

Exhibit D

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Exhibit D
Before the Monterey County Planning Commission in and for the
County of Monterey, State of California

In the matter of the application of:

BAILEY (PLN160608)

RESOLUTION NO. ----

Resolution by the Monterey County Planning
Commission:

- 1) Adopting a Mitigated Negative Declaration; and
- 2) Approving a Combined Development Permit consisting of:
 - a. Coastal Administrative Permit and Design Approval for 2,717 square feet of single story additions with an attached garage; and
 - b. Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Area (Monterey Cypress habitat).
- 3) Adopting a Mitigation Monitoring and Reporting Program.

[PLN160608, Bailey, 3257 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone (APN: 008-461-010-000)]

The Bailey application (PLN160608) came on for public hearing before the Monterey County Planning Commission on March 28, 2018. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission 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) The project has been reviewed for consistency with the text, policies, and regulations in:
 - 1982 General Plan;
 - Monterey County Coastal Implementation Plan Part 5;
 - Monterey County Zoning Ordinance (Title 20);
 - Del Monte Forest Land Use Plan
 - Secretary of the Interior’s Standards for the Treatment of Historic Properties

No conflicts were found to exist, a Mitigated Negative Declaration was prepared to mitigate for impacts to Biological and Tribal Cultural

Resources. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents. The subject property is located within the Coastal Zone; therefore, the 2010 Monterey County General Plan does not apply.

- b) The property is located at 3257 17 Mile Drive, Pebble Beach, on the west side of Highway 1 (APN: 008-461-010-000), Del Monte Forest Land Use Plan. The 1.24-acre property is zoned Low Density Residential, max gross density of two and half acres with a Design Control overlay in the Coastal Zone [LDR/2.5-D (CZ)]. Per Monterey County Zoning Ordinance (Title 20), Section 20.70.120, development or improvements that would result in an increase of 10% or more of internal floor area of an existing structure, is subject to a Coastal Administrative Permit if property is located between the sea and the first public road or in scenic road corridors.
- c) The 1.24-acre lot (53,884 square feet) was created with the Amended Map of Pebble Beach in Monterey County, filed on October 13, 1911 in the office of the County Recorder of the County of Monterey; Map Book Two "Cities and Towns," pages 31, 31A and 31B. Therefore, it is a legal lot of record.
- d) Visual Resources. The Del Monte Forest Land Use Plan's key objective is to protect the scenic and visual resources of the Del Monte Forest and only allow development that does not significantly impact public views and scenic character (DMF LUP, Policy No. 47). All of the proposed development for this project is on the east side of 17 Mile Drive, not immediately adjacent to the ocean. The proposed additions to the existing single family dwelling (3,852 total square feet of additions), including an attached garage will have limited visibility from the scenic corridor because of the existing tree canopy. More importantly, the proposed project siting and the vantage of a sloped driveway (upward from the road) will further shield the additions. Furthermore, no landmark or protected trees are proposed for removal. The Landscape Planting Plan proposes 11 (5-gallon) *Pinus radiata* trees to be planted, 1 (5-gallon) *Quercus agrifolia*, 2 (5-gallon) *Cupressus macrocarpa*, and additional Oaks and Cypress trees. The subject project minimizes development within the viewshed in accordance with the applicable goals and policies of the Del Monte Forest Land Use Plan. Finally, the proposed development will not block significant public views toward the ocean and will not adversely impact the public viewshed or scenic character of the project vicinity.
- e) Coverage. The subject parcel is outside of the Pescadero Watershed (Area of Drainage of Carmel Area) and is not subject to the 9,000-square foot site coverage allowance. The project meets the building site coverage (maximum: 15%; project proposes 11.3%) and the Floor Area Ratio (17.5%; project proposes 10.1%).
- f) Design. The proposed project site and surrounding area are designated "D," or Design Control Zoning District. Pursuant to the Monterey County Zoning Ordinance, Title 20, Chapter 20.44, the purpose of a Design Control Zoning District is to regulate the location, size, configuration, materials, and colors of structures and fences to assure

the protection of the public viewshed and neighborhood character. The additions are designed to complement the context of the site and surrounding area. The new additions, except for small portions, are within the previously disturbed areas of the lot and are positioned behind the main structure which effectively screens it from public view. The new attached 3-car garage will have minimal visual impact given its 100-foot setback and the upward slope of the driveway (from the road). The re-paved driveway follows the contours of the existing driveway and will lead to an existing, graded area where a new garage is proposed. The proposed tree plantings, lighting, and gate are subordinate to and blended into the environment and meet the policies of the DMF LUP. Moreover, the additions were designed with considerations for its historic eligibility- a hybrid Spanish Revival/Monterey Colonial Style. The proposed additions conform to the Secretary of the Interior's Standards for the treatment of historic properties.

The proposed exterior colors and materials will match the existing structure: off-white body with dark trim; gable and shed roofs finished with clay barrel tiles.

g) Historic Resources. The applicant was required to submit an Historic Report. PAST Consultants, LLC. completed a Phase One Historic Assessment on January 9, 2017 which concluded that the single-family residence (constructed in 1924) on the property is eligible for inclusion on the Monterey County Register of Historic Resources for its Spanish Revival/Monterey Colonial Style from the Samuel Morse and the Del Monte Properties Company period, 1919-1945. A Phase Two Historic Assessment Report (Exhibit B) was then prepared which outlined the remaining character-defining features of the home. These include:

- Monterey Colonial-style front veranda on squared columns, with square-post balustrade and brick paving on west elevation;
- Multi-pane casement windows and shutters of west elevation;
- Spanish Revival-style chimney and details on north elevation; and
- Clay barrel-tile roof

According to the historian's evaluation of the proposed alterations, the project will not cause a significant impact to the environment, according to the California Environmental Quality Act (14 CCR § 15126.4(b)(1)), allowing the building to maintain its historic integrity.

Staff finds that all the additions and alterations to the Bailey residence will be consistent with the Secretary of the Interior's Standards for historic rehabilitation, per CEQA Guidelines Section 15331 and with Monterey County Code, Chapter 18.25.070. Impacts to historical resources were analyzed under the Cultural Resources section of the Initial Study and were found to have less than significant impacts. This project was placed on the October 5th Historic Resources Review Board (HRRB) agenda for review. HRRB members were receptive to the design and unanimously voted to approve the project as proposed (5-Ayes, 2-Absent, see Exhibit E). The applicant has shown on the plans that the proposed fenestration pattern of the mullions will be altered to differentiate the new addition.

- h) Archaeological Resources. The proposed development is within a high archaeological sensitivity zone which requires an archaeological survey per Policy No. 58 in the Del Monte Forest Land Use Plan. The applicant has submitted a “Preliminary Archaeological Assessment,” (LIB 170212) prepared by Gary Breschini, Ph.D., dated November 2016. Upon completion of the background research and the field reconnaissance, Breschini concluded that there is no surface evidence of potentially significant archaeological resources on the project parcel. However, pursuant to Public Resources Code Section 21080.3.1 et seq., the County requested a consultation of the project’s potential impact on tribal cultural resources prior to the release of a mitigated negative declaration for the project. On November 28, 2017, formal notification to the Ohlone/Costanoan-Essalen Nation (OCEN) was sent notifying them of the proposed project. On December 12, 2017, a letter from the OCEN Chairperson was provided to staff stating their objection to all excavation in known cultural lands even when they are described as previously disturbed and of no archaeological value. Therefore, staff incorporated a mitigation measure to reduce potential impacts to tribal cultural resources (Condition No.15/Mitigation Measure No. 9). With the understanding that there is a distinction between archaeological and tribal cultural resources, staff incorporated a mitigation measure which would mitigate potential impacts to tribal cultural resources to a less than significant level. A standard condition (Condition No. 3) for incidental discovery of archaeological resources has also been applied to the project. The applicant is not in agreement with the final mitigation measure, however, staff will recommend that the contract with the tribal monitor be limited to ground disturbance activities and not be part of the larger project.
- i) LUAC. The project was referred to the Del Monte Forest Land Use Advisory Committee (DMF-LUAC) for review. Based on the LUAC Procedure Guidelines adopted by the Monterey County Board of Supervisors, this application did warrant referral to the LUAC because it includes a Design Approval application subject to review by the Planning Commission. On October 5, 2017, the DMF LUAC voted 4 ayes, 0 noes, and 3 absent, to approve the new additions as proposed with colors and materials to match the existing home. A neighbor expressed concern about the construction and requested screening the area to protect her tenants’ view; however, staff will not make this a condition of approval and informed the applicant that it was ultimately their decision whether or not to agree to this additional measure.
- j) The project planner conducted site inspections on September 8, 2017 to verify that the project on the subject parcel conforms to the plans listed above and to ensure staking and flagging had been installed.
- k) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN160608.

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: RMA- Planning, Pebble Beach CSD, RMA-Public Works, RMA-Environmental Services, Water Resources Agency, California Coastal Commission and the Del Monte Forest Architectural Review Board (ARB). There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Recommended conditions have been incorporated.
 - b) Staff identified potential impacts to Archaeological, Biological, Historic, and Geological resources. The following reports have been prepared:
 - “Preliminary Archaeological Assessment,” (LIB 170212) prepared by Gary S. Breschini, Ph.D., November 29, 2016.
 - Biotic Report, prepared by Andrea Edwards (EMC), February 22, 2017.
 - “Biotic Report” (LIB 170360) prepared by Jeffrey B. Froke, Ph.D., August 14, 2017.
 - “Tree Resource Assessment” (LIB 170359) prepared by Frank Ono, Urban Forester, July 17, 2017.
 - “Phase Two Historic Assessment Report” (LIB 170209) prepared by PAST Consultants, LLC., April 14, 2017.
 - “Geologic Report and Soil Engineering Investigation” (LIB170208), prepared by LandSet Engineers, Inc., January 2017.

The above-mentioned technical reports by third-party consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and used them as supporting evidence for the Initial Study. The mitigation measures incorporated for this project are modeled after recommendations made in some of these reports regarding archaeological and biological resources. No landmark trees are proposed for removal.

- c) Hazards. The Coastal Act requires that new development minimize risks to life and property in areas of geologic hazard and furthermore, that new development assure stability and structural integrity. The subject project was identified to be within 1/8 mile of an active/potentially active fault. A moderate to major earthquake (magnitude between 5.0 to 7.9) would have the potential to cause severe ground shaking on the subject property. Therefore, the project geologist recommends the proposed foundation for the residence be designed for seismic shaking, including horizontal and vertical accelerations, as required by the latest edition of the California Building Code. In addition, the project geotechnical engineer has provided seismic design parameters that should be used for designing the building’s foundations. Finally, the soils report concludes that based on the soil type of the subject property there is a very low potential for liquefaction and lateral spreading. The gentle slopes of the project site appeared to be grossly stable and there was no evidence of slope instability mapped on the site from previous investigations. Therefore, landslides are not likely to occur. Conditions were applied accordingly.

- d) Environmentally Sensitive Habitat Area (ESHA – Indigenous Monterey Cypress Habitat, Monterey Pine, Coast Live Oak). The project includes a Coastal Development Permit to allow development within 100 feet of ESHA. The parcel is located in a developed residential area and is heavily landscaped. A portion of the parcel falls within the area of the Del Monte Forest delineated as indigenous Monterey Cypress habitat, while the rest of the site falls outside of this mapped boundary per the Del Monte Forest Land Use Plan (“Monterey Cypress Forest, Figure 2a”). The proposed new development falls fully outside the area marked as Cypress habitat on Figure 2a. Per the Del Monte Forest Land Use Plan, development in the Del Monte Forest, particularly within, adjacent to, or upslope from forest areas, must be responsive to the delicate balance of climate, soils, and vegetation; development must not be allowed to adversely impact significant forest resources, including forest ESHA. Historically, the California Coastal Commission has regarded parcels that are partially within Figure 2a to not be fully subject to Policy 20 in the DMF LUP. However, Monterey Cypress require protection and special consideration because it is only native to two sites (Point Lobos Reserve State Park and along Seventeen Mile Drive between Cypress Point and Pescadero Point) and would be adjacent to proposed development. Figure 2a (indigenous Monterey Cypress Forest in Pebble Beach) in the DMF LUP, shows that the range of native Monterey Cypress Forest is in the lower half of the parcel (versus the upper half where the project is planned). The applicant has revised plans to reflect a modified layout and an updated project description to further avoid Cypress tree driplines. For example, the applicant has abandoned a proposal for an accessory dwelling unit and instead of a detached garage, the proposed garage is now attached. The analysis provided in the Biotic Reports and the Tree Assessment determined that impacts to ESHA could be mitigated. The recommendations provided in the Biotic Report (Froke) were incorporated as mitigation measures to address impacts to ESHA (See Conditions 7-14). After surveying every tree and canopy on the lot, three specific trees were identified as experiencing direct impacts from development. The root zone of tree #277 also noted as #372 (a 32” diameter Monterey Cypress), will experience impacts, however, it has already been encroached upon for the existing retaining wall. Similarly, tree #224 and tree #223 are within in a previously disturbed area and “no significant long term effects to the forest ecosystem are anticipated.” It is the opinion of the Urban Forester that all trees are expected to survive if properly protected and monitored and that the existing tree cover will remain undisturbed. Approximately .341 acres of disturbance are projected for this project (531 cy of cut, and 143 cy of fill). Staff finds that because the Monterey Cypress forest habitat found on the site is rare and an environmentally sensitive habitat area, siting and design of the proposed project must be carefully analyzed and mitigated to ensure the resource is protected to the greatest extent feasible. Eight (8) mitigation measures were incorporated to mitigate potential impacts to a less than significant level.
- e) On May 11, 2017, the Del Monte Forest Architectural Review Board

(ARB), considered the preliminary plans for the Bailey project (at the time the proposal included a detached three-car garage) and approved them with six (6) standard conditions (Exhibit K).

- f) Staff conducted a site inspection on September 8, 2017 to verify that the site is suitable for this use.
- g) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development can be found in Project File PLN160608.

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, 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 for site suitability by the following departments and agencies: RMA- Planning, Pebble Beach CSD, RMA-Public Works, RMA-Environmental Services, Water Resources Agency, California Coastal Commission, and the Del Monte Forest Architectural Review Board (ARB). 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 and private facilities are available. Public water supply is from CAL-AM and wastewater collection/treatment is serviced by Pebble Beach Community Services District.
 - c) Staff conducted a site inspection on September 8, 2017, 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 Monterey County RMA - Planning for the proposed development found in Project File PLN160608.

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 Monterey County RMA - Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted a site inspection on September 8 and researched County records to assess if any violation exists on the subject property; none were found.
 - c) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN160608.

5. **FINDING:** **CEQA (Mitigated Negative Declaration)**- On the basis of the whole record before the Monterey County Planning Commission, there is no substantial evidence that the proposed project as designed, conditioned and mitigated will have a significant effect on the environment. The

Mitigated Negative Declaration reflects the independent judgement and analysis of the County.

- EVIDENCE:**
- a) Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15064.a.1 require environmental review if there is substantial evidence that the project may have a significant effect on the environment. Based upon review of this application by the Historic Resources Review Board (HRRB) and independent review by PAST Consultants and the incorporation of recommendations made by the Chair of the HRRB prior to project submittal, the materials and design are consistent with the SOI Standards for Rehabilitation. The additions to the house do not add conjectural features or elements from other historic properties that would confuse the remaining character-defining features of the subject parcel. Furthermore, additions on the right side elevation will be modified; however, this is not an original feature of the building. Additions to the rear of the building are on a non-primary elevation; deteriorated wood features and the shutters on the west elevation, will be repaired, rather than replaced. There are less than significant impacts to cultural resources.
 - b) Monterey County RMA-Planning prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the offices of RMA-Planning and is hereby incorporated by reference (PLN160608).
 - c) The Initial Study identified several potentially significant effects, but the applicant has agreed to proposed mitigation measures that would avoid the effects, or mitigate the effects, to a point where clearly no significant effects would occur.
 - d) All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval. A Condition Compliance and Mitigation Monitoring and/or Reporting Plan has been prepared in accordance with Monterey County regulations, is designed to ensure compliance during project implementation, and is hereby incorporated herein by reference. The applicant must enter into an “Agreement to Implement a Mitigation Monitoring and/or Reporting Program” as Condition No. 17 of project approval.
 - e) The Draft Mitigated Negative Declaration (“MND”) for PLN160608 was prepared in accordance with CEQA and circulated for public review from March 7, 2018 through March 26, 2018.
 - f) Staff analysis contained in the Initial Study and the record as a whole indicate the project could result in changes to the resources listed in Section 753.5(d) of the California Department of Fish and Game (CDFG) regulations. All land development projects that are subject to environmental review are subject to a State filing fee plus the County recording fee, unless the Department of Fish and Game determines that the project will have no effect on fish and wildlife resources. The site supports indigenous Monterey cypress habitat. For purposes of the Fish and Game Code, the project may have a significant adverse impact on the fish and wildlife resources upon which the wildlife depends. Therefore, the project will be required to pay the State fee plus a

fee payable to the Monterey County Clerk/Recorder for processing said fee and posting the Notice of Determination (NOD).

- g) Monterey County RMA-Planning, located at 1441 Schilling Place, S. 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the Negative Declaration is based.

6. **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: Figure 8 – Major Public Access & Recreational Facilities, of the Del Monte Forest Land Use Plan (DMF LUP) indicates that the subject property is not described as an area where public access is required.

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

- EVIDENCE:**
- a) Section 20.86.030. of the Monterey County Zoning Ordinance (Title 20) states that the proposed project is appealable to the Board of Supervisors.
 - b) Section 20.86.080 of the Monterey County Zoning Ordinance (Title 20) states that the proposed project is subject to appeal by an applicant or an aggrieved person who has exhausted all County appeals, or by any two (2) members of the California Coastal Commission because this project is between the sea and the first through public road paralleling the sea.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Planning Commission does hereby:

1. Adopt a Mitigated Negative Declaration; and
2. Approve a Combined Development Permit consisting of:
 - a) Coastal Administrative Permit and Design Approval for 2,717 square feet of single story additions with an attached garage; and
 - b) Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Area (Monterey Cypress habitat), subject to the attached conditions attached hereto.
3. Adopt a Mitigation Monitoring and Reporting Program.

in general conformance with the attached plans and subject to twenty three (23) conditions of approval, all being attached hereto and incorporated herein by reference; and

PASSED AND ADOPTED this 28th day of March, 2018 upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:

ABSENT:
ABSTAIN:

_____, Planning Commission

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

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 OF THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____.

(Coastal Projects)

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS 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 Monterey County RMA-Planning and RMA-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.

Form Rev. 5-14-2014

Monterey County RMA Planning

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

PLN160608

0. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-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 RMA - 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. (RMA - 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 RMA - 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 RMA-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

0. PD022(B) - EASEMENT-CONSERVATION & SCENIC IN THE DEL MONTE FOREST

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: A conservation and scenic easement shall be conveyed to the Del Monte Forest Conservancy over those portions of the property where environmentally sensitive habitats, remnant native sand dune habitats, habitats of rare, endangered and sensitive native plants and animals, and visually prominent areas exist in accordance with the procedures in Monterey County Code § 20.64.280.A. The easement conveyance shall include funding adequate to ensure the management and protection of the easement area over time. The easement shall be developed in consultation with a certified professional and the Del Monte Forest Conservancy Inc. A Subordination Agreement shall be required, where necessary. These instruments shall be subject to approval by the County as to form and content, shall provide for enforcement, if need be, by the County or other appropriate agency, and name the County as beneficiary in event the Conservancy is unable to or unwilling to adequately manage these easements for the intended purpose of scenic and visual resource protection. An easement deed shall be submitted to, reviewed, and approved by the Chief of RMA - Planning and the Executive Director of the California Coastal Commission, and accepted by the Board of Supervisors prior to recording the parcel/final map or prior to issuance of grading and building permits. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to recording the parcel/final map or prior to the issuance of grading and building permits, the Owner/Applicant/Certified Professional shall submit the conservation and scenic easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to the to the Del Monte Forest Conservancy for review and approval.

Prior to recording the parcel/final map or prior to the issuance of grading and building permits, the Owner/Applicant/Certified Professional shall submit the conservation and scenic easement deed and corresponding map, showing the exact location of the easement on the property along with the metes and bound description developed in consultation with a certified professional, to RMA - Planning for review and approval.

Prior to recording the parcel/final map or prior to the issuance of grading and building permits, the Owner/Applicant, shall submit a signed and notarized Subordination Agreement, if required, to RMA - Planning for review and approval

Prior to or concurrent with recording the parcel/final map, prior to the issuance of grading and building permits, or commencement of use, the Owner/Applicant shall record the deed and map showing the approved conservation and scenic easement. Submit a copy of the recorded deed and map to RMA-Planning.

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval for 2,717 square feet of single story additions with an attached 3-car garage; and 2) Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Area (Monterey Cypress habitat, Monterey Pine, Coast Live Oak). The property is located at 3257 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-461-010-000), Del Monte Forest Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number ***) was approved by the Planning Commission for Assessor's Parcel Number 008-461-010-000 on March 28, 2018. The permit was granted subject to 23 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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

3. 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 RMA - 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.
(RMA - 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 RMA - 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. 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 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 RMA - Planning, prior to the issuance of building permits.
(RMA - 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 RMA - 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.

5. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: RMA-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. (RMA - 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 RMA-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.

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 RMA - Building Services. (RMA - Planning and RMA - Building Services)

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

7. MITIGATION MEASURE 1: MONITORING OF GRADING AND CONSTRUCTION ACTIVITIES

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Mitigation Measure No. 1: Monitoring of Grading and Construction Activities. In order to ensure grading and construction activities are conducted in accordance with the recommendations contained in the Bailey Tree Assessment and Forest Management Plan (Planning File LIB170359) and the Bailey Biotic Report (Planning File LIB170360), the owner/applicant shall contract with a certified arborist or qualified forester and a qualified biologist to review the construction documents (grading plan, building plan, and construction management plan) for consistency with the preliminary plans and the reports listed above, verify successful installation of tree protection measures, and the monitor grading, construction, and tree pruning activities. Language contained in the contracts shall include verification of compliance with applicable Mitigation Measure Nos. 2 through 8.

Compliance or Monitoring Action to be Performed: Mitigation Measure Monitoring Action No. 1a: Prior to the issuance of construction permits for grading or building, the owner/applicant shall submit to RMA-Planning a copy of the contract between the owner/applicant and a certified arborist or qualified forester (referred to as the project arborist). The contract shall include provisions for review of the grading, building, and construction management plans; monitoring of construction activities; and verifying that the protection measures outlined in Mitigation Measure Nos. 2 through 8 will be implemented. In addition, the contract shall include the preparation of a final report indicating that the protection measures in place were successful. The contract shall be submitted to the RMA-Planning for review and approval. Should RMA-Planning find the contract incomplete or unacceptable, the contract will be returned to the owner/applicant and a revised contract shall be re-submitted for review and approval.

Mitigation Measure Monitoring Action No. 1b: Prior to the issuance of construction permits for grading or building, the owner/applicant shall submit to RMA-Planning a copy of the contract between the owner/applicant and a qualified biologist (referred to as the project biologist). The contract shall include provisions for review of the grading, building, and construction management plans; monitoring of construction activities; and verifying that the protection measures outlined in Mitigation Measure Nos. 2 through 8 will be implemented. In addition, the contract shall include the preparation of a final report indicating that the protection measures in place were successful. The contract shall be submitted to the RMA-Planning for review and approval. Should RMA-Planning find the contract incomplete or unacceptable, the contract will be returned to the owner/applicant and a revised contract shall be re-submitted for review and approval.

8. MITIGATION MEASURE 2: BEST MANAGEMENT PRACTICES

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Mitigation Measure No. 2: Best Management Practices. In order to ensure construction activities include best management practices that provide overall protection measures for all trees onsite, the following shall be included as a note on the construction plans.

- Depositing fill, parking equipment, or staging construction materials near existing trees shall be prohibited. Trees shall be protected by boards, fencing or other materials to delineate protection zones.
- Pruning shall be conducted so as not to unnecessarily injure the tree. General-principals of pruning include placing cuts immediately beyond the branch collar, making clean cuts by scoring the underside of the branch first.
- Root cutting shall occur outside of the springtime. Late June and July would likely be the best. Pruning of the live crown should not occur February through May.
- Tree material greater than 3-inches in diameter remaining on site more than one month that is not cut and split into firewood shall be covered with clear plastic that is dug in securely around the pile to discourage infestation and dispersion of bark beetles.
- A mulch layer approximately 4-inches deep shall be applied to the ground under selected trees prior to, maintained during, and following construction. Only 1 to 2 -inches of mulch shall be applied within 1 to 2-feet of the trunk. Under no circumstances shall any soil or mulch be placed against the root crown (base) of trees. The best source of mulch would be from chipped material generated on site.
- If trees along near the development are visibly declining in vigor, a Professional Forester or Certified Arborist should be contacted to inspect the site to recommend a course of action.

Compliance or Monitoring Action to be Performed: Mitigation Measure Monitoring Action No. 2a: Prior to issuance of construction permits for grading and/or building, the owner/applicant shall include a note on the construction plans encompassing the language contained within Mitigation Measure No. 2 to RMA-Planning for review and approval.

Mitigation Measure Monitoring Action No. 2b: Prior to final of construction permits for grading and/or building, the owner, applicant, or project arborist shall submit a final report to RMA-Planning demonstrating that implementation of the best management practices was successful.

9. MITIGATION MEASURE 3: GENERAL TREE PROTECTION STANDARDS

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Mitigation Measure No. 3: General Tree Protection Standards. In order to ensure impacts to Monterey Cypress trees during construction are minimized, the following protection measures shall be in place during grading and construction activity shall be implemented in consultation with, and approved by the project arborist and biologist:

- Trees located adjacent to the construction area shall be protected from damage by construction equipment by the use of free standing cross braced temporary fencing and through wrapping of trunks with protective materials. Mulching (4-inch deep) shall be placed in the critical root zone areas within fenced areas.
- Fencing shall consist of chain link, snowdrift, plastic mesh, hay bales, or field fence.
- Fencing is not to be attached to the tree but free standing with 2x4 wood or metal cross bracing to be self-supporting so as not to damage trees. Fencing shall be rigidly supported and shall stand a minimum of height of four feet above grade and placed to the farthest extent possible from the trees base to protect the area within the trees drip line (typically 10 to 12-feet away from the base of a tree).
- In cases where access or space is limited for tree protection it is permissible to protect the tree within the 10 to 12-foot distance after determination and approval by a qualified forester or arborist.
- Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, and/or dumping of materials should not be allowed adjacent to trees on the property especially within fenced areas.
- Areas anticipated to have construction equipment near trees should have root zones mulched with cypress wood chips placed around to spread equipment load and to protect against soil compaction.
- Fenced areas and the trunk protection materials should remain in place during the entire construction period.

Compliance or Monitoring Action to be Performed: Mitigation Measure Monitoring Action No. 3a: Prior to issuance of construction permits for grading and/or building, the owner/applicant shall include a note on the construction plans encompassing the language contained within Mitigation Measure No. 3 to RMA-Planning for review and approval.

Mitigation Measure Monitoring Action No. 3b: Prior to issuance of construction permits for grading and/or building, the owner/applicant shall submit a tree protection plan consistent with the measures outlined within Mitigation Measure No. 3 to RMA-Planning for review and approval.

Mitigation Measure Monitoring Action No. 3c: Prior to final of construction permits for grading and/or building, the owner, applicant, or project arborist shall submit a final report to RMA-Planning demonstrating that implementation of the tree protection measures was successful.

10. MITIGATION MEASURE 4: TREE PROTECTION STANDARDS DURING GRADING AND EXCAVATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Mitigation Measure No. 4: Tree Protection Standards During Grading and Excavation.

In order to ensure impacts to cypress trees during excavation, trenching, and construction of foundations are minimized, the following measures shall be implemented and approved by a qualified arborist or forester:

- All trenching, grading or any other digging or soil removal that is expected to encounter tree roots should be monitored by a qualified arborist or forester to ensure against drilling or cutting into or through major roots.
- The project architect and qualified arborist should be on site during excavation activities to direct any minor field adjustments that may be needed.
- Trenching for retaining walls or footings located adjacent to any tree should be done by hand where practical and any roots greater than 3-inches diameter should be bridged or pruned appropriately.
- Removal of the organic layer of the upper soil profile for installation of the driveway and motor court shall be done by hand. If any roots encountered are larger than 1 -inch, that shall be preserved within the aggregate base material, subject to evaluation by a certified arborist.
- Installation of utility connections shall be outside cypress driplines to the extent feasible. Trenching shall be accomplished by hand, air, or water, with all roots larger than 1-inch to be preserved to the extent that is compatible with the placement of the utility conveyances into their trenches.
- Any roots that must be cut should be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment.
- Any roots damaged during grading or excavation should be exposed to sound tissue and cut cleanly with a saw.

If at any time potentially significant roots (over 3-inches in diameter) are discovered:

- The arborist/forester will be authorized to halt excavation until appropriate mitigation measures are formulated and implemented.
- If significant roots are identified that must be removed that will destabilize or negatively affect the target trees (not anticipated with the present design), the property owner will be notified immediately and a determination for removal will be assessed and made as required by law for treatment of the area that will not risk death decline or instability of the tree consistent with the implementation of appropriate construction design approaches to minimize affects, such as hand digging, bridging or tunneling under roots, etc.

**Compliance or
Monitoring
Action to be Performed:**

Mitigation Measure Monitoring Action No. 4a: Prior to issuance of construction permits for grading and/or building, the owner/applicant shall include a note on the construction plans encompassing the language contained within Mitigation Measure No. 4 to RMA-Planning for review and approval.

Mitigation Measure Monitoring Action No. 4b: Prior to issuance of construction permits for grading and/or building, the owner/applicant shall, in accordance with Mitigation Measure No. 3, submit a tree protection plan to RMA-Planning for review and approval. This plan shall also incorporate measures outlined within Mitigation Measure No. 4.

Mitigation Measure Monitoring Action No. 4c: Prior to final of construction permits for grading and/or building, the owner, applicant, or project arborist shall submit a final report to RMA-Planning demonstrating that implementation of the tree protection measures was successful.

11. MITIGATION MEASURE 5: TREE PRUNING GUIDELINES

Responsible Department: RMA-Planning

- Condition/Mitigation Monitoring Measure:** Mitigation Measure No. 5: Tree Pruning Guidelines. Pruning of retained trees is expected for this site and shall be limited to only those areas necessary for a safe working and living environment. In order to ensure long-term health of each individual tree, the owner/applicant shall incorporate these specified guidelines during tree pruning activities.
- Pruning shall be limited to trees that have major deadwood that present significant risk or are exhibiting some structural defect or disease that must be compensated.
 - Trees should be monitored on occasion for health and vigor after pruning. Should the health and vigor of any tree decline it will be treated as appropriately recommended by a certified arborist or qualified forester.
 - Trees shall be pruned first for safety, next for health, and finally, only if necessary, for aesthetics.
 - Type of pruning is determined by the size of branches to be removed. General guidelines for branch removal are:
 - o Fine Detail pruning – Limbs under 2-inches in diameter are removed.
 - o Medium Detail Pruning – Limbs between 2 and 4-inch in diameter.
 - o Structural Enhancement – Limbs greater than 4-inches diameter.
 - o Broken and cracked limbs – Will be removed in high traffic areas of concern.
 - Crown thinning is the cleaning out of or removal of dead diseased, weakly attached, or low vigor branches from a tree crown. All trees will be assessed on how a tree will be pruned from the top down.
 - o Trimmers shall favor branches with strong, U- shaped angles of attachment and where possible remove branches with weak, V-shaped angles of attachment and/or included bark.
 - o Lateral branches shall be evenly spaced on the main stem of young trees and areas of fine pruning.
 - o Branches that rub or cross another branch may be removed where possible.
 - o Lateral branches may be no more than one-half to three-quarters of the diameter of the stem to discourage the development of codominant stems where feasible.
 - o In most cases trimmers shall not remove more than one-quarter of the living crown of a tree at one time. If it is necessary to remove more, it shall be conducted over successive years.
 - Crown raising removes the lower branches of a tree to provide clearance for buildings, vehicles, pedestrians and vistas.
 - o Live branches on at least two-thirds of a tree's total height shall be maintained wherever possible. The removal of many lower branches will hinder the development of a strong stem.
 - o All basal sprouts and vigorous epicormic sprouts shall be removed where feasible.
 - Crown reduction is used to reduce the height and/or spread of trees and is used for maintaining the structural integrity and natural form of a tree.
 - o Crown reduction pruning shall be used only when absolutely necessary. Pruning cuts shall be at a lateral branch that is at least one third the diameter of the stem to be removed wherever possible.
 - o When it is necessary to remove more than half of the foliage from a branch it may be necessary remove the entire branch.

**Compliance or
Monitoring
Action to be Performed:**

Mitigation Measure Monitoring Action No. 5a: Prior to issuance of construction permits for grading and/or building, the owner/applicant shall include a note on the construction plans encompassing the language contained within Mitigation Measure No. 5 to RMA-Planning for review and approval.

Mitigation Measure Monitoring Action No. 5b: Prior to final of construction permits for grading and/or building, the owner, applicant, or project arborist shall submit a final report to RMA-Planning demonstrating that implementation of the tree protection measures was successful.

12. MITIGATION MEASURE 6: PERMANENT CONSERVATION EASEMENT

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

Mitigation Measure No. 6: Permanent Conservation Easement. In order to ensure implementation of LUP Policy 13, areas outside of the approved development envelope shall be placed into a permanent conservation easement and conveyed from the property owner to the County of Monterey or the Del Monte Forest Conservancy.

**Compliance or
Monitoring
Action to be Performed:**

Mitigation Measure Monitoring Action No. 6. Prior to final of construction permits for grading or building, the owner/applicant shall develop, in consultation with the project biologist and arborist, a Permanent Open Space and Conservation easement for areas outside of the development envelope. The owner/applicant shall submit a final draft of the easement to RMA-Planning and the Coastal Commission for review and approval. Once the language has been approved by the respective agencies, the easement shall be conveyed to the County of Monterey or the Del Monte Forest Conservancy and accepted by the Board of Supervisors.

13. MITIGATION MEASURE 7: DEER MOVEMENT/WILDLIFE MOVEMENT

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

Mitigation Measure No. 7: Deer Movement. Recognizing the importance of maintaining effective wildlife movement corridors in urban and developing landscapes, the owner/applicant shall coordinate with the project biologist to design perimeter fencing facilitating unabated movement by wildlife.

**Compliance or
Monitoring
Action to be Performed:**

Mitigation Measure Monitoring Action No. 7. Prior to issuance of construction permits for grading and/or building, the owner/applicant shall coordinate with the project biologist to incorporate smart fence and design elements on the project site that will facilitate unabated movement by wildlife – and particularly deer- across the property, or a portion of the property, from 17-Mile Drive and the adjoining (north-side) park lot. Whether this entails permanently removing downed fencing or a newly designed fence, the owner/applicant shall submit a site plan and photographs identifying and illustrating point(s) of passage according to the existing patterns of movement observed by the project biologist.

14. MITIGATION MEASURE 8: PROTECTION OF REPTILES, WILDLIFE FRIENDLY NETTING DESIGNS AND PRACTICES

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Mitigation Measure No. 8: Protection of Reptiles, wildlife-friendly netting designs and practices. To minimize wildlife entanglement and plastic debris pollution, choose temporary erosion and sediment control products that either do not contain netting, or that contain netting manufactured from 100% biodegradable non-plastic materials such as jute, sisal, or coir fiber. Local snakes are highly susceptible to entrapment, injury and death when caught in the plastic, nylon and vinyl mesh-netting that is commonly used to bind erosion control materials. In particular, the net-wrapping that typically is used to encase 'coconut rolls' and 'fiber blankets' are dangerous and universally lethal to snakes that become entangled when attempting to move through the netting. There are many temporary erosion and sediment control products available that do not contain plastic netting.

Compliance or Monitoring Action to be Performed: Mitigation Measure Monitoring Action No. 8a. All erosion and sediment control measures employed by project contractors shall specifically utilize materials that employ natural fiber mesh and netting, exclusively. The owner/applicant shall submit photographs illustrating point(s) of passage according to the existing patterns of movement identified by the project biologist.

Mitigation Measure Monitoring Action No. 8b. When no longer required, temporary erosion and sediment control products should be promptly removed.

15. MITIGATION MEASURE 9: PROTECTION OF CULTURAL RESOURCES AND SACRED PLACES

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Mitigation Measure No. 10. Protection of Cultural Resources and Sacred Places. In order to reduce potential impacts to cultural resources and sacred places, earth disturbance activities shall be observed by a Native American Tribal Monitor for the Ohlone/Costanoan-Esselen Nation (OCEN), as approved by the OCEN Tribal Council.

Compliance or Monitoring Action to be Performed: Mitigation Measure Monitoring Action No. 10a: Prior to issuance of construction permits for grading or building, the owner/applicant shall submit a contract with an OCEN approved Native American Tribal Monitor to RMA-Planning for review and approval. The contract shall outline logistics for monitoring during earth disturbance activities as well as how uncovered cultural resources will be handled, in coordination with the project archaeologist.

Mitigation Measure Monitoring Action No. 10b: During earth disturbance activities, the OCEN approved Native American Tribal Monitor shall be onsite observing the work, consistent with the approved contract discussed in Mitigation Measure No. 14. Prior to final of construction permits for grading or building, the owner/applicant shall submit a letter for the Native American Tribal Monitor verifying all work was done consistent with the contract to RMA-Planning.

16. PD005 - FISH & GAME FEE NEG DEC/EIR

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Pursuant to the State Public Resources Code Section 753.5, State Fish and Game Code, and California Code of Regulations, the applicant shall pay a fee, to be collected by the County, within five (5) working days of project approval. This fee shall be paid before the Notice of Determination is filed. If the fee is not paid within five (5) working days, the project shall not be operative, vested or final until the filing fees are paid. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Within five (5) working days of project approval, the Owner/Applicant shall submit a check, payable to the County of Monterey, to the Director of RMA - Planning.

If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the County of Monterey, to the Director of RMA - Planning prior to the recordation of the final/parcel map, the start of use, or the issuance of building permits or grading permits.

17. 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. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Within sixty (60) days after project approval or prior to the issuance of building and grading permits, whichever occurs first, 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.

18. EROSION CONTROL PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit an Erosion Control Plan in conformance with the requirements of Monterey County Code Chapter 16.12. The Erosion Control Plan shall include a construction entrance, concrete washout, stockpile area(s), material storage area(s), portable sanitation facilities and waste collection area(s), as applicable. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or building permits, the applicant shall submit an Erosion Control Plan to RMA-Environmental Services for review and approval.

19. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a licensed practitioner that all development has been constructed in accordance with the recommendations in the project Geologic Report and Soil Engineering Investigation. (RMA- Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall provide RMA-Environmental Services a letter from a licensed practitioner.

20. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Grading Plan incorporating the recommendations from the project Geologic Report and Soil Engineering Investigation prepared by Landset Engineers Inc. The Grading Plan shall include contour intervals and cross-sections that identify the existing grade, proposed grade, and the extent of any proposed excavation and/or fill. The Grading Plan shall include the geotechnical inspection schedule that identifies when the inspections will be completed, who will conduct the inspection (i.e., PG, PE, and/or Special Inspector), a description of the required inspection, inspector name, and the completion date. The applicant shall also provide certification from the licensed practitioner that the Grading Plan incorporates their geotechnical recommendations. (RMA-Environmental Services)

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

Prior to issuance of any grading or building permits, the applicant shall submit certification from a licensed practitioner that they have reviewed the Grading Plan for conformance with the geotechnical recommendations.

21. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to inspect drainage device installation, review the maintenance and effectiveness of BMPs installed, and to verify that pollutants of concern are not discharged from the site. At the time of the inspection, the applicant shall provide certification that all necessary geotechnical inspections have been completed to that point. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: During construction, the applicant shall schedule an inspection with RMA-Environmental Services.

22. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all disturbed areas have been stabilized and all temporary erosion and sediment control measures that are no longer needed have been removed. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

23. INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County regulations. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with RMA-Environmental Services.

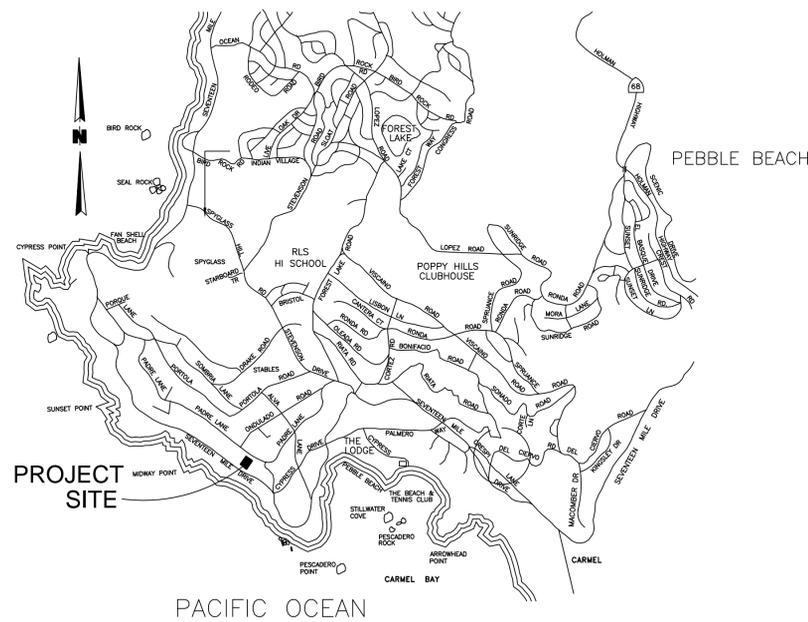
GENERAL CONDITIONS

1. Examination of the site and portions thereof which will affect this work shall be made immediately by the contractor, who shall compare it with the drawings and satisfy himself to conditions under which work is to be performed. He shall at such time ascertain and check locations of the existing structures and equipment which may affect his work.
2. Contractor shall provide a complete cost breakdown and schedule of construction for this project for owner approval prior to commencement of work.
3. Contractor shall be responsible to obtain and all necessary permits inspections, certificates, lien releases, final inspections, etc. Contractor to coordinate payment of permits with owner.
4. Contractor shall protect owner's area, new and/or existing materials and finishes from damage which may occur from construction, demolition, dust, water, etc., and shall provide and maintain temporary barricades, closure walls, etc., as required to protect the public and owner during the period of construction. Damage to new and existing materials, finishes, structures, and equipment shall be repaired or replaced. Contractor shall coordinate temporary barricades with owner prior to commencement of work as necessary.
5. Materials that are specified by their brand names establish standards of quality and performance. Any request for substitution shall be submitted to Moore Design LLC and owner for review for equal quality and performance and shall not be purchased or installed without their written approval. All non-specified products shall conform to requirements set forth by code compliance or industry standards and contractor shall submit a list of products and manufacturers being used for review by the designer prior to purchase or installation.
6. All construction work, architectural, mechanical, plumbing, electrical, etc., as may be required, shall conform to the latest edition of the California Building Code/ California Residential Code and the latest edition of all governing codes and regulations as adopted by the governing jurisdiction. All work shall be done in a thorough, workmanlike manner and equal to the best standards of the practice.
7. All dimensions on construction drawings are face of stud (f.o.s.), face of cmu, unless otherwise noted to be the center line of mullion, partition, or column, etc.
8. All dimensions take precedence over scale. Any discrepancies shall be brought immediately to the attention of Moore Design. Contractors shall not scale drawings. Questions regarding dimensions shall be brought to the designer or owner prior to any start of work.
9. All construction documents are complementary, and what is called for by any will be binding as if called for by all. Any work shown or referred to on any construction documents shall be provided as though on all related documents. Discrepancies shall be brought immediately to the attention of the designer for clarification.
10. All work listed, shown or implied on any construction document shall be supplied and installed by the contractor except where noted. The contractor shall closely coordinate his work with that of other contractors or vendors to assure that all schedules are met and that all work is done in conformance with manufacturer's requirements. Work required under this contract shall include all labor, materials, equipment, etc. necessary to complete this project. All materials shall be new and unused, unless specifically noted and be a quality acceptable by industry standards.
11. The use of the word 'provide' in connection with any item specified is intended to mean that such shall be furnished, installed, and connected where so required, except as noted.
12. The contractor shall submit shop drawings for fabricated items, cut sheets of all fixtures and equipment, and samples of all finishes called for by the designer and owner for approval prior to construction and/or installation.
13. The contractor shall maintain a current and complete set of construction documents on the job site during all phases of construction for use of all trades and shall provide all subcontractors with current construction documents as required. The contractor, in assuming responsibility for the work indicated, shall comply with the spirit as well as with the letter in which they were drawn.
14. The contractor shall remove all rubbish and waste materials of all subcontractors and trades on a regular basis, and shall exercise strict control over job cleaning to prevent any dirt, debris or dust from affecting, in any way, finished areas in or outside the job site.
15. The construction documents are provided to illustrate the design and general type of construction desired and imply the finest quality of construction, material and workmanship throughout.
16. All electrical, mechanical, and plumbing work and materials shall be in full accordance with the latest rules and regulations of the national board of fire underwriters, the state fire marshal, the safety orders of the division of industrial safety, and any applicable state or local laws and ordinances. Nothing on these drawings is to be construed to permit work not conforming to these codes.
17. Work which is obviously required to be performed in order to provide a completely operable installation within the limits and scope of work, but which may not be specifically included in the plans, shall be performed by contractor and included in his bid.
18. All work shall be guaranteed against defects in design, installation and material for a minimum period of one year from date of completion.
19. Contractor shall personally supervise and direct the work or shall keep a competent employee, authorized to receive instructions and act on the contractor's behalf, continuously on site during working hours.
20. Trees adjacent to structures and over driveways shall be trimmed to clear structures and provide 15' clearance over drives. Protect other trees during construction (see forest mgmt. plan). No tree shall be removed unless called for in the plans and a permit is first issued by the local jurisdiction.

ABBREVIATIONS AND SYMBOLS

<p>APPROX. APPROXIMATE BLK BLOCK CLO. CLOSET CONC. CONCRETE CONT. CONTINUOUS DS. DOWNSPOUT DW. DSHWASHER (D) EXISTING F.O.C. FACE OF CONCRETE F.O.S. FACE OF STUD GALV. GALVANIZED GYP. GYPSUM G.W.B. GYPSUM WALLBOARD FLR FLOOR HWDW HARDWOOD N.I.C. NOT IN CONTRACT N.T.S. NOT TO SCALE</p>	<p>O.C. ON CENTER O.D. OUTSIDE DIAMETER PLYWD PLYWOOD REF REFRIGERATOR R.O. ROUGH OPENING SHWR SHOWER SMR SMELAR SK SKYLEIGHT TKG TONGUE AND GROOVE T.O.P. TOP OF PLATE TYP. TYPICAL U.O.N. UNLESS OTHERWISE NOTED WP WATERPROOF W WITH W/O WITHOUT W.I.C. WALK IN CLOSET</p>	<p>(U) WALL LINE NUMBERS VERTICAL LETTERS HORIZONTAL</p> <p>(I) DOORS SYMBOL NUMBERS</p> <p>◇ WINDOW TYPE-NUMBERS</p> <p>○ DETAIL NUMBER SHEET WHERE DETAIL IS LOCATED</p> <p>① SHEET NOTE</p>	<p>SECTION SECTION IDENTIFICATION SHEET WHERE SECTION IS DRAWN</p> <p>ELEVATION ELEVATION IDENTIFICATION SHEET WHERE ELEVATION IS DRAWN</p> <p>REVISIONS-NUMBERS CLOUD AROUND REVISION OPTIONAL</p> <p>+8'-0" CEILING HEIGHT</p>
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VICINITY MAP



THE BAILEY REMODEL AND ADDITION

PEBBLE BEACH, CA

SHEET INDEX

ARCHITECTURAL	
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C2	GRADING PLAN
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L-3	IRRIGATION PLAN
L-4	LANDSCAPE LIGHTING
L-5	ENTRANCE WALL & GATE

PROJECT DIRECTORY

PROPERTY OWNER	CAROLINE BAILEY 7 MIDDEN LANE TIBURON CA 94920 415-609-6106
DESIGNER	MOORE DESIGN, LLC CONTACT: JOHN MOORE 225 CANNERY ROW, SUITE 1 MONTEREY, CA. 93940 TEL (831) 642-9732 FAX (831) 401-3292 EMAIL: john@mooredesign.org
SURVEYOR & CIVIL ENGINEER	H.D. Peters Co., Inc. CONTACT: Allen Seanson 119 Central Ave. Salinas, CA. 93901 TEL (831) 424-3961 al@hdpeters.com
LANDSCAPE ARCHITECT	HALL LANDSCAPE DESIGN CONTACT: SCOTT HALL 582 LIGHTHOUSE AVE, SUITE 4 PACIFIC GROVE, CA. 93950 TEL (831) 655-3808 FAX (831) 655-3854 scott@halllandscape.com
HISTORIAN	PAST CONSULTANTS CONTACT: SETH BERGSTEN P.O. Box 721 PACIFIC GROVE, CA. 93950 TEL (415) 515-6224 seth@pastconsultants.com
GEOTECHNICAL ENGINEER	LANDSET ENGINEERS, INC. CONTACT: BRIAN PAPURELLO 520 CRAZY HORSE RD. SALINAS, CA 93907 TEL (831) 443-6970 FAX (831) 443-3801 bpapurello@landseteng.com
BIOLOGIST	EMC PLANNING GROUP INC. CONTACT: ANDREA EDWARDS 301 LIGHTHOUSE AVE, SUITE C MONTEREY, CA 93940 TEL (831) 649-1799 EXT.209 CELL (831) 747-0052 EDWARDS@EMCPLANNING.COM
ARCHAEOLOGIST	ARCHAEOLOGICAL CONSULTING CONTACT: GARY BRESCHEN PO BOX 3377 SALINAS, CA 93912 TEL (831) 422-4912 FAX (831) 422-4913

PROJECT INFORMATION

OWNER:	CAROLINE BAILEY (415) 609-6106
OWNER ADDRESS:	7 MIDDEN LANE TIBURON, CA 94920
PROJECT ADDRESS:	3257 17 MILE DRIVE PEBBLE BEACH, CA 93953
A.P.N.:	008-461-010-000
PROJECT SCOPE:	SINGLE STORY ADDITIONS (2,717 SF) TO EXISTING SINGLE STORY SINGLE FAMILY RESIDENCE. NEW 3-CAR ATTACHED GARAGE (1,135 SF).
PROJECT VALUATION:	\$825,000
RELATED PERMIT:	PLN1606608
PROJECT CODE COMPLIANCE:	2016 - Title 24, California Residential Code (CRC), California Building Code (CBC), California Mechanical Code (CMC), California Plumbing Code (CPC), California Electrical Code (CEC), California Energy Code (CEC), California Green Building Standards Code (CALGREEN), California Fire Code (CFC), Monterey Co. Code Local Amendments
ZONE:	LDR/2.5-D(C2)
MAX BLDG. HT.:	14'-1" (30' ALLOWED)
CONSTR. TYPE:	TYPE V-B
OCCUPANCY:	R-3 (RESIDENTIAL), U
FIRE SPRINKLERS:	TO BE INSTALLED - OVER 50%
WATER SYSTEM:	CALAM
SEWER SYSTEM:	PBCSD
TREE REMOVAL:	NONE
TOPOGRAPHY:	GENTLY SLOPING UPWARD (LESS THAN 25%)
GRADING:	531 CY CUT / 143 FILL
LOT SIZE:	1.24 ACRES / 54,014 SF
LOT COVERAGE CALCS:	ALLOWED (15%) = 8,102 SF / PROPOSED (11.3%) 6,128 SF
BUILDING COVERAGE	EXISTING DEMO ADDITIONS TOTAL
RESIDENCE	1,903 -18 2,717 4,602
COVERED FRONT PORCH	451 -60 0 391
GARAGE/STORAGE	0 0 1,135 1,135
TOTAL	2,354 SF -78 SF 3,852 SF 6,128 SF
PAVED AREAS	EXISTING DEMO NEW TOTAL
DRIVEWAY	5,422 -5,422 4,270 4,270
PATIO / WALK	1,104 -1,104 1,658 1,658
TOTAL	6,526 SF -6,526 SF 5,928 SF 5,928 SF
FLOOR AREA CALCS:	ALLOWED (17.5%) = 9,452 SF / PROPOSED (10.1%) 5,304 SF
RESIDENCE	EXISTING DEMO ADDITIONS TOTAL
RESIDENCE	1,903 -18 2,717 4,602
GARAGE/STORAGE	0 0 1,135 1,135
TOTAL	1,903 SF -18 SF 3,852 SF 5,737 SF
REMODELED AREA	877 SF

PROJECT NAME:

BAILEY REMODEL AND ADDITION

3257 17 MILE DRIVE
PEBBLE BEACH, CA
93953

APN: 008-461-010-000



DRAWING RECORD

DESCRIPTION	ISSUED
PRE-APP SUBMIT	9/14/2016
PB SUBMIT	4/18/2017
CNTY-PLN SUBMIT	4/20/2017
PLN RESUBMIT	8/28/2017

PRINT DATE: 8/26/2017

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SHEET TITLE:

COVER SHEET / PROJECT INFO

SHEET NUMBER:

A0.1

PLANNING CONDITIONS

FIRE DEPARTMENT CONDITIONS

FIRE007 - DRIVEWAYS - Driveways shall not be less than 12 feet wide unobstructed, with an unobstructed vertical clearance of not less than 15 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. Responsible Land Use Department: Fire District

FIRE008 - GATES - All gates providing access from a road to a driveway shall be located at least 30 feet from the roadway and shall open to allow a vehicle to stop without obstructing traffic on the road. Gate entrances shall be at least the width of the traffic lane but in no case less than 12 feet wide. Where a one-way road with a single traffic lane provides access to a gated entrance, a 40-foot turning radius shall be used. Where gates are to be locked, the installation of a key box or other acceptable means for immediate access by emergency equipment may be required. Responsible Land Use Department:

FIRE011 - ADDRESSES FOR BUILDINGS - All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be visible and legible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance.

FIRE016 - SETBACKS - All parcels 1 acre and larger shall provide a minimum 30-foot setback for new buildings and accessory buildings from all property lines and/or the center of the road. For parcels less than 1 acre, alternate fuel modification standards or other requirements may be imposed by the local fire jurisdiction to provide the same practical effect.

FIRE017 - DISPOSAL OF VEGETATION AND FUELS - Disposal, including chipping, burying, or removal to a landfill site approved by the local jurisdiction, of vegetation and debris caused by site development and construction, road and driveway construction, and fuel modification shall be completed prior to final clearance of the related permit.

FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD) - Manage combustible vegetation from within a minimum of 100 feet of structures, or to the property line, whichever is closer. Trim tree limbs to a minimum height of 6 feet from the ground. Remove tree limbs from within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection.

FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) - The building(s) and attached garage(s) shall be fully protected with automatic fire sprinkler system(s). Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection.

FIRE024 - FIRE ALARM SYSTEM - (SINGLE FAMILY DWELLING) - The residence shall be fully protected with an approved household fire warning system as defined by NFPA Standard 72. Plans and specifications for the household fire warning system shall be submitted by a California licensed C-10 contractor and approved prior to installation. Household fire warning systems installed in lieu of single-station smoke alarms required by the Uniform Building Code shall be required to be placarded as permanent building equipment.

FIRE025 - SMOKE ALARMS - (SINGLE FAMILY DWELLING) - Where a household fire warning system or combination fire/burglar alarm system is installed in lieu of single-station smoke alarms required by the California Building Code or California Residential Code, the alarm panel shall be required to be placarded as permanent building equipment.

FIRE029 - ROOF CONSTRUCTION - (CYPRESS FPD & PEBBLE BEACH CSD) - All new structures, and all existing structures receiving new roofing over 25 percent or more of the existing roof surface within a one-year period, shall require a minimum of RCO Class A roof construction

FIRE030 - GENERATOR - (NON-STANDARD CONDITION) - Generator panel shut-off requirements and signage. Generator sheet will be obtained from the Fire Department, filled out and submitted to the Fire Department. Prior to final building inspection, Applicant or owner shall submit the Generator form to the fire department. Prior to final building inspection, Applicant or owner shall schedule Fire Department clearance inspection.

FIRE031 - NON-STANDARD CONDITION - EMERGENCY ACCESS KEYBOX - Emergency access key box ("Knox Box") shall be installed and maintained. The type and location shall be approved by the fire department. The fire department shall be notified when locks are changed so that the emergency access key box can be maintained with current keys.

FIRE SPRINKLER CALCULATIONS

PROJECT NAME:

BAILEY REMODEL AND ADDITION

3257 17 MILE DRIVE
PEBBLE BEACH, CA
93953

APN: 008-461-010-000



DRAWING RECORD

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SHEET TITLE:

PLANNING CONDITIONS & FIRE NOTES

SHEET NUMBER:

A0.2

PROJECT NAME:

BAILEY REMODEL AND ADDITION

3257 17 MILE DRIVE
PEBBLE BEACH, CA
93953

APN: 008-461-010-000



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john@mooredesign.org

DRAWING RECORD

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SHEET TITLE:

SITE PLAN

SHEET NUMBER:

A1.1



**SEE CIVIL PLANS (C1-C3) FOR
BMP'S, GRADING, DRAINAGE AND
SEDIMENT CONTROL**

**SEE LANDSCAPE PLANS (L-1 THRU L-5)
FOR PLANTING, IRRIGATION, LANDSCAPE
LIGHTING, AND ENTRY GATE**

PROJECT NAME:
BAILEY REMODEL AND ADDITION

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 PEBBLE BEACH, CA
 93953

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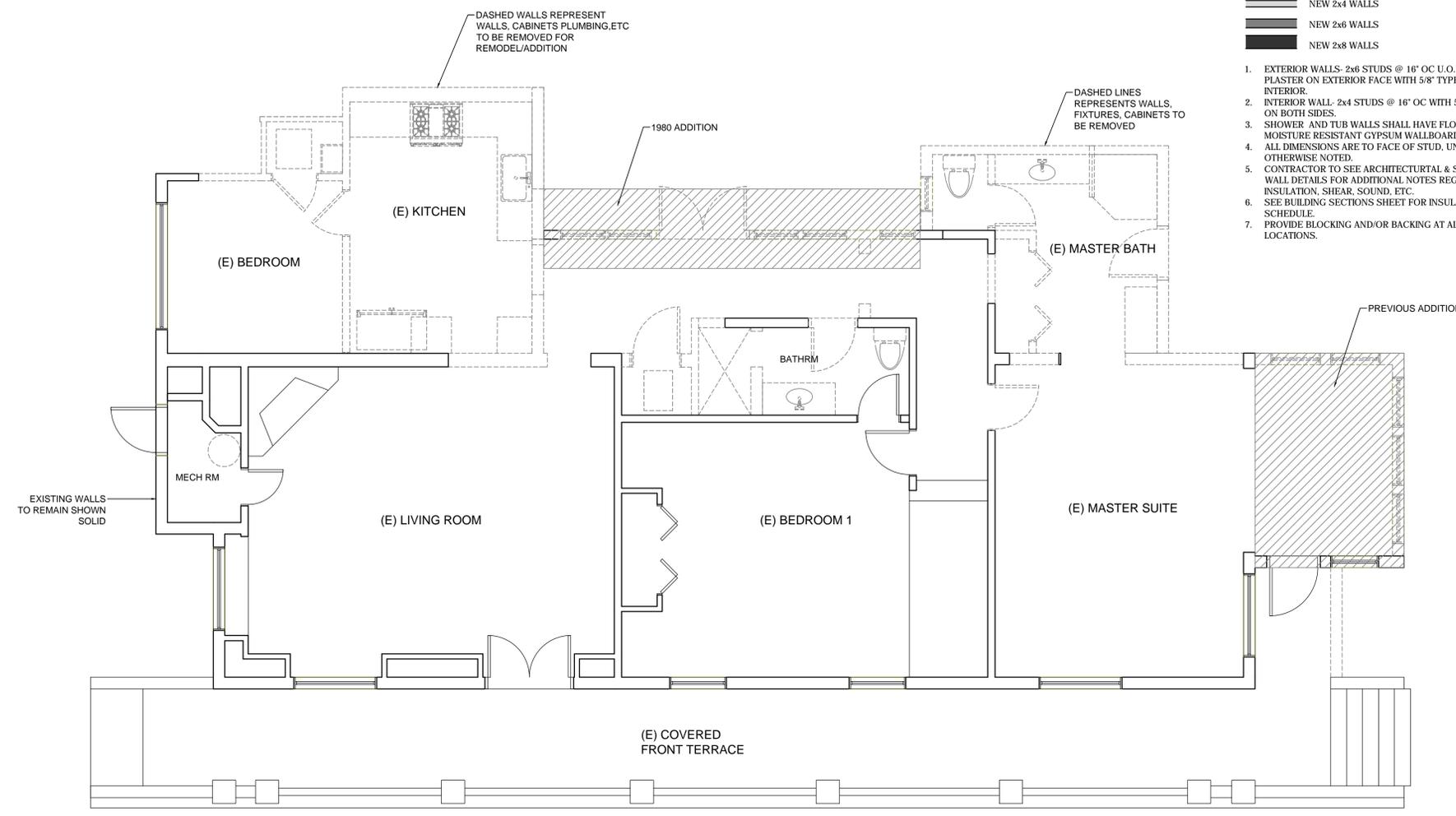
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SHEET TITLE:
DEMO PLAN

SHEET NUMBER:
A2.0

- WALL LEGEND**
- DEMO WALLS
 - EXISTING WALLS
 - ===== NEW 2x4 WALLS
 - ===== NEW 2x6 WALLS
 - ===== NEW 2x8 WALLS
1. EXTERIOR WALLS- 2x6 STUDS @ 16" OC U.O.N. CEMENT PLASTER ON EXTERIOR FACE WITH 5/8" TYPE 'X' GWB ON THE INTERIOR.
 2. INTERIOR WALL- 2x4 STUDS @ 16" OC WITH 5/8" TYPE 'X' GWB ON BOTH SIDES.
 3. SHOWER AND TUB WALLS SHALL HAVE FLOOR TO CEILING MOISTURE RESISTANT GYPSUM WALLBOARD (CBC 2512).
 4. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
 5. CONTRACTOR TO SEE ARCHITECTURAL & STRUCTURAL WALL DETAILS FOR ADDITIONAL NOTES REGARDING INSULATION, SHEAR, SOUND, ETC.
 6. SEE BUILDING SECTIONS SHEET FOR INSULATION SCHEDULE.
 7. PROVIDE BLOCKING AND/OR BACKING AT ALL TOWEL BAR LOCATIONS.



EXISTING DEMO PLAN
 1/4" = 1'-0"

PROJECT NAME:
BAILEY REMODEL AND ADDITION
 3257 17 MILE DRIVE
 PEBBLE BEACH, CA
 93953
 APN: 008-461-010-000

John Moore
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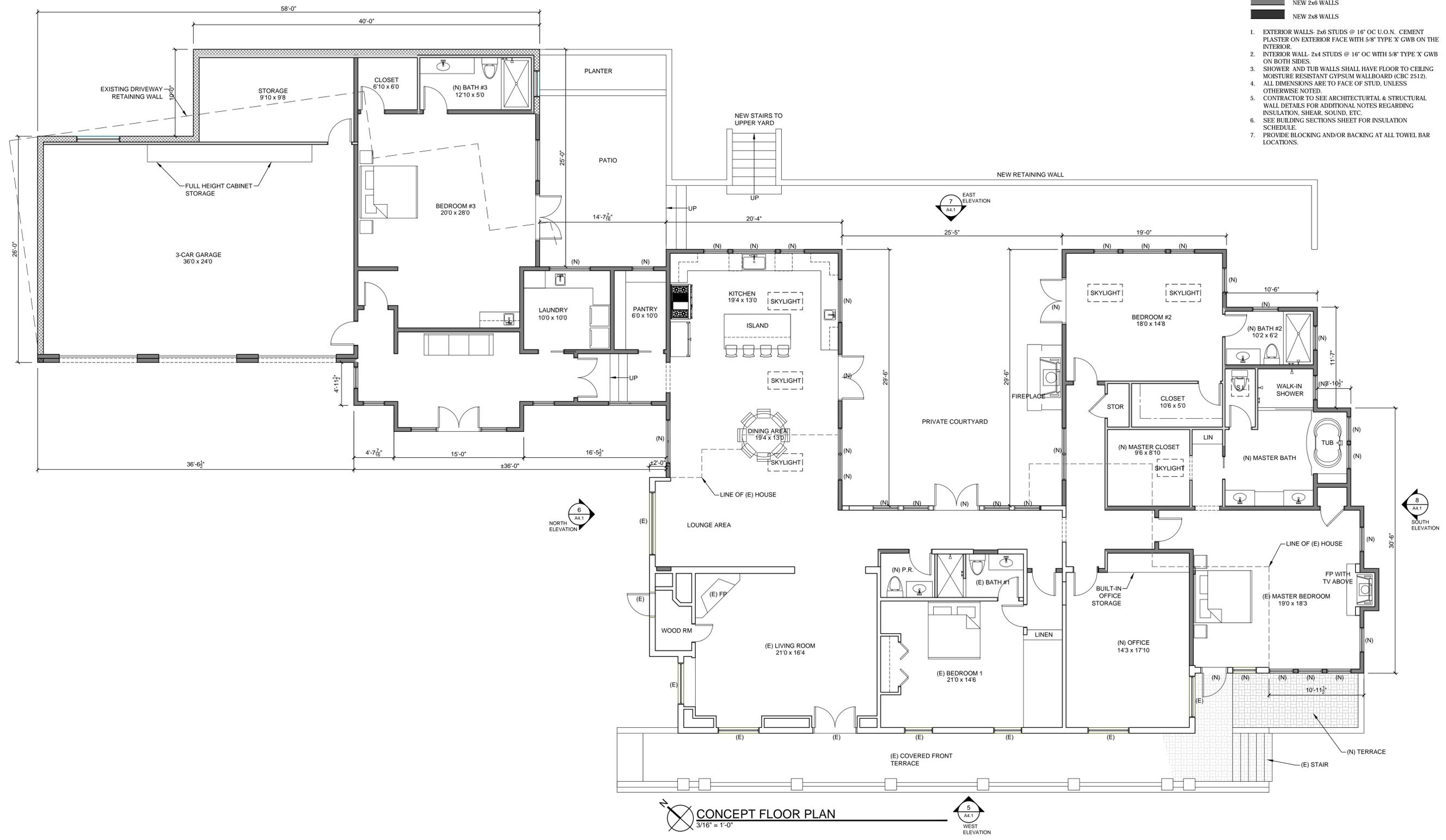
SHEET TITLE:
FLOOR PLAN

SHEET NUMBER:
A2.1

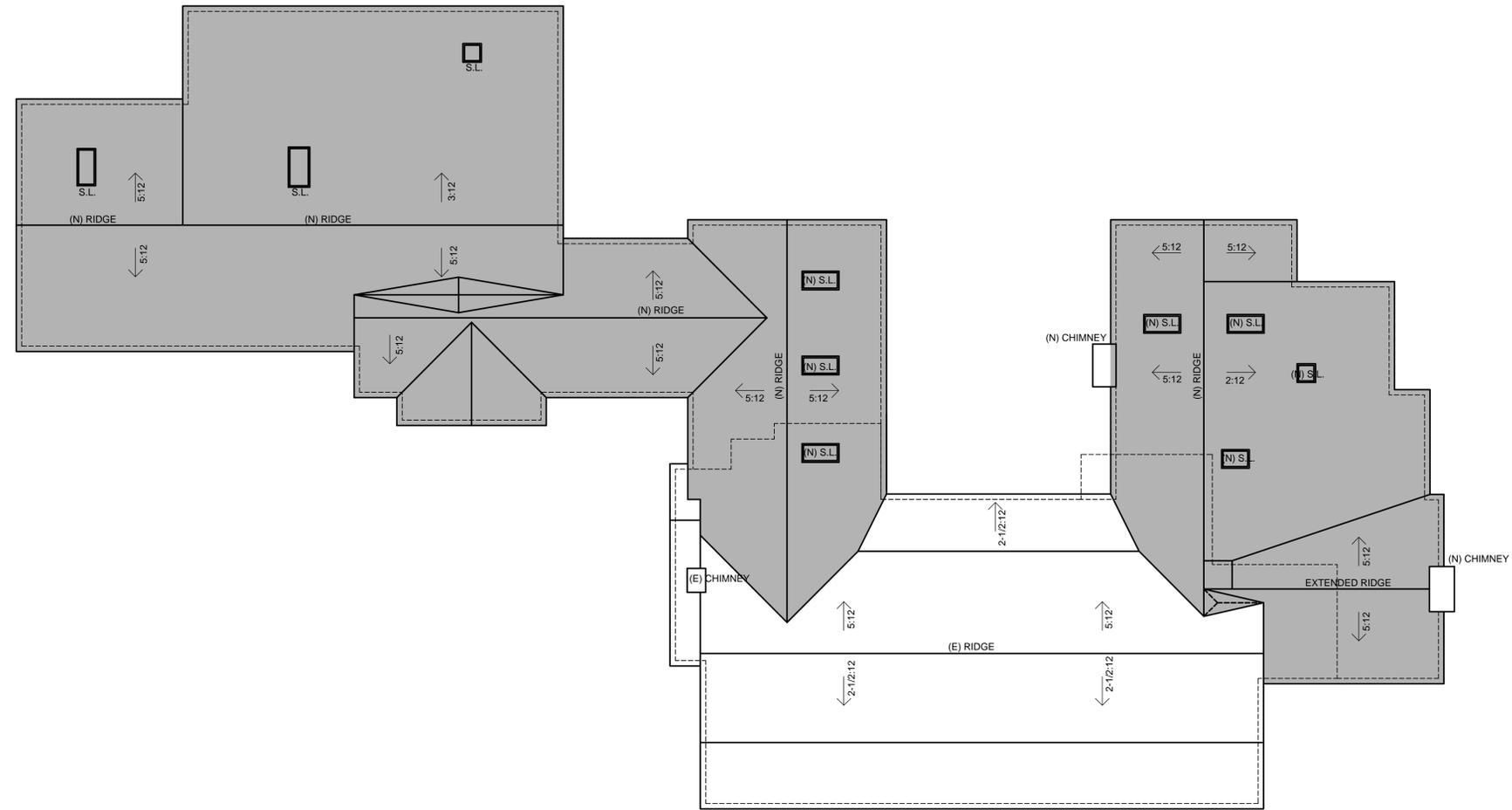
WALL LEGEND

- DEMO WALLS
- ===== EXISTING WALLS
- ===== NEW 2x4 WALLS
- ===== NEW 2x6 WALLS
- ===== NEW 2x8 WALLS

1. EXTERIOR WALLS- 2x6 STUDS @ 16" OC U.O.N. CEMENT PLASTER ON EXTERIOR FACE WITH 5/8" TYPE 'X' GWB ON THE INTERIOR.
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6. SEE BUILDING SECTIONS SHEET FOR INSULATION SCHEDULE.
7. PROVIDE BLOCKING AND/OR BACKING AT ALL TOWEL BAR LOCATIONS.



CONCEPT FLOOR PLAN
 3/16" = 1'-0"




ROOF PLAN
 1/8" = 1'-0"

PROJECT NAME:
**BAILEY REMODEL
 AND ADDITION**

 3257 17 MILE DRIVE
 PEBBLE BEACH, CA
 93953

 APN: 008-461-010-000


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SHEET TITLE:
ROOF PLAN

SHEET NUMBER:
A2.2

EXISTING EXTERIOR ELEVATIONS



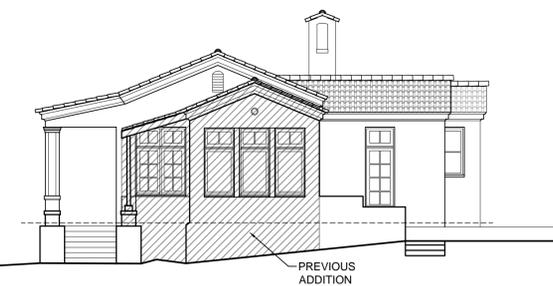
1 EXISTING WEST ELEVATION
1/8" = 1'-0"



2 EXISTING NORTH ELEVATION
1/8" = 1'-0"

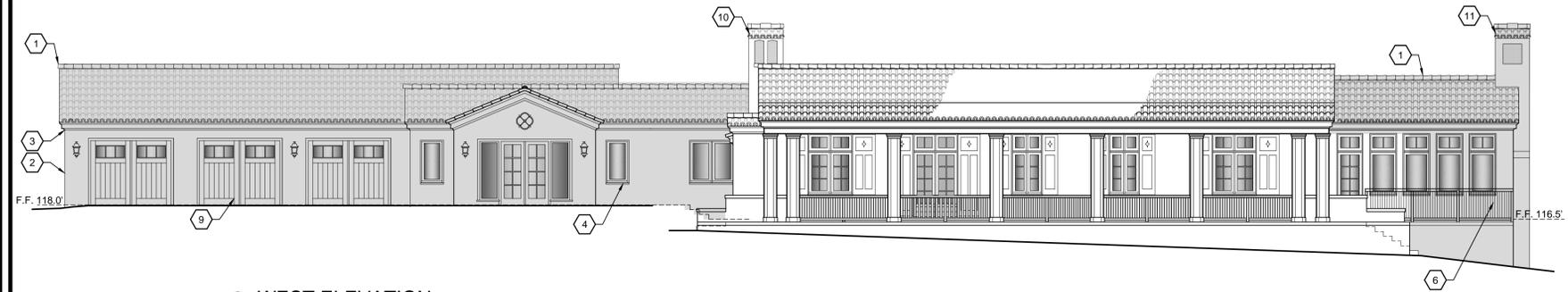


3 EXISTING EAST ELEVATION
1/8" = 1'-0"

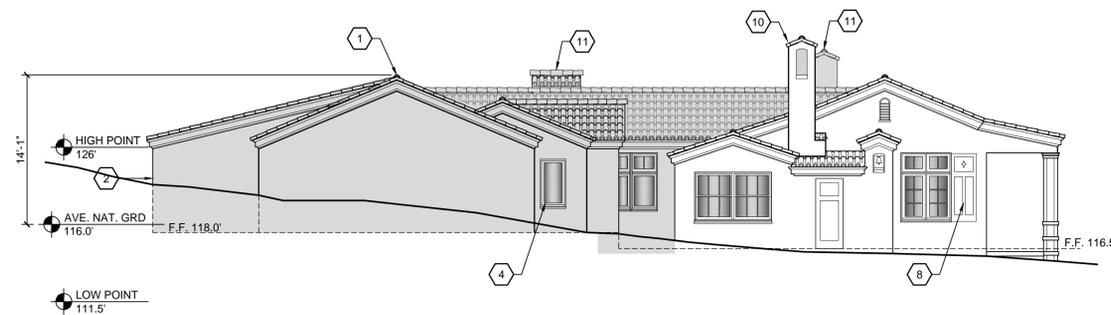


4 EXISTING SOUTH ELEVATION
1/8" = 1'-0"

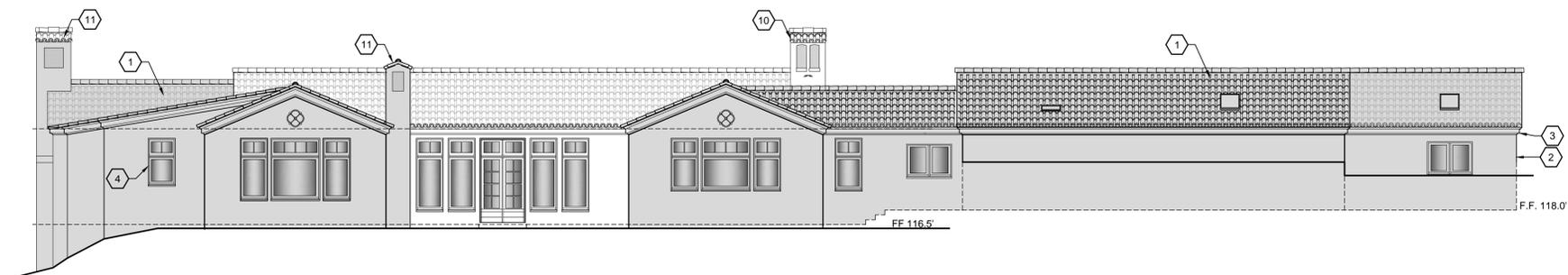
PROPOSED EXTERIOR ELEVATIONS



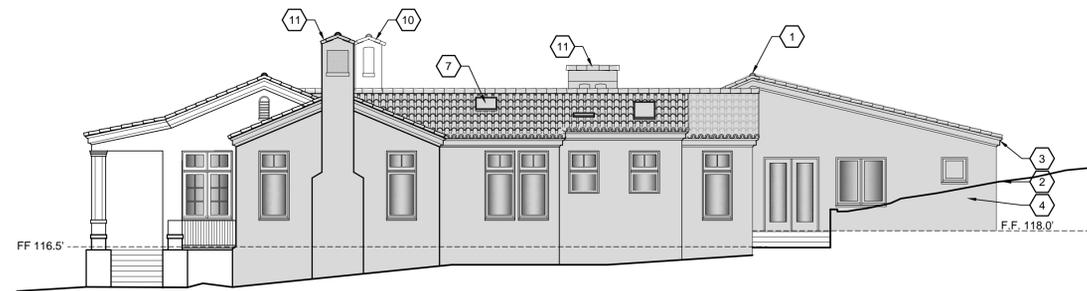
5 WEST ELEVATION
1/8" = 1'-0"



6 NORTH ELEVATION
1/8" = 1'-0"



7 EAST ELEVATION
1/8" = 1'-0"



8 SOUTH ELEVATION
1/8" = 1'-0"

SHEET NOTES

1. ROOF - 2-PIECE MISSION CLAY TILE (REDLANDS 2000 SERIES).
2. WALLS - PAINT (PRIMER & 2 COAT COLOR) OVER 7/8" CEM. PLASTER W/ EXP. METAL LATH & PLASTESIZER ADDITIVE (3 COAT PER CBC 2508.1) 0/2 LAYERS GRADE 'D' BLDG. PAPER.
3. EAVE DETAIL - PAINTED WOOD CORNICE MOULDING.
4. WINDOWS - PAINTED WOOD DOUBLE PANE WINDOWS..
5. GUTTERS - COPPER SQUARE GUTTERS WITH 3" SQUARE DOWNSPOUTS.
6. GUARDRAILS - POWDER COATED STAINLESS STEEL.
7. SKYLIGHT
8. PAINTED WOOD SHUTTER
9. PAINTED WOOD GARAGE DOORS
10. EXISTING CHIMNEY
11. NEW CHIMNEY

AREAS OF ADDITION OR REBUILDING SHOWN SHADED

PROJECT NAME:

BAILEY REMODEL AND ADDITION

3257 17 MILE DRIVE
PEBBLE BEACH, CA
93953

APN: 008-461-010-000



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SHEET TITLE:

EXTERIOR ELEVATIONS

SHEET NUMBER:

A4.1

Bailey Addition & Remodel

3257 17 Mile Drive, Pebble Beach CA

APN: 008-461-010-000

All materials and colors to match existing

Front Elevation



Side Elevation

