

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

In the matter of the application of:

**LIU JIARUI & FANG FANG (PLN250194)**

**RESOLUTION NO. 26-028**

Resolution by the County of Zoning Administrator :

- 1) Finding the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving a Combined Development Permit consisting of:
  - a. A Design Approval to allow the construction of a 3,333 square foot single family dwelling with an attached 435 square foot garage, an attached 798 square foot Accessory Dwelling Unit, and associated site improvements; and
  - b. A Use Permit to allow the removal of four protected trees.

[PLN250194, Liu Jiarui & Fang Fang, 2897 17 Mile Drive, Pebble Beach, Greater Monterey Peninsula Area Plan (APN: (007-201-007-000)]

**The LIU JIARUI & FANG FANG application (PLN250194) came on for public hearing before the County of Monterey Zoning Administrator on March 26, 2026, and April 9, 2026. 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 Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.  
**EVIDENCE:**
  - a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
    - the 2010 Monterey County General Plan;
    - Greater Monterey Peninsula Area Plan;
    - Monterey County Zoning Ordinance (Title 21);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.
  - b) Allowed Use. The property is located at 2897 17 Mile Drive, Pebble Beach (Assessor’s Parcel Number 007-201-007-000), Greater Monterey Peninsula Area Plan. The parcel is zoned Medium Density Residential with Building Site 6, Design Control, and Recreational Equipment

Storage overlays or “MDR/B-6-D-RES”. MDR zoning allows for the establishment of the first single-family dwelling and accessory dwelling units as principally allowed uses. The Design Control overlay requires the granting of a Design Approval for all structures. The proposed project involves the construction of a 3,333 square foot single-family dwelling with a 435 square foot attached garage and a 798 square foot attached Accessory Dwelling Unit. The site plans included in this project illustrate an approximately 800 square foot Accessory Dwelling Unit (ADU). Pursuant to Title 21 section 21.64.030 and Government Code section 65852.2, construction of an ADU shall be processed ministerially. Although a planning entitlement is not required and approval of the ADU is not a part of this application, the ADU is dependent and accessory to a single-family dwelling. Therefore, the ADU remains in the plans. The project also involves the removal of four Coast live oak trees, which is an allowed use subject to the granting of a Use Permit. Therefore, the project is an allowed land use for this site.

- c) Lot Legality. The subject property is shown in its current configuration (10,779 square feet) as Lot 6 of Block 11 on a Final Map entitled “Monterey Peninsula Country Club Subdivision No.1”, recorded in May of 1925 (Volume 3, Cities & Towns, Page 26). Therefore, the County recognizes the subject property as legal lot of record.
- d) Review of Development Standards. The project meets all required development standards for the Medium Density Residential zoning district and B overlay district, which are identified in Title 21 section 21.12.060 and 21.42.030, respectively. Pursuant to Title 21 section 21.14.060.C, development within this district shall meet the required setbacks unless combined with a “B” district. Pursuant to Title 21 section 21.12.070.D, parcels located within the Del Monte Forest (DMF) are additionally subject to side setbacks of 10 feet for the first story and 20 feet for the second story, as well as 15 feet for the front. These setback requirements were established in 1969 by a blanket variance (HCD Planning File No. ZA00595) and a subsequent ordinance to ensure residences developed on the relatively small parcels would not loom over adjacent properties. The proposed single-family dwelling and attached accessory structures (garage and ADU) will have setbacks of 15 feet (front), 21 and 23 feet (north side; 1st and 2nd story, respectively), 20.5 feet (south side; 2nd story), 10 feet (south side; 1st story), and 15 feet (rear). Within the Del Monte Forest area, the MDR zoning district allows a maximum height of 27 feet for main structures, and the proposed single-family dwelling will have a height of 25 feet 9 inches. For lots with a density of more than 2 acres per unit, such as this property, the MDR zoning district allows a maximum building site coverage and floor area ratio of 35%. The proposed project will have a building site coverage of 2,795.5 square feet or 25.9%, and a floor area ratio of 34.9%. Therefore, the project meets all required development standards.
- e) Design and Visual Resources. Pursuant to Title 21 Chapter 21.44, the project parcels 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 neighborhood features an eclectic mix of residential architectural styles, including modern and contemporary homes with flat roofs, clean lines, and large windows, alongside Mediterranean or Spanish Revival houses characterized by stucco walls, red tile roofs, and arched details. There are also traditional or Colonial-style homes with symmetrical, formal designs, as well as ranch and mid-century properties that emphasize low, horizontal layouts and simpler forms. Overall, the area reflects a blend of older homes and newer remodels/rebuilds. The proposed single-family dwelling and attached accessory structures will have exterior colors and materials consisting of grey-brown board siding and trim, and a dark bronze standing seam metal roof. The perimeter fencing will consist of redwood posts and welded wire panels. The contemporary transitional architectural style of the proposed residence includes simple lines with large windows and an open layout, combined with a low-pitched hipped roof and horizontal siding. This proposed design combines architectural elements found throughout the neighborhood (low-pitched roof, horizontal siding, and large expanses of windows). The proposed design, colors, and materials are compatible with the neighborhood and will not conflict with the developed or natural environment that surrounds the property.

The neighborhood consists of custom homes ranging between approximately 1,800 square feet and 3,800 square feet (exclusive of garage square footage). The proposed 3,330 square foot single-family dwelling with an attached 435 square foot garage, an attached 798 square foot Accessory Dwelling Unit will be consistent with the size of other residences in the area. There are 30 residential lots within the immediate neighborhood, as bounded by 17 Mile Dr., Elk Run Rd., Oak Knoll Rd., and Sloat Rd. Four of these lots are vacant. Of the 26 developed lots, 17 residences are two stories. The remaining nine lots are developed with one-story residences. Recently constructed or remodeled residences in this neighborhood are primarily two-story. The proposed height and mass are comparable to those of other residences in the area. The proposed development will be comparable to the surrounding residential neighborhood and will utilize natural colors and materials that exist in this community.

A standard condition of approval has been applied to ensure that all exterior lighting is down-lit, unobtrusive, and harmonious with the areas, in accordance with General Plan Policy LU- 1.13. Figure 14 of the Greater Monterey Peninsula Scenic Highway Corridors and Visual Sensitivity Map indicates the subject property as being in an area designated as sensitive. Due to intervening vegetation and existing development, the proposed residence and accessory structures will not create any adverse visual impacts. Therefore, as proposed and conditioned, the project is not in conflict with the surrounding

- environment or with the surrounding residential neighborhood character and assures protection of the public viewshed and visual integrity.
- f) Tree Removal. The proposed project involves the removal of 4 protected trees. However, as detailed in Finding No. 6 and supporting evidence, the proposed tree removal is the minimum required under the circumstances, and the removal will not involve a risk of adverse environmental impacts. Therefore, the criteria necessary to grant a Use Permit have been met in this case.
  - g) Geological Resources. According to the Monterey County Geographic Information System (GIS), the subject property is within an active or potentially active fault buffer zone. Pursuant to General Plan Policy S-1.7, any new development within a state or county designated Earthquake Fault Zone shall provide a geologic report addressing the potential for surface fault rupture and secondary fracturing adjacent to the fault zone. According to the prepared Geological report (County of Monterey Library No. LIB250354), the site indicates no unusual or significant geologic features located on or nearby that will likely affect the site, buildings, or proposed construction. All recommendations of the geological report and geotechnical report will be incorporated into the final construction plans, pursuant to Title 16 requirements, and therefore, all hazards have been reduced to acceptable levels.
  - h) Cultural Resources. According to the Monterey County Geographic Information System (GIS), the subject property is within an area of high archaeological sensitivity. In accordance with General Plan Open Space Policy OS-6.3, any new development being proposed within moderate or high sensitivity zones, or within 150 feet of a known recorded archaeological and/or cultural site, shall complete a Phase One Archaeological survey. According to the prepared Phase One Archaeological Survey (County of Monterey Library No. LIB250289), no cultural resources or indications of archaeological resources were identified during the Project Archaeologist's pedestrian survey of the project site. The potential for inadvertent impacts to cultural resources is limited and will be controlled by use of the County's standard condition (Condition No. 3), which requires the contractor to stop work if previously unidentified resources are discovered during construction.
  - i) Land Use Advisory Committee. The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review on March 19<sup>th</sup>, 2026. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the project involves a Design Approval subject to review by the Zoning Administrator. Members of the public raised concerns about the massing of the structure, the need to preserve the property as open space, and the impacts on the neighborhood's walking path through the property. The LUAC informed the public that development of a residentially zoned parcel with a residential structure was appropriate, and the public should utilize the 15-foot-wide access lane, which will not be impacted by the project, instead of walking through private property. The LUAC voted unanimously in support of the project, with the recommendation that the northern and eastern

facades be “softened” by stepping back the second story. The rear facade does include a stepped design, with the second story setback 30 feet from the eastern property line. On the northern façade, the first story has a setback of 21 feet, which exceeds the required 10-foot side setback. As presented during the March 26, 2026 hearing, the second-story portion of the residence would be setback an additional two feet (23 feet from the northern property line) to create a tiered effect on the northern side.

- j) Public Comment. Staff received public comments regarding a potential wildlife corridor existing on the parcel. Staff reviewed the public comments and the available information and found that there is not sufficient evidence to indicate that the subject parcel contains a wildlife corridor or that the development will have impacts on Environmentally Sensitive Habitat Areas (ESHA) or special status species. According to Monterey County GIS records, the unincorporated community of Pebble Beach has the potential to be occupied by certain special-status plant species. However, the subject property is surrounded by development on all sides and abuts a major road (17 Mile Drive), all of which reduces the potential for the property to contain ESHA or any special status species. Pursuant to Title 21 section 21.66.020.C.1, no Biological Report was required as a part of the development application as no evidence was provided indicating that the development is proposed within a known environmentally sensitive habitat or has a potential for negative impacts on the long-term maintenance of a habitat. While no Biological Report was required for the development, nor for any of the surrounding residential development, a Report was prepared for a restoration project on an adjacent parcel (County of Monterey Library No. LIB140341). This report found no special status plant or wildlife species and determined that the occurrence potential for the area was low due to high disturbance levels in and around the area and a lack of suitable habitat components. Additionally, there exists on the property a 15 foot access lane which provides open access through the lot for wildlife and people, and will not be interrupted by the development.
- k) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250194.

2. **FINDING:** **SITE SUITABILITY** – The site is physically suitable for the proposed development and/or use.

**EVIDENCE:** a) The project has been reviewed for site suitability by the following departments and agencies: HCD- Planning, Pebble Beach Community Services District (fire), HCD-Engineering Services, HCD-Environmental Services, and Environmental Health Bureau. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

- b) Staff identified potential impacts to Geological Resources, Forest Resources, and Archaeological Resources. The following reports have been prepared:
  - “Geotechnical and Geological Hazards Report” (County of Monterey Library No. LIB250354), prepared by Grice Engineering, Inc., Salinas, CA, September 2025
  - “Arborist Report” (County of Monterey Library No. LIB250288), prepared by Andrew Tope, Carmel, CA, December 26<sup>th</sup>, 2024
  - “Phase I Archaeological Study” (County of Monterey Library No. LIB250289), prepared by Achasta Archaeological Services, Marina CA, December 2024

The above-mentioned technical reports by outside consultants indicated that there are no physical or environmental constraints that will indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

- c) Staff conducted a site inspection on March 5<sup>th</sup>, 2026 to verify that the site is suitable for this use.
- d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN250194.

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the particular case, be detrimental to the health, safety, peace, morales, 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 was reviewed by HCD- Planning, Pebble Beach Community Services District (fire), HCD-Engineering Services, HCD-Environmental Services, 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) All necessary public facilities will be provided to the proposed single-family dwelling. Potable water and wastewater services will be provided by the Pebble Beach Community Services District.
  - c) Staff conducted a site inspection on March 5<sup>th</sup>, 2026, to verify that the site is suitable for this use.
  - d) The application, project plans, and related support materials submitted by the project applicant to the County of Monterey HCD - Planning for the proposed development found in Project File PLN250194.

4. **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.

- EVIDENCE:**
- a) Staff reviewed County of Monterey HCD - Planning and Building Services Department records and is not aware of any violations existing on subject property.
  - b) Staff conducted a site inspection on March 5, 2026 and researched County records to assess if any violation exists on the subject property.
  - c) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN250194.

5. **FINDING:** **CEQA (Exempt)** - The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts the construction and location of limited numbers of new, small facilities or structures, including one single-family residence in a residential zone.
  - b) The proposed project involves construction of 3,330 square foot single-family dwelling with a 435 square foot attached garage, a 798 square foot attached Accessory Dwelling Unit, and the removal of four protected trees. Therefore, the project is consistent with the categorical exemption requirements of CEQA Guidelines section 15303.
  - c) As detailed in Finding 1, evidence “b”, the applicants propose a single-family dwelling and an ADU. However, under Title 21 section 21.64.030 and Government Code section 65852.2, the ADU is being processed ministerially. CEQA Guidelines section 15268(d) declares that “[w]here a project involves an approval that contains elements of both a ministerial action and a discretionary action, the project will be deemed to be discretionary and will be subject to the requirements of CEQA.” In such cases, while the whole project becomes subject to CEQA, it is only those discretionary components of the project – those parts which the reviewing agency (here, the County) has authority to shape, influence, approve, or deny (CEQA Guidelines section 15040; Public Resources Code section 21004), subject to this permit. Accordingly, while the Zoning Administrator’s discretionary authority is limited to consideration of the proposed residence, the proposed residence and the ADU are subject to CEQA. The project involves the construction of the first single-family dwelling, with an attached garage and an attached accessory dwelling unit on a residentially zoned property.
  - d) No adverse environmental effects were identified during staff review of the development application during a site visit on March 5, 2026.
  - e) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, unusual circumstances that would result in a significant effect, or development that would result in a cumulative significant impact. The project site does not have an environmentally sensitive habitat, the property is not located on or along a scenic highway or corridor, and has been designed and sited to minimize impacts to forest resources and remove only the trees

necessary for construction. There is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.

- f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in Project File PLN250194.

6. **FINDING:** **TREE REMOVAL** - The siting, location, size, and design has been established to minimize tree removal and has been limited to that required for the overall health and long-term maintenance of the property.

- EVIDENCE:**
- a) The project includes application for the removal of 4 protected trees. In accordance with the applicable policies of the Monterey County Zoning Ordinance (Title 21), a Use Permit is required, and the criteria to grant said permit have been met.
  - b) Pursuant to Title 21 section 21.64.260.D.3.a, an Arborist report (County of Monterey Library No. LIB250288) was prepared to evaluate the health, structure, and preservation suitability for each tree within or adjacent to the proposed development. Four trees will be removed with implementation of this project, all of which are Coast live oaks. The Arborist report inventoried all trees to be removed and identified them all as being in a moderate condition.
  - c) The proposed tree removal is the minimum required under the circumstances of this case. The single-family dwelling is consistent in size with other single-family dwellings within the surrounding neighborhood. All trees to be removed are directly within the development footprint of the driveway. The proposed driveway is simple and direct, and reasonably configured to provide access to the main residence and the attached ADU. Per the Arborist report, none of the trees to be removed are considered specimen trees, and removal of the trees will have minimal impact on the total canopy coverage of the lot. Removal of these trees is consistent with the recommendations of the prepared forest management plan. No landmark trees are proposed for removal.
  - d) Policy OS-5.11 of the 2010 General Plan encourages the conservation of large, continuous expanses of native trees and vegetation to serve as most suitable habitat for maintaining abundant and diverse wildlife. As delineated on the project plans, the trees sited for removal are directly within the proposed footprint of development. The project will retain the property's remaining trees, which are contiguous with the surrounding forested area of Pebble Beach. Trees to be retained will be protected with implementation of Condition No.7.
  - e) Title 21 requires a 1:1 replanting of removed protected trees, unless this requirement would be detrimental to the long-term health of the remaining habitat or the replanted trees. Condition No. 10 requires all removed trees to be replanted on-site at a 1:1 ratio.
  - f) Measures for tree protection during construction have been incorporated as Condition No. 7, and include tree protection zones, trunk protection, hand excavation and bridging roots.

- g) No significant long-term effects on the forest ecosystem are anticipated. The project as proposed will not significantly reduce the availability of wildlife habitat over the long term. Condition No. 9 requires a raptor/bird nesting survey to be performed by a qualified biologist if tree removal is to be conducted between February 1 and August 15.
- h) Staff conducted a site inspection on April 1<sup>st</sup>, 2026 to verify that the tree removal is the minimum necessary for the project and to identify any potential adverse environmental impacts related to the proposed tree removal.
- i) The application, plans and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development are found in Project File PLN250194.

7. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Planning Commission.

**EVIDENCE:** a) Planning Commission. Section 21.80.040.B of the Monterey County Zoning Ordinance (Title 21) allows an appeal to be made to the Planning Commission by any public agency or person aggrieved by a decision of the Zoning Administrator.

**DECISION**

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

1. Find that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
2. Approve a Combined Development Permit consisting of: 1) A Design Approval to allow the construction of a 3,330 square foot single family dwelling with an attached 435 square foot garage, an attached 798 square foot Accessory Dwelling Unit, and associated site improvements; and 3) a Use Permit to allow the removal of four protected trees.

All of which are in general conformance with the attached sketch and subject to the attached 11 conditions, all being attached hereto and incorporated herein by reference.

**PASSED AND ADOPTED** this 9<sup>th</sup> of April 2026:

DocuSigned by:

*Mike Novo*

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Mike Novo AICP  
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON **APRIL 10, 2026**.

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **APRIL 20, 2026**.

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 County of Monterey HCD-Planning and HCD-Building Services Department 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.

# County of Monterey HCD Planning

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

PLN250194

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** This Combined Development permit (PLN250194) allows the construction of a 3,333 square foot single-family dwelling with a 435 square foot attached garage and a 798 square foot accessory dwelling unit and the removal of 4 protected trees. The property is located at 2897 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 007-201-007-000), Greater Monterey Peninsula Area Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of 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 on-going basis unless otherwise stated.

### 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state: "A Combined Development Permit (Resolution Number 26-028) was approved by Zoning Administrator for Assessor's Parcel Number 007-201-007-000 on April 9, 2026. The permit was granted subject to 11 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

Proof of recordation of this notice shall be furnished to the Director of HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (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. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

**Responsible Department:** 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 and/or prior to the recordation of the final/parcel map, whichever occurs first, 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.

### 4. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

**Responsible Department:** Public Works

**Condition/Mitigation Monitoring Measure:** Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule

**Compliance or Monitoring Action to be Performed:** Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the HCD-Engineering Services.

### 5. PW0045 – COUNTYWIDE TRAFFIC FEE

**Responsible Department:** Public Works

**Condition/Mitigation Monitoring Measure:** Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Fee or the ad hoc fee pursuant to General Plan Policy C-1.8. The fee amount shall be determined based on the parameters in the current fee schedule.

**Compliance or Monitoring Action to be Performed:** Prior to issuance of Building Permits, the Owner/Applicant shall pay Monterey County HCD-Building Services the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to HCD-Engineering Services.

## 6. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

**Responsible Department:** 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 three (3) copies of an 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 three copies 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.

## 7. PD011 - TREE AND ROOT PROTECTION

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of HCD - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to HCD - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to HCD-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

## 8. PD011(A) - TREE REMOVAL

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved for removal shall be removed. (HCD-Planning)

**Compliance or Monitoring Action to be Performed:** Prior to tree removal, the Owner/ Applicant/ Tree Removal Contractor shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

## 9. PD050 - RAPTOR/MIGRATORY BIRD NESTING

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Any tree removal activity that occurs during the typical bird nesting season (February 22-August 1), the County of Monterey shall require that the project applicant retain a County qualified biologist to perform a nest survey in order to determine if any active raptor or migratory bird nests occur within the project site or within 300 feet of proposed tree removal activity. During the typical nesting season, the survey shall be conducted no more than 30 days prior to ground disturbance or tree removal. If nesting birds are found on the project site, an appropriate buffer plan shall be established by the project biologist. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to HCD -Planning a nest survey prepared by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

## 10. PD048 - TREE REPLACEMENT/RELOCATION

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** Prior to final inspection, the applicant shall replace and or relocate each tree approved for removal as follows:  
- Replacement ratio: 1:1 (4 total)  
- Replacement tree(s) shall be located on site. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** The Owner/Applicant shall submit evidence of tree replacement to HCD -Planning for review and approval. Evidence shall be a receipt for the purchase of the replacement tree(s) and photos of the replacement tree(s) being planted.

Six months after the planting of the replacement tree(s), the Owner/Applicant shall submit evidence demonstrating that the replacement tree(s) are in a healthy, growing condition.

One year after the planting of the replacement tree(s), the Owner/Applicant shall submit a letter prepared by a County-approved tree consultant reporting on the health of the replacement tree(s) and whether or not the tree replacement was successful or if follow-up remediation measures or additional permits are required.

**11. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)**

**Responsible Department:** Planning

**Condition/Mitigation Monitoring Measure:** The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of HCD - Planning . A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County HCD - Planning. 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. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to HCD - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by HCD-Planning, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to HCD-Building Services.

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to Monterey County HCD - Planning.

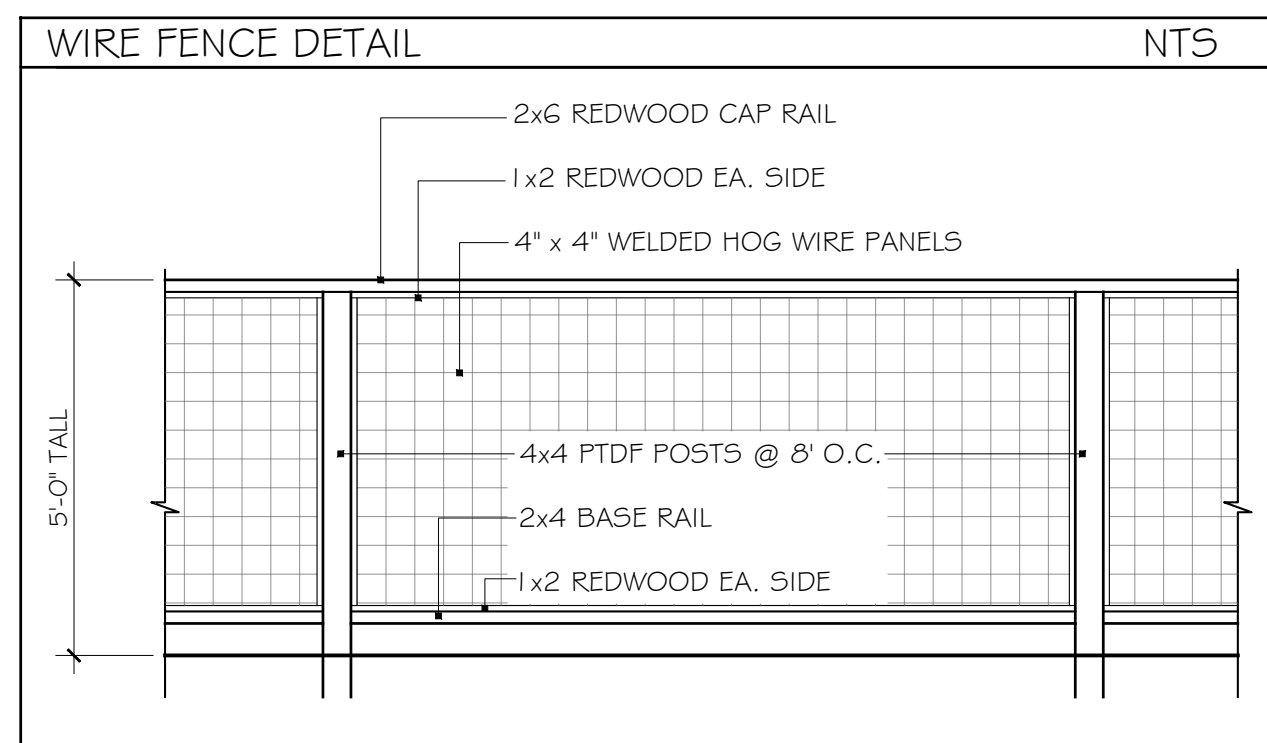
On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.



PROPOSED RESIDENCE



PHOTO OF EXISTING CONDITION OF PARCEL



DRAWING INDEX	
SHEET A1	COVER SHEET: SITE PLAN, PROJECT DATA
SHEET A1.1	GRADING & DRAINAGE PLAN
SHEET A1.2	EROSION CONTROL PLAN
SHEET A1.3	CONSTRUCTION MANAGEMENT PLAN
SHEET A1.4	FUEL MANAGEMENT PLAN
SHEET A2	1ST FLOOR PLAN
SHEET A3	2ND FLOOR PLAN
SHEET A4	ELEVATIONS
SHEET A5	ELEVATIONS
SHEET A6	SECTIONS
SHEET L1	LANDSCAPE PLAN
SHEET I	TOPOGRAPHIC SURVEY

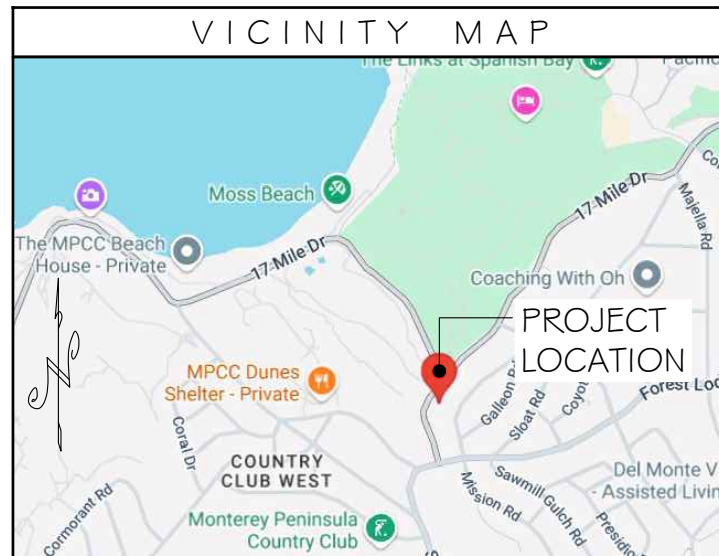
PROJECT DATA	
PROJECT DESCRIPTION: - PROPOSED NEW 2-STORY HOUSE + ADU - REMOVE 4 TREES	
PROJECT ADDRESS: 2897 17 MILE DR, PEBBLE BEACH (DEL MONTE FOREST HOA)	
PROJECT OWNERS: FANG FANG & JIARUI LIU	
APN: 007-201-007	
ZONING: MDR/B-6-D-RES	
LAND USE DESIGNATION: RESIDENTIAL 4U/AC LOT#: 6	
FEMA FLOOD ZONE: X	
LOT SLOPE IS < 25%	
GROSS & NET LOT SIZE: 10,779 SQ.FT. ≈ 0.2474 ACRE	
TYPE OF CONSTRUCTION: V-B, SPRINKLERED	
BUILDING OCCUPANCY: R-3 / U	
ALLOWABLE FLOOR AREA: 3,773 SQ.FT.	
EXISTING SQ.FT. = 0 (EMPTY LOT)	
MAX HEIGHT OF STRUCTURE = 25'-9"	
PROPOSED FLOOR AREA	
1ST FLOOR	2,178.5
2ND FLOOR	1,154.5
GARAGE	439.2
TOTAL FLOOR AREA	3,768.2 ≈ 34.9%
ADU	
1ST FLOOR	381.3
2ND FLOOR	417.5
TOTAL	798.8
COVERED PORCH	26.8
LOT COVERAGE:	
EXISTING LOT COVERAGE:	0
ALLOWABLE LOT COVERAGE	3,773
PROPOSED LOT COVERAGE:	
HOUSE FOOTPRINT	2,613.7
COVERED PORCH	182
TOTAL LOT COVERAGE	2,795.7 ≈ 25.9%
IMPERVIOUS AREA	
EXISTING IMPERVIOUS AREA	0
ALLOWABLE IMPERVIOUS AREA	9,000
PROPOSED IMPERVIOUS AREA	
HOUSE	2,614
ADU	381
PORCHES	209
PATIO'S, WALKS	796
DRIVEWAY	1,170
TOTAL IMPERVIOUS AREA	5,170
LANDSCAPED AREA 5,609	
GRADING QUANTITIES - SEE SHEET A1.1	
PARKING: 2 COVERED SPACES + SPACE FOR 4 TANDM SPACES IN THE DRIVEWAY FOR GUESTS (2 SPACES REQUIRED)	
WATER SERVICE PROVIDER: CAL-AM WATER (NO WELLS PROPOSED)	
SEWER SERVICE PROVIDER: PEBBLE BEACH COMMUNITY SERVICES DISTRICT	
AVERAGE GRADE 66.25'	
MAX BUILDING HEIGHT TO AVERAGE GRADE 25'-9"	

DRAWINGS PREPARED BY  
**CHRIS SPAULDING**  
ARCHITECT  
801 CAMELIA STREET SUITE E  
BERKELEY CALIFORNIA 94710  
(510) 527-5997 FAX (510) 527-5999

REVISIONS	BY
6-18-25 ARD comments	
4-1-26 LUAC comments	

PRELIMINARY SET	
DESIGN REVIEW SET	
PLAN CHECK SET	
PERMIT SET	
CONSTRUCTION SET	

PROPOSED NEW 2-STORY HOME FOR  
**FANG & LIU RESIDENCE**  
2897 17 MILE DR  
PEBBLE BEACH CALIFORNIA



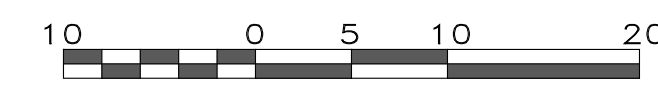
TREE TABLE			
TREE #	SPECIES	Ø (INCHES)	NOTE
1	PINE	20	TO REMAIN
2	PINE	14	TO REMAIN
3	PINE	13	TO REMAIN
4	PINE	29	TO REMAIN
5	OAK	6	TO REMAIN
6	OAK	17	TO REMAIN
7	OAK	18	TO REMAIN
8	OAK	11	TO BE REMOVED
9	OAK	13	TO BE REMOVED
10	OAK	8	TO BE REMOVED
11	OAK	11	TO BE REMOVED
12	OAK	13	NEIGHBOR'S

SEE LANDSCAPE PLAN FOR REPLACEMENT TREES

SITE PLAN

DRAWN ON SURVEY BY LANDSET ENGINEERS, INC., JOB# 2812-01, DATED AUGUST 06, 2024

1" = 10' - 0"



DATE:	2-12-25
SCALE:	AS NOTED
DRAWN:	CS/DB
JOB:	FANG PEBBLE BEACH
SHEET	

**A1**  
OF 7 SHEETS

REVISIONS	BY
6-18-25 ARB comments	
4-1-26 LUAC comments	

PRELIMINARY SET	
DESIGN REVIEW SET	
PLAN CHECK SET	
PERMIT SET	
CONSTRUCTION SET	

PROPOSED NEW 2-STORY HOME FOR  
**FANG & LIU RESIDENCE**  
 2897 17 MILE DR  
 PEBBLE BEACH CALIFORNIA

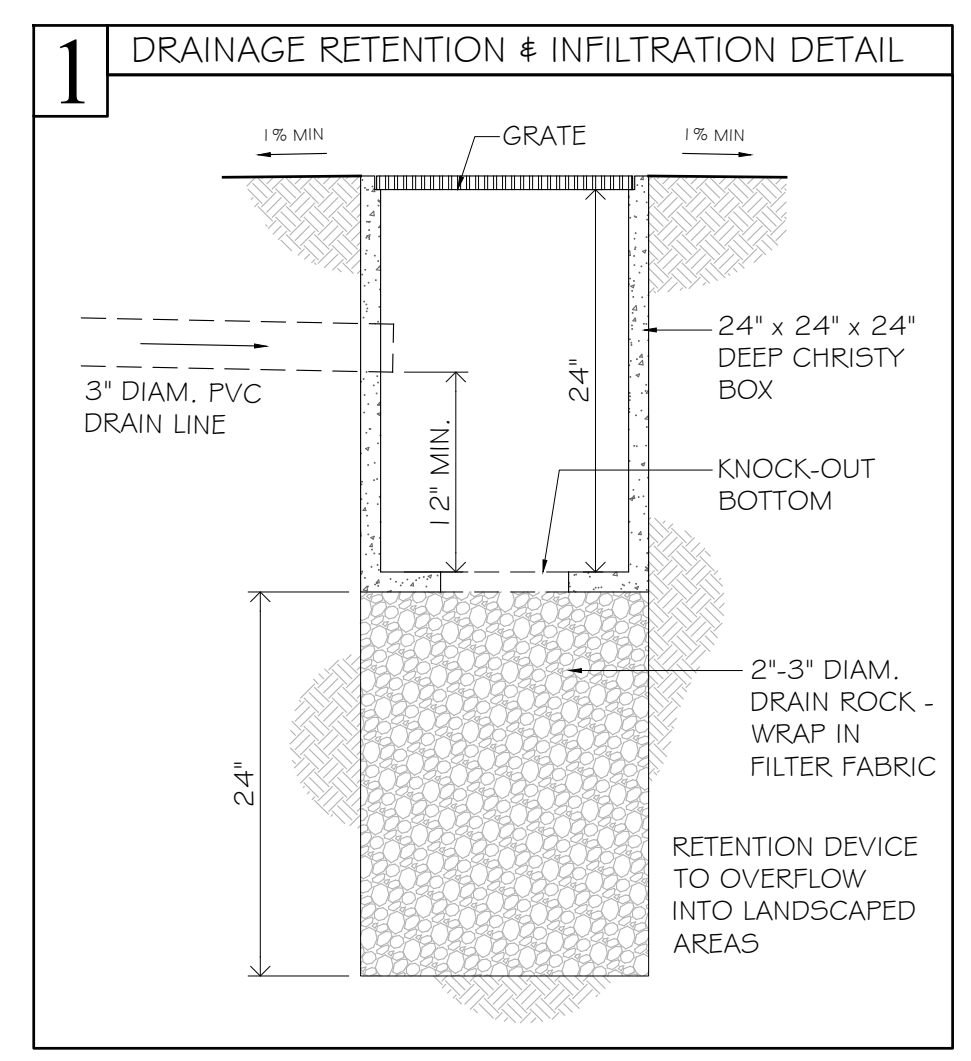
DATE:	2-12-25
SCALE:	AS NOTED
DRAWN:	CS/DB
JOB:	FANG PEBBLE BEACH
SHEET	

**GRADING NOTES**

- ALL GRADING, DRAINAGE, & FOUNDATION WORK TO CONFORM TO RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATION PREPARED BY GRICE ENGINEERING, INC., PROJECT FILE NO. G167-13.07, DATED SEPTEMBER 2013 AND UPDATED FILE NO. 7945-24.111, DATED DECEMBER, 2024. NOTIFY SOIL ENGINEER ONE WEEK PRIOR TO COMMENCING ANY SOIL-DISTURBING ACTIVITIES TO ARRANGE FOR REQUIRED OBSERVATION OF WORK.
- GRADING IS LIMITED TO FOUNDATION AND CRAWLSPACE EXCAVATIONS, AND FINISH SHAPING FOR DRAINAGE.

**DRAINAGE NOTES**

- EXISTING DRAINAGE PATTERN TO REMAIN - LOT SLOPES TOWARDS THE STREET
- DOWNSPOUT FLOW AT REAR OF HOUSE TO BE COLLECTED IN 3" SCHEDULE 40 PVC TIGHT LINES AND DRAINED TO THE INFILTRATION DEVICE AS SHOWN ON THE PLAN
- DOWNSPOUT FLOW AT REMAINDER OF HOUSE TO DISCHARGE ACROSS PAVEMENTS OR ACROSS SPLASHBLOCKS AND INTO LANDSCAPED AREAS.
- SHAPE DRAINAGE SWALES (2% MIN. LONGITUDINAL SLOPE) TO DRAIN SURFACE FLOW FROM BACK OF STRUCTURE AROUND THROUGH THE SIDE YARDS TO LANDSCAPED AREAS IN FRONT YARD
- FINISH GRADES TO SLOPE 5% (FOR 1'0" OR INTO SWALE), 2% FOR PAVEMENTS, AWAY FROM STRUCTURE
- WATER SHALL NOT BE ALLOWED TO POND ADJACENT TO STRUCTURE

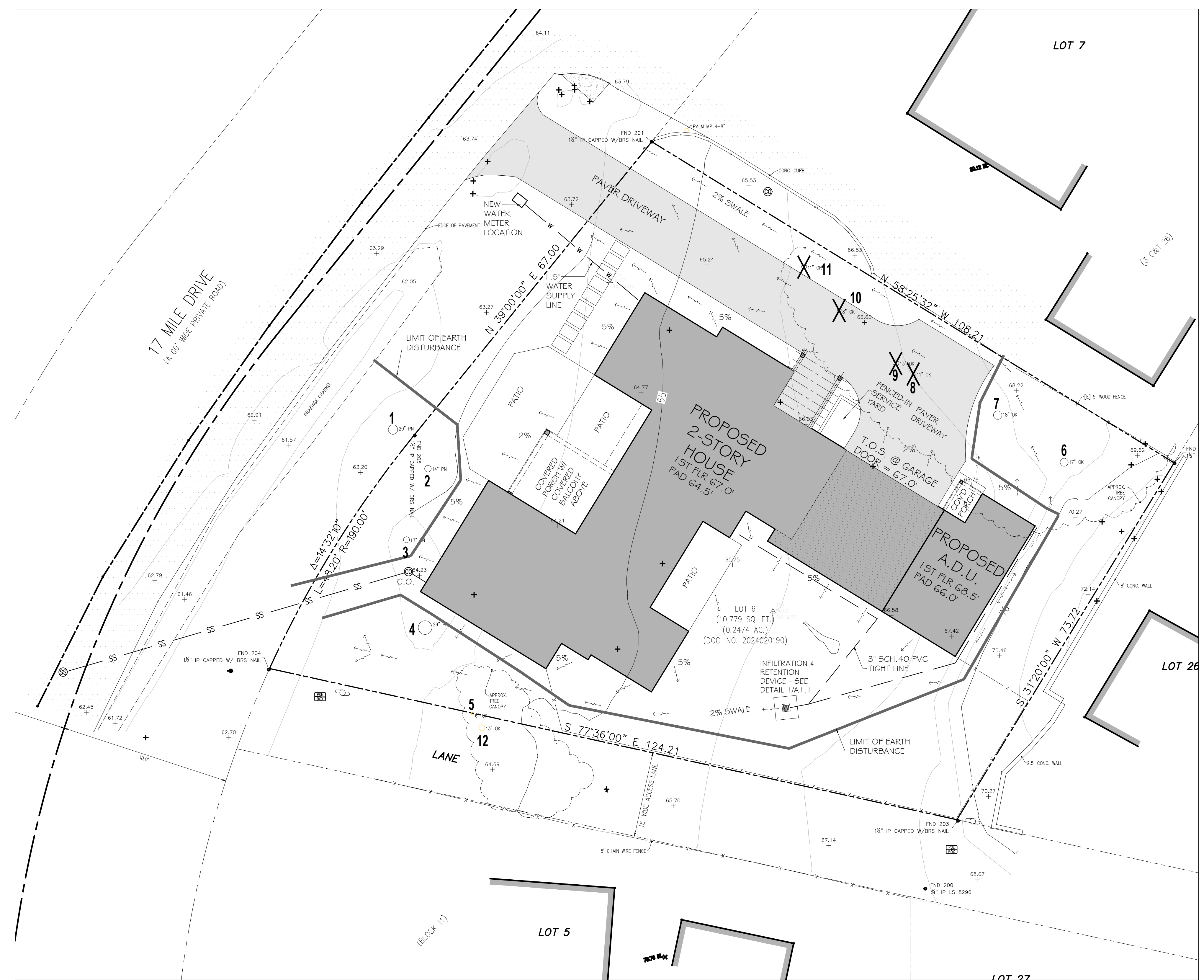


**GRADING QUANTITIES**

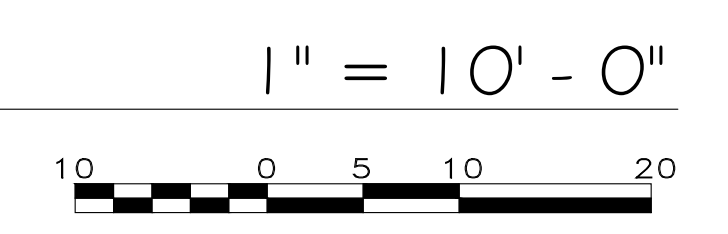
LOCATION	CUT (cu.yds)	FILL (cu.yds)	TOTAL
HOUSE PAD PREPARATION	144	8	152
DRIVEWAY	6	4	10
SITE WORK	10	22	32
TOTAL	160	34	194

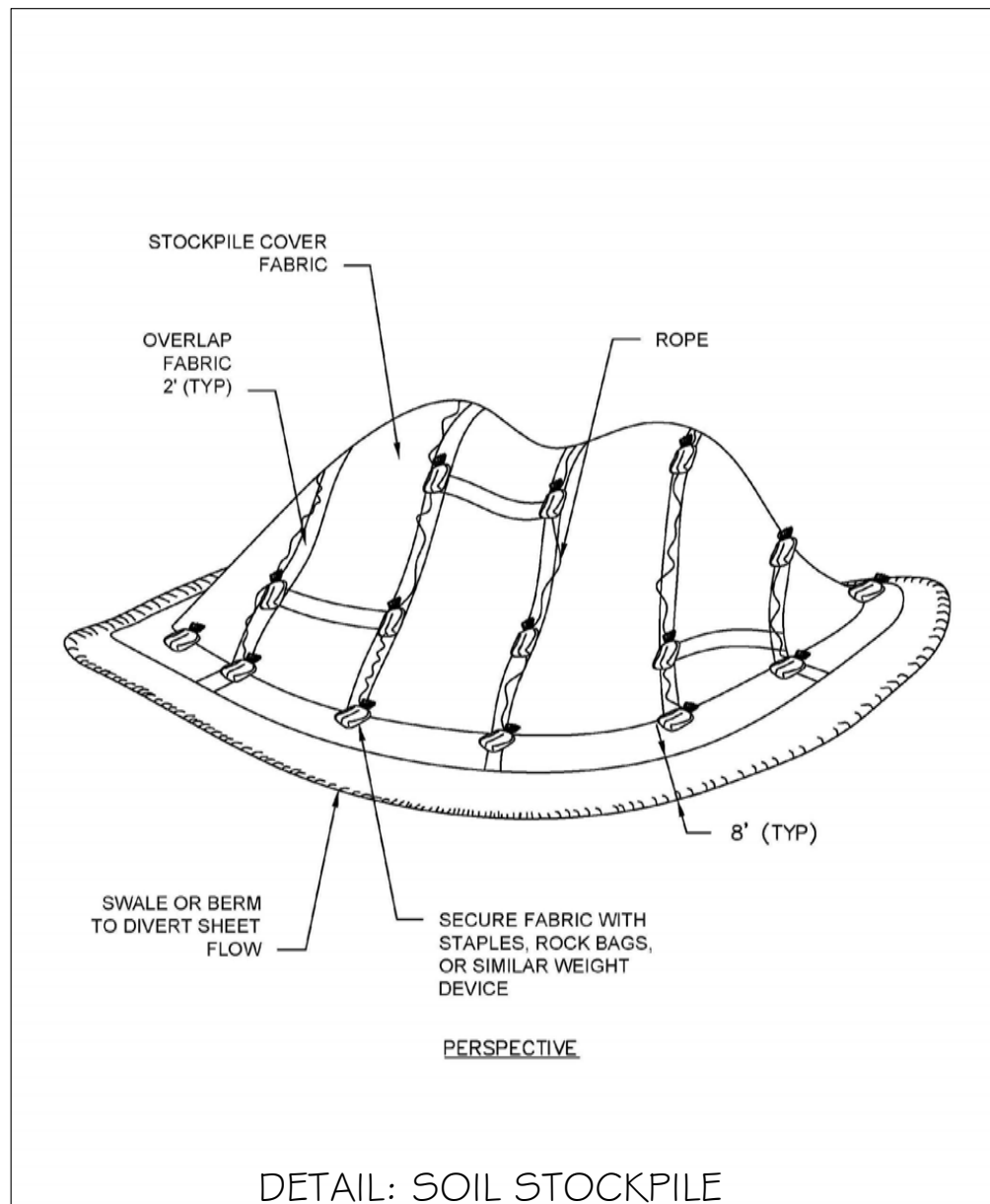
THE TOTAL CUT & FILL OUTSIDE THE BUILDING PERIMETER IS 42 CU.YDS. EXPORT ALL EXCESS SPOILS

SEE SHEET A1.2 FOR CONSTRUCTION-PHASE STORMWATER AND EROSION CONTROL

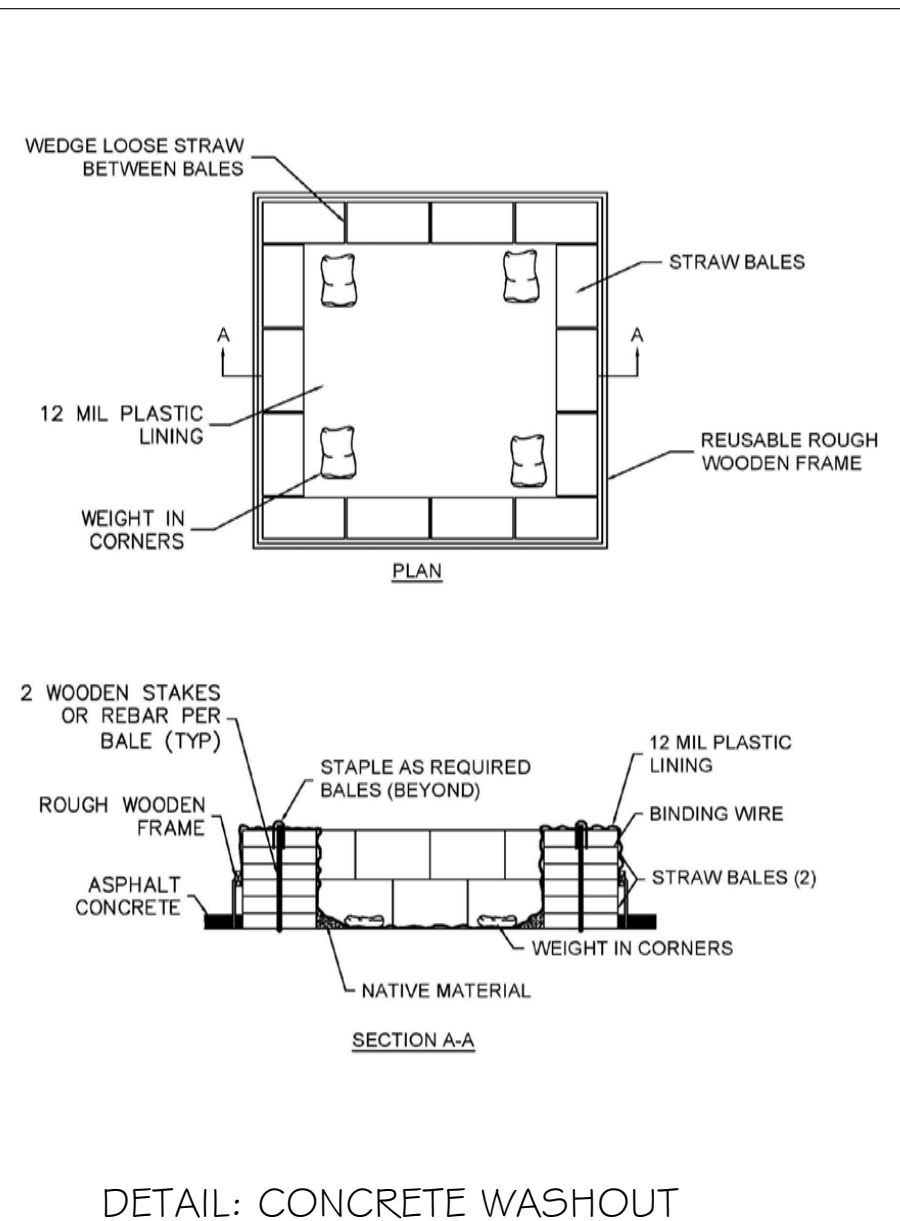


**PRELIMINARY GRADING & DRAINAGE PLAN**  
 DRAWN ON SURVEY BY LANDSET ENGINEERS, INC., JOB# 2812-01, DATED AUGUST 06, 2024





DETAIL: SOIL STOCKPILE



DETAIL: CONCRETE WASHOUT

**CONSTRUCTION PHASE STORMWATER MANAGEMENT NOTES**

Contractor shall follow and implement the Best Management Practices and applicable erosion control measures shown this sheet.

Contractor shall be responsible that no mud or muddy water leaves the property.

All erosion control measure shall be onsite and readily accessible prior to construction.

Sweep or scrape up soils tracked onto the road at the end of each day. Do not hose into street, gutter, or storm drain.

The site shall be monitored by the contractor/owner after rain event to verify erosion control measure are functioning.

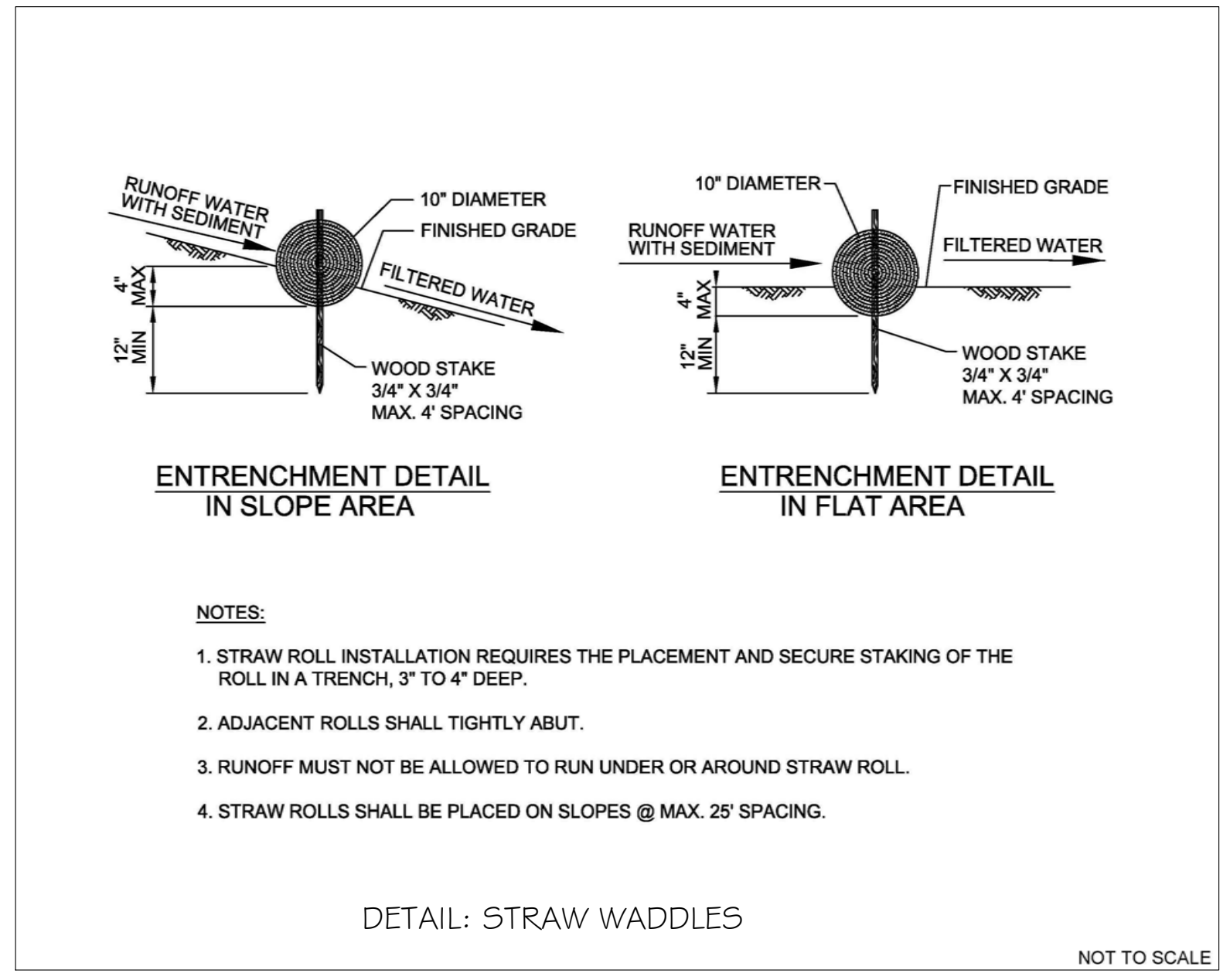
DRAWINGS PREPARED BY  
**CHRIS SPAULDING**  
ARCHITECT

801 CAMELIA STREET SUITE E  
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6-18-25 ARB comments	
4-1-26 LUAC comments	

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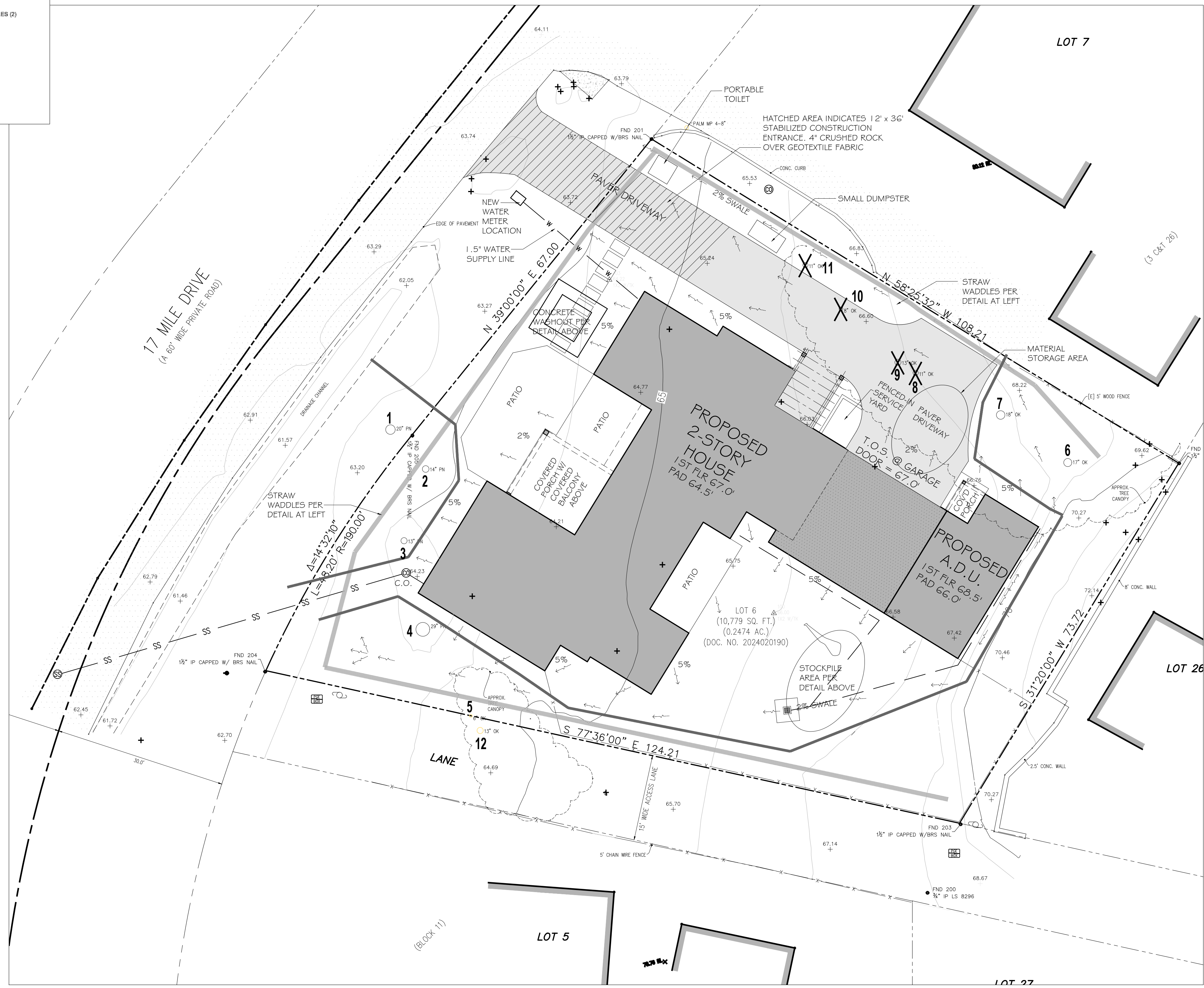


- NOTES:**
1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN A TRENCH, 3" TO 4" DEEP.
  2. ADJACENT ROLLS SHALL TIGHTLY ABUT.
  3. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND STRAW ROLL.
  4. STRAW ROLLS SHALL BE PLACED ON SLOPES @ MAX. 25% SPACING.

DETAIL: STRAW WADDLES

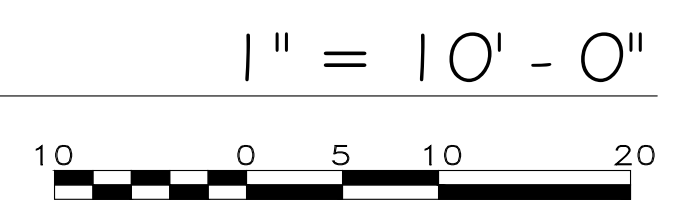
NOT TO SCALE

- EROSION CONTROL NOTES**
1. SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON SITE USING STRUCTURAL CONTROLS AS REQUIRED BY THE STATEWIDE GENERAL CONSTRUCTION STORMWATER REGULATIONS.
  2. STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND AS REQUIRED BY THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT.
  3. APPROPRIATE BEST MANAGEMENT PRACTICES (BMPs) FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILL OR RESIDES SHALL BE IMPLEMENTED TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF AS REQUIRED BY THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT.
  4. RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES AND MUST NOT BE DISCHARGED TO RECEIVING WATERS OR TO THE LOCAL STORM DRAIN SYSTEM.
  5. ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES (BMPs) AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
  6. AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY, ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.
  7. CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT A STORM DOES NOT CARRY WASTE OR POLLUTANTS OFF OF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORMWATER (NON-STORMWATER DISCHARGES) ARE PROHIBITED EXCEPT AS AUTHORIZED BY AN INDIVIDUAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT OR THE STATEWIDE GENERAL CONSTRUCTION STORMWATER PERMIT. POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, SOLVENTS, DETERGENTS, GLUES, LIME, PESTICIDES, HERBICIDES, FERTILIZERS, WOOD PRESERVATIVES AND ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; CONCRETE AND RELATED CUTTING OR CURING RESIDUES; FLOATABLE WASTES; WASTES FROM ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING; WASTES FROM STREET CLEANING; AND SUPERCHLORINATED POTABLE WATER FROM LINE FLUSHING AND TESTING. DURING CONSTRUCTION, DISPOSAL OF SUCH MATERIALS SHOULD OCCUR IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
  8. DISCHARGING CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING GROUNDWATER THAT HAS INFILTRATED INTO THE CONSTRUCTION SITE IS PROHIBITED. DISCHARGING OF CONTAMINATED SOILS VIA SURFACE EROSION IS ALSO PROHIBITED. DISCHARGING NON-CONTAMINATED GROUNDWATER PRODUCED BY DEWATERING ACTIVITIES REQUIRES A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM THE RESPECTIVE STATE REGIONAL WATER QUALITY CONTROL BOARD.



**EROSION CONTROL PLAN**

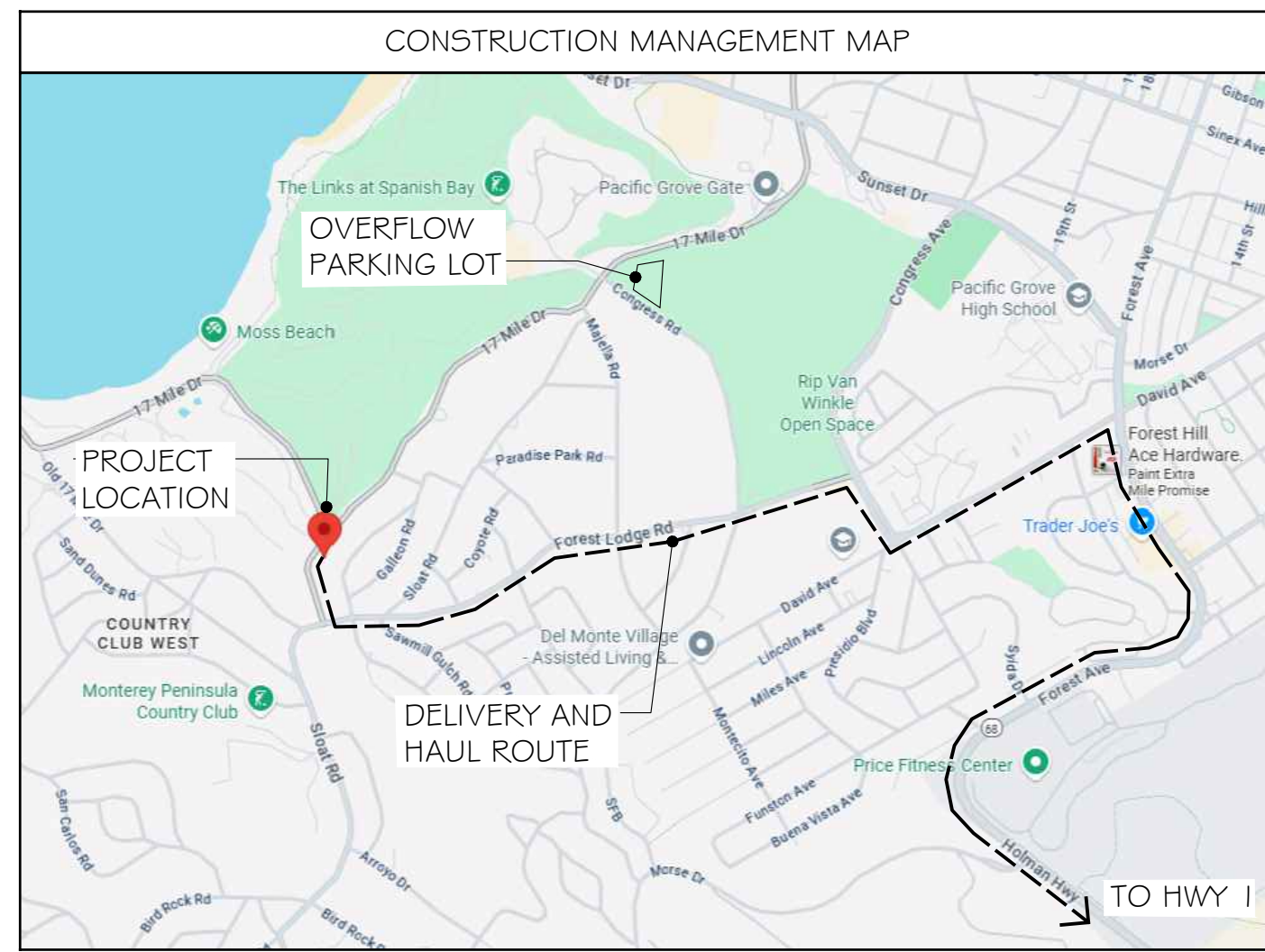
DRAWN ON SURVEY BY LANDSET ENGINEERS, INC., JOB# 2812-01, DATED AUGUST 06, 2024



PROPOSED NEW 2-STORY HOME FOR  
**FANG & LIU RESIDENCE**  
2897 17 MILE DR  
PEBBLE BEACH CALIFORNIA

DATE:	2-12-25
SCALE:	AS NOTED
DRAWN:	CS/DB
JOB:	FANG PEBBLE BEACH
SHEET:	

**A1.2**  
OF 7 SHEETS



**WORK HOURS AND PARKING NOTES**

A. Work Hours: Construction, deliveries, and or servicing of any item on site shall be prohibited BEFORE 8:00 am and AFTER 5:00 pm WEEKDAYS, 9:00 am to 5:00 pm Saturday, no work or deliveries allowed on Sunday and Holidays.

B. All construction vehicles must park On-Site. If more vehicles are required, contractor shall park overflow vehicles at the parking lot at Congress Road and 17 Mile Drive, a shuttle the workers to the site.

**SITE MANAGEMENT NOTES**

A. CONSTRUCTION SITE SHALL BE ENCLOSED BY 6' OPAQUE FENCE AT ALL TIMES DURING CONSTRUCTION.

B. NO CONSTRUCTION MATERIAL, EQUIPMENT, PORTABLE TOILETS, TRASH CONTAINERS, OR DEBRIS SHALL BE PLACED IN THE RIGHT-OF-WAY OF 17 MILE DRIVE.

C. A TRASH CONTAINER SHALL BE MAINTAINED ON SITE AT ALL TIMES AND DEBRIS ON SITE WHICH COULD OTHERWISE BLOW AWAY, SHALL BE REGULARLY COLLECTED, AND PLACED IN CONTAINER.

D. ALL CONSTRUCTION DEBRIS (WOOD SCRAPS AND OTHER DEBRIS, WHICH CANNOT BLOW AWAY) SHALL BE FILED WITHIN THE PROPERTY LINES OF THE PROJECT IN A NEAT AND SAFE MANNER.

**SITE MANAGEMENT NARRATIVE**

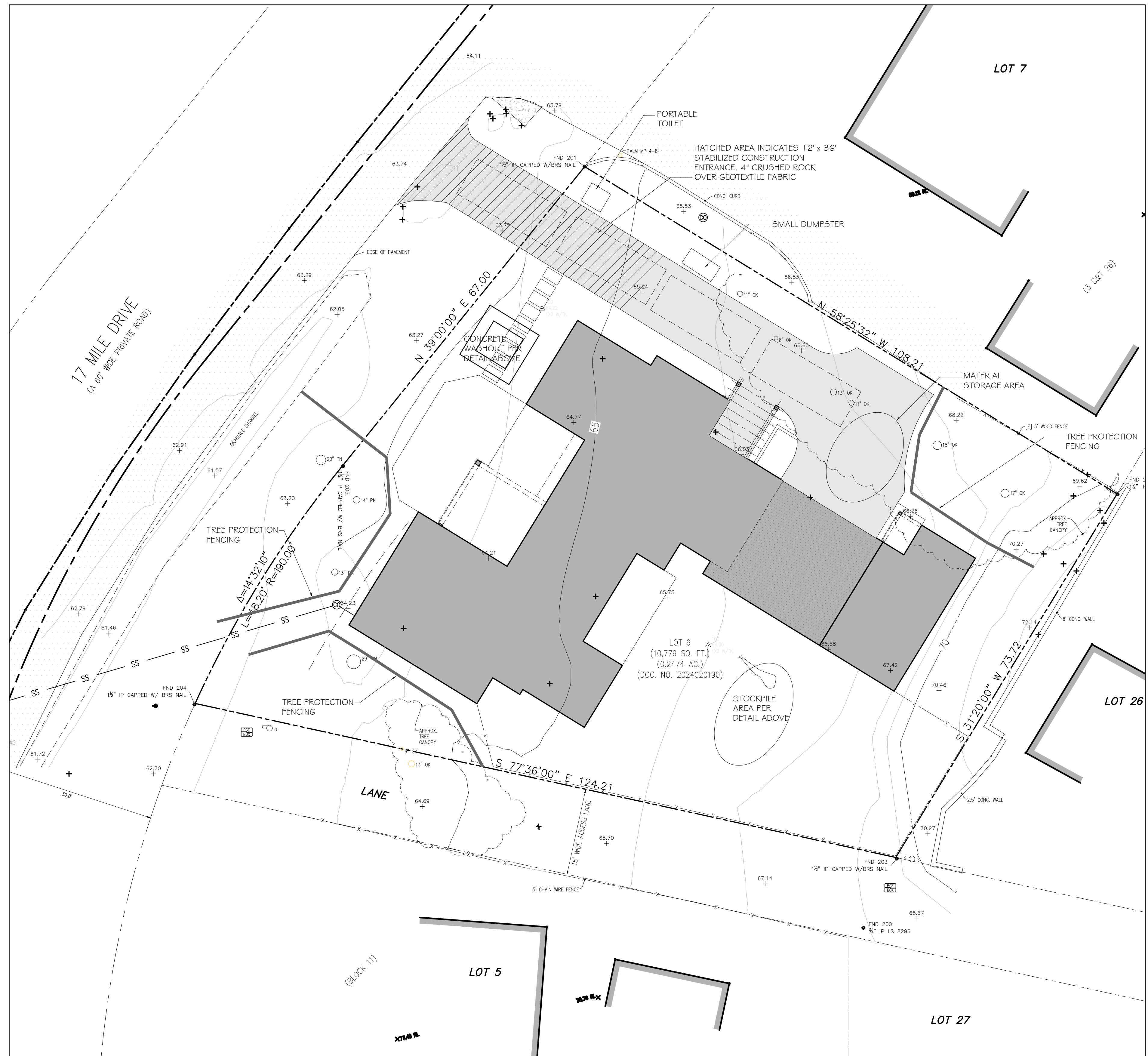
THIS PROJECT REQUIRES A MINIMAL AMOUNT OF MATERIAL OFF-HAUL. THE PRIMARY SITE MANAGEMENT ISSUES ARE WORKER PARKING AND DELIVERIES, INCLUDING CONCRETE TRUCKS.

- CONTRACTOR WILL BE RESPONSIBLE THAT ALL WORKERS PARK OFF OF THE ROADWAY AND OVERFLOW VEHICLES WILL PARK AT THE OVERFLOW PARKING LOT
- CONTRACTOR SHALL BE RESPONSIBLE THAT ALL DELIVERIES AND PORTABLE TOILET SERVICING BE DONE ON-SITE, WITH THE ONLY TRAFFIC DISRUPTION TO BE BACKING VEHICLES ONTO THE SITE

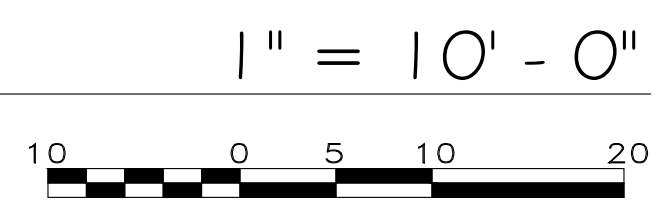
NOTE: CONTRACTOR HAS NOT BEEN SELECTED YET

**TREE PROTECTION NOTES**

INSTALL 6' TALL CHAIN LINK FENCING MOUNTED ON 2" STEEL POSTS DRIVEN INTO THE GROUND AT 8' ON CENTER - LOCATE AS SHOWN ON THE PLAN. FENCING TO STAY IN PLACE THROUGHOUT CONSTRUCTION



**CONSTRUCTION MANAGEMENT PLAN**  
 DRAWN ON SURVEY BY LANDSET ENGINEERS, INC., JOB# 2812-01, DATED AUGUST 06, 2024



DRAWINGS PREPARED BY  
**CHRIS SPAULDING**  
 ARCHITECT

801 CAMELIA STREET SUITE E  
 BERKELEY CALIFORNIA 94710  
 (510) 527-5997 FAX (510) 527-5999

REVISIONS	BY
6-18-25 ARB comments	
4-1-26 LUAC comments	

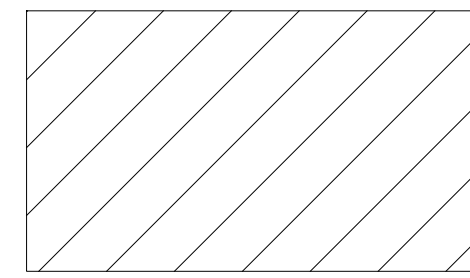
PRELIMINARY SET	
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PLAN CHECK SET	
PERMIT SET	
CONSTRUCTION SET	

PROPOSED NEW 2-STORY HOME FOR  
**FANG & LIU RESIDENCE**  
 2897 17 MILE DR  
 PEBBLE BEACH CALIFORNIA

DATE:	2-12-25
SCALE:	AS NOTED
DRAWN:	CS/DB
JOB:	FANG PEBBLE BEACH
SHEET	

**A1.3**  
 OF 7 SHEETS

**LEGEND**



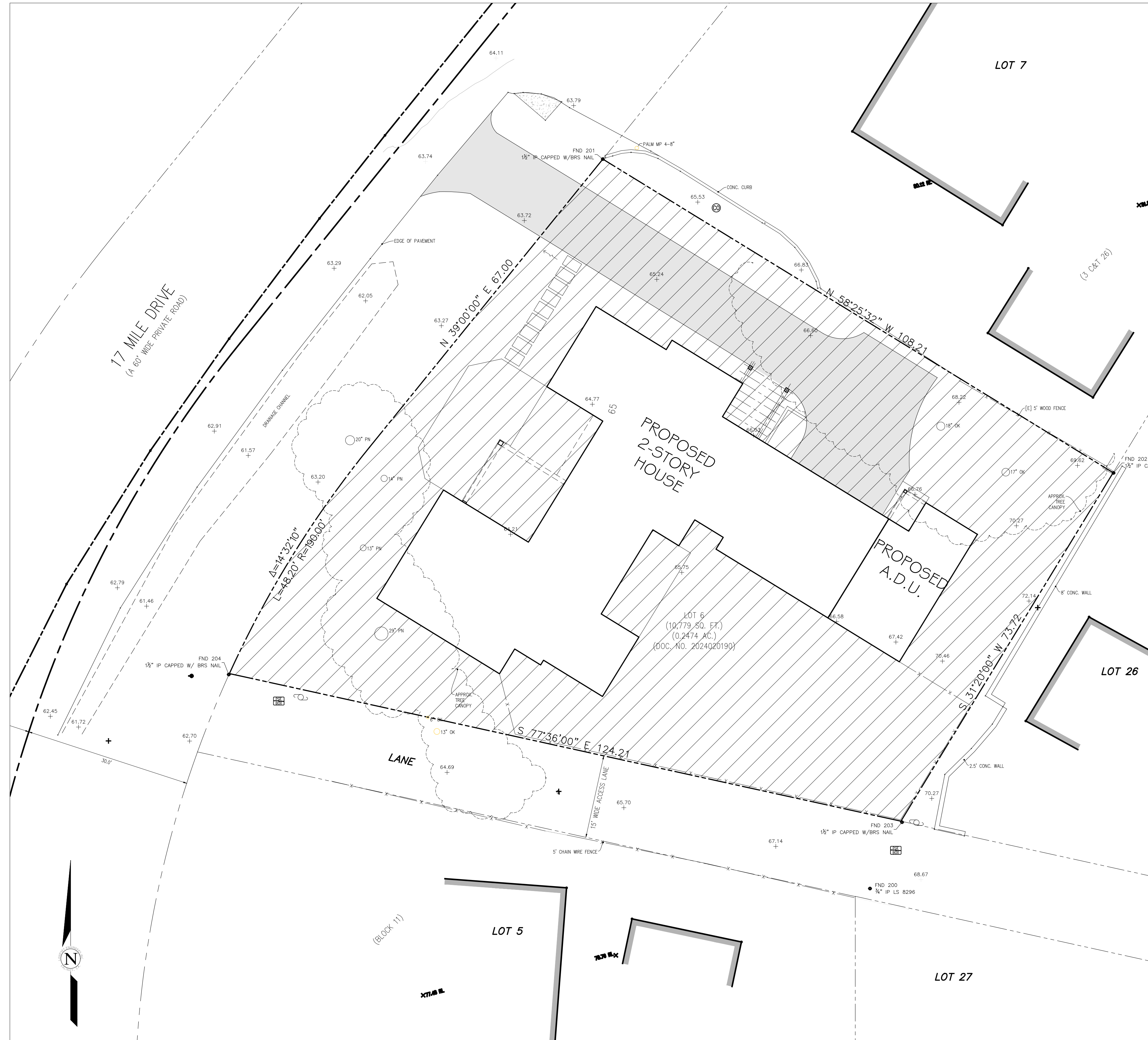
THE 'GREEN ZONE' 0 TO 30' FROM THE STRUCTURE AS DESCRIBED IN PARAGRAPH 2 BELOW.  
 - THE ENTIRE PARCEL IS IN THIS ZONE  
 - REFER TO THE LANDSCAPE PLAN FOR THE PLANTING PLAN THAT MEETS THESE REQUIREMENTS



DRIVEWAY FOR EMERGENCY ACCESS  
 12' WIDE, SLOPE LESS THAN 5%,  
 CONCRETE PAVERS

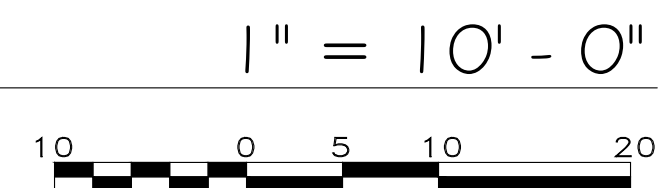
**FIRE PROTECTION  
 MANAGEMENT PLAN**

- CALIFORNIA LAW (PRC 4291) REQUIRES PROPERTY OWNERS TO CREATE AND MAINTAIN ADEQUATE DEFENSIBLE SPACE AROUND HOMES AND BUILDINGS. DEFENSIBLE SPACE IS CREATED THROUGH PROPER IMPLEMENTATION OF FUEL MODIFICATION AND MANAGEMENT PRACTICES AROUND STRUCTURES. THIS INCLUDES THE REMOVAL OF HIGHLY FLAMMABLE AND DEAD VEGETATION, THE THINNING AND PROPER SPACING OF DENSELY VEGETATED AREAS TO DISRUPT THE CONTINUITY OF COMBUSTIBLE FUEL LOADS, AND THE PROPER EXECUTION OF FIREWISE LANDSCAPING PRACTICES AND PRINCIPALS. FIREWISE OR FIRESAFE LANDSCAPING PRACTICES INCLUDE UTILIZING PLANT TYPES, PLANTING CONFIGURATIONS AND ARRANGEMENTS, AND LANDSCAPING MATERIALS AND DESIGN CONCEPTS THAT ARE LESS COMBUSTIBLE AND MORE FIRE RESISTANT THAT WILL ASSIST IN REDUCING THE ABILITY OF FIRE TO SPREAD HORIZONTALLY AND VERTICALLY. FOR EXAMPLE, A FIREWISE LANDSCAPE SHOULD CONSIST OF PROPERLY SPACED AND MAINTAINED SHRUBS AND TREES, AS WELL AS LOWER GROWING NATIVE PERENNIAL GRASSES, GROUNDCOVERS (INCLUDING MULCHES) AND/OR HERBACEOUS PERENNIALS THAT ARE GENERALLY LESS FLAMMABLE. ADDITIONALLY, MORE COMBUSTIBLE MASS PLANTINGS AND DENSE VEGETATION GROUPINGS SHOULD BE AVOIDED.
- THE GREEN ZONE IS THE AREA 0-30 FEET IMMEDIATELY SURROUNDING THE FOLLOWING HOME REMODEL AND LANDSCAPE IMPROVEMENT ACTIVITIES THIS GREEN ZONE AREA WILL CONSIST OF FIRESAFE LANDSCAPE MATERIALS AND LOW COMBUSTIBILITY DROUGHT TOLERANT FLORA, INCLUDING SOME EXISTING ORNAMENTAL VEGETATION THAT WILL BE SELECTIVELY RETAINED. THIS FIRESAFE LANDSCAPE WILL BE DESIGNED AND MAINTAINED IN A MANNER TO PROVIDE PROPER HORIZONTAL AND VERTICAL SPACING BETWEEN VARIOUS VEGETATION TYPES, AND LARGER GROWING TREES AND SHRUBS WILL BE MAINTAINED TO REMOVE DEAD AND HEALTHY COMBUSTIBLE MATERIALS.
- THE MANAGEMENT ZONE (AKA. REDUCED FUEL ZONE) IS THE AREA 30-100 FEET (OR TO THE PROPERTY LINE) AROUND THE HOME FROM TO THE DRY SEASON HIGHLY COMBUSTIBLE NON-NATIVE ANNUAL GRASSES WILL BE MOWED TO A HEIGHT OF 4 INCHES; DEAD MATERIALS THAT POSE A FIRE HAZARD WILL BE REMOVED AND PROPERLY DISPOSED; SHRUBS WILL BE THINNED AND MAINTAINED TO PROVIDE ADEQUATE HORIZONTAL AND VERTICAL SEPARATION (AMOUNT OF SPACE BETWEEN SHRUBS AND PLANT GROUPINGS DEPENDS ON STEEPNESS OF SLOPE AND SIZE AND TYPE OF PLANTS); AND DEAD, UNHEALTHY AND/OR STRUCTURALLY PROBLEMATIC TREE LIMBS WILL BE REMOVED TO A HEIGHT OF 6 FEET ABOVE GRADE OR TO 3X THE HEIGHT OF UNDERSTORY VEGETATION (WHICHEVER IS HIGHER) TO REMOVE POTENTIALLY HAZARDOUS LADDER FUELS. AVOID EXCESSIVE PRUNING AND REMOVAL OF HEALTHY AND STRUCTURALLY SOUND LIMBS, PARTICULAR LIMBS THAT ARE 6 INCHES DIAMETER DATE.
- FOR LANDSCAPE IMPROVEMENTS AND ENHANCEMENT, USE NATIVE OR NON-INVASIVE ORNAMENTAL PLANTS THAT ARE APPROPRIATE TO THE SITE. PLANTS AND MATERIALS SELECTED FOR LANDSCAPING OPERATIONS SHOULD BE OF LOWER COMBUSTIBILITY AND VOLATILITY, DROUGHT TOLERANT, AND SHOULD NOT BE POTENTIALLY DEGRADING (E.G., INVASIVE) TO SURROUNDING HABITAT. INDIGENOUS FLORA OCCURRING ON THE PROPERTY SHOULD BE RETAINED AND PRESERVED. REMOVE AND MANAGE HIGHLY COMBUSTIBLE AND HABITAT DEGRADING EXOTIC INVASIVE WEEDS, AND PROMOTE THE ESTABLISHMENT NATIVE VEGETATION THAT GENERALLY TENDS TO BE LESS FLAMMABLE.
- REMOVE DRY LEAVES AND PINE NEEDLES FROM ROOF AND RAIN GUTTERS, MAINTAIN ADEQUATE CLEARANCE AROUND STRUCTURE, AND KEEP TREE BRANCHES A MINIMUM 10 FEET AWAY FROM CHIMNEY OR STOVE OUTLETS.



**FUEL MANAGMENT PLAN**

DRAWN ON SURVEY BY LANDSET ENGINEERS, INC., JOB# 2812-01, DATED AUGUST 06, 2024



DRAWINGS PREPARED BY

**CHRIS SPAULDING**  
 ARCHITECT

801 CAMELIA STREET SUITE E  
 BERKELEY CALIFORNIA 94710  
 (510) 527-5997 FAX (510) 527-5999

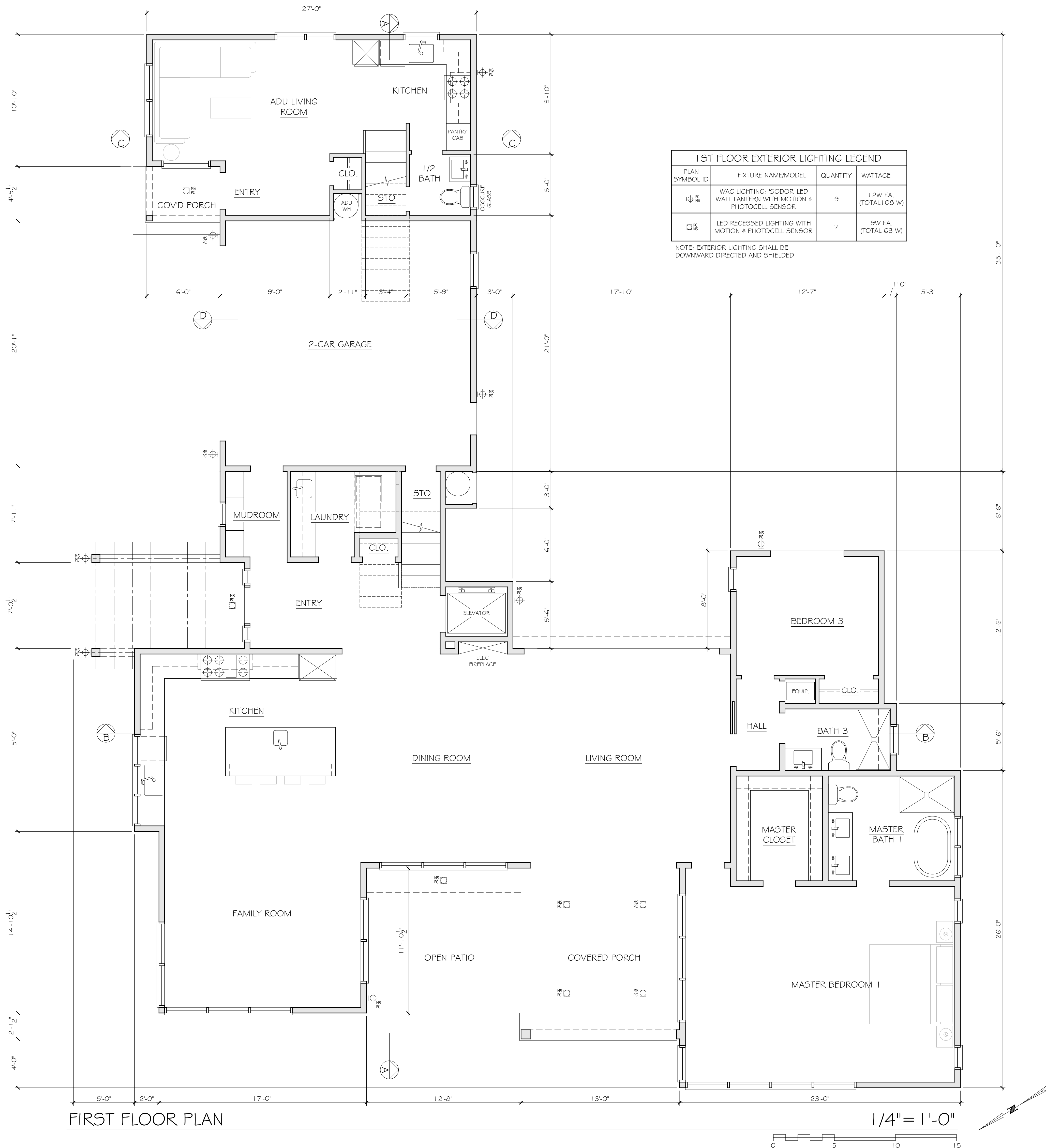
REVISIONS	BY
6-18-25 ARB comments	
4-1-26 LUAC comments	

PRELIMINARY SET	
DESIGN REVIEW SET	
PLAN CHECK SET	
PERMIT SET	
CONSTRUCTION SET	

PROPOSED NEW 2-STORY HOME FOR  
**FANG & LIU RESIDENCE**  
 2897 17 MILE DR  
 PEBBLE BEACH - CALIFORNIA

DATE:	2-12-25
SCALE:	AS NOTED
DRAWN:	CS/DB
JOB:	FANG PEBBLE BEACH
SHEET	

**A1.4**  
 OF 7 SHEETS



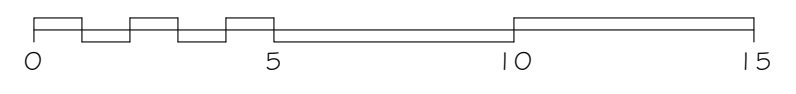
**1 ST FLOOR EXTERIOR LIGHTING LEGEND**

PLAN SYMBOL ID	FIXTURE NAME/MODEL	QUANTITY	WATTAGE
⊕ <sub>RS</sub>	WAC LIGHTING: "SODOR" LED WALL LANTERN WITH MOTION & PHOTOCELL SENSOR	9	12W EA. (TOTAL 108 W)
□ <sub>RS</sub>	LED RECESSED LIGHTING WITH MOTION & PHOTOCELL SENSOR	7	9W EA. (TOTAL 63 W)

NOTE: EXTERIOR LIGHTING SHALL BE DOWNWARD DIRECTED AND SHIELDED

FIRST FLOOR PLAN

1/4" = 1'-0"



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 ARCHITECT  
 801 CAMELIA STREET SUITE E  
 BERKELEY CALIFORNIA 94710  
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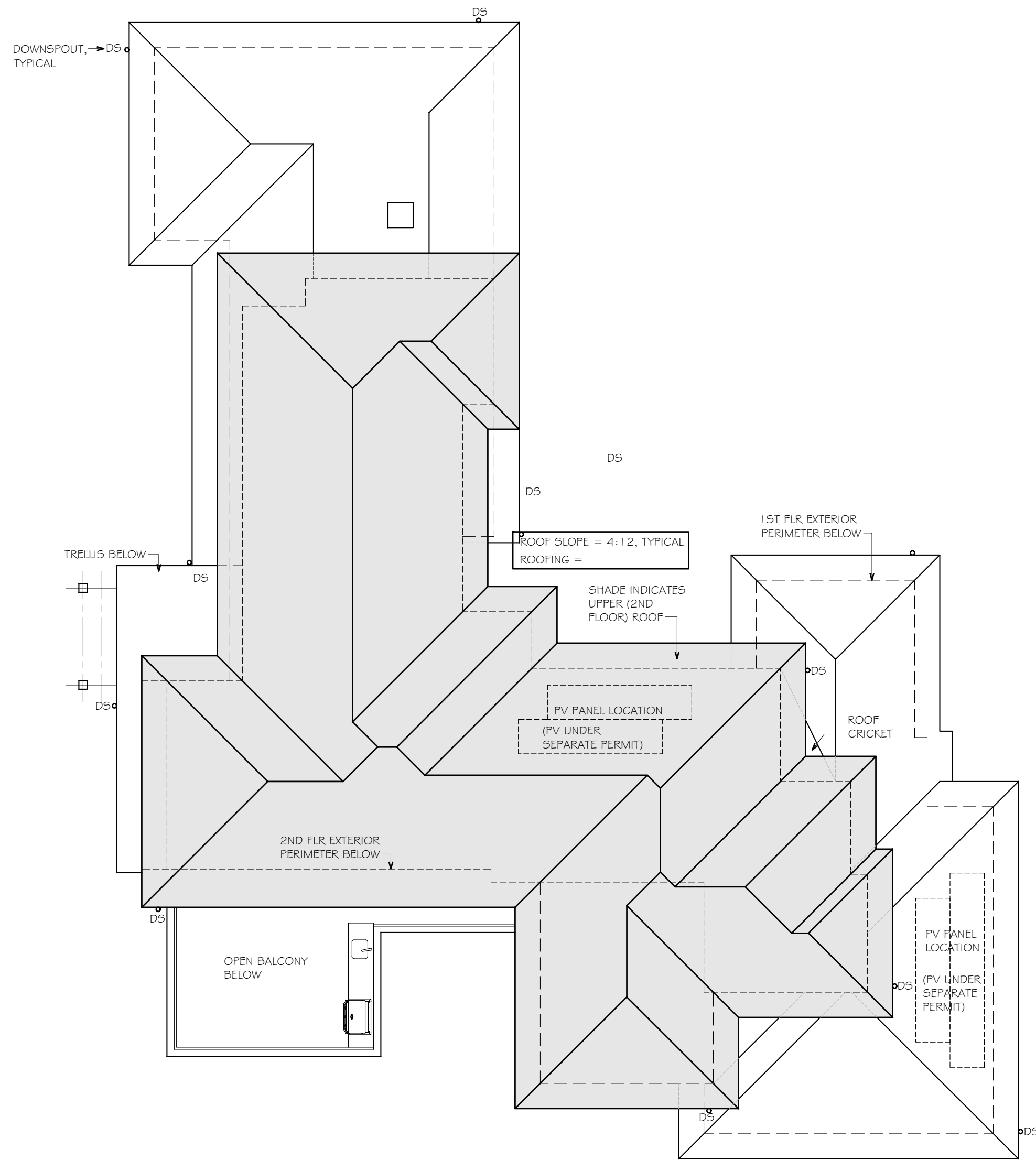
REVISIONS	BY
6-18-25 ARB comments	
4-1-26 LUAC comments	

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DESIGN REVIEW SET	
PLAN CHECK SET	
PERMIT SET	
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PROPOSED NEW 2-STORY HOME FOR  
**FANG & LIU RESIDENCE**  
 2897 17 MILE DR  
 PEBBLE BEACH CALIFORNIA

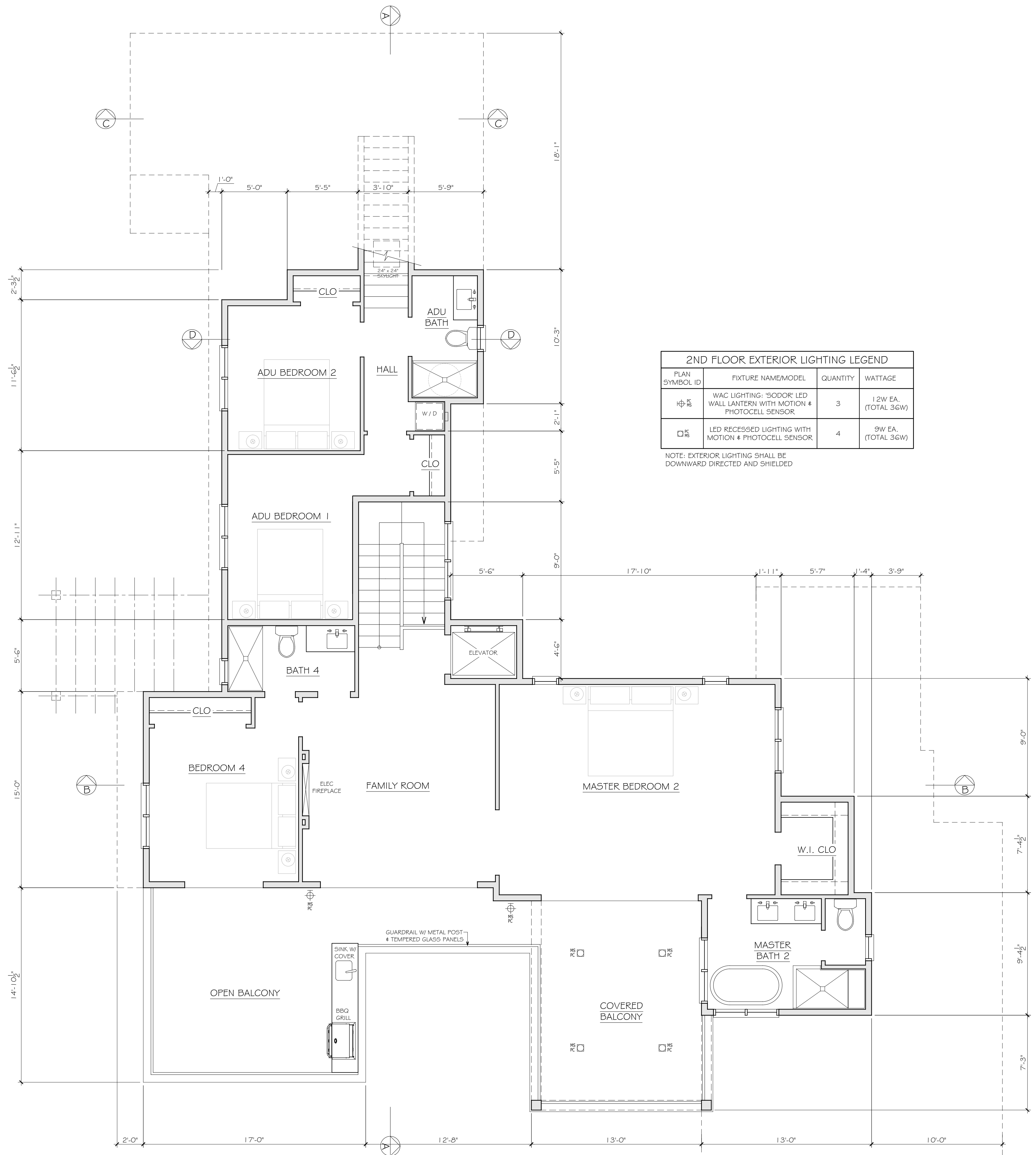
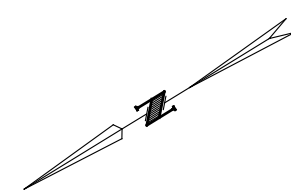
DATE:	2-12-25
SCALE:	AS NOTED
DRAWN:	CS/DB
JOB:	FANG PEBBLE BEACH
SHEET	

**A2**  
 OF 7 SHEETS



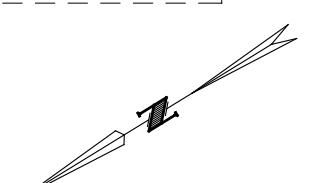
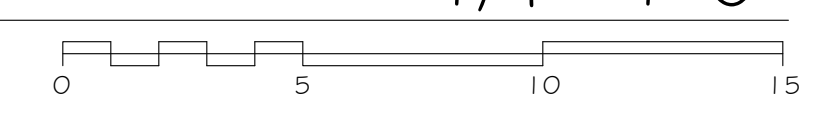
ROOF PLAN

1/8" = 1'-0"



SECOND FLOOR PLAN

1/4" = 1'-0"



2ND FLOOR EXTERIOR LIGHTING LEGEND			
PLAN SYMBOL ID	FIXTURE NAME/MODEL	QUANTITY	WATTAGE
⊕	WAC LIGHTING: 'SODOR' LED WALL LANTERN WITH MOTION & PHOTOCELL SENSOR	3	12W EA. (TOTAL 36W)
⊞	LED RECESSED LIGHTING WITH MOTION & PHOTOCELL SENSOR	4	9W EA. (TOTAL 36W)

NOTE: EXTERIOR LIGHTING SHALL BE DOWNWARD DIRECTED AND SHIELDED

DRAWINGS PREPARED BY  
**CHRIS SPAULDING**  
 ARCHITECT  
 801 CAMELIA STREET SUITE E  
 BERKELEY CALIFORNIA 94710  
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REVISIONS	BY
6-18-25 ARB comments	
4-1-26 LUAC comments	

PRELIMINARY SET	
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CONSTRUCTION SET	

PROPOSED NEW 2-STORY HOME FOR  
**FANG & LIU RESIDENCE**  
 2897 17 MILE DR  
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DATE:	2-12-25
SCALE:	AS NOTED
DRAWN:	CS/DB
JOB:	FANG PEBBLE BEACH
SHEET	

**A3**  
 OF 7 SHEETS

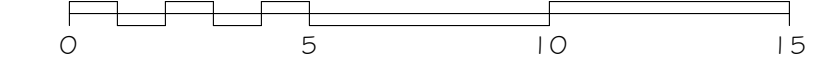
REVISIONS	BY
6-18-25 ARB comments	
4-1-26 LUAC comments	

PRELIMINARY SET	
DESIGN REVIEW SET	
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PERMIT SET	
CONSTRUCTION SET	



FRONT (WEST) ELEVATION

1/4" = 1'-0"



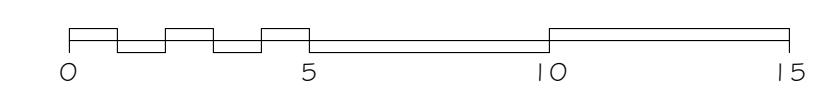
ADU REAR (EAST) ELEVATION

1/4" = 1'-0"



REAR (EAST) ELEVATION / GARAGE SECTION D-D

1/4" = 1'-0"



PROPOSED NEW 2-STORY HOME FOR  
**FANG & LIU RESIDENCE**  
 2897 17 MILE DR  
 PEBBLE BEACH • CALIFORNIA

DATE:	2-12-25
SCALE:	AS NOTED
DRAWN:	CS/DB
JOB:	FANG PEBBLE BEACH
SHEET	

**A4**

DRAWINGS PREPARED BY  
**CHRIS SPAULDING**  
 ARCHITECT

801 CAMELIA STREET SUITE E  
 BERKELEY CALIFORNIA 94710  
 (510) 527-5997 FAX (510) 527-5999

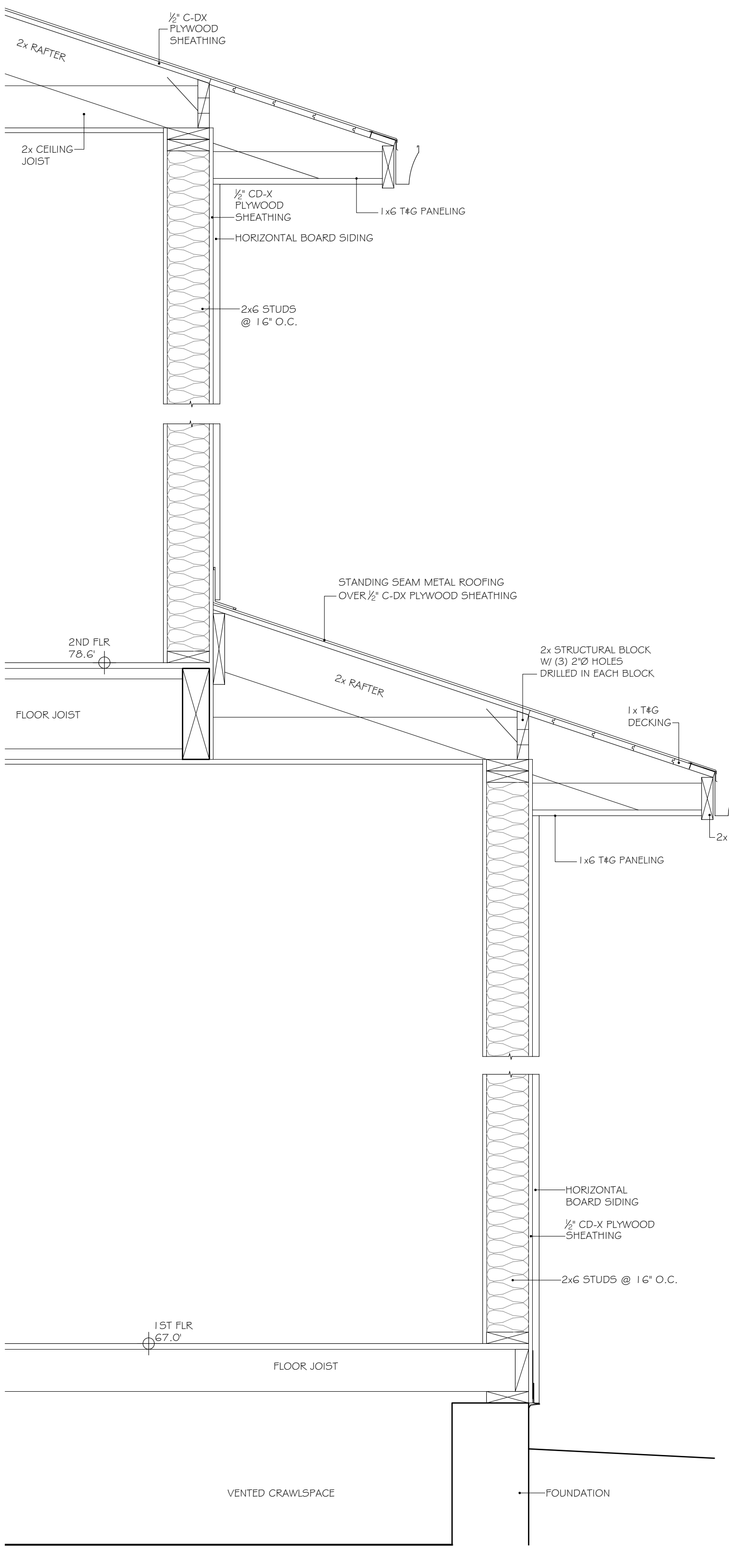
REVISIONS	BY
6-18-25 ARB comments	
4-1-26 LUAC comments	

PRELIMINARY SET	
DESIGN REVIEW SET	
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PERMIT SET	
CONSTRUCTION SET	

PROPOSED NEW 2-STORY HOME FOR  
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SHEET	

**A5**  
 OF 7 SHEETS



TYPICAL WALL SECTION 1" = 1'-0"



RIGHT SIDE (SOUTH) ELEVATION

1/4" = 1'-0"  
 0 5 10 15

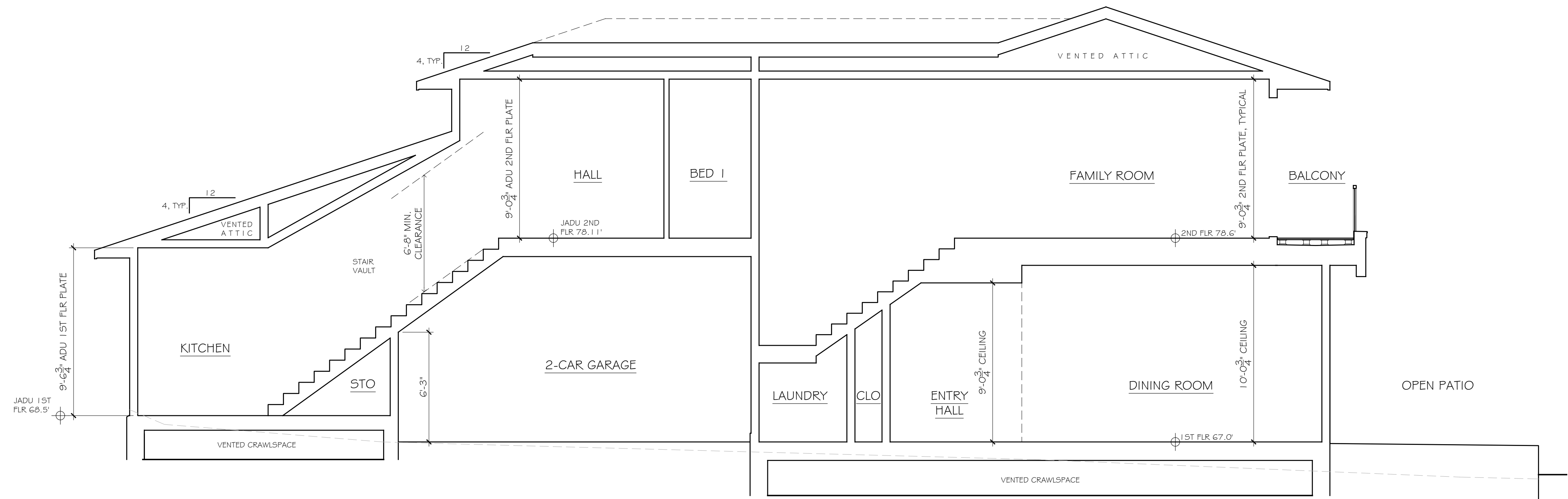


LEFT SIDE (NORTH) ELEVATION

1/4" = 1'-0"  
 0 5 10 15

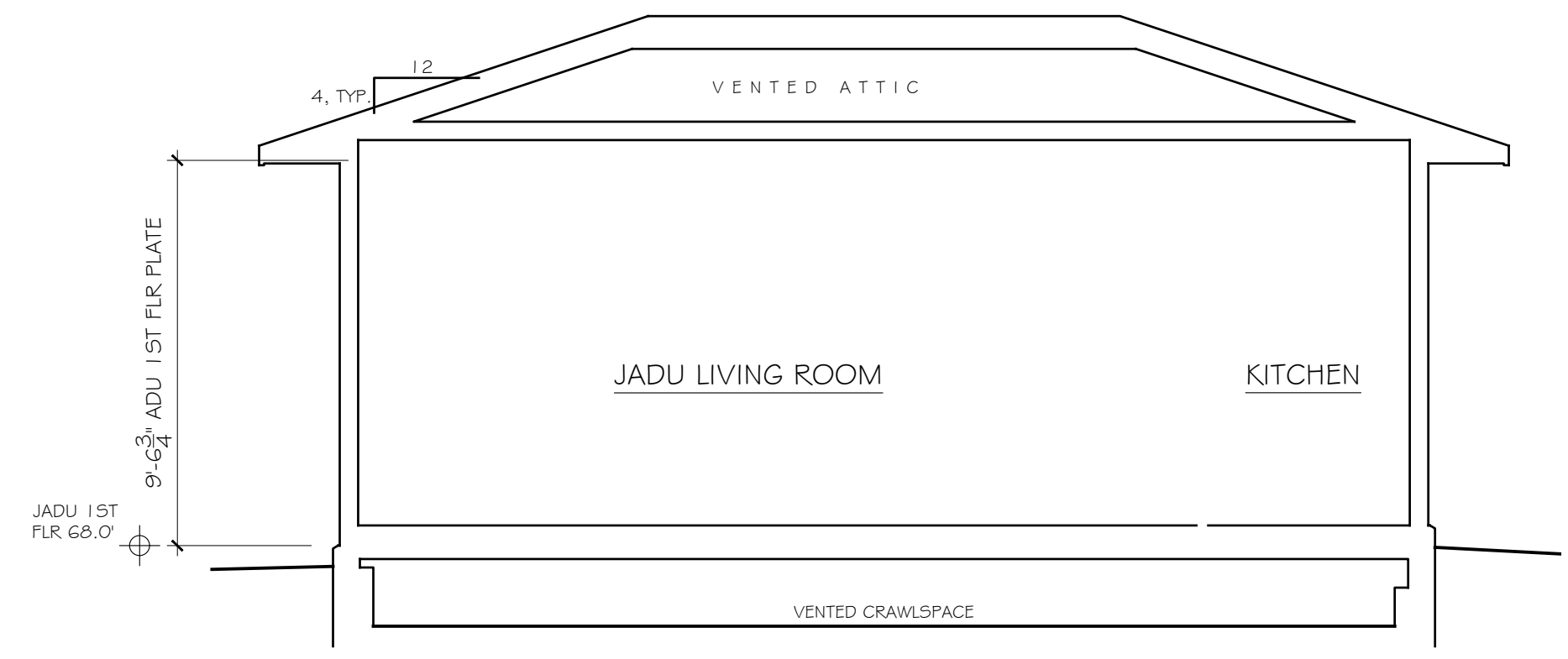
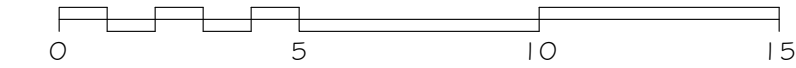
REVISIONS	BY
6-18-25 ARB comments	
4-1-26 LUAC comments	

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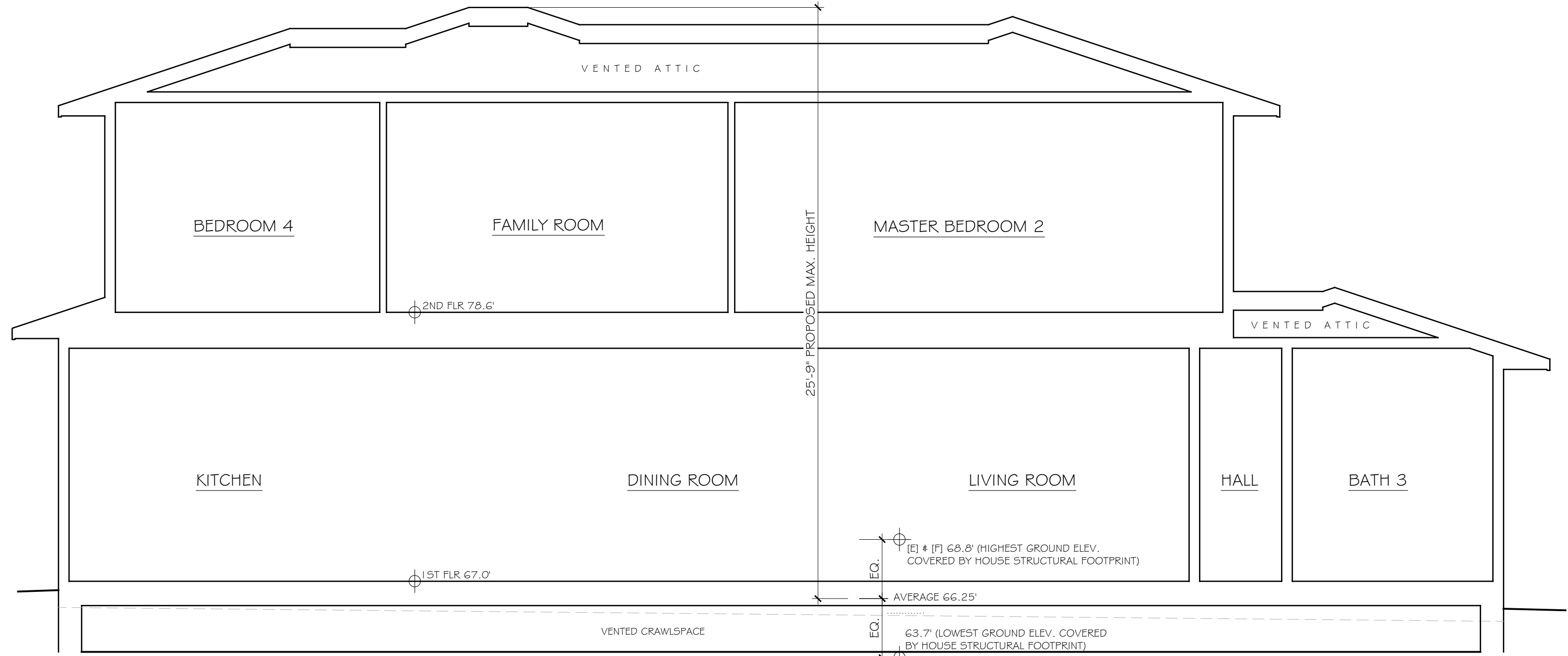
SECTION A-A

1/4" = 1'-0"



SECTION C-C

1/4" = 1'-0"



SECTION B-B

1/4" = 1'-0"



PROPOSED NEW 2-STORY HOME FOR  
**FANG & LIU RESIDENCE**  
2897 17 MILE DR  
PEBBLE BEACH CALIFORNIA

DATE:	2-12-25
SCALE:	AS NOTED
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SHEET	

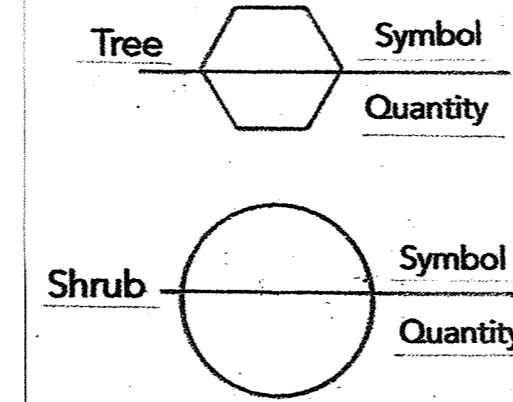
**PLANT SCHEDULE**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	H2O #	MATURE SIZE
<b>TREES:</b>					
A	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	VL 4	50' H X 35' W
B	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	VL 3	15' H X 15' W
C	PINUS RADIATA	MONTEREY PINE	24" BOX	L 1	80' H X 30' W
D	ACER DISSECTUM	DWARF JAPANESE MAPLE	24" BOX	M 2	8' H X 5' W
E	PINUS THUNBERGII 'KOTO BUKI'	JAPANESE BLACK PINE	24" BOX	M 1	15' H X 15' W
<b>SHRUBS:</b>					
1	AGAVE 'BLUE FLAME'	AGAVE	5 G.C.	L 3	3' H X 4' W
2	CAREX DIVULSA	BERKELEY SEDGE	1 G.C.	L 6	2' H X 2' W
3	CEANOTHUS 'DARK STAR'	WILD LILAC	5 G.C.	L 8	6' H X 12' W
4	LOROPETALUM 'RAZZLEBERRY'	FRINGE FLOWER	5 G.C.	L 7	5' H X 5' W
5	GALVEZIA SPECIOSA	ISLAND BUSH SNAPDRAGON	5 G.C.	L 4	3' H X 5' W
6	ARCTOSTAPHYLOS D. 'H MCMINN'	MANZANITA	5 G.C.	VL 13	4' H X 6' W
7	CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 G.C.	L 11	3' H X 5' W
8	CISTUS PURPUREA	ORCHID ROCKROSE	5 G.C.	L 14	4' H X 5' W
9	FRANCOA CALIFORNICA	COFFEEBERRY	5 G.C.	L 5	10' H X 10' W
10	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 G.C.	L 9	2' H X 2' W

GROUNDCOVERS:	
	ARCTOSTAPHYLOS 'EMERALD CARPET' DWARF MANZANITA PLANT 1 G.C. @ 60" O.C. L
	SEDUM RUBROTINCTUM PORK & BEANS PLANT FLATS @ 12" O.C. L
	BACCHARIS P. 'TWIN PEAKS' DWARF COYOTE BRUSH PLANT 1 G.C. @ 60" O.C. L
	CISTUS SALVIFOLIUS SAGE LEAF ROCKROSE PLANT 1 G.C. @ 48" O.C. L
	WOOD MULCH: PREMIUM ARBOR MULCH INSTALL 3" DEPTH LAYER
	DECORATIVE PEBBLES 'LIN CREEK COBBLES'-1/2" SIZE INSTALL 2" DEPTH LAYER

**WULCOLS WATER USE:**

VL	VERY LOW
L	LOW
M	MEDIUM
H	HIGH

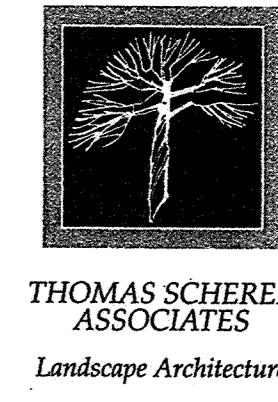
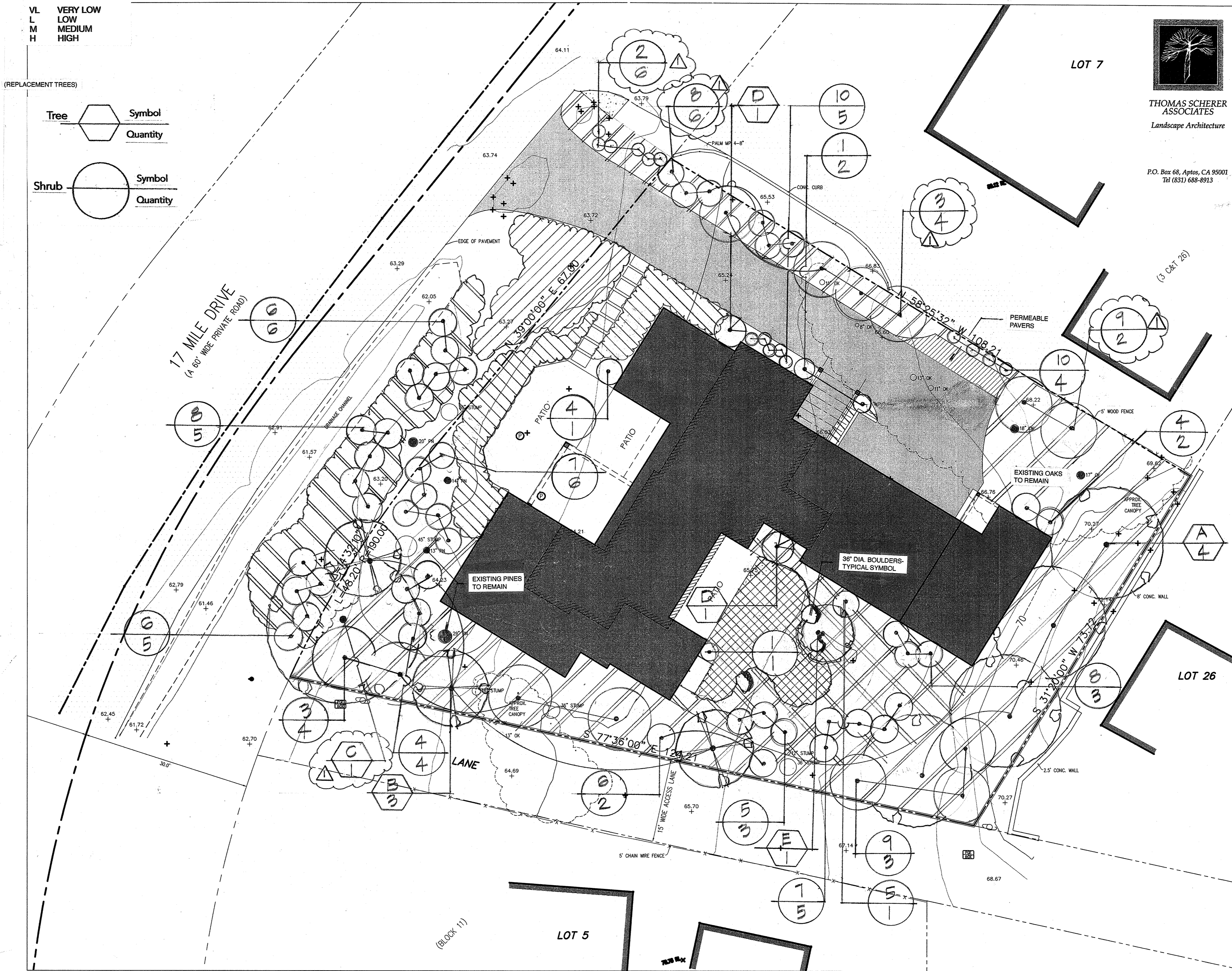


**PLANTING NOTES**

- Circles shown indicate approximate mature size of plant material.
  - Contractor shall be responsible for adequate erosion control measures during construction. See engineer's erosion control plan.
  - FINISH GRADING:** Till all planter areas to an 8 inch depth. Break up or remove all compacted lumps of soil, rocks larger than 1 inch in diameter, and all deleterious material from planter areas. Finish grade all areas to a smooth, even surface free of abrupt changes in grade. Make minor grading changes as required to insure positive drainage (1% minimum). Slope areas greater than 3:1 need not be tilled.
  - No plant shall be installed until a fully automatic drip irrigation system, covering all planter areas, is installed, tested and is fully operational.
  - PLANTING OF TREES, SHRUBS & VINES:** Unless otherwise noted, All trees shall be planted per detail: 1  
All shrubs shall be planted per detail: 2
- All planter pits shall receive the following back fill mix:
- 50% soil of the site
  - 30% nitrogen stabilized redwood shavings
  - 20% Nitrohumus or Gro-power or equal, applied per manufacturer's recommendations.
  - Fertilizer tablets (Agriform 21 gram: 20-10-5) or equal, applied per manufacturer's recommendations.
  - Include PUMICE into the soil amendments for all succulent plantings
- Contractor shall guarantee all trees 24" Box size or larger to live and grow in an acceptable condition for the period of one (1) year from the date of acceptance by the owner. Likewise, all shrubs, vines and groundcovers shall be guaranteed to live and grow in an acceptable condition for a period of ninety (90) days from the date of acceptance by the owner.
  - Upon completion of planting operations, contractor shall apply a min. 3 inch layer of approved mulch shall be installed over the finish grade of all planter areas.
  - MAINTENANCE PERIOD:** Contractor shall maintain the site for a period of 90 calendar days after acceptance by owner. Maintenance shall include weeding of all shrub and ground cover areas, removal of all trash and debris from planter areas and hardscape areas; pruning and trimming of all plant materials required; replacement of all dead or dying plant material & two (2) applications of fertilizer.
  - ONGOING MAINTENANCE:** Owner shall maintain the proposed landscape by the continuation of weeding, pruning, trimming of all plant material to live and grown in an acceptable condition. All dead plant material shall be replaced with the original species specified. Monitoring the irrigation system for any line damage or obstructions preventing proper application of water shall be a part of the ongoing maintenance period.
  - Contractor shall comply with all aspects of the County of Monterey Water Efficient Landscape Ordinance.

**CONCEPTUAL LANDSCAPE PLAN**

DRAWN ON SURVEY BY LANDSET ENGINEERS, INC., JOB# 2812-01, DATED AUGUST 06, 2024



P.O. Box 66, Aptos, CA 95001  
Tel (831) 688-8913

DRAWINGS PREPARED BY  
**CHRIS SPAULDING**  
ARCHITECT

801 CAMELIA STREET SUITE E  
BERKELEY CALIFORNIA 94710  
(510) 527-5997 FAX (510) 527-5999

REVISIONS	BY
5-5-25	TS
8-11-2025	PLANT REV. TS

PRELIMINARY SET	
DESIGN REVIEW SET	
PLAN CHECK SET	
PERMIT SET	
CONSTRUCTION SET	

PROPOSED NEW 2-STORY HOME FOR  
**FANG & LIU RESIDENCE**  
2897 17 MILE DR  
PEBBLE BEACH • CALIFORNIA

DATE:	MAY 8, 2025
SCALE:	AS NOTED
DRAWN:	TS
JOB:	FANG PEBBLE BEACH
SHEET	L1

OF 7 SHEETS