

Exhibit F

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

In the matter of the application of:

FEATHER CYPRESS LLC (PLN200068)

RESOLUTION NO. 21-008

Resolution by the Monterey County Zoning
Administrator:

1. Certifying that the Zoning Administrator has considered an Addendum together with a previously adopted Mitigated Negative Declaration and Initial Study prepared and adopted for the Feather Project (HCD-Planning File No. PLN030436), per CEQA Guidelines Section 15164; and
2. Approving a Combined Development Permit (PLN200068) consisting of:
 - a) A Coastal Administrative Permit and Design Approval to allow the partial demolition of a caretaker's quarters and attached garage, and the construction of a 1,200 square foot accessory dwelling unit with a 351 square foot attached garage, within the same footprint; and
 - b) A Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat (Monterey Cypress Habitat)

3256 17-Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone (APN: 008-462-008-000)

The Feather Cypress LLC application (PLN200068) was considered during a public hearing before the Monterey County Zoning Administrator on February 25, 2021. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY**– The proposed project and/or use, as conditioned and mitigated, is consistent with the 1982 Monterey County General Plan, the Del Monte Forest Land Use Plan, the Monterey County Coastal Implementation Plan (Part 5), and the requirements of the applicable zoning ordinance (Title 20), to include Monterey County Code (MCC) Chapter 20.14 (Low Density Residential Zoning District) and Chapter 20.44 (Design Control Zoning District), and other County ordinances related to land use development.

EVIDENCE: a) The project consists of partial demolition of a caretaker's quarters and attached garage, and the construction of a 1,200 square foot accessory

dwelling unit with a 351 square foot attached garage, all within the existing hardscaped footprint of the site. Demolition scope includes the removal of a 27 square foot bathroom on the southeast corner of the caretaker's quarters, removal of a 308 square foot portion of hardscaped driveway, and removal of a 637 square foot portion of deck. All of these areas will be replaced with naturalized landscaping. The roof will be removed and replaced with a flat roof profile, and the exterior walls will be partially demolished down to the studs and rebuilt with wood siding.

- b) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- The 1982 Monterey County General Plan;
 - Del Monte Forest Land Use Plan (DMF LUP);
 - Monterey County Coastal Implementation Plan - Part 5; and
 - Monterey County Zoning Ordinance (Title 20).
- c) No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
- d) Allowed Use: The property is located at 3256 17-Mile Drive, Pebble Beach (Assessor's Parcel Number 008-462-008-000), Del Monte Forest Land Use Plan, Coastal Zone. The parcel is zoned Low Density Residential, 2 acres per unit, with a Design Control Overlay (Coastal Zone) [LDR/2-D (CZ)]. Pursuant to MCC Section 20.14.040.W, accessory dwelling units (ADU) meeting the standards contained in Section 20.64.030 of the MCC are considered a principal use in the LDR zoning districts subject to the granting of a Coastal Administrative Permit in each case. This project includes construction of an ADU meeting the referenced standards; therefore, the proposed development is an allowed use for this site. ADUs are also encouraged as a means of providing affordable housing with the DMF LUP.
- e) Lot Legality: The 2.8-acre lot is identified as Parcel 8, within in Assessor's Map Book 8, Page 46. A Lot Line adjustment (File No. 82-38) was approved in December, 1982 and is recorded in Volume 13 of "Surveys." The approved Lot Line Adjustment shows the current parcel boundaries and configuration. Therefore, the County recognizes the subject property as a legal lot of record.
- f) Review of Development Standards: The development standards for the LDR zoning district are identified in Monterey County Code (MCC) Section 20.14.060. Required setbacks in the LDR district for habitable accessory structures are 30 feet (front), 6 feet (rear), and 6 feet (sides). The maximum height for accessory structures is 15 feet.

The proposed accessory dwelling unit setbacks are 50.5 feet (front), 45.5 feet (adjacent side), and 168.33 feet (rear). As proposed, the residence meets all setback requirements of the base zoning district. The proposed accessory dwelling unit has a height of 13.5 feet, which is below the 15 foot height limit for habitable accessory structures.

Pursuant to DMF LUP Policy 84, new development requires a 100-foot setback from the centerline of 17-Mile Drive to maintain the public viewshed

along 17-Mile Drive, unless such development is, “otherwise screened by vegetation and/or terrain in which case the setback may be reduced if the terrain/vegetation is required to be maintained and/or enhanced in perpetuity for screening and public viewshed enhancement purposes.” As proposed, the accessory dwelling unit and attached garage are seventy one 71 feet from the centerline of 17-mile drive. This location was approved in previous entitlements PLN020582 & PLN030436, which permitted the construction of the garage. It is adequately screened by vegetation and terrain:

- The height of building grade is approximately 7 feet below the centerline of the road, and visibility is limited to a portion of the front building wall and roof.
- An existing solid property wall and vegetation further screen the site.

To ensure ongoing conformance to this policy, a scenic easement deed was conveyed to the County over those portions of the property that are located within 100 feet of the centerline of 17-Mile Drive. This scenic easement excluded the existing and approved development areas, including the area where the ADU improvements are proposed. This deed is recorded as Monterey County Recorder document No. 2004087472.

The allowed site coverage maximum in the LDR zoning district is 15 percent, and the allowed floor area ratio maximum in the LDR/2 zoning district is 17.5 percent. The property is 2.8 acres or 121,968 square feet, which would allow site coverage of 18,295.2 square feet and floor area of 21,344.4 square feet. As proposed, the project would result in structural coverage of 15,347 square feet or 12.6 percent, and floor area of 21,318 square feet or 17.48 percent. Pursuant to Policy 20 and Coastal Implementation Plan section 20.147.040.D.2(c)(2), all modified development is located within the existing legally established hardscape.

Therefore, as proposed, the project meets all required development standards.

- g) Design: Pursuant to MCC Chapter 20.44, the site and surrounding area are designated as a Design Control Zoning District (“D” zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character.

The location of the structure is unchanged from its existing footprint, except for a twenty seven (27) square foot decrease in the size of the structure at the south east portion of the Accessory Dwelling Unit and the (637) square foot decrease in the size of the attached deck. The project includes a change in roof profile from a hip to a flat roof, which results in a reduction of visual impacts when viewed from 17-Mile drive.

The present exterior finishes of white stucco and Spanish tile are proposed to be replaced with vertical grain weathered Cypress wood siding, a natural stained Cyprus eave soffit, unfinished Copper gutters and Fascia, brown painted window and door frames, glass windows, an integral grey concrete base, and a 3-ply gravel roof. The proposed finishes are designed to blend with the surrounding natural environment.

The neighborhood contains a single-family homes and accessory structures with a variety of traditional materials, styles, and roof profiles. The proposed development is in scale with the surrounding structures, has materials and form consistent with the neighborhood architecture, and the selection of finishes maximizes protection of the public viewshed from 17-Mile Drive.

- h) Scenic and Visual Resources: The proposed development is consistent with DMF LUP Scenic and Visual Resource Policies and will not block significant public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity.

The entirety of the proposed structure is within the development footprint of the existing accessory structure. The proposed height is 13' 6". The change to a flat roof profile slightly increases the height of the structure on the south side (closer to the ocean) and decreases it on the north side (closer to 17-Mile Drive). The result is that the overall structure is 3 feet lower than the original height of the tile roof, and visibility of the ocean is slightly improved from 17-Mile Drive. The exterior finishes have been modified to wood siding and analogous natural colors that provide less visual contrast with the surrounding environment. When viewed from 17-mile drive, this results in a slight reduction in visual impact. The project is not visible from any nearby public viewing areas including the Lone Cypress and the Pescadero Point viewing area.

- i) Environmentally Sensitive Habitat Areas (ESHA): Development within 100 feet of ESHA must minimize impacts in accordance with the applicable goals and policies of the Del Monte Forest Land Use Plan. See Finding No. 1 Evidence j), Finding No. 4, and Finding No. 6, and supporting evidence.
- j) Del Monte Forest Land Use Plan Policy 20 and Coastal Implementation Plan Section 20.17.040.D.2: DMF LUP Policy 20 identifies indigenous Monterey cypress habitat as ESHA, and regulates use and development in or adjacent to indigenous Monterey cypress habitat areas.

The policy requires development to be compatible with the objective of protecting this environmentally sensitive coastal resource. The project is fully within the existing developed area of the site and does not propose the removal of any Monterey Cypress trees. In addition, mitigation measures from a previously adopted initial study and mitigated negative declaration have been incorporated to ensure that no Cypress habitat is harmed during the construction process and that the habitat is protected. In conformance with the policy, conversation and scenic easement deed will be conveyed to the county as Condition No. 10.

See Finding No. 4 and Finding No. 6, and supporting evidence.

Therefore, the project is consistent with Policy 20 and the development standards in the Del Monte Forest Coastal Implementation Plan Section 20.17.040.D.2 (Development Standards for Monterey Cypress Habitat).

- k) Cultural Resources: County records identify the project site is within an area of high sensitivity for prehistoric cultural resources, however, it is further than 750 feet from any known archaeological resources. An archaeological

reconnaissance of the property (LIB030046) was prepared by Charles R. Smith and Gary S. Breschini, SOPA dated February 1, 1988. The reconnaissance included a field survey of the portion of the site in which the project is located. The reconnaissance concluded that there was no surface or subsurface evidence of archaeological resources. Therefore, the potential for inadvertent impacts to cultural resources is limited and will be controlled by application of the County's standard project condition No. 4 (PD003A), which requires the contractor to stop work if previously unidentified resources are discovered during construction.

- l) Public Access: See Finding No. 7.
- m) Accessory Dwelling Unit: See Finding No. 8.
- n) The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC, at a duly-noticed public meeting on January 21, 2021, voted unanimously (7 – 0) to recommend approval for the project as proposed.
- o) Planning staff conducted a site inspection January 20, 2021 to verify the project was consistent with the applicable policies and code sections of the 1982 Monterey County General Plan, the Del Monte Forest Land Use Plan, the Monterey Coastal Implementation Plan (Part5), and the Monterey County Zoning Ordinance (Title 20).
- p) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project Files PLN200068.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the use proposed.
- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, Public Works, HCD-Environmental Services, Pebble Beach Community Services District (Fire Protection District), and the Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.
 - b) The following technical reports were prepared for the site previously:
 - Preliminary Cultural Resources Reconnaissance (LIB030046) prepared by Charles R. Smooth and Gary S. Breschini SOPA, P.O. Box 3377, Salinas, CA, dated February 1, 1988, and;
 - Biological Resources Assessment (LIB030047) prepared by Cara Galloway, M.A. of EMC Planning Group, Monterey CA dated January 31, 2003.
 - c) County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed.
 - d) The project planner conducted a site inspection on January 20, 2021, to verify that the site is suitable for this proposed project. There is an existing

residential use including an existing Accessory Dwelling Unit at the site. The proposed project will not change the nature or location of the existing use.

- e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project Files PLN200068.

3. **FINDING:** **HEALTH AND SAFETY** – The establishment, maintenance, or operation of the project applied for will not under the circumstances of this particular case be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project has been reviewed by the following departments and agencies: HCD-Planning, Public Works, HCD-Environmental Services, Pebble Beach Community Services District (Fire Protection District), and Environmental Health Bureau. The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities are available. The existing single-family dwelling and the accessory dwelling unit have public water and sewer connections provided by the California American Water Company and the Pebble Beach Community Services District/Carmel Area Wastewater District, respectively, and will continue to use these same connections. The Environmental Health Bureau reviewed the project application and did not require any conditions.
 - c) Prior to issuance of building permits for the proposed improvements, a water permit will need to be approved by the Monterey Peninsula Water Management District. In order to obtain a water permit, the applicant will need to demonstrate that the proposed water fixture count and fixture type on the property will be the same or less than the existing fixtures.
 - d) See also Finding Nos. 1 and 2, and supporting evidence.
 - e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project Files PLN200068.

4. **FINDING:** **CEQA (Addendum)** – An Addendum to a previously adopted Mitigated Negative Declaration (MND) was prepared pursuant to Code of Regulations, Title 14, Section 15164, to reflect changes or additions in the project that do not cause substantial changes or new information that would require major revisions to the adopted MND.

- EVIDENCE:**
- a) An revised MND for the original construction the of the garage (HCD-Planning File No. PLN020582) was prepared and adopted by the Zoning Administrator on August 14th, 2003. (Resolution No. 020582)
 - b) A revised MND for the original construction of the garage to substitute one of the mitigations (HCD-Planning File No. PLN030436) was prepared and

adopted by the Zoning Administrator on November 13th, 2003. (Resolution No. 030436)

- c) An Addendum to the Feather project MND was prepared pursuant to Code of Regulations, Title 14, Section 15164 (CEQA Guidelines)
- d) The Addendum attached as Exhibit D to the February 25, 2021, staff report to the Zoning Administrator reflects the County's independent judgment and analysis.
- e) Pursuant to Section 15162 of the CEQA Guidelines, there is no new information of substantial importance that was not known at the time the MND was adopted. The entitlements were analyzed and mitigated, as required, in the original Amendment and Combined Development Permit. (PLN030436 & PLN020582, respectively). There are no substantial changes proposed that require major revisions of the previous MND, no substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous MND, there are no new significant environmental effects or increase in the severity of previously identified significant effects, and there is no new information of substantial importance that was not known at the time the previous MND was adopted. The use and development will remain the same as previously considered.
- f) Staff conducted a site inspection on January 20, 2021, to verify that the project will not result in conditions requiring the preparation of a subsequent environmental document. No adverse environmental effects were identified during staff review of the development application, nor during the site inspection.
- g) Pursuant to Section 15162 of the CEQA Guidelines, there are no substantial changes proposed in the project that would require major revisions to the prior MND. The MND included mitigation measures that addressed potential impacts to Biological Resources and Aesthetics (Scenic and Visual Resources.) The County has considered the proposed project and determined its scope does not alter the conclusions in the Initial Study prepared for PLN0300436. Based on review of the current application, plans, and site inspection on August 20, 2021, no other potentially significant issues were identified for the proposed project. The current proposal does not alter the analysis or conclusions reached by the previous study.
- h) The revised MND prepared and adopted for the Feather project PLN030436 contained four Mitigation Measures to mitigate potential impacts to Aesthetics and Biological Resources. Their applicability is detailed in evidences h) and i), respectively.
- i) The retaining wall built in conjunction with the original construction of the attached garage constituted an impact to Aesthetics as it blocked a portion of ocean view from 17-Mile Drive. Mitigation Measure No. 1 addressed this impact by requiring a portion of an adjacent retaining wall be lowered in height, resulting in an enhanced overall view from 17-Mile Drive. This Mitigation Measure has been satisfied. The proposed project will remove this wall.

- j) Potential impacts to Biological Resources were addressed in the previously adopted Mitigated Negative Declaration by the application of Mitigation Measures No. 2, 3, and 4. These three mitigation measures address potential impacts to Monterey cypress habitat and individual Monterey cypress and Monterey pine trees.

The biological report prepared for the garage construction identified potential impacts to Monterey cypress habitat and Monterey cypress and Monterey pine trees adjacent to the Caretaker's Quarters and attached garage. To reduce potential impacts to these resources to a less than significant level, the applicant shall be required to:

- Protect trees throughout the construction process and after final occupancy through measures including temporary fencing, protective wrapping of trees adjacent to construction activity, manual trenching, location of construction staging away from trees, and monitoring by a qualified arborist.
- Develop a program for removing, controlling, and preventing the introduction of invasive and/or exotic plants as they appear on the property, including immediate eradication efforts of the non-native iceplant present onsite and subsequent monitoring to ensure eradication and re-vegetation efforts are successful.
- Prevent summer watering of Monterey cypress trees through the replacement of ornamental landscaping in the understory of Monterey cypress trees which cannot survive without summer irrigation with native vegetation associated with Monterey cypress understory or other approved drought tolerant species.

Based on the County's independent judgement and analysis, these conditions are still needed, and will fully mitigate any potential impact to a less than significant level. Some of the language in these mitigations has been modified to address technical inconsistencies or to improve the reporting timelines for these mitigations. This is detailed in evidence j).

- k) Pursuant to Section 15074.1 of the CEQA Guidelines, mitigation may be substituted with equivalent or more effective mitigations. In evaluating the project, staff is recommending that Mitigation Measures No. 2, 3, and 4 and their accompanying monitoring actions be modified to clarify the area of iceplant and exotic revegetation, modify compliance timelines to enhance the enforceability of the mitigations, and make minor technical changes to fit the county's present mitigation monitoring template and address typos.

Mitigation Measure No. 3 was adjusted to clarify that the area intended for iceplant/exotic eradication was that portion of the parcel that included the project site, as shown in Figure 4 of the bio report attached to Exhibit F, and not the entirety of the parcel. While the mitigation originally references iceplant and exotic removal throughout "the subject parcel," the parcel is approximately three acres, while only the immediate project site including the garage and caretaker's quarters were previously analyzed and mitigated under the adopted mitigated negative declaration for PLN030436.

Mitigation Measures No. 3 and No. 4 were modified to enhance their enforceability.

- A monitoring action to require submission of a contract with a qualified biologist to perform required iceplant/exotic monitoring be submitted prior to final or occupancy has been added to Mitigation Measure No. 3.
- A monitoring action requiring a Planning final clearance inspection has been added to Mitigation Measure No. 3.
- The monitoring timeline for Mitigation Measure No. 3. Has been changed to remove the 10th year inspection. The inclusion of this requirement creates a 13-year monitoring period, which is infeasible to enforce due to staff constraints and turnover. This change has been offset by requiring the eradication verified at the 5th year inspection, and by the requirement of a final clearance planning inspection prior to occupancy to verify that iceplant/exotics have been removed and re-vegetated.
- The monitoring schedule for Mitigation No. 4 has been adjusted to require the submission of the landscaping/re-vegetation plan prior to issuance of building or grading permits, instead of final or occupancy.

In addition, the following minor technical modifications are proposed:

- Mitigation Measure No. 2 was broken up into three parts.
- All Mitigation Monitoring language for the three mitigations has been adjusted to reflect changes to the County's current mitigation monitoring matrix format. This involved combining the information from the "Monitoring Schedule (Timing)" column, "Compliance or Monitoring Actions..." column, and "Responsible Party for Clearing Conditions Column" into a single column labeled "Compliance or Monitoring Action to be Performed"
- The responsible party for clearing conditions has been changed from P&BI (Planning and Building Inspection) to RMA-Planning. Our current Mitigation Monitoring template is unable to list the current name of the department, HCD-Planning, so references to RMA-Planning in this instance should be interpreted to mean HCD-Planning.
- Where appropriate references to the department of PBID were changed to HCD-Planning.
- Minor typos were corrected.

Substituting the original Mitigation Measures with those modified as described will not cause a potentially significant effect to the environment, and the new proposed measures are equivalent to or more effective than the original Mitigation Measures. The addendum prepared for this project describes the changes listed above and concludes.

- 1) The Monterey County Zoning Administrator considered the Addendum, along with the MND prepared and adopted for the Feather project (PLN030436), at a duly noticed public hearing held on February 25, 2021. The materials upon which the County's decision is based are located in HCD-Planning, 1441 Schilling Place, 2nd Floor, Salinas, CA.

- m) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project Files PLN200068.

5. **FINDING:** **NO VIOLATIONS** – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County’s zoning ordinance. No violations exist on the property, except as addressed in evidence a).
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records. Previous entitlement PLN020582 shows a wrap-around foot path on the south side of the care-taker’s quarters that occupies a smaller footprint than the deck installed at the property. Aerial photographs of the property show that the deck was not installed as of 2008, and no permits could be identified in HCD-Planning and HCD-Building Services records which show the existing deck. To address this, the applicant is proposing removing a portion of the deck and reducing it to the previously approved area as shown on Figure 4 of the Biologists Report in HCD-Planning library file LIB030047. Staff is not aware of any other potential violations existing on the subject property.
 - b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project Files PLN200068.

6. **FINDING:** **ESHA** – The subject project minimizes impact on environmentally sensitive habitat areas in accordance with the applicable goals and policies of the applicable land use plan, coastal implementation plan, and zoning codes.

- EVIDENCE:**
- a) DMF LUP Policy 20 designates indigenous Monterey cypress habitat as environmentally sensitive habitat and presumes its presence within and adjacent to the area mapped in LUP Figure 2a. The project includes application for development within 100 feet of this environmentally sensitive habitat area. (ESHA). In accordance with the applicable policies of the Del Monte Forest Land Use Plan (LUP) and the Monterey County Zoning Ordinance (Title 20), a Coastal Development Permit is required and the finding to grant said permit has been met.

- b) The property is located within the mapped indigenous Monterey cypress habitat area within the Del Monte Forest, and the entire site is considered to be Monterey cypress habitat. Del Monte Forest LUP ESHA Key Policy indicates that ESHA areas shall be protected, maintained, and where possible enhanced. In addition, the specific Policies 20 and 72 require the protection of Monterey cypress trees within their indigenous range (as delineated in LUP Figure 2a), and siting and design of projects to avoid potential damage or degradation of Monterey cypress habitat.

Project work will occur within the mapped area of the Monterey cypress indigenous habitat; however, the development footprint has been sited entirely within the existing hardscape to avoid adverse impacts to individual cypress trees and cypress habitat, and will result in no impacts to Monterey cypress habitat.

- As indicated in Finding No. 1 Evidence C, the location of the structure is unchanged, and a slight (27) square foot decrease in the structure, (637) decrease in square footage of deck, and (303) square foot portion of hardscaped driveway are being proposed to be returned to naturalized landscaping.
 - The existing framing and foundation are being re-used. The exterior work for the partial demolition is limited to the removal and replacement of window, door and garage door openings, demo of the concrete floor in the garage areas being converted to ADU space, demo of a (303) square foot portion driveway in front of the garages, demo of the (27) square foot bathroom on the southeast portion the structure, removal and replacement of windows, demo of (637) square feet of deck, and partial demolition down to studs of the exterior walls.
 - See also Finding No. 6 Evidence c).
- c) Consistent with LUP Policies 12 and 20, a biological report (LIB030047) was prepared for the site that addressed potential impacts the project may have to biological resources.

The report found:

- Monterey cypress habitat is present on the site, including Monterey cypress (*Cupressus Macrocarpa*) and Monterey Pine (*Pinus radiata*).
 - There are no sensitive biological resources or native vegetation in the footprint of the caretaker's quarters or attached garage, and that the location of the garage was most logical from a biological resources perspective.
 - The report recommended measures to avoid impacts to Monterey cypress trees, Monterey pine, and ESHA during the construction process and enhance the habitat area, which have been incorporated as Mitigation Measures Nos. 2 – 4. These measures include biological monitoring, hand excavation, protective fencing & wrapping, weed control, and re-vegetation to limit summer watering of Monterey cypress.
- d) Pursuant to LUP Policies 8 and 13, the project has been designed to be compatible with the long-term maintenance of the Monterey cypress habitat and to prevent impacts that would significantly degrade the protected habitat. A Conservation and Scenic Easement Deed will be recorded over those areas of the property not approved for development to ensure long-term protection of the Monterey cypress habitat as Condition No. 9 (PD022C).
- e) Planning staff conducted a site inspection on January 20, 2021, to verify ESHA locations and potential project impacts to ESHA.
- f) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project Files PLN200068.

7. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public

Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.147.130 of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) The subject project site is not described as an area where the Local Coastal Program requires physical public access (Figure 8, Major Public Access and Recreational Facilities, in the Del Monte Forest Land Use Plan).
 - c) The subject project site is identified as an area where the Local Coastal Program requires visual public access (Figure 3, Visual Resources, in the Del Monte Forest Land Use Plan). See Evidence e below.
 - d) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - e) Based on review of the project location on the west (i.e., ocean) side of 17-Mile Drive, the development proposal will not interfere with visual access along 17-Mile Drive. The proposed development is consistent with Del Monte Forest Land Use Plan Policy 123, which states “Development shall not block significant views and shall not significantly adversely impact public views and scenic character, with specific attention to the 17-Mile Drive corridor and designated public access areas/vista point,” and Policy 137, which states “Future development shall be compatible with the goal of retaining and enhancing public visual access.”

The design of the ADU (i.e., changing the pitched roof to a flat roof profile) will slightly improve the public viewshed over the existing baseline by decreasing the overall height of the structure approximately three (3) feet. The materials selected are intended to blend cohesively into the environment, which is compatible with the scenic character of the forest. See Finding No. 1 Evidence g) and evidence h).

Finally, landscaping in front of the project along 17-Mile Drive shall be continuously maintained and trimmed as to not block the viewshed. This condition is reflected in Condition No. 14.

- f) Planning staff conducted a site inspection on January 20, 2021, and reviewed plans and visual simulations of the proposed development to verify that the structures will not impact public access or visual resources/access. This site visit included visits to nearby viewing areas, and the project planner verified that project is not visible from any nearby public viewing areas including the Lone Cypress and the Pescadero Point.
- g) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project Files PLN200068.

8. **FINDING:** a) **ACCESSORY DWELLING UNIT** – The accessory dwelling unit complies with the goals, policies, and regulations of the Del Monte Forest Land Use Plan and the Coastal Implementation Plan, Parts 1 (Coastal Zoning

Regulations; Title 20 MCC) and 5 (Regulations for Development in the Del Monte Forest Land Use Plan Area). The accessory dwelling unit (ADU) conforms with specific regulations contained in Section 20.64.030 of the Monterey County Code.

- EVIDENCE:**
- b) The accessory dwelling unit will not, under the circumstances of the particular application, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood or to the general welfare of the County (see Finding Nos. 1 and 3, and supporting evidence).
 - c) The subject property upon which the accessory dwelling unit is located complies with all rules and regulations pertaining to zoning uses, subdivisions and any other applicable provisions of the Del Monte Forest Land Use Plan (LUP) and the Monterey County Zoning Ordinance (Title 20). The proposed unit is in conformance with the policies of the LUP, specifically LUP Policy 76, which encourages the use of accessory dwelling units as a means of providing affordable housing within the Del Monte Forest community for caretakers and employees.
 - d) The existing structure was previously permitted as a caretaker's unit (ZA06911) and attached garage (PLN020582). Pursuant to MCC 20.64.030(E.)(7.), units permitted as caretaker's quarters prior to the adoption of this title shall be considered an Accessory Dwelling Unit for the purposes of this section.
 - e) As proposed, the remodeled accessory dwelling unit would be 1,200 square feet, which complies with the size maximum. County staff reviewed the project application materials and County records to verify that the proposed project on the subject parcel conforms to applicable plans and MCC, including the requirements of MCC Section 20.64.030, Regulations for Accessory Dwelling Units. As designed, the accessory dwelling unit would be visually compatible with the principal residence on-site and other residences in the area.
 - f) Adequate sewage disposal and water supply facilities exist or are readily available. See also Finding No. 3 and supporting evidence.
 - g) The project planner reviewed the proposed development to verify that the proposed project on the subject parcel conforms to the applicable plans and regulations.
 - h) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project Files PLN200068.

9. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.

- a) Board of Supervisors: Pursuant to Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20), an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

- b) California Coastal Commission: Pursuant to Section 20.86.080.A of the Monterey County Zoning Ordinance (Title 20), the project is subject to appeal by/to the California Coastal Commission because it involves development between the sea and the first through public road paralleling the sea and development that is permitted in the underlying zone as a conditional use (i.e.; development within 100 feet of environmentally sensitive habitat).

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Zoning Administrator does hereby:

- 1) Certify that an Addendum has been considered for this project together with the Mitigated Negative Declaration and Initial Study prepared and adopted for the Feather Project (HCD-Planning File No. PLN030436), per CEQA Guidelines Section 15164; and
- 2) Approve a Combined Development Permit (PLN200068) consisting of:
 - a. A Coastal Administrative Permit and Design Approval to allow the partial demolition of an accessory dwelling unit and attached garage, the construction of a 1,200 square foot accessory dwelling unit with a 351 square foot attached garage; and
 - b. A Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat (Native Cypress Habitat).

PASSED AND ADOPTED this 25th day of February 2021

DocuSigned by:
John M. Dugan

John M. Dugan, FAICP, Monterey County Zoning Administrator

COPY OF THIS DECISION MAILED TO THE APPLICANT ON MAR 0 4 2021.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE MAR 1 5 2021.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

This decision, if this is the final administrative 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.

NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County HCD-Planning and HCD-Building Services office in Salinas.

2. This permit expires 3 years after the above date of granting thereof unless construction or use is started within this period.

Monterey County RMA Planning

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

PLN200068

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development permit (PLN200068) allows the partial demolition and reconstruction of an accessory dwelling unit, all within the existing hardscape of the property. The property is located at 3256 17-Mile Drive (Assessor's Parcel Number 008-462-008-000), Del Monte Forest Land Use 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 HCD - 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. (HCD - 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 notice which states: "A Combined Development Permit (Resolution 21-008) was approved by the (Zoning Administrator) for Assessor's Parcel Number 008-462-008-000 on (February 25, 2021). The Combined Development Permit was granted subject to 20 conditions of approval which run with the land. A copy of the Combined Development Permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of the HCD - Planning prior to issuance of building permits or commencement of the use. (HCD - 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 HCD - Planning.

3. PD002(A) - ATTACH RESOLUTION TO CONSTRUCTION PLANS

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: A copy of the Resolution of Approval (Resolution No. XXXXX) for the Combined Development Permit (Planning File No.: PLN200068) shall be incorporated onto the construction plans for the project prior to the issuance of a grading or building permit. The contractor/owner/applicant shall be responsible for compliance with all conditions of approval. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of building or grading permits, the owner/applicant shall submit evidence to HCD-Planning for review and approval, that the Resolution of Approval, for the project, has been incorporated onto the construction plans for the project/approved development.

Ongoing throughout construction and until all Conditions of Approval and/or Mitigation Measures have been complied with, the Contractor/Owner/Applicant shall provide evidence of compliance with Conditions of Approval to the Responsible Land Use Department as specified in the "Condition of Approval Implementation Plan/Mitigation Monitoring Reporting Plan."

4. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County HCD- Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for recovery. (HCD - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery.

5. PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring and/or Reporting Plan (Agreement) in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed Agreement. The agreement shall be recorded. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building and grading permits, the Owner/Applicant shall:

- 1) Enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring Plan.
- 2) Fees shall be submitted at the time the property owner submits the signed Agreement.
- 3) Proof of recordation of the Agreement shall be submitted to RMA-Planning.

6. PD007- GRADING WINTER RESTRICTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of HCD - Building Services. (HCD - Planning and HCD - Building Services)

Compliance or Monitoring Action to be Performed: The Owner/Applicant, on an on-going basis, shall obtain authorization from the Director of HCD - Building Services Department to conduct land clearing or grading between October 15 and April 15.

7. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit a digital copy of the exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to the issuance of building permits.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit a digital copy of the lighting plans to HCD - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit written and photographic evidence demonstrating that the lighting has been installed according to the approved plan.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

8. PD022(C) - EASEMENT-CONSERVATION AND SCENIC (COASTAL)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: An Amendment to the 2004 Scenic Easement shall be conveyed to the County which both extends the 2004 Scenic Easement over all undeveloped portions of the property and expressly relates the 2004 Scenic Easement to the Del Monte Forest Land Use Plan's habitat protection policies, including re-titling the 2004 Scenic Easement as a "Scenic and Conservation Easement". Consistent with the 2004 Scenic Easement, the amended easement shall burden the entire legally described property (excepting existing approved development) and not require a separate easement map or legal description. A Subordination Agreement shall be required, where necessary. The easement shall be developed in consultation with a certified professional. An easement amendment deed shall be submitted for review and approval by the Director of HCD – Planning and the Executive Director of the California Coastal Commission prior to the issuance of grading and building permits, and shall be accepted by the Board of Supervisors prior to building final (HCD – Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and building permits, the Owner/Applicant/Certified Professional shall submit the conservation and scenic easement amendment deed to HCD-Planning for review and approval.

Prior to issuance of grading and building permits, the Owner/Applicant shall submit a signed and notarized Subordination Agreement, if required, to HCD – Planning for review and approval.

Prior to any final inspection, the Owner/Applicant shall record the conservation and scenic easement amendment deed and submit a copy of the recorded deed to HCD – Planning.

9. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of three years, to expire on February 25, 2024 unless use of the property or actual construction has begun within this period. (HCD-Planning)

Compliance or Monitoring Action to be Performed: Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the HCD-Director of Planning. Any request for extension must be received by HCD-Planning at least 30 days prior to the expiration date.

10. PD047 - DEMOLITION/DECONSTRUCTION (MBUAPCD RULE 439)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In accordance with Monterey Bay Unified Air Pollution Control District Rule 439, construction plans shall include "Demolition and Deconstruction" notes that incorporate the following work practice standards:

1. Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process;
2. Demolish the structure inward toward the building pad. Lay down roof and walls so that they fall inward and not away from the building;
3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour.

All Air District standards shall be enforced by the Air District.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of a demolition permit, if applicable, the Owner/Applicant/Contractor shall incorporate a "Demolition/Deconstruction" note on the demolition site plan that includes, but is not limited to, the standards set forth in this condition.

During demolition, the Owner/Applicant/Contractor shall obtain any required Air District permits and the Air District shall conduct all deconstruction or demolition inspection activities as required by the Air District.

11. PD052 - PRE-CONSTRUCTION MEETING

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to the commencement of any grading or construction activities, a pre-construction meeting shall be held on the site. The meeting shall include representatives of each of the selected contractors, any consultant who will conduct required monitoring, the Owner/Applicant, the HCD-Planning Department and any other appropriate County Departments. The purpose of the meeting is to review the conditions of approval that are applicable to the grading and construction of the approved development. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of any grading or construction activities, the Owner/Applicant shall contact HCD-Planning to schedule a pre-construction meeting prior to commencement of any grading or construction activities. The Owner/Applicant shall be responsible for ensuring that all appropriate contractors and technical consultants are in attendance. HCD-Planning staff shall be responsible for identifying and notifying other County Departments that should attend the meeting (if applicable).

12. PDSP001- RE-VEGETATION LANDSCAPE PLAN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Those areas of the site called out on the plans as being converted to "Re-naturalized Landscaping" shall be re-vegetated with native vegetation associated with Monterey cypress understory or other acceptable non-invasive drought-tolerant plants. Prior to the issuance of building permits, three copies of a re-vegetation landscape plan prepared by a qualified biologist on Monterey County's list of approved consultants shall be submitted to the Director of HCD-Planning. A landscape plan review fee is required for this project for the review of the re-vegetation plan. Fees shall be paid at the time of re-vegetation plan submittal. The re-vegetation plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping/re-vegetation materials, and shall include an irrigation plan if irrigation is proposed. All landscaping shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices.

Landscaping shall be installed. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

This plan shall be submitted as a single package incorporating the re-vegetation plan requirements of mitigation measures No. 3. and No. 4.

Compliance or Monitoring Action to be Performed: Prior to the issuance of Building and Grading Permits, the Owner/Applicant/Qualified Biologist shall submit re-vegetation plans to HCD - Planning for review and approval. If the landscaped area meets the threshold established by MWELO and irrigation is proposed, a Maximum Applied Water Allowance (MAWA) calculation shall be included in the re-vegetation plan.

Prior to issuance of building permits, the owner/applicant shall submit an approved water permit from the MPWMD to HCD - Building Services for any water usage.

Prior to final building inspection, the Owner/Applicant/Licensed Landscape Contractor/Qualified Biologist shall furnish evidence to HCD - Planning that the landscaping is installed per plan for review and approval.

Ongoing, the owner shall by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

13. PDSP002 - LANDSCAPE MAINTENANCE AND VIEWS FROM 17-MILE DRIVE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Existing views along the subject property from 17-Mile Drive towards the ocean shall be maintained and kept open. No vegetation, structures, antennas, satellite dishes, towers, and similar appurtenances shall be allowed without the approval of the Chief of Planning. Vegetation planted along the front property wall shall be trimmed and maintained so as not to restrict views from 17-Mile Drive. Vegetation in the existing visual corridor between the east side property line and the gymnasium shall be kept trimmed so as not to obstruct visual access to the ocean.

Compliance or Monitoring Action to be Performed: On an ongoing basis, the Owner/Applicant/Licensed landscape contractor shall install and trim landscaping as to:

- 1.) Not obstruct views of the ocean from 17-Mile Drive; and
- 2.) Maintain an appropriate height to screen the structure within the 100-foot setback from 17-Mile Drive.

On an ongoing basis, the owner/applicant shall not install vegetation, structures, antennas, satellite dishes, towers, and similar appurtenances without approval of the Chief of Planning.

14. PDSP003 - TREE/HABITAT PROTECTION AND MONITORING PART 1 (Mitigation Measure No. 2)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In order to ensure the short-term and long-term protection of Monterey Cypress trees onsite:

A. No Monterey cypress or pine trees shall be removed for construction of proposed improvements. Improvements shall be designed and sited to avoid tree removal.

B. Prior to the issuance of grading and/or building permits, temporary fencing shall be installed along the construction zone boundary, as determined appropriate by a qualified arborist. Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, and/or dumping of materials shall not be allowed within the protected zone. The fencing shall remain in place during the entire construction period.

C. Prior to the issuance of grading and/or building permits, trees located adjacent to the construction area shall be protected from damage by construction equipment through wrapping of trunks with protective materials, and bridging or tunneling under major roots where exposed in foundation or utility trenches, as performed in accordance with incise F below under the supervision of a qualified arborist.

Condition continued in PDSP004 - TREE/HABITAT PROTECTION AND MONITORING PART 2 (Mitigation Measure No. 2)

Compliance or Monitoring Action to be Performed: B/C. Prior to issuance of grading or building permits, the applicant/qualified biologist or arborist shall furnish evidence to HCD-Planning that the fencing and wrapping have been installed for review and approval.

15. PDSP004 - TREE/HABITAT PROTECTION AND MONITORING PART 2 (Mitigation Measure No. 2)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: D. Any tree trimming required to facilitate construction activities shall be performed by a qualified arborist and shall be minimized to the maximum extent possible.

E. During grading and excavation activities, all work that is expected to encounter tree roots shall be monitored by a qualified arborist to ensure against drilling or cutting into or through major roots.

F. Any trenching, grading, or any other digging or soil removal under the root spread of trees shall be done manually, by digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other root-pruning equipment approved by a qualified arborist, in order to prevent the unnecessary fracture of major roots. Trenching for the retaining wall located adjacent to the 12-inch Monterey cypress east of the caretaker's unit shall be done by hand and any roots greater than 3-inches in diameter shall be bridged. Any footings required for the proposed garage shall be oriented to avoid major roots. The project architect and qualified arborist shall be on site during excavation activities to direct any minor field adjustments that may be needed. Roots greater than 3 inches in diameter shall not be cut. Before drilling holes for foundation pilings, a test hole shall be initiated using a 3-foot long hydraulic root-feeding needle under pressure to disclose the presence of roots before drilling with an auger. After determining suitable zones for boring, a two-man hand-held auger shall be used.

G. Any roots damaged during grading or excavation shall be exposed to sound tissue and cut cleanly with a saw under direction of a qualified arborist.

H. Following construction, any above ground tree pruning or trimming shall be delayed for a minimum of one year after completion.

Condition continued in PDSP005 - TREE/HABITAT PROTECTION AND MONITORING PART 3 (Mitigation Measure No. 2)

Compliance or Monitoring Action to be Performed: D/E/F/G/H.1. Prior to issuance of grading or building permits, the Applicant shall submit a contract with a qualified arborist to conduct monitoring work and describing monitoring activities to HCD-Planning.

D/E/F/G/H.2. Prior to final or occupancy, the qualified arborist shall submit a construction monitoring report to HCD-Planning verifying that the protection measures were followed. The report shall include appropriate photodocumentation.

16. PDSP005 - TREE/HABITAT PROTECTION AND MONITORING PART 3 (Mitigation Measure No. 2)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: I. Following construction and for a period of not less than five (5) years, trees whose optimal tree root preservation zone (OTPZ) has been affected shall be monitored annually by a qualified arborist. If any noticeable decline in health is observed, additional Monterey cypress trees shall be planted on-site in consultation with a qualified arborist. If a qualified arborist determines that additional planting are necessary and appropriate because of an observed decline in the health of Monterey cypress trees adjacent to the residence, replanting specifications shall be developed by a qualified arborist, including but not limited to the following guidelines:

a. For any tree found to be in decline, two 1-gallon replacement cypress trees shall be planted.

b. Replacement trees shall be sited in a location that receives several hours of full sunlight per day.

c. The replacement trees may be obtained from seedlings already growing in below-optimal areas on the project site, or may be propagated from seed collected from the site. In the later case, the seed should be collected if and when any tree is found to be in decline, and should be planted when the seedling has grown to an appropriate size for transplanting. Any seedlings should be watered once per week for the first month, then once per month for the first year, and then once every three months for the next two years. Following this period, supplemental irrigation is not required.

Compliance or Monitoring Action to be Performed: Prior to issuance of building and grading permits, the applicant shall submit a contract with a qualified arborist to the Director of HCD-Planning for approval. The contract shall outline the supervisory and monitoring responsibilities of the arborist for at least 5 years, as prescribed by Mitigation Measure #2. A copy of the arborist's professional credentials shall be referenced by and attached to the contract. The arborist shall be selected from the Monterey County's list of approved arborists.

Annually for five years following building final, the qualified arborist shall submit an annual monitoring report, subject to the Director's approval, to HCD-Planning.

17. PDSP006 - ELIMINATE AND CONTROL INVASIVE AND/OR EXOTIC PLANTS ONSITE (Mitigation Measure No. 3)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In order to eliminate and control invasive and/or exotic plants onsite, a program shall be developed for removing, controlling, and preventing the introduction of invasive and/or exotic plants as they appear on the property, such as Iceplant, French Broom, cape Ivy, Pampas Grass, Kikuyu Grass, Acacias, etc. Any areas disturbed by construction shall be revegetated with native vegetation associated with the Monterey cypress understory, as appropriate. Immediate eradication efforts shall be directed at the iceplant growing onsite, and shall be accomplished by manual application of the water-soluble, non-persistent herbicide "Roundup." The operator shall be careful not to spray the native plants. Best results are achieved when the plant is actively growing, usually during the spring or summer. Spraying shall be conducted only when the wind velocity is less than 5 mph and when no rain is anticipated within 24 hours. At least one follow-up application shall be applied to ensure a complete kill.

Compliance or Monitoring Action to be Performed: Prior to issuance of grading or building permits, the Owner/Applicant shall submit a weed-control program prepared by a qualified biologist.

Prior to final or occupancy, the Owner/Applicant shall submit a contract for the required monitoring service with a qualified biologist.

Prior to final or occupancy, the Owner/Applicant shall schedule a final clearance inspection with HCD-Planning to verify that exotics have been removed and all required areas have been re-vegetated.

Following building final, a qualified biologist shall conduct site inspections annually for at least three consecutive years to verify that the weed control program is being implemented and that the invasive and/or exotic weedy plants are eradicated from the site. Said verification shall be submitted annually to the Director HCD-Planning. Successful compliance with Mitigation Measure #3 shall be based on three(3) consecutive years of the verified eradication of invasive and/or exotic plan species in the portion of the parcel including the project site as shown in the Biologists Report in Exhibit F, plus a final inspection at 5 years, starting after three (3) consecutive years of verified successful compliance. If ongoing successful eradication cannot be verified at the fifth year inspection, the inspection process shall start over again in the a manner described above, until such time that the complete eradication can be successfully verified at the end of the fifth year-inspection.

18. PDSP007 - AVOID SUMMER WATERING (Mitigation Measure No. 4)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In order to avoid summer watering of Monterey cypress trees onsite, as required by Section 20.147.040.D.2.e of the Regulations for Development in the Del Monte Forest Land Use Plan, all existing turf, and all ornamental landscaping plants within the understory of any Monterey cypress trees that cannot subsist without summer irrigation, shall be replaced by native vegetation associated with Monterey cypress understory, or other acceptable non-invasive drought-tolerant plants. All landscaping shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. Together with the monitoring required for the elimination and control invasive and/or exotic plants onsite by Mitigation Measure #3, the qualified biologist shall also note in the inspection reports the health and success of the areas revegetated in accordance with the approved landscaping/revegetation plan (as required below). The applicant or future owners shall make every effort to successfully address the issues raised in the approved inspection reports from the landscape biologist.

Compliance or Monitoring Action to be Performed: Prior to issuance of building and grading permits, the Owner/Applicant/Qualified Biologist shall submit a landscaping/revegetation plan that addresses areas impacted by construction and the elimination and control of invasive and/or exotic plants onsite, as required by Mitigation Measure #3, and that also addresses the requirements of Mitigation Measure #4. The landscaping/revegetation plan shall be subject to the approval of the Director of Planning and Building Inspection Department prior to the issuance of building permits.

19. PDSP008 - DECK REMOVAL & REVEGATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: That portion of the existing ADU deck which exceeds the previously approved 199 sqft wrap-around deck shall be removed and, excepting the 83 sqft of footpath which was previously approved under the existing ADU deck, the area under the existing ADU deck shall be restored as functioning Monterey Cypress habitat consistent with Condition 12, Condition 17, and Condition 18.

The location and extend of the wrap around deck and footpath shall be as shown on Figure 4 of the Biologist's Report in HCD-Planning library file LIB0030047.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building and Grading Permits, the re-vegetation plan and weed-control program required pursuant to Condition 12, Condition 17, and Condition 18 shall also detail the removal of the ADU deck and the restoration of the area under the existing deck consistent with this Condition.

Prior to final inspection, the ADU deck shall be removed and the area under the ADU deck restored consistent with this Condition and the approved re-vegetation plan and weed-control program.

20. STORMWATER CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide a stormwater control plan, prepared by a registered civil engineer or architect, to mitigate on-site and off-site impacts from impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with the plan approved by RMA-Environmental Services. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit a stormwater control plan to RMA-Environmental Services for review and approval.

GENERAL NOTES

COORDINATION

- IF THESE DRAWINGS ARE NOT 24" x 36" THEY HAVE BEEN REDUCED OR ENLARGED
- THE STANDARD A.I.A. GENERAL CONDITIONS ARE HEREBY MADE A PART OF THESE DRAWINGS
- ALL WORK SHALL COMPLY w/ THE 2016 CALIFORNIA RESIDENTIAL CODE (2016 CRC), THE 2016 CALIFORNIA BUILDING CODE (2016 CAB), 2016 CALIFORNIA PLUMBING CODE (2016 CPC), CALIFORNIA MECHANICAL CODE (2016 CMC), CALIFORNIA ELECTRICAL CODE (2016 CEC), AND THE 2000 NFPA 101 LIFE SAFETY CODE; AND ALL OTHER APPLICABLE STATE & LOCAL CODES, RULES, AND REGULATIONS**
- ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED
- DO NOT SCALE DRAWINGS FOR DIMENSIONS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS
- DISCREPANCIES BETWEEN THESE DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK

CONTRACTOR DUTIES

- THE CONTRACTOR SHALL:
 - FURNISH, PAY FOR, AND FILE ALL NECESSARY PERMITS, FEES, INSPECTIONS, ETC. EXCEPT FOR PLAN CHECK, ZONING, AND SCHOOL FEES WHICH WILL BE PAID FOR BY THE OWNER
 - GUARANTEE ALL WORK FOR ONE YEAR AS EVIDENCED BY THE DATE OF THE FINAL CERTIFICATE OF PAYMENT
 - PROVIDE RELEASE OF ALL SUBCONTRACTOR AND SUPPLIER LIENS BEFORE FINAL PAYMENT IS MADE
 - FILE WORKMAN'S COMPENSATION
 - ARRANGE FOR ALL INSPECTIONS AS CALLED FOR IN SECTION 108.4 OF THE 2016 CAB
- CONTRACTOR SHALL INSTALL ALL MATERIALS AND EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND ALL APPLICABLE CODES
- CONTRACTOR SHALL PROTECT EXISTING VEGETATION AND ADJACENT SITE IMPROVEMENTS FROM DAMAGE DURING THE COURSE OF THE WORK
- CONTRACTOR SHALL BRACE STRUCTURE AS REQUIRED DURING CONSTRUCTION
- CONTRACTOR SHALL PROVIDE STRICT CONTROL OF JOB CLEANUP TO REMOVE DUST AND DEBRIS FROM CONSTRUCTION AREA
- ALL SPECIAL INSPECTION AGENCIES, INDIVIDUALS, AND SHOP FABRICATORS SHALL BE APPROVED BY THE BUILDING DEPARTMENT PRIOR TO ANY WORK BEING PERFORMED. CONTRACTOR SHALL SUBMIT ALL DOCUMENTATION FOR APPROVAL
- CONTRACTOR SHALL PROVIDE PLANS OF GAS LINE SIZING TO THE BUILDING INSPECTION OFFICE PRIOR TO CALLING FOR INSPECTION

GENERAL

- ALL STAIRS WITH MORE THAN FOUR RISERS SHALL HAVE ONE (1) 1-1/4" - 2" DIAMETER HANDRAIL w/ 1-1/2" CLEARANCE FROM THE WALL. ALL RAILS SHALL BE BETWEEN 34" AND 38" ABOVE NOSING OF THE TREAD AND BE CONTINUOUS FROM THE TOP RISER TO THE BOTTOM RISER -- 2016 CRC SEC. R311.7.8
- GUARDRAILS SHALL BE A MINIMUM OF 42" IN HEIGHT AND DESIGNED SUCH THAT A 4" SPHERE CANNOT PASS THROUGH ANY OPENING -- 2016 CRC SEC. R312.1.2 & R312.1.3
- FIREBLOCKING AND DRAFTSTOPPING SHALL BE PROVIDED IN ALL LOCATIONS IN ACCORDANCE w/ 2016 CRC SEC. R302.11 & R302.12
- HEARTH SHALL EXTEND 20" IN FRONT AND 12" BEYOND EACH SIDE OF FIREPLACE OPENING -- 2016 CRC SEC. R1001.10
- FIREPLACE SHALL HAVE TIGHT FITTING METAL OR GLASS DOOR AND OUTSIDE AIR INTAKE WITH DAMPER AND CONTROL
- ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED
- FOR GYPSUM BOARD USED AS THE BACKER OR BASE FOR CERAMIC TILES OR OTHER NON-ABSORBENT FINISH MATERIALS, PROVIDE FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM OR FIBER-REINFORCED GYPSUM BACKERS SUCH AS WONDER-BOARD, HARDI-BACKER, DENS SHIELD OR EQUIVALENT. NOTE REQUIREMENT ON PLANS. CRC SECTION R702.4.2.

ENERGY

- THIS BUILDING MEETS THE ENERGY BUILDING DESIGN REQUIREMENTS OF TITLE 24 PART 6. SEE CERTIFICATE OF COMPLIANCE.
- ALL WINDOWS AND DOORS SHALL BE DOUBLE GLAZED U.O.N.
- FOR PROJECTS IN CALIFORNIA:
 - INSULATION SHALL MEET THE CALIFORNIA ENERGY COMMISSION (C.E.C.) QUALITY STANDARDS AND BE CERTIFIED BY THE MANUFACTURER
 - ALL FREEZERS, REFRIGERATORS, AND FLUORESCENT LAMP BALLASTS SHALL BE CERTIFIED BY THE CEC
 - ALL HVAC EQUIP., WATER HEATERS, FAUCETS, AND SHOWER HEADS SHALL BE CERTIFIED BY THE CEC
- ALL TOILETS ARE TO BE ULTRA LOW FLOW 1.28 GALLONS MAXIMUM FLUSH CAPACITY
- THERMOSTATS SHALL BE OF A PROGRAMMABLE DUAL SET BACK TYPE.
- WATER HEATER SHALL BE INSULATED WITH R-12 BLANKET AND PIPES WITHIN FIRST FIVE FEET OF TANK WITH R-4
- GENERAL LIGHTING IN KITCHENS AND BATHS SHALL BE HIGH EFFICACY & COMPLY w/ TITLE 24 CALCULATIONS

LIFE SAFETY

- BUILDINGS TO BE FULLY SPRINKLERED IN ACCORDANCE w/ 2016 CAB SEC. 903 AND NFPA 101 13D. DRAWINGS TO BE SUBMITTED FOR PERMIT BY DESIGN/BUILD SUBCONTRACTOR, TO BE INSTALLED IN MAIN HOUSE, GARAGE/WORKSHOP, AND ADU.
- SMOKE DETECTORS SHALL BE HARD-WIRED IN CEILINGS AND EQUIPPED w/ A BATTERY BACKUP. SEE REFLECTED CEILING AND MECHANICAL PLANS FOR EXACT LOCATIONS -- 2016 CAB SEC. 907
- ALL SMOKE DETECTORS TO BE WIRED FOR 24 HOUR MONITORING BY REMOTE ANSWERING STATION PER NFPA 72

MEP

- ALL GAS APPLIANCES SHALL HAVE GAS IGNITER TYPE PILOTS AND INTERMITTENT IGNITION DEVICES
- CLOTHES DRYERS SHALL BE VENTED TO THE OUTSIDE. PROVIDE BACKDRAFT DAMPER
- WATER HEATERS SHALL BE SECURELY FASTENED TO PREVENT OVERTURNING AS DETAILED ON DRAWING 11/A9.3 -- 2016 CPC SEC. 508.2
- ALL HOT WATER FAUCETS WITH 10 FEET OR MORE OF PIPE BETWEEN FAUCET AND WATER HEATER ARE TO BE EQUIPPED WITH HOT WATER RECIRCULATING SYSTEM
- ALL SHOWERS AND TUB-SHOWER COMBINATIONS SHALL BE PROVIDED WITH INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING VALVE TYPE
- ALL HOSE BIBBS SHALL HAVE APPROVED NON-REMOVABLE BACK FLOW PREVENTION DEVICES -- 2016 CPC CHAPTER 6
- DUCTS SHALL BE CONSTRUCTED, INSTALLED AND INSULATED PER 2016 CMC
- EXHAUST SYSTEMS SHALL HAVE DAMPER CONTROLS
- ALL ELECTRICAL OUTLETS IN EXTERNAL WALLS SHALL HAVE INSULATING GASKETS
- NO LIGHT FIXTURES IN CLOTHES CLOSETS SHALL BE CLOSER THAN 12" TO COMBUSTIBLE STORAGE ITEMS -- 2016 CEC ARTICLE 410
- ALL 120V / 1-PH / 15- & 20- AMP BRANCH CIRCUITS IN BEDROOMS SHALL BE PROTECTED BY A LISTED ARC-FAULT CIRCUIT INTERRUPTER -- 2016 CEC ARTICLE 210.12
- FOR INTERMITTENT LOCAL EXHAUST, THE MINIMUM BATHROOM INTERMITTENT VENTILATION AIRFLOW SHALL BE 50 CFM AND FOR KITCHEN HOOD EXHAUST SHALL BE 100 CFM (OR AS AN ALTERNATE, PROVIDE CEILING OR WALL MOUNTED EXHAUST FAN OR DUCTED VENTILATION SYSTEM THAT PROVIDES AT LEAST 5 AIR CHANGES OF THE KITCHEN VOLUME PER HOUR). ASHRAE 62.2-2010 SECTION 4.6.5.
- NO DISHWASHING MACHINE SHALL BE DIRECTLY CONNECTED TO A DRAINAGE SYSTEM OR FOOD DISPOSER WITHOUT THE USE OF AN APPROVED AIR GAP FITTING ON THE DISCHARGE SIDE OF THE DISHWASHING MACHINE -- CPC SECTION 607.4.
- SHOWERS AND TUB/SHOWER COMBINATIONS SHALL BE PROVIDED W/ INDIVIDUAL CONTROL VALVES OF THE THERMOSTATIC MIXING OR PRESSURE -- CPC SECTION 408.3.
- WATER HEATER PRESSURE TEMPERATURE RELIEF VALVES LOCATED INSIDE A BUILDING SHALL BE PROVIDED WITH AN APPROVED DRAIN TO THE EXTERIOR OF THE BUILDING AND SHALL TERMINATE NOT MORE THAN TWO FEET NOR LESS THAN SIX INCHES ABOVE THE GROUND. NO PART OF SUCH DRAIN SHALL BE TRAPPED OR SUBJECT TO FREEZING AND THE END OF THE PIPE SHALL NOT BE THREADED. RELIEF VALVE DRAINS SHALL NOT TERMINATE IN A BUILDING'S CRAWLSPACE. -- CPC SECTION 608.5.

THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORK OF WALKER WARNER ARCHITECTS AND SHALL BE USED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. © WALKER/WARNER ARCHITECTS

DIRECTORY

OWNER: FEATHER CYPRESS LLC
215 WEST FRANKLIN, 5TH FLOOR
MONTEREY, CA 93940
TEL 831-649-6100

ARCHITECT: WALKER WARNER ARCHITECTS
353 FOLSOM STREET
SAN FRANCISCO, CA 94105
TEL: 415-318-8900
EMAIL: TCLAPPER@WALKERWARNER.COM

GENERAL CONTRACTOR: STOCKER & ALLAIRE INC
21 MANDEVILLE COURT
MONTEREY, CA 93940
TEL 831-375-1890
EMAIL: DSTOCKER@STOCKERALLAIRE.COM

PROJECT DATA

LOCATION: 3256 17 MILE DRIVE
PEBBLE BEACH, CA

APN: 008-462-008

ZONING: LDR/ 2-D(CZ)

LOT SIZE: 2.8 ACRES (121,968 sq. ft.)

BLDG USE: SINGLE FAMILY RESIDENTIAL

OCC. GROUP: R-3

CONST. TYPE: TYPE V

CLIMATE ZONE: 3

BLDG. CODE: 2016 CALIFORNIA RESIDENTIAL CODE
2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA GREEN BLDGS STANDARDS CODE
2016 CALIFORNIA ENERGY CODE
2015 INTERNATIONAL BUILDING CODE
2015 UNIFORM PLUMBING AND MECHANICAL CODE
2014 NATIONAL ELECTRICAL CODE
BLDG. ENERGY EFFICIENCY STANDARDS - TITLE 24
2000 NFPA 101 LIFE & SAFETY CODE
ALL OTHER APPLICABLE STATE & LOCAL, RULES, AND REGULATIONS

PROJECT SCOPE: RENOVATION OF EXISTING CARETAKER RESIDENCE

WATER SUPPLY: CAL-AM

SEWER PROVIDER: PEBBLE BEACH COMMUNITY SERVICES DISTRICT

SETBACKS (HABITABLE ACCESSORY STRUCTURES)

	ALLOWED	APPROVED / PROPOSED
FRONT YARD SETBACK	100'-0"	50.6'
SIDE YARD SETBACK	6'-0"	45.6'
REAR YARD SETBACK	6'-0"	168.4'

BUILDING SITE COVERAGE

ALLOWED:	15% 121,968 sq. ft. x 0.15 = 18,295.2 sq. ft.
EXISTING / APPROVED:	16,011 sq. ft. (13.1%)
PROPOSED:	15,984 sq. ft. (13.1%)

FLOOR AREA RATIO (FAR)

ALLOWED:	17.5% 121,968 sq. ft. x 0.175 = 21,345 sq. ft.
EXISTING / APPROVED:	21,345 sq. ft.
PROPOSED:	21,318 sq. ft.

FLOOR AREA

EXISTING:		
CARETAKER RESIDENCE	837	sq. ft.
GARAGE	741	sq. ft.
EXISTING TOTAL:	1,578	sq. ft.

PROPOSED:		
CARETAKER RESIDENCE	1,200	sq. ft.
GARAGE	351	sq. ft.
PROPOSED TOTAL:	1,551	sq. ft.

BUILDING HEIGHT

AVERAGE NATURAL GRADE:		
LOW POINT:		+59'-6"
HIGH POINT:		+69'-2"
ALLOWABLE MAXIMUM BUILDING HEIGHT:	(15'-0")	+79'-4"
PROPOSED BUILDING HEIGHT:	(13'-6")	+77'-10"

IMPERVIOUS SITE PAVING

EXISTING / APPROVED:	19,050 sq. ft.
PROPOSED:	18,742 sq. ft.

VICINITY MAPS



WALKER WARNER ARCHITECTS

353 Folsom Street
San Francisco, California 94105
415.318.8900

www.walkerwarner.com

A P N : 0 0 8 - 4 6 2 - 0 0 8

FEATHER PEBBLE BEACH

3256 17 MILE DRIVE,
PEBBLE BEACH, CA, 93953

ISSUED:

PLANNING SET 2020.06.01

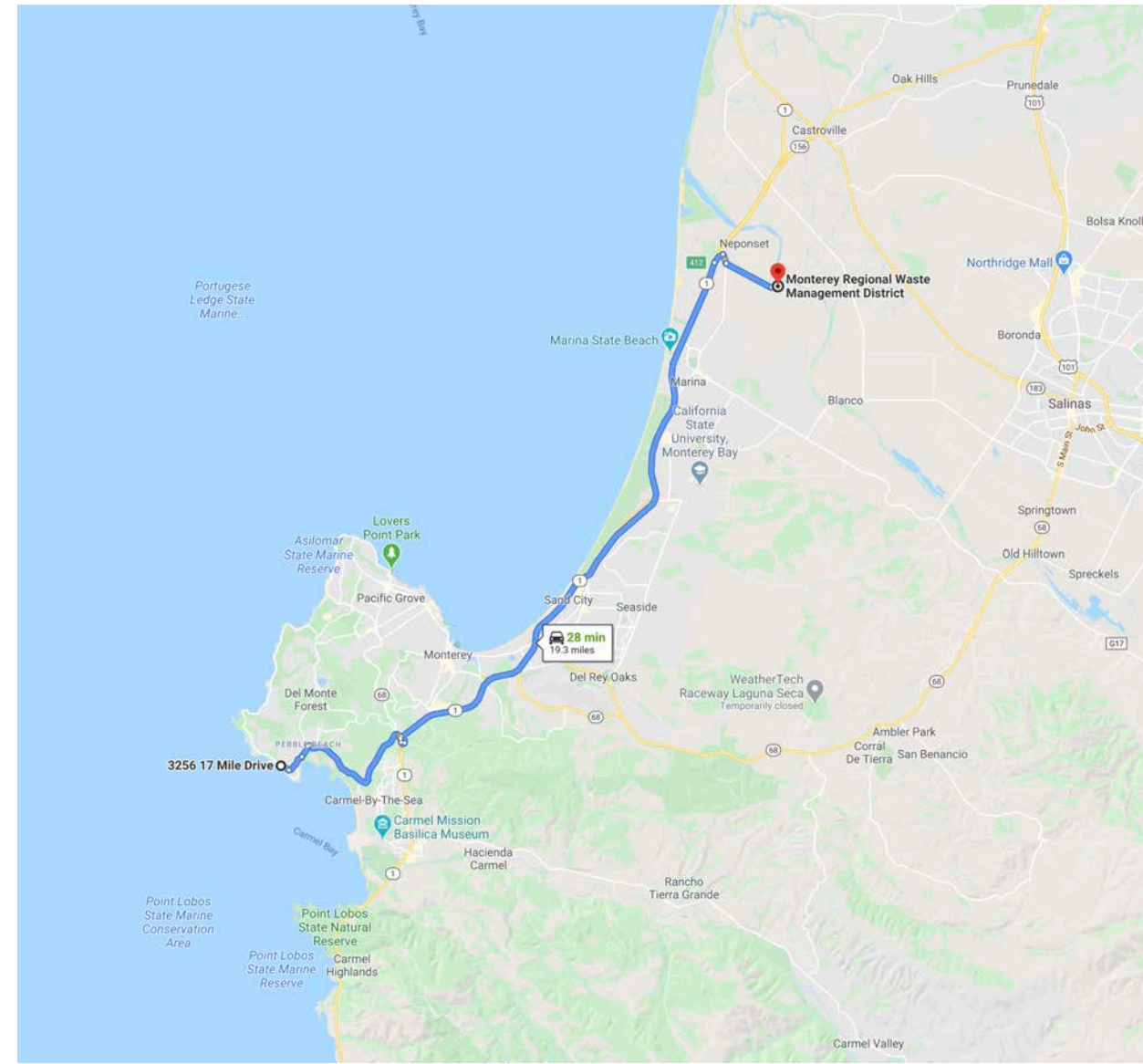
COVER SHEET

SCALE: AS NOTED

JOB NUMBER: 008-462-008

SHEET: **A0.0**

TRUCK HAULING ROUTE



28 min (19.3 miles)

via CA-1 N

3256 17 Mile Dr

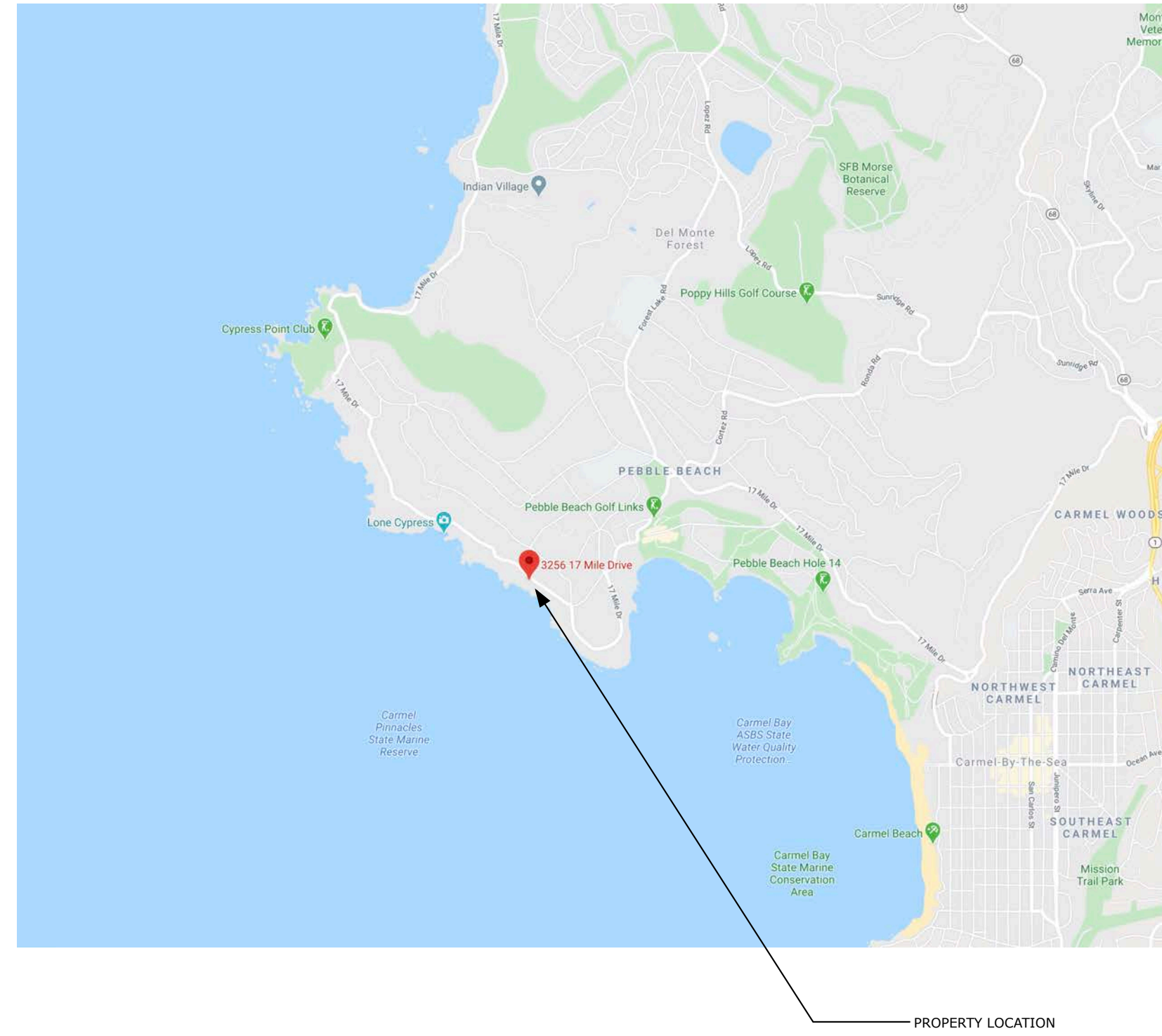
Pebble Beach, CA 93953

- > Get on CA-1 N/Cabrillo Hwy from 17 Mile Dr
12 min (4.3 mi)
- > Follow CA-1 N/Cabrillo Hwy to Del Monte Blvd. Take exit 412 from CA-1 N/Cabrillo Hwy
13 min (13.5 mi)
- > Take Charles Benson Rd to your destination
4 min (1.5 mi)

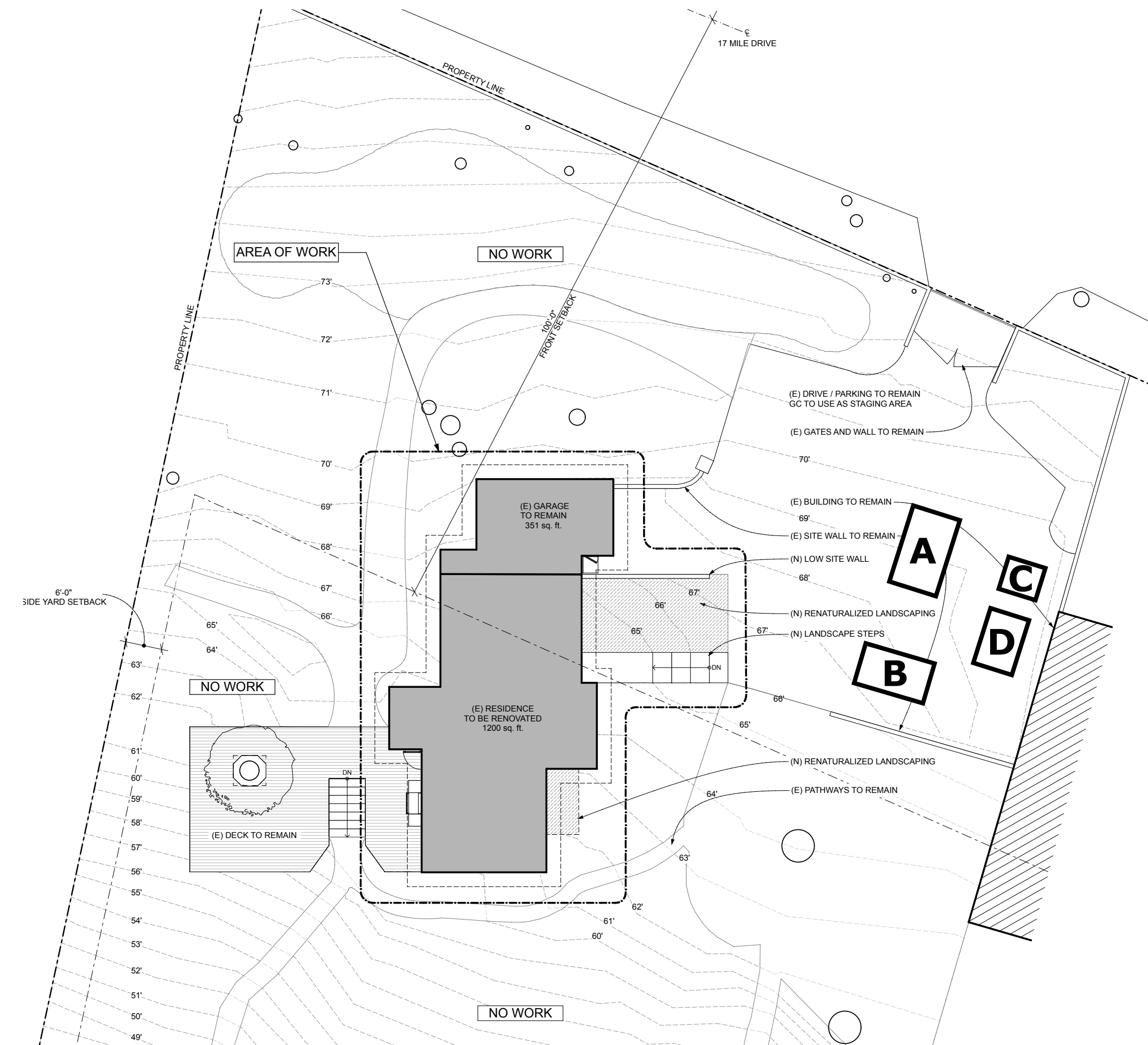
Monterey Regional Waste Management District

14201 Del Monte Blvd, Marina, CA 93933

VICINITY MAP



CONSTRUCTION SUPPORT



CONSTRUCTION NOTES

1. ALL WORK SHALL TAKE PLACE DURING DAYLIGHT HOURS, MONDAY - FRIDAY, 8 AM TO 5PM
2. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE PER DAY, FREQUENCY SHOULD BE BASED UPON THE TYPE OF OPERATION, SOIL, AND WIND EXPOSURE
3. ALL GRADING ACTIVITIES SHALL BE HALTED DURING PERIODS OF HIGH WINDS (15 MPH).
4. HAUL TRUCKS SHALL MAINTAIN 2 - FEET FREEBOARD AND BE COVERED.
5. COVER INACTIVE STORAGE PILES.
6. THE SIGNED PERMITS AND THE APPROVED CONSTRUCTION PLANS SHALL BE MAINTAINED IN A CONSPICUOUS LOCATION AT THE CONSTRUCTION JOB SITE AT ALL TIMES, AND THAT COPIES ARE AVAILABLE FOR AGENCY REVIEW UPON REQUEST. ALL PERSONS INVOLVED WITH THE CONSTRUCTION SHALL BE BRIEFED ON THE CONTENT AND MEANING OF THE PERMITS AND THE APPROVED CONSTRUCTION PLANS, AND THE PUBLIC REVIEW REQUIREMENTS APPLICABLE TO THEM, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. EQUIPMENT WASHING, REFUELING AND SERVICING SHALL TAKE PLACE ONLY ONSITE. APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE USED TO ENSURE THAT NO SPILLS OF PETROLEUM PRODUCTS OR OTHER CHEMICALS TAKE PLACE DURING THESE ACTIVITIES. SEE THE EROSION CONTROL PLAN FOR FURTHER SPECIFICATIONS.
8. THE CONSTRUCTION SITE SHALL MAINTAIN GOOD CONSTRUCTION SITE HOUSEKEEPING CONTROLS AND PROCEDURES (E.G.: CLEANUP ALL LEAKS, DRIPS, AND OTHER SPILLS IMMEDIATELY; KEEP MATERIALS COVERED AND OUT OF THE RAIN, INCLUDING COVERING EXPOSED PILES OF SOILS AND WASTES, DISPOSE OF ALL WASTES PROPERLY, PLACE TRASH RECEPTACLES ON SITE FOR THAT PURPOSE, AND COVER OPEN TRASH RECEPTACLES DURING WET WEATHER).
9. ALL EROSION AND SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AS WELL AS AT THE END OF EACH WORKDAY. AT A MINIMUM, SILT FENCES, OR EQUIVALENT APPARATUS, SHALL BE INSTALLED AT THE PERIMETER OF THE CONSTRUCTION SITE TO PREVENT CONSTRUCTION-RELATED RUNOFF AND/OR SEDIMENT FROM LEAVING THE SITE.

CONSTRUCTION COORDINATOR

CONTRACTOR SHALL PROVIDE A CONSTRUCTION COORDINATOR THAT CAN BE CONTACTED DURING CONSTRUCTION, SHOULD QUESTIONS ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THEIR CONTACT INFORMATION (INCLUDING THEIR ADDRESS AND 24-HOUR PHONE NUMBERS) SHALL BE CONSPICUOUSLY POSTED AT THE JOB SITE IN A MANNER THAT THE CONTACT INFORMATION IS READILY VISIBLE FROM PUBLIC VIEWING AREAS. THE POSTING SHALL INDICATE THAT THE CONSTRUCTION COORDINATOR SHOULD BE CONTACTED TO ANSWER ANY QUESTIONS THAT ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THE CONSTRUCTION COORDINATOR SHALL RECORD THE NAME, PHONE NUMBER AND NATURE OF ALL COMPLAINTS AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24 HRS OF RECEIPT OF THE COMPLAINT OR INQUIRY.

CONSTRUCTION ACTIVITY DESCRIPTION

DURATION: 18 MOS. (START DATE PENDING APPROVAL)

MONDAY THRU SATURDAY 8AM - 6:30PM

5 WORKERS
2 REGULAR PICKUP TRUCKS

85% RECYCLE RATE FOR LUMBER.

TRASH AND UNRECYCLED DEBRIS ARE COLLECTED ON SITE IN A PORTABLE TRAILER AND REMOVED BY TOWING BEHIND A REGULAR PICKUP TRUCK ONCE A MONTH TO THE MARINA LANDFILL.

SHEETROCK DUST REDUCTION

DUMPSTERS CONTAINING SHEETROCK SHALL BE COVERED.

LEGEND

- AREA A: MATERIAL DELIVERY PARKING DURING CONSTRUCTION WILL BE STAGED. ONE DELIVERY TRUCK AT A TIME.
- AREA B: MATERIAL STOCKPILE.
- AREA C: SCREENED PORTA POTTY, LOCKED DURING OFF HOURS.
- AREA D: JOB SHACK AND LOCKED JOB TOOL STORAGE BOX.

Stocker & Allaire
General Contractors, Inc.
Lic. # 504797

Ph 831.375.1890 Fax 831.375.1480

21 Mandeville Court Monterey, CA 93940

3256 17-MILE DRIVE
PEBBLE BEACH, CA 93953

APN: 008-462-008-000

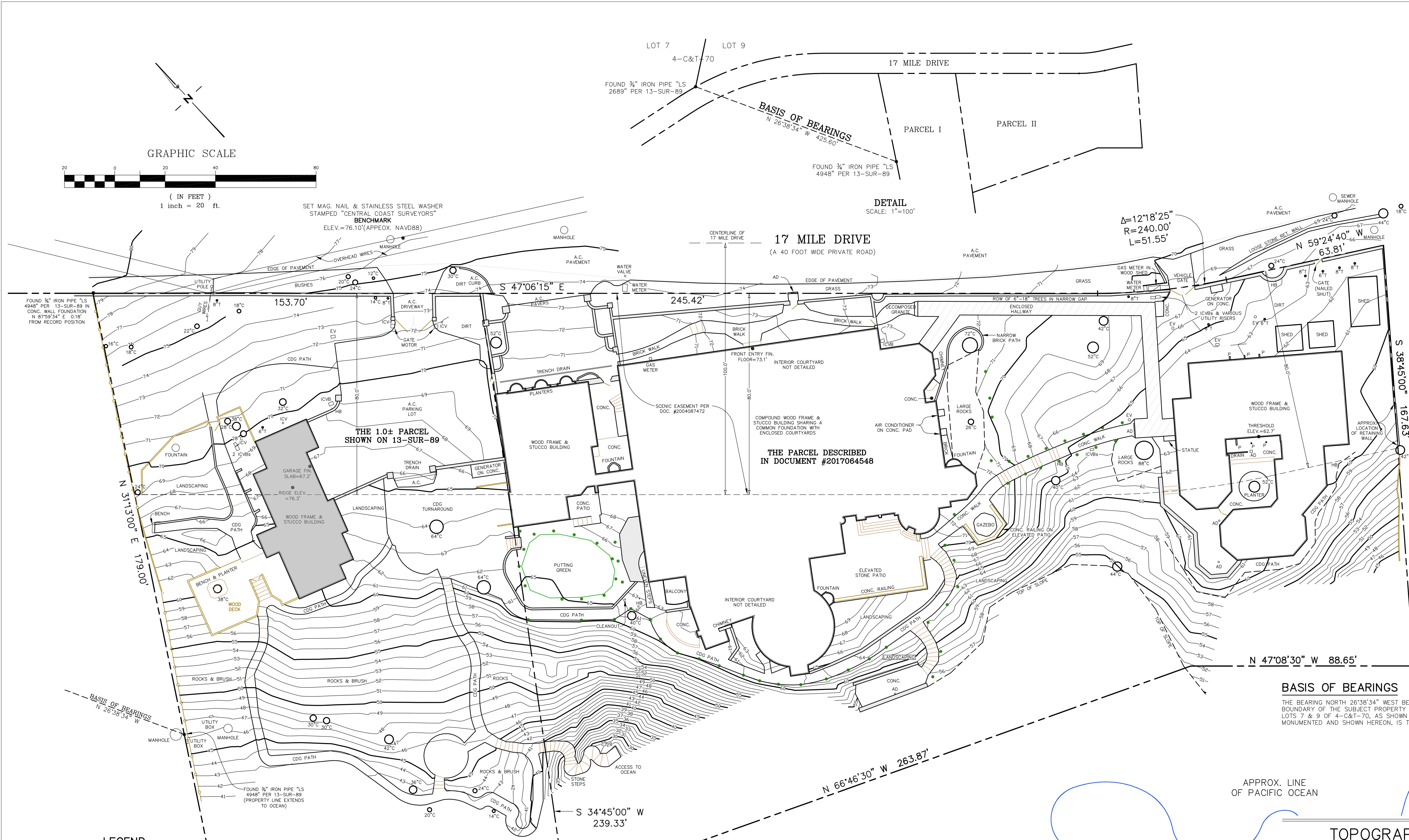
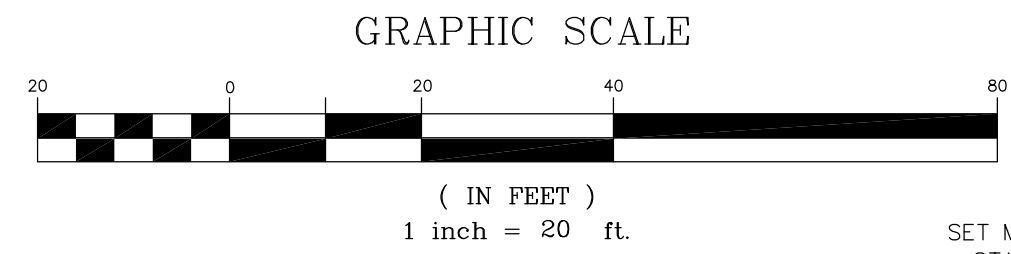
MAY 26, 2020

FEATHER RESIDENCE

CONSTRUCTION MANAGEMENT PLAN

Revisions:

CMP



BASIS OF BEARINGS
THE BEARING NORTH 26°38'34" WEST BETWEEN A LINE POINT ON THE WESTERLY BOUNDARY OF THE SUBJECT PROPERTY AND THE SOUTHERLY COMMON CORNER OF LOTS 7 & 9 OF 4-C&T-70, AS SHOWN ON THE MAP FILED IN 13-SUR-89, AS FOUND MONUMENTED AND SHOWN HEREON, IS THE BASIS OF BEARINGS FOR THIS SURVEY.

APPROX. LINE OF PACIFIC OCEAN

TOPOGRAPHIC SURVEY

THE PARCEL DESCRIBED IN DOCUMENT #2019064548 AS SHOWN ON THE MAP FILED IN VOLUME 13 OF "SURVEYS" AT PAGE 89 TOGETHER WITH THE THE 1.0± ACRE PARCEL SHOWN ON SAID MAP, OFFICIAL RECORDS OF MONTEREY COUNTY, BEING ALSO PARCELS I & II AS DESCRIBED IN CHICAGO TITLE Co. PRELIMINARY REPORT ORDER No. FWMN-5221701779-RS DATED DECEMBER 1, 2017

PEBBLE BEACH COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR
Stocker & Allaire General Contractors

BY
CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940
www.ccsurveyors.com mail@ccsurveyors.com
Phone: (831) 394-4830 Fax: (831) 394-4831

SCALE: 1" = 20' JOB No. 18-46 JUNE 2020
PREPARED: DRZ

APN 008-462-008

ISSUED:
PLANNING SET 2020.06.01

SITE SURVEY

SCALE: AS NOTED

JOB NUMBER: 008-462-008

SHEET: **A0.2**

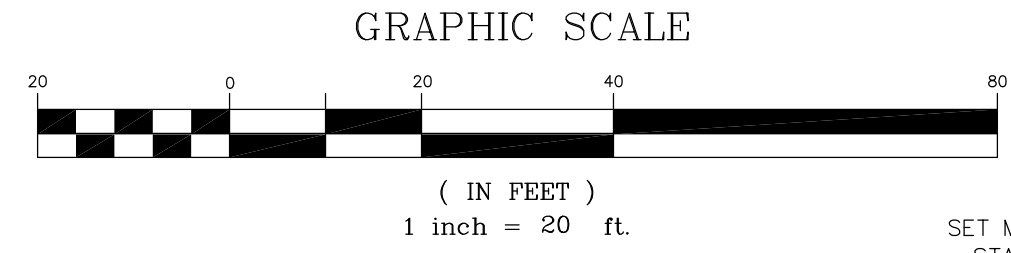
NOTES

- BEARINGS AND DISTANCES SHOWN ARE RECORD PER 13-SUR-89. THIS IS NOT A BOUNDARY SURVEY.
- GROSS LAND AREA = 2.8 ACRES PER 13-SUR-89. THE SURVEYOR WAS UNABLE TO LOCATE THE HIGH TIDE LINE OF THE PACIFIC OCEAN DUE TO STEEP CLIFFS AND DANGEROUS CONDITIONS.
- ADDRESS OF SURVEYED PROPERTY: 3256 17 MILE DRIVE, PEBBLE BEACH, CA PER TITLE REPORT.
- ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PROJECT BENCHMARK IS A MAG. NAIL & STAINLESS STEEL WASHER STAMPED "CENTRAL COAST SURVEYORS" SET IN THE CENTERLINE OF 17 MILE DRIVE NEAR THE A.C. DRIVEWAY ENTRANCE, AS SHOWN HEREON.
ELEVATION = 76.10 FEET (APPROX. NAVD88)
- CONTOUR INTERVAL = ONE FOOT.
- TREE TYPES ARE INDICATED WHEN KNOWN. TREES SMALLER THAN 6" DIAMETER ARE NOT SHOWN.



LEGEND

- AD AREA DRAIN
- CDG COMPACTED DECOMPOSED GRANITE
- EV ELECTRICAL VAULT
- HB HOSEBIB
- ICV IRRIGATION CONTROL VALVE
- ICVB IRRIGATION CONTROL VALVE BOX
- P PILLAR
- 12" C DENOTES A 12" DIA. CYPRESS TREE (TYP.)
- 12" T DENOTES A 12" DIA. TREE (TYP.)
- DENOTES GROUND LIGHTS
- DENOTES FOG STRIPE ON SEVENTEEN MILE DRIVE
- - - DENOTES PROPERTY LINE
- DENOTES A STEP
- DENOTES A CONC. RETAINING WALL OR PILLAR
- DENOTES A WOOD FENCE EXCEPT AS SHOWN
- DENOTES STEPS EXCEPT AS SHOWN



BASIS OF BEARINGS
THE BEARING NORTH 26°38'34" WEST BETWEEN A LINE POINT ON THE WESTERLY BOUNDARY OF THE SUBJECT PROPERTY AND THE SOUTHERLY COMMON CORNER OF LOTS 7 & 9 OF 4-C&T-70, AS SHOWN ON THE MAP FILED IN 13-SUR-89, AS FOUND MONUMENTED AND SHOWN HEREON, IS THE BASIS OF BEARINGS FOR THIS SURVEY.

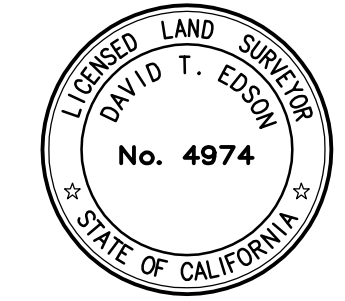
APPROX. LINE OF PACIFIC OCEAN

LEGEND

- AD AREA DRAIN
- CDG COMPACTED DECOMPOSED GRANITE
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- DENOTES A STEP
- DENOTES A CONC. RETAINING WALL OR PILLAR
- DENOTES A WOOD FENCE EXCEPT AS SHOWN
- DENOTES STEPS EXCEPT AS SHOWN
- DENOTES AREAS OF AT LEAST 30% SLOPE

NOTES

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ELEVATION = 76.10 FEET (APPROX. NAVD88)
5. CONTOUR INTERVAL = ONE FOOT.
6. TREE TYPES ARE INDICATED WHEN KNOWN. TREES SMALLER THAN 6" DIAMETER ARE NOT SHOWN.
7. AREA OF AT LEAST 30% SLOPE = 10,651 SQUARE FEET.



TOPOGRAPHIC SURVEY

WITH 30% SLOPE ANALYSIS AND NO LAWN ELEMENTS OF THE PARCEL DESCRIBED IN DOCUMENT #2019064548 AS SHOWN ON THE MAP FILED IN VOLUME 13 OF "SURVEYS" AT PAGE 89 TOGETHER WITH THE THE 1.0± ACRE PARCEL SHOWN ON SAID MAP, OFFICIAL RECORDS OF MONTEREY COUNTY, BEING ALSO PARCELS I & II AS DESCRIBED IN CHICAGO TITLE Co. PRELIMINARY REPORT ORDER No. FWMN-5221701779-RS DATED DECEMBER 1, 2017

PEBBLE BEACH COUNTY OF MONTEREY STATE OF CALIFORNIA

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BY
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www.ccsurveyors.com mjaill@ccsurveyors.com
Phone: (831) 394-4930 Fax: (831) 394-4931

SCALE: 1" = 20' JOB No. 18-46 JUNE 2020
PREPARED BY: DRZ
APN 008-462-008

ISSUED:
PLANNING SET 2020.06.01

SLOPE MAP

SCALE: AS NOTED

JOB NUMBER: 008-462-008

SHEET: **A0.3**

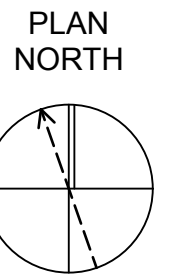
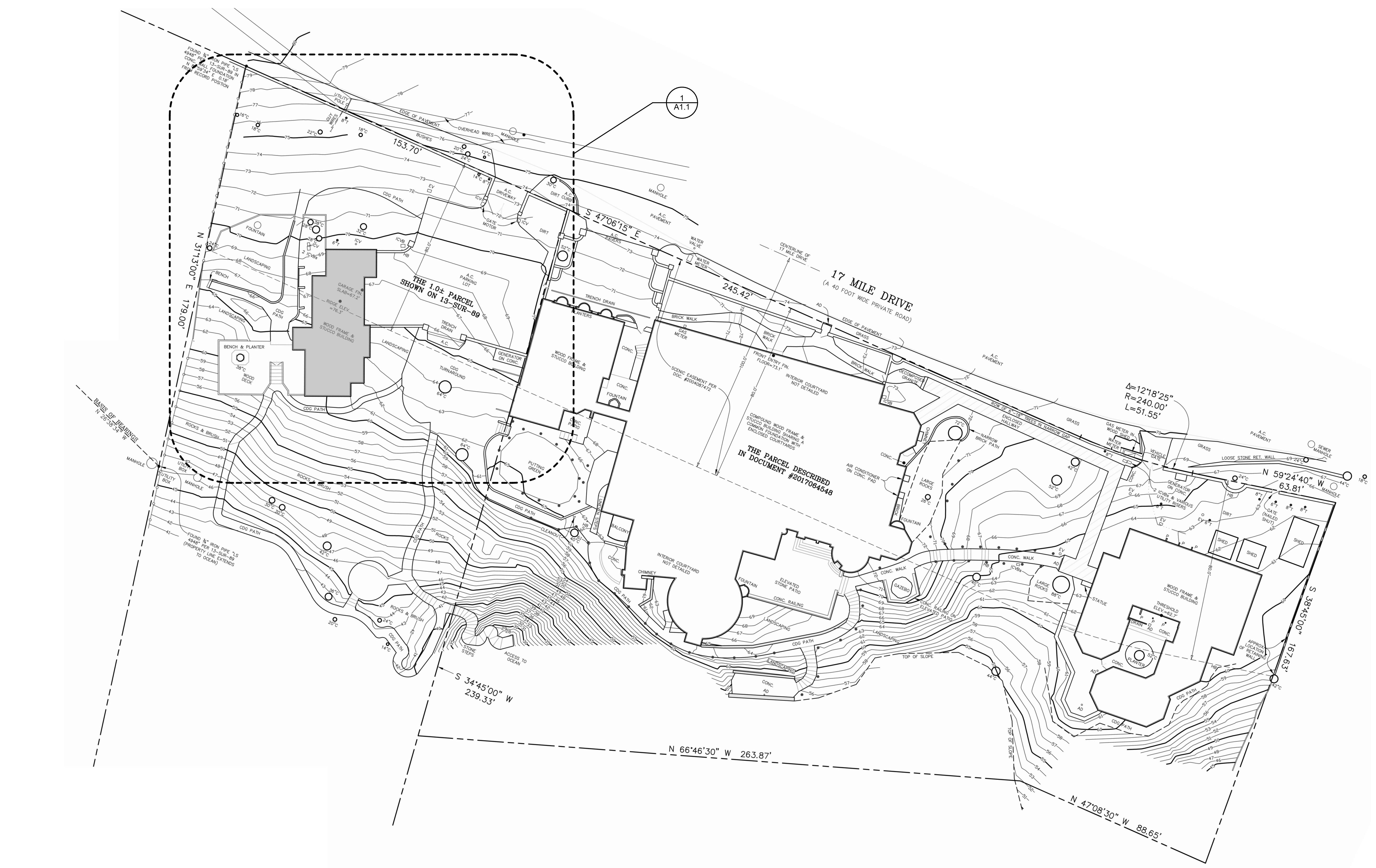
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APN: 008-462-008
FEATHER PEBBLE BEACH
3256 17 MILE DRIVE,
PEBBLE BEACH CA, 93953

ISSUED:
PLANNING SET 2020.06.01

SITE PLAN

SCALE: AS NOTED
JOB NUMBER: 008-462-008
SHEET: **A1.0**









1
A1.0 SITE PLAN

THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORK OF WALKER/WARNER ARCHITECTS. ANY REUSE OR REPRODUCTION WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECTS.

NOTES - ENLARGED SITE PLAN:

1. EXISTING CONTOURS ARE SHOWN. S.C.D. FOR PROPOSED FINISH GRADING
2. S.C.D. FOR DRAINAGE INFORMATION
3. S.C.D. FOR SEPTIC INFORMATION
4. NOT USED

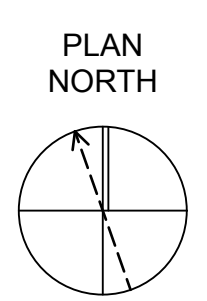
LEGEND - SITE PLAN:

-  PROPERTY LINE
-  SETBACK LINE
-  STRUCTURES
-  RENATURALIZED LANDSCAPING
-  COASTAL BLUFF MIX CONTRACT GROWN NATIVE PLANTS:
-ERIOGONUM PARVIFOLIUM
-ERIOPHYLLUM STAECHADIFOLIUM
-ASTRAGALUS NUTTALLII
-  (E) TREE TO REMAIN



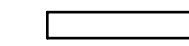
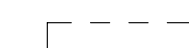
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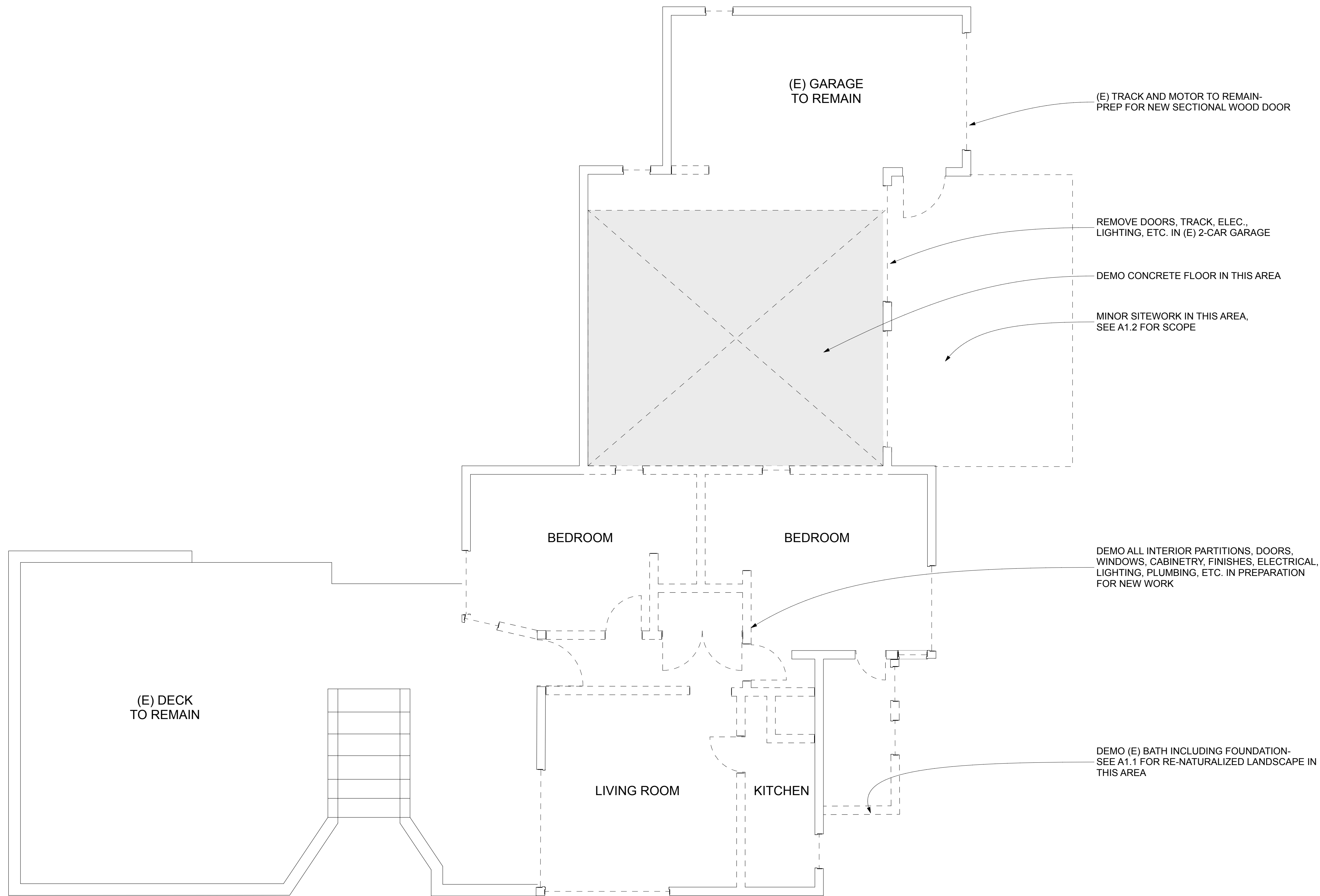
1
A1.1
ENLARGED SITE PLAN
SCALE: 1/8" = 1'-0"



ISSUED:	
PLANNING SET	2020.06.01
ENLARGED SITE PLAN	
SCALE:	AS NOTED
JOB NUMBER:	008-462-008
SHEET:	A1.1

LEGEND - DEMO PLAN:

-  EXISTING STRUCTURE TO REMAIN
-  EXISTING STRUCTURE TO DEMO



A P N : 0 0 8 - 4 6 2 - 0 0 8
FEATHER PEBBLE BEACH
 3256 17 MILE DRIVE,
 PEBBLE BEACH CA, 93953

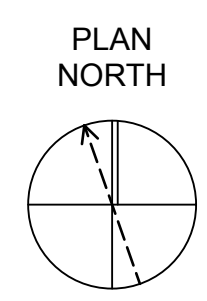
ISSUED:
PLANNING SET 2020.06.01

DEMO PLAN

SCALE: AS NOTED

JOB NUMBER: 008-462-008

SHEET: **A2.0**

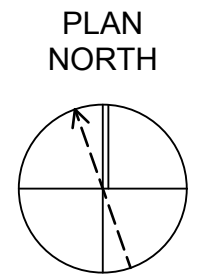
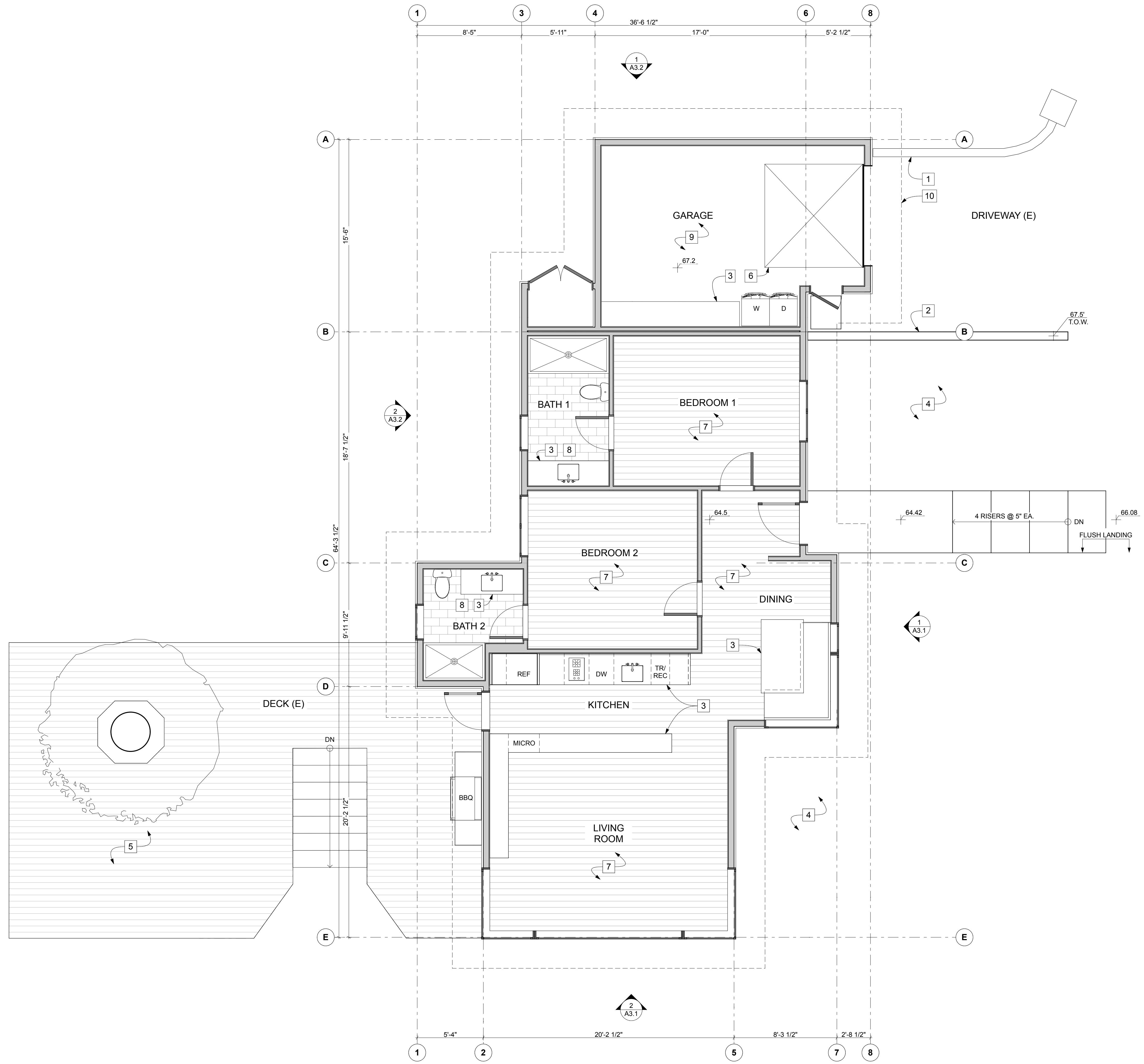


GENERAL NOTES - FLOOR PLAN:

- ALL GRIDLINES ARE TO FACE OF STUD, U.O.N.
- ALL DIMENSIONS TO FACE OF STUD, U.O.N. SEE DIMENSION SYMBOLS ON COVER SHEET
- SEE SITE PLANS FOR ADDITIONAL HARDSCAPE INFORMATION
- NOT USED

KEYNOTES - FLOOR PLAN:

- | | |
|----|-----------------------------|
| 1 | (E) SITE WALL |
| 2 | (N) LOW SITE WALL |
| 3 | BUILT-IN CABINETS |
| 4 | (N) PLANTING AREA, SEE A1.1 |
| 5 | (E) WD. DECK |
| 6 | OVERHEAD GARAGE DOOR |
| 7 | WD. FLOOR |
| 8 | TILE FLOOR |
| 9 | (E) CONCRETE FLOOR |
| 10 | EDGE OF ROOF, ABOVE |



1
A2.1
FLOOR PLAN
SCALE: 1/4" = 1'-0"

ISSUED:
 PLANNING SET 2020.06.01

FIRST FLOOR PLAN
 SCALE: AS NOTED
 JOB NUMBER: 008-462-008
 SHEET: **A2.1**

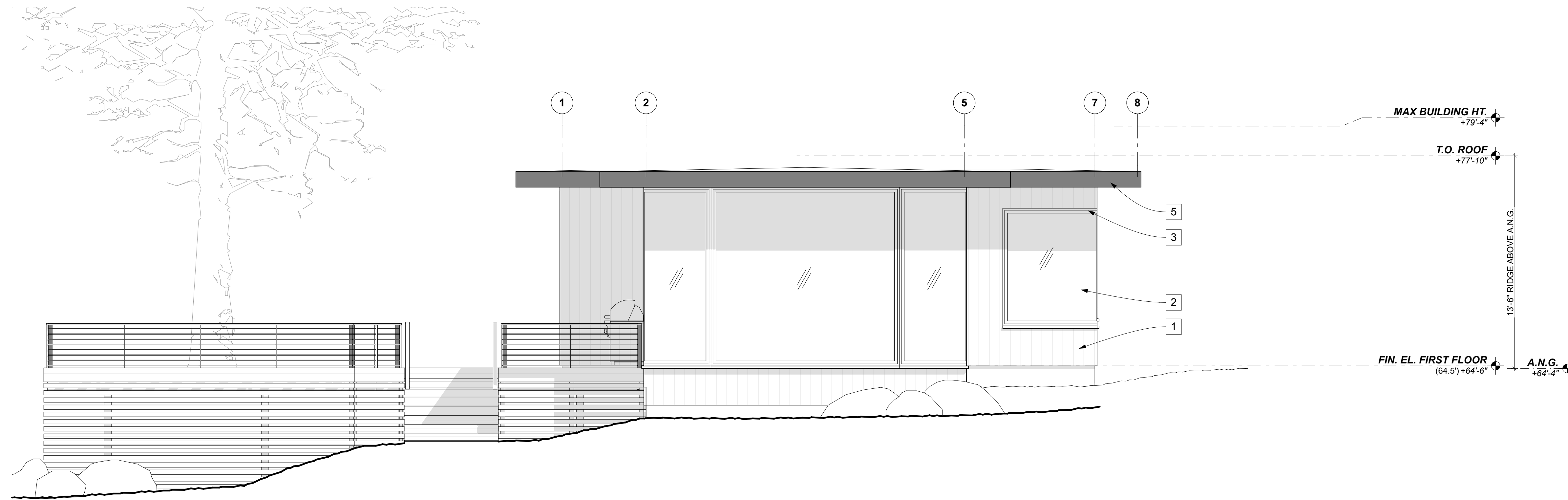
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NOTES - ELEVATIONS:

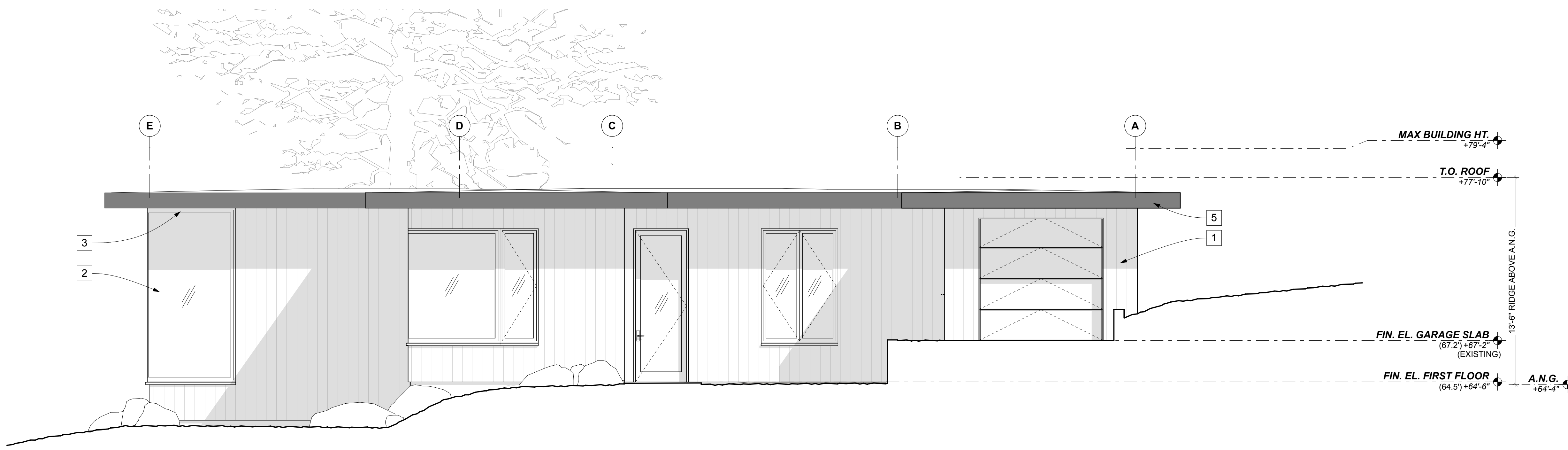
- 1. EXISTING CONTOURS ARE SHOWN. S.C.D. FOR PROPOSED FINISH GRADING
- S.C.D. FOR DRAINAGE INFORMATION
- NOT USED

KEYNOTES - ELEVATION:

- 1 WD. EXT. SIDING, TYP.
- 2 WD. DOOR/WINDOW
- 3 WD. DOOR/WINDOW TRIM
- 4 NOT USED
- 5 SHEET MTL. GUTTER BEHIND MTL. FASCIA
- 6 WD. BLIND DOOR



2
A3.1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1
A3.1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

ISSUED:
PLANNING SET 2020.06.01

BUILDING ELEVATIONS

SCALE: AS NOTED

JOB NUMBER: 008-462-008

SHEET: **A3.1**

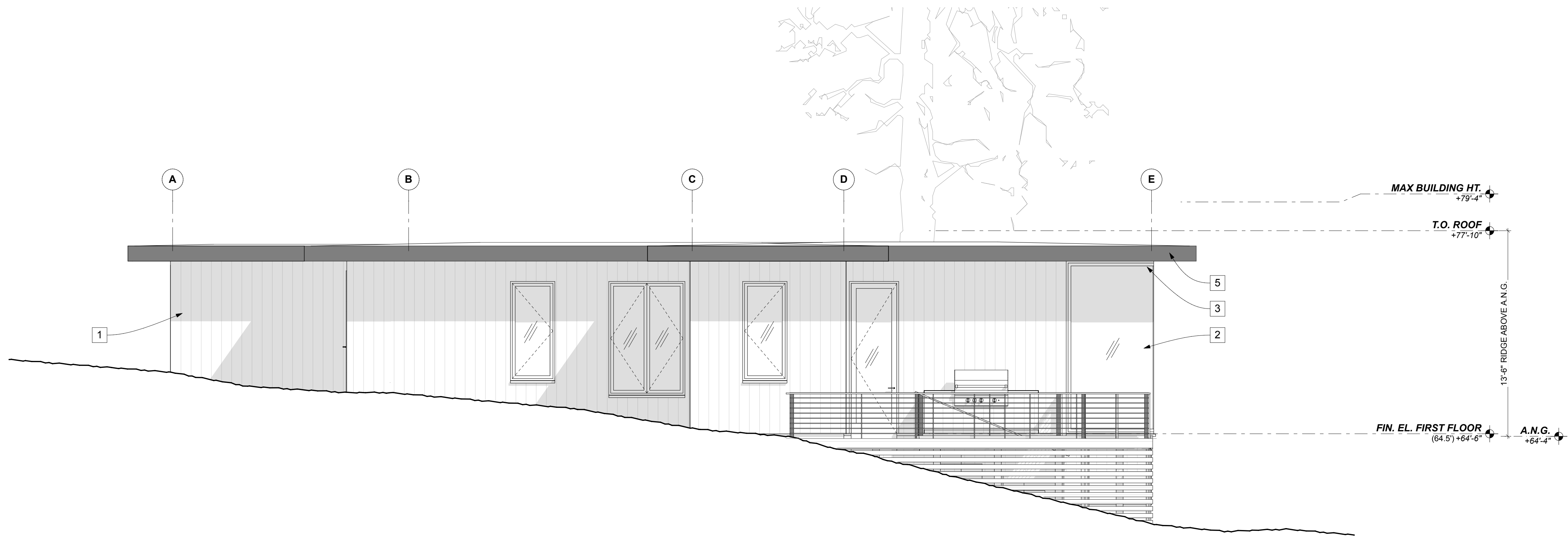
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NOTES - ELEVATIONS:

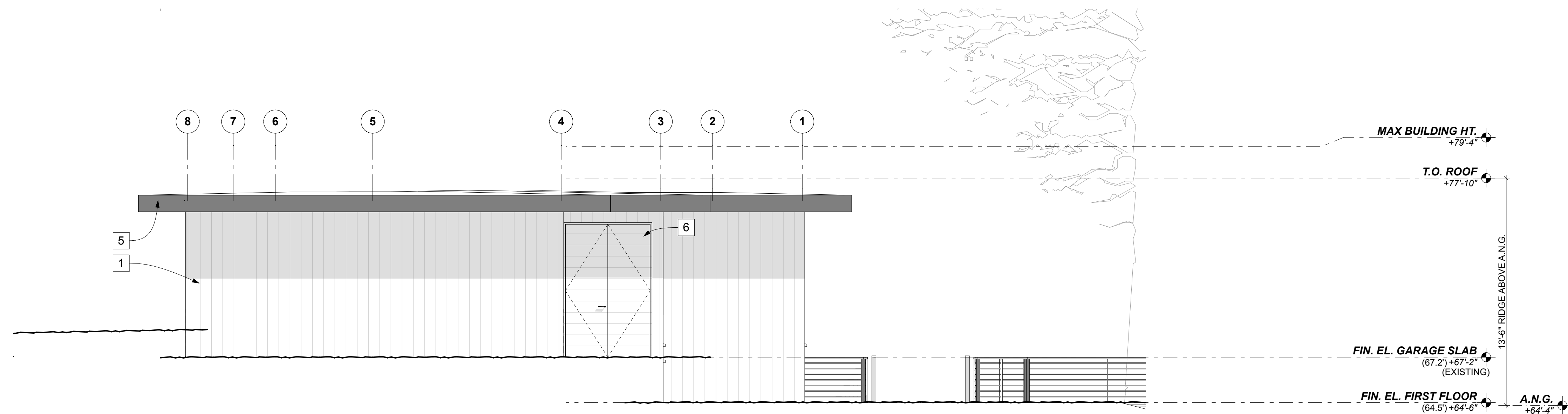
- 1. EXISTING CONTOURS ARE SHOWN. S.C.D. FOR PROPOSED FINISH GRADING
- S.C.D. FOR DRAINAGE INFORMATION
- NOT USED

KEYNOTES - ELEVATION:

- 1 WD. EXT. SIDING, TYP.
- 2 WD. DOOR/WINDOW
- 3 WD. DOOR/WINDOW TRIM
- 4 NOT USED
- 5 SHEET MTL. GUTTER BEHIND MTL. FASCIA
- 6 WD. BLIND DOOR



2
A3.2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1
A3.2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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ISSUED:
PLANNING SET 2020.06.01

BUILDING ELEVATIONS

SCALE: AS NOTED

JOB NUMBER: 008-462-008

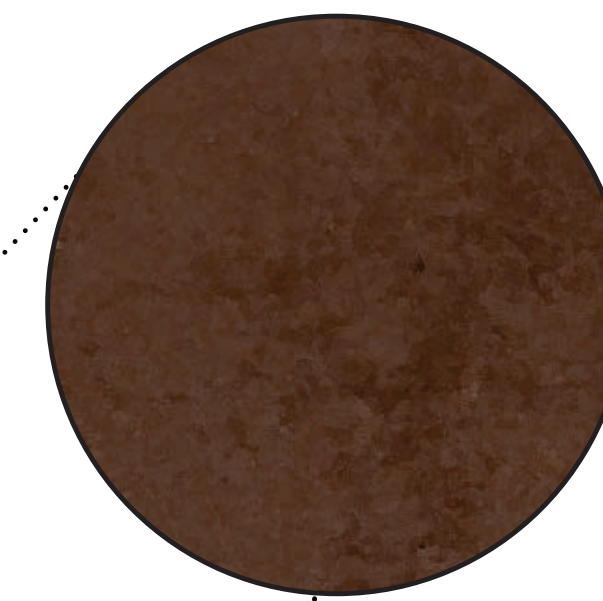
SHEET: **A3.2**



GRAVEL

Location: Roof

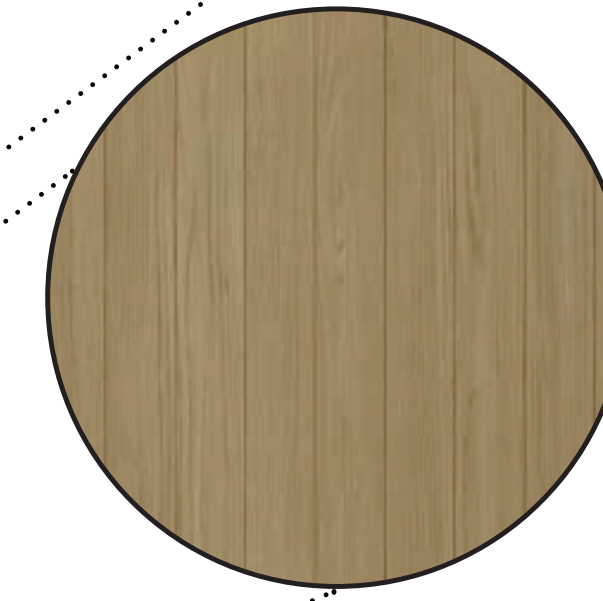
Description: 3-ply roofing system with a gravel surface that matches the surrounding natural stone



COPPER

Location: Gutter and Fascia

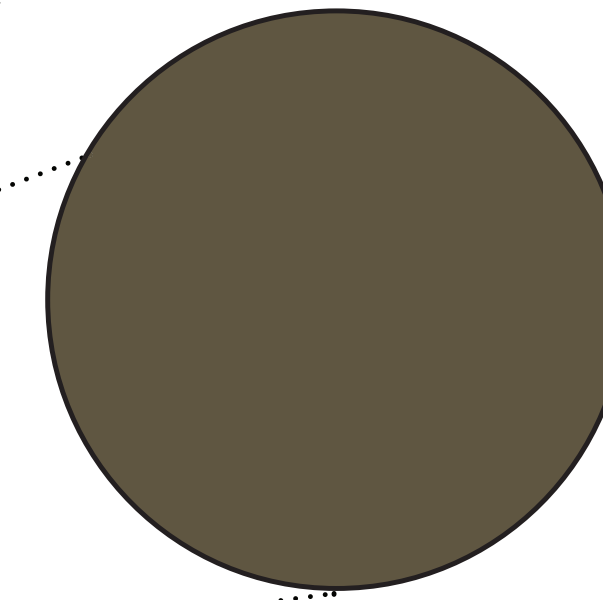
Description: Unfinished, left to patina



CYPRESS

Location: Eave Soffit

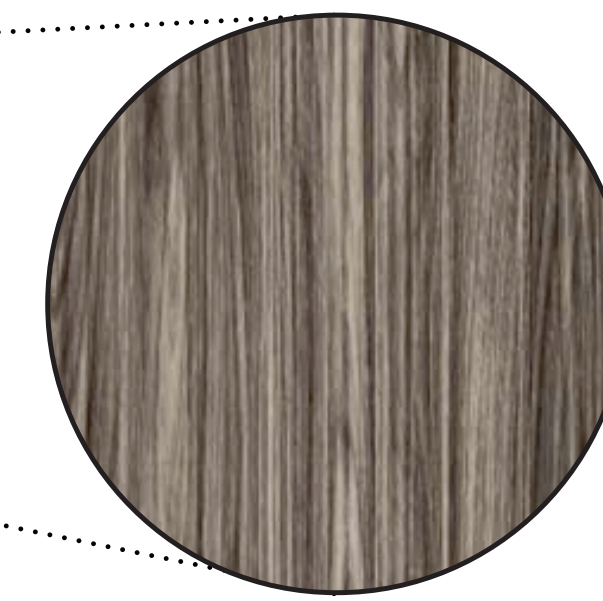
Description: Bald Cypress, Vertical grain, medium to heavy wire brushed, Natural stain



CYPRESS

Location: Windows and Doors frames by Dynamic

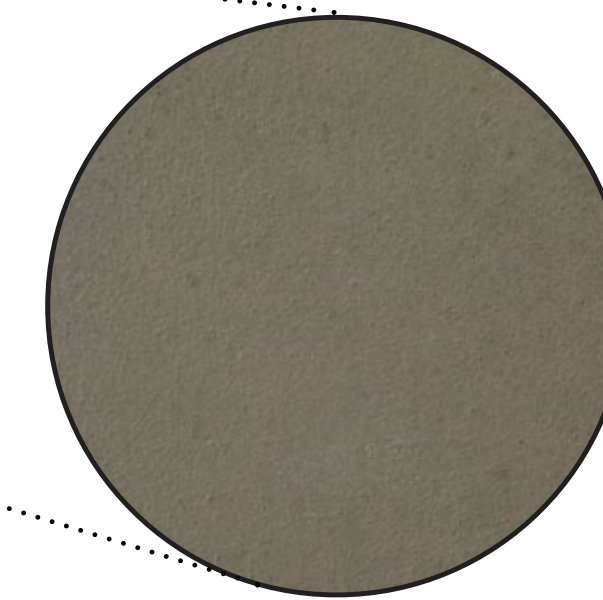
Description: Yellow Cypress, painted w/ Benjamin Moore Durango 2137-30



CYPRESS

Location: Exterior Wood Siding

Description: Bald Cypress, select mixed grain, medium to heavy wire brushed finish, gray weathered



CONCRETE

Location: Foundation

Description: Integral Color, Davis "Pebble 641"

A P N : 0 0 8 - 4 6 2 - 0 0 8

FEATHER PEBBLE BEACH

3256 17 MILE DRIVE,
PEBBLE BEACH CA, 93953

ISSUED:
PLANNING SET 2020.05.29

MATERIAL BOARD

SCALE: AS NOTED

JOB NUMBER: 008-462-008

SHEET: **A3.3**