

Exhibit B

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**Before the Chief of Planning
in and for the County of Monterey, State of California**

In the matter of the application of:

HOLLAND GEORGE L & DANA R TRS (PLN210313)

RESOLUTION NO. 22-039

Resolution by the Monterey County Chief of Planning:

1. Finding that the project involves construction of an addition to an existing single family dwelling, which qualifies for a Class 1 Categorical Exemption pursuant to Sections 15301(e) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
2. Approving a Coastal Administrative Permit & Design Approval for a 1,866 square foot addition, a 62 square foot balcony, 28 square foot access stairs, 600 square foot interior remodel, new doors & windows to an existing 2,160 square foot two-story single family dwelling with warm white stucco body and red-brown clay barrel tile roof, matching existing, and 165 square feet of patio and walkway improvements.
3. Approving a Coastal Administrative Permit for development within 750 feet of known archaeological resources.

[PLN210313 – HOLLAND GEORGE L & DANA R TRS, 3363 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone (Assessor's Parcel Number 008-361-007-000)]

The HOLLAND GEORGE L & DANA R TRS application (PLN210313) came on for a public hearing before the Monterey County Chief of Planning on July 6, 2022. Having considered all the written and documentary evidence, the administrative record, the staff report, and other evidence presented, the Monterey County HCD-Chief of Planning 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 Monterey County General Plan (General Plan);
 - Del Monte Forest Land Use Plan (DMF LUP);
 - Del Monte Forest Coastal Implementation Plan;
 - Monterey County Coastal Zoning Ordinance (Title 20).

No conflicts were found to exist. The subject property is located within the Coastal Zone; therefore, the 2010 Monterey County General Plan does not apply.

- b) Allowed Use. The subject property is located at 3363 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-361-007-000). The subject parcel is zoned Low Density Residential with a maximum gross density of 1.5 acres/unit and a Design Control Overlay or “LDR/1.5-D(CZ).” Per Title 20, Monterey County Code (MCC) section 20.14.040, the single family dwelling is a principal use allowed. The project involves a 1,866 square foot addition, a 62 square foot balcony, 28 square foot access stairs, 600 square foot interior remodel, new doors & windows to an existing 2,160 square foot two-story single family dwelling. Therefore, the project is an allowed use.
- c) Lot Legality. The subject parcel (1.05 acres), APN 008-361-007-000, is located on a residential subdivision as Lot 26A 1972 Assessor’s Map of El Pescadero Ro. Block 132, Book 8 Page 36-2. Therefore, the County recognizes the subject parcel as a legal lot of record.
- d) Design. The project is subject to the Design Control Zoning District (“D” district) standards found in to MCC Chapter 20.44, which ensures a hearing for review of the location, size, materials and colors of the structures to best protect of the public viewshed and neighborhood character. The development would include colors and materials that match the existing: warm white exterior stucco walls, reddish brown clay barrel tile roof, and dark bronze metal clad doors and windows, stone veneer accents and five-inch half-round copper gutters and downspouts (see attached plans). The color of the existing house was changed to this color with a ministerial Design Approval on December 16, 2021 (DA210322). The homes within this area have a variety of architectural styles and the as proposed, the design and architectural elements are consistent with the neighborhood character and will not detract the visual integrity of the site.
- e) Review of Development Standards. MCC Chapter 20.14 guides the development standards for the subject parcel, zoned Low Density Residential with a maximum gross density of 1.5 acres/unit and a Design Control Overlay or “LDR/1.5-D(CZ).” Required setbacks for main structures are 30 feet (front) and 20 feet (rear and side). The proposed addition has over 70 feet front, over 80 feet side and a rear setback of over 71 feet. The height will be 22 feet, 6 inches, below the maximum 30-foot height limitation for this zoning district.
The maximum building site coverage is 15%, (6,873 square feet), and the project will have a 14.7% (4,115 square feet) building site coverage. The maximum floor area ratio is 17.5% (8,019 square feet), and the project will have a floor area ratio of 10.2% (4,661 square feet). The project meets the building site coverage and floor area ratio regulations. As summarized above, the project meets the development standards for its zoning district per MCC section 20.12.060.
- f) Historical Resources. The project site’s main dwelling was built circa 1936. Per the County regulations for Historic Resources (MCC Chapter 20.54), new structural additions and remodeling of a

structures that are historic resources is strictly controlled. To ascertain if the existing dwelling at the project site is such a resource, an historic assessment (Bernstein, September 2021, HCD Library No. LIB220086) was prepared and provided to HCD-Planning. The report assessed both the main dwelling and two outbuildings as circa-1936 Spanish Eclectic style with gable roofs finished in clay-barrel tiles and stucco body. Several additions and remodels in 1965 and 1993 altered the structures on all four elevations. The assessment found that, presently, the house has undergone a substantial loss of historic integrity of design, materials and workmanship. Although the house is still a clear example of residential architecture from the 1930s, it has lost original form and roofline, window and doors, and site features such as the entrance stairs. Bernstein concluded that the building has lost substantial historic integrity and does not meet the minimum requirements for recognition as an Historic Resource.

- g) Cultural Resources. The project site is located in a high archaeological sensitive area as identified in County GIS. Pursuant to MCC section 20.147.080.B, an archaeological report (Morley, March 2022, HCD Library No. LIB220092) was prepared and provided to HCD-Planning. The report concluded that there were no significant archaeological resources identified on the subject property and the closest prehistoric site is approximately 200 feet away from the subject property. The subject parcel was methodically inspected for evidence of prehistoric or historic material remains. This site survey did not reveal any of the indicators expected of a prehistoric archaeological or historical resource. Morley did not find the need to recommend measures to protect resources beyond the standard condition of approval for negative archaeological reports. The project includes grading (approximately 170 cubic yards of cut and 10 cubic yards of fill; see Finding 3, Evidence c). The potential for inadvertent impacts to cultural resources is addressed through incorporation of a standard condition of approval, which requires the contractor to stop construction work if resources are uncovered and to pause work within the area until such resources are evaluated (Condition No. 3). The project also requires a Coastal Administrative Permit for archaeological resources within 750 feet.
- h) Pescadero Watershed. DMF LUP Freshwater and Marine Resource policies and Land Use and Development Policy 77 states that development within the Pescadero Watershed shall be sited to minimize erosion and storm-water runoff by having a maximum of 9,000 square feet of impervious site coverage. Figure 2b of the DMF LUP illustrates the subject property within the Pescadero Watershed, which is the area that drains into the Carmel Area of Special Biological Significance. MCC section 20.147.030.A identifies development standards to protect the Pescadero Watershed such as development conforming to the topography, creating simple and direct driveway access and minimizing storm-water runoff by limiting the impervious site coverage to 9,000 square feet. The subject property currently has 5,148 square feet of impervious surfaces. The addition of 1,850 building coverage and 136 tile walkway and removal of 568 square feet in patio, patio walls, and tile

walkways results in 6,725 square feet of impervious surface. The project will be accessed through the house and rear patio and does not involve new driveway improvements. Therefore, the project is consistent with the DMF LUP policies and the Coastal Implementation Plan regulations for development within the Pescadero Watershed.

- i) Public Access. As demonstrated in Finding 4, the development is consistent with public access policies of the DMF LUP and the Coastal Implementation Plan.
- j) Environmentally Sensitive Habitat. There are no Environmentally Sensitive Habitat Areas (ESHA) on the parcel. Staff noted a blue-line stream in the drainage on the neighboring parcel to the southeast using County GIS. A biological report was prepared for the project (Thompson, May 4, 2022, HCD Library No. LIB220093) that indicated that the blue line stream does not support riparian vegetation and the distance from the bank of the blue-line stream to the nearest edge of the project is over 100 feet. The biological report was confirmed by a site visit by the project planner on June 21, 2022. Therefore, the project is consistent with the ESHA policies and regulations within the DMF LUP and the Coastal Implementation Plan. Invasive non-native plant species were found on the subject parcel and control of these species was recommended by Thompson in anticipation of Pebble Beach Company improving the quality of the stream habitat in the drainage on the neighboring parcel which is in their ownership (zoned Open Space). The recommendations of the Biological Report are incorporated as part of the landscaping plan condition of approval (Condition No. 5).
- k) Tree Removal. Vegetation on the subject parcel consists of several mature coastal live oak trees (*Quercus agrifolia*), a mature redwood (*Sempervirens spp.*), coffeeberry (*Rhamnus spp.*), madrone (*Arbutus spp.*), a few surviving Monterey pine trees (*Pinus radiata*) and various ornamental bushes. Because the pre-application design showed development would impact several trees, an Arborist report was required. Due to a redesign, the project did not show the need to remove live trees when the Arborist made a site survey (Ono, March 2022, HCD Library No. LIB220091). However, Ono recommended that three dead trees be removed because they endanger their surrounding area: two near the roadway (a 27-inch and a 15-inch oak) and one near the existing house (a 23-inch oak). The 23-inch dead oak tree was removed with a Tree Removal Permit (TRM220067) immediately after the Ono report to protect the house and its occupants. This project does not involve additional tree removal, but Ono recognized that the construction may impact trees and required a pre-construction meeting, tree and root protection, guidelines for pruning, removal of invasive non-native tree species, and fire fuel management in the standard proximity of the dwellings. Conditions of approval have been added to the project based on these recommendations (Condition Nos. 5 and 8). As conditioned, the project is consistent with DMF LUP Forest Resources policies and regulations of the Coastal Implementation Plan and State and County fire safety regulations.

- l) Visual Resources/Visual Impact. DMF LUP Policy 48 states that development within visually prominent settings shall be sited and designed to avoid blocking or having a significant adverse impact on significant public views. DMF LUP Visual Resources – Figure 3 identifies the subject property within the public viewshed of 17-Mile Drive. MCC section 20.147.070.B identifies development standards for properties within the DMF public viewshed to ensure the siting and design of the structures minimizes impacts on public views by harmonizing with the natural setting, being subordinate and blending into the environment and maintaining a minimum setback of 50 feet from such setting. Although the subject property is mapped as partially within the public viewshed (DMF LUP Figure 3), the existing main dwelling and the area of its addition are set back from the roadside (over seventy-three feet) and the visual impact is interrupted by many large trees around and their canopies behind and beside it. A hill rises behind the property to the east, as well. It is unlikely that the two-story addition to the south of the existing two-story house would increase impacts to the public viewshed. The project is consistent with the DMF LUP policies and Coastal Implementation Plan regulations for scenic and visual resources because it is designed to be subordinate to and blend with the surrounding environment and neighborhood character (see Evidence “d” above) and will not block significant public views of the beach, ocean or the dunes. Any new lighting for the addition is required to follow the dark sky regulations for the County per Condition No. 7. In section 20.06.1275, Title 20 defines “substantial adverse visual impact” as “a visual impact which, considering the condition of the existing viewshed, the proximity and duration of view when observed with normal unaided vision, causes an existing visual experience to be materially degraded.” Staff assessed visual impacts on June 21, 2022. From 17-Mile Drive, staff found that the staking and flagging presented a new roofline to the south which will still blend with the existing trees directly around the dwelling site. From Pebble Beach public access parking lot, the nearest public vista point, the staking and flagging was not evident in the viewshed. Although the subject parcel is within the Point Lobos viewshed as mapped in Figure 3, the addition would not be visible from Point Lobos due to trees in line of sight and distance. The development is sited and designed to match existing structures on the property and blend in with the surrounding environment and neighborhood character (see Evidence d, above). Staff found no substantial adverse visual impact.
- m) Land Use Advisory Committee (LUAC). The LUAC procedure guidelines adopted by the Monterey County Board of Supervisors allow for an addition to be reviewed by the committee when projects have the potential to be visible from prominent scenic highways, such as 17 Mile Drive. Therefore, the project was review by the Del Monte Forest Land Use Advisory Committee in the May 5, 2022 meeting, where the committee unanimously recommended the project for approval (6 ayes, 0 noes, 2 absent).

- n) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN210313.

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

EVIDENCE: a) The project includes a new single family dwelling and associated use within an established residential neighborhood, Spyglass Cypress.
b) The project was reviewed by HCD Planning, Engineering Services, and Environmental Services, as well as Pebble Beach Community Services District (Fire) and the Environmental Health Bureau. Conditions were recommended and have been incorporated. There are no further physical or environmental constraints that would indicate that the site is not suitable for the use proposed. The following reports have been prepared and submitted with the application:

- Limited Phase One Historic Assessment for 3363 17 Mile Drive, Pebble Beach, CA, APN 008-361-007-000 (LIB220086) prepared by Seth A. Bernstein, Past Consultants LLC, Pacific Grove, CA on September 9, 2021,
- Construction Impact Assessment and Forest Management Plan, Holland Residence (LIB220091) prepared by Frank Ono, Ono Consulting, Salinas, CA on March 7, 2022,
- Biological assessment for 3363 17 Mile Drive in Pebble Beach (LIB220093) prepared by Rob Thompson, Thompson Wildland Management, on May 4, 2022,
- Preliminary Archaeological Assessment for Assessor's Parcel Number APN 008-361-007 in Pebble Beach, County of Monterey, California (LIB220092) prepared by Susan Morley and Brenna Wheelis, Achasta Archaeological Services, Marina, on March 1, 2022, and
- Soil Engineering Investigation for the Holland Residence Additions (APN 008-361-007) 3363 17 Mile Drive, Monterey County, California (LIB220103) prepared by Brian Papurello, Landset Engineers, Inc., Salinas on April 7, 2022.

County staff independently reviewed these reports and concurs with their conclusions. There are no further physical or environmental constraints that would indicate that the site is not suitable for the use proposed. All development shall be in accordance with these reports.

- c) Slopes over 30% on the property are illustrated in the Site Plan but no development is planned on those areas.
d) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN210313.

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

injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by HCD Planning, Engineering Services, and Environmental Services, as well as Pebble Beach Community Services District (Fire) and the Environmental Health Bureau, and conditions have been recommended, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities are existing on the subject property. California American Water Company is the domestic water purveyor and wastewater services are provided by Carmel Area Wastewater District through the Pebble Beach Community Services District. The project has ten additional water credits per Monterey Peninsula Water Management District Ordinance 39 and water fixtures will be updated so that the project will not increase total water credits beyond what is currently allotted to the parcel. Therefore, both potable water and wastewater services can serve the project.
 - c) Preliminary civil plans were not processed as a part of the planning permit but for the construction permit, the applicant will be required to comply with erosion control regulations as outline in Chapter 16.12. HCD-Engineering Services reviewed the project submittal which included a Construction Management Plan (CMP). Although most of the roads in the Pebble Beach area are private roads, HCD-Engineering Services reviewed potential increased traffic on the public roads that will need to be taken to get to the project site in Pebble Beach and to remove the 160 cubic yards of cut not anticipated to be used as fill. Implementation of the CMP will minimize traffic on public roads (Condition No. 9).
 - d) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in HCD-Planning File No. PLN210313.

4. **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 applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in MCC section 20.147.130 can be demonstrated.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) The subject property is not described as an area where the Local Coastal Program requires physical public access (Figure 8, Major Public Access and Recreational Facilities, in the DMF LUP).
 - d) The subject project site is partially included in the area the Local Coastal Program requires visual public access (Figure 3, Visual Resources, in the DMF LUP). Staking and flagging photographs are attached to the Colors and Materials exhibit (Attachment 3) to demonstrate that the addition will not affect visual public access due to

the tree canopy, topography, and the placement of the dwelling over seventy-three feet back in the parcel.

- e) A visual impact assessment was made by the project planner on June 21, 2022. Based on the project location and its topographical relationship to visual public access points in the area the development will not interfere with visual access at Point Lobos or Pebble Beach public access parking lot (indicated as a designated Vista Point on Figure 3 of the DMP LUP). Consistent with DMF LUP Policies 123 and 137, the proposed development will not block significant public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity.
- f) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN210313.

7. **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 HCD Planning and Building Services records and is not aware of any violations existing on subject property.
 - b) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN210313.

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

- EVIDENCE:**
- a) The project involves construction of a 1,866 square foot addition, a 62 square foot balcony, 28 square foot access stairs, 600 square foot interior remodel, new doors & windows to an existing 2,160 square foot two-story single family dwelling.
 - b) California Environmental Quality Act (CEQA) Guidelines Section 15301 (e) categorically exempts an addition of this size to a single family dwelling in a residential zone where sufficient water, wastewater and utilities are provided.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource (see Finding 2, Evidence” b”), a hazardous waste site, development located within view of a State scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact. Although 17-Mile Drive is considered scenic in the DMF LUP, it is not a State scenic highway. No adverse environmental effects were identified during staff review of the development application.
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN210313.

9. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors and the Coastal Commission.
- EVIDENCE:** a) Board of Supervisors. Pursuant to MCC section 20.86.030, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
- b) Coastal Commission. Pursuant to MCC section 20.86.080, a project is subject to appeal by/to the California Coastal Commission because it involves development located between the sea and the first through public road paralleling the sea (i.e., State Route/Highway 1).


DECISION

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

1. Find that the project involves the construction of an addition to an existing single family dwelling, which qualifies for Class 1 and a Class 3 Categorical Exemptions pursuant to Section 15301(e) of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
2. Approve a Coastal Administrative Permit and Design Approval to allow 1,866 square foot addition, a 62 square foot balcony, 28 square foot access stairs, 600 square foot interior remodel, new doors & windows to an existing 2,160 square foot two-story single family dwelling.
3. Approve a Coastal Administrative Permit for development within 750 feet of known archaeological resources.

The project is in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 6th day of July, 2022.

DocuSigned by:

 75F4ED591E66426 _____ for
 Craig Spencer, HCD-Chief of
 Planning

COPY OF THIS DECISION MAILED TO APPLICANT ON July 6, 2022.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE July 18, 2022.

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

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90th day following the date on which this decision becomes final.

NOTES

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

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

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

Monterey County HCD Planning

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

PLN210313

1. PD001 - SPECIFIC USES ONLY

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: This Coastal Administrative Permit and Design Approval (PLN210313) allows construction of a 1,866 square foot addition, a 62 square foot balcony, 28 square foot access stairs, 600 square foot interior remodel, new doors & windows to an existing 2,160 square foot two-story single family dwelling with warm white stucco body and red-brown clay barrel tile roof, matching existing, and 165 square feet of patio and walkway improvements. The property is located at 3363 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-361-007-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Chief of Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Coastal Administrative Permit and Design Approval (Resolution Number 22-039) was approved by the Chief of Planning for Assessor's Parcel Number 008-361-007-000 on July 6, 2022. The permit was granted subject to ten (10) conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: HCD-Planning

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

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.
Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County HCD - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

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

4. PD005(A) - NOTICE OF EXEMPTION

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: Pursuant to CEQA Guidelines § 15062, a Notice of Exemption shall be filed for this project. The filing fee shall be submitted prior to filing the Notice of Exemption. (HCD-Planning)

Compliance or Monitoring Action to be Performed: After project approval, the Owner/Applicant shall submit a check, payable to the County of Monterey, to the Director of HCD - Planning.

5. PD011 - TREE AND ROOT PROTECTION

Responsible Department: HCD-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 the Chief of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (HCD - Planning)

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

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

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

6. PD012 – LANDSCAPING PLAN

Responsible Department: HCD-Planning

Condition/Mitigation LANDSCAPING PLAN REQUIRED

Monitoring Measure:

Where there is not existing landscaping, the site shall be landscaped and non-native invasive species shall be eliminated. Applicant/owner shall submit a Landscape Package Application in accordance with MCC Chapter 16.63 as required in Section 16.63.050 or Section 16.63.060, and subject to review and approval by the Chief of Planning. The Landscape Plan shall incorporate the recommendations of the reports for the project:

Biological assessment for 3363 17 Mile Drive in Pebble Beach (LIB220093) prepared by Rob Thompson, Thompson Wildland Management, on March 15, 2022, and Construction Impact Assessment and Forest Management Plan, Holland Residence (LIB220091) prepared by Frank Ono, Ono Consulting, Salinas, CA on March 7, 2022.

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

Prior to issuance of construction permits, the owner shall submit a Landscape Package Application to HCD Chief of Planning for review and approval. and the plans shall be incorporated into final building plans.

The owner shall install the new landscaping in accordance with the provisions of the approved Landscape Package. Compliance with the approved Landscape Package shall be verified by inspections in accordance with Section 16.63.120.

7. PD014(B) - LIGHTING-EXTERIOR LIGHTING PLAN (VS & RIDGELINE)

Responsible Department: HCD-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. Exterior lighting shall have recessed lighting elements. Exterior light sources that would be directly visible from when viewed from a common public viewing area, as defined in Section 20.06.197, are prohibited. The applicant shall submit an electronic version 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 Chief of Planning, prior to issuance of building permits.
(HCD - Planning)

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

Prior to the issuance of building permits, the Owner/Applicant shall submit electronic documentation of the lighting plans to HCD - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to final/occupancy, staff shall conduct a site visit to ensure that the lighting has been installed according to the approved plan.

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

8. PD052 - PRE-CONSTRUCTION MEETING

Responsible Department: HCD-Planning

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

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

9. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: HCD-Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.

CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for equipment and workers and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project.

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the HCD-Planning and HCD- Engineering Services for review and approval.

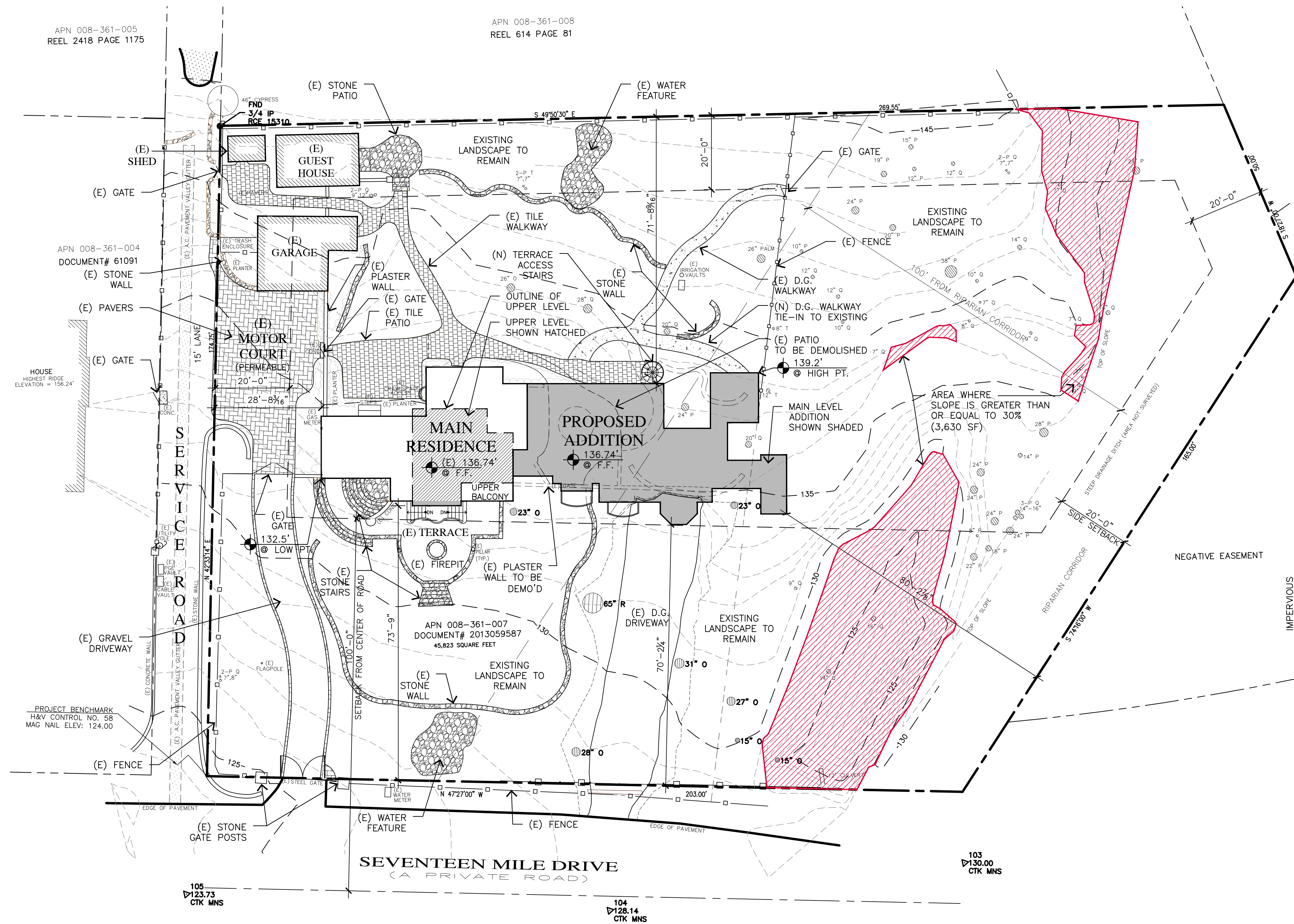
2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

10. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: HCD-Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.



SITE PLAN

1/16"=1'-0"

PLANNING INFO.

- PROPERTY OWNER: GEORGE & DANA HOLLAND, 7851 N. SPYGLASS AVENUE, FRESNO, CA. 93711
- PROJECT ADDRESS: 3363 17 MILE DRIVE, PEBBLE BEACH, CA. 93953
- PROJECT SCOPE: ADDITION TO & REMODEL OF EXISTING SINGLE FAMILY RESIDENCE. NEW STONE STAIRS & ROOF TERRACE WITH EXTERIOR STAIR ACCESS.
- OCCUPANCY: R-3, U
- CONST. TYPE: V-B
- A.P.N.: 008-361-007
- LEGAL DESC.: LOT: BLOCK:
- ZONE: LDR/1.5-D(CZ)
- STORIES: 2
- MAX BLDG. HT: 30 FT
- GRADING: 160 CY
- TREE REMOVAL: NONE
- TOPOGRAPHY: FLAT
- PROJECT CODE COMPLIANCE: 2019 CBC, CMC, CPC, CFC, CEC, CALIFORNIA RESIDENTIAL CODE, CALIFORNIA GREEN BUILDING CODE & 2019 CALIFORNIA ENERGY CODE

- LOT AREA: 45,823 S.F. (1.05 Ac.)
- F.A.R. CALCULATIONS

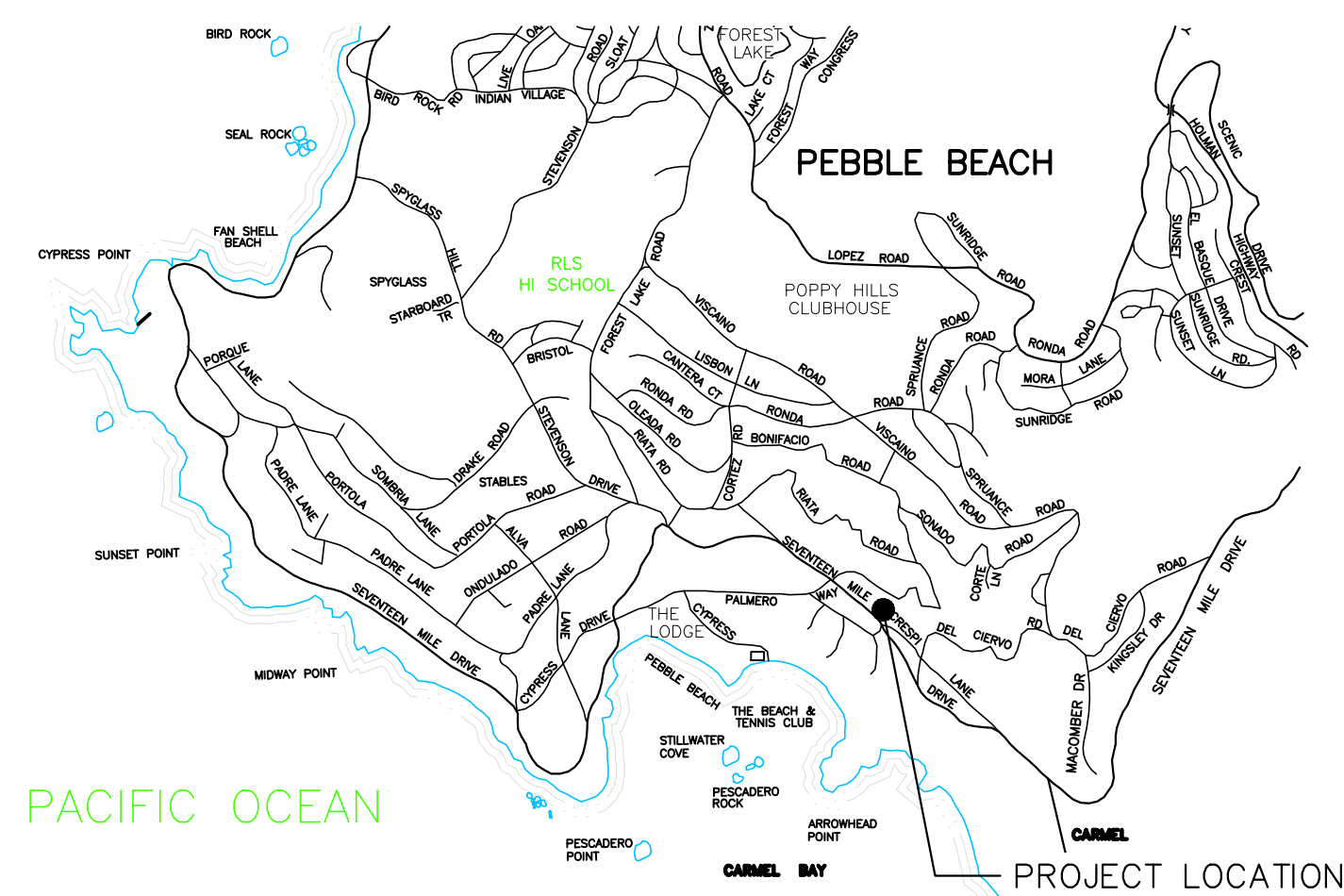
	EXISTING	PROPOSED ADDITION	PROPOSED TOTAL
MAIN BUILDING			
MAIN FLOOR	1,426	1,850	3,276
UPPER FLOOR	537	16	553
BASEMENT*	197	0	0
DETACHED GARAGE	452	0	452
GUESTHOUSE	311	0	311
SHED	69	0	69
TOTAL	2,795	1,866	4,661

- *BASEMENT- NOT COUNTED
- F.A.R. ALLOWED: 8,019 SF (17.50%)
- F.A.R. PROPOSED: 4,661 SF (10.17%)
- COVERAGE CALCULATIONS (BUILDING & IMPERVIOUS):

	EXISTING	PROPOSED REMOVAL	PROPOSED ADDITION	PROPOSED TOTAL
MAIN RESIDENCE	1,433	0	1,850	3,283
GUEST HOUSE	311	0	0	311
DETACHED GARAGE	452	0	0	452
SHED	69	0	0	69
STONE STAIRS	319	0	69	388
STONE PATIO	143	0	0	143
STONE WALLS	488	-41	0	447
TILE PATIO	793	-431	0	362
TILE WALKWAY	622	-66	136	692
PLASTER WALL	94	-30	0	64
WATER FEATURES	406	0	0	406
TERRACE ACCESS STAIRS	0	0	28	28
BALCONY	0	0	62	62
STONE GATE POSTS	18	0	0	18
BUILDING COVERAGE SUBTOTAL	2,265	0	1,850	4,115
IMPERVIOUS COVERAGE TOTAL	5,148	-568	2,145	6,725

- BUILDING SITE COVERAGE PROPOSED: 4,115 SF (14.68%)
- BUILDING SITE COVERAGE ALLOWED: 6,873 SF (15.00%)
- IMPERVIOUS COVERAGE PROPOSED: 6,725 SF (14.68%)
- PESCADERO COVERAGE LIMITATIONS: 9,000 SF IMPERVIOUS

VICINITY MAP



JUN A. SILLANO, AIA



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STAMPS:

PROJECT/CLIENT:

HOLLAND
RESIDENCE

PROJECT ADDRESS:

3363 17 MILE DR
PEBBLE BEACH
CA 93953

APN: 008-361-007

DATE: MARCH 24, 2022

PLANNING SUBMITTAL

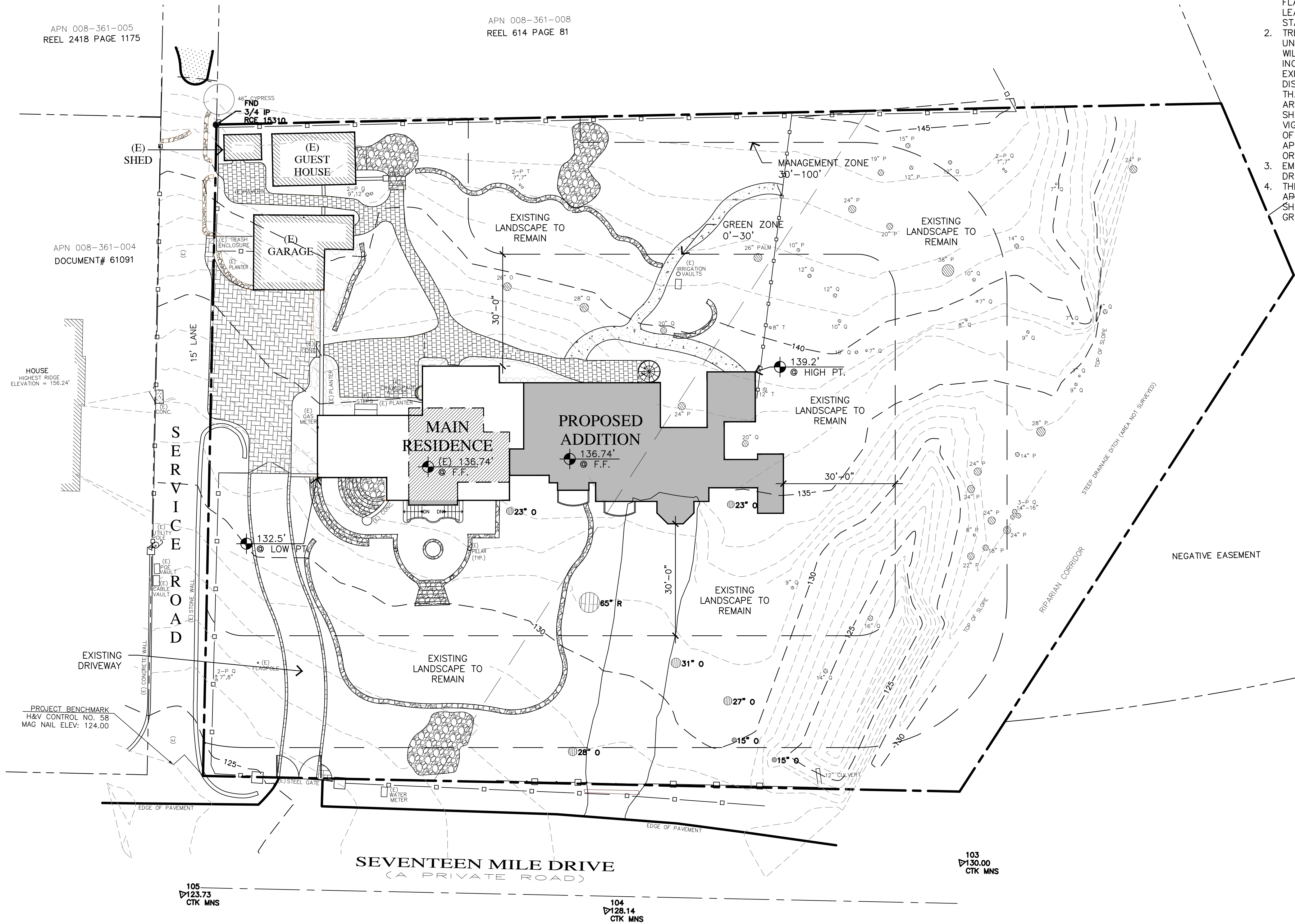
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SITE
PLAN

SHEET NO.

A1.0



FUEL MANAGEMENT PLAN

- GREEN ZONE
 1. NATURAL VEGETATION TO BE RETAINED
 2. GREEN ZONE (0-30') SHOWN BY DASHED LINE 30' FROM RESIDENCE. ESTABLISH A GREEN ZONE BY KEEPING VEGETATION IN A GREEN GROWING CONDITION TO A DISTANCE OF AT LEAST 30' AROUND THE RESIDENCE. BREAK UP AND CLEAR AWAY ANY DENSE ACCUMULATION OF DEAD OR DRY UNDERBRUSH OR PLANT LITTER, ESPECIALLY NEAR LANDMARK TREES AND AROUND THE GREEN ZONE.
- MANAGEMENT ZONE
 1. MANAGEMENT ZONE (30-100') PROPERTY OWNERS TO ADDITIONALLY MAINTAIN A FIRE BREAK BY CLEARING FLAMMABLE VEGETATION BY MOWING OR TRIMMING THAT LEAVES THE PLANT ROOT STRUCTURE INTACT TO STABILIZE THE SOIL.
 2. TREES TO BE PRUNED TO MAINTAIN GOOD HEALTH. IT IS UNDERSTOOD THAT THE PRUNING OF RETAINED TREES WILL BE EXPECTED FOR THIS SITE. PRUNING WILL ALSO INCLUDE THE TREES THAT HAVE DEADWOOD OR ARE EXHIBITING SOME MINOR STRUCTURAL DEFECT OR MINOR DISEASE THAT MUST BE COMPENSATED. THOSE TREES THAT MAY REQUIRE PRUNING AND POSSIBLE MONITORING ARE THE CLOSEST TO THE PROPOSED STRUCTURE. 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.
 3. EMERGENCY ACCESS IS PROVIDED BY THE EXISTING DRIVEWAY. DRIVEWAY TO BE MAINTAINED BY OWNER.
 4. THE REMOVAL OF FLAMMABLE VEGETATION DOES NOT APPLY TO SINGLE SPECIMENS OF TREES, ORNAMENTAL SHRUBBERY, OR SIMILAR PLANTS WHICH ARE USED AS GROUND COVER.

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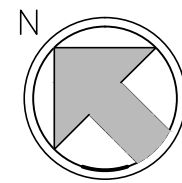
FUEL
MANAGEMENT PLAN

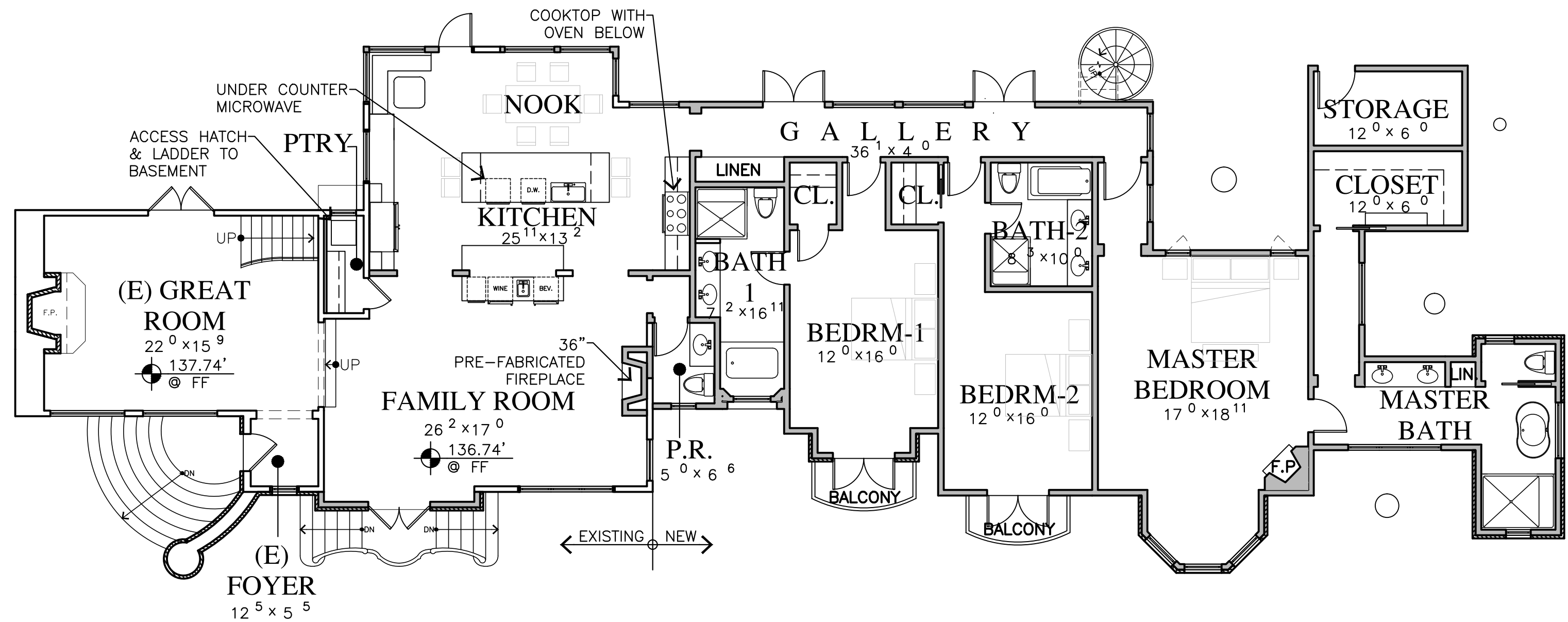
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FUEL MANAGEMENT PLAN

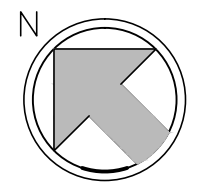
1/16"=1'-0"





PROPOSED MAIN LEVEL PLAN

1/8"=1'-0"



WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.

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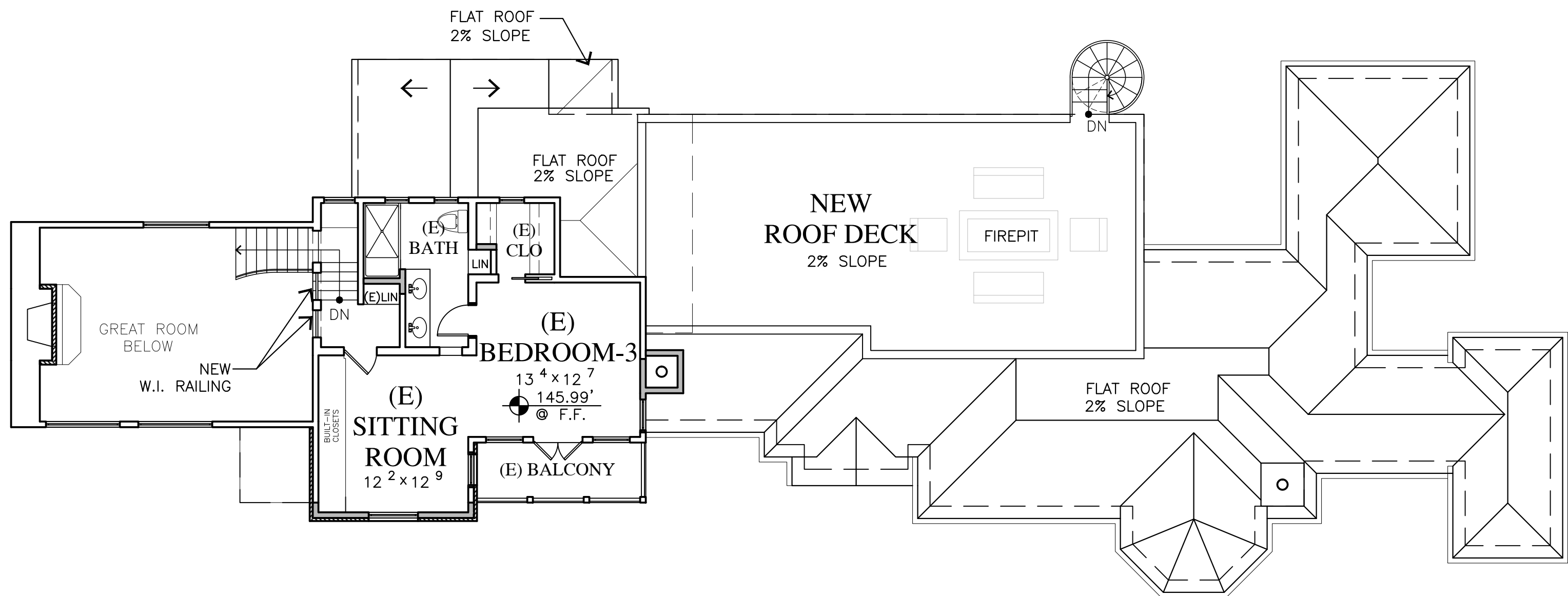
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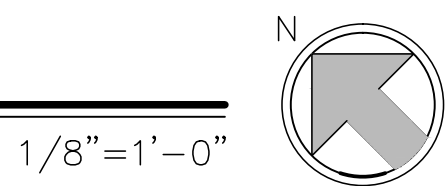
MAIN LEVEL
FLOOR PLAN

SHEET NO.

A2.0



PROPOSED UPPER LEVEL PLAN



WALL LEGEND	
<div></div>	2X EXISTING WALL TO REMAIN
<div></div>	2X6 EXTERIOR STUD FRAMED WALL
<div></div>	2X4 INTERIOR STUD FRAMED WALL, U.O.N.

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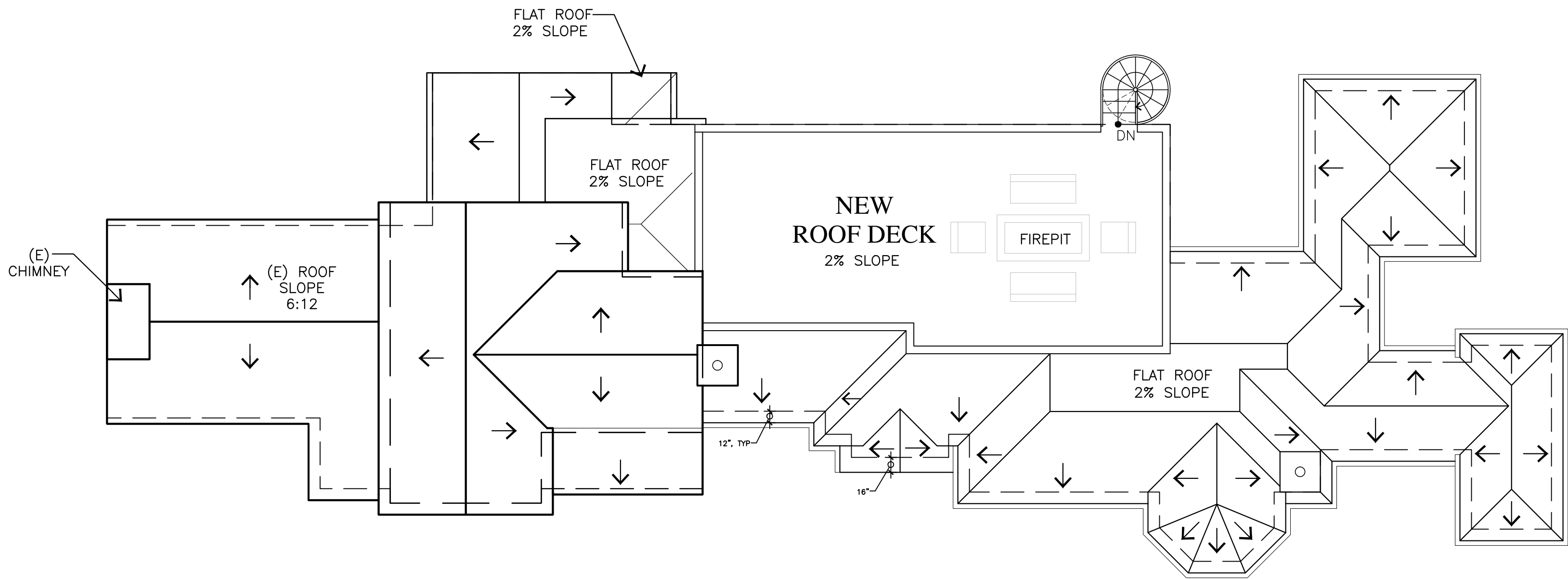
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UPPER LEVEL
FLOOR PLAN

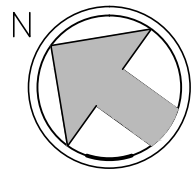
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A3.0



ROOF PLAN

1/8"=1'-0"



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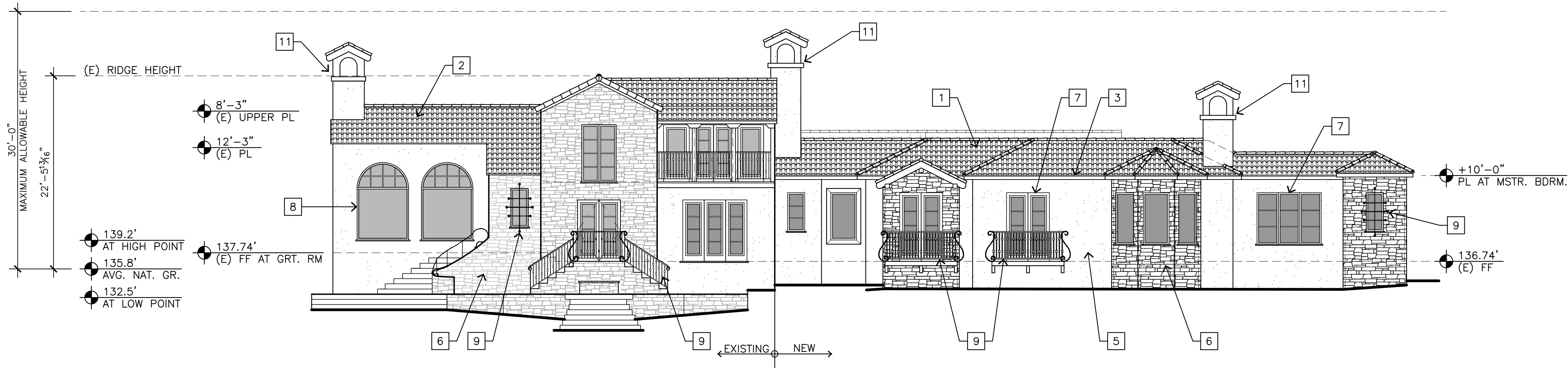
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ROOF
PLAN

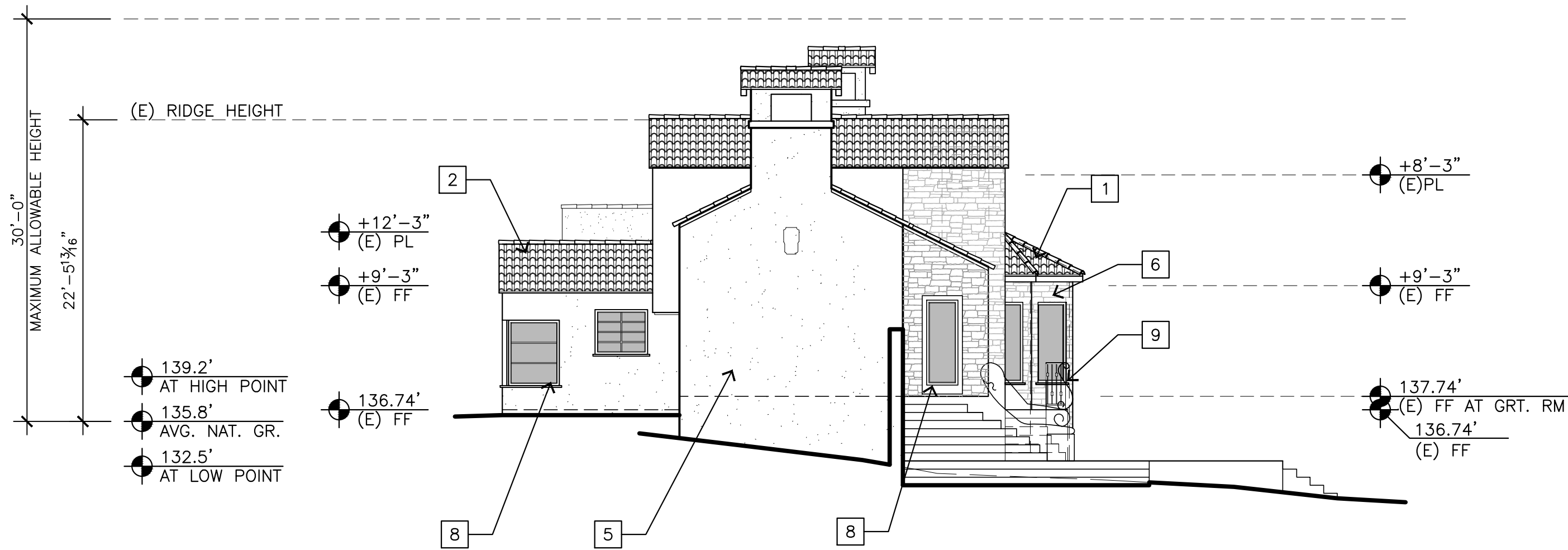
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A5.0



WEST ELEVATION

1/8"=1'-0"



NORTH ELEVATION

1/8"=1'-0"

EXTERIOR FINISH LEGEND

- 1 CAP & PAN CLAY TILE ROOF - MATCH EXISTING
- 2 EXISTING CAP & PAN CLAY TILE ROOF
- 3 5" HALF-ROUND COPPER GUTTERS & DOWNSPOUTS
- 4 EXTERIOR STUCCO - MATCH EXISTING
- 5 EXISTING STUCCO
- 6 RANDOM STONE VENEER
- 7 METAL-CLAD WOOD EXTERIOR DOORS & WINDOWS (KOLBE OR EQUAL)
- 8 EXISTING WOOD DOORS & WINDOWS GALVANIZED
- 9 PAINT GALVANIZED WROUGHT IRON RAILING, CIRCULAR STAIRS AND GRILL
- 10 PAINTED CEDAR SHUTTERS
- 11 NEW STUCCO CHIMNEY

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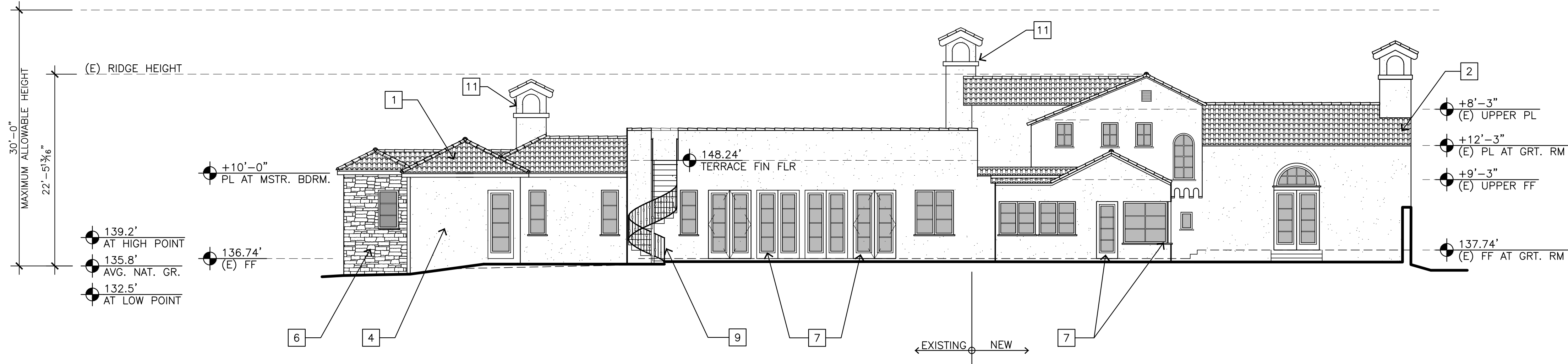
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ELEVATIONS

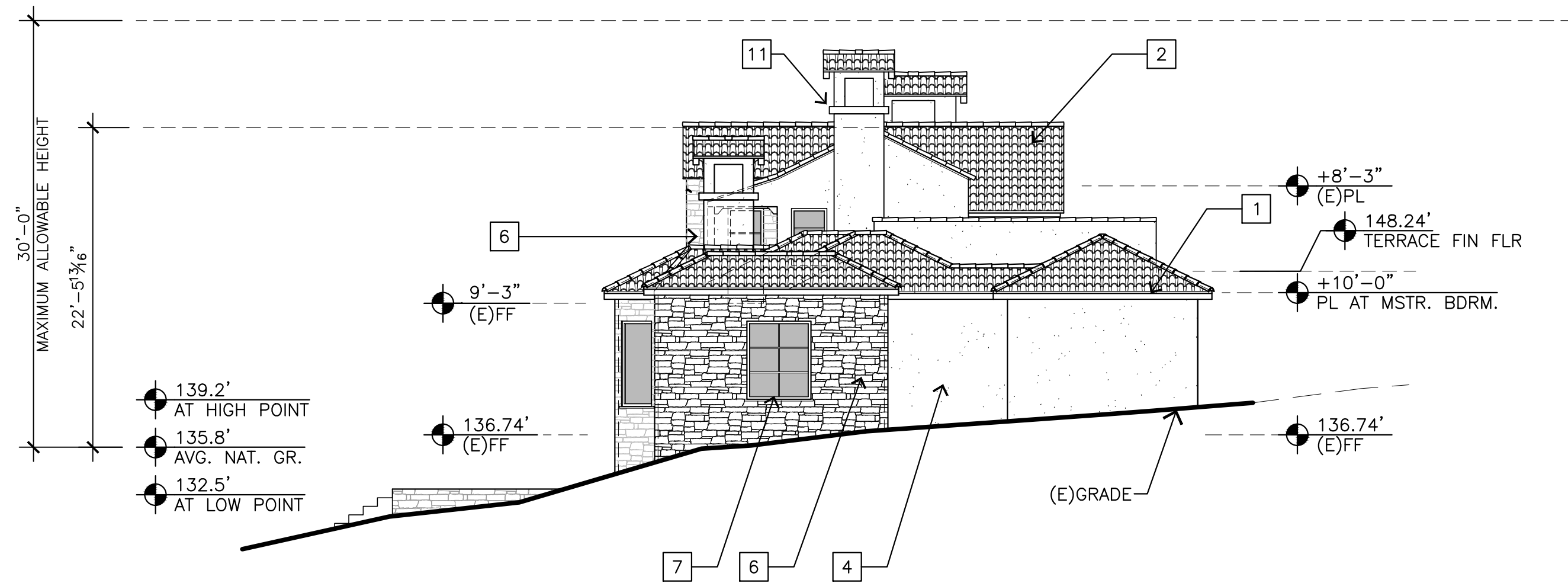
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EAST ELEVATION

1/8"=1'-0"



SOUTH ELEVATION

1/8"=1'-0"

EXTERIOR FINISH LEGEND

- 1 CAP & PAN CLAY TILE ROOF - MATCH EXISTING
- 2 EXISTING CAP & PAN CLAY TILE ROOF
- 3 5" HALF-ROUND COPPER GUTTERS & DOWNSPOUTS
- 4 EXTERIOR STUCCO - MATCH EXISTING
- 5 EXISTING STUCCO
- 6 RANDOM STONE VENEER
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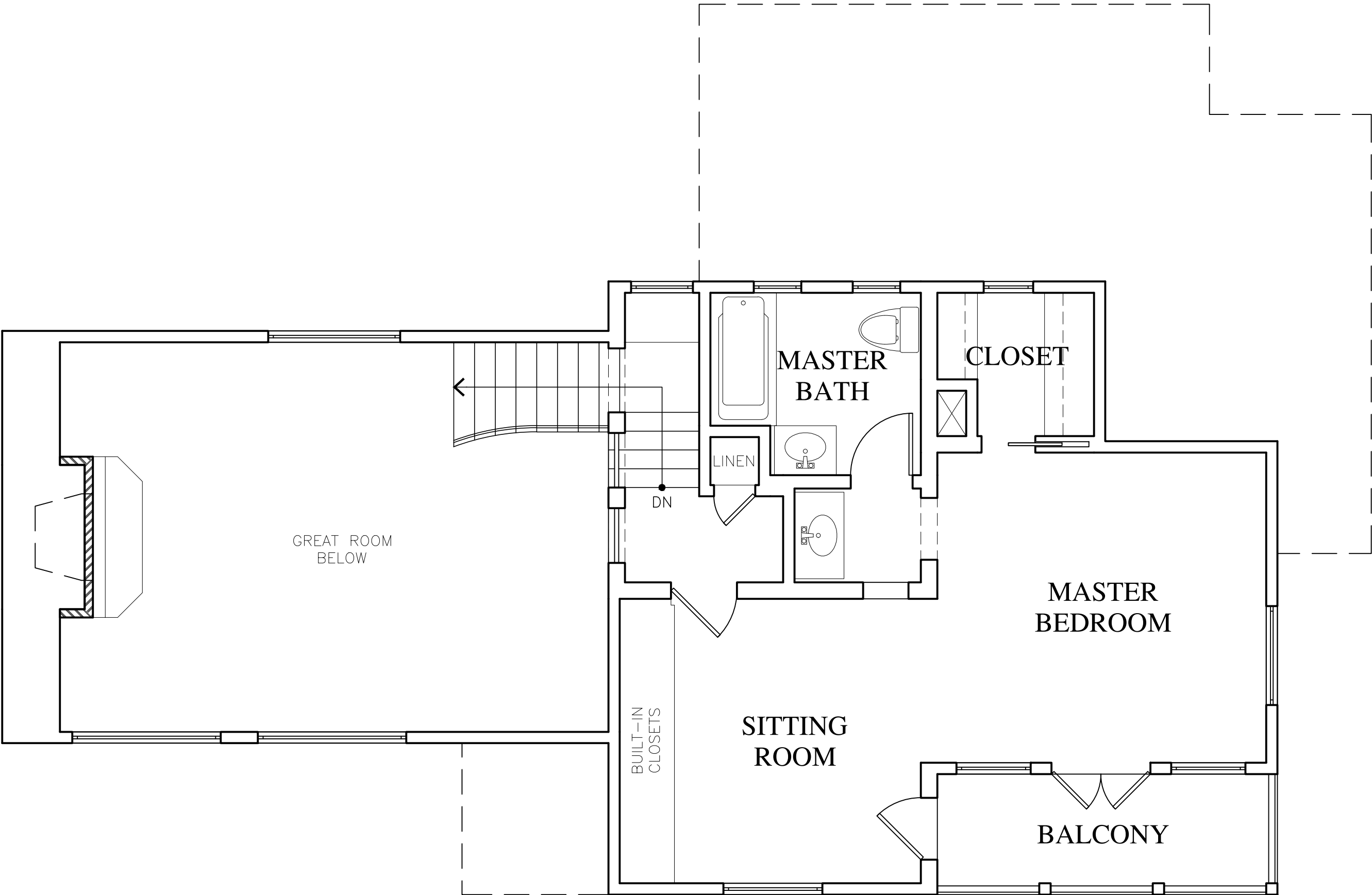
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ELEVATIONS

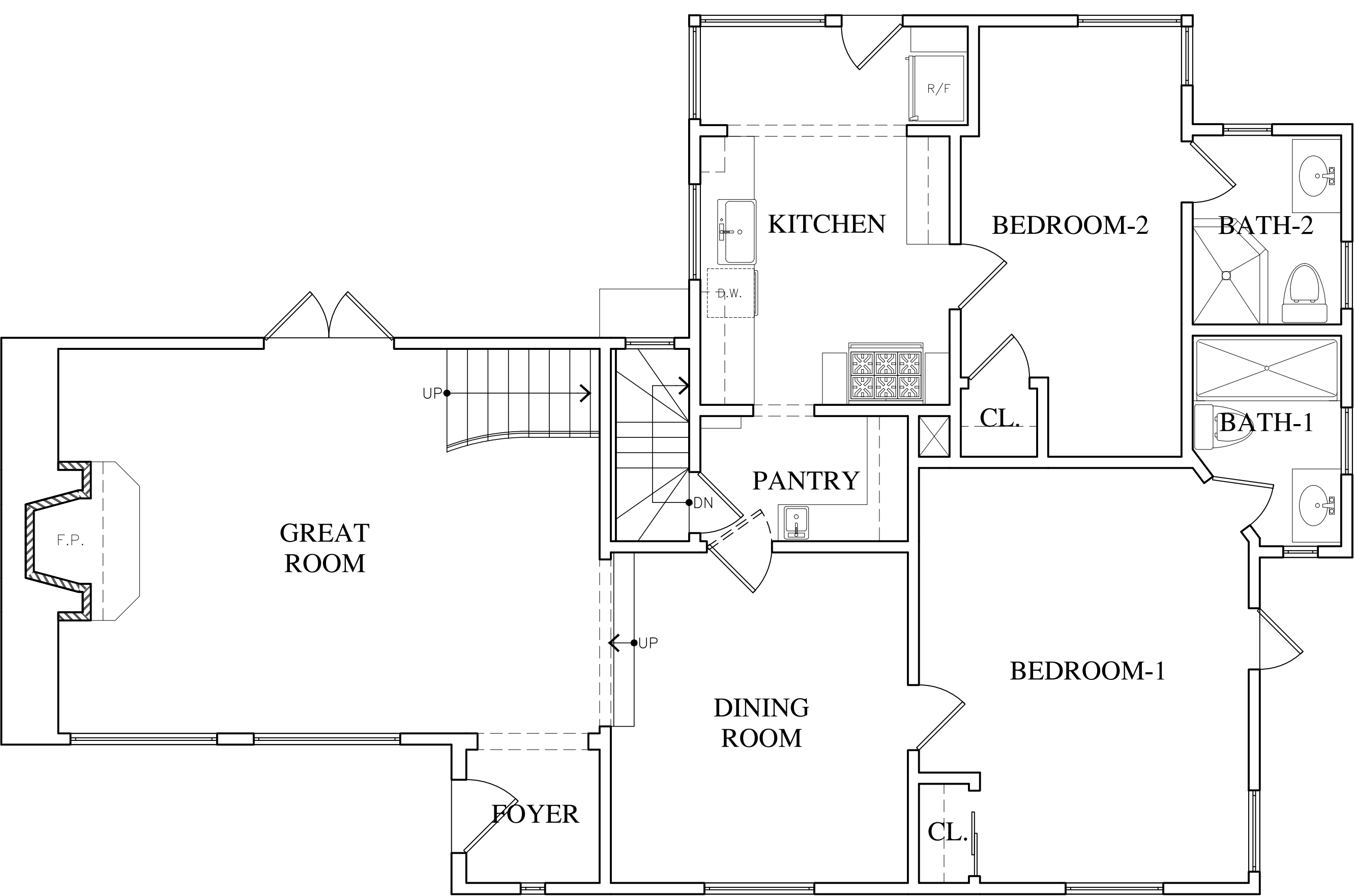
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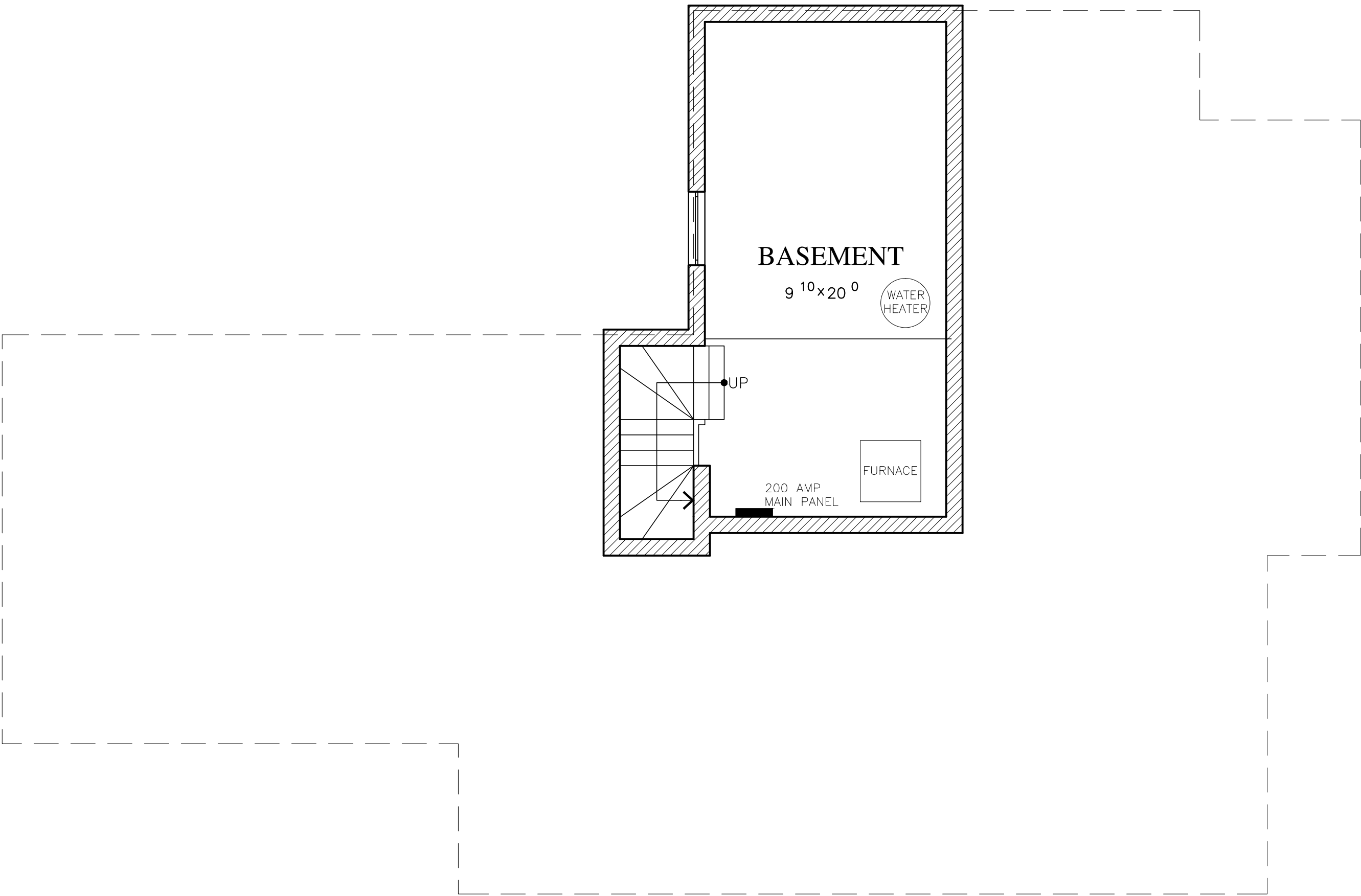
EXISTING UPPER LEVEL PLAN

1/4"=1'-0"



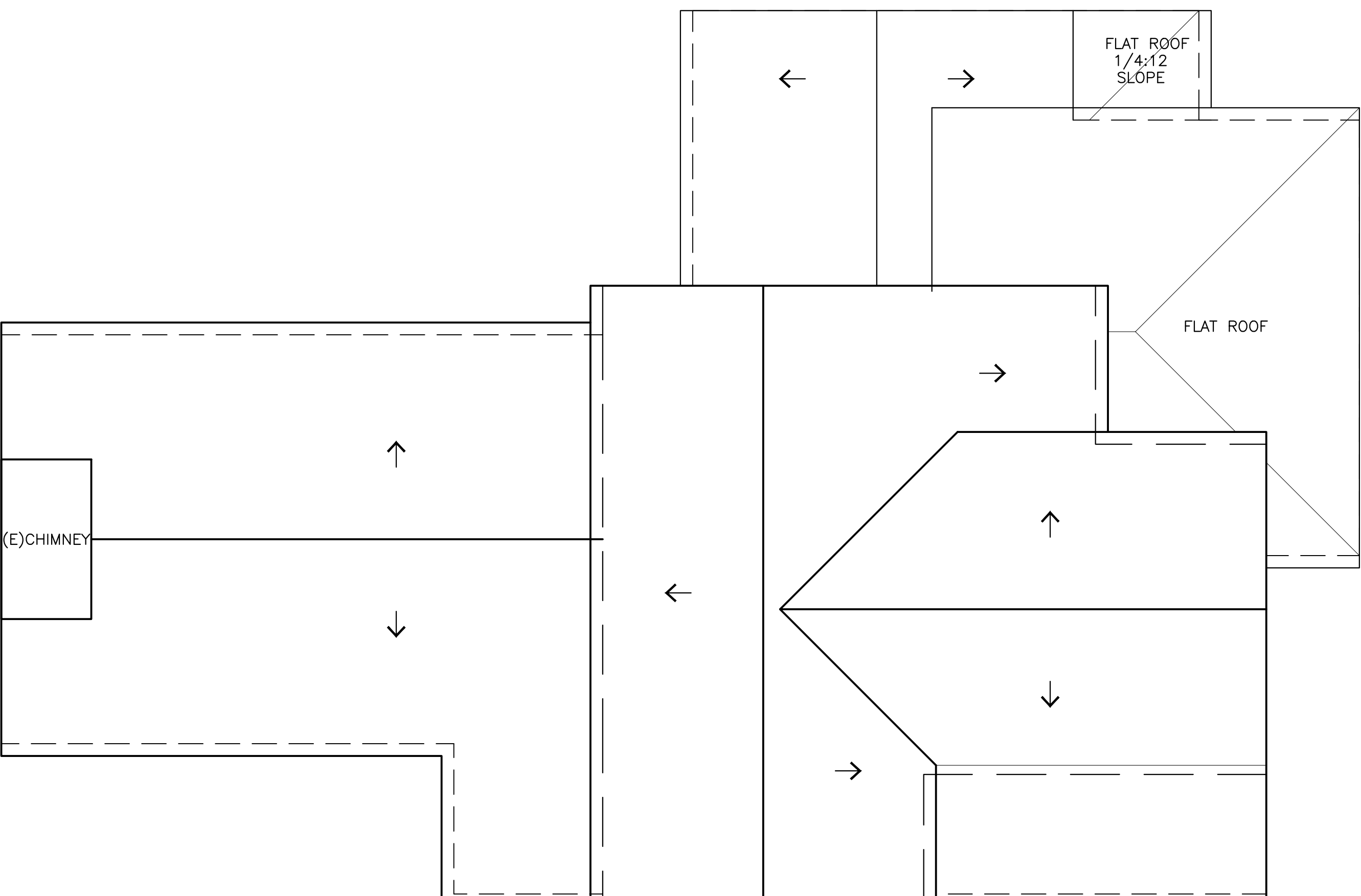
EXISTING MAIN LEVEL PLAN

1/4"=1'-0"



EXISTING LOWER LEVEL PLAN

1/4"=1'-0"



EXISTING ROOF PLAN

1/4"=1'-0"

JUN A. SILLANO, AIA

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DISCLAIMER:

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STAMPS:

PROJECT/CLIENT:

HOLLAND
RESIDENCE

PROJECT ADDRESS:

3363 17 MILE DR
PEBBLE BEACH
CA 93953

APN: 008-361-007

DATE: MARCH 24, 2022

PLANNING SUBMITTAL

REVISIONS:

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△

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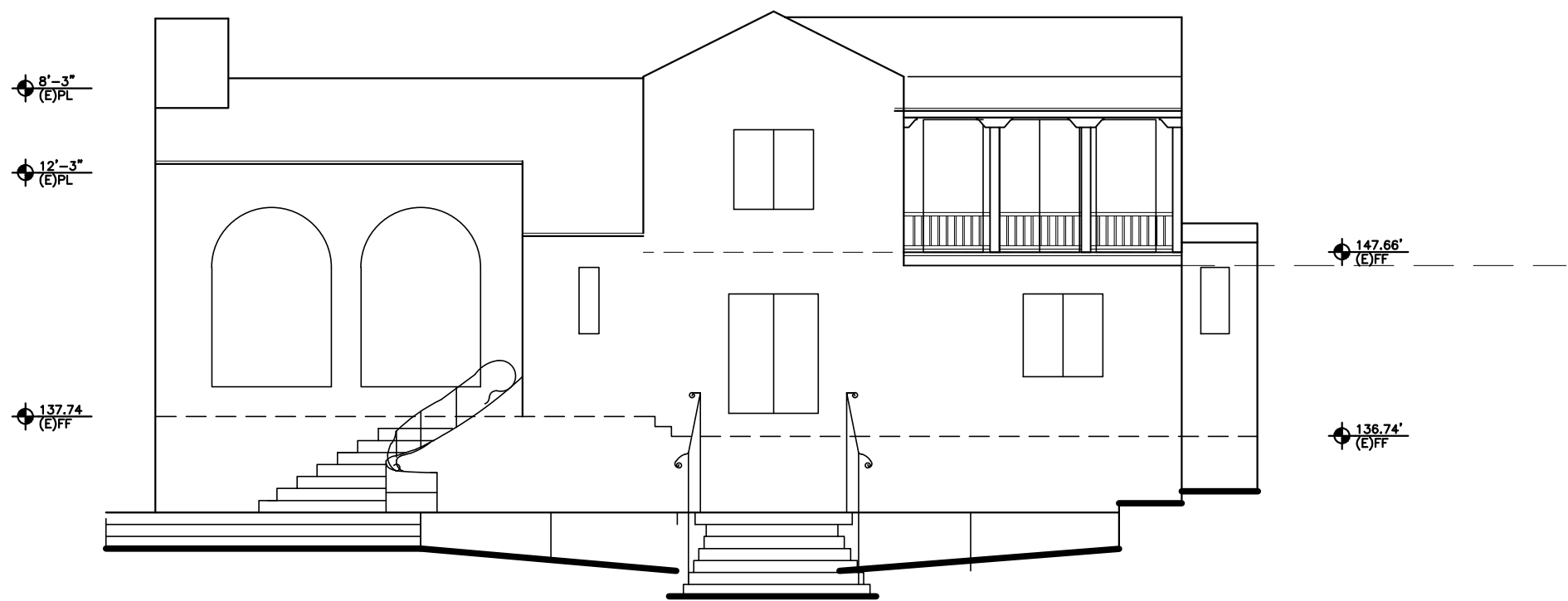
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EXISTING
PLANS

SHEET NO.

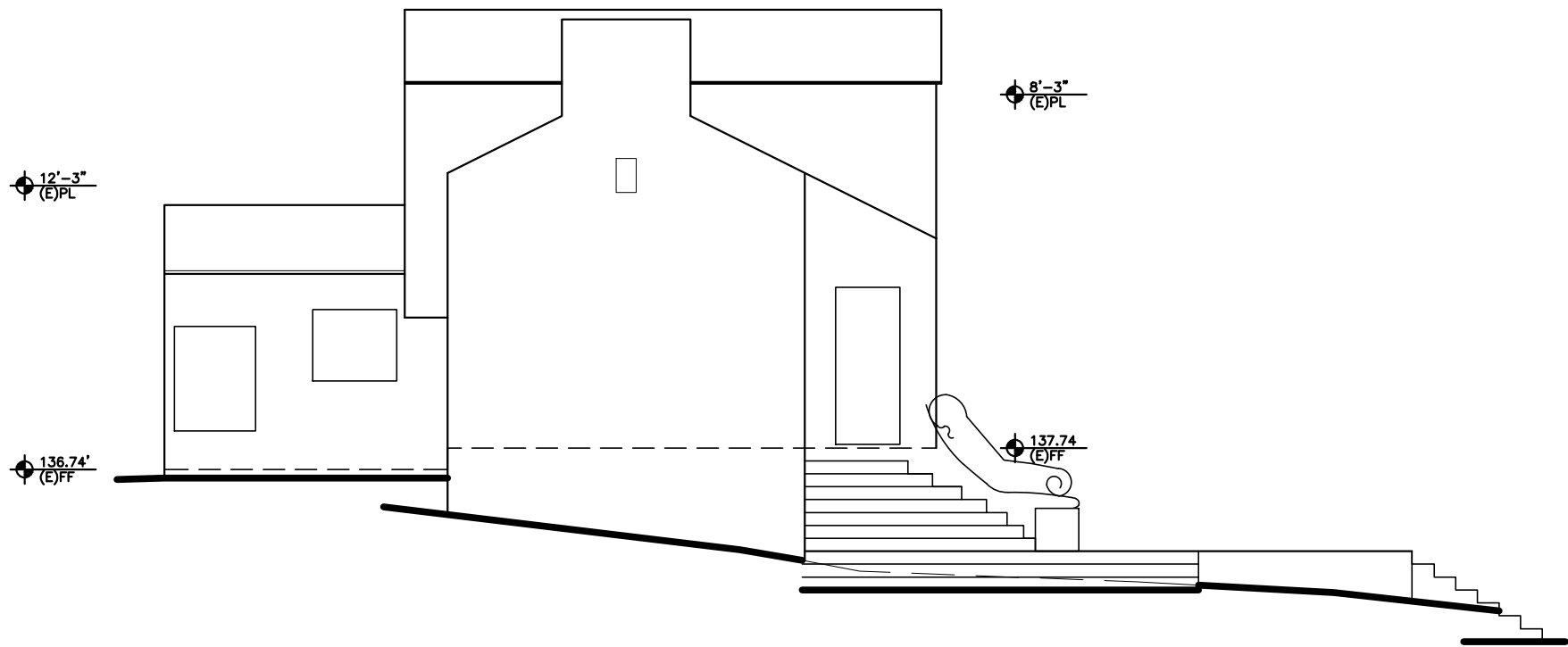
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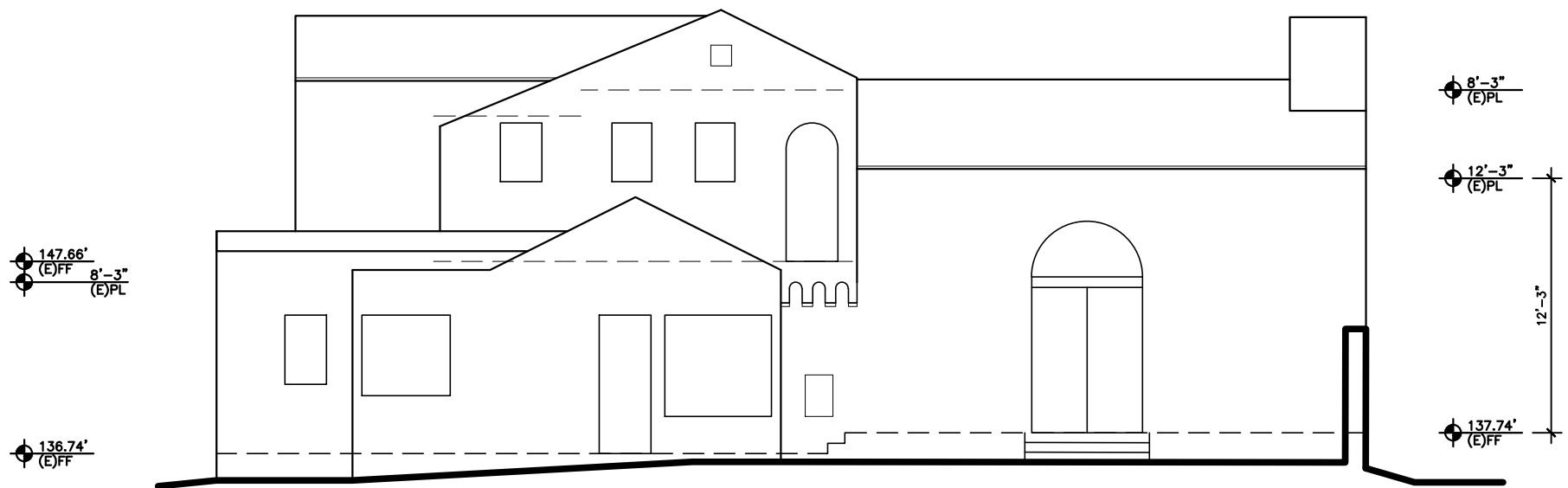
WEST ELEVATION

1/8"=1'-0"



NORTH ELEVATION

1/8"=1'-0"



EAST ELEVATION

1/8"=1'-0"



SOUTH ELEVATION

1/8"=1'-0"

JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

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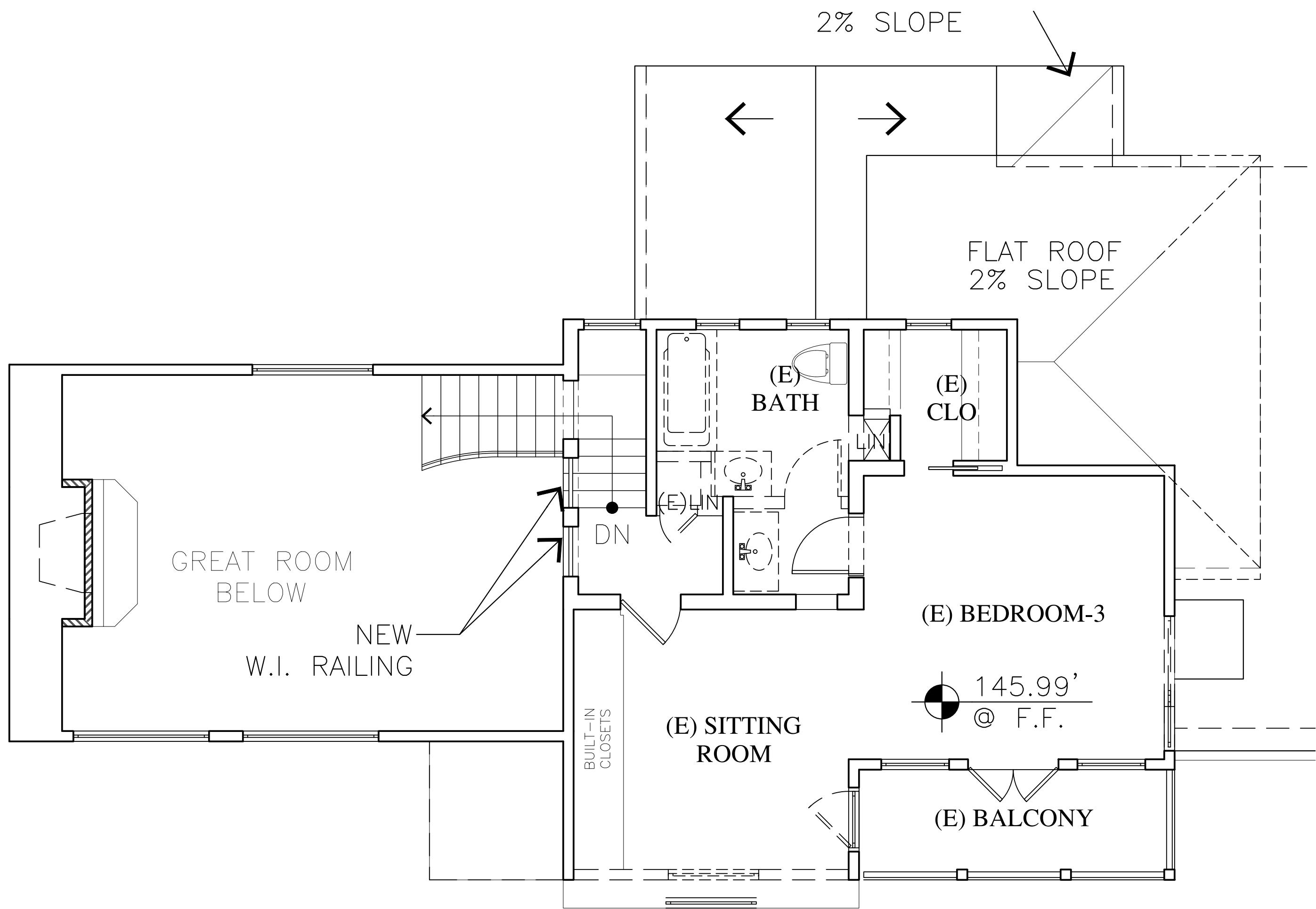
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EXISTING
ELEVATIONS

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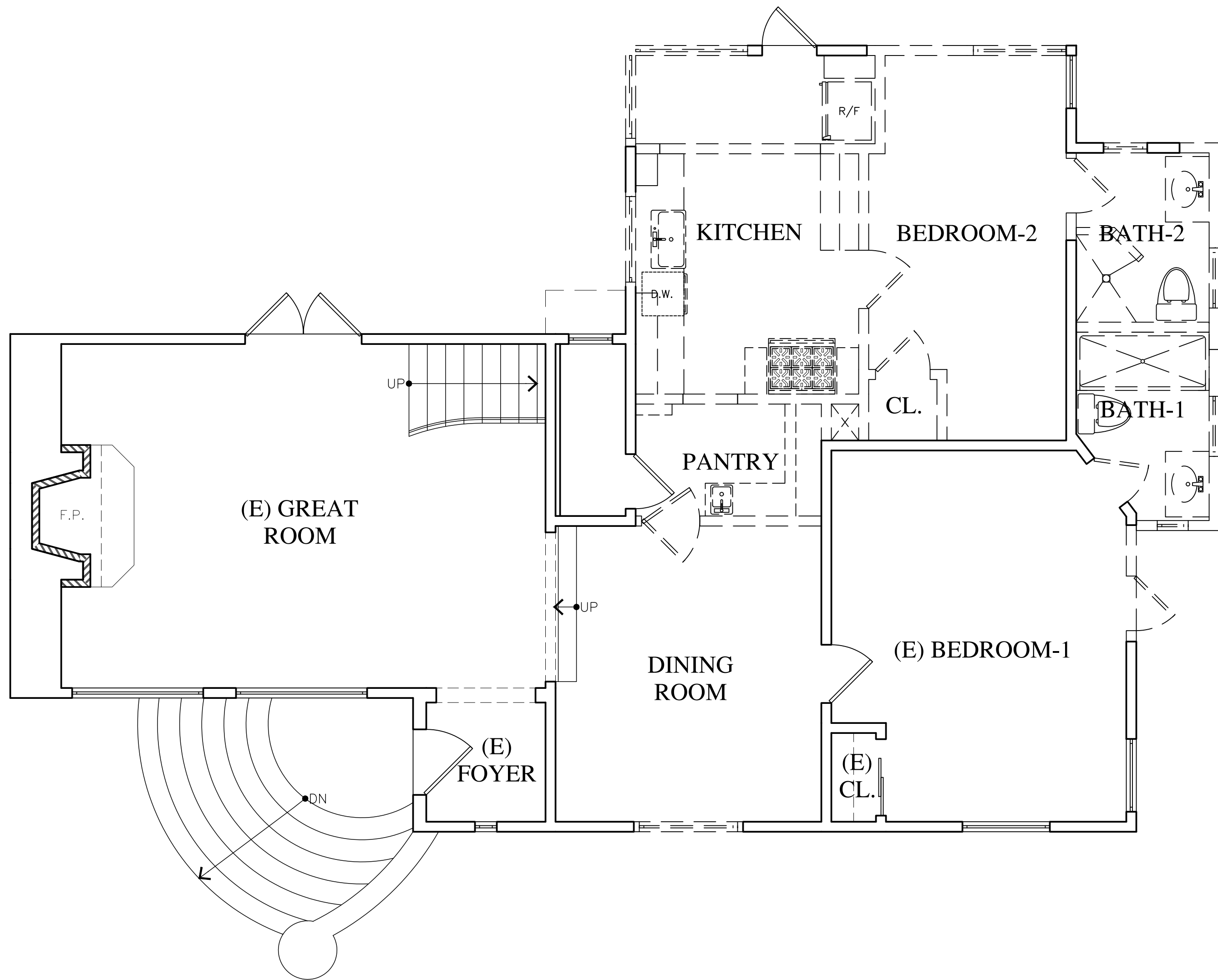
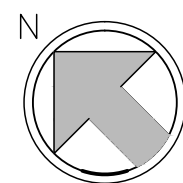
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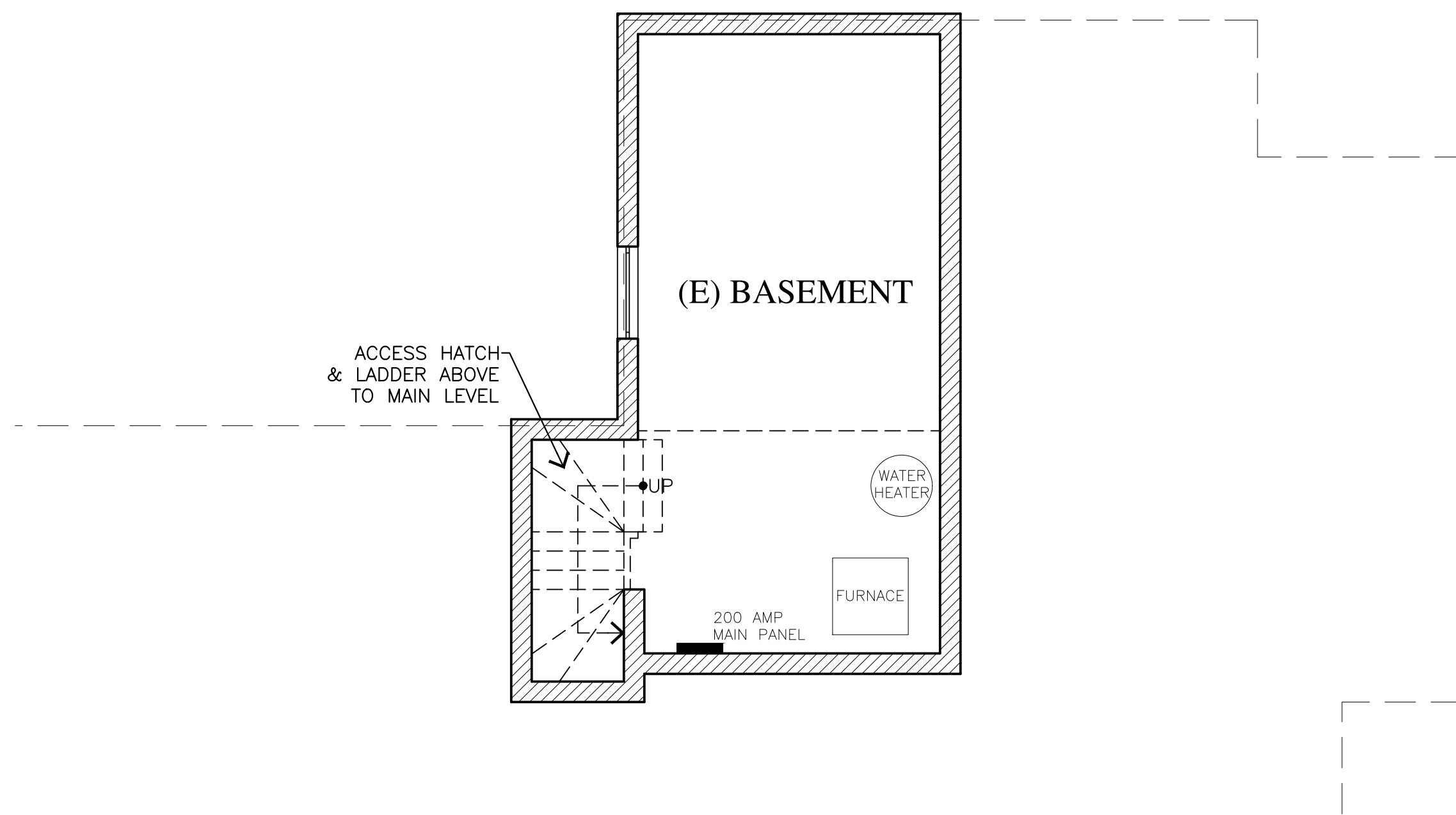
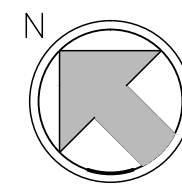
UPPER LEVEL EXISTING - DEMOLITION PLAN

1/4"=1'-0"



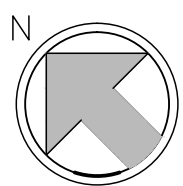
MAIN LEVEL EXISTING - DEMOLITION PLAN

1/8"=1'-0"



LOWER LEVER EXISTING - DEMOLITION PLAN

1/4"=1'-0"



WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- (E) DOOR OR WINDOW TO BE REMOVED
- 2X EXISTING WALL TO BE REMOVED

JUN A. SILLANO, AIA



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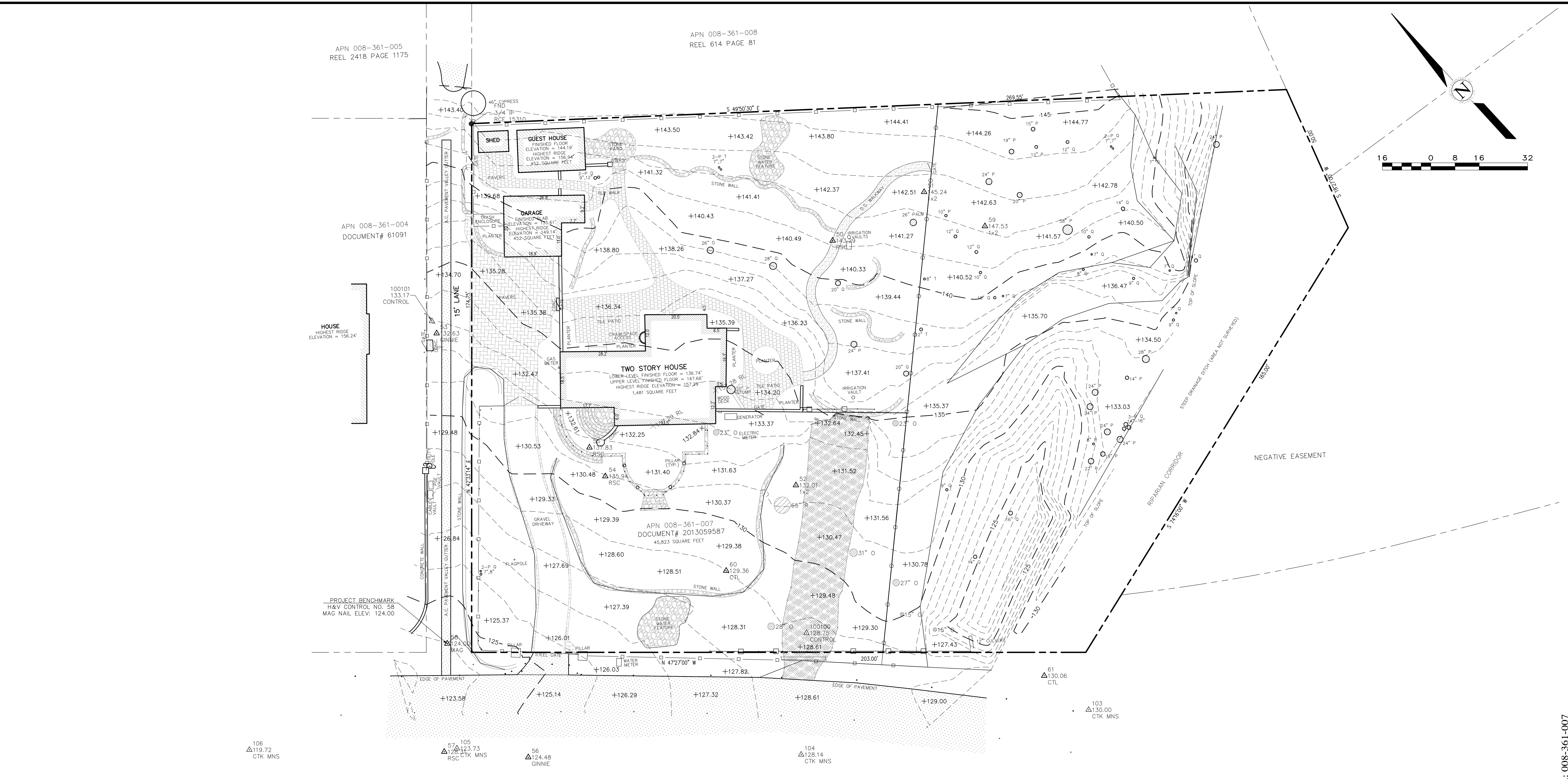
REVISIONS:

- 1
- 2
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FLOOR PLANS
EXIST / DEMO

SHEET NO.

D2.0



LEGEND:

	PROPERTY BOUNDARY LINE
	ADJACENT PROPERTY BOUNDARY LINE
	ORIGINAL PROPERTY BOUNDARY LINE
	EASEMENT LINE (TYPE AS SHOWN)
	ROADWAY CENTERLINE
	MAJOR CONTOUR LINE (5' INTERVAL)
	MINOR CONTOUR LINE (1' INTERVAL)
	FENCE (TYPE AS MARKED)
	ASPHALT CONCRETE SURFACE
	CONCRETE SURFACE
	DIRT DRIVING SURFACE
	NATURAL GROUND SURFACE/LANDSCAPED AREA

	CONDUIT		GAS LINE		GAS METER
	PIPE		TELEPHONE SERVICE		WATER METER
	CLEANOUT		UNKNOWN UTILITY		PGE BOX
	DOWNSPOUT		FUSE BOX		UTILITY HUB
	HOSEBIB		ELECTRICAL OUTLET		TELEPHONE BOX
	WATER SERVICE		UTILITY POLE		ELECTRICAL HUB
	IRRIGATION BOX		GUY WIRE		ELECTRICAL PANEL
	IRRIGATION CONTROL VALVE		MAILBOX		ELECTRICAL METER
	WATER VALVE		AREA DRAIN		SANITARY SEWER MANHOLE
	DRAIN LINE		HYDRANT		STORM DRAIN MANHOLE
	STREET LIGHT		SIGN		PGE GAS MANHOLE
					ELECTRICAL MANHOLE

GENERAL NOTES:

- ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #58, A MAGNETIC NAIL LOCATED IN THE ADJACENT LANE APPROXIMATELY 8 FEET NORTH AND 4 FEET WEST OF THE MOST WESTERLY PROPERTY CORNER, ELEVATION = 124.00' AS SHOWN.
 - NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
 - TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3" ABOVE THE GROUND. SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN.
 - THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (10/11/21) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.
 - BUILDING CORNERS SHOWN WERE LOCATED AT THE OUTERMOST FACE OF TRIM. DIMENSIONS SHOWN REPRESENT THE BUILDING AT GROUND LEVEL. SQUARE FOOTAGE WAS CALCULATED USING THE OUTERMOST BUILDING FOOTPRINT AS MEASURED. BUILDING OVERHANG(S) ARE NOT SHOWN.
 - THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.
- CE = CEDAR PA = PALM
CW = COTTON WOOD PE = PEPPER
CYP = CYPRESS P = PINE
E = EUCALYPTUS R = REDWOOD
H = HOLLY TR = TREE
O = OAK W = WILLOW

CONTACT INFORMATION:			
OWNER:			
MR. GEORGE AND DANA HOLLAND			
3363 17 MILE DRIVE			
PEBBLE BEACH, CA 93953			
SITE LOCATION:			
3363 17 MILE DRIVE			
PEBBLE BEACH, CA 93953			
No.	DATE	BY	REVISION
	10/18/21	JK	RELEASED TO CLIENT

TOPOGRAPHIC MAP
OF
THE PARCEL AS DESCRIBED IN THE DEED
RECORDED AS DOCUMENT NO. 2013059587
SALINAS, CALIFORNIA
FOR
MR. GEORGE AND DANA HOLLAND

A.P.N.: 008-361-007

SCALE: 1" = 16'
DATE: OCT 2021
JOB NO. 1314-01

SHEET 1
OF 1 SHEETS

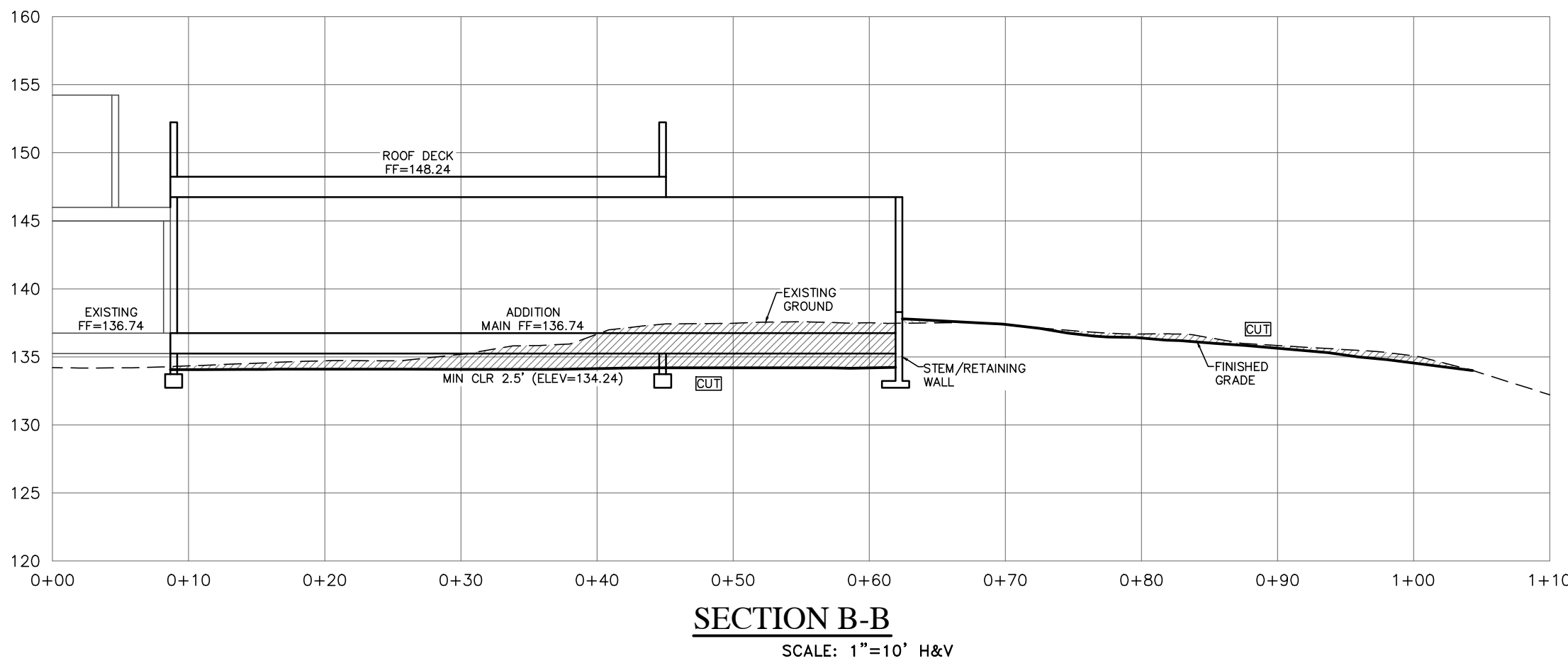
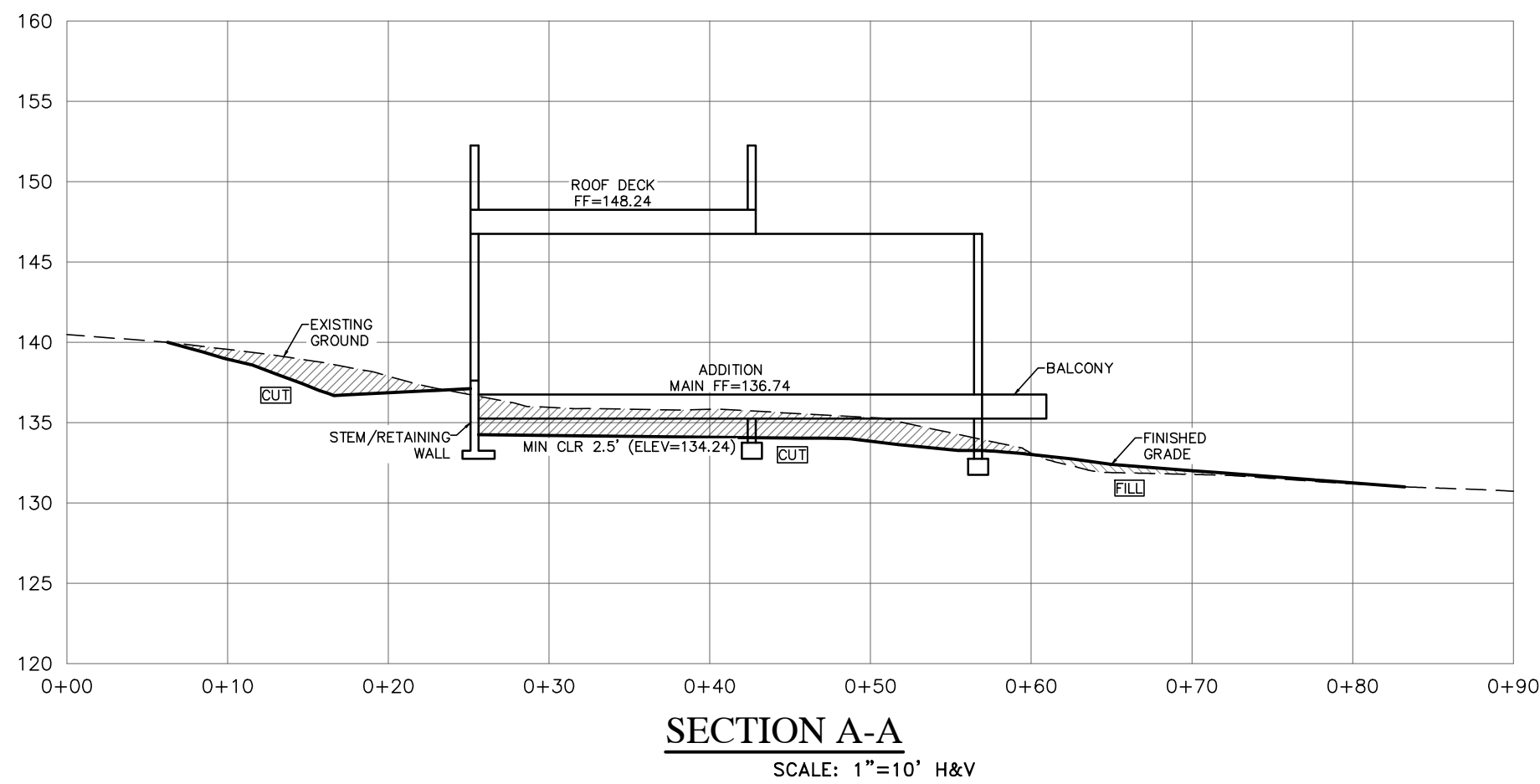
APPROVED BY:

GUY R. GIRAUDO

PROFESSIONAL LAND SURVEYOR & PHOTOGRAMMETRIST
GUY R. GIRAUDO
EXP. 12-31-21
No. 8703
STATE OF CALIFORNIA

LANDSET
ENGINEERS, INC.

520-B Crazy Horse Canyon Road
Salinas, California 95907
Office (831) 443-6970 Fax (831) 443-3801
www.landseteng.com



"GRADING SECTIONS & DETAILS"

CONCEPTUAL GRADING & DRAINAGE PLAN
OF
HOLLAND RESIDENCE ADDITION
A.P.N.: 008-361-007
PEBBLE BEACH, CALIFORNIA
FOR
MR. & MRS. GEORGE AND DANA HOLLAND

SCALE: AS SHOWN
DATE: MAR 2022
JOB NO. 2393-03

SHEET 2

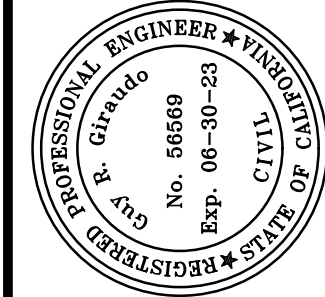
OF 5 SHEETS

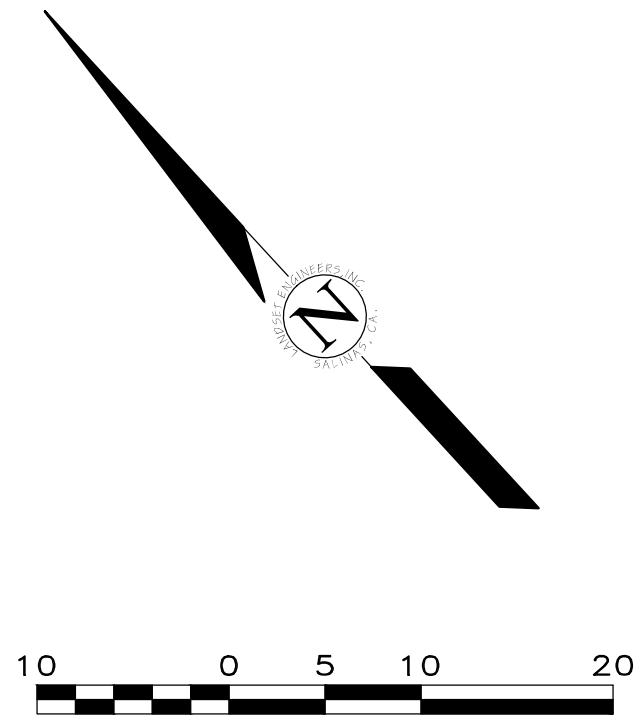
No.	DATE	BY	REVISION
	03/16/22	JAN	RELEASED TO CLIENT



APPROVED BY:

GUY R. GIRARDI
3/16/22





LEGEND:

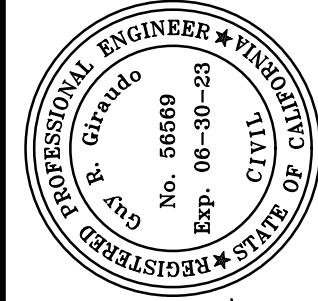
- EXISTING (E):
- PROPERTY BOUNDARY
 - SETBACK LINE
 - MAJOR CONTOUR LINE (5' INTERVAL)
 - MINOR CONTOUR LINE (1' INTERVAL)
 - EXISTING RESIDENCE FOOTPRINT
- NEW (N):
- MAJOR CONTOUR LINE (5' INTERVAL)
 - MINOR CONTOUR LINE (1' INTERVAL)
 - RETAINING WALL - TYPE AS SHOWN
 - STORM DRAIN PIPE
 - RAINWATER LEADER
 - PROPOSED BUILDING FOOTPRINT
 - CATCH BASIN (V12)
 - ROOF DOWNSPOUT

"UTILITY PLAN"
CONCEPTUAL GRADING & DRAINAGE PLAN
OF
HOLLAND RESIDENCE ADDITION
A.P.N.: 008-361-007
FOR
MR. & MRS. GEORGE AND DANA HOLLAND

SCALE: 1" = 10'
DATE: MAR 2022
JOB NO. 2393-03

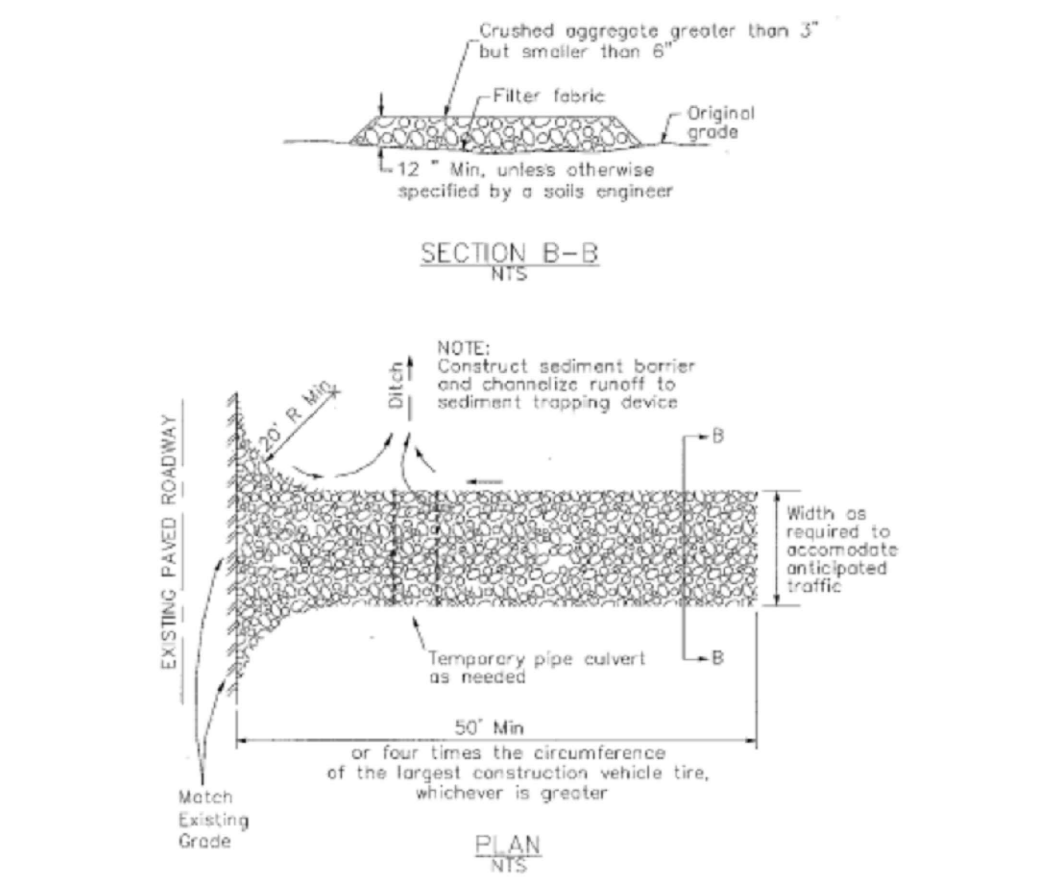
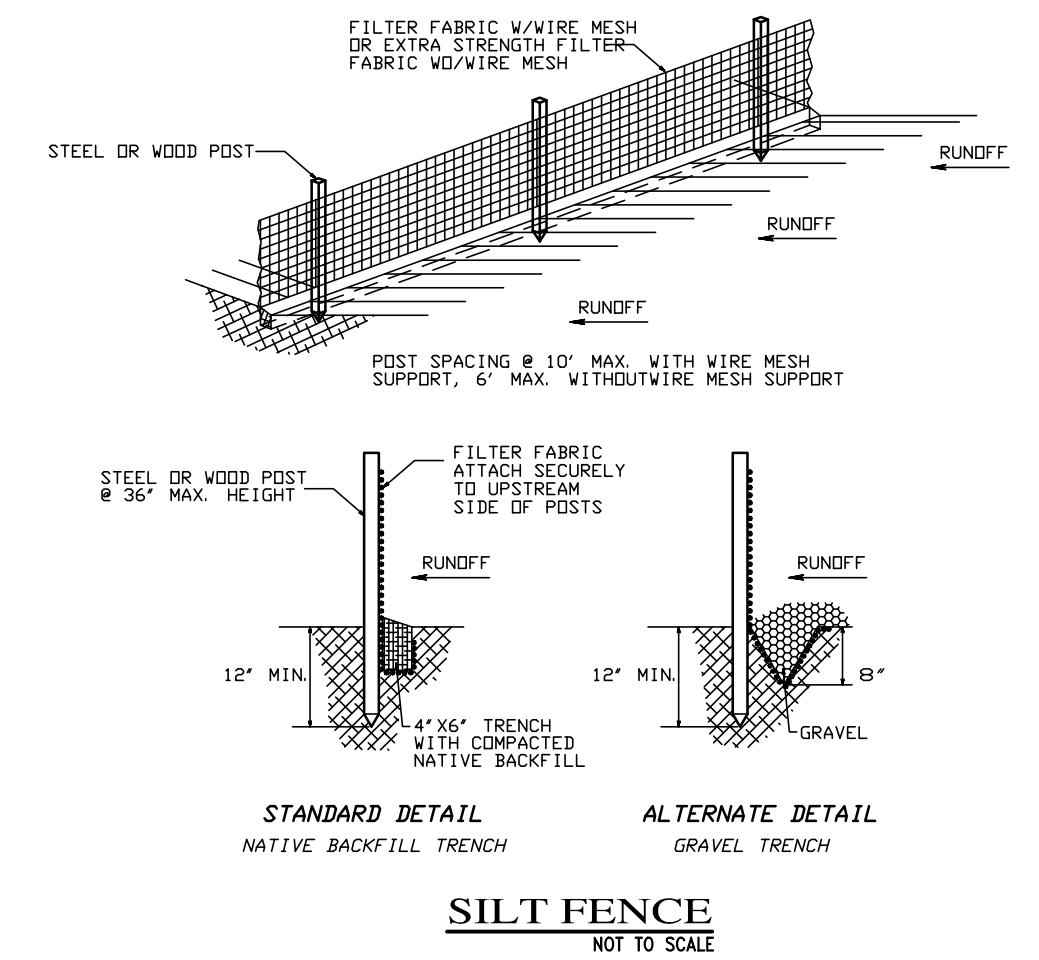
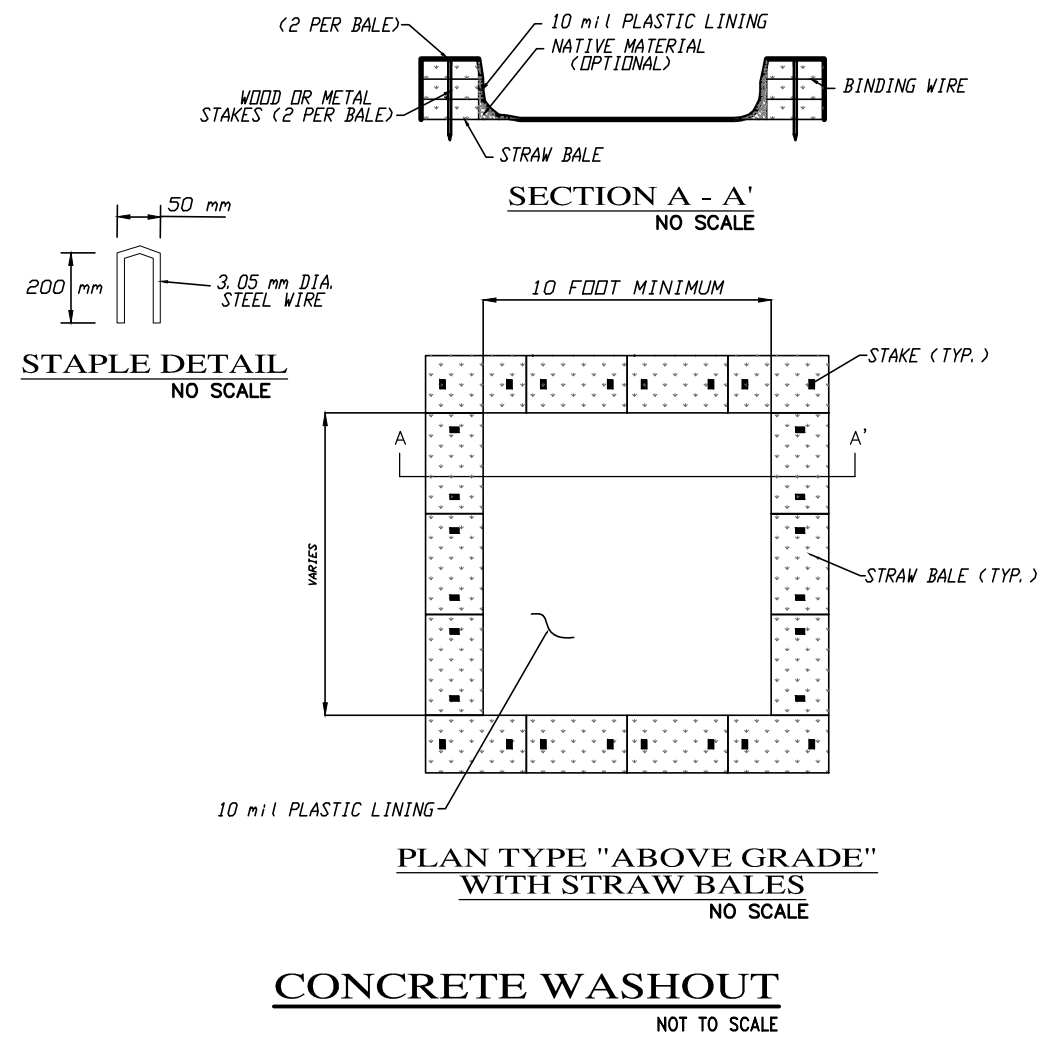
SHEET 3
OF 5 SHEETS

No.	DATE	BY	REVISION
03/16/22	JAN	RELEASED TO CLIENT	



APPROVED BY:
GUY R. GIRARDI
3/16/22





EROSION & SEDIMENT CONTROL NOTES:

- 1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE COUNTY OF MONTEREY EROSION CONTROL ORDINANCE.
- 2) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
- 3) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
- 4) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK. ACCESS ROADS SHALL BE CLEANED DAILY (IF NECESSARY) AND PRIOR TO ANY RAIN EVENT.
- 5) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
- 6) CONTRACTOR SHALL PROVIDE WATERING FOR DUST CONTROL DURING ALL GROUND DISTURBANCE OPERATIONS.
- 7) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDED WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.
- 8) CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.
- 9) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEED WITH THE FOLLOWING EROSION CONTROL MIX: BROMUS CARINATUS (CALIFORNIA BROME), VULPIA MICROSTACHYS (NUTTALL'S FESCUE), ELYMUS GLAUCUS (BLUE HORDEGRASS), HORDEUM BRACHYANTHERUM (MEADOW BARLEY), FESTUCA RUNNOLATA BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.
- 10) SEEDING AREAS SHALL BE RETAINED ON-SITE AND SHALL BE PREVENTED FROM FLOWING INTO THE STORM DRAINAGE SYSTEM. SEDIMENT CATCHMENT BARRIERS SHALL BE INSPECTED BY THE APPLICANT IMMEDIATELY AFTER ANY SIGNIFICANT RAINFALL AND AT LEAST DAILY DURING ANY PERIOD OF PROLONGED RAINFALL.
- 11) PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/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 GRADING AND EROSION CONTROL REGULATIONS.
- 12) DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPs INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
- 13) PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION. COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE. ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.
- 14) THE APPLICANT SHALL SCHEDULE WEEKLY INSPECTIONS WITH RMA-ENVIRONMENTAL SERVICES DURING THE RAINY SEASON, OCTOBER 15th TO APRIL 15th, TO ENSURE CONTAMINANTS ARE NOT DISCHARGED INTO THE AREAS OF SPECIAL BIOLOGICAL SIGNIFICANCE.

BMP LEGEND:

- 1 FR
- 2 N/A FOR INFORMATION ONLY
- 3 N/A FOR INFORMATION ONLY
- 4 N/A FOR INFORMATION ONLY
- 5 N/A FOR INFORMATION ONLY
- 6 N/A FOR INFORMATION ONLY
- 7 N/A FOR INFORMATION ONLY
- 8 SF N/A FOR INFORMATION ONLY
- 9 N/A FOR INFORMATION ONLY
- 10 TRASH RECYCLE
- 11 N/A FOR INFORMATION ONLY

FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ON-SITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED MAX. 4' ON CENTER), SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.

DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER - SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.

STABILIZED CONSTRUCTION ACCESS: INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (IF NECESSARY FOR THIS APPLICATION, SEE DETAIL). INSPECT ENTRANCE DAILY, AND ADD ADDITIONAL STONE AS TOP-DRESSING WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLE TRAFFIC FROM DRIVING AROUND THE STABILIZED ACCESS.

STOCKPILE MANAGEMENT: SOIL STOCKPILES MUST BE COVERED OR STABILIZED (I.E. WITH SOIL BINDERS) IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS. ACTIVE SOIL STOCKPILES SHALL BE WATERED TWICE DAILY TO AVOID WIND EROSION. SURROUND ALL STOCKPILES WITH FIBER ROLLS OR SILT FENCE. STOCKPILES OF "COLD MIX", TREATED WOOD, AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM.

CONCRETE WASHOUT: WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.

CONTRACTOR'S STAGING AREA: THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLE SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.

TREE PROTECTION: TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH-MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIP LINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BE A LICENSED AND CERTIFIED ARBORIST.

SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEVED INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.

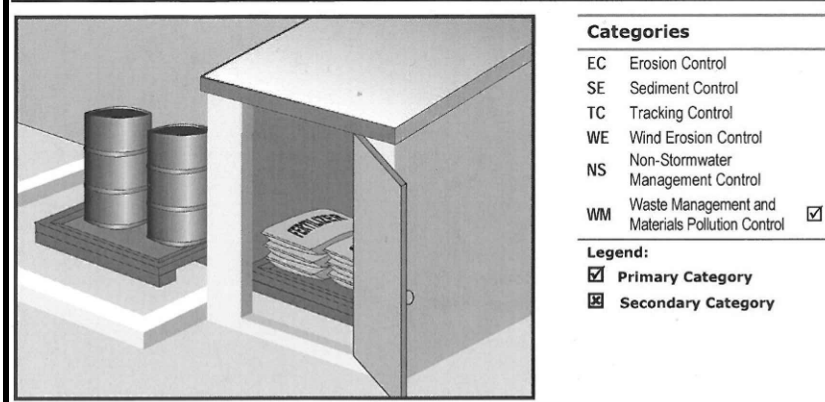
GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 40Z/SY. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH 0.5" - 1" CRUSHED ROCK. TIGHTLY ABOUT BAGS AND CONSTRUCT CHOK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.

WASTE MANAGEMENT: SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF-SITE DISPOSAL. WHEN ON-SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WATER-TIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND/OR TRASH BINS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ON-SITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.

SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ON-SITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF-SITE.

DETAILS

Material Delivery and Storage WM-1

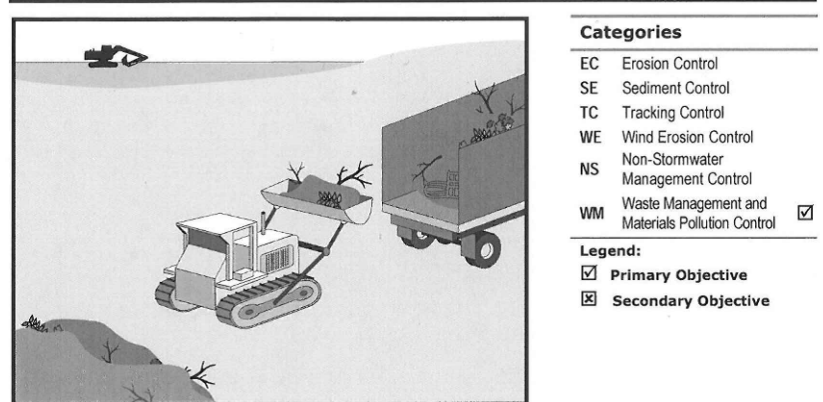


Description and Purpose
Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

Targeted Constituents
Sediment
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics

Potential Alternatives
None

Solid Waste Management WM-5

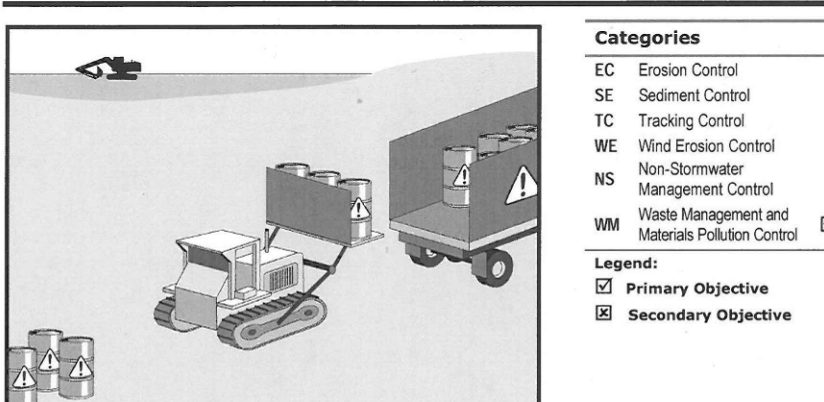


Description and Purpose
Solid waste management procedures and practices are designed to prevent or reduce the discharge of pollutants to stormwater from solid or construction waste by providing designated waste collection areas and containers, arranging for regular disposal, and training employees and subcontractors.

Targeted Constituents
Sediment
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics

Potential Alternatives
None

Hazardous Waste Management WM-6

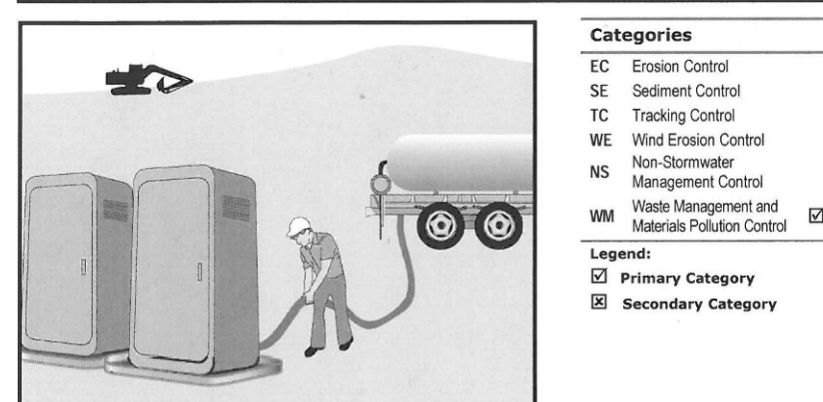


Description and Purpose
Prevent or reduce the discharge of pollutants to stormwater from hazardous waste through proper material use, waste disposal, and training of employees and subcontractors.

Targeted Constituents
Sediment
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics

Potential Alternatives
None

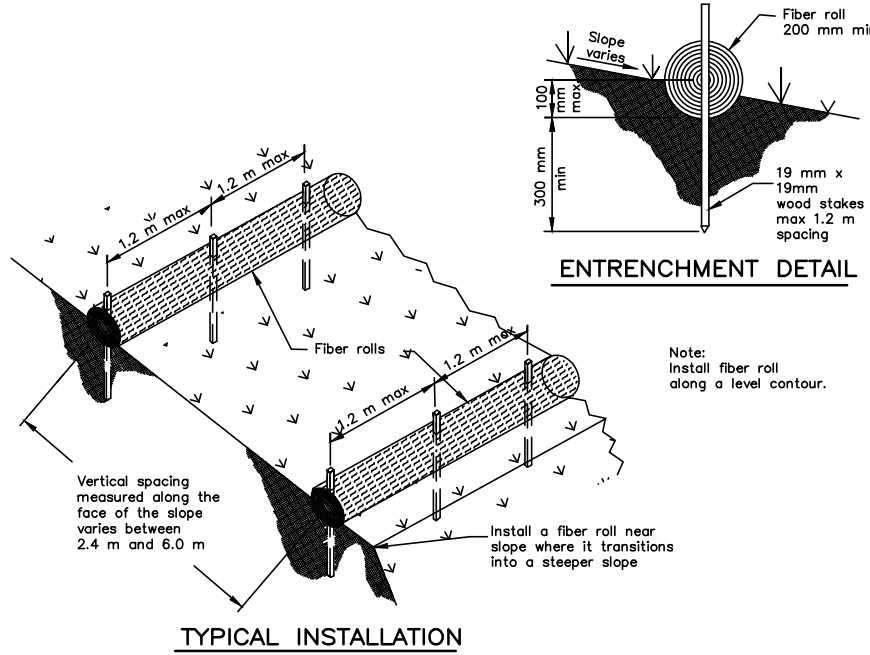
Sanitary/Septic Waste Management WM-9



Description and Purpose
Proper sanitary and septic waste management prevent the discharge of pollutants to stormwater from sanitary and septic waste by providing convenient, well-maintained facilities, and arranging for regular service and disposal.

Targeted Constituents
Sediment
Nutrients
Trash
Metals
Bacteria
Oil and Grease
Organics

Potential Alternatives
None

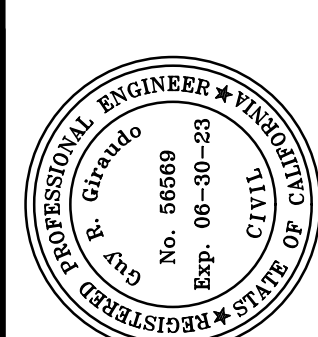


FIBER ROLL

NOT TO SCALE

"EROSION & SOURCE CONTROL PLAN" CONCEPTUAL GRADING & DRAINAGE PLAN OF HOLLAND RESIDENCE ADDITION A.P.N.: 008-361-007 PEBBLE BEACH, CALIFORNIA

MR. & MRS. GEORGE AND DANA HOLLAND



APPROVED BY:

GUY R. GIRARDO

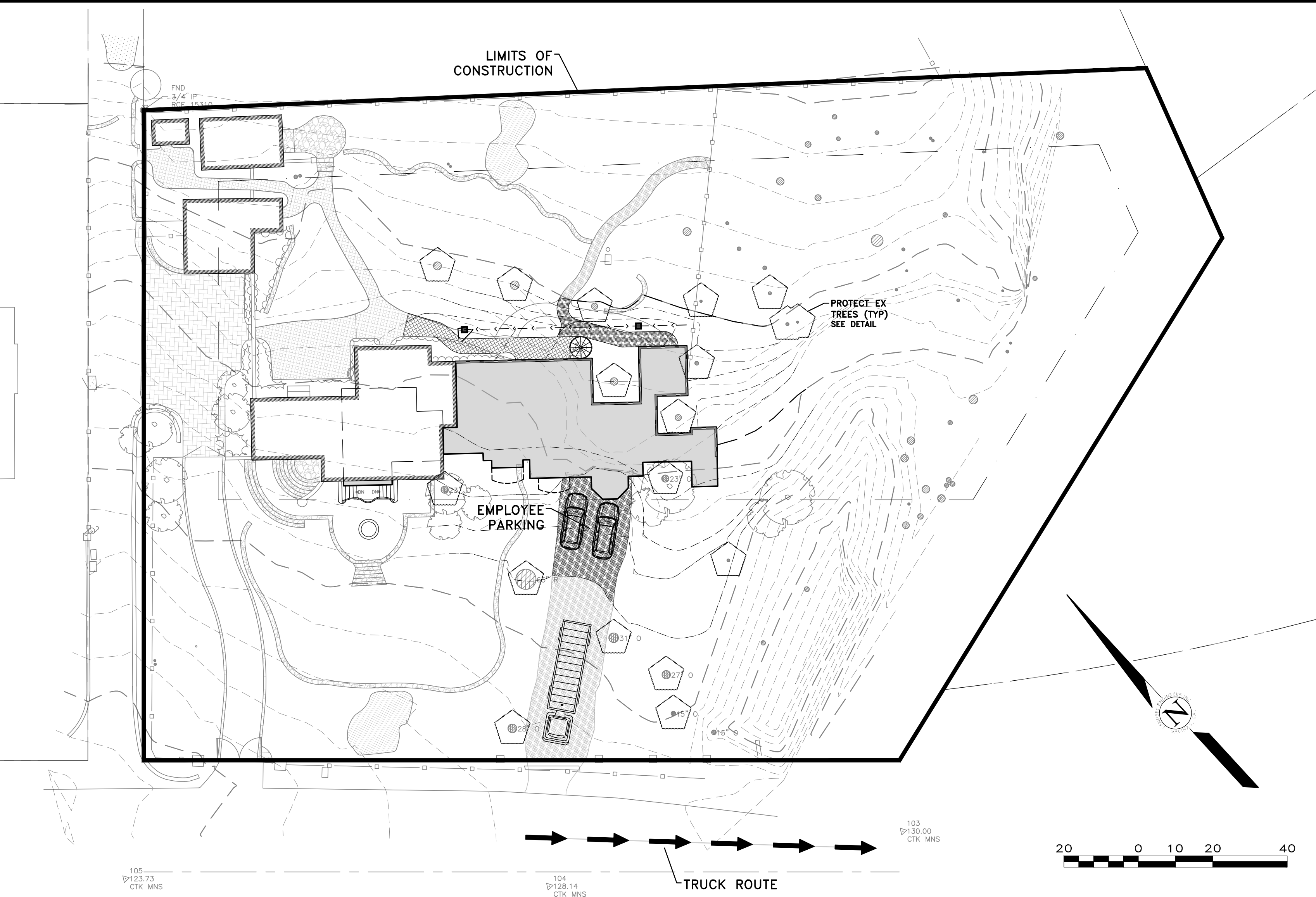


SCALE: AS SHOWN
DATE: MAR 2022
JOB NO. 2393-03

SHEET 4

OF 5 SHEETS

No.	DATE	BY	REVISION
03/16/22	JAN	RELEASED TO CLIENT	



SITE GRADING:
THE PROPOSED GRADING INCLUDES APPROXIMATELY 170 CY OF CUT & 10 CY OF FILL.

- CONSTRUCTION STAGING:
- A. MOBILIZE, CLEAR AND GRUB
 - B. SITE GRADING
 - C. UTILITY INSTALLATION
 - D. CONSTRUCT STRUCTURE
 - E. INSTALL PAVERS AND LANDSCAPING
 - F. SITE CLEANING, PUNCH LIST

MATERIAL DELIVERIES SHALL BE SCHEDULED SUCH THAT THEY ARE USED PROMPTLY, AND MATERIAL STORAGE IS MINIMIZED. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED IN A DESIGNATED AREA ON THE SUBJECT PROPERTY. SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL AND DEMOLITION NOTES.

HAUL ROUTES:
HAUL TRUCKS SHALL BACK INTO THE SITE FROM 17 MILE DR. HAUL TRUCKS WILL EXIT THE SITE, TURNING SOUTH ONTO 17 MILE DR. THEY WILL FOLLOW THAT ROAD OUT OF PEBBLE BEACH AND MERGE ONTO NORTHBOUND CA HWY 1. FLAGGERS SHALL BE STATIONED ON 17 MILE DR AS TRUCKS BACK FROM THE PUBLIC RIGHT-OF-WAY ONTO THE SITE. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE EASEMENT/DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

TRUCK STAGING AREA:
VEHICLES OR TRUCKS SHALL NOT QUEUE ON THE ROAD OUTSIDE THE JOB SITE. TRUCKS SHALL QUEUE ON 17 MILE DR (SEE DETAIL B, THIS SHEET), AND WILL BE DIRECTED TO APPROACH THE SITE BY ONSITE PERSONNEL VIA RADIO OR PHONE.

EMPLOYEE PARKING:
EMPLOYEES SHALL PARK ON SITE EXCLUSIVELY. EMPLOYEES SHALL CARPOOL WHENEVER POSSIBLE. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

LIMITS OF CONSTRUCTION: ALL CONSTRUCTION SHALL TAKE PLACE WITHIN THE BORDER AS SHOWN. EXISTING CYPRESS, PINE, AND OAK TREES LOCATED WITHIN THE LIMITS SHOWN SHALL BE SURROUNDED BY ORANGE PROTECTIVE FENCING (SEE DETAIL).

NUMBER OF EMPLOYEES ONSITE PER DAY: APPROXIMATELY 10-20

NUMBER OF TRUCK TRIPS/DAY: 4

AMOUNT OF GRADING/DAY: 80 C.Y.

HOURS OF OPERATION/DAY: 8

DAYS OF OPERATION: MONDAY THROUGH FRIDAY

TIME OF OPERATION: 8:00 AM - 4:30 PM

PROJECT SCHEDULING: PROJECTED START DATE 1 MAY 2022. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

A PLAN

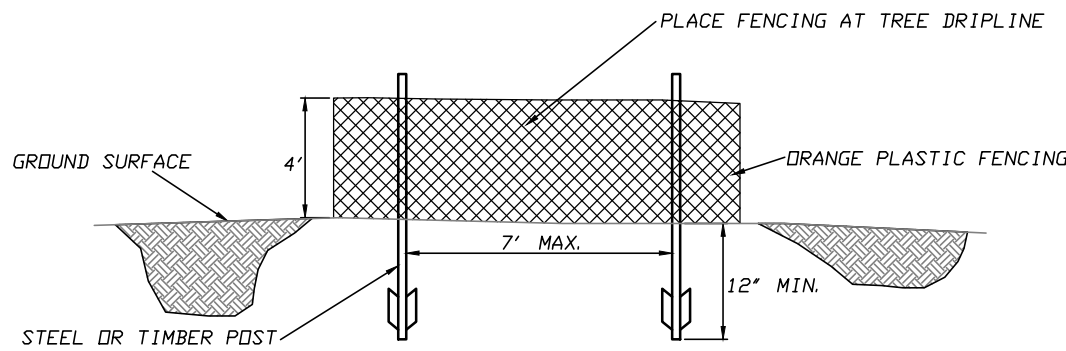
SCALE: 1"=20'

TRUCK TRIP GENERATION CHART:

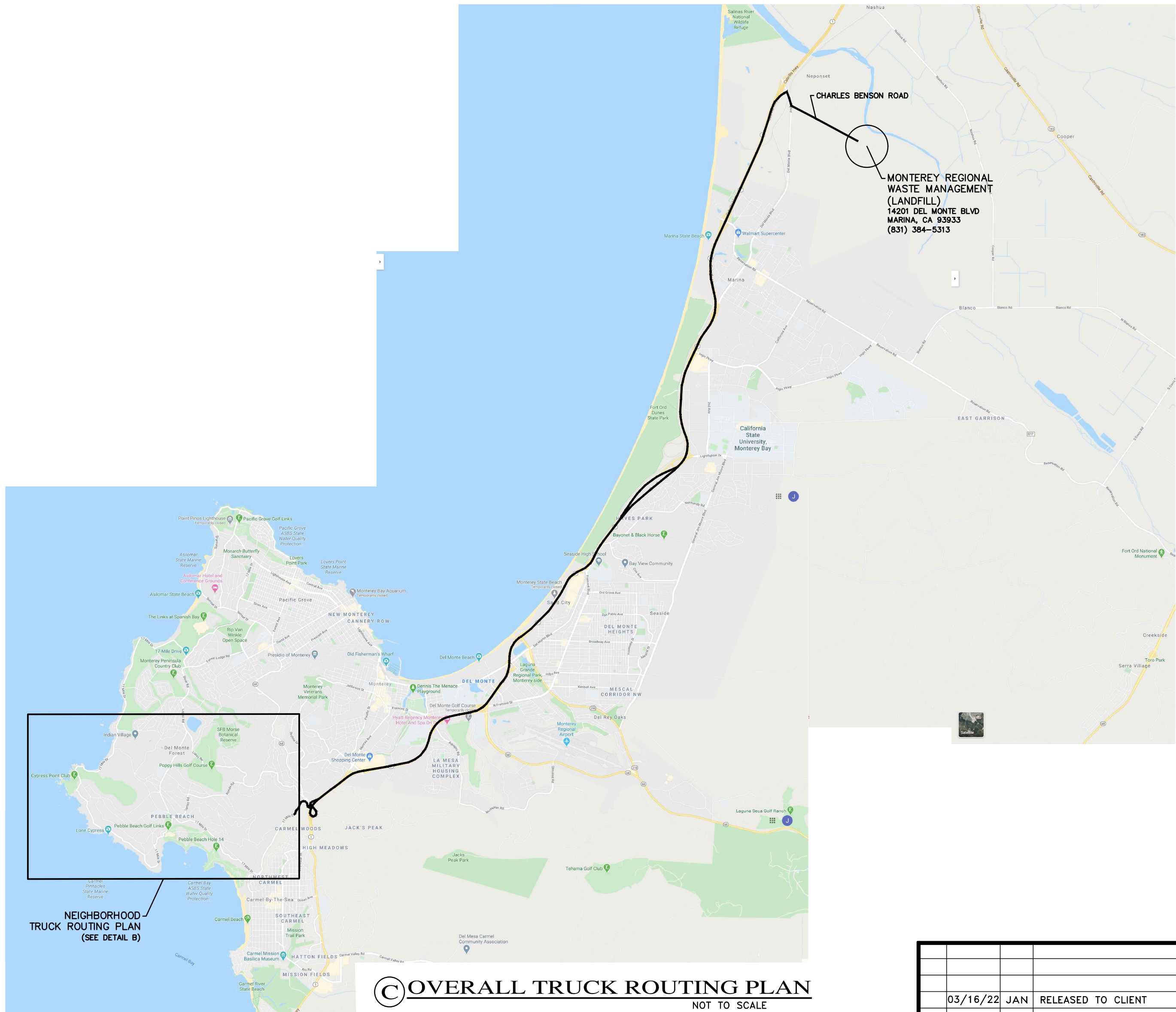
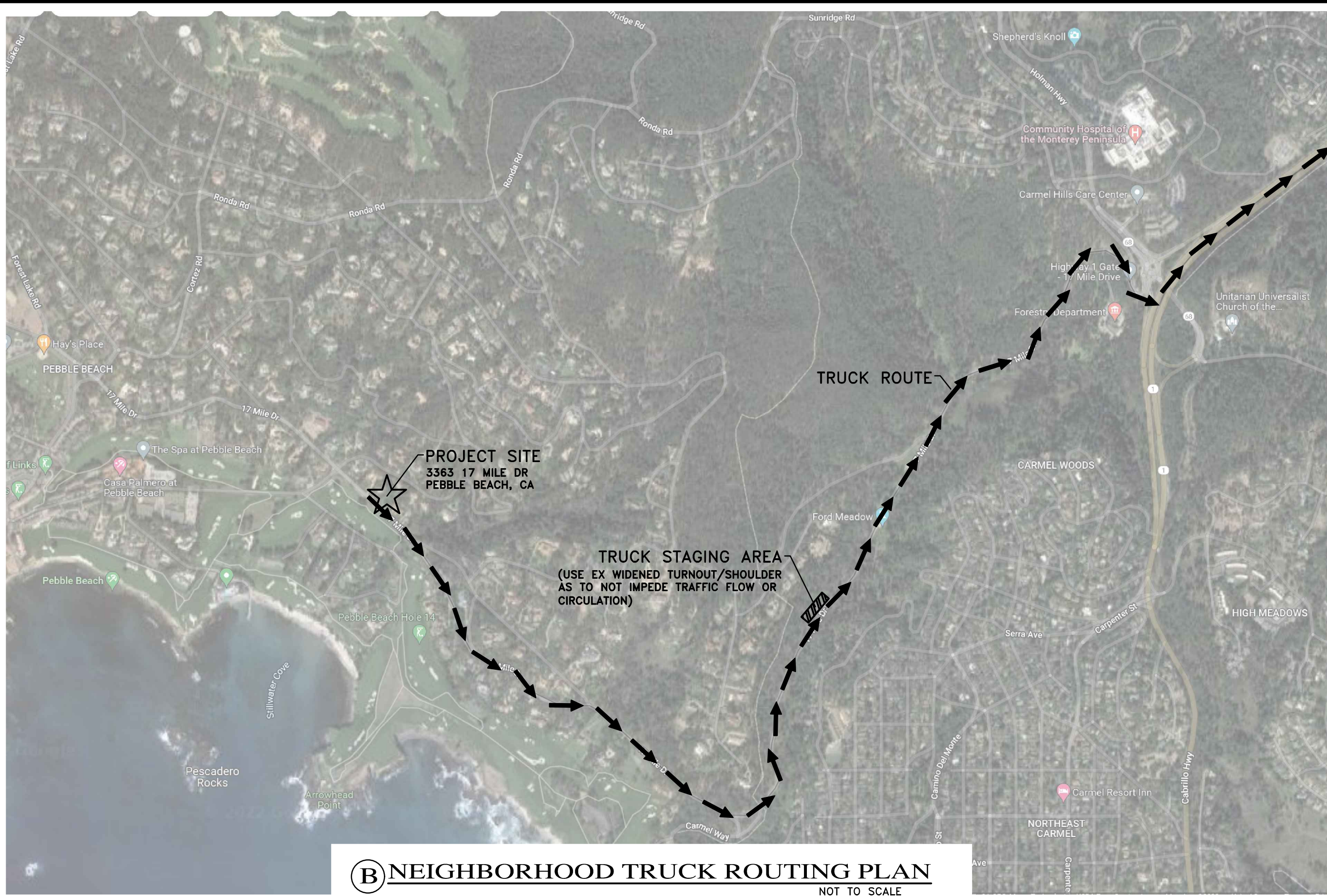
CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION	4	5
GRADING & SOIL REMOVAL (EXPORT)	8	2
ENGINEERING MATERIALS (IMPORT)	0	0
TOTALS	12	7

TRUCK TRIP GENERATION NOTES:

1. TRUCK TRIPS FOR THE GRADING/SOIL IMPORT IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 4 TRUCK LOADS PER DAY.
2. THERE ARE APPROXIMATELY 160 CUBIC YARDS OF SOIL MATERIAL TO BE EXPORTED FROM THE SITE.
3. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 7 WORKING DAYS TO COMPLETE.
3. THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 100 CUBIC YARDS.



ESA FENCING
NOT TO SCALE

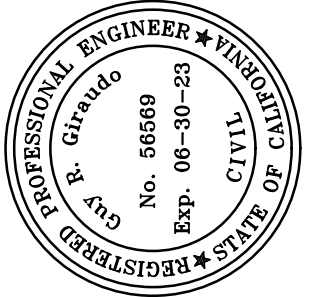


"CONSTRUCTION MANAGEMENT PLAN"
CONCEPTUAL GRADING & DRAINAGE PLAN
OF
HOLLAND RESIDENCE ADDITION
A.P.N.: 008-361-007
PEBBLE BEACH, CALIFORNIA
FOR
MR. & MRS. GEORGE AND DANA HOLLAND

SCALE: AS SHOWN
DATE: MAR 2022
JOB NO. 2393-03

SHEET 5

OF 5 SHEETS



APPROVED BY:

GUY R. GIRARDINO



**COLOR AND MATERIAL SAMPLES FOR
HOLLAND RESIDENCE
3363 17 MILE DR, PEBBLE BEACH, CA 93953
APN: 008-361-007**

EXTERIOR STUCCO - MATCH EXISTING



CLAY TILE ROOF - MATCH EXISTING



COPPER GUTTERS & DOWNSPOUTS



**METAL CLAD WOOD EXTERIOR DOORS
LOEWEN OR EQUAL**



**METAL CLAD WOOD EXTERIOR WINDOWS
LOEWEN OR EQUAL**













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