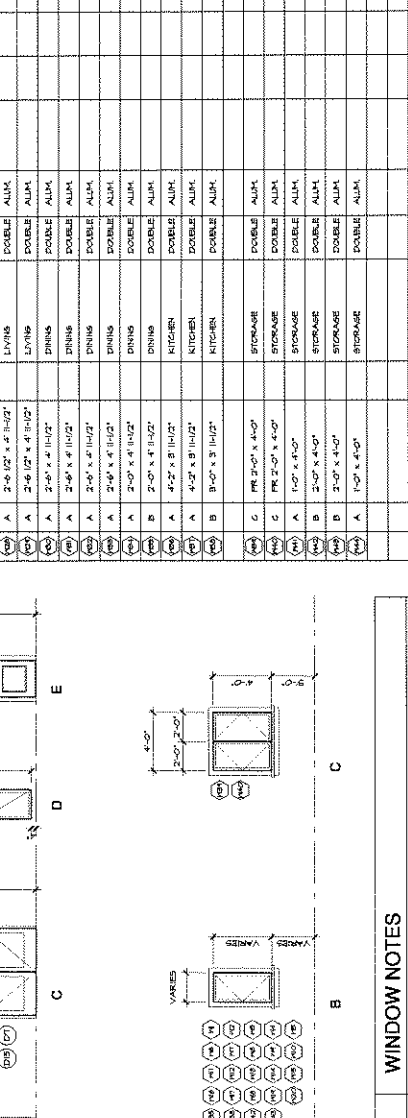
WINDOW SCHEDULE

REV. NO.	TYPE	SIZE H x W	LOCATION	FRAME MATERIAL	GLASS MATERIAL	FINISH	HEAD DETAIL	JAMB DETAIL	THRESH DETAIL	REMARKS
01	A	3'-0" x 7'-0"	ENTRY	WOOD	WOOD	WOOD	-	-	-	REGRATIVE SOLID WOOD DOOR
02	C	PR 2'-0" x 4'-0"	ENTRY CLOSET	WOOD	WOOD	WOOD	-	-	-	SOLID WOOD DOOR
03	B	PR 1'-6" x 7'-0"	LANEY	WOOD	WOOD	WOOD	-	-	-	SOLID WOOD DOOR
04	B	2'-4" x 7'-0"	BATH	WOOD	WOOD	WOOD	-	-	-	SOLID WOOD DOOR
05	B	2'-4" x 7'-0"	BEDROOM	WOOD	WOOD	WOOD	-	-	-	SOLID WOOD DOOR
06	C	PR 1'-6" x 7'-0"	CLOSET	GLASS	WOOD	WOOD	-	-	-	SOLID WOOD DOOR
07	B	PR 1'-6" x 7'-0"	CLOSET	WOOD	WOOD	WOOD	-	-	-	SOLID WOOD DOOR
08	B	2'-0" x 7'-0"	VEHICLE	WOOD	WOOD	WOOD	-	-	-	SOLID WOOD DOOR
09	C	PR 1'-6" x 7'-0"	CLOSET	WOOD	WOOD	WOOD	-	-	-	SOLID WOOD DOOR
10	D	2'-4" x 6'-8"	SHOWER	WOOD	WOOD	WOOD	-	-	-	SHOWER DOOR
11	B	2'-4" x 7'-0"	OFFICE	WOOD	WOOD	WOOD	-	-	-	SOLID WOOD DOOR
12	C	PR 1'-6" x 7'-0"	CLOSET	WOOD	WOOD	WOOD	-	-	-	SOLID WOOD DOOR
13	A	PR 1'-6" x 7'-0"	CLOSET	GLASS	WOOD	WOOD	-	-	-	SOLID WOOD DOOR
14	C	PR 1'-6" x 7'-0"	CLOSET	WOOD	WOOD	WOOD	-	-	-	SOLID WOOD DOOR
15	E	3'-6" x 7'-10"	DINING	WOOD	WOOD	WOOD	-	-	-	REGRATIVE SOLID WOOD DOOR
16	A	2'-0" x 7'-0"	STORAGE	WOOD	WOOD	WOOD	-	-	-	REGRATIVE SOLID WOOD DOOR

DOOR TYPES



WINDOW TYPES



DOOR NOTES

- ALL DOORS SHALL COMPLY WITH THE FOLLOWING UNLESS OTHERWISE NOTED, U.O.N.I.
- SHALL BE 2'-0" x 8'-0" MINIMUM
- SHALL HAVE HARDWARE NOTED 30" TO 44" ABOVE FINISH FLOOR.
- THRESHOLD SHALL HAVE MAXIMUM HEIGHT OF 1/2" ABOVE FINISH FLOOR.
- PROVIDE 12 Pairs - 41/2" x 4-1/2" BUTTS ON ALL DOORS.
- ALL HARDWARE TO HAVE 30/30 FINISH (OIL RUBBED BRONZE).
- ALL FIRE RATED DOORS SHALL HAVE SPRING BORD (OR EQUAL) SHOCK SEALS.
- ALL EXTERIOR DOORS TO BE WEATHERSTRIPPED.
- SHALL BE SOLID CORE.
- ALL DOOR GLAZING TO BE TWPENED.
- ALL WINDSHOWER DOORS SHALL OPEN OUTWARD PER CBC SECTION 2407.

WINDOW NOTES

- ALL WINDOWS SHALL COMPLY WITH THE FOLLOWING UNLESS OTHERWISE NOTED, U.O.N.I.
- EXTERIOR WINDOWS SHALL HAVE SILL HEIGHT AT 44" AFF. MINIMUM
- FRAMED GLASS WOOD WINDOW INSIDE OTHERWISE NOTED
- ALL GLAZING SUBJECT TO ANNOT RECALL SHALL COMPLY WITH SECTION WITH CBC SECTION 2408.1
- SHALL HAVE THE REQUIREMENTS OF CBC STANDARD 24-2 PART 1.
- ALL GLAZING SHALL COMPLY WITH CBC SECTION 2408 FOR INSTALLATION AND MATERIALS.
- SEE WINDOW TYPES THIS PAGE FOR OPERABLE PORTIONS OF WINDOWS AND TO VERIFY NATURAL VENTILATION PER CBC 1208.2 AND 1209.2 AND 1209.3 AND 1209.4.
- ALL WINDOW GLAZING SHALL BE LOW-E.
- CONTACT ARCHITECT, OWNER INTERIOR DESIGNER FOR SPECIFICATION 4 APPLICATION PRIOR TO MANUFACTURING.
- ALL EXTERIOR WINDOWS TO BE REPLACED WITH ALUM. FRAMED WITH DOUBLE GLAZING.

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PROJECT DATA SHEET

PROJECT ADDRESS: 1400 PICO AVENUE, PACIFIC GROVE, CA 93950

COMMUNITY DEV. DEPT

APPLICANT(S): ERIC MILLER ARCHITECTS, INC.

DATE PLANS SUBMITTED TO CITY OF PACIFIC GROVE: DECEMBER 30, 2009

PROJECT DESCRIPTION: REMODEL AND ADDITION TO EXISTING SINGLE FAMILY RESIDENCE

PRELIMINARY VALUATION: \$ 100,000.00

	Required/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District		CZ R-1B4	CZ R-1B4	
Site Area		43,609 S.F.	43,609 S.F.	
Density (multi-family projects only)		1 UNIT	1 UNIT	
Building Coverage	40%	1,949.0 SF.	2,021.0 SF.	
Paving Coverage		2,826.0 SF.	3,465.0 SF.	
Total Site Coverage		4,775.0 SF.	5,486.0 SF.	
Floor Area		1,949.0 SF.	2,021.0 SF.	
Total Exterior Lateral Wall Length to be demolished.	_____	332 L.F. 26 L.F.	329 L.F.	
Total Exterior Lateral Wall Length to be demolished and rebuilt.	_____	332 L.F. 75 L.F.	329 L.F.	
Building Height	25' MAX	14'-6"	14'-6"	
Number of stories		1	1	
Front Setback	20'-0"	168'-0"	168'-0"	MAIN HOUSE SETBACK
NORTH Side Setback (specify side)	20'-0"	23'-3"	23'-3"	MAIN HOUSE SETBACK
SOUTH Side Setback (specify side)	20'-0"	58'-0"	58'-0"	MAIN HOUSE SETBACK
Rear Setback	20'-0"	51'-3"	51'-3"	MAIN HOUSE SETBACK
Garage Door Setback	20'-0"	25'-10"	25'-10"	
Covered Parking Spaces		2	2	@ GARAGE
Uncovered Parking Spaces		2	2	@ DRIVEWAY
Parking Space Size (Interior measurement)	9' x 20'	18'-0"x23'-2"	18'-0"x23'-2"	@ GARAGE
Number of Driveways	1	1	1	
Driveway Width(s)		10'-0"	10'-0"	
Back-up Distance		52'-0"	52'-5"	FROM GARAGE TO PICO AVE.
Eave Projection (Into Setback)	3' maximum	1'-6"	1'-6"	
Distances Between Eaves And Property Lines	3' minimum	49'-9" 21'-3"	49'-9" 21'-3"	@ MAIN HOUSE @ GARAGE
Open Porch/Deck Projections		N/A	N/A	
Architectural Feature Projections		N/A	N/A	
Number of Accessory Buildings		2	2	(E) DETACHED GARAGE (E) ACCESSORY BLDG.
Accessory Building Setbacks	20'-0"	22'-9"	22'-9"	(E) DETACHED GARAGE
Accessory Building Height	20'-0"	63'-7"	63'-7"	(E) ACCESSORY BLDG.
Fence Heights		N/A	N/A	

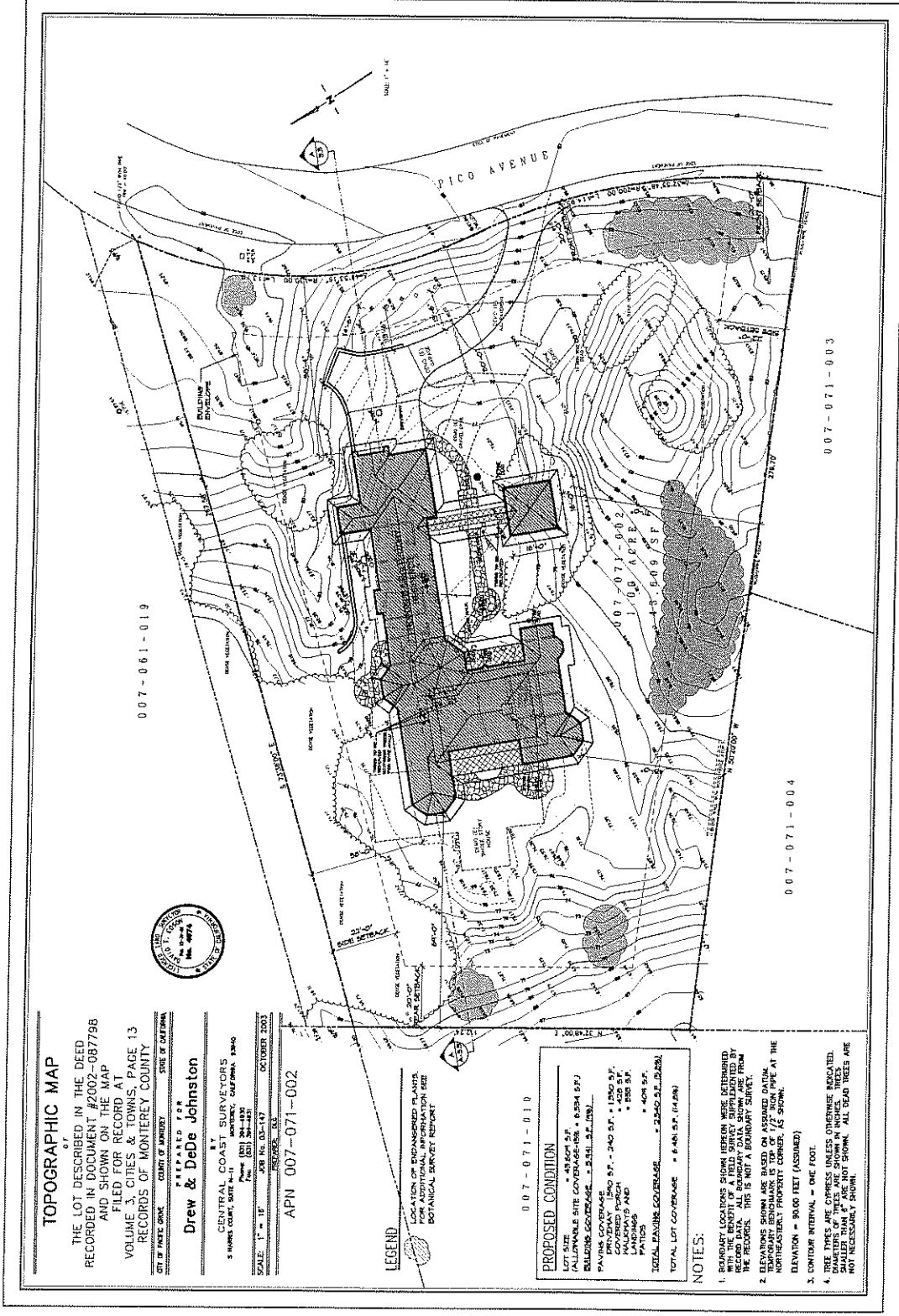
Previously Approved Project
 Approved by PG and Coastal Comm

ERIC MILLER ARCHITECTS, INC.
 ARCHITECT
 157 GRAND AVENUE, SUITE 100
 PACIFIC GROVE, CA 93950
 PHONE (805) 722-0419 • FAX (805) 722-2840 • WEB www.ericmiller.com

PROPOSED SITE PLAN
 JOB NAME
 Johnston Residence
 1400 Pico Avenue
 Pacific Grove, California
 DRAWN: JMB-WJC
 DATE: 02/01/07
 SCALE: 1/8" = 1'-0"
 SHEET NO. 001
 JOB NUMBER: 0011

A-1.1
 SHEET OF

N.T.S. on 8.5 x 11



TOPOGRAPHIC MAP

of
 THE LOT DESCRIBED IN THE DEED
 RECORDED IN DOCUMENT #2002-087798
 AND SHOWN ON THE MAP
 FILED FOR RECORD AT
 VOLUME 3, CITIES & TOWNS, PAGE 13
 RECORDS OF MONTEREY COUNTY
 CITY OF PACIFIC GROVE
 COUNTY OF MONTEREY
 STATE OF CALIFORNIA

PREPARED FOR
Drew & DeDe Johnston

BY SURVEYORS
 CENTRAL COAST SURVEYORS
 5 HAWES COURT, SUITE #411
 P.O. BOX 24
 PACIFIC GROVE, CA 93950
 PHONE (805) 724-4320
 FAX (805) 724-4320

SCALE: 1" = 10'
 DATE: NOV 03-17
 SHEET NO. 001-17
 PROJECT NO. 001-17
 DATE: OCTOBER 2005

APN 007-071-002

LEGEND
 LOCATION OF DISMANTLED PLANES
 BOTANICAL SURVEY REPORT

007-071-010

PROPOSED CONDITION	
LOT SIZE	= 41,601 S.F.
AVAILABLE SITE COVERAGE	= 6,254 S.F.
BUILDING FOOTPRINT	= 3,531 S.F. (8%)
PAVING COVERAGE	= 1,280 S.F.
COVERED PORCH	= 240 S.F.
LANDSCAPED PATIOS	= 428 S.F.
LANDSCAPED PATIOS	= 409 S.F.
TOTAL PAVING COVERAGE	= 2,250 S.F. (5.4%)
TOTAL LOT COVERAGE	= 8,491 S.F. (20.4%)

- NOTES:
1. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED BY MEASUREMENTS OF EXISTING RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.
 2. ELEVATIONS SHOWN ARE BASED ON ASSUMED DATUM. NORTH-EASTERN PROPERTY CORNER, AS SHOWN.
 3. CONTOUR INTERVAL - ONE FOOT.
 4. TREE TYPES AND SPECIES UNLESS OTHERWISE INDICATED. DIMENSIONS OF TREES ARE NOT SHOWN. ALL DEAD TREES ARE NOT NECESSARILY SHOWN.

PROPOSED SITE PLAN
 SCALE 1/8" = 1'-0"

007-071-004
 007-071-003

007-061-019

THOMAS K. MOSS
Coastal Biologist

RECEIVED

March 31, 2010

APR - 1 2010

Eric Miller Architects
 157 Grand Avenue, Suite 106
 Pacific Grove, CA 93950
 Attn: Diosdado Marquez

COMMUNITY DEV. DEPT.

Subject: Botanical Survey Update
 Drew and DeDe Johnston Residence
 1400 Pico Avenue, Pacific Grove, CA

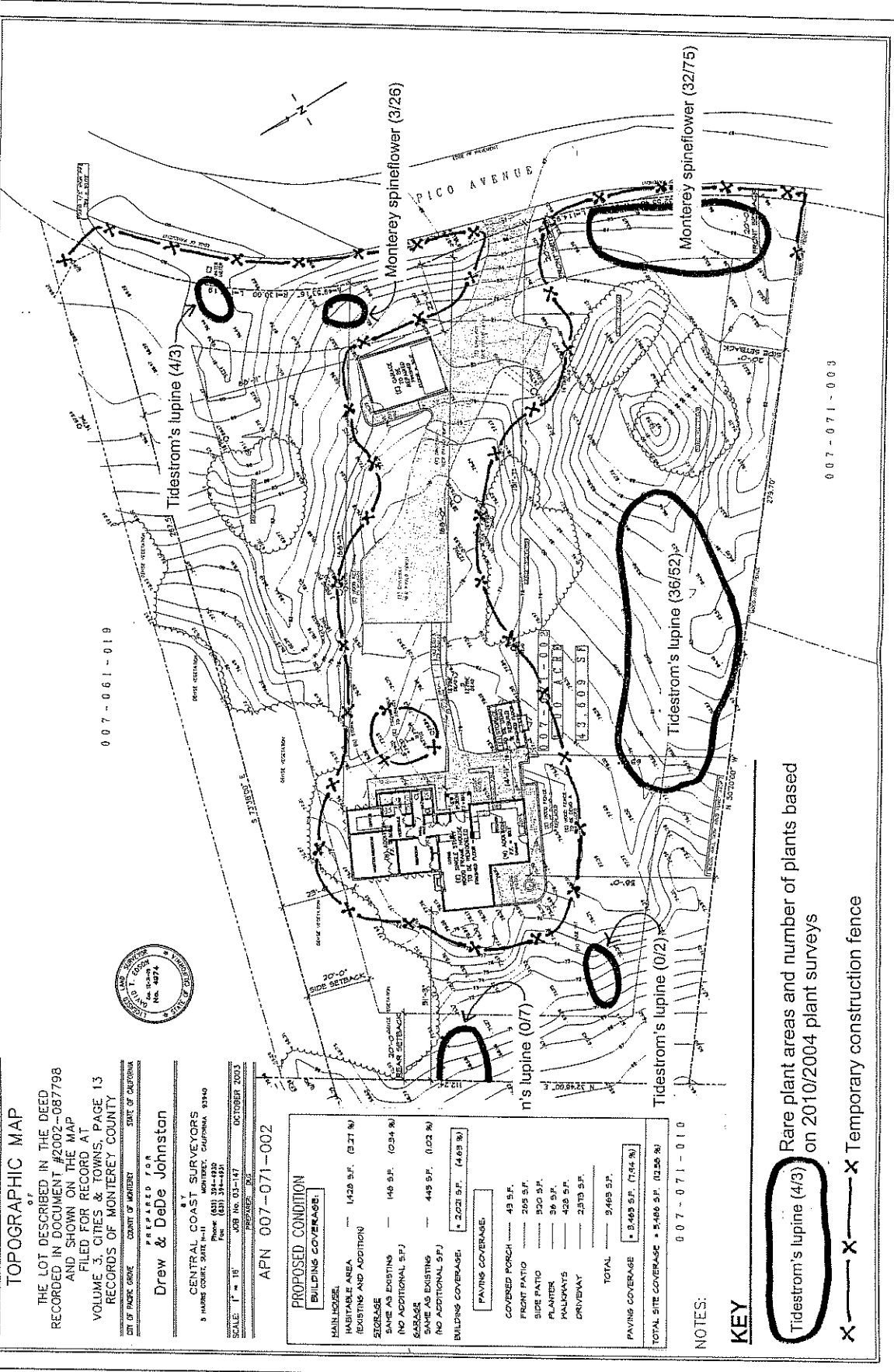
Dear Dado,

At your request, I conducted a botanical survey of 1400 Pico Avenue, Pacific Grove, to determine if any changes had occurred since I last performed a similar survey in April 2004. The results of the earlier survey were presented in the Botanical Survey Report, dated April 11, 2004. I surveyed the property again on March 6, 2010, identifying all plant species of special concern and noting their locations on the revised site plan (Figure 1). As reported earlier, both Tidestrom's lupine, a state and federally listed Endangered Species, and Monterey spineflower, a federally listed Threatened Species, occur on the property. These plants were found again in the same locations and do not occur anywhere else on the property. Comparing the number of plants counted in this year's survey to the results of the 2004 survey reveals that the number of plants of each species has dropped and, in some areas, the plants no longer exist. Ice plant growth has overwhelmed the two most western populations of Tidestrom's lupine, eliminating nine plants. Recent installation of a sewer line in Pico Avenue by the City's Public Works Department caused significant disturbance to the adjacent dunes and rare plant areas along the street, including an area on the subject property that had previously supported 75 Monterey spineflowers. Currently, 32 Monterey spineflowers are growing in this area. Restoration of the native landscape on the property, as required, along with providing protection to the remaining Tidestrom's lupines, will help ameliorate the deteriorating condition of the property's natural resources.

The 2004 Botanical Survey Report provides a thorough and accurate accounting of the plant species and the environmental conditions as they exist today on the property.

I also reviewed your latest site plan, dated January 18, 2010, which depicts a project that has been significantly scaled back and is proposing only

FIGURE 1. RARE PLANT SURVEY AND FENCES



TOPOGRAPHIC MAP
 OF
 THE LOT DESCRIBED IN THE DEED
 RECORDED IN DOCUMENT #2002-087798
 AND SHOWN ON THE MAP
 FILED FOR RECORD AT
 VOLUME 3, CITIES & TOWNS, PAGE 13
 RECORDS OF MONTEREY COUNTY
 CITY OF MONTEREY, CALIFORNIA
 PREPARED FOR
Drew & DeDe Johnston
 CENTRAL COAST SURVEYORS
 5 MARINE COURT, SUITE 101
 MONTEREY, CALIFORNIA 93940
 Phone: (831) 324-4330
 Fax: (831) 314-4331
 SCALE: 1" = 16'
 JOB NO. 03-147
 PREPARED BY
 OCTOBER 2003
 APN 007-071-002

PROPOSED CONDITION	
BUILDING COVERAGE	
MAIN HOUSE	1,428 S.F. (3.21 %)
HABITABLE AREA (EXISTING AND ADDITION)	145 S.F. (0.34 %)
STORAGE	NO ADDITIONAL S.F.
GARAGE	NO ADDITIONAL S.F.
PAVING COVERAGE	2,021 S.F. (4.63 %)
PAVING COVERAGE:	
COVERED PORCH	43 S.F.
FRONT PATIO	205 S.F.
SIDE PATIO	920 S.F.
PLANTER	36 S.F.
PALEYPATS	428 S.F.
DRIVEWAY	239 S.F.
TOTAL	2,463 S.F.
PAVING COVERAGE	3,489 S.F. (7.64 %)
TOTAL SITE COVERAGE	5,486 S.F. (12.35 %)

NOTES:
 KEY
 Tidestrom's lupine (4/3)
 Rare plant areas and number of plants based on 2010/2004 plant surveys
 X Temporary construction fence

CURRENT
PROPOSED SITE PLAN

Botanical Survey, March 6, 2010
 Thomas K. Moss, Coastal Biologist

REVISION	NO.

CONSULTANT:
 ARCHITECT
ERIC MILLER ARCHITECTS, INC.
 157 GRAND AVENUE, SUITE 106
 PACIFIC GROVE, CA 93950
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PROPOSED SITE PLAN
 JOB NAME: Johnston Residence
 APN: 007-071-002
 DATE: 1/18/10
 SCALE: 1/8"=1'-0"
 DRAWN:
 JOB NUMBER: 04-22
 SHEET OF

THOMAS K. MOSS
Coastal Biologist

Eric Miller Architects – Diosdado Marquez
March 15, 2010
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some minor additions onto the existing residence, replacing the outbuilding with one of a similar size, installing a new walkway and patios, some driveway expansion, and placement of a free-standing generator behind the garage. I also reviewed the proposed locations for the sewer line from the house to the main line in the street and the holding tank. Concerning the sewer line and holding tank, although your proposal is not consistent with mitigation measure #16 of the project's Mitigation Monitoring Program report, which states that "All utilities, sewer and drainage systems shall be consolidated and installed underground in a single corridor under the driveway and walkways," I believe it is consistent with this mitigation measure's intent, to minimize disturbance to the dune habitat. As drawn, the first section of the line will run from the northeast corner of the house to the holding tank located on the northern edge of the driveway. I think this is a more desirable alignment than placing it in the walkway, because it'll avoid or minimize impacts to the root systems of the cypress trees located on the east side of the house. From the holding tank, the plan shows the sewer line coming back into the driveway and running up to the street, at which point the line turns to the south and follows the street for about 100-ft to the connection point that the City installed recently inside the property, near the southwest corner of the property. The connection point is located in one of the rare plant areas, about 12-ft from the street. Provided that the trench for this last section of the house sewer line is kept within 3-ft of the existing edge of the street pavement, all excavation spoils are placed on the street side of the trench, and the connection occurs near the pavement instead of where it is presently located in the rare plant area, impacts to the rare plants here can be avoided.

Also included in Figure 1, in addition to data on the existing distribution and numbers of rare plants, I have shown where temporary fences will be placed prior to the start of construction. Since most of the existing trees will now be retained, a fence will be installed to protect their trunks and root systems as well. The temporary fences will be kept in place and maintained in good condition until following final building inspection and their removal is approved by the Project Biologist. The fences will consist of either orange plastic fabric or guidelines tied to metal t-posts, except around the trees where wire field fence will be used.

Therefore, assuming that the recommendations stated in this letter are

THOMAS K. MOSS
Coastal Biologist

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adopted and fully implemented, in addition to the general protection measures as outlined in the original Botanical Survey Report, I am confident that the revised project will not result in any adverse impacts to the rare plants on the property or the dunes habitat in general.

Sincerely,



THOMAS K. MOSS
Coastal Biologist

LANDSCAPE RESTORATION PLAN

**JOHNSTON RESIDENCE
1400 PICO AVENUE, PACIFIC GROVE
(APN 007-071-002)**

Owner's Representative:

**Eric Miller Architect's, Inc.
157 Grand Avenue, Suite 106
Pacific Grove, CA 93950**

Owner:

**Drew and DeDe Johnston
10061 Riverside Drive, #740
Toluca Lake, CA 91602**

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APR - 1 2010

March 21, 2010 (Revised)

COMMUNITY DEV. DEPT.

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**LANDSCAPE RESTORATION PLAN
JOHNSTON RESIDENCE
1400 PICO AVENUE, PACIFIC GROVE, CA
(APN 007-071-002)**

I. INTRODUCTION

This report has been prepared in conjunction with a proposal to remodel an existing residence at 1400 Pico Avenue in Pacific Grove. The project has changed significantly since it was originally submitted for review in 2004, at which time the project proposed to demolish the existing house and replace it with a larger house. The project now entails remodeling the existing house, adding two small additions, a porch and outdoor patios, demolishing and rebuilding the small outbuilding, and reconfiguring the driveway. As a condition of project approval by the City of Pacific Grove and the California Coastal Commission, a landscape restoration plan is required that describes the procedures and standards for restoring, monitoring and maintaining the property's native dune habitat. This Landscape Restoration Plan satisfies that requirement and it has been revised to reflect the current project proposal.

A botanical survey report was prepared for the project on April 11, 2004. It provides a description of the existing vegetation on the property and a list of recommendations for protecting and improving the native landscape, both during and following construction of the proposed project. The botanical survey report was updated on March 14, 2010, to ensure that the revised project will not impact any of the species of concern on the property.

II. RESTORATION GOAL AND OBJECTIVES

The goal of this Landscape Restoration Plan is to provide procedures and standards for successfully reestablishing and maintaining the indigenous landscape on the undeveloped portion of the property. Relatively undisturbed or "natural" examples of the native plant community that once covered the project site occur nearby in Asilomar State Beach and on several privately owned properties along Sunset Drive. A particularly good example of a successful landscape restoration project can be seen at 1691 Sunset Drive (Knight's residence).

Specific objectives for accomplishing the project goal are as follows:

- Revegetate with an array of native species, establishing a landscape type that is self-sustaining and representative of the project site's native plant community in terms of species composition, percent relative composition and total percent cover.
- Eradicate and control exotic vegetation.
- Reestablish and maintain the tree cover of the site's historic coniferous forest.

- Prevent damage to the native landscape resulting from human and pet activity.
- Carryout a monitoring program based on quantitative and qualitative standards.
- Establish a long-term management program for maintaining and preserving the native dune landscape on the undeveloped portion of the property in a natural state.

III. RESTORATION PROCEDURE

The following provides descriptions of specific management techniques that will be used to meet the objectives of this restoration project. Implementation of this project should be monitored by a qualified biologist (Project Biologist) approved by the Pacific Grove Community Development Department.

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

1. Native Seed Collection
2. Exotic Species Eradication
3. Dune Stabilization
4. Revegetation
5. Landscape Protection
6. Maintenance
7. Monitoring

1. Native Seed Collection

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

In order to preserve the genetic integrity of the local flora, all seed for growing plants selected for use in this restoration project will be collected from areas as close as possible to the project site. The geographic limits of the seed collection area will be from Pt. Pinos to the north, Pt. Joe to the south, Asilomar Blvd. to the east and the shoreline to the west. Permission to collect on private or public property will need to be obtained from the respective property owners. A total of approximately 20 pounds of seeds will be collected from 17 species, as listed in Table 1.

2. Exotic Species Eradication

Eradicating exotic plants and maintaining the landscape in a weed-free condition are primary objectives of this landscape restoration project. Several particularly invasive, exotic species presently dominate the property, including

TABLE 1. SELECTED PLANT SPECIES FOR REVEGETATION

BOTANICAL NAME	NURSERY STOCK (%)	NURSERY STOCK (#)	SPACING (ft.)
LANDSCAPE TREATMENT AREA 1: DUNE SCRUB			
Pink sand verbena (<i>Abronia umbellata</i>)	0	0	5 lbs. seeds
Beach bur (<i>Ambrosia chamissonis</i>)	0	0	5 lbs. seeds
Sandmat manzanita (<i>Arctostaphylos pumila</i>)	<1	20	8
Thrift (<i>Armeria maritima</i>)	3	186	1
Beach sagewort (<i>Artemisia pycnocephala</i>)	62	3,717	2
Coyote bush (<i>Baccharis pilularis ssp. pilularis</i>)	<1	30	5
Sand mat (<i>Cardionema ramosissimum</i>)	<1	20	1 lb. seeds
Mock heather (<i>Ericameria ericoides</i>)	5	310	5
Seaside daisy (<i>Erigeron glaucus</i>)	5	310	3
Dune buckwheat (<i>Eriogonum parvifolium</i>)	3	186	3
Beach aster (<i>Lessingia filaginifolia californica</i>)	20	1,239	2
TOTALS	100	6,196	
LANDSCAPE TREATMENT AREA 2: MONTEREY PINE FOREST			
Yarrow (<i>Achillea millefolium</i>)	5	169	1
Sandmat manzanita (<i>Arctostaphylos pumila</i>)	<1	10	8
Beach sagewort (<i>Artemisia pycnocephala</i>)	35	1,185	2
Coyote brush (<i>Baccharis pilularis pilularis</i>)	<1	25	5
California brome (<i>Bromus carinatus</i>)	3	102	1
Reed grass (<i>Calamagrostis nutkaensis</i>)	2	68	3
Dune sedge (<i>Carex pansa</i>)	20	677	1
Beach aster (<i>Corethrogyne californica</i>)	10	339	2
Blue wild rye (<i>Elymus glaucus</i>)	2	68	1
Seaside daisy (<i>Erigeron glaucus</i>)	10	339	2
Mock heather (<i>Ericameria ericoides</i>)	2	68	5
Toyon (<i>Heteromeles arbutifolia</i>)	<1	3	12
Douglas iris (<i>Iris douglasiana</i>)	3	102	3
Sticky monkey flower (<i>Mimulus aurantiacus</i>)	<1	25	4
Coffeeberry (<i>Rhamnus californica</i>)	<1	3	10
Black sage (<i>Salvia mellifera</i>)	<1	25	5
Wood mint (<i>Stachys bullata</i>)	2	68	2
TOTALS	100	3,276	

Hottentot fig ice plant (*Carpobrotus edulis*), Sydney golden wattle acacia (*Acacia longifolia*) and ripgut brome (*Bromus diandrus*). These species are aggressive competitors and failure to control these species and the other weeds will make efforts to restore the native plant community difficult, costly and unlikely to succeed in the long run. A complete list of all the exotic plants identified on the property is included in the property's Botanical Survey Report of April 11, 2004.

All exotic vegetation on the property will be eradicated prior to the start of construction on the existing residence. Several treatments may be necessary prior to replanting with native plants, to eradicate the exotic plants.

There are a number of ways to eradicate exotic plants, depending on the species and the size of the infestation, among other factors. For this particular project, the most effective approach will be to initially spray the ice plant and annual weeds with a suitable herbicide and to cut and remove the acacia. The ice plant should be sprayed with "RoundUp Pro," allowed to die, and then pulled and stored in piles. After the site is replanted with native dune plants, the strands of dead ice plant will be spread over the dunes and left to decompose in place, in order to prevent erosion of the exposed sand by the wind while the native plants become established. All of the acacia will be cut and hauled to the dump, and not disposed on-site. Depending on the growth stage of the annual grasses, they will either be sprayed with Roundup or hand pulled and removed from the site.

Over the longer-term, it will be vital to the success of this landscape restoration project that all exotic seedlings are pulled and removed each year before they flower and produce seeds.

3. Sand Stabilization

Excess sand generated during grading and construction of the house foundation will be utilized on-site or hauled to a pre-approved, off-site location. No sand or other soil will be imported onto the project site without prior approval of the Project Biologist and the Pacific Grove Community Development Department.

After the ice plant and acacia are removed, the surface of the sand will need to be stabilized (held in place) until new plants become established. Temporary stabilization of exposed sand will be accomplished by mulching with dead ice plant or straw. Spreading strands of dead ice plant over the ground or plugging clumps of straw vertically into the sand are both effective sand stabilization methods and can provide at least two years of erosion control. Plant cover should be adequate by the second year to prevent dune erosion, provided that trampling or any other significant disturbance does not damage the plants.

Revegetation through seeding and planting of nursery stock will follow sand stabilization work.

4. Revegetation

A. Landscape Treatment Areas

Two distinct plant communities occur on the property – Central Dune Scrub and Monterey Pine Forest. - Based on the distribution of these plant communities, the undeveloped portion of the property will be divided into two Landscape Treatment Areas, called the Dune Ridge Area and Dune Swale Area (Figure 1). Each Landscape Treatment Area and its applicable management practices are described below. Detailed restoration procedures and methodology are described in the next section of this report following the description of the Landscape Treatment Areas.

Landscape Treatment Area 1: Dune Scrub

This landscape treatment area covers about 24,780 square feet (65%) of the undeveloped portion of the property and includes the dunes surrounding the interdune swale that runs through the center of the property. About 20 percent of this area is presently covered by acacia and ice plant. Much of the remaining area contains native vegetation, including two species of special concern, but is in a degraded condition, lacking in native plant cover, species diversity or overwhelmed by various weeds. Because of this range of differences in habitat quality, different levels of restoration activity will be required to restore this area to its original, natural condition.

It is likely that during construction all vegetation will be eliminated in the area extending 10 to 20 feet from the residence and a minimum of 5-ft from the driveway. Areas for construction staging and material storage will also result in complete removal of the existing vegetation. Complete replanting of the native plant community will be required in this area. Revegetation will entail eradicating exotic plants (ice plant, acacia, ornamental plants, and annual weeds), broadcasting seeds and planting native plants.

Outside of the area impacted by construction, there are areas where some native vegetation still exists, partial restoration of these area will be required and will include careful eradication of any exotics, taking special precautions to avoid damaging the rare plants, and minimal revegetation, augmenting plant cover and species diversity where deficiencies are identified.

Restoration of the portion of this area impacted by construction will begin after the completion of construction and clean-up of the site. Restoration of the area outside of the construction zone can begin and possibly be completed prior to completion of construction.

Special measures will be taken to protect existing rare plants that occur in Landscape Treatment Area 1.

FIGURE 1. LANDSCAPE PLAN

TABLE 1. SELECTED PLANT SPECIES FOR REVEGETATION

BOTANICAL NAME	NURSERY STOCK (%)	NURSERY STOCK (#)	SPACING (ft.)
LANDSCAPE TREATMENT AREA 1: DUNE SCRUB			
Pink sand verbena (<i>Abronia umbellata</i>)	0	0	5 lbs. seeds
Beach bur (<i>Ambrosia chamissonis</i>)	0	0	5 lbs. seeds
Sandmat manzanita (<i>Arctostaphylos pumila</i>)	<1	20	8
Thrift (<i>Armeria maritima</i>)	3	186	1
Beach sagewort (<i>Artemisia pycnocephala</i>)	62	3,717	2
Coyote bush (<i>Baccharis pilularis</i> ssp. <i>pilularis</i>)	<1	30	5
Sand mat (<i>Cardionema ramosissimum</i>)	<1	20	1 lb. seeds
Mock heather (<i>Ericameria ericoides</i>)	5	310	5
Seaside daisy (<i>Erigeron glaucus</i>)	5	310	3
Dune buckwheat (<i>Eriogonum parvifolium</i>)	3	186	3
Beach aster (<i>Lessingia filaginifolia californica</i>)	20	1,239	2
TOTALS	100	6,196	

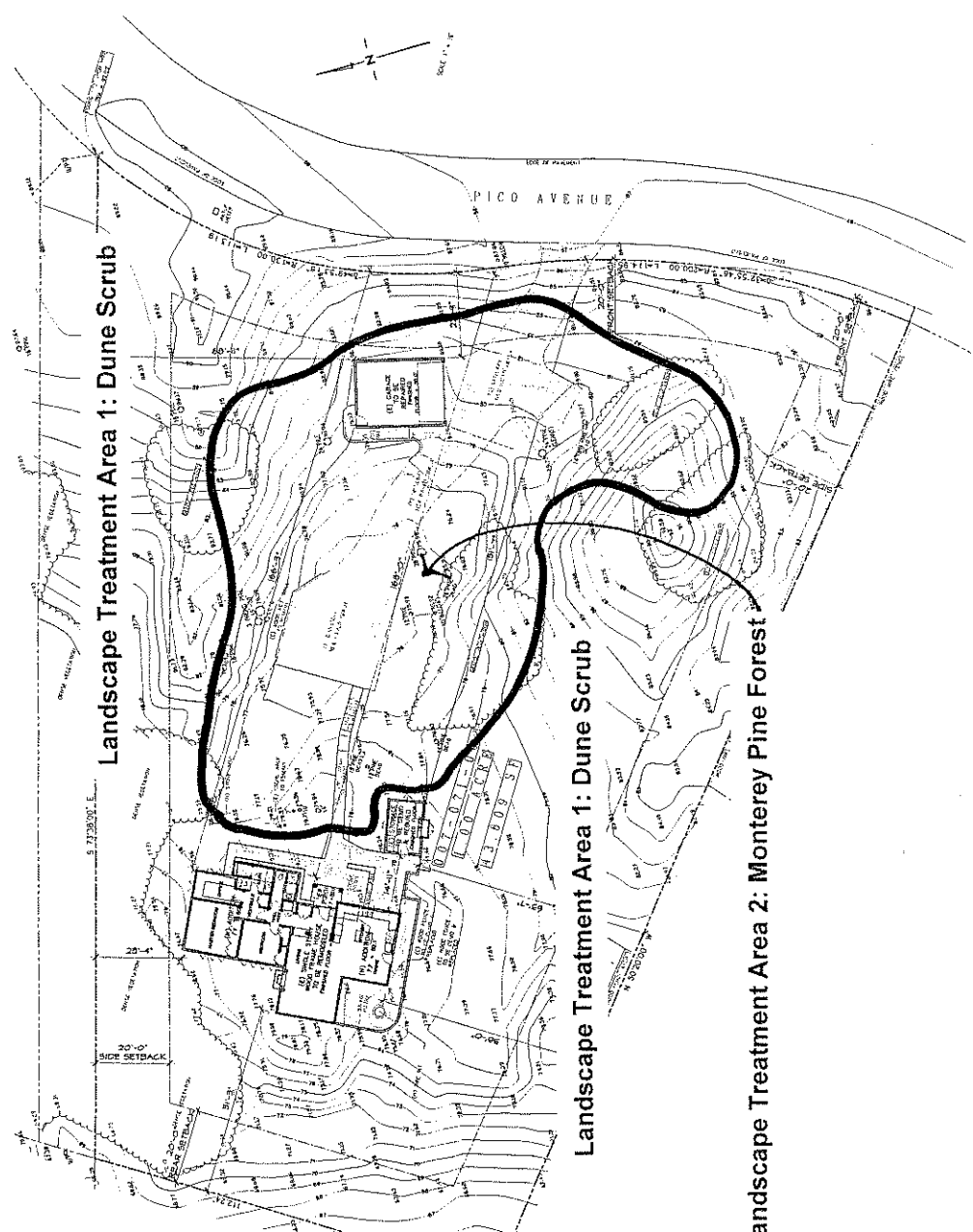
LANDSCAPE TREATMENT AREA 2: MONTEREY PINE FOREST

Yarrow (<i>Achillea millefolium</i>)	5	169	1
Sandmat manzanita (<i>Arctostaphylos pumila</i>)	<1	10	8
Beach sagewort (<i>Artemisia pycnocephala</i>)	35	1,185	2
Coyote brush (<i>Baccharis pilularis pilularis</i>)	<1	25	5
California brome (<i>Bromus carinatus</i>)	3	102	1
Reed grass (<i>Calamagrostis nutkaensis</i>)	2	68	3
Dune sedge (<i>Carex panisa</i>)	20	677	2
Beach aster (<i>Corethrogyne californica</i>)	10	339	1
Blue wild rye (<i>Elymus glaucus</i>)	2	68	2
Seaside daisy (<i>Erigeron glaucus</i>)	10	339	1
Mock heather (<i>Ericameria ericoides</i>)	2	68	5
Toyon (<i>Heteromeles arbutifolia</i>)	<1	3	12
Douglas iris (<i>Iris douglasiana</i>)	3	102	3
Sticky monkey flower (<i>Mimulus aurantiacus</i>)	<1	25	4
Coffeeberry (<i>Rhamnus californica</i>)	<1	3	10
Black sage (<i>Salvia mellifera</i>)	<1	25	5
Wood mint (<i>Stachys buliata</i>)	2	68	2
TOTALS	100	3,276	

LANDSCAPE NOTES:

The undeveloped portion of property will be restored to its natural, indigenous condition as described in this Landscape Restoration Plan.

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



Johnston Residence
 100 Pico Avenue, Pacific Grove, CA

Follow-up control of ice plant seedlings and other weeds, particularly during the first five years after construction, will be essential.

Landscape Treatment Area 2: Monterey pine forest

Dominating the formerly forested central portion of the property this landscape treatment area covers approximately 13,343 square feet (35%) of the undeveloped portion of the property. In the six years since the botanical survey for the property was completed, the Monterey pine trees have continued to decline in health and die. Only a couple of trees remain today. The ground cover under the trees is mostly ice plant, ornamental succulents, and some dune sedge. Other weeds, particularly riggut brome grass, are invading this area as the canopy of the trees opens up and allows more light to reach the ground. Restoration of the landscape will entail initially eradicating the exotic plants followed by planting of Monterey pines and various forest understory species. Much of this area will also be severely impacted during construction and, therefore, will require complete replanting. Follow-up control of ice plant seedlings, annual grasses and other weeds, particularly during the first five years after construction, will be essential.

Fifty Monterey pines will be planted between the residence and the garage, with the goal of obtaining at least 17 healthy, mature trees, for the purpose of reestablishing the forested cover that existed on the site prior to the recent demise of most of the trees.

B. Immediate Outdoor Living Area

No Immediate Outdoor Living Area is proposed for this project.

C. Revegetation Guidelines

The undeveloped portion of the property, amounting to approximately 87 percent of the property, will be restored using native plants that are indigenous to the property, according to the specifications and standards defined in this Landscape Restoration Plan and as generally depicted in Figure 1. Table 1 provides specifications for the quantities and spacing for each of the selected plants.

The kind and amount of plants selected for this project have been determined from observations of several nearby, relatively undisturbed natural areas, primarily within Asilomar State Beach.

Restoration of the native plant community on the property is aimed at bringing the landscape back to its "original" condition. Therefore, species composition, percent relative cover and total percent cover will not be manipulated to achieve a particular aesthetic quality or "unnatural" appearance to the landscape. In addition, non-local varieties of native dune plants that might have a more desirable plant form or flower color will not be introduced onto the project site. Native grasses that are not representative of the property's native plant community will not be introduced, as well.

The intent of this landscaping project is to reestablish a dynamic, self-perpetuating native plant community, not to create a designed, static landscape of managed individual plants or groups of plants. Because of the nature of this type of landscaping project, it is not possible or desirable to show the precise location of each plant on a landscape drawing or plan, as is typically done for residential landscape projects. In order to accurately mimic and restore the native plant community requires that the selected plants be installed in a mixed, random pattern over the project site. Following planting, the plants will be allowed to spread or decline in coverage, depending on the suitability of the site for each species. During the first few years after planting, some refining of the landscape may be necessary in order to achieve the stated objectives of the project.

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

The number of plants required and their spacing will vary given the condition and the coverage of the existing native vegetation on the property, which ranges from almost no native plants to a mix of native and exotic plants in some areas. Where native plants are absent or very sparse on the property, a full complement of the various species will be installed at a rate of about 10,500 plants per acre. Where native species are present but lacking in density, percent coverage or species composition, nursery stock will be planted to augment the existing plant cover.

Approximately 50 Monterey pines will be planted, with the goal of at least 17 trees surviving to become mature trees. If pitch canker-resistant Monterey pines are not available, Monterey cypress may be substituted. The average spacing distance between trees will be 25-ft with individual trees planted from ten to 40-ft apart. The trees will be planted only in Landscape Treatment Area 2 - the interdune swale between the main house and Pico Avenue. The trees will be spread throughout this area, and planted in groups or individually, but not concentrated in one or two locations. The trees will be placed where they can provide screening and enhance aesthetic values of the site, but not where they could block ocean views from the house. The trees will not be placed where their future growth will cover or shade areas that provide existing or potential habitat for the rare plants that occur on the property.

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

The plants for this project will be obtained from local nurseries that specialize in the growing of local native species. Most of the plants will be grown from locally

collected seeds or cuttings in 7 cubic inch containers, specifically Ray Leach "containers" (super "stubby" cells). Monterey pine trees and various shrubs (sandmat manzanita, toyon and wax myrtle) will be planted from one gallon containers. Seeds from selected species will be provided to the nursery at least six months in advance of the scheduled planting date.

Plants should be watered immediately following planting using a hand-held hose with a spray nozzle attachment. Depending on weather conditions, periodic watering will be necessary during the first year. With the exception of the Monterey pine trees and various shrubs listed above, no additional watering should be necessary after the first year. Watering of the Monterey pine trees and various shrubs should continue on a weekly basis through the first two summers following planting. The native plants should be allowed to wither and die-back during the summer. Continued watering of any area on the property should be avoided because it creates conditions that favor the establishment of various pests and diseases that can negatively affect the native vegetation. An irrigation system should not be installed. However, use of a drip system to water the Monterey pine trees and various shrubs is recommended.

Implementation of this landscape restoration project will start following receipt of an approved Coastal Development Permit from the California Coastal Commission. Installation of the landscape shall be completed within six-months following final building inspection approval.

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

5. Landscape Protection

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

Specific measures for protecting the dunes outside of the construction area during construction are required by the Pacific Grove Community Development Department and the California Coastal Commission. These protection measures include the installation of temporary fencing, pre-construction searching for black legless lizards, proper storage and disposal of construction materials, and regular compliance inspections by a designated project environmental monitor (Project Biologist). Habitat protection fencing will be installed by the Project Biologist prior to the start of construction, as shown in Figure 1 of the Botanical Survey Report Update, March 14, 2010.

Walkways (stepping stones, boardwalks, or pavers) are recommended to protect the restored landscape from trampling by people. Proposed walkways and

patios are shown on the project site plan. No permanent fences are proposed. Construction of any additional walkways, patios, decks, fences or retaining walls not shown on the approved site plan will require the review and approval of the City of Pacific Grove Community Development Department and the California Coastal Commission prior to the start of construction.

Both the Monterey pine trees and the sandmat Manzanita will require short-term protection from the wind and deer herbivory and antler scrapping. Simple structures made of tree poles and shade cloth (or weed control fabric), no more than four feet high, should be placed around the trees. Similar structures, using wire field fence instead of shade cloth, should be placed around the sandmat manzanita plants. The plant protection structures should be left in place and maintained for at least three years.

Measures should also be taken to protect the remaining Tidestrom's lupine plants from herbivory by deer. Simply placing wire baskets over the individual plants and anchoring them into the ground with heavy gauged wire will keep the deer from eating the plants, allowing them to flower, produce seeds and continue to thrive on the property.

6. Maintenance

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

Removal of exotic plants is essential for successful restoration of the native landscape. Of principal concern are ice plant, acacia and the fast growing annual weeds that are common throughout the Asilomar Dunes residential area, including riggut brome, sow thistle, foxtail grass, cranesbill geranium, pigweed, and bur clover. If not initially controlled, these weeds can greatly retard the growth and coverage of the native seedlings. Removal of weeds should be done by hand and before they start to produce seeds. During the first winter and spring following initial eradication of the weeds, weed removal should be done on a monthly basis. Pulled weeds should be placed in plastic bags or directly into a trash can, not on the ground.

Although establishing a self-perpetuating landscape is an objective of this landscape restoration project, additional plants, particularly Monterey pines and their understory species, may need to be planted over time, to augment natural regeneration of the native plants on the property. The plant list described in this landscape restoration plan includes several local native shrubs that are adapted to the current condition of the site, which is generally open and lacking in Monterey pines. Coyote brush, black sage, mock heather and sand mat manzanita all require full sun to partial shade. Over the next 10-20 years, as the interdune swale area transforms from a shrub dominated plant community to a Monterey pine forest again, these shrubs will die out and should be replaced by more shade tolerant

plants, like sticky monkey flower, bracken fern, dune sedge, wood mint, and various native grasses. Planting of different plants may need to continue over time, in response to the changes and growing conditions of the property.

During the first year after plants are installed, maintenance will need to be performed on a relatively frequent basis to ensure maximum success of the restoration effort. As the landscape becomes established, the amount of time required for maintenance will diminish. During the second and third years, it is anticipated that maintenance will entail minor weed control and possibly a small amount of additional planting. After the third year, the landscape should require minimal care and will be essentially self-sustaining and self-maintaining, although removing weeds will likely continue to need some periodic attention.

Periodic cutting-back of some of the low shrubs in the swale between the house and the garage, including the coyote brush and black sage, is recommended every three to five years, to reduce the amount of dead wood growth on the plants.

7. Monitoring

Monitoring is necessary to ensure that restoration of the undeveloped portion of the property is achieved according to the specifications and standards of this Landscape Restoration Plan.

A qualified coastal biologist should be retained by the property owner to guide and monitor implementation of this Landscape Restoration Plan for at least five years, as required by the project's Coastal Development Permit. The five-year monitoring period will begin after installation of the landscape is satisfactorily completed, per written notification by the Project Biologist to the Director of the Pacific Grove Community Development Department and the California Coastal Commission (Santa Cruz office).

A brief, annual monitoring report (letter) will be prepared by the Project Biologist in June of each year during the five-year monitoring period, documenting progress on achieving the project's goal and objectives. The Project Biologist will notify the property owner in writing prior to inspecting the landscape and preparing the report. The completed report will be submitted to the property owner, the Pacific Grove Community Development Department and the California Coastal Commission. If the Project Biologist finds any conditions which vary from the agreed upon landscape plan, they will be identified in the annual monitoring report.

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

To ensure over the longer term that the landscape has been maintained according to the standards defined in this landscape restoration plan, a landscape

inspection report should be prepared prior to the sale or transfer of the property. A qualified biologist should be retained by the property owner to inspect the landscape and verify that it is in compliance with the objectives and performance standards stated in this landscape restoration plan. Any deficiencies in the landscape should be corrected prior to the close of Escrow. The report should be disclosed to prospective buyers.

IV. MONITORING STANDARDS

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

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

- Density (Perennial native species only): Average 1 plant per 4 square feet
- Percent total cover (Perennial native species only):

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Landscape Treatment Area 1:	1 year: 15%
	2 years: 25%
	3 to 5 years: 35%

Landscape Treatment Area 2:	1 year: 25%
	2 years: 50%
	3 to 5 years: 75%

- Percent relative cover: All species are within normal range.
- Composition: 15 native, perennial species.
- Health and vigor: Plants are in good health, exhibit normal flowering, and damage from people, deer or pets is negligible.
- Exotic species: Non-indigenous plants are few in numbers and not evident.
- At least 17 of the planted Monterey pine (or cypress trees) have survived to maturity.
- All plant protection structures are maintained until they are no longer needed.
- Tidestrom's lupine: Plants protected from herbivory by deer.
- Erosion: Not evident.

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

V. PROJECT IMPLEMENTATION

Landscape restoration activities on the property should be carried out in accordance with this Landscape Restoration Plan and will be monitored and guided or supervised by a qualified biologist.

Implementation of this landscape restoration project, including exotic species eradication and landscape installation, should be completed within one year after the final building inspection has been completed. The Project Biologist will provide to the City of Pacific Grove and the California Coastal Commission a letter certifying that installation of the landscape has been satisfactorily completed.

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

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

Modification of the provisions of this Landscape Restoration Plan will be allowed only with written approval from the City of Pacific Grove and the California Coastal Commission.

Prepared By:  Date: 3/21/10

TABLE 2. IMPLEMENTATION SCHEDULE

TASKS	TIMING
Collect native plant seeds	April through November
Grow native plants in nursery	August to February
Establish photo sites and collect existing baseline comparative data	Prior to any manipulation of the landscape and construction
Eradicate exotics	Prior to January
Survey for black legless lizards	Immediately prior to start of grading or construction
Install temporary fencing	Prior to start of construction
Monitor construction	Weekly until construction completed
Broadcast seeds and install nursery plants	From December to May
Begin five-year monitoring program and notify (letter) the City of Pacific Grove and the Coastal Commission	Upon satisfactory completion of installation of the landscape
Maintain landscape	Monthly for first year following installation, then twice each year for remaining four years
Control exotics	Annually, as needed throughout the year
Augment initial plants	Second and third years in January
Monitor restored landscape	Annually for five years in May
Prepare Annual Monitoring Report	Annually for five years in June
Submit Annual Monitoring Report	Annually for five years on July 1