County of Monterey

Government Center - Board Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Meeting Agenda - Final

Wednesday, September 24, 2025

9:00 AM

Para interpretación en español, haga clic aquí:
https://attend.wordly.ai/join/THCT-8529

County of Monterey Planning Commission

The Planning Commission is pleased to announce a six-month Pilot Program for Interpretation Services, commencing in December 2024. This initiative aims to enhance accessibility and participation in our meetings.

To utilize interpretation services during the Planning Commission meetings, please access the meeting via the below link or use the QR Code on our website. Once logged in, select your preferred language and click on 'Attend' to join.

Thank you for your cooperation and we look forward to your participation.

La Comisión de Planificación se complace en anunciar un Programa Piloto de Servicios de Interpretación de seis meses de duración, que comenzará en diciembre de 2024. Esta iniciativa tiene como objetivo mejorar la accesibilidad y la participación en nuestras reuniones.

Para utilizar los servicios de interpretación durante las reuniones de la Comisión de Planificación, acceda a la reunión a través del siguiente enlace o utilice el código QR en nuestro sitio web. Una vez que haya iniciado sesión, seleccione su idioma preferido y haga clic en "Asistir" para unirse.

Gracias por su colaboración y esperamos contar con su participación.

https://attend.wordly.ai/join/THCT-8529

For optimal audio quality, please use a headset with your device. If you require assistance or do not have a device, reach out to the Clerk of the Planning Commission for support.

Para una calidad de audio óptima, utilice auriculares con su dispositivo. Si necesita ayuda o no tiene un dispositivo, comuníquese con el secretario(a) de la Comisión de Planificación para obtener ayuda.

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Planning Commission alternative actions on any matter before it.

NOTE: All agenda titles related to numbered agenda items are live web links. Click on the title to be directed to the corresponding staff report and associated documents.

In addition to attending in person, public participation will be available by ZOOM and/or telephonic means:

You may participate through ZOOM. For ZOOM participation please join by computer audio at: https://montereycty.zoom.us/j/95316276581

OR to participate by phone call any of these numbers below:
+ **1 669 900 6833 US (San Jose)**
+ **1 346 248 7799 US (Houston)**
+ **1 312 626 6799 US (Chicago)**
+ **1 929 205 6099 US (New York)**
+ **1 253 215 8782 US**
+ **1 301 715 8592 US**

Enter this Meeting ID number 953 1627 6581 when prompted.

PLEASE NOTE: IF ALL COMMISSIONERS ARE PRESENT IN PERSON, PUBLIC PARTICIPATION BY ZOOM IS FOR CONVENIENCE ONLY AND IS NOT REQUIRED BY LAW. IF THE ZOOM FEED IS LOST FOR ANY REASON, THE MEETING MAY BE PAUSED WHILE A FIX IS ATTEMPTED BUT THE MEETING MAY CONTINUE AT THE DISCRETION OF THE CHAIRPERSON.

If you choose not to attend the Planning Commission meeting in person, but desire to make general public comment, or comment on a specific item on the agenda, you may do so in two ways:

a. Submit your comment via email by 5:00 p.m. on the Tuesday prior to the Planning Commission meeting. Please submit your comment to the Clerk at pchearingcomments@countyofmonterey.gov . In an effort to assist the Clerk in identifying the agenda item relating to your public comment please indicate in the Subject Line, the meeting body (i.e. Planning Commission Agenda) and item number (i.e. Item No. 10). Your comment will be placed into the record at the meeting.

b. You may participate through ZOOM or telephonically. For ZOOM or telephonic participation please join by computer audio using the links above.

DOCUMENT DISTRIBUTION: Documents related to agenda items that are distributed to the Planning Commission less than 72 hours prior to the meeting shall be available for public inspection at the meeting the day of the Planning Commission meeting and in the Housing and Community

Development Office located at 1441 Schilling Place, 2nd Floor, Salinas California. Documents submitted in-person at the meeting, will be distributed to the Planning Commission. All documents submitted by the public at the meeting the day of the Planning Commission must have no less than sixteen (16) copies. Comments received after the agenda item will be made part of the record if received prior to the end of the meeting.

ALTERNATIVE FORMATS: If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda, please call the Monterey County Housing and Community Development at (831) 755-5025.

INTERPRETATION SERVICE POLICY: The Monterey County Planning Commission invites and encourages the participation of Monterey County residents at its meetings. If you require the assistance of an interpreter, please contact the Monterey County Housing and Community Development Department by phone at (831) 755-5025. The Clerk will make every effort to accommodate requests for interpreter assistance. Requests should be made as soon as possible, and at a minimum 24 hours in advance of any meeting.

La medida recomendada indica la recomendación del personal en el momento en que se preparó la agenda. Dicha recomendación no limita las acciones alternativas de la Comisión de Planificación sobre cualquier asunto que se le haya sometido.

Además de asistir en persona, la participación del público estará disponible por ZOOM y/o medios telefónicos:

Puede participar a través de ZOOM. Para la participación de ZOOM, únase por computadora en: https://montereycty.zoom.us/j/95316276581

O para participar por teléfono, llame a cualquiera de estos números a continuación:
+ **1 669 900 6833 US (San Jose)**
+ **1 346 248 7799 US (Houston)**
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+ **1 253 215 8782 US**
+ **1 301 715 8592 US**

Presione el código de acceso de reunión: 953 1627 6581 cuando se le solicite.

TENGA EN CUENTA: SI TODOS LOS COMISIONADOS ESTÁN PRESENTES EN PERSONA, LA PARTICIPACIÓN PÚBLICA DE ZOOM ES SOLO POR CONVENIENCIA Y NO ES

REQUERIDA POR LA LEY. SI LA TRANSMISIÓN DE ZOOM SE PIERDE POR CUALQUIER MOTIVO, LA REUNIÓN PUEDE PAUSARSE MIENTRAS SE INTENTA UNA SOLUCIÓN, PERO LA REUNIÓN PUEDE CONTINUAR A DISCRECIÓN DEL PRESIDENTE DE LA REUNIÓN.

Si decide no asistir a la reunión de la Comisión de Planificación en persona, pero desea hacer comentarios públicos generales o comentar sobre un tema específico de la agenda, puede hacerlo de dos maneras:

a. Envíe su comentario por correo electrónico antes de las 5:00 p.m. del martes anterior a la reunión de la Comisión de Planificación. Por favor, envíe su comentario al asistente de la Comisión de Planificación a: pchearingcomments@countyofmonterey.gov . En un esfuerzo por ayudar al asistente a identificar el tema de la agenda relacionado con su comentario público, indique en la Línea de Asunto, la audiencia de la reunión (ejemplo, la Junta de la Comisión de Planificación) y número de artículo (ejemplo, artículo n.º 10). Su comentario se incluirá en el registro de la reunión.

b. Puede participar a través de ZOOM o telefónicamente. Pará ZOOM o participación telefónica, únase por audio de computadora utilizando los enlaces anteriores.

DISTRIBUCIÓN DE DOCUMENTOS: Los documentos relacionados con los temas de la agenda que se distribuyan a la Comisión de Planificación menos de 72 horas antes de la reunión estarán disponibles para inspección pública en la reunión el día de la reunión de la Comisión de Planificación y en la Oficina de Vivienda y Desarrollo Comunitario ubicada en 1441 Schilling Place, 2nd Floor, Salinas California. Los documentos presentados en persona en la reunión se distribuirán a la Comisión de Planificación. Todos los documentos presentados por el público en la reunión del día de la Comisión de Planificación deben tener no menos de dieciséis (16) copias. Las observaciones recibidas después del tema del programa pasarán a formar parte del acta si se reciben antes de que finalice la sesión.

FORMATOS ALTERNATIVOS: Si se solicita, la agenda se pondrá a disposición de las personas con discapacidad en formatos alternativos apropiados, según lo exige la Sección 202 de la Ley de Estadounidenses con Discapacidades de 1990 (42 USC Sec. 12132) y las reglas y regulaciones federales adoptadas en implementación de la misma. Para obtener información sobre cómo, a quién y cuándo una persona con una discapacidad que requiere una modificación o adaptación para participar en la reunión pública puede hacer una solicitud de modificación o adaptación relacionada con la discapacidad, incluidas las ayudas o servicios auxiliares, o si tiene alguna pregunta sobre cualquiera de los temas enumerados en esta agenda, llame al Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey al (831) 755-5025.

POLÍZA DE SERVICIO DE INTERPRETACIÓN: Los miembros de la Comisión de Planificación del Condado de Monterey invita y apoya la participación de los residentes del Condado de Monterey en sus reuniones. Si usted requiere la asistencia de un intérprete, por favor comuníquese con el Departamento de Vivienda y Desarrollo Comunitario localizado en el Centro de Gobierno del Condado de Monterey, (County of Monterey Government Center), 1441 Schilling Place, segundo

piso sur, Salinas – o por teléfono al (831) 755-5025. La asistente hará el esfuerzo para acomodar los pedidos de asistencia de un intérprete. Los pedidos se deberán hacer lo más pronto posible, y no más de lo mínimo de 24 horas de anticipo para cualquier reunión.

NOTA: Todos los títulos de la agenda relacionados con los puntos numerados de la agenda son enlaces web en vivo. Haga clic en el título para dirigirse al informe del personal correspondiente y los documentos asociados.

PUBLIC COMMENT: Members of the public may address comments to the Planning Commission concerning each agenda item. The timing of public comment shall be at the discretion of the Chair.

COMENTARIO PÚBLICO: Los miembros del público pueden dirigir comentarios a la Comisión de Planificación sobre cada punto del orden del día. El momento de los comentarios públicos será a discreción del presidente.

NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report.

9:00 A.M. - CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Christine Shaw
Paul C. Getzelman
Ben Work
Ernesto G. Gonzalez
Francisco Javier Mendoza
Martha Diehl
Etna Monsalve
Jessica Hartzell
Ramon Gomez
Amy Roberts

PUBLIC COMMENTS

This is a time set aside for the public to comment on a matter that is not on the agenda.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

The Commission Clerk will announce agenda corrections, deletions and proposed additions, which may be acted on by the Planning Commission as provided in Sections 54954.2 of the California Government Code.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

This is a time set aside for the Commissioners to comment, request, or refer a matter that is on or not on the agenda.

APPROVAL OF CONSENT CALENDAR

1. **APPOINT CHRISTINA ZIEMANN TO THE SOUTH COUNTY LAND USE ADVISORY COMMITTEE.**

   Attachments: Cover Page
   Exhibit A - Statement of Interest Information for Christina Ziemann

2. **APPOINT BARBARA VARIAN TO THE SOUTH COUNTY LAND USE ADVISORY COMMITTEE.**

Attachments: Cover Page
Exhibit A - Statement of Interest Information for Barbara Varian

APPROVAL/ACCEPTANCE OF MINUTES

3. Approval of the June 25, 2025, July 9, 2025, July 30, 2025, August 13, 2025, August 27, 2025 and September 10, 2025 Planning Commission Meeting Minutes.

Attachments: Cover Page
Draft PC Minutes 062525
Draft PC Minutes 070925
Draft PC Minutes 073025
Draft PC Minutes 081325
Draft PC Minutes 082725
Draft PC Minutes 091025

9:00 A.M. – SCHEDULED MATTERS

4. **PLN240069 - BECHTEL CORPORATION**
Public hearing to consider exterior modifications to an existing 8,747 square foot single-family dwelling, including the addition of a 182 square foot second-story deck, an outdoor seating area, and replacement hardscape. The project also includes the conversion of a caretakers unit into a 1,103 square foot Accessory Dwelling Unit with minor exterior modifications, and the construction of a 643 square foot pavilion structure. The development will occur within 750 feet of known archaeological resources and within 100 feet of Environmentally Sensitive Habitat.
Project Location: 3270 17 Mile Drive, Pebble Beach.
Proposed California Environmental Quality Act (CEQA) action: Find the project Categorically Exempt pursuant to Sections 15301(a) and 15303 (e), and there are no exceptions pursuant to Section 15300.2.

Attachments:
Staff Report
Exhibit A - Discussion
Exhibit B - Draft Resolution
Exhibit C - Vicinity Map
Exhibit D - Applicant's Project Description & Justification Letter (August 26, 2025)
Exhibit E - Del Monte Forest LUAC Minutes
Exhibit F - Del Monte Forest Land Use Plan Policy 20 and Monterey County Coastal Implementation Plan Section 20.147.040.D.2
Exhibit G - Figure 3 -Visual Resources of the Del Monte Forest Land Use Plan
Exhibit H - Biological Assessment
Exhibit I - Applicant Comment Letter (March 19, 2025)
Exhibit J - Pavilion Re-design

5. PLN230310 - TIMBER RIDGE PRESERVE LLC (FISCHELL)

Public hearing to consider the construction of a 3,870 square foot single family dwelling with an attached 977 square foot three-car garage, 1,171 square feet of exterior patios and decks, and a 3,467 square foot auto court. The project also includes the removal of 28 protected oak trees and development on slopes in excess of 30%.

Project Location: 40 Arroyo Sequoia, Carmel, Santa Lucia Preserve (Phase B)

Proposed CEQA action: An Addendum and a previously approved EIR for the Santa Lucia Preserve Subdivision (EIR #94-005/Resolution No. 96-059) pursuant to CEQA Guidelines Section 15164.

Attachments:
Staff Report
Exhibit A - Draft Resolution
Exhibit B – Vicinity Map
Exhibit C – Site Plans
Exhibit D – SLP Design Review Board Approval Letter (2/13/2024)
Exhibit E – SLCSD Utility "Can-and-Will-Serve" Letter (2/13/2024)
Exhibit F – Arborist Report
Exhibit G – Fuel Management Plan
Exhibit H – Satellite Photo
Exhibit I – Site Photo (8202025)
Exhibit J – Addendum to the Santa Lucia Preserve EIR
Exhibit K – Santa Lucia Preserve Allotted/Completed Tree Removals

REFERRALS

6. PLANNING COMMISSION REFERRALS

Attachments: Cover Page
Exhibit A - PC Referral Spreadsheet
Exhibit B - Response to LOI_09-16-2025

DEPARTMENT REPORT

ADJOURNMENT

Introduced: 9/16/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

APPOINT CHRISTINA ZIEMANN TO THE SOUTH COUNTY LAND USE ADVISORY COMMITTEE.

RECOMMENDATION:
It is recommended that the Planning Commission appoint Christina Ziemann to serve on the South County Land Use Advisory Committee for a term ending June 30, 2027. This nomination was submitted by Commissioner Work, who serves as the Primary Commissioner Liaison for the committee.

DISCUSSION:
On September 8, 2025, Staff received a Statement of Interest from Christina Ziemann, expressing interest in serving on the South County Land Use Advisory Committee. This Statement of Interest was reviewed by Commissioner Work.

Commissioner Work confirmed the nomination and requested that the item be placed on a future Planning Commission agenda for formal consideration.

Prepared by: Carissa Caro, Secretary, ext.7091
Approved by: Melanie Beretti, AICP, Acting Chief of Planning

The following attachment is on file with the HCD:
Exhibit A - Statement of Interest Information for Christina Ziemann

County of Monterey
Planning Commission

Agenda Item No.1

Legistar File Number: PC 25-078

Item No. 1

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

September 24, 2025

Introduced: 9/16/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

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Prepared by: Carissa Caro, Secretary, ext.7091
Approved by: Melanie Beretti, AICP, Acting Chief of Planning

The following attachment is on file with the HCD:
Exhibit A - Statement of Interest Information for Christina Ziemann

Exhibit A

County of Monterey
HOUSING AND COMMUNITY
DEVELOPMENT DEPARTMENT
Craig Spencer, Director

1441 Schilling Place
Salinas, CA 93901
O: 831 755 5025
F: 831 757 9516

Land Use Advisory Committee
Statement of Interest Information Sheet

Name: Christina Ziemann

Land Use Advisory Committee area: District 3, South County Land Use Advisory Committee

Number of years residing in that land use area: 12

Occupation: Business Owner

Past experiences pertaining to architecture, building, community issues, construction, environmental concerns, forestry, landscaping, land use issues or other matters are listed below:

1. Support ongoing local environmental that improve public spaces. Volunteer in environmental clean ups and established a compost waste system.
2. Community service as a board member on Southern Monterey Rural Coalition which fosters local communications with elected officials.
3. Planted and maintained a small vineyard and winery in South County, Monterey.

Reason that I wish to participate as a member of my land use advisory committee:

1. I have a general interest in preserving the rural community in South County.
2. I would like to contribute to environmental protection and waste prevention.

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Introduced: 9/16/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

APPOINT BARBARA VARIAN TO THE SOUTH COUNTY LAND USE ADVISORY COMMITTEE.

RECOMMENDATION:
It is recommended that the Planning Commission appoint Barbara Varian to serve on the South County Land Use Advisory Committee for a term ending June 30, 2027. This nomination was submitted by Commissioner Work, who serves as the Primary Commissioner Liaison for the committee.

DISCUSSION:
On September 16, 2025, Staff received a Statement of Interest from Barbara Varian, expressing interest in serving on the South County Land Use Advisory Committee. This Statement of Interest was reviewed by Commissioner Work.

Commissioner Work confirmed the nomination and requested that the item be placed on a future Planning Commission agenda for formal consideration.

Prepared by: Carissa Caro, Secretary, ext.7091
Approved by: Melanie Beretti, AICP, Acting Chief of Planning

The following attachment is on file with the HCD:
Exhibit A - Statement of Interest Information for Barbara Varian

County of Monterey
Planning Commission

Agenda Item No. 2

Legistar File Number: PC 25-080

Item No. 2

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

September 24, 2025

Introduced: 9/16/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

APPOINT BARBARA VARIAN TO THE SOUTH COUNTY LAND USE ADVISORY COMMITTEE.

RECOMMENDATION:
It is recommended that the Planning Commission appoint Barbara Varian to serve on the South County Land Use Advisory Committee for a term ending June 30, 2027. This nomination was submitted by Commissioner Work, who serves as the Primary Commissioner Liaison for the committee.

DISCUSSION:
On September 16, 2025, Staff received a Statement of Interest from Barbara Varian, expressing interest in serving on the South County Land Use Advisory Committee. This Statement of Interest was reviewed by Commissioner Work.

Commissioner Work confirmed the nomination and requested that the item be placed on a future Planning Commission agenda for formal consideration.

Prepared by: Carissa Caro, Secretary, ext.7091
Approved by: Melanie Beretti, AICP, Acting Chief of Planning

The following attachment is on file with the HCD:
Exhibit A - Statement of Interest Information for Barbara Varian

Attachment A

County of Monterey
HOUSING AND COMMUNITY
DEVELOPMENT DEPARTMENT
Craig Spencer, Director

1441 Schilling Place
Salinas, CA 93901
O: 831 755 5025
F: 831 757 9516

Land Use Advisory Committee
Statement of Interest Information Sheet

Name: Barbara Varian

Land Use Advisory Committee area: District 3, South County Land Use Advisory Committee

Number of years residing in that land use area: 56

Occupation: Self-employed; Parkfield Inn & Café; V6 Ranch

Past experiences pertaining to architecture, building, community issues, construction, environmental concerns, forestry, landscaping, land use issues or other matters are listed below:

1. We worked through the process of a Conservation Easement on our ranch.
2. My father-in-law, Jack Varian, helped rezone southern Monterey County from 40 to 160 acres.
3. I have overseen the town of Parkfield for 33 years and want to preserve southern Monterey County.

Reason that I wish to participate as a member of my land use advisory committee:

1. I'm passionate about making sure what happens in southern Monterey County is compatible with agriculture.
2. Parkfield and southern Monterey County are dependent upon open spaces.
3. I want to see a future where land use is a part of the discussion when making development decisions.

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County of Monterey

Board Report

Legistar File Number: PC 25-081

Item No.3

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

September 24, 2025

Introduced: 9/16/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

Approval of the June 25, 2025, July 9, 2025, July 30, 2025, August 13, 2025, August 27, 2025 and September 10, 2025 Planning Commission Meeting Minutes.

County of Monterey
Planning Commission

Agenda Item No.3

Legistar File Number: PC 25-081

Item No.3

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

September 24, 2025

Introduced: 9/16/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

Approval of the June 25, 2025, July 9, 2025, July 30, 2025, August 13, 2025, August 27, 2025 and September 10, 2025 Planning Commission Meeting Minutes.

County of Monterey

Government Center - Board Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Meeting Minutes - Draft

Wednesday, June 25, 2025

9:00 AM

Para interpretación en español, haga clic aquí:
https://attend.wordly.ai/join/THCT-8529

County of Monterey Planning Commission

NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report.

9:00 A.M. - CALL TO ORDER

The meeting was called to order by Chair Gonzales at 9:01 a.m.

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Commissioner Monsalve.

ROLL CALL

Present:
Francisco Javier Mendoza
Jessica Hartzell
Ernesto Gonzalez
Ben Work
Amy Roberts
Etna Monsalve
Christine Shaw
Martha Diehl

Absent:
Ramon Gomez
Paul C. Getzelman

Secretary Beretti reviewed the Zoom Protocols and the Wordly Interpretation Services Protocols.

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Navarro informed the Commission additional correspondence, which was received and distributed for Agenda Item No. 3 – PLN220229 - Boccone Norman B and Victoria E Igel Co Trust and that Agenda Item No. 3 would be heard prior to Agenda Item No. 2.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Commissioner Roberts and Commissioner Work informed the Planning Commission that both the Greater Monterey Peninsula and the South County Land Use Advisory Committees (LUACs) are currently in need of additional members. They encouraged interested members of the public to apply for appointment to these committees, highlighting the important role LUACs play in local land use planning and community input.

Commissioner Mendoza reported that there are upwards of 40 vehicles operating on the roadside during weekends. He emphasized the public safety risks this poses and noted that the nearby railroad station, which holds a land use permit, may not be authorized for vendor or swap meet activity. If the current land use permit does not permit such operations, enforcement action should be considered.

Commissioner Shaw requested that Code Enforcement be brought forward to further discuss the matter. She also asked Staff review this concern and schedule a discussion before the Board of Supervisors, as originally noted during the Planning Commission meeting in February of this year.

Commissioner Diehl emphasized the urgency of this issue, urging prompt action to address the safety and zoning concerns.

Chair Gonzales appointed a subcommittee comprised of Commissioner Shaw, Commissioner Mendoza, and himself to meet, evaluate the situation, and prepare a formal letter to the Board of Supervisors on behalf of the Planning Commission.

9:00 A.M. – SCHEDULED MATTERS

1. **PLN240178 - SAHI NAVNEET SINGH**
   Public hearing to consider the removal of 53 Oak trees.
   Project Location: 8730 Eagles Roost Rd, Salinas, North County Inland Area Plan
   Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines sections 15303 and 15304, and there are no exceptions pursuant to Guidelines section 15300.2

   Joseph Alameda, Project Planner presented the item.

   Applicant Representative: Navneet Sahi, and Rick Castillo

   Public Comment: Don Chapin

   The Chair trailed the hearing on this item until after the conclusion of the Department Report.

   The Commission recessed at 10:47 a.m. and returned at 11:03 a.m.

3. **PLN220229 - BOCCONE NORMAN B AND VICTORIA E IGEL CO-TRUST**
   Public hearing to consider construction of a 2,676 square foot single-family dwelling, a 414 square foot detached guesthouse, an attached 507 square foot workshop, and 415 square foot garage including associated site improvements. Project requires removal of 17 Coast live oak trees and development within 100 feet of Environmentally Sensitive Habitat Areas and on slopes in excess of 25 percent.
   Project Location: 827 Elkhorn Slough Road, North County Land Use Plan.

Proposed CEQA Action: Adopt a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines.

Mary Israel, Project Planner presented the item.

Applicant Representative: Carol Riewe and Norman Boccone

Public Comment: None

It was moved by Commissioner Mendoza, seconded by Commissioner Shaw by the following vote to adopt a Mitigated Negative Declaration pursuant to CEQA Guidelines section 15074 (State Clearinghouse #: 2025050246), approve a Combined Development Permit consisting of a Coastal Administrative Permit to allow construction of a split-level 2,676 square foot single-family dwelling with a 516 square foot attached carport and 471 square foot deck, and associated site improvements, a Coastal Administrative Permit to allow construction of a 414 square foot detached guesthouse with a 133 square foot covered porch, an attached 507 square foot workshop, and a 415 square foot garage, a Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Areas (Pajaro manzanita and Oak woodland), a Coastal Development Permit to allow the removal of 17 Coast live oak trees, including 1 landmark tree, a Coastal Development Permit to allow development on slopes in excess of 25% and adopt a Condition Compliance and Mitigation Monitoring and Reporting Plan with modifications to condition 14.

AYES: Mendoza, Diehl Hartzell, Gonzalez, Roberts, Work, Monsalve, Shaw
NOES: None
ABSENT: Gomez, Getzelman
ABSTAIN: None

2. PLN240187 - BOCCONE, NORMAN B & VICTORIA E IGEL CO-TRS AND ELKHORN SLOUGH FOUNDATION

Public hearing to consider a Coastal Development Permit to allow a Lot Line Adjustment between three legal lots of record consisting of Parcel A (approximately 18.17 acres, APN: 181-151-009-000), Parcel B (approximately 286.05 acres, APN: 181-011-022-000), and Parcel C (approximately 4.58 acres, APN: 181-151-008-000), resulting in three parcels of 13.53 acres (Adjusted Parcel A), 290.14 acres (Adjusted Parcel B), and 5.13 acres (Adjusted Parcel C).

Project Location: 827 Elkhorn Road and 695 Elkhorn Road, and a third adjacent parcel without address in Royal Oaks, CA 95076

Proposed CEQA action: Consider a Mitigated Negative Declaration (SCH#: 2025050246) and find that no further environmental review is warranted pursuant to Section 15162 of the CEQA

Guidelines.

Mary Israel, Project Planner presented the item.

Applicant Representative: None

Public Comment: None

It was moved by Commissioner Shaw, seconded by Commissioner Mendoza by the following vote to consider a previously adopted Mitigated Negative Declaration (SCH# 2025050246) and find that no further environmental review is warranted pursuant to CEQA Guidelines section 15162 and approve a Lot Line Adjustment between three legal lots of record, consisting of Parcel A (approximately 18.17 acres; Assessor's Parcel Number 181-151-009-000), Parcel B (approximately 286.05 acres; Assessor's Parcel Number 181-011-022-000), and Parcel C (approximately 4.58 acres; Assessor's Parcel Number 181-151-008-000), resulting in three parcels of 13.53 acres (Adjusted Parcel A), 290.14 acres (Adjusted Parcel B), and 5.13 acres (Adjusted Parcel C).

AYES: Mendoza, Diehl Hartzell, Gonzalez, Roberts, Work, Monsalve, Shaw
NOES: None
ABSENT: Gomez, Getzelman
ABSTAIN: None

DEPARTMENT REPORT

Secretary Beretti provided the Commission with several updates:

1.The 7-day public review period for the second submittal draft of the 7th Cycle Housing Element concluded on June 19, 2025. Secretary Beretti briefed the Commission on the comments received and the next steps in the process.

2. A new open recruitment for an Assistant Planner position within the Housing and Community Development Department has been announced. The recruitment period will remain open for 30 days.

3. Secretary Beretti reported that the Board of Supervisors approved the Harper Canyon project on June 17, 2025.

4. Updates were provided on two projects previously heard by the Commission that are now under appeal, PLN24077 – Signal Hill Project: Tentatively scheduled for a hearing before the Board of Supervisors on July 8, 2025, and PLN210061 – Johnson Project: Tentatively scheduled for a Board of Supervisors hearing on July 1, 2025.

The Commission recessed at 11:46 a.m. and returned at 12:08 p.m.

The Commission returned to Agenda Item No. 1

1. **PLN240178 - SAHI NAVNEET SINGH**
   Public hearing to consider the removal of 53 Oak trees.
   Project Location: 8730 Eagles Roost Rd, Salinas, North County Inland Area Plan
   Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines sections 15303 and 15304, and there are no exceptions pursuant to Guidelines section 15300.2

   Fionna Jensen, Principal Planner presented the updates to the resolution.

   It was moved by Commissioner Roberts, seconded by Commissioner Monsalve and passed by the following vote to find that the project qualifies as a Class 3 and Class 4 Categorical Exemption pursuant to CEQA Guidelines sections 15303 and 15304, and there are no exceptions pursuant to section 15300.2 and approve a Use Permit to allow the removal of 53 Oak trees with modifications to the resolution to require additional monitoring for replanted trees.

   AYES: Mendoza, Diehl, Hartzell, Gonzalez, Roberts, Work, Monsalve, Shaw
   NOES: None
   ABSENT: Gomez, Getzelman
   ABSTAIN: None

ADJOURNMENT

The meeting was adjourned by Chair Gonzales at 12:29 p.m.

County of Monterey

Government Center - Board Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Meeting Minutes - Draft

Wednesday, July 9, 2025

9:00 AM

Para interpretación en español, haga clic aquí:
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County of Monterey Planning Commission

NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report.

9:00 A.M. - CALL TO ORDER

The meeting was called to order by Chair Gonzales at 9:05 a.m.

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Commissioner Getzelman.

ROLL CALL

Present:
Paul C. Getzelman
Francisco Javier Mendoza
Ramon Gomez
Jessica Hartzell
Ernesto Gonzalez
Ben Work
Amy Roberts arrived at 9:07 a.m.
Etna Monsalve arrived at 9:56 a.m.
Martha Diehl

Absent:
Christina Shaw

Secretary Beretti reviewed the Zoom Protocols and the Wordly Interpretation Services Protocols.

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Navarro informed the Commission of additional correspondence, which was received and distributed for Agenda Item No. 2 – PLN220169 - Carmel Valley Ranch HSGE, LLC and Agenda Item No. 3 – GPZ090005 Moss Landing Community Plan Update.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

None

APPROVAL OF CONSENT CALENDAR

1.a LAND USE ADVISORY COMMITTEE (LUAC) REAPPOINTMENTS AND RESIGNATIONS

Public Comment: None

It was moved by Commissioner Gomez, seconded by Commissioner Mendoza and passed by the following vote to approve consent calendar.

AYES: Getzelman, Mendoza, Gomez, Diehl, Hartzell, Gonzalez, Roberts, Work
NOES: None
ABSENT: Shaw, Monsalve
ABSTAIN: None

9:00 A.M. – SCHEDULED MATTERS

1. **PLN240285 - PERKINS ROBERT T & MARA B TRS**
Public hearing to consider construction of a 5,580 square foot single family dwelling with an attached 678 square foot two-car garage, and associated site improvements including the removal of 13 Oak trees.
Project Location: 62 Marguerite, Carmel, Carmel Valley Master Plan
Proposed CEQA action: Continuing the public hearing on the project would be an administrative activity of government which would not be a project under CEQA.

Hya Honorato, Project Planner presented the applicants request for continuance.

Applicant Representative: None

Public Comment: None

It was moved by Commissioner Hartzell, seconded by Commissioner Diehl and passed by the following vote to continue the hearing on this item to a date uncertain.

AYES: Getzelman, Mendoza, Gomez, Diehl, Hartzell, Gonzalez, Roberts, Work
NOES: None
ABSENT: Shaw, Monsalve
ABSTAIN: None

2. **PLN220169 - CARMEL VALLEY RANCH HSGE, LLC**
Public hearing to consider modifications to the Carmel Valley Ranch Lodge, including demolition of seven one-story buildings containing 29 visitor serving units, construction of seven replacement two-story buildings containing 56 visitor serving units, resulting in a net gain of 27 visitor serving units (208 total); construction of a one-story parking structure with 34 additional parking spaces; development on slopes over 25%; and the removal of seven Oak trees.
Project Location: 1 Old Ranch Road, Carmel Valley.
Proposed CEQA action: Consider a previously certified EIR for the Carmel Valley Ranch

Specific Plan and find that no further environmental review is warranted pursuant to CEQA Guidelines section 15183(b).

Steven Mason, Project Planner presented the item.

Applicant Representative: Tony Lombardo

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Work and passed by the following vote to find the project Statutorily Exempt from California Environmental Quality Act (CEQA) Guidelines per section 15183(b), and approve a Combined Development Permit consisting of an Administrative Permit and Design Approval to allow demolition of seven buildings containing 29 visitor serving units, construction of seven replacement buildings containing 56 visitor serving units, resulting in a net gain of 27 visitor units (208 total), and construction of a one-story parking structure to create 34 additional parking spaces, a Use Permit to allow development on slopes in excess of 25%; and a Use Permit for removal of seven Oak trees.

AYES: Getzelman, Mendoza, Gomez, Diehl, Hartzell, Gonzalez, Roberts, Work
NOES: None
ABSENT: Shaw, Monsalve
ABSTAIN: None

3. **GPZ090005 - MOSS LANDING COMMUNITY PLAN UPDATE**

Project Location: Moss Landing Community Plan area of the North County Land Use Plan
Proposed CEQA action: Receiving a status report is not a project under CEQA. An Environmental Impact Report (EIR) is being prepared for the Community Plan update.

Sarah Wikle, Philip Angelo, and Mike Novo presented the item.

Commissioner Monsalve arrived at 9:56 a.m.

Public Comment: None

The Commission received the status update.

REFERRALS

4. **PLANNING COMMISSION REFERRALS**

Melanie Beretti, Project Planner presented the item.

Public Comment: None

The Commission received the referral update.

DEPARTMENT REPORT

Secretary Beretti informed the Commission of open recruitment for Assistant and Senior Planner vacancies.

Secretary Beretti informed the Commission that the updated regulations for Coastal Accessory Dwelling Unit (ADU) and the amendment to Local Coastal Plan (LCP) regarding fracking (Measure Z) have both been submitted to the California Coastal Commission for review, but there is no timeline for review feedback at this time.

Secretary Beretti informed the Commission that in June 2025 the Board of Supervisors memorialized prior policies related to fee waivers, fire recovery process, appeal process, and Code Enforcement priority process have now been formally adopted as part of the Board policy manual.

Secretary Beretti informed the Commission that the appeal on PLN200100 – Johnson was withdrawn.

ADJOURNMENT

The meeting was adjourned by Chair Gonzales at 10:30 a.m.

County of Monterey

Government Center - Board Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Meeting Minutes - Draft

Wednesday, July 30, 2025

9:00 AM

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County of Monterey Planning Commission

NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report.

9:00 A.M. - CALL TO ORDER

The meeting was called to order by Chair Gonzalez at 9:01 a.m.

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Commissioner Roberts.

ROLL CALL

Present:
Francisco Javier Mendoza
Ernesto Gonzalez
Ben Work
Christine Shaw
Martha Diehl
Jessica Hartzell
Amy Roberts
Etna Monsalve
Ramon Gomez arrived at 9:05 a.m.

Absent:
Paul C. Getzelman

Secretary Beretti reviewed the Zoom Protocols and the Wordly Interpretation Services Protocols.

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Janet Navarro informed the Commission there are no agenda addition, deletions or corrections.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Commissioner Diehl reminded the Commission that the Coastal Commission will be meeting in Los Angeles area regarding the Vacation Rental Ordinance.

Commissioner Gomez informed the Commission that the building destroyed by fire at 8 Porter Drive in Pajaro has been removed.

APPROVAL/ACCEPTANCE OF MINUTES

1. Approval of the April 9, 2025, April 30, 2025, May 14, 2025, May 28, 2025 and the June 11, 2025 Planning Commission Meeting Minutes.

Public Comment: None

It was moved by Commissioner Gomez, seconded by Commissioner Shaw and passed by the following vote to approve the consent calendar.

AYES: Mendoza, Gomez, Diehl, Gonzalez, Work, Shaw, Hartzell, Roberts, Monsalve
NOES: None
ABSENT: Getzelman
ABSTAIN: None

9:00 A.M. – SCHEDULED MATTERS

2. PLN240089 - CHING LILLY

Public hearing to consider construction of a 5,443 square foot single family dwelling with a 682 square foot attached garage, and 1,181 square feet of new porches and patios, and the removal of 40 protected trees.
Project Location: 2821 Congress Road, Pebble Beach, Greater Monterey Peninsula Area Plan
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions under Section 15300.2

Joseph Alameda, project planner presented the item.

Applicant Representative: Kuan Chang

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Work and passed by the following vote to find the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2, and approve a Combined Development Permit consisting of a Design Approval to allow the construction of a 5,443 square foot single-family dwelling with a 682 square foot attached garage and 1,181 square feet of porches and patios, and a Use Permit to allow the removal of 40 protected trees.

AYES: Mendoza, Gomez, Diehl, Gonzalez, Work, Shaw, Hartzell, Roberts, Monsalve
NOES: None
ABSENT: Getzelman
ABSTAIN: None

3. PLN230353 - HORVITZ FAM SPECIAL NEEDS GIFT TRUST 7-18-14

Public hearing to consider allowing construction of a single family dwelling (8,121 SF) with an

attached garage (1,252 SF), 3,650 cubic yards of cut and 190 cubic yards of fill and the removal of 57 protected trees including 10 dead trees.
Project Location: 1573 Riata Rd, Pebble Beach
Proposed CEQA Action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Article 19 Section 15301, and there are no exceptions pursuant to Section 15300.2.

Joseph Alameda, project planner presented the item.

Applicant Representative: Will Silva

Public Comment: James Tyler

It was moved by Commissioner Diehl, seconded by Commissioner Roberts and passed by the following vote to find the project Categorically Exempt pursuant to CEQA Guidelines section 15303 and there are no exceptions pursuant to Section 15300.2, and approve a Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow construction of an 8,121 square foot single family dwelling with an attached 1,252 square foot garage and associated site improvements, a Coastal Administrative Permit to allow less than 100 cubic yards of excavation on slopes in excess of 30%, and a Coastal Development Permit to allow the removal of 57 protected trees, including 8 landmark trees and 10 dead trees, with modifications to Condition No. 12 to incorporate language regarding parking restrictions during construction, and amendments to the resolution to clarify the layout and use of each story of the house.

AYES: Mendoza, Gomez, Diehl, Gonzalez, Work, Shaw, Hartzell, Roberts, Monsalve
NOES: None
ABSENT: Getzelman
ABSTAIN: None

DEPARTMENT REPORT

Secretary Beretti informed the Commission that the California Coastal Commission has scheduled a hearing for consideration of the Vacation Rental Ordinance.

Secretary Beretti informed the Commission that Staff will be taking the Vacation Rental Ordinance Rental Fee Update to the Board of Supervisors on August 5, 2025.

Secretary Beretti informed the Commission that Staff will be taking the first reading of the Fire Hazard Severity Zones Maps to the Board of Supervisors on August 5, 2025.

ADJOURNMENT

The meeting was adjourned by Chair Gonzales at 10:13 a.m.

County of Monterey

Government Center - Board Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Meeting Minutes - Draft

Wednesday, August 13, 2025

9:00 AM

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County of Monterey Planning Commission

NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report.

9:00 A.M. - CALL TO ORDER

The meeting was called to order by Chair Gonzales at 9:00 a.m.

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Commissioner Work.

ROLL CALL

Present:
Paul C. Getzelman
Francisco Javier Mendoza
Ramon Gomez
Jessica Hartzell
Ernesto Gonzalez
Ben Work
Amy Roberts
Etna Monsalve
Christine Shaw

Absent:
Martha Diehl

Secretary Jacquelyn Nickerson reviewed the Zoom Protocols and the Wordly Interpretation Services Protocols.

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Navarro informed the Commission that there are no agenda additions, deletions or corrections.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Commissioner Shaw inquired whether the public would have access to a platform other than Accela, citing that Accela is difficult to navigate. Secretary Nickerson informed the Commission that there are upcoming updates to the public-facing Accela interface and committed to providing a timeline for these improvements.

9:00 A.M. – SCHEDULED MATTERS

1. **PLN240285 - PERKINS ROBERT T & MARA B TRS**
   Continued from July 9, 2025 - Public hearing to consider construction of a 5,580 square foot single family dwelling with an attached 678 square foot two-car garage, and associated site improvements

including the removal of 13 Oak trees.
Project Location: 62 Marguerite, Carmel, Carmel Valley Master Plan
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2.

Hya Honorato, Project Planner presented the item.

Applicant Representative: Craig Holdren

Public Comment: None

The Chair trailed the hearing on this item until after the conclusion of Agenda Item No. 3.

2. PLN230131 - PELIOVA CAROLYN & BRADFORD MATTHEW
Continued from February 12, 2025, and April 9, 2025- Public hearing to consider construction of a 3,477 square foot single-family dwelling with an attached 606 square foot garage, a 369 square foot deck, removal of 10 protected Oak trees, and development slopes in excess of 25%.
Project Location: 103 A San Benancio Rd, Salinas, Toro Area Plan
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2.

Joseph Alameda, Project Planner presented the item.

Applicant Representative: Jack Camp

Public Comment: None

It was moved by Commissioner Roberts, seconded by Commissioner Mendoza and passed by the following vote to find the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and approve a Combined Development Permit consisting of a Design Approval to allow the construction of a two-story 3,477 square foot single-family dwelling with an attached 606 square foot garage, an attached 369 square foot deck, and associated site improvements including a 320 square foot driveway and a Use Permit to allow the removal of 10 protected Oak trees and a Use Permit to allow development on slopes in excess of 25%.

AYES: Getzelman, Mendoza, Gomez, Hartzell, Gonzalez, Roberts, Work, Monsalve, Shaw
NOES: None
ABSENT: Diehl
ABSTAIN: None

3. PLN240223 - MOLLY HELENE WILLIAMS LIVING TRUST; SARAH HOPE WILLIAMS; ALEXANDRA KANE; AND MARTHA V. DIEHL

Public hearing to consider a Lot Line Adjustment between four legal lots of record, Parcel A (5 acres), Parcel B (5.1 acres), Parcel C (11.1 acres), and Parcel D (10.7 acres), resulting in four lots containing 5 acres (Adjusted Parcel A), 10.2 acres (Adjusted Parcel B), 9.8 acres (Adjusted Parcel C), and 6.9 acres (Adjusted Parcel D).

Project Location: 35811, 35963, and 35809 Highway 1, Big Sur.

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15305, and there are no exceptions pursuant to section 15300.2.

Joseph Alameda, Project Planner presented the item.

Applicant Representative: Laura Lawrence

Public Comment: None

It was moved by Commissioner Hartzell, seconded by Commissioner Shaw and passed by the following to find the project qualifies as a Class 5 Categorical Exemption pursuant to CEQA Guidelines section 15305, and there are no exceptions pursuant to section 15300.2 and approve a Coastal Development Permit to allow a Lot Line Adjustment between four legal lots of record, Parcel A (5 acres), Parcel B (5.1 acres), Parcel C (11.1 acres), and Parcel D (10.7 acres), resulting in four lots containing 5 acres (Adjusted Parcel A), 10.2 acres (Adjusted Parcel B), 9.8 acres (Adjusted Parcel C), and 6.9 acres (Adjusted Parcel D).

AYES: Getzelman, Mendoza, Gomez, Hartzell, Gonzalez, Roberts, Work, Monsalve, Shaw
NOES: None
ABSENT: Diehl
ABSTAIN: None

The Commission recessed at 9:55 a.m. and returned at 10:15 a.m.

The Commission returned to Agenda Item No. 1.

1. PLN240285 - PERKINS ROBERT T & MARA B TRS

Continued from July 9, 2025 - Public hearing to consider construction of a 5,580 square foot single family dwelling with an attached 678 square foot two-car garage, and associated site improvements including the removal of 13 Oak trees.

Project Location: 62 Marguerite, Carmel, Carmel Valley Master Plan

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2.

Hya Honorato, Project Planner presented condition number 14 language updates.

Applicant Representative: Craig Holdren

It was moved by Commissioner Hartzell, seconded by Commissioner and passed by the following vote to find that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and that none of the exceptions set forth in Guidelines section 15300.2 apply, and approve a Combined Development Permit consisting of an Administrative Permit and Design Approval to allow the construction of a 5,580 square foot single-family dwelling with an attached 678 square foot garage, and associated site improvements, and a Use Permit to allow the removal of 13 Coast live oak trees with updates to the Condition 14 to include language ensuring there is no interior access from the Accessory Dwelling Unit to the attached Studio and a correction to the number of trees to be removed and replaced.

AYES: Getzelman, Mendoza, Gomez, Hartzell, Gonzalez, Roberts, Work, Monsalve, Shaw
NOES: None
ABSENT: Diehl
ABSTAIN: None

DEPARTMENT REPORT

Secretary Nickerson informed the Commission that the Board of Supervisors approved updates to the Zoning Map to reclassify multiple zoning districts, ensuring consistency with the 2010 General Plan existing land use designations.
Secretary Nickerson reported that the Coastal Commission is meeting today to consider the Coastal Vacation Rental Ordinance. Staff will provide an update regarding the outcome at the next Planning Commission meeting.
Secretary Nickerson advised that updates to the Fire Hazard Severity Zones are scheduled to be presented to the Board of Supervisors on August 19, 2025.
Secretary Nickerson announced that Billie Jo Garcia has joined the Housing and Community Development Department as the Ombudsperson, and that screening for the Assistant Planner and Senior Planner positions has commenced.

ADJOURNMENT

The meeting was adjourned by Chair Gonzales at 10:22 a.m.

County of Monterey

Government Center - Board Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Meeting Minutes - Draft

Wednesday, August 27, 2025

9:00 AM

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County of Monterey Planning Commission

NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report.

9:00 A.M. - CALL TO ORDER

The meeting was called to order by Chair Gonzales at 9:01 a.m.

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Commissioner Diehl.

ROLL CALL

Present:
Paul C. Getzelman
Francisco Javier Mendoza
Ramon Gomez
Jessica Hartzell
Ernesto Gonzalez
Ben Work
Amy Roberts
Christine Shaw
Martha Diehl

Absent:
Etna Monsalve

Secretary Beretti reviewed the Zoom Protocols and the Wordly Interpretation Services Protocols.

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Navarro informed the Commission that there are no agenda additions, deletions or corrections.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

None

APPROVAL OF CONSENT CALENDAR

1. REAPPOINT KAMLESH PARIKH TO THE DEL MONTE FOREST LAND USE ADVISORY COMMITTEE.

   Public Comment: None

   It was moved by Commissioner Shaw, seconded by Commissioner Diehl and

passed by the following vote to approve Agenda Item No. 1 on the consent calendar.

AYES: Getzelman, Mendoza, Gomez, Hartzell, Gonzalez, Roberts, Work, Shaw, Diehl
NOES: None
ABSENT: Monsalve
ABSTAIN: None

2. APPOINT FRED KENYON TO THE SOUTH COUNTY LAND USE ADVISORY COMMITTEE

Commissioner Getzelman pulled Agenda Item No. 2 for discussion.

Secretary Beretti provided additional details regarding the matter.

It was moved by Commissioner Gomez, seconded by Commissioner Mendoza and passed by the following vote to approve Agenda Item No. 2 of the consent calendar.

AYES: Getzelman, Mendoza, Gomez, Hartzell, Gonzalez, Roberts, Work, Shaw, Diehl
NOES: None
ABSENT: Monsalve
ABSTAIN: None

9:00 A.M. – SCHEDULED MATTERS

3. PLN240231 - MAUSE PATRICK W & ROBIN M RILEY TRS

Public Hearing to consider the construction of a 2,265 square foot single-family dwelling with a detached 740 square foot garage and associated site improvements, including a driveway and decks, and development on slopes in excess of 25%.
Project Location: 28007 Mercurio Rd, Carmel.
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Guidelines section 15300.2.

Hya Honorato, Project Planner presented the item.

Applicant Representative: Robert Carver

Public Comment: None

It was moved by Commissioner Hartzell, seconded by Commissioner Roberts and passed by the following vote to find that the project qualifies for a Class 3

Categorical Exemption pursuant to CEQA Guidelines section 15303 and that none of the exceptions set forth in Guidelines section 15300.2 apply and approve a Combined Development Permit consisting of a Administrative Permit and Design Approval to allow construction of a 2,265 square foot two-story single-family dwelling with a detached 740 square foot garage and associated site improvements and a Use Permit to allow development on slopes in excess of 25% with the addition of a landscaping condition.

AYES: Getzelman, Mendoza, Gomez, Hartzell, Gonzalez, Roberts, Work, Shaw, Diehl
NOES: None
ABSENT: Monsalve
ABSTAIN: None

REFERRALS

4. PLANNING COMMISSION REFERRALS

Secretary Beretti reviewed the referrals, and the Commission received the referral update.

DEPARTMENT REPORT

Secretary Beretti informed the Commission that Hya accepted a position with Public Works Traffic Team.
Secretary Beretti Accela is working on a revised platform for the public facing portal to make it more user friendly.
Secretary Beretti informed the Commission that the California Coastal Commission certified the Vacation Rental Ordinance and that the item will be before the Board of Supervisors on September 23, 2025.
Secretary Beretti informed the Commission that the Signal Hill project was approved with a reduced and modified design by the Board of Supervisors on August 26, 2025.
Secretary Beretti informed the Commission that the Housing Element received the formal finding letter from State Housing and Community Development.
Fionna Jensen informed the Commission that we have ten (10) Builders Remedy Applications.

ADJOURNMENT

The meeting was adjourned by Chair Gonzales at 9:57a.m.

County of Monterey

Government Center - Board Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Meeting Minutes - Draft

Wednesday, September 10, 2025

9:00 AM

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County of Monterey Planning Commission

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9:00 A.M. - CALL TO ORDER

The meeting was called to order by Chair Gonzales at 9:00am

PLEDGE OF ALLEGIANCE

The pledge of allegiance was led by Commissioner Mendoza

ROLL CALL

Present:
Paul C. Getzelman
Francisco Javier Mendoza
Jessica Hartzell
Ernesto Gonzalez
Ben Work
Amy Roberts
Christine Shaw
Martha Diehl
Ramon Gomez arrived at 9:11am

Absent:
Etna Monsalve

Secretary Beretti reviewed the Zoom Protocols and the Wordly Interpretation Services Protocols.

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Clerk Janet Navarro informed the commission there are no agenda additions, deletions, or corrections.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

None

9:00 A.M. – SCHEDULED MATTERS

1. **PLN240088 - CHING LILLY**
   Public hearing to consider the construction of a 4,312 square foot single-family dwelling with a 438 square foot attached garage and 726 square feet of porches and patios, and the removal of 27 protected trees.
   Project Location: 2825 Congress Road, Pebble Beach, Greater Monterey Peninsula Area Plan

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions under Section 15300.2

Joseph Alameda, Project Planner presented the item.

Chair Gonzalez informed the commission about Commissioner Gomez arrival at 9:11am.

Applicant Representative:
Kuan Chang

Public Comment:
None

It was moved by Commissioner Diehl, seconded by Commissioner Shaw by the following vote:

AYES: Getzelman, Mendoza, Diehl, Hartzell, Gonzalez, Roberts, Work, Shaw, Gomez
NOES: None
ABSENT: Monsalve
ABSTAIN: None

2. PLN240207 - REY ERIC J & CLARK HARVEY C (ULLMAN CHAD W TR)

Public hearing to consider construction of a 5,620 square foot single-family dwelling with an attached 995 square foot three-car garage, 4,800 square foot detached barn, 36,610 square foot uncovered roping arena, and associated site improvements on slopes in excess of 25%. Project includes ridgeline development and 3,500 cubic yards of grading.
Project Location: 27650 Via Quintana, Carmel, Carmel Valley Master Plan
Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to Section 15300.2.

McKenna Bowling, Project Planner presented the item.

Applicant Representative:
Jay Auburn

Public Comment:
None

It was moved by Commissioner Hartzell, seconded by Commissioner Diehl by the following vote as amended; no exterior lighting shall be installed in association with the arena or exterior sports court:

AYES: Getzelman, Mendoza, Diehl, Hartzell, Gonzalez, Roberts, Work, Shaw, Gomez
NOES: None
ABSENT: Monsalve
ABSTAIN: None

3. **Referral 22.2(b) - 2010 General Plan Community Plan and Coastal Land Use Plan Updates**
a. Consider receiving an update regarding the planning status of all Community Areas designated in the 2010 General Plan and the Coastal Land Use Plans updates.
Project Location: County Wide (Unincorporated Inland and Coastal Areas);
Proposed CEQA action: Find the presentation statutorily exempt from CEQA under CEQA Guidelines section 15262 as an early discussion of possible future actions not involving commitment to a project.

Edgar Sanchez, Project Planner presented the item.

Commissioner Diehl asked for the date the California Coastal Commission will review Accessory Dwelling Units and Junior Accessory Dwelling Units; Edgar Sanchez notified the Commission that it will be brought to the Coastal Commission before the end of the year.

Commissioner Diehl requested staff to link the Development Evaluation System (DES) to the Community Plan Updates.

Commissioner Shaw asked to get updates regarding Pajaro Community Plan and when it will be going to the Board of Supervisors.

OTHER MATTERS

None

DEPARTMENT REPORT

Secretary Beretti informed the Commission that the California Coastal Commission has approved the County's Vacation Rental Regulations for the Coastal Zone and will be going to Board of Supervisors on September 23, 2025, for final adoption.

Secretary Beretti informed the Commission that Accessory Dwelling Units will be going to California Coastal Commission before the end of the year for approval then coming back to Planning Commission for final adoption prior to becoming effective.

Secretary Beretti informed the Commission that there is currently 1 (one) scheduled item plus the Housing Pipeline Report on Planning Commission meeting scheduled for October 8, 2025, and asked the Commission to consider consolidating the projects on the October 8, 2025, meeting to the meeting of October 29, 2025. If we are not able to get 2 scheduled items on the October 8, 2025, agenda, the October 8, 2025, meeting,

will be cancelled.

Public Comment:
None

ADJOURNMENT

The meeting was adjourned by Chair Gonzales at 10:00am

Introduced: 9/16/2025 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Planning Item

PLN240069 - BECHTEL CORPORATION

Public hearing to consider exterior modifications to an existing 8,747 square foot single-family dwelling, including the addition of a 182 square foot second-story deck, an outdoor seating area, and replacement hardscape. The project also includes the conversion of a caretakers unit into a 1,103 square foot Accessory Dwelling Unit with minor exterior modifications, and the construction of a 643 square foot pavilion structure. The development will occur within 750 feet of known archaeological resources and within 100 feet of Environmentally Sensitive Habitat.

Project Location: 3270 17 Mile Drive, Pebble Beach.

Proposed California Environmental Quality Act (CEQA) action: Find the project Categorically Exempt pursuant to Sections 15301(a) and 15303 (e), and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATION:

It is recommended that the Monterey County Planning Commission:

Approve a Combined Development Permit consisting of:

a. Coastal Administrative Permit and Design Approval to allow exterior modifications to an existing 8,747 square foot single-family dwelling, including the addition of a 182 square foot second-story deck, an outdoor seating area, and replacement hardscape, the construction of a 643 square foot pavilion structure, and associated site improvements;
b. Coastal Administrative Permit and Design Approval to allow the conversion of a 1,103 square foot caretakers unit into an Accessory Dwelling Unit with exterior modifications;
c. Coastal Development Permit to allow development within 750 feet of known archaeological resources; and
d. Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Areas.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval of the project, subject to the conditions of approval attached to the draft resolution.

PROJECT INFORMATION:

Owner: Bechtel Corporation

Agent: Alpine Brodie LLC (Represented by Erik Lundquist)

APN: 008-462-005-000

Zoning: Low Density Residential, 2 acres per unit, with a Design Control overlay (Coastal Zone) [LDR/2-D (CZ)]
Parcel Size: 2.7 acres (116,973 square feet)
Plan Area: Del Monte Forest Land Use Plan (Coastal Zone)
Flagged and Staked: Yes (Pavilion structure only)
Project Planner: Steve Mason, Associate Planner
masons@countyofmonterey.gov - (831)759-7375

SUMMARY & OVERVIEW:
The proposed project involves exterior modifications to an existing 8,747 square foot single family dwelling, including the addition of a 182 square foot second-story deck, an outdoor seating area, and replacement hardscape. The project also includes the conversion of a caretakers unit into a 1,103 square foot Accessory Dwelling Unit with minor exterior modifications, and the construction of a 643 square foot pavilion structure. The proposed development would occur within 750 feet of known archaeological resources and within 100 feet of Environmentally Sensitive Habitat Areas.

The original project scope included all of the above components, except that an approximately 1,171 square foot pavilion structure was proposed, rather than the currently proposed 643 square foot structure. The original project scope was presented to the Planning Commission at the March 26, 2025, hearing. At that time, staff recommended denial of the proposed pavilion structure portion of the project due to multiple inconsistencies with the required public viewshed and public access policies of the Del Monte Forest Land Use Plan. The applicant has subsequently downsized the pavilion structure, aligning it more closely with DMF LUP policies, to the extent that staff now recommends approval of this structure and all other project components.

The oceanfront project site is located in the private residential community of Pebble Beach, on 17 Mile Drive. (See **Exhibit C** - Vicinity Map). The proposal includes exterior and interior modifications to the existing 8,747 square-foot single family dwelling (SFD) and the existing 1,103 square-foot caretakers unit which would be converted to an accessory dwelling unit (ADU). No changes are proposed to the existing footprints of either structure. The project includes the construction of a 643 square foot pavilion structure on an existing concrete patio. The lot is within the indigenous Monterey Cypress habitat of Del Monte Forest and is populated by a number of mature indigenous Monterey cypress trees. Changes to site's existing hardscape would result in a net reduction of approximately 4,600 square feet of impervious surface. Associated site improvements also include interior fencing and a new entrance gate.

Environmentally Sensitive Habitats - A Coastal Development Permit is required to allow development within 100 feet of Environmentally Sensitive Habitat Area (ESHA). The project-specific biological report (Document# LIB 240190 - **Exhibit H**) has confirmed that the development site is within indigenous Monterey cypress habitat and adjacent to Coastal bluff scrub habitat - both of which are designated as ESHA. Per the report's findings, the development as sited, designed, and conditioned will have no significant impact on these habitat areas. No trees are proposed for removal and impacts on native vegetation will be minimal.

In accordance with Del Monte Forest Land Use Plan Policy 20 (**Exhibit F**), the project requires the

implementation of a restoration and enhancement plan for full preservation of the project site (excluding approved development footprints), including the planting of ten new Monterey cypress trees. Additionally, an open space conservation and scenic easement will be dedicated over the undeveloped areas of the parcel. Off-site habitat mitigation is also required and will be implemented through an in-lieu fee to be administered by the Del Monte Forest Conservancy. The Project Biologist has concluded that the project, as conditioned according to their recommendations, would increase and benefit both on-site and off-site indigenous Cypress habitat.
Visual Resources - 17-Mile Drive is a designated scenic road pursuant to the Del Monte Forest Land Use Plan. The proposed pavilion, as it was originally designed and presented at the March 26 hearing, would have significantly obstructed views from 17 Mile Drive toward the ocean. Staff had identified inconsistencies with the Del Monte Forest Land Use Plan, specifically those relating to visual and public access, which would have resulted from construction of the proposed pavilion structure according to the previous design. The applicant has subsequently downsized the pavilion structure according to staff recommendations - from a proposed floor area of 1,171 square feet to 643 square feet - resulting in a significant reduction in the area of ocean views from 17-Mile Drive, which would have been obstructed. The redesigned pavilion complies with applicable visual resource policies, see **Exhibit A** for more details.

The height and massing of the SFD and ADU would remain essentially unchanged, as only exterior modifications are proposed. The limited addition of new materials would include bronze steel doors and window frames, stained wood trim, and wrought iron railing. The ADU's exterior would be updated to match the materials and colors of the main residence. Both structures would remain compatible with the natural surroundings and the neighboring residences.

Historic Resources - The existing single-family dwelling and caretakers unit were designed and constructed in 1919. Pursuant to the Historical Assessment commissioned for the project (LIB240193), a series of extensive remodels over the decades has removed any historic/architectural significance that the structures may have once possessed.

Archaeological and Tribal Cultural Resources - A Coastal Development Permit is required to allow development within 750 feet of known archaeological resources. An Archaeological Assessment (LIB240189) has been performed on the project parcel, finding that no significant impacts to resources are expected. All recommendations of the Project Archaeologist have been incorporated as conditions of approval, as required by the Del Monte Forest Land Use Plan. Grading, in the amount of 430 cubic yards of cut and 80 cubic yards of fill, would be limited primarily to previously disturbed areas.

DISCUSSION:
See **Exhibit A** for additional details on the project scope, development standards, coastal hazards, environmentally sensitive habitat areas, visual resources, cultural resources, and response to public comment.

CEQA:
Staff recommends that the Planning Commission find the project Categorically Exempt pursuant to Section 15301(a), which exempts modifications to existing structures, and 15303 (e), which exempts

accessory (appurtenant) structures.

OTHER AGENCY INVOLVEMENT:
The following County agencies or departments have reviewed this project and provided conditions of approval as needed:

- Pebble Beach Community Services District
- HCD-Engineering Services
- HCD-Environmental Services
- County of Monterey Environmental Health Bureau

LUAC REVIEW:
County staff has referred the project to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project on October 27, 2024, and voted 7-0 with 1 absent to recommend approval of the project.

Prepared by: Steve Mason, Associate Planner - (831) 759-7375
Reviewed by: Fionna Jensen, Principal Planner - (831) 796-6407
Approved by: Melanie Beretti, AICP, Chief of Planning - (831) 755-5285

The following attachments are on file with the HCD:
Exhibit A - Discussion
Exhibit B - Draft Resolution, including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans, Elevations, and Colors and Materials

Exhibit C - Vicinity Map
Exhibit D - Applicant's Project Description & Justification Letter (August 26, 2025)
Exhibit E - Del Monte Forest LUAC Minutes
Exhibit F - Del Monte Forest Land Use Plan Policy 20 and Monterey County Coastal Implementation Plan Section 20.147.040.D.2
Exhibit G - Figure 3 -Visual Resources of the Del Monte Forest Land Use Plan
Exhibit H - Biological Assessment
Exhibit I - Applicant Comment Letter (March 19, 2025)
Exhibit J - Pavilion Re-design

cc: Front Counter Copy; Pebble Beach CSD; HCD-Engineering Services, HCD-Planning; HCD-Environmental Services; Environmental Health Bureau; Steve Mason, Associate Planner; Fionna Jensen, Principal Planner; Bechtel Corporation, Property Owner; Erik Lundquist (Alpine Brodie LLC), Applicant's Agent; The Open Monterey Project (Molly Erickson); Christina McGinnis, Keep Big Sur Wild; LandWatch; Project File PLN240069.

Introduced: 9/16/2025 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Planning Item

PLN240069 - BECHTEL CORPORATION

Public hearing to consider exterior modifications to an existing 8,747 square foot single-family dwelling, including the addition of a 182 square foot second-story deck, an outdoor seating area, and replacement hardscape. The project also includes the conversion of a caretakers unit into a 1,103 square foot Accessory Dwelling Unit with minor exterior modifications, and the construction of a 643 square foot pavilion structure. The development will occur within 750 feet of known archaeological resources and within 100 feet of Environmentally Sensitive Habitat.

Project Location: 3270 17 Mile Drive, Pebble Beach.

Proposed California Environmental Quality Act (CEQA) action: Find the project Categorically Exempt pursuant to Sections 15301(a) and 15303 (e), and there are no exceptions pursuant to Section 15300.2.

RECOMMENDATION:

It is recommended that the Monterey County Planning Commission:

Approve a Combined Development Permit consisting of:

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d. Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Areas.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval of the project, subject to the conditions of approval attached to the draft resolution.

PROJECT INFORMATION:

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Agent: Alpine Brodie LLC (Represented by Erik Lundquist)

APN: 008-462-005-000

Zoning: Low Density Residential, 2 acres per unit, with a Design Control overlay (Coastal Zone) [LDR/2-D (CZ)]
Parcel Size: 2.7 acres (116,973 square feet)
Plan Area: Del Monte Forest Land Use Plan (Coastal Zone)
Flagged and Staked: Yes (Pavilion structure only)
Project Planner: Steve Mason, Associate Planner
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The oceanfront project site is located in the private residential community of Pebble Beach, on 17 Mile Drive. (See **Exhibit C** - Vicinity Map). The proposal includes exterior and interior modifications to the existing 8,747 square-foot single family dwelling (SFD) and the existing 1,103 square-foot caretakers unit which would be converted to an accessory dwelling unit (ADU). No changes are proposed to the existing footprints of either structure. The project includes the construction of a 643 square foot pavilion structure on an existing concrete patio. The lot is within the indigenous Monterey Cypress habitat of Del Monte Forest and is populated by a number of mature indigenous Monterey cypress trees. Changes to site's existing hardscape would result in a net reduction of approximately 4,600 square feet of impervious surface. Associated site improvements also include interior fencing and a new entrance gate.

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In accordance with Del Monte Forest Land Use Plan Policy 20 (**Exhibit F**), the project requires the

implementation of a restoration and enhancement plan for full preservation of the project site (excluding approved development footprints), including the planting of ten new Monterey cypress trees. Additionally, an open space conservation and scenic easement will be dedicated over the undeveloped areas of the parcel. Off-site habitat mitigation is also required and will be implemented through an in-lieu fee to be administered by the Del Monte Forest Conservancy. The Project Biologist has concluded that the project, as conditioned according to their recommendations, would increase and benefit both on-site and off-site indigenous Cypress habitat.
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Historic Resources - The existing single-family dwelling and caretakers unit were designed and constructed in 1919. Pursuant to the Historical Assessment commissioned for the project (LIB240193), a series of extensive remodels over the decades has removed any historic/architectural significance that the structures may have once possessed.

Archaeological and Tribal Cultural Resources - A Coastal Development Permit is required to allow development within 750 feet of known archaeological resources. An Archaeological Assessment (LIB240189) has been performed on the project parcel, finding that no significant impacts to resources are expected. All recommendations of the Project Archaeologist have been incorporated as conditions of approval, as required by the Del Monte Forest Land Use Plan. Grading, in the amount of 430 cubic yards of cut and 80 cubic yards of fill, would be limited primarily to previously disturbed areas.

DISCUSSION:
See **Exhibit A** for additional details on the project scope, development standards, coastal hazards, environmentally sensitive habitat areas, visual resources, cultural resources, and response to public comment.

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Prepared by: Steve Mason, Associate Planner - (831) 759-7375
Reviewed by: Fionna Jensen, Principal Planner - (831) 796-6407
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cc: Front Counter Copy; Pebble Beach CSD; HCD-Engineering Services, HCD-Planning; HCD-Environmental Services; Environmental Health Bureau; Steve Mason, Associate Planner; Fionna Jensen, Principal Planner; Bechtel Corporation, Property Owner; Erik Lundquist (Alpine Brodie LLC), Applicant's Agent; The Open Monterey Project (Molly Erickson); Christina McGinnis, Keep Big Sur Wild; LandWatch; Project File PLN240069.

Exhibit A

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EXHIBIT A
DISCUSSION

INTRODUCTION

The 2.7-acre oceanfront parcel is located at 3270 17-Mile Drive, at the intersection of Cypress Drive and Cabrillo Road, and about 350 yards north by northwest of the Pescadero Point viewing area (See Vicinity Map – **Exhibit C**). The site is developed with a single-family home and a detached caretaker's unit. The neighborhood consists of large-scale homes possessing a variety of traditional materials, styles, and roof profiles. The surrounding landscape is heavily forested, with unfiltered and filtered views of the Pacific Ocean and coastal bluffs as viewed from 17-Mile Drive.

This project proposes:

- Exterior and interior modifications to the existing 8,747 square foot single family dwelling (SFD), to include the construction of a 182 square foot second story deck.
- Conversion of the existing caretaker's unit into a 1,103 square foot accessory dwelling unit (ADU), with minor exterior modifications.
- Construction of a new 643 square-foot enclosed pavilion structure on the site of an existing concrete view patio.
- Site improvements to include an outdoor seating area, replacement hardscape (walkways and driveway), internal grape staking fencing (3.5 feet height), and a replacement stucco property line wall to match the existing wall.

Modifications to the existing SFD would include:

- Two new powder rooms and pantry on first floor
- New laundry room and roof terrace on second floor
- Stairway reconstruction for compliance with current building codes
- Exterior trellising
- Replacement of all exterior doors and windows and partial re-roofing

Conversion of the caretaker unit to an ADU would include:

- Two bedrooms with bathrooms and a shared entryway/kitchen
- New roofing to match the main house
- Replacement of all doors and windows

See the project plan set (**Exhibit B2)** and the applicant's project description and justification letter (**Exhibit D)** for additional details.

The parcel is within the Del Monte Forest Land Use Plan area. The zoning designation is Low Density Residential, 2 acres per unit, with a Design Control Overlay (Coastal Zone) [LDR/2-D (CZ)], which allows exterior modifications to existing structures, accessory structures, site improvements, and development near known archaeological resources and Environmentally Sensitive Habitat (ESHA), subject to Coastal Administrative Permits, Coastal Development Permits, and Design Approvals. (Title 20 Sections 20.14.030.E, 20.14.030.F, 20.14.040.F and 20.44).

CULTURAL RESOURCES A key policy of the Del Monte Forest Land Use Plan requires that cultural resources be maintained, preserved, and protected for their intrinsic values, with new

development incorporating design features necessary to avoid, minimize, and mitigate impacts.

Historical Resources
DMF LUP Policy 57 encourages timely identification and evaluation of archaeological and historical resources so that they may be given full consideration during the conceptual design phase of projects. Accordingly, a Phase One Historic Assessment (LIB240193) was prepared to determine any historical, architectural, or cultural significance of the property and structures. The report notes that the SFD and ADU were designed by noted local architect Lewis P. Hobart and constructed in 1919, though a series of extensive remodels which continued through the 1950's have long since removed any architectural significance that the buildings may have possessed. In addition, no historically significant persons or events were found to be associated with the property.

Archaeological Resources
Pursuant to DMF LUP Policy 58, a Phase I and II Archaeological Assessment and Evaluation (LIB 240189) was commissioned to evaluate the potential of the project to impact resources. The report notes that no previously recorded resources have been reported on the subject parcel. The report procedures included archival research, field reconnaissance, and subsurface testing for cultural resources. Fragmentary evidence (sparse marine shell pieces), which do not qualify as a significant resource pursuant to CEQA or the California Register of Historical Resources (CRHR), were uncovered during the site investigation. It was determined that nearby (known) archaeological resources will not be affected by the proposed project: "…the proposed Project area of potential effect […] (is) outside of the previously unrecorded resource boundary, and the resource will not be affected by the proposed Project as designed."

Condition No. 3 has been applied to the project to protect any archeological and/or tribal cultural resources that might be unearthed. Grading, in the amount of 430 cubic yards of cut and 80 cubic yards of fill, will be conducted primarily in previously disturbed areas for replacing existing driveways and walkways. (See **Exhibit B2** – Sheet C4.0). All proposed structural modifications will occur entirely within existing building and patio footprints, and the pavilion would be constructed on an existing concrete patio, thereby minimizing potential impacts.

COASTAL HAZARDS
The property borders a coastal bluff and is therefore susceptible to wave erosion and bluff recession. A Coastal Development Permit is required to allow development within 50 feet of a Coastal bluff, however, the development proposed herein is not within this buffer.

The Del Monte Forest Land Use Plan (DMF LUP) contains policies governing development within potentially hazardous areas, with pertinent regulations also found in the Monterey County Coastal Implementation Plan (CIP). In accordance with DMF LUP Hazards Policy 46, a geotechnical report and a geological report (LIB240191 and LIB240192) have been commissioned to evaluate the suitability of the site. These reports conclude that the area is suitable for development, given that the recommendations within them are followed. These recommendations address on-site grading, foundation design, and surface drainage. Title 16 section 16.08.110 requires that all recommendations contained in the prepared geotechnical and geological report be incorporated into the final construction plans.

The geological report has concluded, based on historical erosion information, that bluff retreat at the site will be approximately 6.5 feet over the next 75 years. In accounting for a potential sea level rise of 4.6 feet over 75 years (pursuant to the document "State of California – Sea-Level Rise Guidance 2024" as published by the California State Ocean Protection Council), the bluff retreat is estimated to be as much as 10 feet over this period. All structures, proposed and existing, are safely outside (inland) of this potential retreat area. In summary, the project has been sited and designed to minimize risks to life, property, and the natural environment, as required per DMF LUP's "Hazards" Key Policy.

ENVIRONMENTALLY SENSITIVE HABITAT AREAS

The area proposed for development is located within 100 feet of ESHA. The DMF LUP recognizes that sensitive habitats within the area are a unique, limited, and fragile resources that enrich the Del Monte Forest. Accordingly, the Plan calls for these resources to be protected, maintained, and, where possible, enhanced and restored.

No trees (dead or alive) are proposed to be removed, and conditions are incorporated to ensure that sensitive habitat is protected throughout construction. Areas of non-native vegetation will be restored to their natural state, including the replanting of native vegetation to replace non-native vegetation, most notably large swaths of ice plant (*Carpobrotus edulis*), which are found throughout the property.

In accordance with CIP section 20.147.040.D.2.(a), a Biological Assessment (LIB240190 – **Exhibit H**) and a Forest Management Plan (LIB220026) were prepared to assess the potential of the project to impact sensitive habitat areas and species. These reports identified two distinct environmentally sensitive habitat areas on the property: Indigenous Monterey cypress forest and Coastal bluff scrub.

Indigenous Monterey Cypress Forest

The majority of the parcel is comprised of Indigenous Monterey cypress habitat, which is protected specifically by DMF LUP Policy 20 and development standards detailed in CIP section 20.147.040.D.2 (**Exhibit F**).

Projects on a developed lot – such as proposed herein – are addressed in CIP policy 20.147.040.D.2(2): "*On developed lots (i.e., those with an existing legally established residence), new and/or modified development shall be located within the existing legally established structural and/or hardscape area (i.e., all areas of the site covered with a structure, or covered by pervious or impervious hardscape (such as decks, patios, driveways, and paths, but not including landscaped areas, fence areas, or underground or over ground utility areas)) and outside the critical habitat area."*

The project, as conditioned, will strictly adhere to the seven specific requirements ("a" through "g") of this policy (20.147.040.D.2(2) (a-g)), as detailed in the project Resolution "Finding 4 - Environmentally Sensitive Habitat Area - Evidence c." (**Exhibit B**). In summary:

- All of the proposed structural modifications, excepting the proposed outdoor fire pit area and hardscape improvements (driveway and walking path), will occur within existing building footprints, thereby minimizing potential impact to habitat areas.
- A net reduction of 4,617 square feet of impervious surface will result from the project.
- The project is designed to promote the health and vitality of the property's Monterey cypress habitat.
- No trees are proposed for removal.
- The proposed development does not exceed 15% of the total Monterey cypress habitat area.
- The biological report (LIB240190) concludes that no impacts to special status plant or animal species are anticipated.
- All Monterey cypress habitat outside of the existing and proposed development areas will be restored and/or enhanced to high-value, self-functioning habitat. At least ten replacement Monterey cypress trees (15-gallon size minimum) will be planted as part of the restoration activities. These trees will not be planted in a manner that significantly obstruct ocean views. Nonnative vegetation and an irrigated lawn will be removed and replaced with native vegetation.
- An open space conservation and scenic easement will be placed over the entirety of the Monterey cypress habitat on the parcel (i.e., all non-developed areas).
- An approximately 2,289 square-foot area (previously disturbed but still considered Monterey cypress habitat) adjacent to the existing SFD will be developed with walking paths and a gravel seating/fire pit area. Accordingly, mitigation options available to the applicant include either restoration of off-site Monterey cypress habitat at a 2:1 ratio (4,578 square feet, in this case [2,289 SF x 2]) or an "in-lieu" mitigation fee commensurate with the cost to restore 4,578 square feet of habitat to be paid to the Del Monte Forest Conservancy. The applicant has indicated that they will satisfy this requirement by paying the in-lieu fee option.
- All proposed development has been sited and designed to avoid the designated "critical habitat" area and the most sensitive habitat parts of the site.
- Under the supervision of the project biologist, tree trunks will be wrapped with protective material, and exclusionary fencing areas will be established throughout the construction period.
- A certified biologist will perform site inspections for five years post-construction, to monitor the health and long-term survivability of all Monterey cypress trees and other ESHA on the property.
- With fulfillment of the conditions of approval (**Ex. B1**), the project should result in improved cypress habitat value over the existing baseline habitat value at the site.

Coastal Bluff Scrub

Coastal bluff scrub habitat is especially significant as it often accommodates Sea-cliff Buckwheat, which is a host plant for the federally endangered Smith's Blue Butterfly. The biological report refers to this area as "the narrow band between the Monterey Cypress Forestland and the High tide line" and estimates that it comprises no more than 5% of the parcel. No development is proposed in the immediate area of this habitat, although a timeworn grape stake fence will be removed and replaced around existing the habitat area to discourage pedestrian traffic.

VISUAL RESOURCES

As with Environmentally Sensitive Habitats, the Del Monte Forest Land Use Plan recognizes that local visual resources are truly unique and that ocean views, in particular, are a limited asset. Accordingly, the LUP emphasizes that these resources are to be preserved and protected. The subject property is located on 17 Mile Drive, adjacent to the intersection of Cypress Drive. The "Visual Resources of the DMF LUP" map (Figure 3 of the DMFLUP) (**Exhibit G**) denotes the front third of the project site as within the viewsheds from 17-Mile Drive and Point Lobos. Figure 3 also discloses that it's only illustrative in purpose and that a site visit is required to confirm visibility. As confirmed via multiple site visits, the subject property and proposed pavilion are visible from 17-Mile Drive.

The project is subject to the Visual Resources protection policies of the Del Monte Forest Land Use Plan (DMF LUP), their implementing regulations in Part 5 of the Monterey County Coastal Implementation Plan (CIP), and the tenets of the Design Control "D" zoning overlay district which requires aesthetic review of structures to assure protection of public viewsheds and neighborhood character. The proposed single-family dwelling modifications and caretaker unit/ADU conversion components of the project are consistent with these policies, regulations, and the surrounding neighborhood character. The following discussion focuses on the proposed pavilion structure.

The DMF LUP encourages that development be sited in the least visible portion of the property (Policy 54). Staff has consistently encouraged the Applicant/Owner/Representative to consider design alternatives for the proposed pavilion that would better protect public views, as seen from 17-Mile Drive. However, such modifications were not made prior to the March 26, 2025, hearing date. Accordingly, staff's recommendation at that time was that the proposed structure was designed and sited in a manner that was inconsistent with the policies that expand on and support the Del Monte Forest Land Use Plan's key policy that requires all new development to protect, preserve, and, if possible, enhance these important public views. The California Coastal Commission had reviewed the initial application and concurred with staff's analysis regarding conflicts with the DMF LUP, specifically those policies protecting visual resources.

Staff had recommended denial of the "view pavilion" structure at the March 26, 2025, Planning Commission hearing, due to potential impacts to visual resources. The structure, as proposed at that time, included 1,171 square feet of floor area and a rear wall of 50 feet 8 inches in length and 13 feet in height, comprising a rear wall surface area of 658 square feet (red outline shown in Figure 1). This rear-wall surface area constituted the area of blocked viewshed between 17-Mile Drive and the ocean. On January 25, 2025, staff suggested that the Applicant/Representative reduce the project scale to a size that would not significantly impact public views or visual access. Figure 1, below, shows the approximate size (10.5 feet in height, 40 feet in width; 420 square feet) that staff encouraged the Applicant/Representative to consider, as staff determined such size could be potentially consistent with the DMF LUP's visual resource policies while still balancing the site's other constraints, namely ESHA. However, this recommendation was dismissed by the applicant at that time, and the project proceeded to the hearing. The applicant has subsequently reconsidered and, in conjunction with staff, has submitted a series of redesigns culminating in the current version for which staff is recommending approval.



Figure 1. As viewed from 17 Mile Drive - Approximate dimensions of the original pavilion structure design outlined in red – approximate dimensions of final design outlined in green.

As proposed, the pavilion would have a length of 35.5 feet and a height of 11 feet 4 inches, with a total floor area of 643 square feet. The rear wall's surface area would be approximately 401.6 square feet. The proposed pavilion structure would be located within a cluster of Monterey cypress trees. Shifting of the building to the northwest, as recommended by staff, has maximized the use of existing tree cover and subsequently minimized blockage of the direct view of the ocean from 17 Mile Drive. The overall reduction in pavilion size (1,171 square feet to 643 square feet) has reduced the visible development area (surface area blocking public views) from 658 to 401 square feet, or 39%. This reduction was primarily accomplished by eliminating the portion of the structure that obstructed the largest, continuous views of the ocean and reducing the ceiling height to align with the surrounding canopy coverage height. Materials and colors of the proposed structure are compatible with the surrounding natural environment and would not detract from the public viewshed.

The following policies support the outcome of the negotiations between staff and the applicant, resulting in a project that now complies with the applicable visual resource policies of the LUP (emphasis added):

Del Monte Forest Land Use Plan:

- Chapter 2: Resource Management Element
    - **Del Monte Forest LUP Key Policy - Scenic and Visual Resources**: *"The Del Monte Forest and 17-Mile Drive are significant and important visitor destinations. It is the objective of this LUP to protect the area's magnificent scenic and visual resources, to avoid incompatible development, and to encourage improvements and facilities that complement the Forest's natural scenic assets and enhance the public's enjoyment of them. To protect the scenic and visual resources of the Del Monte Forest area, only development that does*

not block significant public views and does not significantly adversely impact public views and scenic character, including with specific attention to the 17-Mile Drive corridor and designated public access areas/vista points, shall be allowed."

- **Scenic and Visual Resources**
  - **Policy 47**: *Views from designated public access areas and vista points, from Highway 68 and 17-Mile Drive corridors, and of ridgelines as seen from the public viewing areas identified on Figure 3, shall be protected as resources of public importance, and development that could adversely impact such views shall only be allowed where it protects, preserves, and if feasible enhances, such scenic resources. Conservation and scenic easements shall be required as one means of protecting such views in perpetuity.*
  - **Policy 48**: *Development within visually prominent settings, including those identified on Figure 3, shall be sited and designed to avoid blocking or having a significant adverse impact on significant public views, including by situating lots, access roads, and/or buildings to maximize the effectiveness of screening vegetation and related viewshed mitigation. Lots, access roads, and/or buildings should also be sited to minimize tree removal and visually obtrusive grading.* (Note that the project site is located within a "visually prominent setting" pursuant to "Figure 3" [**Ex. G**])
  - **Policy 52:** *Development within the viewshed of visually prominent settings, including those identified on Figure 3, shall include adequate structural setbacks (generally a minimum of 50 feet) from such settings and shall require siting and design of structures to minimize the need for tree removal and alterations to natural landforms. New structures shall be sited and designed to harmonize with the natural setting and not be visually intrusive.*
  - **Policy 53**: *Design and siting of structures in public views of scenic areas should not detract from scenic values of the forest, stream courses, ridgelines, or shoreline. Structures, including fences, shall be subordinate to and blended into the environment, including by using appropriate materials that will achieve that effect. Where necessary, modifications shall be required for siting, structural design, shape, lighting, color, texture, building materials, access, and screening to protect such public views.*
  - **Policy 56**: *New development, including ancillary structures such as fences constructed between 17-Mile Drive and the sea (Pacific Grove gate to Carmel gate portion), shall be designed and sited to minimize obstructions of and degradation to views from the road to the sea. Examples of methods to reduce obstruction include but are not limited to the following: height limits, use of see-through materials for fences, and limitations on landscape materials that would block views, whether immediately or at maturity.*

- Chapter 4: Land Use Support Element

- **Public Access**
  - **Policy 123**: *Public viewsheds are an important component of shoreline access and public recreational use. Development shall not block significant public views and shall not significantly adversely impact public views and scenic character, including with specific attention to the 17-Mile Drive corridor and designated public access areas/vista points.*
  - **Policy 137**: *Future development shall be compatible with the goal of retaining and enhancing public visual access. Development shall not block significant public views and shall not significantly adversely impact public views and scenic character, including with specific attention to the 17-Mile Drive corridor and designated public access areas/vista points, and shall be sited and designed to be compatible with the existing scenic character of the area.*

California Coastal Act

- **Section 30251- Scenic and visual qualities of coastal areas protected**
  The scenic and visual qualities of coastal areas shall be considered and protected as a resource of public importance. Permitted development shall be sited and designed to protect views to and along the ocean and scenic coastal areas, to minimize the alteration of natural land forms, to be visually compatible with the character of surrounding areas, and, where feasible, to restore and enhance visual quality in visually degraded areas. New development in highly scenic areas such as those designated in the California Coastline Preservation and Recreation Plan prepared by the Department of Parks and Recreation and by local government shall be subordinate to the character of its setting. (Emphasis added)

PUBLIC COMMENT

At the March 26 hearing, the project was continued to a later date by the Planning Commission, with the direction that staff address numerous assertions raised by the applicant's representative, Mr. Lundquist. The following discussion addresses the comments and contentions.

Visual Resources

The Applicant/Representative contended that 1) "No definition indicating blue water, open ocean, filtered or unfiltered views are visually significant can be found in the DMF LUP or CIP", 2) "The policies and regulations do not speak to the Pacific Ocean or open ocean in general terms. Instead, the policies and regulations speak to protecting the beaches and shoreline as a visual resource." and 3) "By definition the Public Viewshed does not include the Pacific Ocean or open ocean but rather certain elements of the ocean (i.e., the beach)."

The DMF LUP identifies views from 17 Mile Drive as an important public resource and only allows development that does not block or significantly adversely affect public views and scenic character from this corridor. Title 20 section 20.06.1275 defines a "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." The Del Monte Forest CIP defines "Public Viewshed" as "areas visible from public use areas such as significant roads/streets (e.g. 17-Mile

Drive), portions of parks accessible to the general public (e.g., picnic areas, but not trails), beaches, designated vista points (e.g., Cypress Point).” Areas visible from 17 Mile Drive include forest resources, the Pacific Ocean, beaches, shorelines, and Point Lobos. Accordingly, and contrary to the Applicant/Representative’s interpretation, views of the ocean, including filtered and unfiltered blue water, open ocean views, are protected as a visual resource within the DMF LUP area.

The existing legally established residence blocks most of the subject property’s ocean views from 17 Mile Drive. As initially designed and sited, the proposed pavilion would have further blocked some of the only remaining open-ocean and partially filtered ocean views from this section of 17 Mile Drive. Prior to the subsequent downsizing, it was the opinion of staff that the proposed design and siting of the accessory structure would have had the potential to materially degrade the existing viewshed - a viewshed that is recognized as being of public importance - by eliminating open ocean views and introducing a structure that is not subordinate to the scenic and natural environment. Inconsistent with the above-mentioned policies, the ancillary structure had been sited and designed in a manner that did not avoid blocking public (ocean) views and constituted a significant impact on public views. This determination was supported by the plain language of the policies.

The applicant’s representative had contended that the previously proposed pavilion (1,171 square feet) would have a less than significant impact on visual resources because the majority of the structure would be screened by trees, ocean views are not protected by the DMF LUP, the pavilion will be setback over 100 feet from 17 Mile Drive, and it would have minimal visibility to the average visitor to the area. The applicant’s representative claimed that County staff have an erroneous understanding of the applicable policies and regulations and specifically objected to staff’s assertion that public views of the “Pacific Ocean” or “open ocean” are protected. Contrary to the Representative’s interpretation of the DMF LUP and CIP that only certain elements of the ocean are protected, like the shoreline and its beaches, the plain language of DMF LUP Policy 56 clearly states, “*New development, including ancillary structures such as fences constructed between 17-Mile Drive and the sea (Pacific Grove gate to Carmel gate portion), shall be designed and sited to minimize obstructions of and degradation to views from the road [17 Mile Drive and other scenic corridors] to the sea* [Pacific Ocean].” Accordingly, views of the ocean, as well as other resources including forest, stream courses, and ridgelines, are protected and regulated by the applicable land use planning documents. This is further supported by the California Coastal Act, which states that development shall “…protect views to and along the ocean and scenic coastal areas…” (section 30251).

Secondly, the Applicant/Representative claimed that staff had improperly interpreted applicable Monterey County Code sections by stating “the blocking of any open ocean view (not heavily screened ocean views) from 17 Mile Drive conflicts with applicable Del Monte Forest LUP and CIP policies and is considered a significant impact on public/visual access.” But this statement is an excerpt from a longer discourse between staff and the Applicant/Representative regarding the proposed project, which clarified and contextualized this analysis. Regardless, even if only the excerpt were to be considered, it is not a formal administrative interpretation that binds staff. it is not an administrative interpretation. The plain language of the Del Monte Forest LUP and CIP (see above-mentioned policies) prohibits new structures from blocking or significantly impacting

public views, including those of the ocean. The DMF LUP and CIP also place special emphasis on public views from 17 Mile Drive (CIP section 20.147.070(B)(2) and (C)(5)). Moreover, a project's impact on public views and visual resources is dependent on multiple factors, including the extent of its unaided visibility from public viewing areas, its design, siting, and massing, and its consistency with applicable visual resource policies that are in place to protect views and avoid introducing structures that result in adverse visual impact. If development were to be inconsistent with the Del Monte Forest LUP's visual resource policies, it would also have a significant impact on public views and visual access; these two conclusions cannot be made independent of each other. Similarly, if development were to comply with applicable visual resource policies, all of which require minimizing impacts on public views and compatibility with the scenic character, the development would have a less-than-significant impact on public views.

Staff encouraged the applicant's representative and architect to seek alternative designs that would better protect public views; however, the applicant initially objected to the need for such modifications. It was noted in the March 26, 2025, staff report that if the Applicant/Owner were to revise the project to be consistent with the purpose, intent, and plain language of the DMF LUP's visual resource policies, the staff's determination that the project would have a significant visual impact could also change.

Staff recognize that development has occurred throughout Pebble Beach that blocks ocean views. However, County records, as researched by staff and provided by the applicant's representative, indicated that only new single-family dwellings have been allowed to block ocean views. Many properties along Pebble Beach's coastline have ocean views seen from 17 Mile Drive. The strict application of DMF LUP and CIP visual resource policies could prohibit any development on these lots. However, Title 20 section 20.02.060.B allows exceptions to be made if it is found that strict application of the applicable land use plan policies and development standards would deny all reasonable use of the subject property. Accordingly, single-family dwellings of appropriate siting, scale, and design, consistent with other applicable policies and requirements, have been allowed within the public viewshed of 17-Mile Drive. The subject property also benefits from this exception as the existing residence is within the public viewshed and may continue to be modified and maintained appropriately, as is proposed by this project. Since the subject lot is a development with a main dwelling unit and an accessory dwelling unit, the proposed ancillary structure must be reviewed for strict consistency with the DMF LUP and CIP.

CEQA

The Applicant/Representative also argued that County staff had prematurely and inappropriately determined that disapproval of the proposed pavilion is statutorily exempt pursuant to CEQA Guidelines section 15270, stating "Staff cannot lawfully deny an application without proper environmental review when there is not a prima facie conflict with the code or when a legislative action is not associated with the project."

CEQA Guidelines section 15270 applies to "projects which a public agency rejects or disapproves". This exemption is intended to allow quick disapprovals from an agency before the CEQA process begins unnecessarily (Public Resources Code section 21080(b)(5), CEQA Guidelines section 15270(a)). County staff had determined that the previously proposed pavilion

conflicted with goals, policies, and text of the DMF LUP and CIP. Accordingly, staff recommended that the Planning Commission find that specific portion of the project statutorily exempt pursuant to CEQA Guidelines section 15270. Given that the proposed (redesigned) pavilion is supported by staff, staff believes a Class 3 Categorical Exemption is now the appropriate outcome for this project.

At the March 26 hearing, the project was continued to a later date by the Planning Commission, with the direction that staff address numerous assertions raised at that time by the applicant's representative - Mr. Lundquist:

Administrative Interpretation
As described above, based on the plain language of the DMF LUP, staff informed the Applicant that the blocking of any open view would be a significant visual impact. The Applicant/Representative claims that this position is an "illegal" administrative interpretation of the County Code, stating "Staff's Interpretation is Illegal Per Board Policy (defines significant as the blocking of any open view)".

Although no specific Board Policy was cited, staff is aware that there are established procedures for Administrative Interpretations (prepared by HCD-Director in 2017), which involve receiving a written request for an administrative interpretation, adequate public noticing, informing the Planning Commission of the administrative interpretation, and being subject to a local appeal period. However, no administrative interpretation was requested by the applicant, nor made by staff, and therefore, these procedures do not apply.

The Applicant/Representative also argued that "Staff's Interpretation limits case-by-case analysis (DMF CIP section 20.147.070) - Interpretation is objective, not subjective. No objective standards have been formally adopted." This DMF CIP section states:

20.147.070 SCENIC AND VISUAL RESOURCES
A. Public Viewshed Determination
1. The project planner shall make an on-site investigation in order to determine whether the project is within the public viewshed or affects visual access from public viewing areas…
2. The standard for review is the objective determination of whether any portion of the proposed development is visible from any public viewing area or affects visual access from public viewing areas. Visibility will be considered in terms of normal, unaided vision in any direction for any amount of time at any season.

There is no question whether the subject property or the proposed development is visible from 17 Mile Drive. Accordingly, the public viewshed determination was completed objectively and in accordance with DMF CIP section 20.147.070(A). Staff's recommendation to deny the original project scope was the result of analyzing the plain language of the DMF LUP and was not a formal ministerial action (e.g., Administrative Interpretation), as it appears to have been construed within the applicant's complaints.

Alleged Precent & Past Development within the Public Viewshed along 17-Mile Drive
The following six projects were cited by the applicant's representative as examples of previously projects on 17-Mile Drive that impacted views but were approved by the appropriate authority.

The applicant's representative used these examples to support their claims that: 1) the denial of the previously proposed pavilion would be precedent-setting; and 2) the development along 17-Mile Drive that blocks ocean views was unlawfully approved. It is important to note that all six of the following projects involved the construction of a single-family dwelling on a vacant, residentially zoned property. The applicant's representative failed to provide evidence of an accessory structure that blocked ocean views and was approved by the County. Further, many of the resolutions approving the below-cited project were designed to enhance public views, instead of reducing them. Finally, in all cases, the appropriate authority made the necessary findings to approve such development. Key points to this effect in the project summaries below are underlined.

1. **PLN160117 (3168 17 Mile Dr) -** Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow the demolition of an existing 6,871 square foot single family dwelling with a 1,550 square foot attached garage and construction of a 13,130 square foot single family dwelling with a 754 square foot attached garage.
    - Staff Report: "A significant redevelopment project like this presents an opportunity to improve visibility along the coastline. The applicant proposes to replace the existing fence with an open-slatted fence south of the existing accessory dwelling unit to create more open views of the ocean. Based on staking and topography, staff finds that the proposed main house would not be visible from Seventeen Mile Drive. The existing accessory dwelling unit would be visible, but no changes are proposed for this structure."
    - Planning Commission Resolution No. 17-032: "Consistent with these polices, the project proposal includes replacing the existing grapestake fence with an open-slatted fencing south of the accessory dwelling unit to the south property line to create more open views to the sea and more closed-slatted fencing along the accessory dwelling unit to the north property line where views are hindered by existing development."

2. **PLN140353 (3180 17 Mile Dr) -** Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval for the construction of a 10,776 square foot tri-level single family residence with a 802 square foot attached garage and a Coastal Administrative Permit and Design Approval to allow the construction of a 999 square foot attached Accessory Dwelling Unit;
    - Staff Report: "In response to protection of aesthetic, as well as biological resources, the dwelling has been sited to avoid disruption of the existing views and take advantage of the topography and Monterey cypress forest to create natural vegetated screening."
    - Planning Commission Resolution No. 18-028: "In accordance with the aforementioned policies, the structure is been setback more than 150 feet from 17-Mile Drive, within an existing gap in the cypress tree canopy at an elevation 15-feet lower than the elevation at 17-Mile Drive" and "The elevation of the site drops from east to west, and because of this topography feature, views of the rocky coastline cannot be seen from 17-Mile Drive."

3. **PLN160179 (3188 17 Mile Dr) -** Coastal Administrative Permit and Design Approval to allow the demolition of an existing 5,392 square foot one-story single-family dwelling and construction of an 8,303 square foot two-story single family dwelling; Staff Report: "The project will increase Cypress habitat by approximately 5,300 square feet by reducing the total development footprint." As evidenced in the below photo - with flagging and staking - oceanward views from 17 Mile Drive were already compromised to a considerable degree by the existing single-family dwelling, fencing and trees.



Figure 2. Flagging and staking for project PLN160179 as viewed from 17 Mile Drive.

4. **PLN150548 (3196 17 Mile Dr) -** Combined Development Permit consisting of a Coastal Administrative Permit to allow demolition of a 10,891 square foot single family dwelling with a 718 square foot attached garage, and construction of a 10,773 square foot two-story single family dwelling with basement and a 500 square foot detached garage; 2) a Coastal Administrative Permit to allow construction of a 390 square foot accessory dwelling unit above the detached garage.
    - Staff Report: "The proposed structures would be constructed within the same approximate development footprint and visual alignment as the existing structure."
    - Planning Commission Resolution No. 17-006 "The design and siting of the proposed single-family dwelling would not increase the visual impacts over the existing baseline, and the design and siting of the proposed accessory dwelling unit (i.e., above the proposed detached garage) allows the unit to blend with the bulk and mass of the proposed single-family dwelling in the background."

5. **PLN200046 (3252 17 Mile Dr) -** Minor and Trivial Amendment to a previously approved permit to include interior reconfigurations, an addition of 242 square feet to the kitchen and family room & an addition of 743 square feet to lower-level east wing wine room.
    - Chief of Planning Resolution No. 21-006: "Both proposed additions will not be visible from public view. The residence is designed with natural materials and

colors to blend into the environment and will not be visible from 17-Mile Drive, Midway Point, or Pescadero Point, consistent with the Del Monte Forest Land Use Plan, Chapter 2, Policies 48, 52, and 53."

6. **PLN210276 (3256 17 Mile Dr) -** Combined Development Permit consisting of a Coastal Administrative Permit and Design Approval to allow the demolition of an existing 17,992 square foot single family dwelling with an attached two-car garage, a detached 3,797 square foot gym, a 972 square foot covered walkway and sheds totaling 433 square feet; and the construction of a 7,767 square foot single family dwelling with an attached two-car garage, 882 square foot basement, 712 square foot pool house, 1,114 square foot pool, and a 319 square foot spa.
    - Staff report: "In this case, the naturalistic colors and materials, reduced height and massing of the new home, and incorporation of open viewshed fencing ensure protection of the public viewshed and increase ocean views from 17-Mile Drive."
    - Planning Commission Resolution No. 23-004: "The substantial reduction in height and massing from the existing home, from 32 feet and 7 inches to 19 feet and 6 inches, helps subordinate the design to the surrounding forest."

    Note that the replacement SFD was significantly smaller than the original SFD, and that the 712 square foot pool house was constructed over the footprint of a previous structure.

The applicant's representative cited *Nollan v. California Coastal Commission* (1987) 483 U.S. 825 at the March 26 hearing in support of their argument against the prior "denial" recommendation. The case is summarized at the US Supreme Court Center website as follows:

> *The Nollans sought a permit to build a home on their beachfront property, but the California Coastal Commission was concerned that their home would impede the public view of the beach. As a result, the Commission imposed certain conditions on the Nollans, including the granting of an easement to the public that would allow others to move along their property to public beaches in the vicinity. The Nollans argued that this condition violated their Fifth Amendment rights by depriving them of property without due process. While they succeeded in obtaining an injunction against the condition in the lower court, the appeals court reinstated it.*

This complaint is meritless as it not only doesn't support the Applicant/Representative's argument, but there is also language within that court case that supports staff's original position.

Nollan deals with a condition of approval that required a landowner of a beachfront lot to convey an access easement across their property. The Court held that the permit condition constituted a taking of private property without just compensation, violating the Takings Clause of the Fifth Amendment, because there was not a clear nexus between the impact (visual access) and the requirement (physical access). *Nollan v. California Coastal Commission* established an important constitutional standard in land use law. It confirmed that while governments can impose conditions on development to protect public interests, those conditions must be directly tied to the project's specific impacts**.**

Here, staff determined that the original project had a significant impact on public coastal views.

To address this, staff recommended modifications including minor relocation and a reduction in size to minimize obstruction of public ocean views. These changes were intended to avoid adverse effects on the public viewshed. The recommended redesign served a legitimate public purpose and was directly tied to the project's identified impacts, aligning with the constitutional principles established in *Nollan*.

In addition, denial of the originally proposed accessory structure would not constitute a regulatory taking. As originally proposed, the applicant had not submitted a design that complied with the applicable provisions of the Monterey County Code, and the property was already developed with a single-family residence that retains full economic use. Therefore, denial of the accessory structure would not deprive the property owner of all beneficial use and thus would not amount to a regulatory taking under established legal standards.

Importantly, staff now recommends approval of the redesigned accessory structure, which has been revised to comply with applicable policies, goals, and text of Monterey County Code. This outcome further supports the conclusion that staff's initial recommendation to deny an inconsistent structure was reasonable, lawful, and within the County's discretion to ensure compliance with adopted land use regulations.

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Exhibit B

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DRAFT RESOLUTION

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

In the matter of the application of:
BECHTEL CORPORATION (PLN240069)
RESOLUTION NO. 25--
Resolution by the County of Monterey Planning Commission:

1) Finding the project Categorically Exempt pursuant to sections 15301 and 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2;
2) Approving a Combined Development Permit consisting of a:
    a. Coastal Administrative Permit and Design Approval to allow:
    - Exterior modifications to an existing 8,747 square foot single family dwelling.
    - Construction of a 643 square foot pavilion structure.
    - Conversion of an 1,103 square foot caretakers unit into an accessory dwelling unit with exterior modifications;
    - Site improvements including an outdoor seating area and replacement hardscape.
    b. Coastal Development Permit to allow development within 750 feet of known archaeological resources; and
    c. Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Areas.

[PLN240069 BECHTEL CORPORATION, 3270 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-462-005-000)]

The BECHTEL CORPORATION application (PLN240069) came on for a public hearing before the County of Monterey Planning Commission on March 26, 2025, and September 24, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the County of Monterey Planning Commission finds and decides as follows:

FINDINGS

1. FINDING: **CONSISTENCY** – The Project, as proposed and modified pursuant to staff recommendation, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE:

a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the 1982 Monterey County General Plan;
- Del Monte Forest Land Use Plan (LUP);
- Monterey County Coastal Implementation Plan (CIP Part 5, Regulations for Development in the Del Monte Forest Land Use Plan Area);
- Monterey County Zoning Ordinance (Title 20).

No conflicts with the above referenced plans and policies were identified, and the project will be consistent with the applicable regulations.

b) Allowed Use. The property is located at 3270 17-Mile Drive, Pebble Beach (Assessor's Parcel Number 008-462-005-000), Del Monte Forest Land Use Plan, Coastal Zone. The parcel is zoned Low Density Residential, 2 acres per unit, with a Design Control Overlay (Coastal Zone) [LDR/2-D (CZ)], which allows exterior modifications to existing structures, construction of accessory structures, site improvements, and development near known archaeological resources and environmentally sensitive habitat areas, subject to approved Coastal Administrative Permits, Coastal Development Permits, and Design Approvals. (See Title 20 Sections 20.14.030.E, 20.14.030.F, 20.14.040.F and 20.44).

This project proposes:
- Exterior and interior modifications to the existing 8,747 square foot single family dwelling (SFD), to include the construction of a 182 square foot second story deck.
- Conversion of the existing 1,103 square foot caretaker's unit into an accessory dwelling unit (ADU), with minor exterior modifications.
- Construction of a new 643 square-foot non-habitable pavilion structure, on the site of an existing view patio.
- Site improvements including an outdoor seating area, replacement hardscape (walkways and driveway), replacement grape stake fence (3.5 feet in height), an entry gate, and a replacement front property line plaster wall to match the existing wall.

c) Lot Legality. The lot is identified under separate ownership, as Parcel 5, within in the 1972 Assessor's Map Book 8, Page 46. Therefore, the County recognizes the subject property as a legal lot of record.

d) Visual Resources. The height and massing of the SFD and ADU will remain essentially unchanged, with both structures retaining their beige stucco exteriors and clay tile roofing. The limited addition of new colors and materials will be comprised of bronze steel doors and window frames, stained wood trim, and wrought iron railing. Although the proposed pavilion structure will be visible from 17-Mile Drive, it

has been redesigned and sited to not block significant public views and not adversely impact the scenic character. See Finding No. 5 and supporting evidence for a discussion of consistency with policies and regulations protecting visual resources.

e) Development Standards. The site development standards for the base LDR zoning are found in Title 20 Chapter 20.14. With three minor exceptions owing to legal non-conforming structures (pursuant to Title 20 Chapter 20.68 - *Legal Nonconforming Uses)* as described below, the project is consistent with the minimum setback, maximum building coverage, and maximum floor area requirements.

The project proposes modifications to existing structures that will not impact their existing footprints. The minimum setbacks for main structures are 30 feet (front), 20 feet (side), and 20 feet (rear). The existing main structure (single-family dwelling) has a front setback of 96 feet, and side and rear setbacks more than 100 feet. The minimum setbacks for accessory structures are 50 feet (front), 6 feet (side), and 1 foot (rear). The existing, caretaker unit has a legal non-conforming front setback of approximately 45 feet, and side and rear setbacks which meet the codified standards. No enlargement, extension, reconstruction, or structural alteration is proposed for the ADU and therefore, it may maintain its existing setbacks (Title 21 section 20.68.040(A). The proposed pavilion structure complies with the required accessory structure setbacks.

The maximum main structure height is 30 feet, and the maximum accessory structure height is 15 feet. The existing, legal non-conforming residence is 32-feet 1-inch in height, and the legal non-conforming caretaker unit is 17-feet 1-inch in height. All exterior modifications and minor additions to the residence will not exceed 30 feet in height, as required by Title 20 section 20.68.040(A). No enlargement, extension, reconstruction, or structural alteration is proposed for the ADU and therefore, it may maintain its existing height (Title 21 section 20.68.040(A). The proposed pavilion structure complies with the required accessory structure height.

The maximum allowable building site coverage is 15% (17,545 square feet), while the proposed building coverage would be well under this limit at approximately 6.5 % (7,029 square feet). The maximum allowable floor area is 17.5% (20,470 square feet), while the proposed floor area would be approximately 8.1% (9,441 square feet).

f) Forest Resources. No trees, dead or alive, are proposed for removal. Conditions for the protection of trees and habitat have been incorporated, including exclusionary fencing, a pre-construction training, and on-going monitoring by a qualified arborist/forester during construction.

g) Historical Resources. DMF LUP Policy 57 encourages timely identification and evaluation of archaeological and historical resources so that they may be given full consideration during the conceptual design phase of projects. Consistent with this policy, a Phase I Historic

Assessment (LIB240193) was prepared by PAST Consultants LLC (Seth A. Bergstein) which concluded that the existing home – constructed in 1919 - is absent any historic architectural significance due to a series of extensive remodels from the late 1920's through the 1950's. Additionally, no historical associations, significant events or significant persons have been associated with the home. As the property does not retain integrity, it cannot be considered a historical resource, and its remodeling would therefore not impact historical resources.

h) Archaeological Resources. Pursuant to DMF LUP Policy 58, a Phase I and a Phase II Archaeological Report (LIB240189) was prepared by Susan Morley to evaluate the potential of the project to impact archaeological resources. The report included archival research, field reconnaissance, and subsurface testing for cultural resources. Fragmentary evidence, which does not qualify as a significant resource pursuant to CEQA, was uncovered, though it was determined that nearby (known) archaeological resources will not be affected by the proposed project. Conditions of approval have been attached to the project to protect any archeological and/or tribal cultural resources, if any are uncovered. Grading, in the amount of 430 cubic yards of cut and 80 cubic yards of fill, will be conducted almost exclusively in previously disturbed areas.

i) Environmentally Sensitive Habitat Area (ESHA). The property is located within native Cypress habitat and contains coastal bluff vegetation. The proposed improvements are restricted to within the footprint of existing structures and pavement and repaving will occur only in previously disturbed areas. Conditions have been included for the protection and restoration of habitat. See Finding No. 4 and supporting evidence for consistency with applicable policies and regulations protecting environmentally sensitive habitat areas.

j) Land Use Advisory Committee (LUAC) Review. The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) and was reviewed at their October 27, 2024, meeting. The LUAC voted 7-0, with 1 absent, to recommend approval of the project.

k) The project planner conducted a site inspection on February 10, 2025, to verify that the project conforms to the plans as submitted.

l) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning as found in Project File PLN240069.

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

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

b) The following reports were prepared to assess the geological and geotechnical suitability of the site for the proposed development, and to gauge the project's potential impacts to biological, forest, historical, and archaeological resources:
   - Geologic and Coastal Bluff Recession Assessment Report, dated July 17, 2024 (County of Monterey Document # LIB240191), prepared by Haro, Kasunich and Associates, Inc., Watsonville, California.
   - Geotechnical Investigation, dated June 19, 2024 (LIB240192), prepared by Haro, Kasunich and Associates, Inc., Watsonville, California.
   - Biological Assessment, dated September 27, 2024 (LIB240190), prepared by Pat Regan, Regan Biological & Horticultural Consulting, Carmel Valley, California.
   - Arborist report with Forestry Management Plan, dated July 23, 2024 (LIB240188), prepared by Urban Tree Management, Los Gatos, California.
   - Phase I Historic Assessment, dated May 5, 2020 (LIB240193), prepared by PAST Consultants LLC, Petaluma, California.
   - Phase I and II Archaeological Assessment and Evaluation, dated December 2023 (LIB240189), prepared by Susan Morley, M.A., Register of Professional Archaeologists, and Brenna Wheelis, B.A., Marina, California.

   County staff has independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development will be in accordance with these reports pursuant to Title 16 section 16.08.110.

c) Staff conducted a site inspection on February 10, 2025, 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 County of Monterey HCD-Planning as found in Project File PLN240069.

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, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach Community Services District (CSD). The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary public facilities will be provided. The property will continue to be served by the California American Water Company (Cal Am) for potable water and the Pebble Beach Community Services District (CSD) for sewer. The applicant will be required to submit a Monterey Peninsula Water Management District (MPWMD) residential release form verifying the proposed water use, calculated based on MPWMD fixture counts.

c) In accordance with DMF LUP Policy 46 and CIP section 20.147.060.A.1, geological (LIB240191), and geotechnical (LIB240192) reports were prepared to assess the suitability of the site for development and to address geological hazards on the properties. The nearest earthquake fault (Cypress Point) is over 600 feet from the project site. The reports concluded that the site was suitable for development assuming the recommendations within them were followed. These include recommendations on grading, foundation design, and surface drainage. All development shall be in accordance with these reports (Title 16 section 16.08.110).

d) The geological report (LIB240191) has concluded, based on historical erosion, that the bluff retreat at the site will be approximately 6.5 feet over the next 75 years. In accounting for a potential sea level rise of 4.6 feet during the next 75 years (pursuant to the "State of California – Sea-Level Rise Guidance 2024" document published by the California State Ocean Protection Council), the bluff retreat was adjusted to be up to 10 feet in the next 75 years. All structures, proposed and existing, are safely outside (inland) of these boundaries.

e) The report notes potential impacts from ocean wave run-up (storm surges) being observed at around the 33 – 36-foot elevation above sea level (NAVD 88). The lowest finished floor (the proposed pavilion) would have a finished floor elevation of 56 feet.

f) Staff conducted a site inspection on February 10, 2025, 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 County of Monterey HCD-Planning found in Project File PLN240069.

4. FINDING: **ENVIRONMENTALLY SENSITIVE HABITAT AREA (ESHA) –** The project minimizes impacts on ESHA in accordance with the applicable goals, policies, and regulations contained in the Del Monte Forest Land Use Plan; Monterey County Coastal Implementation Plan Part 5, Regulations for Development in the Del Monte Forest Land Use Plan area; and Monterey County Zoning Ordinance (Title 20).

EVIDENCE: a) The project includes an application for development within 100 feet of ESHA. The property has two distinct ecosystems, Monterey cypress forest and Coastal bluff scrub. The Monterey cypress is designated as ESHA and protected by DMF LUP Policy 20. North Coastal bluff scrub is considered ESHA by the California Coastal Commission, recognized as a threatened plant community by the California Department of Fish and Wildlife, and classified as a community “rare and worthy of consideration” by the California Natural Diversity Database. Therefore, the Coastal bluff scrub on the site is appropriately categorized as ESHA.

b) A DMF LUP "key policy" recognizes that the habitats of the Del Monte Forest are unique, limited, and fragile resources. Accordingly, these habitats should be protected, maintained, and, where possible, enhanced and restored. This project conforms with this policy in that the proposed development has been sited and designed within the existing development footprint, minimizing potential impact to habitat areas. Additionally, conditions are included to ensure that the surrounding habitats are protected through construction.

c) Protection of Indigenous Monterey cypress habitat is addressed in DMF LUP policy 20, and in applicable regulations as found in CIP section 20.147.040.D.2. Projects on <u>developed</u> lots – such as proposed herein – are the specific focus of CIP section 20.147.040.D.2(2)(a-g):

"*(2) On developed lots (i.e., those with an existing legally established residence), new and/or modified development shall be located within the existing legally established structural and/or hardscape area (i.e., all areas of the site covered with a structure, or covered by pervious or impervious hardscape (such as decks, patios, driveways, and paths, but not including landscaped areas, fence areas, or underground or over ground utility areas)) and outside the critical habitat area.*"

<u>Project compliance</u>: The modified (new) development proposes 2,289 square feet of development outside of the existing hardscape/structural footprint for patios and walkways, which trigger requirements for mitigation as described under item "d" (see below).

"*New and/or modified development outside of such areas is prohibited unless each of the following findings can be made:*

(a) Construction, use, and maintenance of the new and/or modified development shall significantly reduce existing hardscape;"

<u>Project compliance:</u> All of the proposed structural modifications, except the proposed outdoor fire pit area and hardscape (driveway and internal path) improvements, will occur within existing building footprints, thereby minimizing potential impact on habitat areas. A net reduction of 4,617 square feet of impervious surface will result from the project.

"*(b) Construction, use, and maintenance of the new and/or modified development will accommodate the health and vitality, and will not harm, any existing individual Monterey cypress tree regardless of size. This determination will be made based on the type of development, the particulars of its siting and design, and its location in relation to individual trees, the critical habitat area, higher sensitivity portions of the site, and adjacent and surrounding habitat areas);*"

<u>Project compliance:</u> The project accommodates the health and vitality of the property's Monterey cypress habitat and will not harm or result in the removal of individual Monterey cypress trees. The biological report states "There are no anticipated impacts to special status plant or animal

species because of implementing this plan." Trees near the development will be protected during construction.

"*(c) The new and/or modified development will be confined within a defined and surveyed development envelope. The development envelope shall contain all improvements and structural development (i.e., all uses and development that are not Monterey cypress habitat), and shall, within the Monterey cypress habitat area portion of the site, be no larger than 15% of the cypress habitat area; however, limited additional coverage above 15% may be allowed for a driveway only if an existing driveway cannot be reconfigured to achieve full compliance with this standard, in which case the existing driveway shall be reduced in width, length, and overall coverage as much as possible. All development on the site:*
- (1) Shall significantly reduce hardscape;
- (2) Shall be sited in the non-cypress habitat portions of the site (if there are any) to the maximum degree possible; and
- (3) Shall be sited in such a way as to maximize Monterey cypress habitat values, including in relation to adjacent and surrounding areas (e.g., clustering new and/or modified development on the site near to existing and/or adjacent residential developments so as to provide as much of a contiguous, undisturbed, and unfragmented habitat area as possible on and off site)."

Project compliance: The proposed development does not exceed 15% of the total Monterey cypress habitat area. The proposed project is within or adjacent to areas where legally established structural and/or hardscape exists. A net reduction of 4,617 square feet of existing hardscape will result from the project.

"*(d) All Monterey cypress habitat area outside of the approved development envelope shall be: restored to and/or enhanced as high value and self-functioning Monterey cypress habitat (including through measures identified pursuant to the biological/arborist report, such as removal of exotics species, improving growing conditions to provide a bare, mineral soil necessary for seed germination, and increasing sunlight to prevent soil borne fungi from inhabiting seedlings), with all initial restoration/enhancement initialized prior to occupancy of any approved development; and placed within an open space conservation and scenic easement secured consistent with Policy 13;*"

Project compliance: The project proposes 2,289 square feet of development (hardscape and fire pit area) outside of the existing hardscape/structural footprint. No development is proposed in areas containing the "Highest Sensitivity" Monterey cypress habitat. All Monterey cypress habitat areas outside of the approved development envelope shall be restored to and/or enhanced as high-value and self-functioning Monterey cypress habitat. At least ten replacement Monterey cypress trees (15-gallon size minimum) will be planted in the area designated as "Highest Sensitivity" habitat pursuant to Plan sheet

L1.3 “Estimated Levels of Monterey Cypress Habitat Sensitivity”. Nonnative landscape species and an irrigated lawn will be removed and replaced with native species such as the Seaside daisy, Woodmint, and Sagewort to achieve a restored Monterey cypress habitat. An open space conservation and scenic easement will be placed over the entirety of the Monterey cypress habitat on the parcel (i.e. all non-developed area). See Conditions of Approval 7, 8, and 9.

“*(e) All areas of new coverage (i.e., areas that would be covered with structures and/or hardscape and/or other non-cypress habitat restoration and enhancement that are not already so covered in the existing legally established baseline condition) shall be offset through restoration and/or enhancement (as high value and self-functioning Monterey cypress habitat) of an off-site area located within the Monterey cypress habitat area mapped in Figure 2a at a ratio of 2:1 (and/or payment of a mitigation fee, commensurate with the cost to restore/enhance such an area, to a public agency or private group acceptable to the County effectively able to administer such a fee and to implement such measures). Such off-site restoration/enhancement areas shall be selected for their potential to result in the greatest amount of overall benefit to the native Monterey cypress habitat in the Del Monte Forest, and all initial restoration/enhancement of the offsite area shall be initialized prior to occupancy of any approved development or, in the case of a fee, the fee paid prior to issuance of any demolition, grading, or construction permits;*”

Project compliance: As indicated on sheet L1.2 of the plan set, the project proposes 2,289 square feet of development outside of the existing hardscape/structural footprint. This area is adjacent to the existing home and walkways, and is overgrown almost entirely with ice plant and other non-native species. However, such area is still considered Monterey cypress habitat and therefore shall be restored at a 2:1 ratio. As conditioned (No. 12), either restoration of off-site Monterey cypress habitat (Figure 2a of the DMF LUP) at a 2:1 ratio - 4,578 square feet – will be undertaken by the applicant or an “in-lieu” mitigation fee commensurate to the cost to restore 4,578 square feet will be paid to the Del Monte Forest Conservancy. The in-lieu fee would be used to implement Monterey cypress restoration and enhancement measures.

“*(f) The new and/or modified development has been sited and designed to avoid the critical habitat area and the most sensitive habitat parts of the site as much as possible (including through required siting in the non-cypress habitat portions of the site (if there are any) to the maximum degree possible), and to minimize any incursion into this area as much as possible. If any non-habitat related development is proposed within the defined critical habitat area, the biological/arborist report must identify all possible alternatives to avoid such siting, and must provide alternative construction methods or preconstruction treatments to avoid impacts in the case such development ultimately proves*

unavoidable. The alternative methods and treatments can include supplemental irrigation, hand digging or grading, root pruning or modification to traditional construction methods, such as spanning roots, pier and above grade beams or cantilevering structures. However, in no case shall Monterey cypress trees be removed unless they are dead or declining, and the biological/arborist report and the approving body conclude removal will further enhance Monterey cypress habitat values or avoid adverse impacts, potential damage, or degradation to both healthy individual cypress trees and cypress habitat;"

Project compliance: As noted, the modified development is almost entirely within the established structural and/or hardscape area and outside the critical habitat area. No trees are proposed for removal. The fire pit area and new internal paths are "new coverage" but are sited in the "Low Sensitivity Habitat" area of the parcel. Prior to construction, tree trunks will be wrapped with protective material and protective exclusionary fencing areas will be established. After all tree protection measures and fencing have been put in place, the project biologist will conduct a site visit, inspect all tree protection measures, and provide a signoff letter allowing construction activities to begin. No construction can take place prior to receipt of the signoff letter.

"*(g) The project results in greater cypress habitat value on the site (and in relation to adjacent and surrounding habitat areas) than the existing baseline habitat value, and the project enhances Monterey cypress habitat values overall.*"

Project compliance: As designed, sited, and conditioned, the project will result in greater cypress habitat value on the site than the existing baseline habitat value, and will enhance Monterey cypress habitat values overall.

d) A certified biologist shall perform regular site inspections for five years post construction. The site inspections shall monitor the health and long-term survivability of all Monterey cypress (*Cupressus macrocarpa)* trees and other ESHA located on this property. The reports shall make recommendations, when necessary, to help improve the health and longevity of all trees onsite.

e) In accordance with DMF LUP Policies 20 and 13, the project has been conditioned to require a conservation and scenic easement to be placed to protect all areas outside of the proposed development footprint.

f) DMF LUP Policy 8 indicates that environmentally sensitive habitats shall be protected against significant disruption in habitat values. Addressing this policy in regard to the Coastal bluff scrub, an existing grape stake fence will be removed and replaced at existing Sea Cliff Buckwheat and Coastal bluff scrub habitat areas to protect them during construction, and also to discourage pedestrian traffic in the future. Additionally, invasive/non-native species eradication is required and will be coordinated with the project biologist.

g) Staff conducted a site inspection on February 10, 2025, to verify ESHA locations and potential project impacts to ESHA.
h) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240069.

5. FINDING: **VISUAL RESOURCES –** The project is consistent with the applicable policies to protect Visual Resources in the Del Monte Forest Land Use Plan (DMF LUP) and with implementing regulations in the Monterey County Coastal Implementation Plan (CIP).

EVIDENCE:
a) There are no visual resource-related inconsistencies with the conversion of the caretaker unit into a 1,103-square-foot accessory dwelling unit or the modifications to the existing 8,747-square-foot single-family dwelling. The height and massing of these structures will remain essentially unchanged. Materials and colors will be unobtrusive and entirely compatible with the natural surroundings and neighboring residences.
b) Title 20 section 20.06.1275 defines a "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.”
c) The original pavilion structure was 1,171 square feet with a rear wall of 50 feet 8 inches in length and 13 feet in height, comprising a surface area of 658 square feet. This rear-wall surface area constituted the area of blocked viewshed between 17-Mile Drive and the ocean. On January 25, 2025, staff suggested that the Applicant/Representative reduce the project scale to a size that would not significantly impact public views or visual access. In August 2025, the Applicant submitted the proposed design, which has a total floor area of 643 square feet, a length of 35.5 feet, and a height of 11 feet 4 inches. The rear wall’s surface area would be approximately 401.6 square feet. The proposed pavilion structure would be located within a cluster of Monterey cypress trees. Shifting the building to the northwest has maximized existing tree cover and minimized disruption of the direct view of the ocean from 17 Mile Drive. The overall reduction in pavilion size (1,171 square feet to 643 square feet) has reduced the visible development area (surface area blocking public views) from 658 to 401 square feet, or 39%. This was primarily accomplished by eliminating the portion of the structure that obstructed the largest, continuous views of the ocean and reducing the ceiling height to align with the surrounding canopy coverage height. Materials and colors of the proposed structure are compatible with the surrounding natural environment and will not detract from the public viewshed.
d) The proposed pavilion structure is in keeping with the intent of the below-listed policies of the Del Monte Forest Land Use Plan (Emphasis added):

“DMF LUP Policy 48*: Development within visually prominent settings, including those identified on Figure 3, shall be sited and designed to*

avoid blocking or having a significant adverse impact on significant public views, including by situating lots, access roads, and/or buildings to maximize the effectiveness of screening vegetation and related viewshed mitigation. Lots, access roads, and/or buildings should also be sited to minimize tree removal and visually obtrusive grading.

Policy 52: *Development within the viewshed of visually prominent settings, including those identified on Figure 3, shall include adequate structural setbacks (generally a minimum of 50 feet) from such settings and shall require siting and design of structures to minimize the need for tree removal and alterations to natural landforms. New structures shall be sited and designed to harmonize with the natural setting and not be visually intrusive.*

Policy 53*: Design and siting of structures in public views of scenic areas should not detract from scenic values of the forest, stream courses, ridgelines, or shoreline. Structures, including fences, shall be subordinate to and blended into the environment, including by using appropriate materials that will achieve that effect. Where necessary, modifications shall be required for siting, structural design, shape, lighting, color, texture, building materials, access, and screening to protect such public views.*

Policy 56: *New development, including ancillary structures such as fences constructed between 17-Mile Drive and the sea (Pacific Grove gate to Carmel gate portion), shall be designed and sited to minimize obstructions of and degradation to views from the road to the sea. Examples of methods to reduce obstruction include, but are not limited to the following: height limits, use of see-through materials for fences, and limitations on landscape materials that would block views, whether immediately or at maturity.*"

e) Staff conducted a site inspection on February 10, 2025, to assess and confirm the potential of the project to impact visual resources.

f) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240069.

6. FINDING: **PUBLIC ACCESS –** The project conforms 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 the applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE: a) No physical public access is required as part of the project and no substantial adverse impact on access, either individually or cumulatively, as described in section 20.147.130 of the Monterey County Coastal Implementation Plan can be demonstrated.

b) No evidence or documentation has been submitted or found showing the existence of historic public lateral use or trust rights over this property.

c) The subject property, being in an area with a steep rocky shoreline with no proposed trail or lateral access way, is not described as an area where the Local Coastal Program requires physical public access (Figure 8, Major Public Access and Recreational Facilities, in the Del Monte Forest Land Use Plan).

d) See Finding No. 5 and supporting evidence.

e) The application, project plans, and related support materials submitted by the project applicant to County of Monterey HCD-Planning found in Project File PLN240069.

7. FINDING: **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)** – The project is categorically exempt from environmental review and no unusual circumstances were found to exist for the proposed project.

EVIDENCE: a) California Environmental Quality Act (CEQA) Guidelines Section 15301(a) pertaining to "*Existing Facilities*" categorically exempts "*…minor alteration of existing public or private structures…,*" including "*Interior or exterior alterations...*" The project proposes minor exterior alterations to an existing 8,747 square foot single-family dwelling and minor exterior alterations to an existing 1,103 square foot caretakers unit. Accordingly, this exemption is applicable to the project.

b) California Environmental Quality Act (CEQA) Guidelines Section 15303(e) pertaining to "*New Construction or Conversion of Small Structures*" categorically exempts "*Accessory (appurtenant) structures including garages, carports, patios, swimming pools and fences.*" The project proposes the construction of a 643 square foot accessory pavilion structure which would approximate the size of a typical two-car garage. Accordingly, this exemption is applicable to the project.

c) There is no substantial evidence, based upon the record as a whole, that the project, as conditioned, may have a significant effect on the environment.

d) Evidence that has been received and considered includes: The application materials, technical studies and reports that reflect the County's independent judgment, and information and testimony presented during public meetings and hearings. These documents are on file in HCD-Planning (Planning File No. PLN240069) and are incorporated herein by reference.

e) None of the exceptions under CEQA Guidelines section 15300.2 apply to this project. There is no significant effect on the environment due to unusual circumstances. The project location is not within a sensitive environment. There is no cumulative impact without any prior successive projects of the same type in the same place, over time, and no new land use is proposed. The site is not included on any list compiled pursuant to section 65962.5 of the Government Code to be considered a hazardous waste site. The proposed project will be visible from 17 Mile Drive; the proposed development will not have an adverse visual impact due to size, siting, and design (See Finding No. 5 and supporting evidence). No known historical resources are found in the geotechnical report, which may cause a substantial adverse change in the significance of a historical resource. The project is located adjacent to an Environmentally Sensitive Habitat (ESHA) but has been designed

and conditioned, as required by the DMF LUP (Policy 20), to avoid significant impacts on biological resources of concern.

f) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in project file PLN240069.

8. FINDING: **NO VIOLATIONS –** The subject property complies 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 conducted site inspections on February 10, 2025, and noted no potential violations.

b) County records were researched to assess if any violation exists on the subject property. There are no known violations on the subject parcel.

c) The application, plans, and supporting materials submitted by the project applicant to County of Monterey HCD-Planning for the proposed development found in project file PLN240069.

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

EVIDENCE:

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

b) Pursuant to section 20.86.080.A of the Monterey County Zoning Ordinance (Title 20), the project is subject to appeal by/to the California Coastal Commission as it involves development between the sea and the first through public road paralleling the sea and development that is permitted in the underlying zone as a conditional use (i.e.; development within 50 feet of a coastal bluff, 750 feet of known archaeological resources, and100 feet of environmentally sensitive habitat).

DECISION

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

1) Find the project categorically exempt pursuant to CEQA sections 15301 and 15303 and;
2) Approve a Combined Development Permit consisting of a:
    a. Coastal Administrative Permit and Design Approval to allow:
    - Exterior modifications to an existing 8,747 square foot single family dwelling.
    - Construction of a 643 square foot pavilion structure.
    - Conversion of an 1,103 square foot caretakers unit into an accessory dwelling unit with exterior modifications;
    - Site improvements including an outdoor seating area and replacement hardscape.
    b. Coastal Development Permit to allow development within 750 feet of known archaeological resources; and
    c. Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat.

All of which are in general conformance with the attached conditions and project plans, attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 24th day of September 2025, upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Melanie Beretti, AICP
Planning Commission Secretary

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

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 County of Monterey HCD-Planning and HCD-Building Services Department office in Salinas.

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

Form Rev. 1-27-2021

County of Monterey HCD Planning

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

PLN240069

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit allows a Coastal Administrative Permit and Design Approval to allow exterior modifications to an existing 8,747 square foot single-family dwelling, including the addition of a 182 square foot second-story deck, an outdoor seating area, and replacement hardscape, the construction of a 643 square foot pavilion structure, and associated site improvements; Coastal Administrative Permit and Design Approval to allow the conversion of a 1,103 square foot caretakers unit into an Accessory Dwelling Unit with exterior modifications; Coastal Development Permit to allow development within 750 feet of known archaeological resources; and Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Areas. The property is located at 3270 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-462-005-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: 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 Monterey County Planning Commission for Assessor's Parcel Number 008-462-005-000 on September 24, 2025. The permit was granted subject to 13 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

3. PD003(B) - CULTURAL RESOURCES POSITIVE ARCHAEOLOGICAL REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: If archaeological resources or human remains are accidentally discovered during construction, the following steps will be taken:

There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of the county in which the remain are discovered must be contacted to determine that no investigation of the cause of death is required.

If the coroner determines the remains to be Native American:
- The coroner shall contact the Native American Heritage Commission and HCD - Planning within 24 hours.
- The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costonoans/Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendant.
- The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993, Or;

Where the following conditions occur, the landowner or his authorized representatives shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance:

1. The Native American Heritage Commission is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 24 hours after being notified by the commission.
2. The descendant identified fails to make a recommendation; or
3. The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant, per the archaeologist, shall submit the contract with a Registered Professional Archaeologist for on-call archaeological services should resources be discovered during construction activities. Submit the letter to the Director of the HCD – Planning for approval.

Prior to the issuance of grading or building permits, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans, on the Subdivision Improvement Plans, in the CC&Rs, and shall be included as a note on an additional sheet of the final/parcel map.

Prior to Final, the Owner/Applicant, per the Archaeologist , shall submit a report or letter from the archaeologist summarizing their methods, findings, and recommendations if their services are needed during construction or if no resources were found.

4. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: 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.

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. 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 21.06.195, are prohibited. The applicant shall submit three (3) copies of exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to issuance of building permits.
(HCD - Planning)

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

Prior to final/occupancy, 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.

6. PD016 - NOTICE OF REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:
"The following reports are on file in Monterey County HCD - Planning. All development shall be in accordance with these reports:

- Geologic and Coastal Bluff Recession Assessment Report, dated July 17, 2024 (Monterey County Document # LIB240191), prepared by Haro, Kasunich and Associates, Inc., Watsonville, California.
- Geotechnical Investigation, dated June 19, 2024 (LIB240192), prepared by Haro, Kasunich and Associates, Inc., Watsonville, California.
- Biological Assessment, dated September 27, 2024 (LIB240190), prepared by Pat Regan, Regan Biological & Horticultural Consulting, Carmel Valley, California.
- Arborist report with Forestry Management Plan, dated July 23, 2024 (LIB240188), prepared by Urban Tree Management, Los Gatos, California.
- Phase I Historic Assessment, dated May 5, 2020 (LIB240193), prepared by PAST Consultants LLC, Petaluma, California.
- Phase I and II Archaeological Assessment and Evaluation, dated December 2023 (LIB240189), prepared by Susan Morley, M.A., Register of Professional Archaeologists, and Brenna Wheelis, B.A., Marina, California. "

(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of recordation of this notice to HCD - Planning.

Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the report to HCD - Planning.

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

Responsible Department: 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 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 Director of HCD - 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. (HCD - Planning)

Compliance or Monitoring Action to be Performed: 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 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 HCD - Planning for review and approval.

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

Prior to 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 HCD-Planning.

8. PDSP001 - MONTEREY CYPRESS HABITAT PROTECTION (PART 1)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure:

Before construction commences, the project arborist will visit the site to inspect that all tree protection measures have been implemented. The project arborist will write a signoff letter and submit the said letter to the contractor and only then shall construction activities begin.

Protective fencing is required to be provided during the construction period to protect trees to be preserved. This fencing must protect a sufficient portion of the root zone to be effective. Fencing is recommended to be located 8 times (8x) the DBH (diameter at breast height) in all directions from the tree. DBH and CRZ (critical root zone) for each tree are shown in the attached Tree Survey Data Table (Appendix-D) of the report "Arborist report with Forestry Management Plan, dated July 23, 2024 (LIB240188), prepared by Urban Tree Management, Los Gatos, California." Where the 8 times the DBH is not possible, ¾" plywood shall be laid over a 4"-6" layer of organic mulch spread, evenly to the fullest extent possible, within the tree protection zone. The fencing shall:

a. Consist of chain link fencing and have a minimum height of 6'.
b. Be mounted on steel posts driven approximately 2' into the soil.
c. Fencing posts must be located a maximum of 10' on center.
d. Protective fencing must be installed prior to the arrival of materials, vehicles, or equipment.
e. Protective fencing must not be moved, even temporarily, and must remain in place until all construction is completed, unless approved be a Certified Arborist.
f. Tree protection signage shall be mounted to all individual tree protection fences.

Based on the existing development and the condition and location of trees present on site, the
following is recommended:

1. The Project Arborist is Chris Stewart (408) 313-1937. The Project Arborist should supervise any excavation activities within the tree protection zones of these trees.
2. Any roots exposed during construction activities that are larger than 2 inches in diameter should not be cut or damaged until the Project Arborist has an opportunity to assess the impact that removing these roots could have on the trees.
3. The area under the driplines of trees should be thoroughly irrigated to a soil depth of 18 inches once a month during the dry months.
4. Mulch should cover all bare soil within the tree protection fencing. This material must be 6-8 inches in depth after spreading, which must be done by hand. Coarse wood chips are preferred because they are organic and degrade naturally over time.
5. There must be no grading, trenching, or surface scraping inside the driplines of protected trees, unless specifically approved by a Certified Arborist. For trenching, this means:
   a. Trenches for any underground utilities (gas, electricity, water, phone, TV cable, etc.) must be located outside the driplines of protected trees, unless approved by a Certified Arborist. Alternative methods of installation may be suggested.
   b. Landscape irrigation trenches must be located a minimum distance of 10x the trunk diameter from the trunks of protected trees unless otherwise noted and approved by the Arborist.
6. Materials must not be stored, stockpiled, dumped, or buried inside the driplines of protected trees.
7. Excavated soil must not be piled or dumped, even temporarily, inside the driplines of protected trees.

8. Landscape materials (cobbles, decorative bark, stones, fencing, etc.) must not be installed directly in contact with the bark of trees because of the risk of serious disease infection.
9. Landscape irrigation systems must be designed to avoid water striking the trunks of trees, especially Oak trees.
10. Any pruning must be done by a Company with an Arborist Certified by the ISA (International Society of Arboriculture) and according to ISA, Western Chapter Standards, 1998.

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.

9. PDSP001 - MONTEREY CYPRESS HABITAT PROTECTION (PART 2)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The Project Biologist, incoordination with a landscape architect, shall develop an Indigenous Monterey Cypress Habitat Restoration Plan with the primary goal of restoring all portions of the property not encumbered with existing or approved development to high-value, self-functioning Monterey cypress habitat, per Policy 20 of the DMF LUP. Other objectives of the plan include eliminating all exotic invasive species, including but not limited to ice plants. The Monterey Cypress Habitat Restoration Plan shall also include an illustrative plan that must be incorporated into the construction plans prior to issuance. The Monterey Cypress Habitat Restoration Plan shall include at a minimum, the following actions:

- Remove introduced landscape plantings and eradicate all invasive species within the restoration area.
- Seed and plant collections of site-specific native Monterey Cypress habitat-compatible species for propagation for restoration plant stock. It is imperative to keep the genetic stock of restoration plant material local to the parcel. Contract grow plant materials with specialized restoration nursery familiar with the propagation and growing requirements of the subject native plant species.
- Stabilize soils with erosion control measures.
- Establish exotic species control protocols and management tools.
- Establish a monitoring program to track success of exotic species control and establishment of native Monterey Cypress habitat-compatible species. Quarterly monitoring will be conducted for the first three years followed by biannual monitoring for years four and five. Success criteria and percent cover analysis to be determined after establishing the baseline data and will be incorporated into the restoration plan.
- Establish long-term maintenance program for invasive species control, soil stabilization, and other actions noted during monitoring.
- Avoid impacts to outlining habitats and improve areas as habitat for wildlife by maintaining good land stewardship practices.
- Preparation of quarterly, biannual, and final reports summarizing the implemented protective measures, observed and/or impacts species, compliance with success criteria, and the need for additional remediation.

Compliance or Monitoring Action to be Performed: Prior to issuance of construction permits, the Applicant/Owner shall submit a Monterey Cypress habitat restoration plan to HCD-Planning for review and approval that complies with the requirements of this condition and Policy 20 of the DMF LUP.

Prior to final inspection, the Applicant/Owner shall demonstrate to HCD-Planning's satisfaction that exotic species have been removed and initial restoration activities have commenced.

For five years post-construction : On a quarterly, bi-annual, and final basis (TBD by the Project Biologist), the Project Biologist shall submit reports to HCD-Planning containing evidence (written and photographic) demonstrating compliance with this condition and the approved Restoration Plan. Should additional restoration activities be required, the Applicant/Owner shall implement all recommendations.

10. CC01 INDEMNIFICATION

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: Owner/Applicant agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code section 66474.9, defend, indemnify, and hold harmless the County of Monterey and/or its agents, officers, and/or employees from any claim, action, or proceeding against the County and/or its agents, officers, and/or or employees to attack, set aside, void, or annul this approval and/or related subsequent approvals, including, but not limited to, design approvals, which action is brought within the time provided for under law. Owner/Applicant shall reimburse the County for any court costs and attorney's fees that the County may be required by a court to pay as a result of such action.

The County shall notify Owner/Applicant of any such claim, action, and/or proceeding as expeditiously as possible. The County may, at its sole discretion, participate in the defense of such action. However, such participation shall not relieve Owner/Applicant of his/her/its obligations under this condition. Regardless, the County shall cooperate fully in defense of the claim, action, and/or proceeding.

(County Counsel-Risk Management)

Compliance or Monitoring Action to be Performed: This Indemnification Obligation binds Owner/Applicant from the date of approval of this discretionary development permit forward. Regardless, on written demand of the County Counsel's Office, Owner/Applicant shall also execute and cause to be notarized an agreement to this effect. The County Counsel's Office shall send Owner/Applicant an indemnification agreement. Owner/Applicant shall submit such signed and notarized Indemnification Agreement to the Office of the County Counsel for County's review and signature. Owner/Applicant shall then record such indemnification agreement with the County of Monterey Recorder's Office. Owner/Applicant shall be responsible for all costs required to comply with this paragraph including, but not limited to, notary costs and Recorder fees.

11. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a site-specific Construction Management Plan (CMP) to HCD-Planning and HCD-Engineering Services for review and approval that describes how the site will be managed during construction to protect onsite and nearby sensitive resources, avoid construction nuisance impacts to nearby properties, and reduce congesting/circulation impacts to the local transportation network. The applicant shall be required to adhere to the approved CMP. The Construction Management Plan shall include the following (As applicable):

Names and contact information (primary and secondary) of parties responsible for project during construction.

Summary table including:

Types of construction vehicles and number of truck and/or vehicle trips/day.

Quantity and extent (acreage) of grading per day (Air Quality Management District Standards).

Hours of operation.

Project scheduling (dates) and duration of construction.

Map illustrating:

Location of project (vicinity map).

Proposed route for hauling material.

Location of Sensitive Receptors (schools, hospitals, etc) along haul route.

Location of stockpiles and parking for construction vehicles.

Sensitive areas (tree protection zones, drainage, environmentally sensitive habitat, slopes, etc) where no parking, stockpiling, construction will occur.

The CMP shall:

Prescribe measures to reduce traffic impacts including but not limited to scheduling hauling and material deliveries off-peak hours and encouraging carpooling

Prohibit blocking of access roads or driveways.

Avoid impacting access to private properties by not parking on neighboring properties or impinging on the travel lane of access roads. Construction vehicles shall be encouraged to not park directly in-front of neighboring properties.

Ensure pedestrian paths of travel are not impeded or that alternative paths of travel are provided.

Provide adequate storage and staging areas. Staging and storage areas shall be on-site to maximum extent possible to reduce potential noise, dust, glare, and other impacts to neighboring property.

If on-site storage and staging areas cannot be accommodated, appropriate best management practices shall be implemented to ensure that off-site storage and staging do not adversely impact access or cause excessive noise, dust, or lighting for neighboring properties.

The Applicant/Owner may need to obtain separate authorization to utilize off-site storage and staging areas. The owner/applicant shall be responsible for securing this authorization prior to approval of the CMP.

Prior to the commencement of construction activities, the applicant shall post a publicly visible sign that outlines the specifics of the construction management plan, the telephone number of the on-site contractor, and the telephone number of the person to contact regarding complaints. This contact person shall respond to complaints and take corrective action within 24 hours.

Recommendations from the project biologist, arborist, archaeologist, and/or other qualified professionals relating to construction activities shall be included in the CMP.

Compliance or Monitoring Action to be Performed:

1.Prior to issuance of a construction permit, the Owner/Applicant/Contractor shall prepare and submit a CMP meeting the requirements of this condition to 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.

12. PDSP002 - OFF-SITE MONTEREY CYPRESS MITIGATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure:

The proposed project introduces 2,289 square feet of development within Monterey cypress habitat. Per Policy 20, the Applicant/Owner shall either restore 4,578 square feet of off-site Monterey cypress habitat (Figure 2a of the DMF LUP) or pay an “in-lieu" mitigation fee commensurate to the cost to restore 4,578 square feet to the Del Monte Forest Conservancy. The in-lieu fee shall be used to implement Monterey cypress restoration and enhancement measures.

Should the Applicant/Owner/Project Biologist restore an area of off-site Monterey Cypress habitat at a 2:1 ratio (Approx. 4.578 square feet), the Applicant/Owner shall submit a restoration plan meeting the report requirements of Condition No. 9 for this off-site area. Prior to final inspection, the Applicant/Owner shall demonstrate the HCD Planning that the off-site restoration has been initiated. On an on-going basis for the duration of the monitoring period, HCD-Planning shall receive reports from the Project Biologist outlining compliance with the off-site restoration plan.

Should an in-lieu fee be paid, the Applicant/Owner shall demonstrate that payment has been made to the Del Monte Forest Conservancy and that such payment is commensurate to the cost to restore approximately 4,578 square feet of Monterey cypress habitat. Prior to final inspection, the Del Monte Forest Conservancy shall demonstrate the HCD Planning that an off-site restoration area has been selected and provide a timeline for restoration. HCD-Planning shall receive a final letter from the Del MOnte Forest Conservancy confirming restoration wa completed.

Compliance or Monitoring Action to be Performed:

Prior to issuance of construction permits, the Applicant/owner shall demonstrate whether they will undertake off-site restoration activities or will pay an in-lieu fee that would be used by the Del Monte Forest Conservancy to enhance and protect off-site Monterey cypress habitat.

Should the Applicant/Owner/Project Biologist restore an area of off-site Monterey Cypress habitat at a 2:1 ratio (Approx. 4,578 square feet), the Applicant/Owner shall submit a restoration plan meeting the report requirements of Condition No. 9 for this off-site area. Prior to final inspection, the Applicant/Owner shall demonstrate the HCD Planning that the off-site restoration has been initiated. On an on-going basis for the duration of the monitoring period, HCD-Planning shall receive reports from the Project Biologist outlining compliance with the off-site restoration plan.

Should an in-lieu fee be paid, the Applicant/Owner shall demonstrate that payment has been made to the Del Monte Forest Conservancy and that such payment is commensurate to the cost to restore approximately 4,578 square feet of Monterey cypress habitat. Prior to final inspection, the Del Monte Forest Conservancy shall demonstrate the HCD Planning that an off-site restoration area has been selected and provide a timeline for restoration. HCD-Planning shall receive a final letter from the Del Monte Forest Conservancy confirming restoration wa completed.

13. PDSP003 - MATERIALS (NON-STANDARD)

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The glass wall of the pavilion structure shall be constructed or laminated utilizing anti-glare, non-reflective materials to aid in reducing the visibility of the structure and to maintain consistency with viewshed policies. (HCD-Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits: The applicant shall provide written material to the Planning Department for review and approval verifying the anti-glare and non-reflective quality of the materials to be utilized.

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SYMBOLS

ROOM NAME — ROOM NAME & NUMBER
101

W-000 — WINDOW NUMBER

XXX-X — DOOR NUMBER (ROOM NUMBER; DOOR NUMBER (SEQUENTIAL))

Name / Elevation — ELEV. HT. REFERENCE

PROJECT NORTH / TRUE NORTH — NORTH ARROW

? — KEYED NOTE

XX-00 — MATERIAL TAG

1 — REVISION

A / 1 / A101 / A — INTERIOR ELEVATION

1 / A101 — DETAIL REFERENCE

1 / A1.01 — ELEVATION REFERENCE

1 / A1.01 — SECTION REFERENCE

W88-4 — *[ASSEMBLY TYPE REFERENCE]*
- FIRE RATING: N = NOT RATED; 1 = 1-HR. RATED; 2 = 2-HR. RATED ...
- ASSEMBLY NUMBER
- ASSEMBLY TYPE: W = EXTERIOR WALL; P = PARTITION; F = FLOOR; R = ROOF; C = CEILING

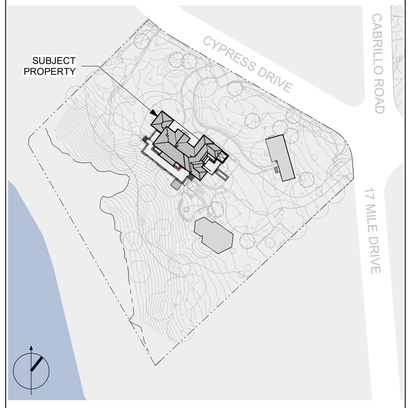
88 — *[ASSEMBLY TYPE REFERENCE] [COMM/RET PROJECTS]*
- ASSEMBLY NUMBER

SIM / 1 / A101 — DETAIL CALLOUT

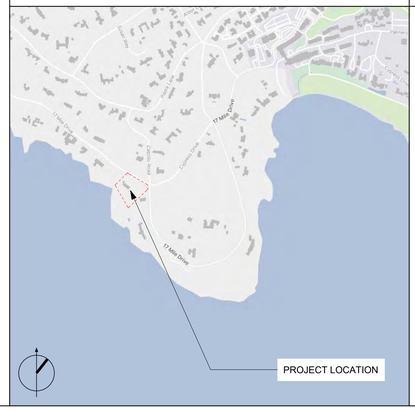
ABBREVIATIONS

&	AND	H.B.	HOSE BIB	S.P.D.	SEE PLUMBING DRAWINGS
@	AT	H.C.	HANDICAPPED	SPEC.	SPECIFICATION (S)
		H.D.	HOLD DOWN	S&P	SHELF AND POLE
A.B.	ANCHOR BOLT	HDR.	HEADER	SQ.	SQUARE
A.C.	AIR CONDITIONING	HDWR.	HARDWARE	S.S.	SANITARY SEWER OR STAINLESS STEEL
ACOUST.	ACOUSTICAL	HGR.	HANGER	S.S.D.	SEE STRUCTURAL DRAWINGS
A.C.T.	ACOUSTICAL CEILING TILE	H.M.	HOLLOW METAL	S.T.C.	SOUND TRANSMISSION COEFFICIENT
A.D.	AREA DRAIN	HORIZ.	HORIZONTAL	STD.	STANDARD(S)
ADD.	ADDENDUM	HR.	HOUR	STL.	STEEL
ADDN.	ADDITION	HT.	HEIGHT	STOR.	STORAGE
ADJ.	ADJACENT	HTG.	HEATING	STRUCT.	STRUCTURE OR STRUCTURAL
A.F.F.	ABOVE FINISHED FLOOR	HVAC	HEATING, VENTILATION & AIR CONDITIONING	SUSP.	SUSPENDED
AGGR.	AGGREGATE	H.W.	HOT WATER	S.W.	SHEAR WALL
ALT.	ALTERNATE	HYD.	HYDRANT	S.Y.	SQUARE YARD
ALUM.	ALUMINUM			SYS.	SYSTEM
ARCH.	ARCHITECT OR ARCHITECTURAL	I.D.	INSIDE DIAMETER		
AVG.	AVERAGE	IN.	INCH(ES)	T.	TREAD
AV.	AUDIO VISUAL	INCL.	INCLUDING	T&B	TOP AND BOTTOM
		INFO.	INFORMATION	TB.	TOWEL BAR
BD.	BOARD	INSUL.	INSULATION	T.B.D.	TO BE DETERMINED
BDRM.	BEDROOM	INT.	INTERIOR	TC.	TRASH COMPACTOR
B.F.	BOTH FACES	INT. DES.	INTERIOR DESIGNER	TEL.	TELEPHONE
BLDG.	BUILDING	INV.	INVERT	TEMP.	TEMPERED
BLKG.	BLOCKING			T.O.C.	TOP OF CONCRETE
BM.	BEAM	JST.	JOIST	T & G	TONGUE AND GROOVE
B.P.	BUILDING PAPER	JT.	JOINT	THR.	THRESHOLD
B.O.	BOTTOM OF			T.O.	TOP OF
B.O.H.	BACK OF HOUSE	K.P.	KICK PLATE	T.O.B.	TOP OF BEAM
BRKT.	BRACKET	KIT.	KITCHEN	T.O.P.	TOP OF PAVING
BRNZ.	BRONZE			T.O.S.	TOP OF SLAB
BTW.	BETWEEN	LAM.	LAMINATE	T.O.STL.	TOP OF STEEL
BULL.	BULLETIN	LAV.	LAVATORY	T.O.W.	TOP OF WALL
B.U.R.	BUILT-UP ROOFING	LBS.	POUNDS	T.P.H.	TOILET PAPER HOLDER
BVL.	BEVEL OR BEVELED	L.F.	LINEAR FOOT	T.S.	TUBE STEEL
		L.L.	LANDLORD OR LEASE LINE	T.V.	TELEVISION
C.B.	CATCH BASIN	LT.	LIGHT	TYP.	TYPICAL
C.B.U.	CEMENTITIOUS BACKER UNIT	LKR.	LOCKER		
CAB.	CABINET	L.P.G.	LOW PRESSURE GAS	UNF.	UNFINISHED
CATV	CABLE TELEVISION	LVR.	LOUVER	U.O.N.	UNLESS OTHERWISE NOTED
C.C.	CENTER TO CENTER	L.V.L.	LAMINATED VENEER LUMBER	UR.	URINAL
C.F.	CUBIC FEET				
C.F.B.	CEMENTITIOUS FIBER BOARD	MACH.	MACHINE	V.B.	VAPOR BARRIER
C.F.C.I.	CONTRACTOR FURNISHED / CONTRACTOR INSTALLED	MANUF.	MANUFACTURER	V.C.T.	VINYL COMPOSITION TILE
		MAS.	MASONRY	VENT.	VENTILATOR/VENTILATION
C.I.P.	CAST-IN-PLACE	MAX.	MAXIMUM	VERT.	VERTICAL
C.J.	CONTROL JOINT	M.B.	MACHINE BOLT	VEST.	VESTIBULE
℄ C.L.	CENTER LINE	M.C.	MEDICINE CABINET	V.I.F.	VERIFY IN FIELD
CLG.	CEILING	MDF	MEDIUM DENSITY FIBERBOARD	VIN.	VINYL
CLR.	CLEAR	M.E.P.	MECHANICAL/ELECTRICAL/PLUMBING	VEN.	VENEER
CMU.	CONCRETE MASONRY UNIT	MECH.	MECHANICAL	V.T.	VINYL TILE
C.O.	CLEAN OUT	MEMB.	MEMBRANE		
COL.	COLUMN	MEZZ.	MEZZANINE	W/	WITH
CONC.	CONCRETE	MFR.	MANUFACTURER	W.C.	WATER CLOSET
CONN.	CONNECTION	MGR.	MANAGER	WD.	WOOD
CONSTR.	CONSTRUCTION	M.H.	MANHOLE	W/D	WASHER/DRYER
CONT.	CONTINUED OR CONTINUOUS	MIN.	MINIMUM	W.G.	WIRED GLASS
CORR.	CORRIDOR	MIR.	MIRROR	WH.	WATER HEATER
COORD.	COORDINATE	MISC.	MISCELLANEOUS	WDW.	WINDOW
CPT.	CARPET	MOD.	MODULE	W/O	WITHOUT
C.T.	CERAMIC TILE	MOV.	MOVABLE	WP.	WATERPROOF / WEATHERPROOF
CTR.	CENTER	MTD.	MOUNTED	W.R.B.	WEATHER RESISTIVE BARRIER
CTSK.	COUNTERSUNK	MTG.	MOUNTING	WT.	WEIGHT
CUST.	CUSTODIAN	MTL.	METAL	W.W.F.	WELDED WIRE FABRIC
C.W.	COLD WATER	MULL.	MULLION		
C.Y.	CUBIC YARD	MW.	MICROWAVE	YD.	YARD
DBL.	DOUBLE	(N)	NEW		
DEMO.	DEMOLITION OR DEMOLISH	N/A	NOT APPLICABLE		
DEPT.	DEPARTMENT	N.I.C.	NOT IN CONTRACT		
D.F.	DRINKING FOUNTAIN	NO.	NUMBER		
∅ DIA.	DIAMETER	N.T.S.	NOT TO SCALE		
DIAPH.	DIAPHRAGM				
DIM.	DIMENSION	O/	OVER		
DISP.	DISPENSER	O.C.	ON CENTER		
DIV.	DIVISION / DIVIDER	OFF.	OFFICE		
DN.	DOWN	O.H.	OVERHEAD OR OPPOSITE HAND		
DR.	DOOR	OPNG.	OPENING		
DTL.	DETAIL	OPP.	OPPOSITE		
D.W.	DISHWASHER	OVHG.	OVERHANG		
DWG(S).	DRAWING(S)				
		PART.	PARTITION		
(E)	EXISTING	P.C.	PRECAST CONCRETE		
EA.	EACH	P.C.F.	POUNDS PER CUBIC FOOT		
E.B.	EXPANSION BOLT	P.A.F.	POWDER ACTIVATED FASTENER		
E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM	PERF.	PERFORATED		
E.J.	EXPANSION JOINT	PKT.	POCKET		
ELEC.	ELECTRICAL	PLT.	PLATE		
ELEV.	ELEVATION	P.L.	PROPERTY LINE		
EMER.	EMERGENCY	ℙ L P.LAM.	PLASTIC LAMINATE		
ENCL.	ENCLOSURE	PLYWD.	PLYWOOD		
E.O.P.	EDGE OF PAVEMENT	PLUMB.	PLUMBING		
E.O.S.	EDGE OF SLAB	P.O.S.	POINT OF SALE		
EQ.	EQUAL	P.S.F.	POUNDS PER SQUARE FOOT		
EQUIP.	EQUIPMENT	P.S.I.	POUNDS PER SQUARE INCH		
ESMT.	EASEMENT	P.T.	PRESSURE TREATED		
EXH.	EXHAUST	PT.	POINT		
EXP.	EXPOSED	PTD.	PAINTED		
EXT.	EXTERIOR	P.T.D.	PAPER TOWEL DISPENSER		
ETC.	ET CETERA	P.T.R.	PAPER TOWEL RECEPTACLE		
		P.V.C.	POLY VINYL CHLORIDE PIPE		
F.A.	FIRE ALARM	PVMT.	PAVEMENT		
F.A.C.P.	FIRE ALARM CONTROL PANEL				
F.A.U.	FORCED AIR UNIT	R.	RISER		
F.C.C.	FIRE CONTROL CENTER	R.A.	RETURN AIR		
F.C.U.	FAN COIL UNIT	RAD.	RADIUS		
F.D.	FLOOR DRAIN	R.B.	RESILIENT BASE		
F.D.C.	FIRE DEPARTMENT CONNECTION	R.C.P.	REFLECTED CEILING PLAN		
F.E.	FIRE EXTINGUISHER	R.D.	ROOF DRAIN		
F.E.C.	FIRE EXTINGUISHER CABINET	RDWD.	REDWOOD		
F.F.	FINISH FLOOR	REC.	RECOMMENDED		
F.F.& E.	FURNITURE, FIXTURES AND EQUIPMENT	REF.	REFRIGERATOR, REFERENCE OR REFER		
F.H.	FIRE HYDRANT	REG.	REGISTER		
F.H.C.	FIRE HOSE CABINET	REINF.	REINFORCING		
F.H.V.	FIRE HOSE VALVE	REQ'D	REQUIRED		
FIN.	FINISH OR FINISHED	RET.	RETAIN / RETAINING		
FIXT.	FIXTURE	REV.	REVISION		
FLR.	FLOOR	RM.	ROOM		
FLSH'G	FLASHING	R.O.	ROUGH OPENING		
FLUOR.	FLUORESCENT	ROOF'G	ROOFING		
F.O.C.	FACE OF CONCRETE	R.W.L.	RAIN WATER LEADER		
F.O.FIN.	FACE OF FINISH				
F.O.M.	FACE OF MASONRY	S.A.	SUPPLY AIR		
F.O.S.	FACE OF STUD	S.A.F.	SELF-ADHERED FLASHING		
FOUN.	FOUNDATION	S.C.	SOLID CORE		
F.O.W.	FACE OF WALL	SCHED.	SCHEDULE		
F.P.	FIREPLACE	S.C.	SUSPENDED CEILING		
FRMG.	FRAMING	S.C.D.	SEE CIVIL DRAWINGS		
F.R.T.	FIRE RETARDANT TREATED	S.D.	STORM DRAIN		
F.S.	FIRE SPRINKLER OR FLOOR SINK	SECT.	SECTION		
FT.	FOOT / FEET	S.E.D.	SEE ELECTRICAL DRAWINGS		
FTG.	FOOTING	S.F.	SQUARE FEET		
FURR.	FURRED / FURRING	S.F.S.D.	SEE FOOD SERVICE DRAWINGS OR SEE FIRE SUPPRESSION DRAWINGS		
G.	GAS	SHT.	SHEET		
GA.	GAUGE	SHT'G	SHEATHING		
GALV.	GALVANIZED	SHLVS.	SHELVES / SHELVING		
G.B.	GRAB BAR	SHWR.	SHOWER		
G.C.	GENERAL CONTRATOR	S.I.D.	SEE INTERIORS DRAWINGS		
GEN.	GENERAL	SIM.	SIMILAR		
GFCI	GROUND FAULT CIRCUIT INTERRUPTER	S.L.D.	SEE LANDSCAPE DRAWINGS		
GL.	GLASS	SLR.	SEALER		
G.L.	GRIDLINE	S.M.D.	SEE MECHANICAL DRAWINGS		
G.L.B.	GLU-LAM BEAM	S.N.D.	SANITARY NAPKIN DISPENSER		
GND.	GROUND	S.N.R.	SANITARY NAPKIN RECEPTACLE		
G.S.M.	GALVANIZED SHEET METAL	S.O.W.	SCOPE OF WORK		
G.W.B.	GYPSUM WALL BOARD				
GYP.	GYPSUM				

PLOT PLAN



VICINITY MAP



PROJECT DATA

SITE INFORMATION
ADDRESS: **3270 17 MILE DRIVE, PEBBLE BEACH, CA 93953**

SCOPE OF WORK
MAIN HOUSE: FIRST FLOOR RENOVATION: 2 NEW POWDER ROOMS AND NEW PANTRY. INTERIOR STAIR RECONSTRUCTION TO BRING INTO COMPLIANCE WITH CURRENT BUILDING CODES AND STANDARDS. SECOND FLOOR RENOVATION: NEW LAUNDRY ROOM. NEW ROOF TERRACE AT WEST WING. SOUTH TERRACE IMPROVEMENTS INCLUDING: NEW ROOF ABOVE LIVING ROOM. NEW STEEL AND WOOD TRELLIS. EAST COURTYARD IMPROVEMENTS: NEW LANDING AT DOORS, NEW STEPS AND RAMP TO (E) GRADE. EXTERIOR ENVELOPE IMPROVEMENTS: NEW WATERPROOFING AT EXTERIOR WALLS AND TERRACES THROUGHOUT. REPLACEMENT OF ALL EXTERIOR DOORS AND WINDOWS.

(E) ADU: INTERIOR RENOVATION TO INCLUDE: 2 BEDROOMS WITH EN-SUITE BATHROOMS. NEW ROOF MATERIAL TO MATCH MAIN HOUSE. NEW WATERPROOFING, NEW DOORS AND WINDOWS THROUGHOUT.

(N) PAVILION: TO INCLUDE 1 MAIN ROOM, A POWDER ROOM, AND A VESTIBULE.

APPLICABLE CODES
2022 CALIFORNIA RESIDENTIAL CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CALIFORNIA FIRE CODE
NATIONAL FIRE PROTECTION ASSOCIATION (BOOKLET 101)
CALIFORNIA ENERGY COMMISSION TITLE 24
2022 CALIFORNIA GREEN BUILDINGS STANDARDS CODE
ALL OTHER APPLICABLE COUNTY LAWS AND ORDINANCES

ZONING DATA

YEAR BUILT:	MAIN STRUCTURE - 1920/21 ADU - UNKNOWN
HISTORIC DETERMINATION:	NOT HISTORIC - SEE ATTACHED HISTORIC REPORT
ASSESSOR'S PARCEL NUMBER (BLOCK/LOT):	008-462-005-000
COUNTY PLANNING AREA:	DEL MONTE FOREST LUP
ZONING:	LDR/2-D(CZ)
MAIN STRUCTURE MAX. BLDG. HEIGHT:	30'-0" ABV. A.N.G.
ACCESS. STRUCTURE MAX. BLDG. HEIGHT:	15'-0" ABV. A.N.G.
ACCESS. DWELLING UNIT MAX. BLDG. HEIGHT:	15'-0" ABV. A.N.G.
FIRE HAZARD SEVERITY ZONE:	HIGH

BUILDING DATA

OCCUPANCY:	R-3
CONSTRUCTION TYPE:	V-B
FIRE SPRINKLERS:	(E) MAIN STRUCTURE: NO (E) ADU: NO (N) ACCESSORY STRUCTURE: NO

PARCEL AREA CALCULATIONS

PARCEL AREA:	2.685 ACRES (116,973 SF)
FAR LIMIT:	17.5%
LOT COVERAGE LIMIT:	15%
BUILDING SITE COVERAGE MAX ALLOWED:	17,545 SF (116,973 x 0.15)
BUILDING SITE COVERAGE EXISTING:	6,496 SF
BUILDING SITE COVERAGE PROPOSED:	7,557 SF
BUILDING SITE FAR MAX ALLOWED:	20,470 SF (116,973 x 0.175)
BUILDING SITE FAR EXISTING:	7,665 SF
BUILDING SITE FAR PROPOSED:	8,757 SF (EXCLUDES BASEMENTS & TERRACES)
% OF WALLS BEING DEMOLISHED (VILLA):	21.08%
% OF WALLS BEING DEMOLISHED (ADU):	41.70%
% IMPERVIOUS COVERAGE:	SEE CIVIL DRAWINGS
VILLA NATURAL GRADE:	38.8'
VILLA ADU NATURAL GRADE:	44.1'
PAVILION NATURAL GRADE:	38.50'

BUILDING AREA CALCULATIONS

VILLA	EXISTING	PROPOSED
BASEMENT (TOTAL GROSS AREA: 2,153 SF - NO CHANGE)		
UNCONDITIONED:	2,153 SF	NO CHANGE
1ST FLOOR (TOTAL GROSS AREA: 3,705 SF - NO CHANGE)		
CONDITIONED:	3,705 SF	NO CHANGE
TERRACES & DECKS	1,563 SF	NO CHANGE
2ND FLOOR (TOTAL GROSS AREA: 2,889 SF - NO CHANGE)		
CONDITIONED	2,889 SF	NO CHANGE
TERRACES & DECKS	15 SF	182 SF
TOTAL VILLA:		
UNCONDITIONED:	2,153 SF	NO CHANGE
CONDITIONED:	6,594 SF	NO CHANGE
UNCOVERED TERRACES & DECKS:	1,578 SF	1,745 SF
ADU		
TOTAL GROSS AREA: (1103 SF - NO CHANGE)		
UNCONDITIONED:	287 SF	52 SF
CONDITIONED:	816 SF	1,051 SF
TERRACES, PATIOS & DECKS:	30 SF	30 SF
PAVILION		
TOTAL: 1,171 SF		
CONDITIONED:	0 SF	643 SF
TERRACES, PATIOS & DECKS:	1,691 SF	216 SF

PROJECT DIRECTORY

ARCHITECT:
WILLIAM DUFF ARCHITECTS, INC.
1275 FOLSOM STREET
SAN FRANCISCO, CA 94103

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PHONE: 831-659-1991
EMAIL: PATRICK@REGANBHC.COM

OWNER:
BECHTEL GLOBAL CORPORATION

DRAWING INDEX

DWG NO	DRAWING TITLE	PLANNING SUBMITTAL SET	PLANNING RESUBMITTAL SET	PLANNING RESUBMITTAL SET
GENERAL				
A0.01	PROJECT DATA	X	X	X
A0.70	EXISTING PHOTOS	X	X	X
A0.80	MATERIAL PALETTE	X	X	X
TOPOGRAPHIC SURVEY				
SU-1	TOPOGRAPHIC SURVEY	X	X	X
CIVIL				
C1.00	PRELIMINARY GRADING, DRAINAGE AND UTILITY PLAN	X	X	X
C2.0	EROSION CONTROL PLAN	X	X	X
C2.1	EROSION CONTROL DETAILS	X	X	X
C3.0	IMPERVIOUS & PERVIOUS PLAN	X	X	X
LANDSCAPE				
L0.1	TREE PROTECTION PLAN	X	X	X
L0.2	TREE PROTECTION DETAILS	X	X	
L0.3	FUEL MANAGEMENT PLAN	X	X	X
L1.0	LANDSCAPE SITE PLAN	X	X	X
L1.1	HABITAT TYPES		X	X
L1.2	DEVELOPMENT AREA PLAN	X	X	X
L1.3	ESTIMATED LEVELS OF MONTEREY CYPRESS HABITAT SENSITIVITY	X	X	X
L1.4	MONTEREY CYPRESS CRITICAL HABITAT + CRITICAL ROOT ZONE	X	X	X
L2.0	ENTRY GATE	X	X	
L3.0	PLANTING PLAN	X	X	X
L3.1	PLANTING LEGEND + NOTES	X	X	X
L3.2	PLANTING ZONES	X	X	X
L4.0	IRRIGATION PLAN	X	X	X
L4.1	IRRIGATION NOTES + LEGEND	X	X	X
L5.0	LANDSCAPE LIGHTING PLAN		X	X
L5.1	LANDSCAPE LIGHTING SPECIFICATIONS		X	X
ARCHITECTURAL				
A1.00	EXISTING/DEMOLITION SITE PLAN	X	X	X
A1.01	PROPOSED SITE PLAN	X	X	X
A1.02	ENLARGED PROPOSED SITE PLAN	X	X	X
A2.00	EXISTING/DEMO BASEMENT PLAN - VILLA	X	X	X
A2.01	EXISTING/DEMO FIRST FLOOR PLAN - VILLA	X	X	X
A2.02	EXISTING/DEMO SECOND FLOOR PLAN - VILLA	X	X	X
A2.03	EXISTING/DEMO ROOF PLAN - VILLA	X	X	X
A2.04	EXISTING/DEMO FLOOR AND ROOF PLANS - ADU	X	X	X
A2.20	PROPOSED BASEMENT PLAN - VILLA	X	X	X
A2.21.1	PROPOSED FIRST FLOOR PLAN - VILLA - EAST	X	X	X
A2.21.2	PROPOSED FIRST FLOOR PLAN - VILLA - WEST	X	X	X
A2.21.3	PROPOSED FIRST FLOOR PLAN - VILLA - SOUTH TERRACE	X	X	X
A2.22	PROPOSED SECOND FLOOR PLAN - VILLA	X	X	X
A2.23	PROPOSED ROOF PLAN - VILLA	X	X	X
A2.24	PROPOSED FLOOR AND ROOF PLANS - ADU	X	X	X
A2.25	PROPOSED FLOOR AND ROOF PLANS - PAVILION	X	X	X
A2.51	EXTERIOR LIGHTING PLAN - VILLA FIRST FLOOR		X	X
A2.52	EXTERIOR LIGHTING PLAN - VILLA SECOND FLOOR		X	X
A2.53	EXTERIOR LIGHTING PLAN - ADU & PAVILION		X	X
A2.54	EXTERIOR LIGHTING SPECIFICATIONS		X	X
A2.55	EXTERIOR LIGHTING SPECIFICATIONS		X	X
A3.00	EXISTING ELEVATIONS - VILLA	X	X	X
A3.01	EXISTING ELEVATIONS - VILLA	X	X	X
A3.02	EXISTING ELEVATIONS - ADU	X	X	X
A3.10	PROPOSED EXTERIOR ELEVATIONS - VILLA	X	X	X
A3.11	PROPOSED EXTERIOR ELEVATIONS - VILLA	X	X	X
A3.12	PROPOSED EXTERIOR ELEVATIONS - VILLA	X	X	X
A3.13	PROPOSED EXTERIOR ELEVATIONS - VILLA	X	X	X
A3.14	PROPOSED EXTERIOR ELEVATIONS - VILLA	X	X	X
A3.15	PROPOSED EXTERIOR ELEVATIONS - ADU	X	X	X
A3.16	PROPOSED EXTERIOR ELEVATIONS - ADU	X	X	X
A3.17	PROPOSED EXTERIOR ELEVATIONS - PAVILION	X	X	X

SHEET TOTAL: 56

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LICENSED ARCHITECT — JAMES HOWARD WESTOVER — C-21728 — 08/31/2025 RENEWAL DATE — STATE OF CALIFORNIA

Agency Approvals

Revision No.	Date
PLANNING SUBMITTAL	07/16/2024
PLANNING RESUBMITTAL	09/27/2024
PLANNING RESUBMITTAL	07/31/2025

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Job Title
Villa Cypress Site

Job Address
3270 17 Mile Drive
Pebble Beach, CA 93953

Date: 31 JULY 2025

Issued For
PLANNING RESUBMITTAL
PLN240069
Job Number: **23015**

Drawn By: **TF/MA/DC** Checked By: **GSW/RK**

Scale

Sheet Title
PROJECT DATA

Sheet No.
A0.01



IMAGE 15: ADU - SOUTH FACADE



IMAGE 14: ADU - EAST FACADE



IMAGE 13: ADU - EAST FACADE



IMAGE 16: PAVILION AREA



IMAGE 12: ADU - NORTH FACADE



IMAGE 11: ADU - WEST FACADE



IMAGE 10: VILLA - WEST FACADE



IMAGE 17: PAVILION AREA SLAB

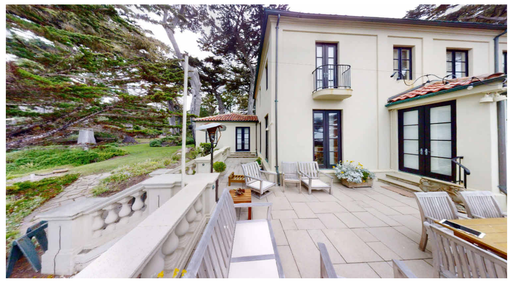


IMAGE 9: VILLA - SOUTH FACADE



IMAGE 8: VILLA - SOUTH FACADE

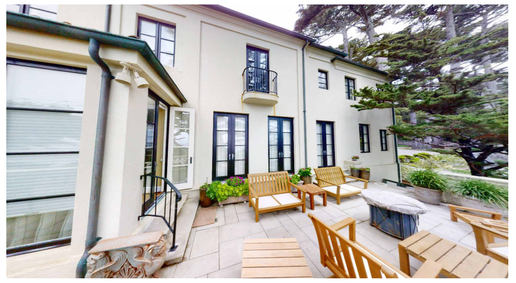


IMAGE 7: VILLA - SOUTH FACADE

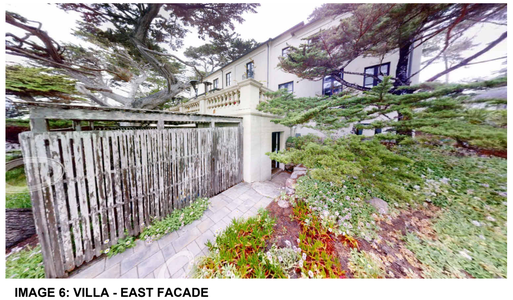


IMAGE 6: VILLA - EAST FACADE



IMAGE 5: VILLA - EAST FACADE

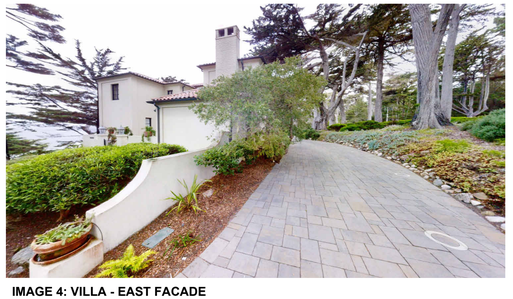


IMAGE 4: VILLA - EAST FACADE



IMAGE 3: VILLA - NORTH FACADE

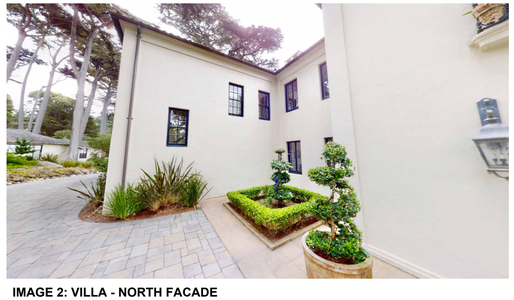


IMAGE 2: VILLA - NORTH FACADE



IMAGE 1: VILLA - NORTH FACADE



KEY PLAN
1/64" = 1'-0"

William Duff Architects

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LICENSED ARCHITECT
JAMES HOWARD WESTOVER
C-21728
08/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

Agency Approvals

Revision No. | Date
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Date: 31 JULY 2025

Issued For
PLANNING RESUBMITTAL
PLN240069
Job Number: **23015**

Drawn By: **TF/DC** Checked By: **MA/EL**

Scale

Sheet Title
EXISTING PHOTOS

Sheet No.
A0.70

9/27/2024 3:22:53 PM



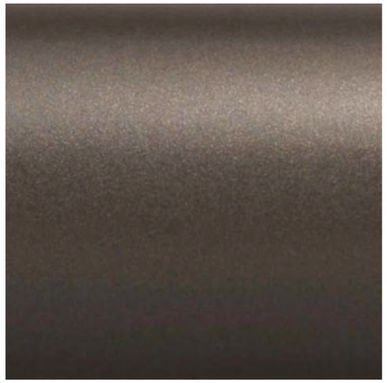
VILLA



ADU



(E) CLAY ROOF TILES



(N) STEEL OR WOOD WINDOWS & DOORS IN DARK BRONZE COLOR



(E) STUCCO



(N) COPPER METAL STANDING SEAM



(E) COPPER METAL GUTTER & RWL



(N) STAINED WOOD



(N) WROUGHT IRON

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LICENSED ARCHITECT
JAMES HOWARD WESTOVER
C-21728
08/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

Agency Approvals

Revision No. | Date

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PLANNING RESUBMITTAL
PLN240069
Job Number: **23015**

Drawn By: **TF/DC** Checked By: **MA/EL**

Scale

Sheet Title
MATERIAL PALETTE

Sheet No.
A0.80

9/27/2024 3:23:08 PM

Map Information:

Basis of Bearings: The bearing of S66° 22' 48"E between a 1" iron pipe, no tag, marking the easterly corner of Lot 83 per the Amended Map of Pebble Beach (2 C&T 31) and a Redwood 2x2 with nail on the southerly line 17 Mile Drive as shown on that Record of Survey filed in Volume 13 of Surveys at Page 89 and on that Corner Record filed as #1352 is taken as the basis of bearings for this survey.

Vertical Datum: Assumed.
Site Benchmark: Control Point #182 as shown hereon.

Contour Interval: Contours as shown hereon are interpolated using computer digital terrain modeling software and spot elevations. Ground may be more irregular than contours indicate.

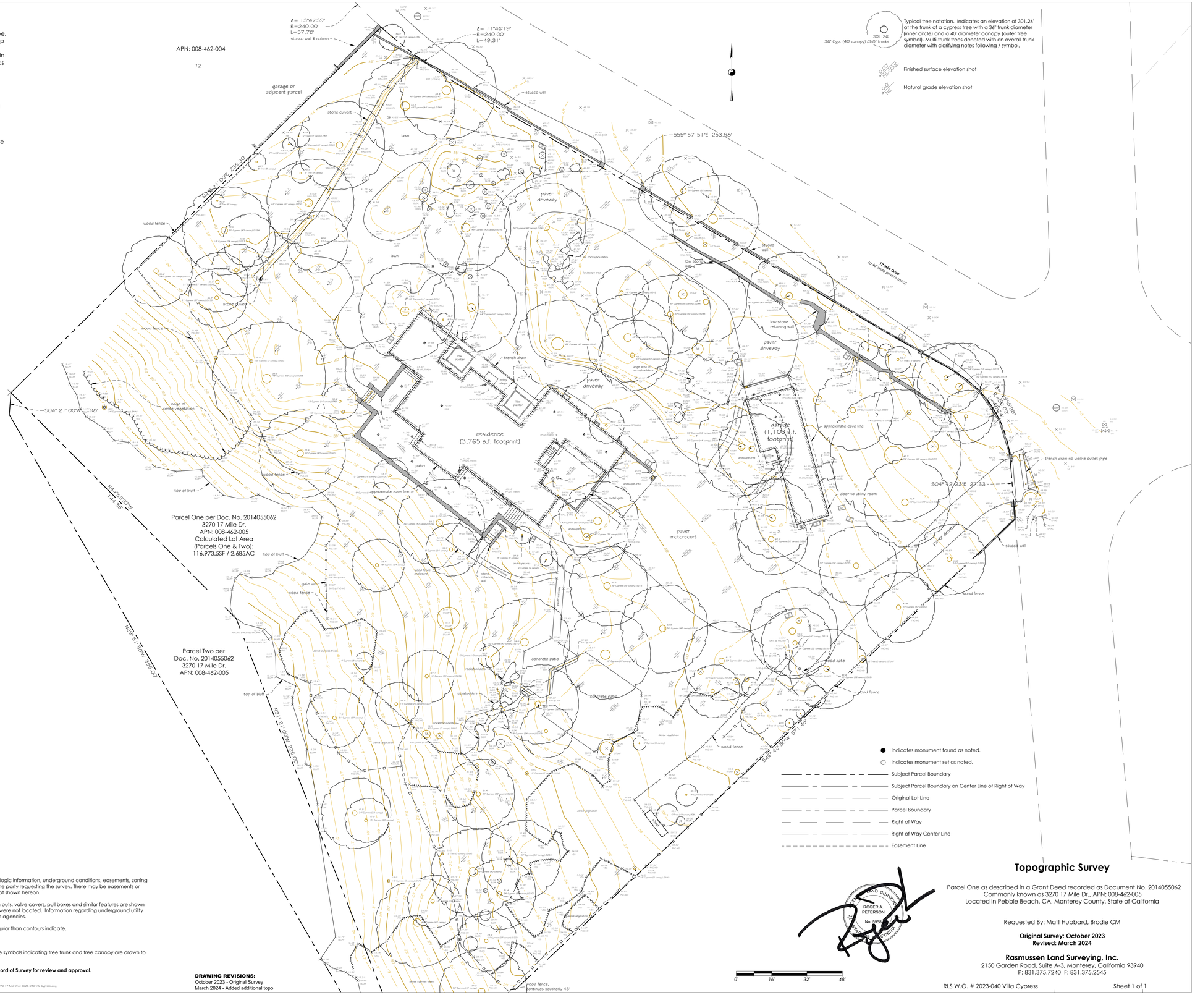
Note: The abbreviation and symbol lists below are comprehensive and not all abbreviations or symbols will appear on the map.

Boundary Legend
A.G.S. - above ground surface
A.S.O. - as shown on
AP - angle point
BC - brass cap or begin curve
BFP - backflow preventer
B.G.S. - below ground surface
BLDR - boulder
BOC - back of curb
COR - corner
CP - control point
CTL - CONTROL
DOC. - document
ENG/ENGR - engineer
FD/FND - found
F.C.C. - from calculated corner
I.P. - iron pipe
L&T - lead & tag
LS - land surveyor
MAG - MAG NAIL
MKD - marked
MON - monument
N&T - nail & tag
N.R.F. - no reference found
N.S.F. - not searched for
O.R. - Official Records, Monterey County
O.U. - origin unknown
POL - point on line
PP - plastic plug
RCE - registered civil engineer
ROW - right of way
S.F.N.F. - searched for, not found
SPK - spike
STA - station(control point)
TBM - temporary benchmark

Topography Legend
AC - asphalt concrete
AD - area drain
AL - area light
BLD/BLDG - building
BLDR(S) - boulder(s)
BOC - back of curb
BRK - brick
BTM/BOT - bottom
BW - back of sidewalk
CF - curb face
CHIM - chimney
CL - centerline
CLM - column
CONC - concrete
D - dirt
DG - decomposed granite
DK - deck
DW - driveway
EA - exposed aggregate concrete
ENCL - enclosure
EP - edge of paving
FF - finished floor
FF-THRESH - finished floor threshold
FH - fire hydrant
FL - flow line
FL-NG - flow line natural grade
FNC - fence
FNC-BRD - board fence
FNC-WD - wood fence
FOB - face of building
FOW - face of wall
FS - finished surface
FTG - footing
FW - front of sidewalk
GAR - garage
GB - grade break
GUT - edge of gutter
GVL - gravel
HC - handicap
HDG - hedge
HRAIL - hand rail
INT - intersection
LNDG - landing
LIP - edge of conc gutter
MB - mailbox
MTL - metal
NG - natural grade
P - pool
PLTR - planter
PTO - patio
PVR - paver
RD - road
RDG - ridge
ROOF-P - roof peak
ROOF-R - roof ridge
STC - stucco
STN - stone
STP - step
STRP - stripe
SW - sidewalk
SWL - swale
TC - top of curb
TOP - top of slope
TOE - toe of slope
TW/TOW - top of wall
WALL-STN - stone wall
WALL-STC - stucco wall
WLK - sidewalk

Utility Legend
CATV - cable tv
COMM - communications
CO or C/O - clean out
DDCV - double detector check valve
ELEC - electric
EM - electric meter
EO - electric outlet
GM - gas meter
GV - gas valve
HB - hose bib
ICV - irrigation control valve
IRR - irrigation
JP - joint utility pole
LT - light
LT-STD - light standard/pole
PB - utility pull box
PB-P - unmarked pull box
PF-PIN FLAG
PM - point mark
PP - power pole
PVR - paver
SCO - sewer clean out
SDMH - storm drain manhole
SSMH - sanitary sewer manhole
ST LT - street light
STN - stone
TELCO - telephone
TG - top of drain grate
UP - utility pole
UTIL - utility
VLT - vault
VLT-GTE - GTE vault
VLT-PB - PacBell vault
VLT-PGE - PG&E vault
WD-wood
WL - water line
WM - water meter
WV - water valve

- catch basin-drain
- control point
- electric meter or pull box
- fire hydrant
- gas meter or pull box
- gas valve
- guy anchor
- irrigation pull box
- irrigation control valve
- light standard
- manhole
- point on line
- sewer clean out
- sign(pole)
- storm drain manhole
- sewer manhole
- telephone manhole
- telephone pull box
- traffic signal box
- cable television pull box
- unmarked pull box
- utility pole
- water meter
- water valve
- well



Surveyor's Notes:

This map portrays the site at the time of the survey and does not show soils or geologic information, underground conditions, easements, zoning setbacks, regulatory information or any other items not specifically identified by the party requesting the survey. There may be easements or other rights, recorded or unrecorded, affecting the subject property which are not shown hereon.

Visible evidence of underground utilities such as utility meters, manhole lids, clean outs, valve covers, pull boxes and similar features are shown hereon. Underground utility pipes, conduits, transmission lines sewer laterals, etc. were not located. Information regarding underground utility line locations should be obtained from the appropriate utility companies or public agencies.

Elevations are based on an assumed datum as noted. Ground may be more irregular than contours indicate.

Distances are expressed in feet and decimals thereof.

The cross symbol (x) marks the horizontal position of the spot elevation shown. Tree symbols indicating tree trunk and tree canopy are drawn to scale based on approximate trunk and canopy diameters.

The boundary shown hereon has been submitted to the County Surveyor as a Record of Survey for review and approval.

DRAWING REVISIONS:
October 2023 - Original Survey
March 2024 - Added additional topo

LICENSED LAND SURVEYOR
ROGER A. PETERSON
No. 6958
CALIFORNIA

Topographic Survey

Parcel One as described in a Grant Deed recorded as Document No. 2014055062
Commonly known as 3270 17 Mile Dr., APN: 008-462-005
Located in Pebble Beach, CA, Monterey County, State of California

Requested By: Matt Hubbard, Brodie CM

Original Survey: October 2023
Revised: March 2024

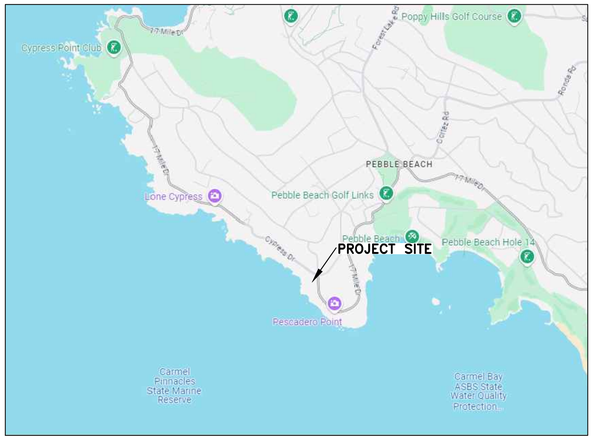
Rasmussen Land Surveying, Inc.
2150 Garden Road, Suite A-3, Monterey, California 93940
P: 831.375.7240 F: 831.375.2545

RLS W.O. # 2023-040 Villa Cypress

Sheet 1 of 1

Plotted On: 3/22/2024 3:58 PM File Name: G:\Shared drives\Cur 3D Projects 2020-2029\2023 Projects\2023-040 Villa Cypress\DWG\Topographic Map UPDATE WITH ROS BDRY 3270 17 Mile Drive 2023-040 Villa Cypress.dwg

VILLA
3270 17 MILE DRIVE
PEBBLE BEACH, CA



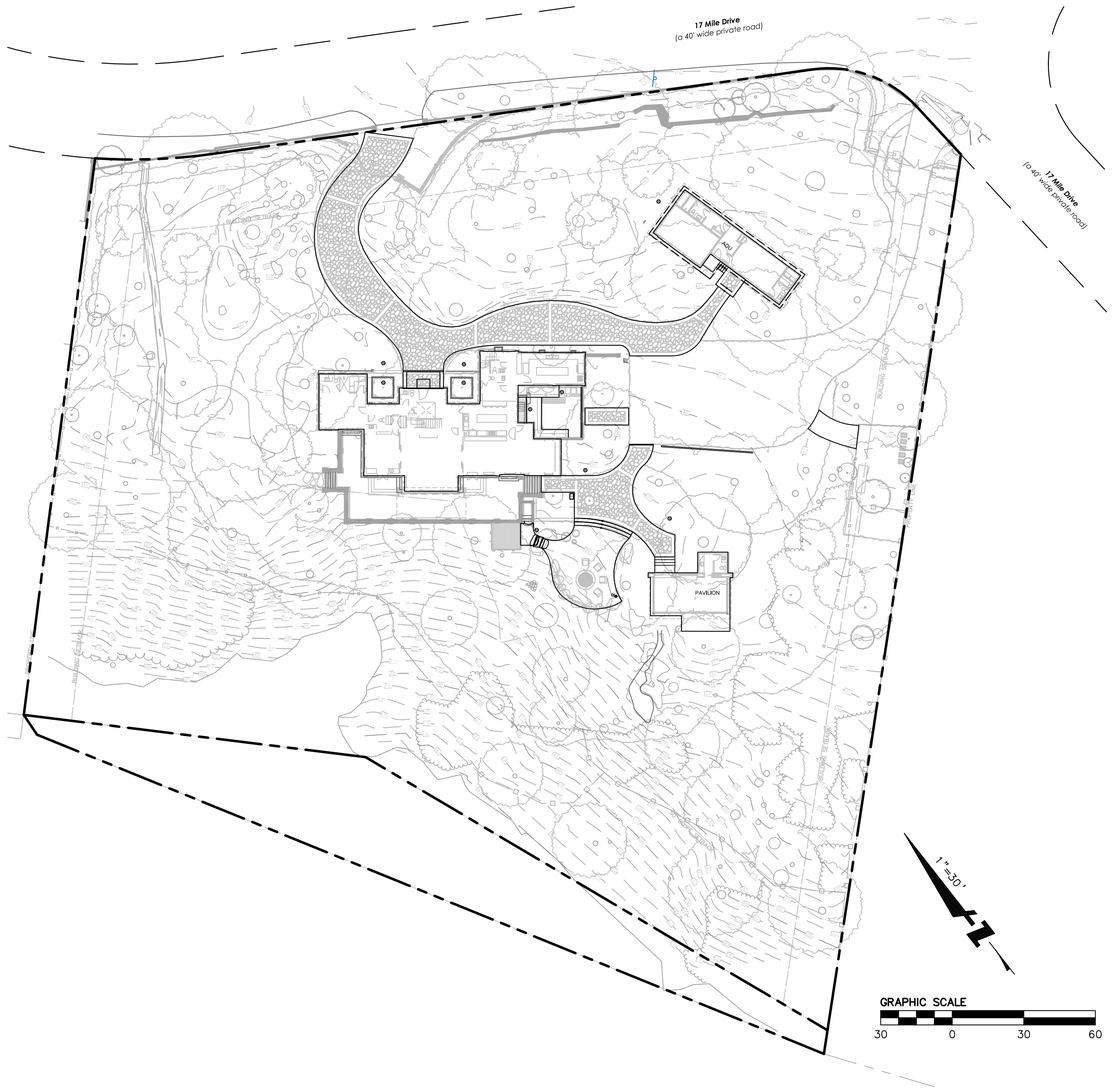
LOCATION MAP

NTS

NORTH

ABBREVIATIONS:

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
BW	BOTTOM OF WALL ELEVATION
CB	CATCH BASIN
CL	CENTER LINE
CONC	CONCRETE
DD	DECK DRAIN
DS	ROOF DOWN SPOUT
DW	DOMESTIC WATER LINE
DWY	DRIVEWAY
(E)	EXISTING
EG	EXISTING GRADE
ELEC	ELECTRICAL
EM	ELECTRICAL METER
EP	EDGE OF PAVEMENT
FC	FACE OF CURB ELEVATION
FDC	FIRE DEPARTMENT CONNECTION
FF	FINISHED FLOOR ELEVATION
FG	FINISHED GROUND ELEVATION
FL	FLOW LINE ELEVATION
FM	FORCE MAIN LINE
FS	FINISHED SURFACE ELEVATION
FP	FINISHED PAVEMENT ELEVATION
FW	FIRE WATER LINE
GB	GRADE BREAK
GM	GAS METER
GR	GRATE ELEVATION
GV	GATE VALVE
HP	HIGH POINT
INV	INVERT ELEVATION
JT	JOINT TRENCH
JP	JOINT POLE
LD	LANDSCAPE DRAIN
LF	LINEAR FEET
LP	LOW POINT
(N)	NEW
PIV	POST INDICATOR VALVE
PKG	PARKING
POC	POINT OF CONNECTION
RET	RETAINING WALL
RIM	RIM ELEVATION
S	SLOPE
SAP	SEE ARCHITECTURAL PLANS
SBD	STORM SUB DRAIN
SBDCO	STORM SUB DRAIN CLEANOUT
SD	STORM DRAIN
SDCO	STORM DRAIN CLEANOUT
SLP	SEE LANDSCAPE PLANS
SPP	SEE PLUMBING PLANS
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSP	SEE STRUCTURAL PLANS
TW	TOP OF WALL ELEVATION
TYP	TYPICAL
W	DOMESTIC WATER LINE
WM	WATER METER



SHEET INDEX

SHEET NO.	DESCRIPTION
C0.0	TITLE SHEET
C0.1	NOTES
C1.0	DEMOLITION PLAN
C2.0	GRADING PLAN
C3.0	UTILITY PLAN
C4.0	IMPERVIOUS AND PERVIOUS PLAN
C5.0	EROSION CONTROL PLAN
C5.1	EROSION CONTROL DETAILS
C5.2	BEST MANAGEMENT PRACTICES
C6.0	CONSTRUCTION DETAILS

ENGINEER'S STATEMENT

THIS SITE IMPROVEMENT PLAN SUBMITTAL HAS BEEN PREPARED UNDER MY DIRECTION.

REUEL CHAN — DATE
PROJECT MANAGER
P.E. #70636
BKF ENGINEERS

EARTHWORK QUANTITIES: *

CUT	70 C.Y.
FILL	150 C.Y.
BALANCE NET FILL	80 C.Y.
TOTAL DISTURBANCE	220 C.Y.

EARTHWORK QUANTITIES SHOWN ARE FOR PLANNING PURPOSES ONLY. CONTRACTOR SHALL PERFORM THEIR OWN EARTHWORK QUANTITY CALCULATION, AND USE THEIR CALCULATION FOR BIDDING AND COST ESTIMATING PURPOSES.

* EARTHWORK NUMBERS ARE NOT FINAL, PRELIMINARY ONLY

BKF ENGINEERS
1730 N. FIRST STREET
SUITE 600
SAN JOSE, CA 95112
(408) 467-9100
www.bkf.com

REGISTERED PROFESSIONAL ENGINEER — REUEL CHAN — C.70636 — CIVIL — STATE OF CALIFORNIA

Agency Approvals

Revision No.	Date
PLANNING SUBMITTAL	07/16/2024
PLANNING RESUBMITTAL	09/27/2024
PLANNING RESUBMITTAL	07/31/2025

Written dimensions on these drawings shall have precedence over scaled dimensions. Drawings shall not be scaled. Contractors shall verify, and be responsible for, all dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrications. The drawings and their design content are the sole property of William Duff Architects, Inc. and may not be reused or reproduced in any manner without our express written consent.

Job Title
Villa Cypress

Job Address
3270 17 MILE DRIVE
PEBBLE BEACH, CA 93953

Date: 07/30/25

Issued For
PLANNING SET

Job Number: 20240473

Drawn By: MG/RC Checked By: RC

Scale
As indicated

Sheet Title
TITLE SHEET

Sheet No.
C0.0

CAUTION:

1. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT FOR LOCATION OF UNDERGROUND UTILITIES AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION – PHONE (800) 642–2444. CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES PRIOR TO BEGINNING ANY WORK ON THIS SITE.

GENERAL SITE NOTES:

1. CONTRACTOR SHALL VISIT THE SITE PRIOR TO BIDDING ON THIS WORK AND CONSIDER THE EXISTING CONDITIONS AND SITE CONSTRAINTS IN THE BID. CONTRACTOR SHALL BE IN THE POSSESSION OF AND FAMILIAR WITH ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS AND SPECIFICATIONS PRIOR TO SUBMITTING A BID.
2. ALL WORK ON–SITE AND IN THE PUBLIC RIGHT–OF–WAY SHALL CONFORM TO ALL APPLICABLE GOVERNING AGENCIES STANDARD DETAILS & SPECIFICATIONS.
3. PRIOR TO BEGINNING WORK, AND AFTER INITIAL HORIZONTAL CONTROL STAKING, CONTRACTOR SHALL FIELD CHECK ALL ELEVATIONS MARKED WITH (E) AND REPORT ANY DISCREPANCIES GREATER THAN 0.05' TO PROJECT MANAGER.
4. DAMAGE TO ANY EXISTING SITE IMPROVEMENTS, UTILITIES AND/OR SERVICES TO REMAIN, SHALL BE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL REPAIR AND/OR REPLACE IN KIND.
5. CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CLIENT, THE CONSULTING ENGINEER AND THE CITY/TOWN HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CLIENT OR THE CONSULTING ENGINEER.

DEMOLITION NOTES :

1. CONTRACTOR IS TO COMPLY WITH ALL GENERAL AND STATE REQUIREMENTS INVOLVING THE REMOVAL AND DISPOSAL OF HAZARDOUS MATERIAL(S).
2. CONTRACTOR'S BID IS TO INCLUDE ALL VISIBLE SURFACE AND ALL SUBSURFACE FEATURES IDENTIFIED TO BE REMOVED OR ABANDONED IN THESE DOCUMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SITE INSPECTION TO FULLY ACKNOWLEDGE THE EXTENT OF THE DEMOLITION WORK.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL PERMITS NECESSARY FOR ENCROACHMENT, GRADING, DEMOLITION, AND DISPOSAL OF SAID MATERIALS AS REQUIRED BY PRIVATE, LOCAL AND STATE JURISDICTIONS. THE CONTRACTOR SHALL PAY ALL FEES ASSOCIATED WITH THE DEMOLITION WORK.
5. BACKFILL ALL DEPRESSIONS AND TRENCHES FROM DEMOLITION TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
6. REMOVAL OF LANDSCAPING SHALL INCLUDE ROOTS AND ORGANIC MATERIALS TO THE SATISFACTION OF THE GEOTECHNICAL ENGINEER.
7. PRIOR TO BEGINNING DEMOLITION WORK ACTIVITIES, CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES OUTLINED IN THE EROSION CONTROL PLAN & DETAILS.
8. THE CONTRACTOR SHALL MAINTAIN ALL SAFETY DEVICES, AND SHALL BE RESPONSIBLE FOR CONFORMANCE TO ALL LOCAL, STATE AND FEDERAL SAFETY AND HEALTH STANDARDS LAWS AND REGULATIONS.
9. THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL EXISTING IMPROVEMENTS FACILITIES AND STRUCTURES WHICH ARE TO REMAIN. ANY ITEMS DAMAGED BY THE CONTRACTOR OR HIS AGENTS OR ANY ITEMS REMOVED FOR HIS USE SHALL BE REPLACED IN EQUAL OR BETTER CONDITION AS APPROVED BY THE OWNER'S REPRESENTATIVE.
10. COORDINATE WITH ELECTRICAL, MECHANICAL, LANDSCAPING AND ARCHITECTURAL DRAWINGS FOR UTILITY SHUT–DOWN/DISCONNECT LOCATIONS. CONTRACTOR IS TO SHUT OFF ALL UTILITIES AS NECESSARY PRIOR TO DEMOLITION. CONTRACTOR IS TO COORDINATE SERVICE INTERRUPTIONS WITH THE CLIENT. DO NOT INTERRUPT SERVICES TO ADJACENT OFF–SITE OWNERS. ALSO SEE ARCHITECTURAL PLANS FOR ADDITIONAL DEMOLITION SCOPE OF WORK.

RECORD DRAWINGS:

1. THE CONTRACTOR SHALL KEEP UP–TO–DATE AND ACCURATE A COMPLETE RECORD SET OF PRINTS OF THE CONTRACT DRAWINGS SHOWING EVERY CHANGE FROM THE ORIGINAL DRAWINGS MADE DURING THE COURSE OF CONSTRUCTION INCLUDING EXACT FINAL LOCATION, ELEVATION, SIZES, MATERIALS, AND DESCRIPTION OF ALL WORK. RECORDS SHALL BE "REDLINED" ON A SET OF CONSTRUCTION PLAN DRAWINGS. A COMPLETE SET OF CORRECTED AND COMPLETED RECORD DRAWING PRINTS SHALL BE SUBMITTED TO THE CITY/TOWN ENGINEER AND DEVELOPER'S CIVIL ENGINEER PRIOR TO FINAL ACCEPTANCE FOR REVIEW AND APPROVAL BY THE CITY/TOWN ENGINEER.

STORM DRAIN MAINTENANCE NOTES:

PLEASE NOTE THAT REGULAR MAINTENANCE ON GRADING AND DRAINAGE STRUCTURES IS REQUIRED TO ENSURE FUNCTIONALITY THROUGHOUT THE LIFE OF THE PROPERTY. MAINTENANCE SHOULD INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:

1. THE CLEARING OF DEBRIS FROM THE STORM DRAIN LINES.
2. ROOF GUTTERS AND DOWNSPOUTS SHOULD BE CLEARED BEFORE THE BEGINNING OF EACH RAINY SEASON AND AS NEEDED THROUGHOUT THE WINTER MONTHS.
3. SURFACE GRADING MAY ALSO REQUIRE CONTINUED REFINEMENT, INCLUDING THE CLEARING AND RE–FINISHING OF VEGETATED SWALES AND SLOPES TO MINIMIZE PONDING, MAINTAIN POSITIVE DRAINAGE AWAY FROM IMPROVEMENTS AND PROTECT AGAINST EROSION.
4. GRADED SLOPES SHOULD BE MONITORED AND RE–VEGETATED AS NEEDED.

TREE/PLANT PROTECTION NOTES:

1. PRIOR TO BEGINNING CONSTRUCTION ON–SITE, CONTRACTOR SHALL IDENTIFY AND PROTECT EXISTING TREES AND PLANTS DESIGNATED AS TO REMAIN.
2. PROTECT EXISTING TREES TO REMAIN FROM SPILLED CHEMICALS, FUEL OIL, MOTOR OIL, GASOLINE AND ALL OTHER CHEMICALLY INJURIOUS MATERIAL; AS WELL AS FROM PUDDLING OR CONTINUOUSLY RUNNING WATER. SHOULD A SPILL OCCUR, STOP WORK IN THAT AREA AND CONTACT THE CITY/TOWN'S ENGINEER/INSPECTOR IMMEDIATELY. CONTRACTOR SHALL BE RESPONSIBLE TO MITIGATE DAMAGE FROM SPILLED MATERIAL AS WELL AS MATERIAL CLEAN UP.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL TREES DESIGNATED TO REMAIN AND FOR MAINTENANCE OF RELOCATED TREES STOCKPILED DURING CONSTRUCTION. CONTRACTOR WILL BE REQUIRED TO REPLACE TREES THAT DIE DUE TO LACK OF MAINTENANCE.

HORIZONTAL CONTROL NOTES:

1. ALL DIMENSIONS ON THE PLANS ARE IN FEET OR DECIMALS THEREOF UNLESS SPECIFICALLY CALLED OUT AS FEET AND INCHES.

PAVEMENT SECTION:

1. THE FINAL OR SURFACE LAYER OF ASPHALT CONCRETE SHALL NOT BE PLACED UNTIL ALL ON–SITE IMPROVEMENTS HAVE BEEN COMPLETED, INCLUDING ALL GRADING, AND ALL UNACCEPTABLE CONCRETE WORK HAS BEEN REMOVED AND REPLACED, UNLESS OTHERWISE APPROVED BY THE CITY/TOWN ENGINEER AND/OR DEVELOPER'S CIVIL ENGINEER.
2. ALL PAVING SHALL BE IN CONFORMANCE WITH SECTION 26 "AGGREGATE BASE" AND SECTION 39 "ASPHALT CONCRETE" PER LATEST EDITION OF CALTRANS STANDARD SPECIFICATIONS.

SITE MAINTENANCE:

1. REMOVE ALL DIRT, GRAVEL, RUBBISH, REFUSE, AND GREEN WASTE FROM STREET PAVEMENT AND STORM DRAINS ADJOINING THE SITE. LIMIT CONSTRUCTION ACCESS POINTS FOR THE SITE AND PLACE STABILIZED CONSTRUCTION ENTRANCES AT THESE LOCATIONS. DO NOT DRIVE VEHICLES AND EQUIPMENT OFF THE PAVED OR GRAVELED AREAS DURING WET WEATHER.
2. SWEEP OR VACUUM THE STREET PAVEMENT AND SIDEWALKS ADJOINING THE PROJECT SITE AND THE ON–SITE PAVED AREAS ON A DAILY BASIS. SCRAPE CAKED–ON MUD AND DIRT FROM THESE AREAS BEFORE SWEEPING. CORNERS AND HARD TO REACH AREAS SHALL BE SWEPT MANUALLY.
3. CREATE A CONTAINED AND COVERED AREA ON THE SITE FOR THE STORAGE OF BAGS, CEMENT, PAINTS, OILS, FERTILIZERS, PESTICIDES, OR OTHER MATERIALS USED ON THE SITE THAT HAVE THE POTENTIAL OF BEING DISCHARGED INTO THE STORM DRAIN SYSTEM THROUGH EITHER BEING WIND–BLOWN OR IN THE EVENT OF A MATERIAL SPILL.
4. NEVER CLEAN MACHINERY, EQUIPMENT OR TOOLS INTO A STREET, GUTTER OR STORM DRAIN.
5. ENSURE THAT CEMENT TRUCKS, PAINTERS, OR STUCCO/PLASTER FINISHING CONTRACTORS DO NOT DISCHARGE WASH WATER FROM EQUIPMENT, TOOLS OR RINSE CONTAINERS INTO GUTTERS OR DRAINS.

DUST CONTROL:

1. GRADING OR ANY OTHER OPERATIONS THAT CREATES DUST SHALL BE STOPPED IMMEDIATELY IF DUST AFFECTS ADJACENT PROPERTIES. THE CONTRACTOR SHALL PROVIDE SUFFICIENT DUST CONTROL FOR THE ENTIRE PROJECT SITE IN ACCORDANCE WITH THE PROJECT NPDES AT ALL TIMES. THE SITE SHALL BE WATERED (BY HAND OR TRUCK) AS NECESSARY TO PREVENT DUST NUISANCE. IN THE EVENT THAT THE CONTRACTOR NEGLECTS TO USE ADEQUATE MEASURES TO CONTROL DUST, THE CLIENT RESERVES THE RIGHT TO TAKE WHATEVER MEASURES ARE NECESSARY TO CONTROL DUST AND CHARGE THE COST TO THE CONTRACTOR.
2. ALL PUBLIC STREETS AND MEDIANS SOILED OR LITTERED DUE TO THIS CONSTRUCTION ACTIVITY SHALL BE CLEANED AND SWEPT ON A DAILY BASIS DURING THE WORK WEEK, OR AS OFTEN AS DEEMED NECESSARY BY THE CLIENT/INSPECTOR, OR TO THE SATISFACTION OF THE CITY/TOWN'S DEPARTMENT OF PUBLIC WORKS.
3. ALL TRUCKS HAULING SOIL, SAND, AND OTHER LOOSE MATERIALS SHALL BE COVERED WITH TARPAULINS OR OTHER EFFECTIVE COVERS.
4. WHEEL WASHERS SHALL BE INSTALLED AND USED TO CLEAN ALL TRUCKS AND EQUIPMENT LEAVING THE CONSTRUCTION SITE. IF WHEEL WASHERS CANNOT BE INSTALLED, TIRES OR TRACKS OF ALL TRUCKS AND EQUIPMENT SHALL BE WASHED OFF BEFORE LEAVING THE CONSTRUCTION SITE.

NPDES REQUIREMENTS:

1. ALL CONSTRUCTION ON OFF–SITE OR ON–SITE IMPROVEMENTS SHALL ADHERE TO NPDES (NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM) BEST MANAGEMENT PRACTICES TO PREVENT DELETERIOUS MATERIALS OR POLLUTANTS FROM ENTERING THE CITY/TOWN OR COUNTY STORM DRAIN SYSTEMS.
2. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON–SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.
3. STOCKPILES OF EARTH AND OTHER CONSTRUCTION RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
4. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
5. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC RIGHT–OF–WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON–SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
6. TRASH AND CONSTRUCTION RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION AND DISPERSAL BY WIND.
7. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FROM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT–OF–WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEPT UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
8. ANY SLOPES WITH DISTURBED SOILS OR DENUDED OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
9. CLEAN UP ALL SPILLS USING DRY METHODS.
10. SWEEP ALL GUTTERS AT THE END OF EACH WORKING DAY. GUTTERS SHALL BE KEPT CLEAN AFTER LEAVING CONSTRUCTION–SITE.
11. CALL 911 IN CASE OF A HAZARDOUS SPILL.
12. BMP'S AS OUTLINED IN, BUT NOT LIMITED TO, CALIFORNIA STORM WATER QUALITY TASK FORCE, SACRAMENTO, CALIFORNIA, JANUARY 2015, OR THE LATEST REVISED EDITION, MAY APPLY DURING THE CONSTRUCTION OF THIS PROJECT (ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY/TOWN INSPECTORS).
13. UPON SATISFACTORY COMPLETION OF THE WORK, THE ENTIRE WORK SITE SHALL BE CLEANED BY THE CONTRACTOR AND LEFT WITH A SMOOTH AND NEATLY GRADED SURFACE FREE OF CONSTRUCTION WASTE, RUBBISH, AND DEBRIS OF ANY NATURE.

EROSION AND SEDIMENTATION CONTROL NOTES:

1. CONTRACTOR SHALL ASSUME THE CONCEPTS ON THE EROSION CONTROL PLAN, IF PROVIDED, ARE SCHEMATIC MINIMUM REQUIREMENTS. THE FULL EXTENT OF WHICH ARE TO BE DETERMINED BY THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR THE EXACT DESIGN AND EXTENT OF THE EROSION CONTROL SYSTEM SO THAT IT WORKS WITH THE CONTRACTOR'S INTENDED USE AND MANAGEMENT OF THE CONSTRUCTION–SITE.
2. ALL EROSION CONTROL FACILITIES SHALL BE INSPECTED BY THE CONTRACTOR AND REPAIRED, AS REQUIRED, AT THE CONCLUSION OF EACH WORKING DAY. THE CONTRACTOR SHALL INSPECT THE EROSION CONTROL FACILITIES AND MAKE NECESSARY REPAIRS PRIOR TO ANTICIPATED STORMS AND AT REASONABLE INTERVALS DURING STORMS OF EXTENDED DURATION. REPAIRS TO DAMAGED FACILITIES SHALL BE MADE IMMEDIATELY UPON DISCOVERY.
3. AS SOON AS PRACTICAL FOLLOWING EACH STORM, THE CONTRACTOR SHALL REMOVE ANY ACCUMULATION OF SILT OR DEBRIS FROM THE EROSION CONTROL SEDIMENT BASINS AND SHALL CLEAR THE OUTLET PIPES OF ANY BLOCKAGE.
4. STOCKPILED MATERIAL SHALL BE COVERED WITH VISQUEEN OR A TARPAULIN UNTIL THE MATERIAL IS REMOVED FROM THE SITE. ANY REMAINING BARE SOIL THAT EXISTS AFTER THE STOCKPILE HAS BEEN REMOVED SHALL BE COVERED UNTIL A NATURAL GROUND COVER IS ESTABLISHED OR IT MAY BE SEEDED OR PLANTED TO PROVIDE GROUND COVER.
5. PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRADING, OR EXCAVATION, THE CONTRACTOR SHALL VERIFY THAT THE CLIENT HAS SUBMITTED TO THE STATE WATER RESOURCES CONTROL BOARD A NOTICE OF INTENT (NOI) FOR COVERAGE UNDER THE STATE CONSTRUCTION STORM WATER GENERAL PERMIT, IF REQUIRED BY THE STATE. THE CONTRACTOR SHALL MAINTAIN A COPY OF THE NOI ON THE CONSTRUCTION–SITE.
6. NECESSARY MATERIALS SHALL BE AVAILABLE ON–SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
7. PROTECT ADJACENT PROPERTIES AND UNDISTURBED AREAS FROM CONSTRUCTION IMPACTS USING VEGETATIVE BUFFER STRIPS, SEDIMENT BARRIERS OR FILTERS, DIKES, MULCHING OR OTHER MEASURES AS APPROPRIATE.
8. CONTRACTOR SHALL MAINTAIN ADJACENT STREETS IN A NEAT, CLEAN, DUST FREE AND SANITARY CONDITION AT ALL TIMES AND TO THE SATISFACTION OF THE CITY/TOWN INSPECTOR. THE ADJACENT STREET SHALL BE KEPT CLEAN OF DEBRIS, WITH DUST AND OTHER NUISANCE BEING CONTROLLED AT ALL TIMES. DEVELOPER SHALL BE RESPONSIBLE FOR ANY CLEAN UP ON ADJACENT STREETS AFFECTED BY THEIR CONSTRUCTION, METHOD OF STREET CLEANING SHALL BE BY DRY SWEEPING OF ALL PAVED AREAS. NO STOCKPILING OF BUILDING MATERIALS WITHIN THE CITY/TOWN'S RIGHT–OF–WAY IS PERMITTED.
9. ALL EROSION CONTROL MATERIALS SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR UNLESS OTHERWISE NOTED.
10. PROTECT DOWN SLOPE DRAINAGE COURSES, STREAMS AND STORM DRAINS WITH ROCK FILLED SAND BAGS, TEMPORARY DRAINAGE SWALES, SILT FENCES, EARTH BERMS, STORM DRAIN INLET FILTERS AND/OR STRAW BALES USED ONLY IN CONJUNCTION WITH PROPERLY INSTALLED SILT FENCES.

SITE FENCE NOTES:

1. CONTRACTOR SHALL PROVIDE A CONSTRUCTION FENCE AROUND THE ENTIRE AREA OF DEMOLITION AND CONSTRUCTION, INCLUDING ALL STAGING, STORAGE, CONSTRUCTION OFFICE AND LAYDOWN AREAS.
2. CONSTRUCTION FENCE SHALL BE A MINIMUM OF A 6' HIGH GALVANIZED CHAIN LINK WITH GREEN WINDSCREEN FABRIC ON THE OUTSIDE OF THE FENCE.
3. CONSTRUCTION FENCE ADDRESSED IN THESE NOTES IS ONLY FOR VISUAL CONFORMANCE OF THIS CONSTRUCTION–SITE TO THE CITY/TOWN STANDARDS. CONTRACTOR MAY BE REQUIRED TO PROVIDE ADDITIONAL FENCING, BARRICADES OR OTHER SAFETY DEVICES TO KEEP THE SITE SECURE AND SAFE.

GENERAL UTILITY SYSTEM NOTES:

1. ALL TRENCHES SHALL BE BACKFILLED PER THE SPECIFICATIONS WITH APPROPRIATE TESTS BY THE GEOTECHNICAL ENGINEER TO VERIFY COMPACTION VALUES.
2. CLEAN OUTS, CATCH BASINS AND AREA DRAINS ARE TO BE ACCURATELY LOCATED BY THEIR RELATIONSHIP TO THE BUILDING, FLATWORK, ROOF DRAINS, AND/OR CURB LAYOUT, NOT BY THE LENGTH OF PIPE SPECIFIED IN THE DRAWINGS (WHICH IS APPROXIMATE).
3. CONTRACTOR SHALL STAKE LOCATION OF ABOVE GROUND UTILITY EQUIPMENT (BACKFLOW PREVENTOR, SATELLITE DISH, TRANSFORMER, GAS METER, ETC.) AND MEET WITH CLIENT TO REVIEW LOCATION PRIOR TO INSTALLATION. PLANNING DEPARTMENT MUST SPECIFICALLY AGREE WITH LOCATION PRIOR TO PROCEEDING WITH THE INSTALLATION.
4. CONTRACTOR SHALL PREPARE AN ACCURATE COMPOSITE UTILITY PLAN THAT TAKES INTO ACCOUNT THE ACTUAL LOCATION OF EXISTING UTILITIES AS DETERMINED DURING THE DEMOLITION WORK, THE UTILITIES SHOWN ON THE CIVIL DRAWINGS, AND THE SITE POWER, CONDUITS AND LIGHTING SHOWN ON THE ELECTRICAL PLANS. THE FIRE SPRINKLER SYSTEM SHALL BE INCLUDED AS DESIGNED BY THE DESIGN/BUILD UNDERGROUND FIRE SPRINKLER CONTRACTOR.
5. CATHODIC PROTECTION MAY BE REQUIRED ON ALL METALLIC FITTINGS AND ASSEMBLIES THAT ARE IN CONTACT WITH THE SOIL, IF RECOMMENDED BY THE GEOTECHNICAL REPORT. CONTRACTOR IS RESPONSIBLE TO FULLY ENGINEER AND INSTALL THIS SYSTEM AND COORDINATE ANODE AND TEST STATION LOCATIONS WITH OWNER'S PROJECT MANAGER.
6. COMPLETE SYSTEMS: ALL UTILITY SYSTEMS ARE DELINEATED IN A SCHEMATIC MANNER ON THESE PLANS. CONTRACTOR IS TO PROVIDE ALL FITTINGS, ACCESSORIES AND WORK NECESSARY TO COMPLETE THE UTILITY SYSTEM SO THAT IT IS FULLY FUNCTIONING FOR THE PURPOSE INTENDED.
7. UNDERGROUND UTILITIES OR STRUCTURES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS AND EXTENT BASED UPON RECORD INFORMATION. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. THE CLIENT, BY ACCEPTING THESE PLANS OR PROCEEDING WITH IMPROVEMENTS PURSUANT THERETO, AGREES TO ASSUME LIABILITY AND TO HOLD UNDERSIGNED HARMLESS FOR ANY DAMAGES RESULTING FROM THE EXISTENCE OF UNDERGROUND UTILITIES OR STRUCTURES NOT REPORTED TO THE UNDERSIGNED; NOT INDICATED ON THE PUBLIC RECORDS EXAMINED, LOCATED AT VARIANCE WITH THOSE REPORTED OR SHOWN ON RECORDS EXAMINED.
8. CONTRACTOR SHALL VERIFY ALL EXISTING INVERT ELEVATIONS FOR STORM DRAIN AND SANITARY SEWER CONSTRUCTION PRIOR TO COMMENCEMENT OF ANY WORK. ALL WORK FOR STORM AND SANITARY SEWER INSTALLATION SHALL BEGIN AT THE DOWNSTREAM CONNECTION POINT. THIS WILL ALLOW FOR ANY NECESSARY ADJUSTMENTS TO BE MADE PRIOR TO THE INSTALLATION OF THE ENTIRE LINE. IF THE CONTRACTOR FAILS TO BEGIN AT THE DOWNSTREAM CONNECTION POINT AND WORKS UP STREAM, HE SHALL PROCEED AT HIS OWN RISK AND BE RESPONSIBLE FOR ANY ADJUSTMENTS NECESSARY. CONTRACTOR SHALL VERIFY LOCATION OF SANITARY SEWER LATERAL WITH OWNER PRIOR TO CONSTRUCTION.
9. EXISTING UTILITY CROSSINGS OF NEW PIPELINE ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. GAS, WATER AND SEWER SERVICE LATERALS ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE TYPE, SIZE, LOCATION AND DEPTH OF ALL THE UTILITY CROSSING (BOTH MAINS AND LATERALS) ARE CORRECT AS SHOWN. NO GUARANTEE IS MADE THAT ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) ARE SHOWN. THE CONTRACTOR SHALL EXERCISE CAUTION WHEN EXCAVATING AND SHALL PROTECT ALL EXISTING UTILITIES (BOTH MAINS AND LATERALS) FROM DAMAGE DUE TO HIS OPERATION.
10. VERTICAL SEPARATION REQUIREMENTS:

    A MINIMUM OF SIX (6) INCHES VERTICAL CLEARANCE SHALL BE PROVIDED BETWEEN CROSSING UTILITY PIPES, EXCEPT THAT THE MINIMUM VERTICAL CLEARANCE BETWEEN WATER AND SANITARY SEWER PIPELINES SHALL BE 12 INCHES AND ALL NEW WATER PIPES SHALL BE TYPICALLY INSTALLED TO CROSS ABOVE/OVER EXISTING SANITARY SEWER PIPELINES.

    WHERE NEW WATER PIPELINES ARE REQUIRED TO CROSS UNDER EXISTING AND/OR NEW SANITARY SEWER PIPELINES, THE MINIMUM VERTICAL SEPARATION SHALL BE 12 INCHES. WATER LINE PIPE ENDS SHALL BE INSTALLED NO CLOSER THAN 10' MINIMUM HORIZONTAL DISTANCE FROM CENTERLINE OF UTILITY CROSSINGS, WHERE FEASIBLE.

11. HORIZONTAL SEPARATION REQUIREMENTS:

    A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND ANY EXISTING UTILITIES SHALL BE 5' FEET, EXCEPT THAT THE MINIMUM HORIZONTAL SEPARATION FOR WATER AND SANITARY SEWER PIPELINES SHALL BE 10' MINIMUM, UNLESS OTHERWISE NOTED.

    A MINIMUM HORIZONTAL SEPARATION BETWEEN NEW PIPELINES AND JOINT TRENCH SHALL BE 5 FEET.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING APPROPRIATE UTILITIES AND REQUESTING VERIFICATION OF SERVICE POINTS, FIELD VERIFICATION OF LOCATION, SIZE, DEPTH, ETC. FOR ALL THEIR FACILITIES AND TO COORDINATE WORK SCHEDULES.
13. ANY EXISTING UNDERGROUND UTILITY LINES TO BE ABANDONED, SHOULD BE REMOVED FROM WITHIN THE PROPOSED BUILDING ENVELOPE AND THEIR ENDS CAPPED OUTSIDE OF THE BUILDING ENVELOPE.

FIRE PROTECTION NOTES:

1. CONTRACTOR SHALL INSTALL THE DESIGN BUILD FIRE SERVICE LINE, BACKFLOW PREVENTOR, SPRINKLERS AND EQUIPMENT IN ACCORDANCE WITH THE FIRE PROTECTION CONSULTANT'S PLANS, SPECIFICATIONS, LATEST EDITION OF THE UNIFORM/CALIFORNIA FIRE CODE AND COUNTY STANDARDS.
2. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL PREPARE SHOP DRAWINGS SHOWING ALL INFORMATION REQUIRED BY THE LOCAL FIRE MARSHAL, INCLUDING ANGLES, THRUST BLOCKS, VALVES, FIRE HYDRANTS, PIV's, FDC's, BACKFLOW ASSEMBLIES, FLEXIBLE CONNECTIONS, VAULTS, ETC.
3. SHOP DRAWINGS SHALL BE SUBMITTED TO THE LOCAL FIRE MARSHAL, THE RATING AGENCY AND THE PROJECT MANAGER, ALLOWING TIME FOR REVIEW AND ACCEPTANCE, PRIOR TO START OF WORK.
4. THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLER SHALL OBTAIN ALL APPROVALS AND PERMITS PRIOR TO ORDERING MATERIALS, FABRICATING SYSTEMS OR ANY INSTALLATION.
5. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS AND EQUIPMENT LOCATIONS.
6. ALL WORK MUST COMPLY WITH THE APPLICABLE PROVISIONS OF THE CFC CHAPTER 33 "FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION."

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STATE OF CALIFORNIA

Agency Approvals

Revision No.	Date
PLANNING SUBMITTAL	07/16/2024
PLANNING RESUBMITTAL	09/27/2024
PLANNING RESUBMITTAL	07/31/2025

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Job Title
Villa Cypress

Job Address
3270 17 MILE DRIVE
PEBBLE BEACH, CA 93953

Date: 07/30/25

Issued For
PLANNING SET

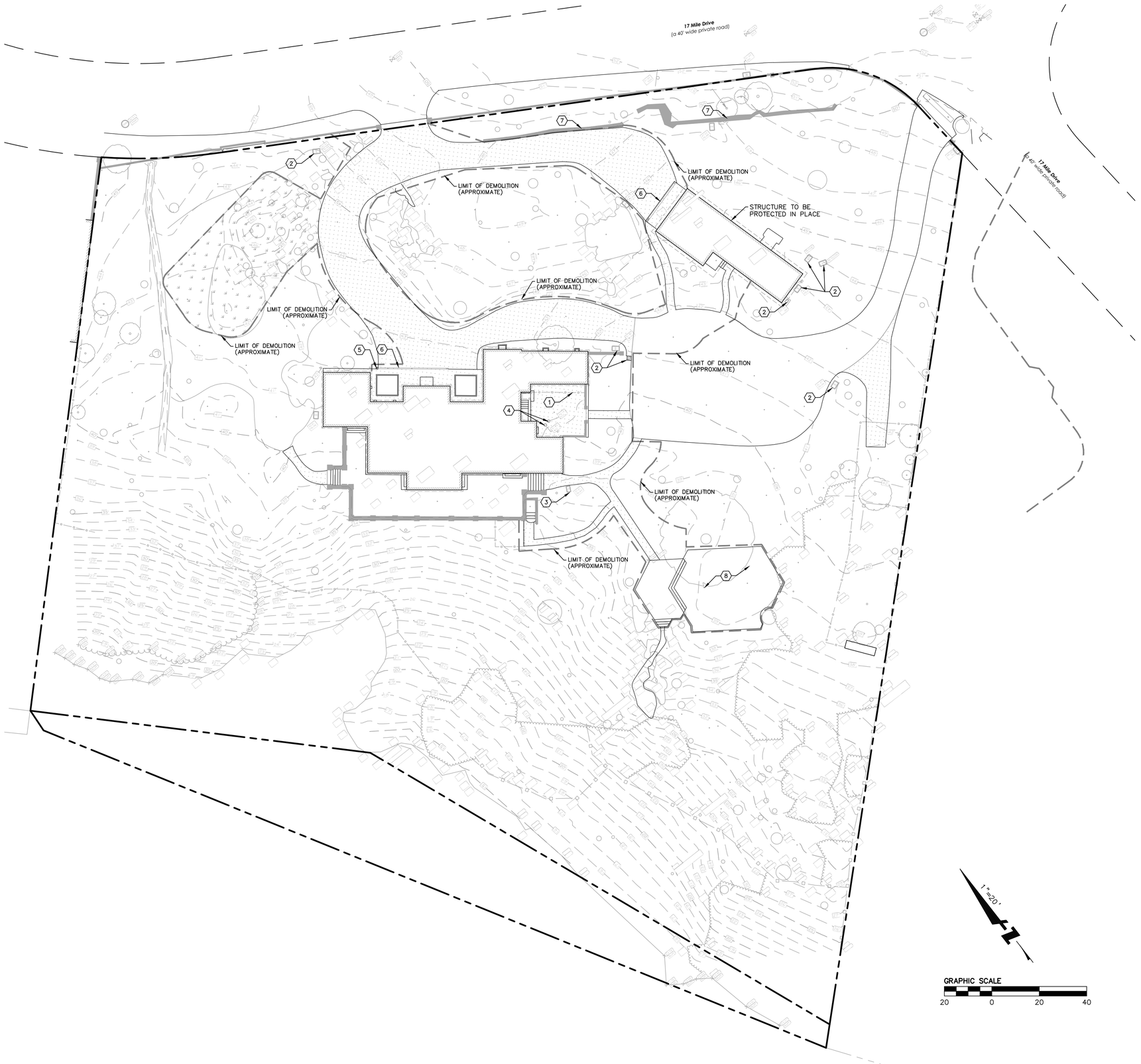
Job Number: 20240473

Drawn By: MG/RC Checked By: RC

Scale
As indicated

Sheet Title
NOTES

Sheet No.
C0.1



LEGEND

BOUNDARY LINE	
REMOVE EX. PAVEMENT	
REMOVE EX. LANDSCAPE MOUND (SEE GRADING PLAN SHEET C2.0) FOR LIMIT OF GRADING WORK	

KEYNOTE

1. REMOVE EX. FENCE
2. PROTECT EX. UTILITY STRUCTURE IN PLACE
3. EXISTING IRRIGATION BOX TO BE RELOCATED
4. EXISTING SEWER CLEANOUT TO BE RELOCATED, LOCATION TBD
5. EXISTING DRAINAGE INLET TO BE REMOVED
6. EXISTING TRENCH DRAIN TO BE REMOVED, PROTECT EXISTING STORM LINE IN PLACE
7. EXISTING STONE WALL TO BE REMOVED
8. EXISTING CONCRETE PATIO TO BE REMOVED

NOTES

1. SEE LANDSCAPE TREE REMOVAL AND PROTECTION PLAN FOR TREE DISPOSITION.

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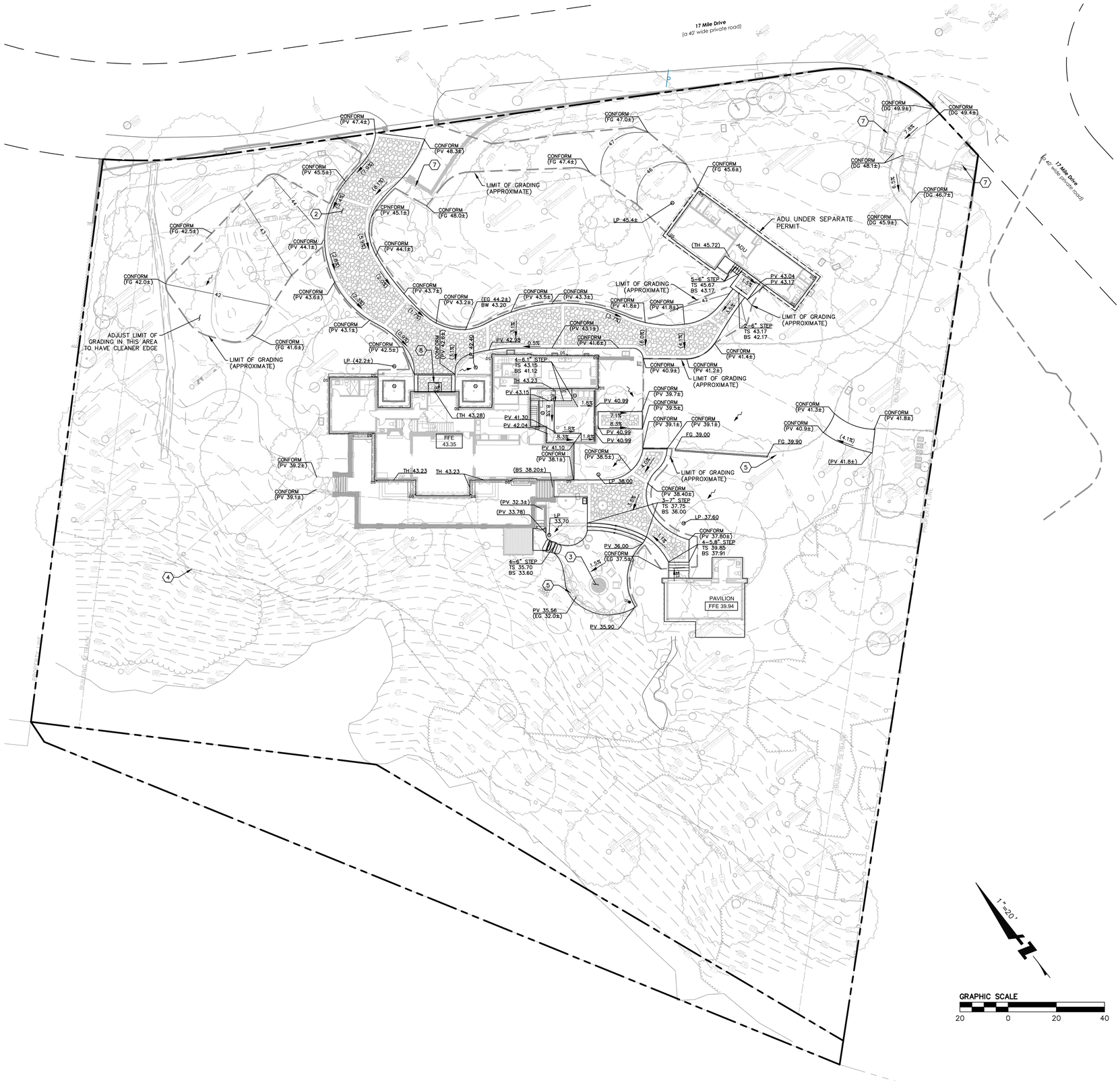
Job Number: 20240473

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As indicated

Sheet Title
DEMOLITION PLAN

Sheet No.
C1.0



LEGEND

- BOUNDARY LINE
- GRADE BREAK
- STORM DRAIN AREA DRAIN
- EXISTING GRADE (PV 53.00)
- PROPOSED GRADE PV 53.00

KEYNOTE

1. CONSTRUCT WALKWAY, SEE LANDSCAPE PLAN
2. CONSTRUCT DRIVEWAY, SEE LANDSCAPE PLAN
3. INSTALL GAS FIRE PIT, SEE LANDSCAPE PLAN
4. EXISTING GRAPESTAKE FENCE TO REMAIN AND BE REPAIRED AS NEEDED
5. CONSTRUCT ROCK WALL, SEE LANDSCAPE PLAN
6. INSTALL EV CHARGING STATION, SEE LANDSCAPE PLAN
7. CONSTRUCT PLASTER WALL TO MATCH EXISTING, SEE LANDSCAPE PLAN
8. EXISTING ENTRANCE STEP TO REMAIN

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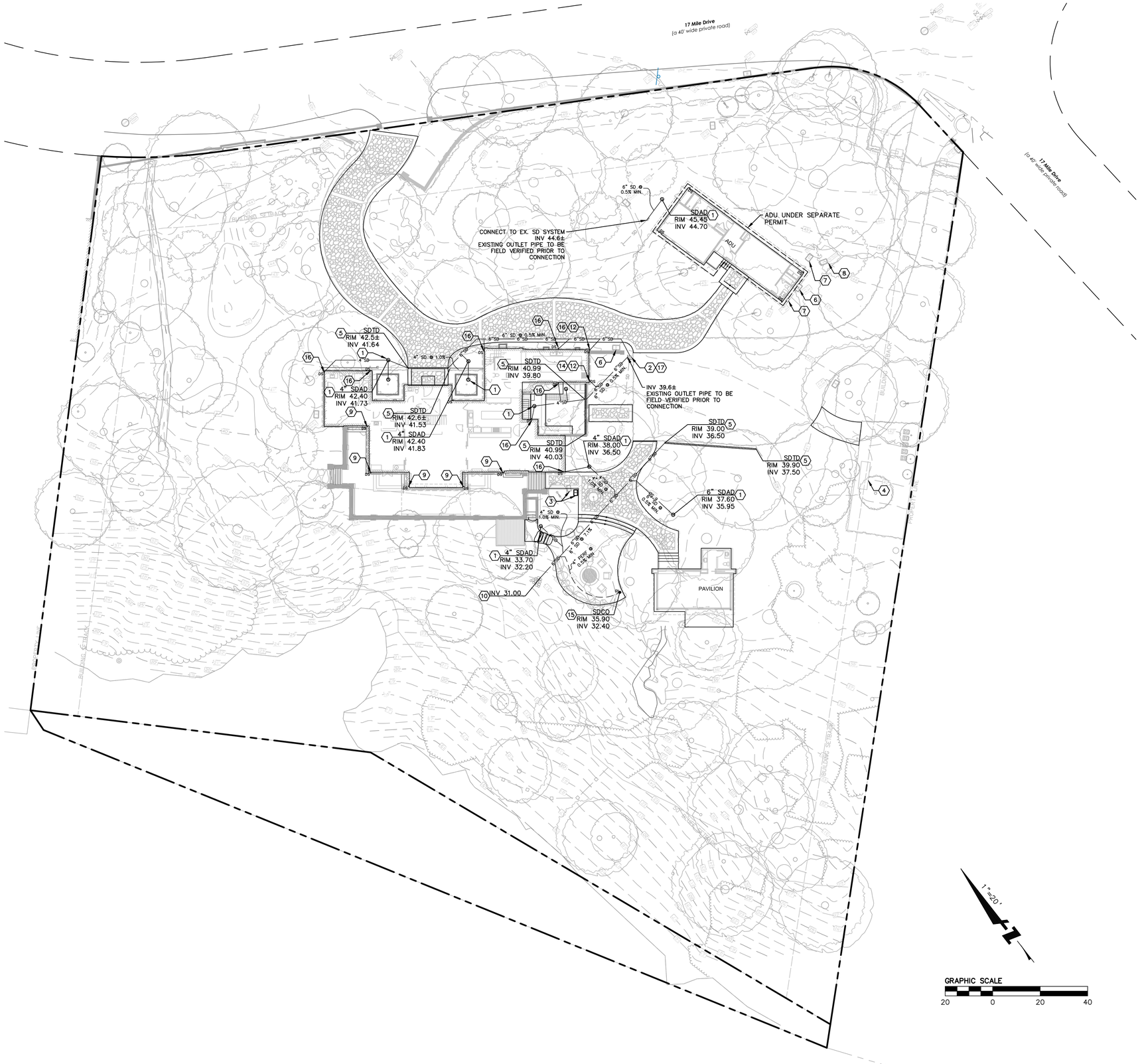
Job Number: 20240473

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Scale
As indicated

Sheet Title
GRADING PLAN

Sheet No.
C2.0



LEGEND

BOUNDARY LINE	
STORM DRAIN LINE	SD SD SD SD
EX. STORM DRAIN LINE	SD SD SD SD
EX. WATER LINE	W W W W
EX. SEWER LINE	SS SS SS SS
STORM DRAIN TRENCH DRAIN	
STORM DRAIN AREA DRAIN	

KEYNOTE

1. INSTALL AREA DRAIN PER DETAIL 2, SHEET C6.0
2. EXISTING DRAIN INLET TO REMAIN
3. EXISTING IRRIGATION BOX TO BE RELOCATED
4. EXISTING GENERATOR / PENDING ISSUANCE OF BUILDING PERMIT
5. INSTALL 6" WIDE TRENCH DRAIN PER DETAIL 1, SHEET C6.0 (OR SEE LANDSCAPE PLANS FOR SIMILAR SPEC AND DETAIL)
6. EXISTING IRRIGATION METER TO REMAIN
7. EXISTING GAS METER TO REMAIN
8. EXISTING TELECOM BOX TO REMAIN
9. EXISTING DOWNSPOUT TO BE CONNECTED AND ROUTED INTERNALLY (SEE PLUMBING
10. INSTALL ROCK DISSIPATER PER DETAIL 3, SHEET C6.0
11. INSTALL 4" DIA. AREA DRAIN PER DETAIL 4, SHEET C6.0. DRAIN INLET TO CONNECT TO ADJACENT BUILDING'S PLUMBING SYSTEM. CONTRACTOR TO CONFIRM AND VERIFY.
12. NEW RAIN WATER LEADER, SEE ARCHITECTURAL PLAN
13. NOT USED
14. CONNECT NEW DOWNSPOUT TO STORM DRAIN PIPE , SEE DETAIL 6, SHEET C6.0
15. INSTALL STORM DRAIN CLEANOUT, SEE DETAIL 7, SHEET C6.0
16. CONNECT ROOF DOWN SPOUTS (DS) TO PROPOSED STORM DRAIN, PER DETAIL 6, SH
17. CONNECT PROPOSED STORM DRAIN TO EXISTING CATCH BASIN CONTRACTOR TO FIELD-VERIFY LOCATION AND ROUTING OF EXISTING STORM DRAIN

NOTES

1. EXISTING UTILITIES CONNECTIONS FOR ADU SHALL BE REMAIN AND PROTECTED IN PLACE.

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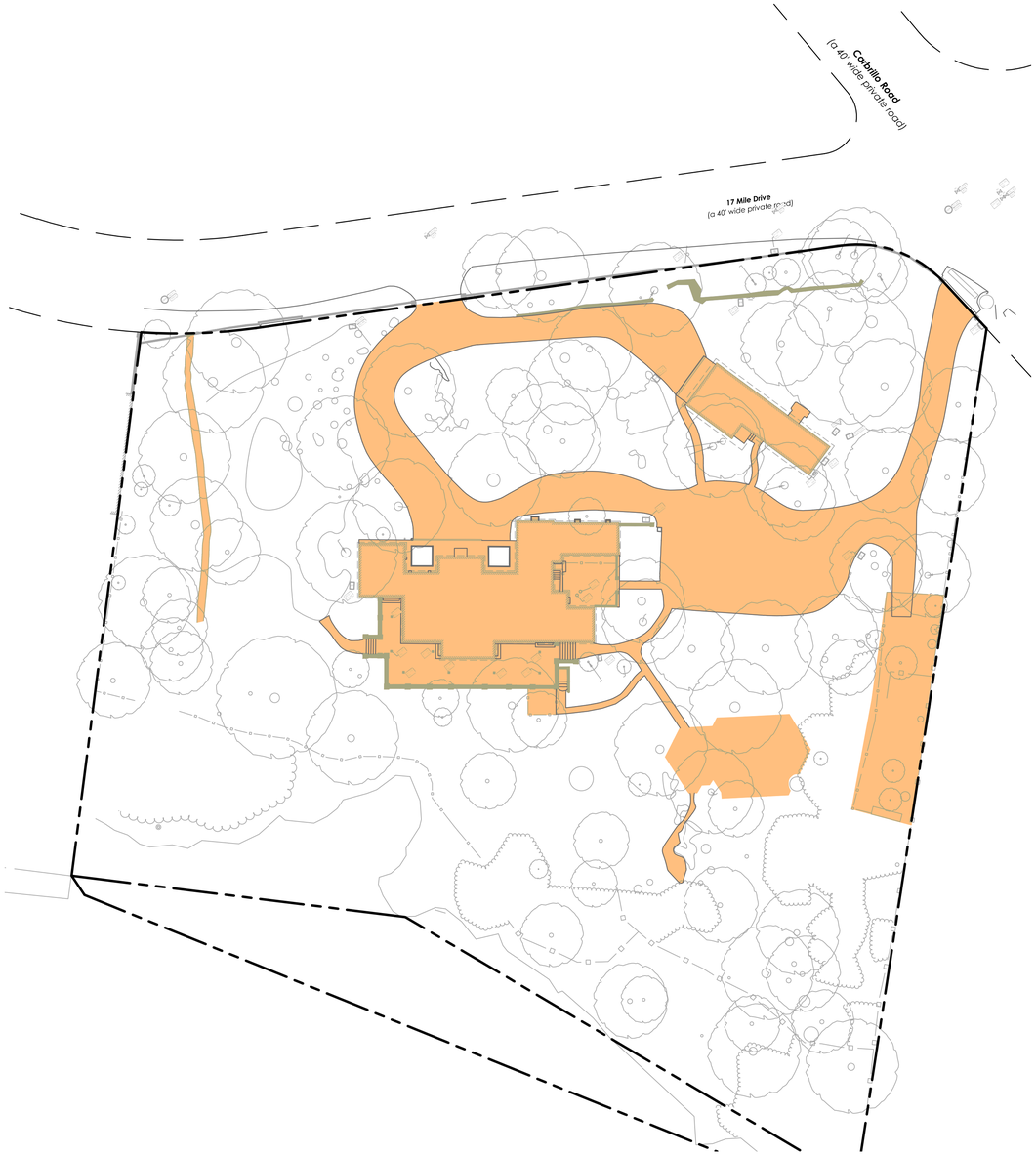
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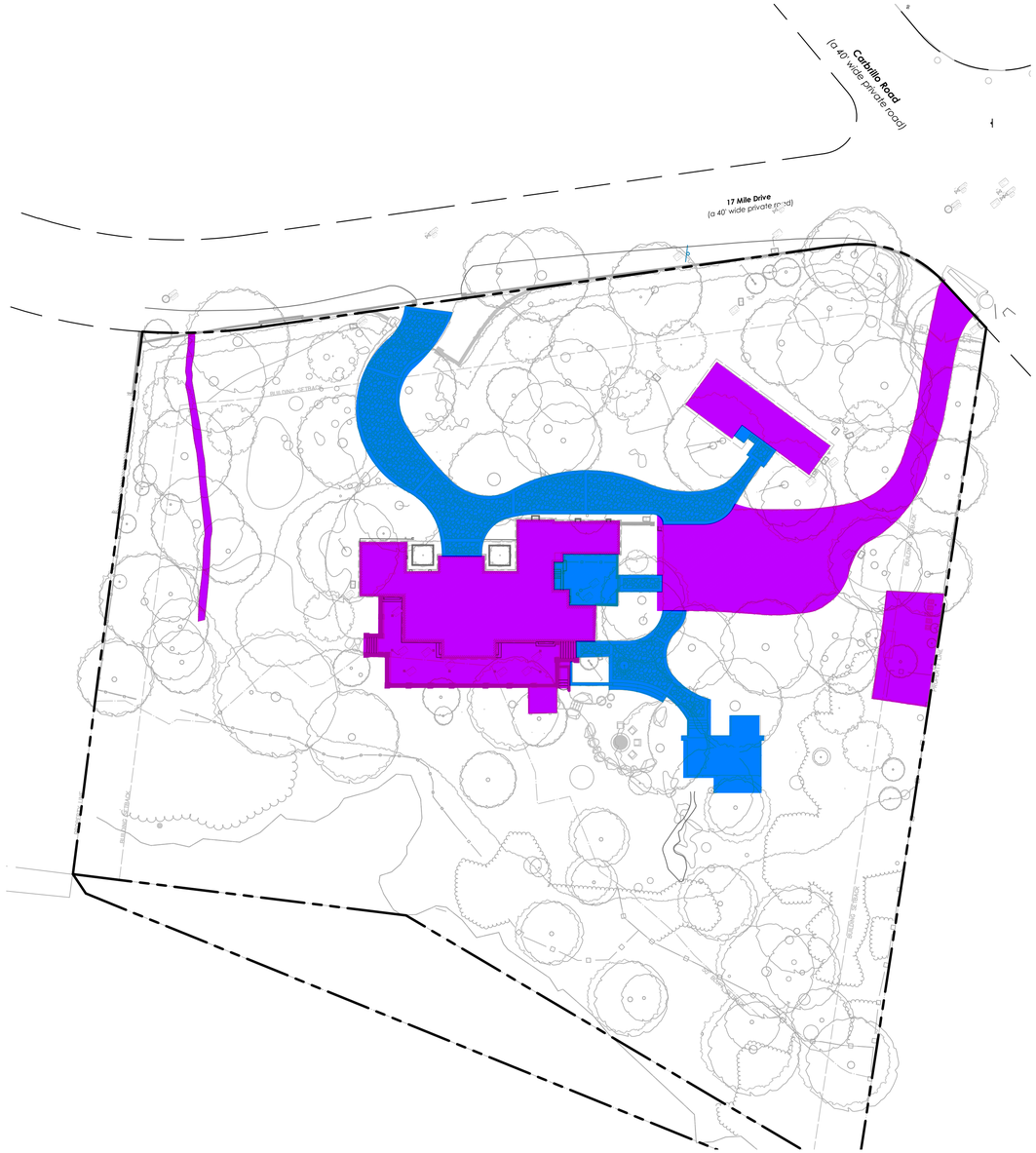
Scale
As indicated

Sheet Title
UTILITY PLAN

Sheet No.
C3.0



PRE-DEVELOPMENT
(EXISTING CONDITION)



POST-DEVELOPMENT
(FINAL CONDITION)

Villa Area Summary Table			
Pre-Project	Existing Pervious Area	91805	[SF]
	Existing Impervious Area	25162	[SF]
Post-Project	New and Replaced Impervious Area	6785	[SF]
	Existing Impervious Area to Remain	13465	[SF]
	Total Pervious Area	96717	[SF]
	Total Impervious Area	20250	[SF]
	Impervious Deduction From Post Project	4912	[SF]
	Net Impervious Area	1873	[SF]
Project Total Area		116967	[SF]

1"=30'

GRAPHIC SCALE
30 0 30 60

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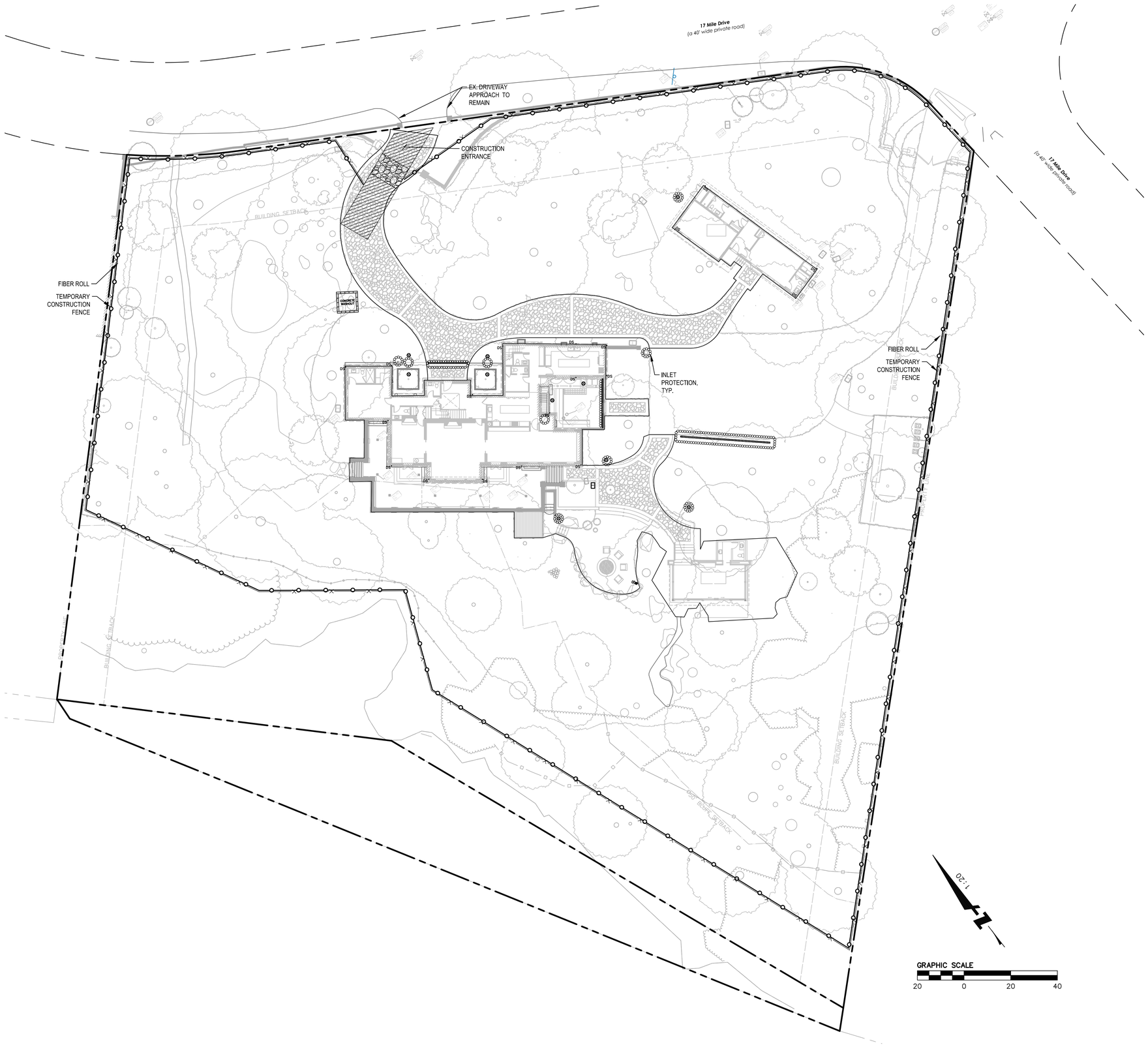
Job Number: 20240473

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Scale
As indicated

Sheet Title
IMPERVIOUS &
PERVIOUS PLAN

Sheet No.
C4.0



LEGEND

- PROPERTY LINE
- TEMPORARY CONSTRUCTION FENCE
- FIBER ROLL, SEE DETAIL 1 ON SHEET C5.1
- INLET PROTECTION, SEE DETAIL 3 & 4 ON SHEET C5.1
- STABILIZED CONSTRUCTION ENTRANCE/EXIT PER DETAIL 2 ON SHEET C5.1
- ENTRANCE/EXIT TIRE WASH PER DETAIL 5 ON SHEET C5.1 (ACTUAL LOCATION TO BE DETERMINED IN FIELD BY CONTRACTOR)
- CONCRETE WASTE MANAGEMENT PER DETAIL 6 ON SHEET C5.1 (ACTUAL LOCATION TO BE DETERMINED IN FIELD BY CONTRACTOR)

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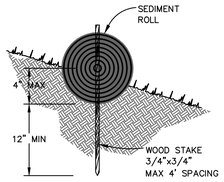
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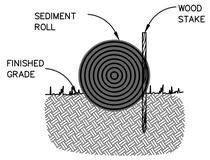
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Sheet Title
EROSION CONTROL PLAN

Sheet No.
C5.0



ENTRENCHMENT DETAIL IN SLOPE AREA



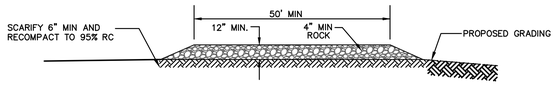
ENTRENCHMENT DETAIL IN FLAT AREA

NOTES:

1. USE REED & GRAHAM, INC. GEOSYNTHETICS STRAW WATTLE FIBER ROLL (COMES IN 9" X 25' ROLLS) OR APPROVED EQUIVALENT.
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH, 3" – 5" DEEP, DUG ON CONTOUR.
3. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY–PASSING THE INLET.
4. EXCAVATION OF A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON THE DOWNSLOPE OF THE STRUCTURE MAY BE NECESSARY. IN PAVED AREAS, USE SAND BAGS TO SECURE FIBER ROLLS IN PLACE OF WOOD STAKE.

1 – FIBER ROLL

SCALE: NTS

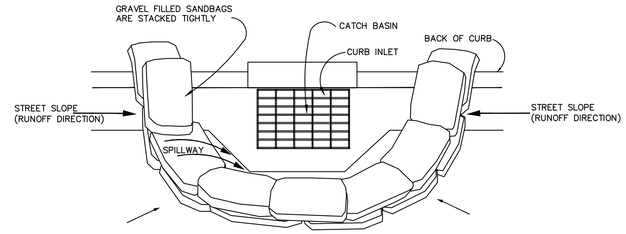


NOTES:

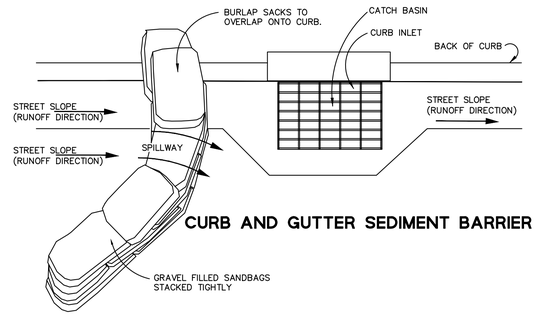
1. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE DESIGNED AND MAINTAINED IAW 2010 CFC, CHAPTER 5, 503.2.3.MVW 45,000 LBS.
2. SCARIFY THE TOP 6" OF SUBGRADE AND RECOMPACT TO AT LEAST 95% RELATIVE COMPACTION.
3. THE LOCATIONS SHOWN ARE FOR INFORMATION ONLY. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT–OF–WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL ROCK AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT–OF–WAYS SHALL BE REMOVED IMMEDIATELY.
4. WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAYS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED ROCK THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. SEDIMENT SHALL BE PREVENTED FROM ENTERING THE STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF INLET PROTECTION (E.G. GRAVELBAGS OR OTHER APPROVED METHODS).
5. THE MATERIAL FOR CONSTRUCTION OF THE PAD SHALL BE 4" MIN ROCK.
6. THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 12". THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS, OR 25', WHICHEVER IS LESS.
7. THE LENGTH OF THE PAD SHALL NOT BE LESS THAN 50'.

2 – STABILIZED CONSTRUCTION ENTRANCE/EXIT

SCALE: NTS



CURB INLET SEDIMENT BARRIER



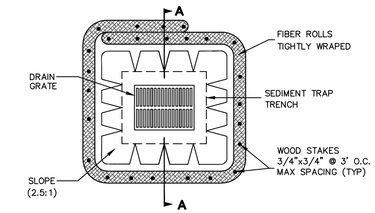
CURB AND GUTTER SEDIMENT BARRIER

NOTES:

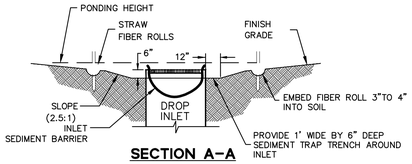
1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREETS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. SANDBAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
3. LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY OVERFLOW. TOP OF SPILLWAY SHALL BE LOWER THAN TOP OF CURB.
4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

3 – INLET PROTECTION (TYPE A)

SCALE: NTS



PLAN VIEW



SECTION A–A

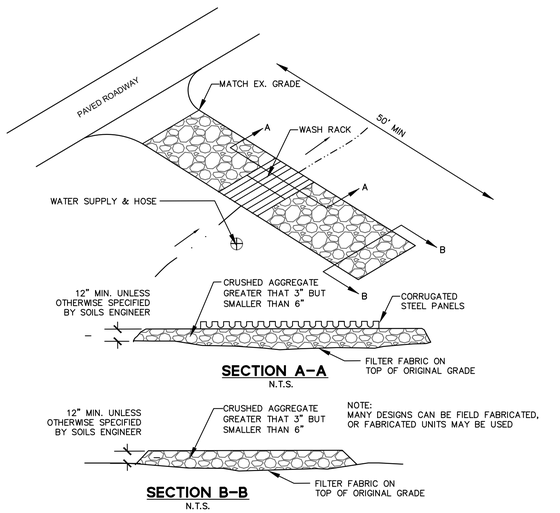
NOTE:

1. PLACE FIBER ROLLS AROUND THE INLET CONSISTENT WITH BASIN SEDIMENT BARRIER DETAIL ON THE SHEET. FIBER ROLLS ARE TUBES MADE FROM STRAW BOUND WITH PLASTIC NETTING. THEY ARE APPROXIMATELY 8" DIAMETER AND 20–30 FEET LONG.

4 – INLET PROTECTION (TYPE B)

SCALE: NTS

R = (6) x TRUNK DIAMETER



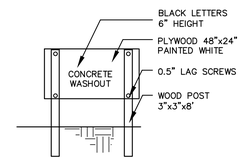
SECTION A–A
N.T.S.

SECTION B–B
N.T.S.

NOTE:
MANY DESIGNS CAN BE FIELD FABRICATED, OR FABRICATED UNITS MAY BE USED

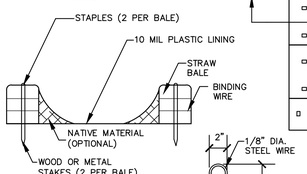
5 – ENTRANCE / OUTLET TIRE WASH

SCALE: NTS

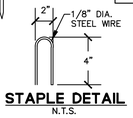


CONCRETE WASHOUT SIGN OR EQUIVALENT
N.T.S.

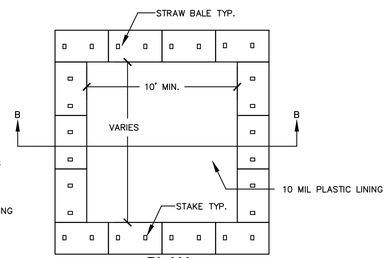
NOTES:
1. ACTUAL LAYOUT DETERMINED TO BE DETERMINE IN FIELD BY CONTRACTOR.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY



SECTION B–B
N.T.S.



STAPLE DETAIL
N.T.S.



PLAN
N.T.S.

TYPE "ABOVE GRADE" STRAW BALES

6 – CONCRETE WASTE MANAGEMENT

SCALE: NTS

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REGISTERED PROFESSIONAL ENGINEER
REUEL CHAN
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CIVIL
STATE OF CALIFORNIA

Agency Approvals

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Job Title
Villa Cypress

Job Address
3270 17 MILE DRIVE
PEBBLE BEACH, CA 93953

Date: 07/30/25

Issued For
PLANNING SET

Job Number: 20240473

Drawn By: MG/RC Checked By: RC

Scale
As indicated

Sheet Title
EROSION CONTROL DETAILS

Sheet No.
C5.1

CONSTRUCTION BEST MANAGEMENT PRACTICES (BMPs)

Construction Projects Are Required to Implement the Stormwater Best Management Practices (BMP) on this Page, as they Apply to Your Project, All Year Long



MATERIALS & WASTE MANAGEMENT

Non-Hazardous Materials

- ❑ Berm and cover stockpiles of sand, dirt or other construction material with tarps when rain is forecast or if not actively being used within 14 days.
- ❑ Use (but don't overuse) reclaimed water for dust control.

Hazardous Materials

- ❑ Label all hazardous materials and hazardous wastes (such as pesticides, paints, thinners, solvents, fuel, oil, and antifreeze) in accordance with city, county, state and federal regulations.
- ❑ Store hazardous materials and wastes in water tight containers, store in appropriate secondary containment, and cover them at the end of every work day or during wet weather or when rain is forecast.
- ❑ Follow manufacturer's application instructions for hazardous materials and be careful not to use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.
- ❑ Arrange for appropriate disposal of all hazardous wastes.

Waste Management

- ❑ Cover waste disposal containers securely with tarps at the end of every work day and during wet weather.
- ❑ Check waste disposal containers frequently for leaks and to make sure they are not overfilled. Never hose down a dumpster on the construction site.
- ❑ Clean or replace portable toilets, and inspect them frequently for leaks and spills.
- ❑ Dispose of all wastes and debris properly. Recycle materials and wastes that can be recycled (such as asphalt, concrete, aggregate base materials, wood, gyp board, pipe, etc.)
- ❑ Dispose of liquid residues from paints, thinners, solvents, glues, and cleaning fluids as hazardous waste.

Construction Entrances and Perimeter

- ❑ Establish and maintain effective perimeter controls and stabilize all construction entrances and exits to sufficiently control erosion and sediment discharges from site and tracking off site.
- ❑ Sweep or vacuum any street tracking immediately and secure sediment source to prevent further tracking. Never hose down streets to clean up tracking.



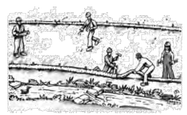
EQUIPMENT MANAGEMENT & SPILL CONTROL

Maintenance and Parking

- ❑ Designate an area, fitted with appropriate BMPs, for vehicle and equipment parking and storage.
- ❑ Perform major maintenance, repair jobs, and vehicle and equipment washing off site.
- ❑ If refueling or vehicle maintenance must be done onsite, work in a bermed area away from storm drains and over a drip pan big enough to collect fluids. Recycle or dispose of fluids as hazardous waste.
- ❑ If vehicle or equipment cleaning must be done onsite, clean with water only in a bermed area that will not allow rinse water to run into gutters, streets, storm drains, or surface waters.
- ❑ Do not clean vehicle or equipment onsite using soaps, solvents, degreasers, steam cleaning equipment, etc.

Spill Prevention and Control

- ❑ Keep spill cleanup materials (rags, absorbents, etc.) available at the construction site at all times.
- ❑ Inspect vehicles and equipment frequently for and repair leaks promptly. Use drip pans to catch leaks until repairs are made.
- ❑ Clean up spills or leaks immediately and dispose of cleanup materials properly.
- ❑ Do not hose down surfaces where fluids have spilled. Use dry cleanup methods (absorbent materials, cat litter, and/or rags).
- ❑ Sweep up spilled dry materials immediately. Do not try to wash them away with water, or bury them.
- ❑ Clean up spills on dirt areas by digging up and properly disposing of contaminated soil.
- ❑ Report significant spills immediately. You are required by law to report all significant releases of hazardous materials, including oil. To report a spill: 1) Dial 911 or your local emergency response number, 2) Call the Governor's Office of Emergency Services Warning Center, (800) 852-7550 (24 hours).



EARTHWORK & CONTAMINATED SOILS

Erosion Control

- ❑ Schedule grading and excavation work for dry weather only.
- ❑ Stabilize all denuded areas, install and maintain temporary erosion controls (such as erosion control fabric or bonded fiber matrix) until vegetation is established.
- ❑ Seed or plant vegetation for erosion control on slopes or where construction is not immediately planned.

Sediment Control

- ❑ Protect storm drain inlets, gutters, ditches, and drainage courses with appropriate BMPs, such as gravel bags, fiber rolls, berms, etc.
- ❑ Prevent sediment from migrating offsite by installing and maintaining sediment controls, such as fiber rolls, silt fences, or sediment basins.
- ❑ Keep excavated soil on the site where it will not collect into the street.
- ❑ Transfer excavated materials to dump trucks on the site, not in the street.
- ❑ Contaminated Soils
- ❑ If any of the following conditions are observed, test for contamination and contact the Regional Water Quality Control Board:
  - Unusual soil conditions, discoloration, or odor.
  - Abandoned underground tanks
  - Abandoned wells
  - Buried barrels, debris, or trash.



PAVING/ASPHALT WORK

- ❑ Avoid paving and seal coating in wet weather, or when rain is forecast before fresh pavement will have time to cure.
- ❑ Cover storm drain inlets and manholes when applying seal coat, tack coat, slurry seal, fog seal, etc.
- ❑ Collect and recycle or appropriately dispose of excess abrasive gravel or sand. Do NOT sweep or wash it into gutters.
- ❑ Do not use water to wash down fresh asphalt concrete pavement.

Sawcutting & Asphalt/Concrete Removal

- ❑ Completely cover or barricade storm drain inlets when saw cutting. Use filter fabric, catch basin inlet filters, or gravel bags to keep slurry out of the storm drain system.
- ❑ Shovel, abosorb, or vacuum saw-cut slurry and dispose of all waste as soon as you are finished in one location or at the end of each work day (whichever is sooner!).
- ❑ If sawcut slurry enters a catch basin, clean it up immediately.



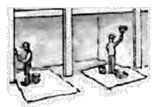
CONCRETE, GROUT & MORTAR APPLICATION

- ❑ Store concrete, grout and mortar under cover, on pallets and away from drainage areas. These materials must never reach a storm drain.
- ❑ Wash out concrete equipment/ trucks offsite or in a contained area, so there is no discharge into the underlying soil or onto surrounding areas. Let concrete harden and dispose of as garbage.
- ❑ Collect the wash water from washing exposed aggregate concrete and remove it for appropriate disposal offsite.



LANDSCAPE MATERIALS

- ❑ Contain stockpiled landscaping materials by storing them under tarps when they are not actively being used.
- ❑ Stack erodible landscape material on pallets. Cover or store these materials when they are not actively being used or applied.
- ❑ Discontinue application of any erodible landscape material within 2 days before a forecast rain event or during wet weather.



PAINTING & PAINT REMOVAL

Painting cleanup

- ❑ Never clean brushes or rinse paint containers into a street, gutter, storm drain, or surface waters.
- ❑ For water-based paints, paint out brushes to the extent possible. Rinse to the sanitary sewer once you have gained permission from the local wastewater treatment authority. Never pour paint down a drain.
- ❑ For oil-based paints, paint out brushes to the extent possible and clean with thinner or solvent in a proper container. Filter and reuse thinners and solvents. Dispose of residue and unusable thinner/solvents as hazardous waste.

Paint Removal

- ❑ Chemical paint stripping residue and chips and dust from marine paints or paints containing lead or tributyltin must be disposed of as hazardous waste.
- ❑ Paint chips and dust from non-hazardous dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.

To Report a Spill: Call 911 or (831) 394-6811

If you see paint, cement. motor oil, antifreeze or other hazardous materials flowing into or being dumped into a storm drain, immediately call 911 to report it.

Additional Contact Numbers (Non-Emergency):

City of Carmel-by-the-Sea:	(831) 620-2000
City of Del Rey Oaks:	(831) 394-8511
City of Monterey:	(831) 646-3921
City of Pacific Grove:	(831) 648-5722
City of Sand City:	(831) 394-3054
City of Seaside:	(831) 899-6825
County of Monterey:	(831) 755-4800



DEWATERING

- ❑ Effectively manage all run-on, all runoff within the site, and all runoff that discharges from the site. Divert run-on water from offsite away from all disturbed areas or otherwise ensure compliance.
- ❑ When dewatering, notify and obtain approval from the local municipality before discharging water to a street gutter or storm drain. Filtration or diversion through a basin, tank, or sediment trap may be required.
- ❑ In areas of known contamination, testing is required prior to reuse or discharge of groundwater. Consult with the Engineer to determine whether testing is required and how to interpret results. Contaminated groundwater must be treated or hauled off-site for proper disposal.

* Adapted with permission from the San Mateo Countywide Water Pollution Prevention Program

STORM DRAIN POLLUTERS MAY BE LIABLE FOR FINES OF UP TO $10,000 PER DAY!

v.3 Oct 2015

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(408) 467-9100
www.bkf.com

REGISTERED PROFESSIONAL ENGINEER — REUEL CHAN — C 70636 — CIVIL — STATE OF CALIFORNIA

Agency Approvals

Revision No.	Date
PLANNING SUBMITTAL	07/16/2024
PLANNING RESUBMITTAL	09/27/2024
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Date: 07/30/25

Issued For
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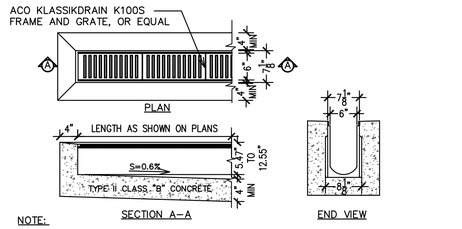
Job Number: 20240473

Drawn By: MG/RC Checked By: RC

Scale
As indicated

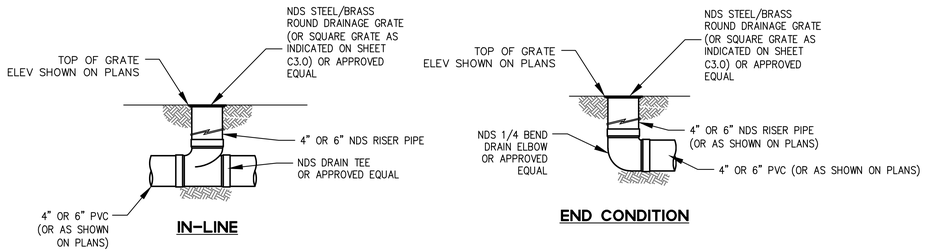
Sheet Title
BEST MANAGEMENT PRACTICES

Sheet No.
C5.2



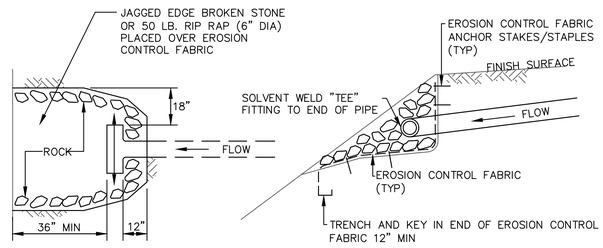
NOTE:
ACO KLASSIKDRAIN 0.6% SLOPED CHANNELS IN METER LENGTHS AND 30 DEPTHS WHICH CONNECT TO CREATE CONTINUOUSLY SLOPING RUN. HALF METER CHANNELS AND NEUTRAL SLOPING CHANNELS ARE ALSO AVAILABLE. INSTALL PER MANUFACTURERS RECOMMENDATIONS.

1 6" WIDE TRENCH DRAIN
NTS



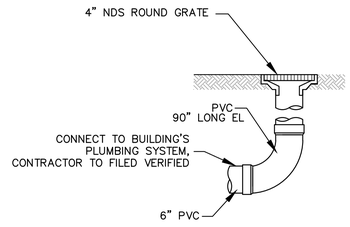
LANDSCAPE AREA DRAIN

2 AREA DRAIN
SCALE: NTS

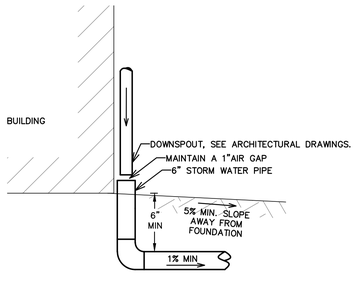


PLAN **SECTION**

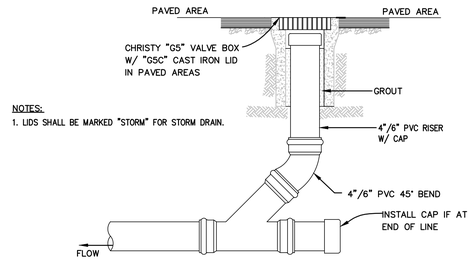
3 ROCK DISSIPATER
SCALE: NTS



4 AREA DRAIN AT BOTTOM OF STAIRS
SCALE: NTS



6 ROOF DRAIN LEADER DETAIL
SCALE: NTS



NOTES:
1. LIDS SHALL BE MARKED "STORM" FOR STORM DRAIN.

7 SD CLEANOUT
SCALE: NTS

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Drawn By: MG/RC Checked By: RC

Scale
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Sheet Title
CONSTRUCTION DETAILS

Sheet No.
C6.0



TREE PROTECTION LEGEND

- Existing Tree to Remain and be Protected Throughout Construction
- Tree Trunk Protection, see Tree Protection Notes
- 6' Tree Protection Fence, See Details 1-2, sheet L0.2
- Crtical Root Zones

TREE PROTECTION NOTES

1. Also refer to the Arborist Report with Forestry Management Plan, as prepared by Urban Tree Management, dated 9/24/24, for additional notes and information related to the Construction Tree Protection Measures.

2. All existing trees are to remain and be protected throughout construction.

3. Tree Trunk Protection: Protect tree trunks from mechanical damage prior to and during construction. If a tree trunk is in close proximity to the construction work or staging areas, wrap the entire trunk with 2x8 lumber. Review extent w/ arborist and L.A. Place 2x8's vertically, side by side, around the diameter of the tree trunk and hold securely in place with strapping. Periodically check the wrapping to assure all is tight, in place, and properly functioning. All Tree Protection Fencing shall be installed prior to the arrival of any construction materials, machinery, equipment, and/or vehicles.

4. Do not remove or move Tree Protection Fencing, even temporarily, without Arborist's written approval.

5. Tree Protection Signage shall be securely mounted to all individual tree protection fences.

6. Routinely inspect and maintain tree protection fencing.

7. Arborist shall approve and supervise any excavation activities, including trenching, within the designated tree protection area.

BLISS
LANDSCAPE
ARCHITECTURE

24000 Robinson Canyon Road
Carmel CA 93923
831.298.0990
blisslandarch.com

LICENSED LANDSCAPE ARCHITECT
MICHAEL J. BLISS No. 4741
Signature
04/30/25
Expiration
31 JULY 2025
Date
STATE OF CALIFORNIA

FOR REGULATORY PEMITTING PURPOSES ONLY NOT FOR CONSTRUCTION

VILLA CYPRESS

3270 17 MILE DRIVE
PEBBLE BEACH, CA 93953

APN/ Lot Number
008-462-005

Phase
DESIGN DEVELOPMENT

Revisions

No.	Date	Description
1.	16 JUL 2024	PLANNING SUBMITTAL
2.	27 SEP 2024	PLANNING RESUBMITTAL
3.	31 JUL 2025	PLANNING RESUBMITTAL

Issue
PLANNING RESUBMITTAL

Date
31 JULY 2025

Drawn by
KD

Scale: 1" = 20.0'

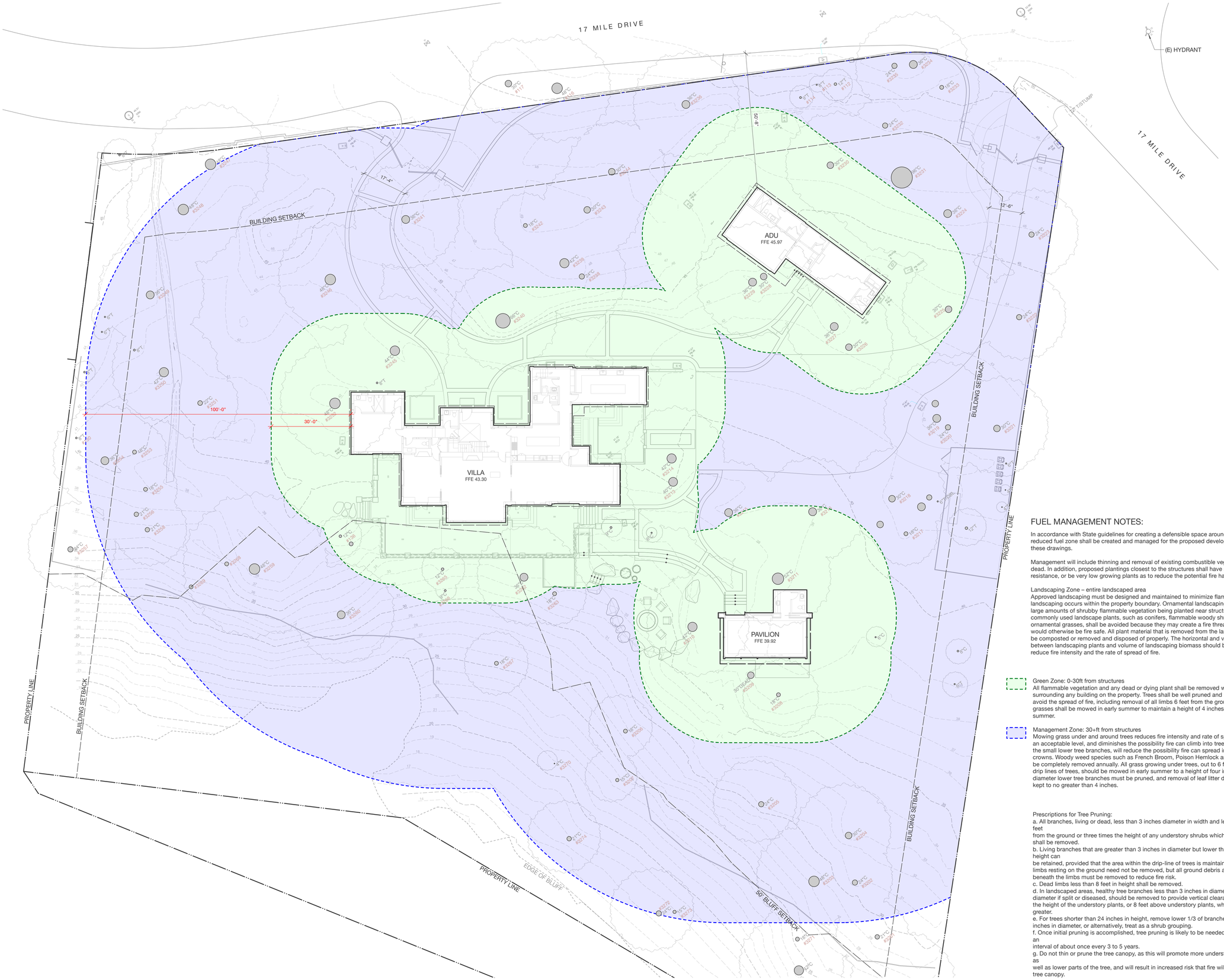
0' 10' 20'

North

Drawing Title

TREE PROTECTION PLAN

L0.1



FUEL MANAGEMENT NOTES:

In accordance with State guidelines for creating a defensible space around structures, a reduced fuel zone shall be created and managed for the proposed development shown in these drawings.

Management will include thinning and removal of existing combustible vegetation, live or dead. In addition, proposed plantings closest to the structures shall have some fire resistance, or be very low growing plants as to reduce the potential fire hazard.

Landscaping Zone – entire landscaped area
Approved landscaping must be designed and maintained to minimize flammability. All landscaping occurs within the property boundary. Ornamental landscaping often results in large amounts of shrubby flammable vegetation being planted near structures. Many commonly used landscape plants, such as conifers, flammable woody shrubs, and tall ornamental grasses, shall be avoided because they may create a fire threat to a home that would otherwise be fire safe. All plant material that is removed from the landscaping must be composted or removed and disposed of properly. The horizontal and vertical spacing between landscaping plants and volume of landscaping biomass should be appropriate to reduce fire intensity and the rate of spread of fire.

Green Zone: 0-30ft from structures
All flammable vegetation and any dead or dying plant shall be removed within 30 feet surrounding any building on the property. Trees shall be well pruned and well spaced to avoid the spread of fire, including removal of all limbs 6 feet from the ground. All annual grasses shall be mowed in early summer to maintain a height of 4 inches during the summer.

Management Zone: 30+ft from structures
Mowing grass under and around trees reduces fire intensity and rate of spread of fire to an acceptable level, and diminishes the possibility fire can climb into tree canopy. Pruning the small lower tree branches, will reduce the possibility fire can spread into the tree crowns. Woody weed species such as French Broom, Poison Hemlock and Thistles must be completely removed annually. All grass growing under trees, out to 6 feet beyond the drip lines of trees, should be mowed in early summer to a height of four inches. Small diameter lower tree branches must be pruned, and removal of leaf litter depth should be kept to no greater than 4 inches.

Prescriptions for Tree Pruning:
a. All branches, living or dead, less than 3 inches diameter in width and less than either 8 feet
from the ground or three times the height of any understory shrubs whichever is greater, shall be removed.
b. Living branches that are greater than 3 inches in diameter but lower than 8 feet in height can
be retained, provided that the area within the drip-line of trees is maintained Oaks with live limbs resting on the ground need not be removed, but all ground debris around and beneath the limbs must be removed to reduce fire risk.
c. Dead limbs less than 8 feet in height shall be removed.
d. In landscaped areas, healthy tree branches less than 3 inches in diameter or 8 inches diameter if split or diseased, should be removed to provide vertical clearance of 3 times the height of the understory plants, or 8 feet above understory plants, whichever is greater.
e. For trees shorter than 24 inches in height, remove lower 1/3 of branches smaller than 3 inches in diameter, or alternatively, treat as a shrub grouping.
f. Once initial pruning is accomplished, tree pruning is likely to be needed infrequently, on an
interval of about once every 3 to 5 years.
g. Do not thin or prune the tree canopy, as this will promote more understory shrub growth as
well as lower parts of the tree, and will result in increased risk that fire will spread to the tree canopy.

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Signature
04/30/25
Expiration
31 JULY 2025
Date
STATE OF CALIFORNIA

FOR REGULATORY PEMITTING PURPOSES ONLY NOT FOR CONSTRUCTION

VILLA CYPRESS

3270 17 MILE DRIVE
PEBBLE BEACH, CA 93953

APN/ Lot Number
008-462-005

Phase
DESIGN DEVELOPMENT

Revisions

No.	Date	Description
1.	16 JUL 2024	PLANNING SUBMITTAL
2.	27 SEP 2024	PLANNING RESUBMITTAL
3.	31 JUL 2025	PLANNING RESUBMITTAL

Issue
PLANNING RESUBMITTAL

Date
31 JULY 2025

Drawn by
KD

Scale: 1/16"=1'-0"
0' 8' 16'

North

Drawing Title

FUEL MANAGEMENT PLAN

L0.3



LEGEND

1. (N) ENTRY GATE
2. (N) STONE PAVING
3. (N) PERVIOUS GRAVEL PAVING
4. (N) FLAGSTONE PAVERS - DRY SET
5. (N) STONE STEPS
6. (N) PLASTER WALL TO MATCH EXISTING
7. (N) GAS FIRE PIT
8. (N) BOULDER
9. (E) GRAPESTAKE FENCE
10. (E) DRIVEWAY + PARKING
11. (E) TRASH + UTILITY ENCLOSURE
12. (E) GENERATOR / PENDING ISSUANCE OF BUILDING PERMIT
13. (N) HABITAT RESTORATION AREA, TYPICAL.
14. (N) NATIVE TREE - MONTEREY CYPRESS

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Drawn by
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Scale: 1/16"=1'-0"

0' 8' 16'

North

Drawing Title

LANDSCAPE SITE PLAN

L1.0



NOTES

1. Refer to Biologist's On-Site Assessment of Biological Resources Report "Cypress Villa Full Biological Assessment" Dated 9/27/24, for additional information related to the Site's Habitat Types.

LEGEND

(E) MONTEREY CYPRESS, TYP.

HABITAT

CYPRESS HABITAT	71,397 SQ FT
COASTAL BLUFF SCRUB HABITAT	4,215 SQ FT

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Date
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Scale: 1" = 20.0'

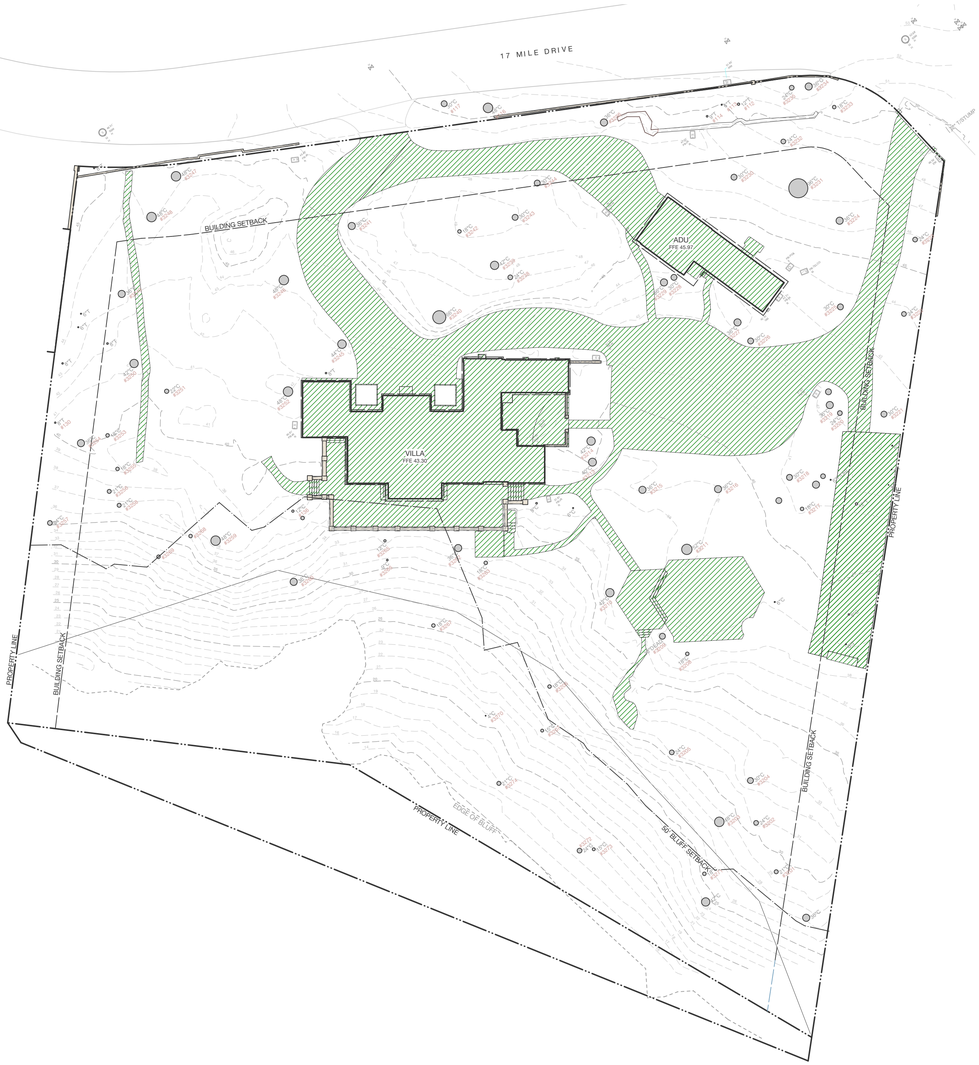
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North

Drawing Title

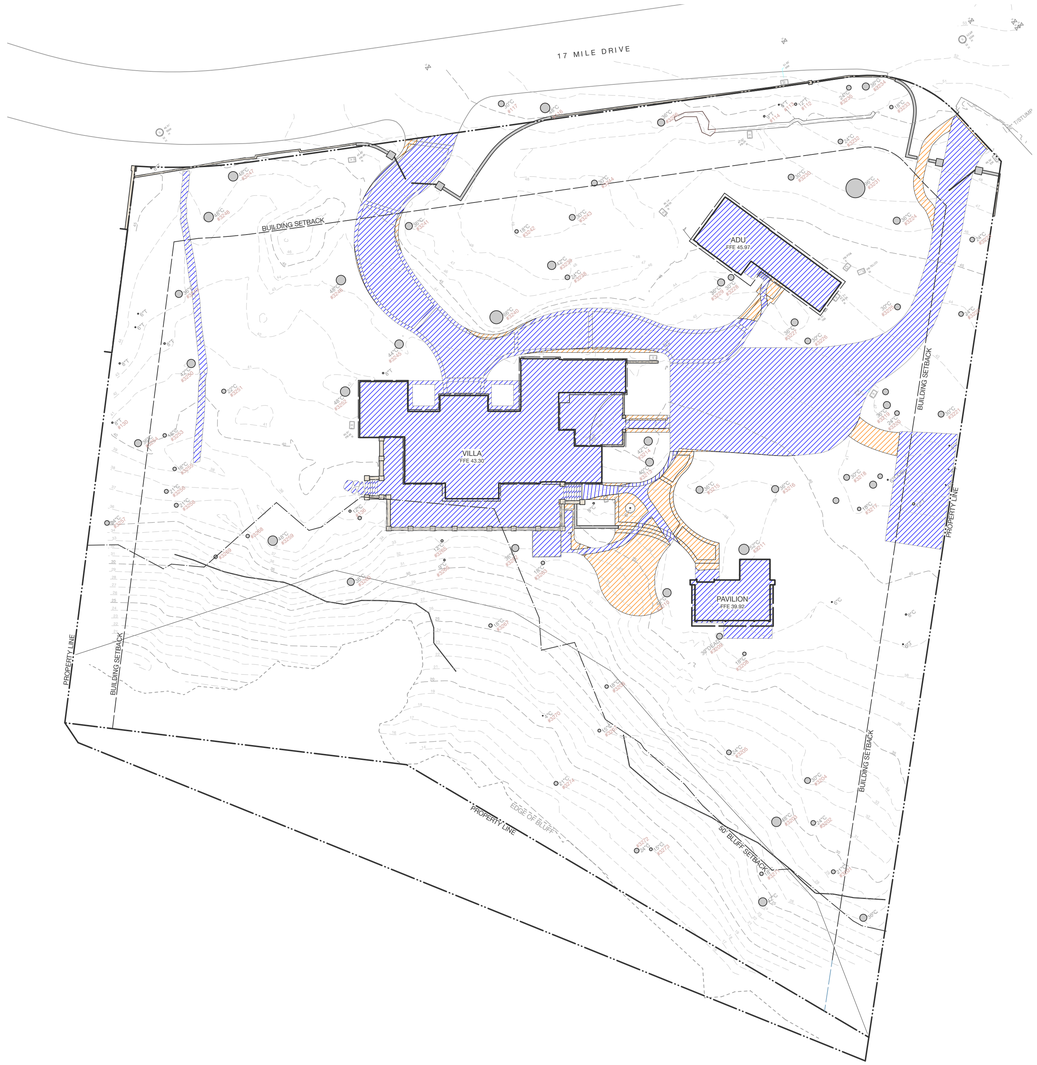
HABITAT TYPES

L1.1



LEGEND

EXISTING DEVELOPMENT AREA =26,812 SQ FT



LEGEND

PROPOSED DEVELOPMENT OUTSIDE OF EXISTING = 2,289 SQ FT

PROPOSED DEVELOPMENT WITHIN EXISTING DEVELOPMENT = 18,895 SQ FT

TOTAL PROPOSED DEVELOPMENT AREA = 21,184 SQ FT
(5,628 SQ FT REDUCTION FROM EXISTING)

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Issue
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Date
31 JULY 2025

Drawn by
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Scale: 1" = 30.0'

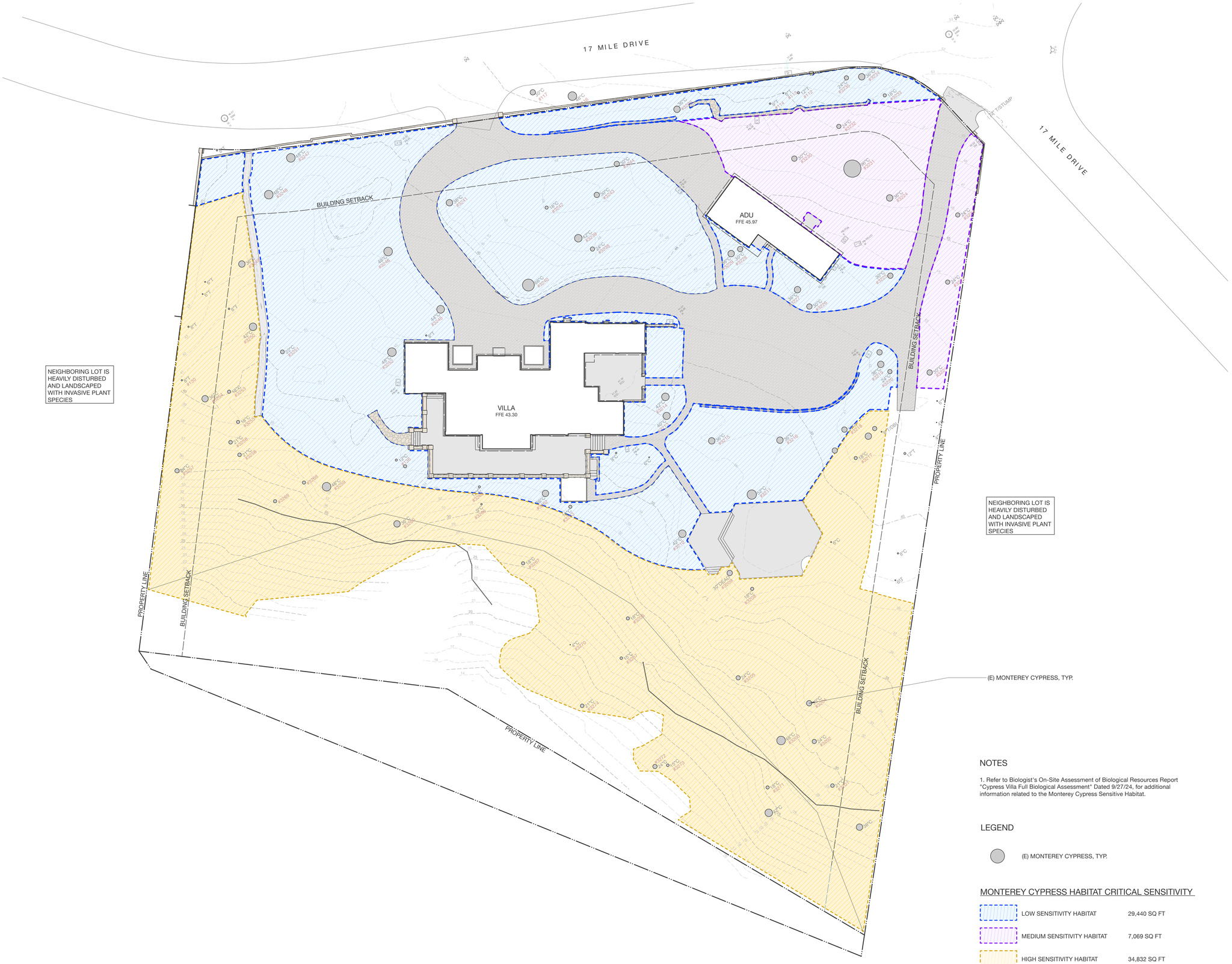
0' 15' 30'

North

Drawing Title

DEVELOPMENT AREA PLAN

L1.2



NOTES

1. Refer to Biologist's On-Site Assessment of Biological Resources Report "Cypress Villa Full Biological Assessment" Dated 9/27/24, for additional information related to the Monterey Cypress Sensitive Habitat.

LEGEND

(E) MONTEREY CYPRESS, TYP.

MONTEREY CYPRESS HABITAT CRITICAL SENSITIVITY

	LOW SENSITIVITY HABITAT	29,440 SQ FT
	MEDIUM SENSITIVITY HABITAT	7,069 SQ FT
	HIGH SENSITIVITY HABITAT	34,832 SQ FT

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Issue
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Date
31 JULY 2025

Drawn by
KD

Scale: 1" = 20.0'

0' 10' 20'

North

Drawing Title

ESTIMATED LEVELS OF MONTEREY CYPRESS HABITAT SENSITIVITY

L1.3



NOTES

1. Refer to Biologist's On-Site Assessment of Biological Resources Report "Cypress Villa Full Biological Assessment" dated 9/27/24, for additional information related to the Monterey Cypress Sensitive Habitat.

2. The 10' Canopy offset illustrated is provided per Section 1. Subsection 2A Monterey Cypress Habitat of Subsection D of Section 20.147.040 of Part 5, Regulations for Development in the Del Monte Forest Land Use Plan Area, of Title 20 (Monterey County Coastal Implementation Plan) of the Monterey County Code and if for illustration purposes only.

3. See Arborist Report with Forestry Management Plan, for additional information related to Critical Root Zones.

LEGEND

- CRITICAL HABITAT BOUNDARY
- (E) MONTEREY CYPRESS TREE, TYP.
- CRITICAL ROOT ZONE

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VILLA CYPRESS

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Drawn by
KD

Scale: 1" = 20.0'

0' 10' 20'

North

Drawing Title

MONTEREY CYPRESS CRITICAL HABITAT + CRITICAL ROOT ZONE

L1.4



LANDSCAPE CERTIFICATION

Bliss Landscape Architecture certifies that this landscaping plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive, limited turf, and low-flow, water conserving irrigation fixtures.

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VILLA CYPRESS

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Date
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Drawn by
KD

Scale: 1/16"=1'-0"
0' 8' 16'

North

Drawing Title
PLANTING PLAN

L3.0

PLANTING NOTES

1. All areas of the property shall be treated and managed to eliminate, as reasonably possible, any and all invasive plant materials. Review extent, methods, and scope of work with Landscape Architect prior to construction commencing.

2. Contractor shall be responsible for making themselves familiar with all underground utilities, pipes, and structures. Contractor shall take responsibility for any cost incurred due to damage of said utilities.

3. Contractor shall not willfully proceed with construction as designed when it is obvious that known or unknown obstructions and/or grade differences exist in planting areas. Such conditions shall be immediately brought to the attention of the Landscape Architect.

4. Contractor shall be responsible for all coordination with subcontractors as required to successfully accomplish all planting operations on budget and on schedule..

5. Ammend topsoil to a depth of 6-8" and in strict accordance with the Soil Report prepared by Perry Laboratory Horticultural Advising and Testing, dated 14 February 2025. Grade all areas smooth with no localized depression or humps exceeding 1". Insufficient or unsuitable existing soil shall be augmented or replaced with topsoil as approved by the Landscape Architect.

6. All plant material shall be approved by Landscape Architect prior to installation.

7. Plant Quantity Discrepancies: Any discrepancies between the plant list and the plant quantities shown on the Drawings (including graphic symbols), the plant list quantities are to be used.

8. Contractor to complete all soil amendment, finish grading, and removal of any and all construction debris from the planting areas before laying out the approved plant material for Landscape Architect's review.

9. Contractor shall lay out all plants in their containers as per the drawings for Landscape Architect's on site review and approval prior to installation. Notify Landscape Architect 72 hours prior to requested review.

10. Contractor shall notify Construction Manager + Landscape Architect 72 hours prior to commencement of work to coordinate project inspection schedules.

11. Any plant substitutions or alternates must be approved by the Landscape Architect prior to plant purchase and delivery to the project or plant staging site.

12. All plants shall be healthy, pest and disease free, free of girdling roots, free of weeds, and well established in the container.

13. Mycorrhizal inoculate organic fertilizer shall be applied during planting as per manufacturer's recommendations. Use "Green Diamond Mykos Start Pro" (4-2-2 organic fertilizer) or approved equal.

14. Trees shall be located a minimum of 4 ft. from walls, overheads, walks, headers, and other trees within the project unless shown or directed by Landscape Architect otherwise.

15. No plant shall be planted in overly dry conditions or during extreme high or low temperatures (Above 95 F or below 35 F)

16. Leach all existing and augmented soil, as per the Soil Report dated 14 February 2025, with irrigation that provides the equivalent of a 3-4" depth of water prior or immediately after planting.

17. Water all plants by handheld hose with watering wand attachment immediately after planting (no water 'jetting'). No plant should be out of its container for more than twenty minutes before being planted and watered. Contractor shall be responsible for irrigating all new plantings, seeding, and lawns until the entire project has been fully completed and accepted by the Owner.

18. Contractor is responsible to apply sufficient but not excess irrigation to all new plantings to ensure healthy plant establishment.

19. Backfill mix shall consist of 1/3 imported organic compost (min. 4 cy per 1000 sf of permeable area to a depth of 6") and 2/3 amended site or topsoil.

20. Immediately after excavation of plant pits, test drainage of pits by filling with water. Give written notification of conditions permitting the retention of water in pits for more that (3) hours. Contractor shall submit to Owner and Landscape Architect, for approval, a written proposal and cost estimate for the correction of poor drainage conditions before proceeding with plant installation.

21. All newly planted container plants and trees shall receive watering basins (soil saucers) 3 times the size of the root ball upon planting, unless otherwise shown on Drawings.

22. Planting areas shall receive a 3" layer of partially decomposed, hardwood mulch, unless noted otherwise. Verify specification of mulch with Landscape Architect. Submit bagged samples as directed/ requested for Landscape Architect's approval.

23. Mulch shall be kept at a maximum depth of 2" deep near the plant crowns and trunks, and not extend higher than 1/8" onto the crown or trunk of any newly planted plant or tree.

24. A post planting fertilizer porgram shall commence approximately 3 months after planting has occured. Refer to Soil Report dated 14 February 2025.

25. All plant material shown on the Planting Plan is subject to the adverse effects of nature including, but not limited to, fire, earthquake, flooding, freeze, drought, erosion, and foraging predators. The Landscape Architect cannot, and does not, guarantee or imply warranty that specified plants will survive these acts of nature. All plants specified satisfy the general climatic conditions set forth by the U.S. Department of Agriculture and the Sunset Western Garden Book.

26. Plant and tree maintenance (new plants): Begin maintenance immediately after planting. Provide complete maintenance and service as required to promote and maintain healthy growth including, but not limited to, watering, fertilizing, weeding, mowing, trimming, rolling, fallen leaf removal, treating for insects and disease, resetting plants to proper grade and upright position, and other operations and maintenance work. Throughout the maintenance period, restore planting saucers and mulch, and keep mulch beds weed free. Tighten and adjust guy wires, stakes, and deadman to keep trees in vertical position. Restore and replace damaged trunk wrappings. Maintenance period shall be a minimum of 90 days from date of final acceptance.

27. Warranty: Provide written warranty agreeing to remove and replace work that exhibits defects in materials or workmanship for the specified periods. "Defects" is defined to include, but is not limited to, death, unsatisfactory growth, disease, insect infestation, abnormal foliage density, abnormal size, abnormal color, failure to thrive, and other unsatisfactory characteristics. Warranty on all plants shall be one year from date of the last day of the required maintenance period, unless approved by the Landscape Architect or the client otherwise.

MONTEREY CYPRESS RESTORATION NOTES

1. In accordance with the recommendations of the Biological Report (Dated "9/27/24"), Monterey Cypress Habitat shall be restored in Planting Zones 1 - 4, as shown on the Planting Plan (L3.0) and specified herein. All new plantings include endemic plant species as listed in the Biological Report.

2. The preparation of all habitat restoration areas shall include the removal of exotic, non-native and invasive plants. Any disturbed soils resulting from clearing undesirable plant material, debris, or other impacts shall be seeded with the specified native habitat restoration seed mix and mulched to prevent erosion and support the establishment of the habitat area.

3. Long term habitat management strategies shall be incorporated to ensure the successful establishment of native plants and control the re-emergence of exotic, invasive species.

4. Protection of Coastal Bluff: To ensure the protection of the rocky shore at the base of the bluff, a debris fence shall be installed and maintained in place throughout the construction period to prevent accidental dumping of vegetation or loose material to the rocky shore below. The fence shall be located along the inner side of the bluff and approximately 10' from the bluff edge. Fence location shall be reviewed and approved by Landscape Architect.

5. Comply with all recommendations set forth in the Soil Report prepared by Perry Laboratory Horticultural Advising and testing, dated 14 February 2025.

LANDSCAPE CERTIFICATION

Bliss Landscape Architecture certifies that this landscaping plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive, limited turf, and low-flow, water conserving irrigation fixtures.

PLANT LEGEND

Symbol	Quantity	Botanical Name	Common Name	Container Size	Notes
TREES					
	3	Arbutus 'Marina'	Strawberry Tree	72" box	Multi-trunk
	10	Hesperocyparis macrocarpa	Monterey Cypress	24" box	as shown
SHRUBS					
	48	Frangula 'Leatherleaf'	Leatherleaf Coffeeberry	5 gal	
	70	Morella californica	Pacific Wax Myrtle	15 gal	

PLANTING ZONES

Symbol	Quantity	Botanical Name	Common Name
ZONE 1: MONTEREY CYPRESS HABITAT RESTORATION ZONE - LOW			
	14,181 SF	Achillea millefolium	Yarrow
		Armeria maritima	Sea Thrift
		Carex pansa	Dune Sedge
		Elymus condensatus	Giant Wildrye
		Fragaria vesca	Wood Strawberry
		Iris douglasiana	Douglas Iris
		Juncus patens	California Grey Rush
		Poa douglasii	Dune Bluegrass
		Stachys bullata	Wood Mint
ZONE 2: MONTEREY CYPRESS HABITAT RESTORATION ZONE - MED			
	11,804 SF	Achillea millefolium	Yarrow
		Armeria maritima	Sea Thrift
		Ceanothus thyrsiflorus var. thyrsiflorus	Blue Blossom
		Elymus condensatus	Giant Wildrye
		Erigeron glaucus	Seaside Daisy
		Eriogonum parvifolium	Dune Buckwheat
		Fragaria vesca	Wood Strawberry
		Frangula california	California Coffeeberry
		Iris douglasiana	Douglas Iris
		Juncus patens	California Grey Rush
		Lupinus nanus	Sky Lupine
		Poa douglasii	Dune Bluegrass
		Polystichum munitum	Western Sword Fern
		Ribes sanguineum var. glutinosum	Pink Flowering Currant
		Stachys bullata	Wood Mint
		Woodwardia fimbriata	Giant Chain Fern
ZONE 3: MONTEREY CYPRESS HABITAT RESTORATION ZONE - HIGH			
	7,161 SF	Ceanothus thyrsiflorus var. thyrsiflorus	Blue Blossom
		Elymus condensatus	Giant Wildrye
		Frangula california	California Coffeeberry
		Hesperocyparis macrocarpa	Monterey Cypress
		Juncus patens	California Grey Rush
		Polystichum munitum	Western Sword Fern
		Ribes sanguineum var. glutinosum	Pink Flowering Currant
		Woodwardia fimbriata	Giant Chain Fern
ZONE 4: COASTAL BLUFF RESTORATION			
	16,931 SF	Achillea millefolium	Yarrow
		Armeria maritima	Sea Thrift
		Artemesia pycnocephala	Beach Sagewort
		Bromus carinatus	California Brome
		Danthonia californica	California Oatgrass
		Elymus condensatus	Giant Wildrye
		Eriophyllum staechadifolium	Lizard Tail
		Eschscholzia californica	California Poppy
		Iris douglasiana	Douglas Iris
		Lupinus nanus	Sky Lupine
		Poa douglasii	Dune Bluegrass
ZONE 5: COURTYARDS			
	3,578 SF	Aeonium spp.	Aeonium
		Agave attenuata	Fox Tail Agave
		Arbutus unedo	Strawberry Tree
		Arctostaphylos 'Emerald Carpet'	Carpet Manzanita
		Carex divulsa	Berkley Sedge
		Ceanothus maritimus 'Valley Violet'	Santa Barbara Ceanothus
		Chondropetalum 'El Campo'	Dwarf Cape Rush
		Helleborus argutifolius	Corscian Hellebore
		Iris douglasiana	Douglas Iris
		Polystichum munitum	Western Sword Fern
		Viola hederacea	Australian Violet
		Westringia 'Grey Box'	Dwarf Coastal Rosemary
		Woodwardia fimbriata	Giant Chain Fern

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VILLA CYPRESS

3270 17 MILE DRIVE
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APN/ Lot Number
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Phase
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Issue
PLANNING RESUBMITTAL

Date
31 JULY 2025

Drawn by
KD

Scale: N/A

Drawing Title
PLANTING LEGEND + NOTES

L3.1

ZONE 1 - MONTEREY CYPRESS HABITAT RESTORATION - LOW SENSITIVITY

Occurring within areas of the property most impacted by maintenance and non-native landscape, new native plantings shall replace resource intensive landscaping, including lawn and non-native vegetation (low shrubs). The zone will establish native understory plantings below the mature Monterey Cypress trees, including low grasses, native herbaceous vegetation, perennial wildflowers and small California coastal grassland species typical in the Monterey Cypress Habitat zone. Plantings are specified to permit visibility through the site, to allow for occasional foot traffic, to limit woody growth (reducing fuel) and to aesthetically blend with the adjacent planting zones. In addition to enhancing the Monterey Cypress habitat, the specified plantings shall reduce water use and maintain cover with greater diversity and ecological benefit.

Site maintenance and exotic species control shall continue to enhance restoration work and shall include hand weeding.



ZONE 1: EXISTING CONDITIONS







ZONE 1: PROPOSED NATIVE PLANTING RESTORATION

ZONE 2 - MONTEREY CYPRESS HABITAT RESTORATION - MEDIUM SENSITIVITY

As with much of the property, new plantings within Zone 2 will establish native understory plantings in proximity to the existing Monterey Cypress trees. Through the removal of existing non-native landscaping and establishment of native plants associated with the Monterey Cypress Habitat, a more contiguous planting area shall enhance the habitat area and aesthetically blend with the adjacent restoration zones. In addition to enhancing the Monterey Cypress habitat, the specified plantings shall reduce water use and maintain cover with greater diversity and ecological benefit.

Site maintenance and exotic species control shall continue to enhance restoration work and shall include hand weeding.



ZONE 2: EXISTING CONDITIONS

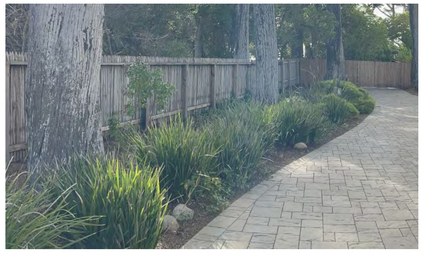




ZONE 2: PROPOSED NATIVE PLANTING RESTORATION

ZONE 3 - MONTEREY CYPRESS HABITAT RESTORATION - HIGH SENSITIVITY

As described in the Biological report, the Highest sensitivity zone includes portions of the site with a nearly closed canopy of Cypress trees. Primarily occurring along the eastern, western and southern edges of the property, this zone is characterized by mature Monterey Cypress trees with a few scattered, native understory species, and host of non-native herbaceous landscape shrubs. New native herbaceous plantings will replace all non-native species while maintaining screening along the east and west edge of the property. Taller native shrubs, such as California Coffeeberry and California Lilac (Blue Blossom) will buffer edges while aesthetically blending with the adjacent planting zones. In addition to new plantings of Monterey Cypress, existing young Monterey Cypress saplings shall be protected and maintained to provide successional trees that sustain the life of the forest and persistence of the habitat area.



ZONE 3: EXISTING CONDITIONS





ZONE 3: PROPOSED NATIVE PLANTING RESTORATION

ZONE 4 - COASTAL BLUFF RESTORATION

The zone located along the southern edge of the site and above the coastal bluff is an area of high Cypress habitat sensitivity as identified by the project Biologist (see "Biology Report" dated 5/8/24). This area is largely undisturbed from human impacts, other than a low wooden fence to provide safety from the rocky shore below. The existing native vegetation is minimal and consists mainly of Monterey Cypress, Wood Mint (Stachys bullata) and Seaside Daisy (Erigeron glaucus). Other existing vegetation includes Ice Plant (Carpobrotus edulis) which is well established with this portion of the property and has become invasive. Restoration efforts shall include the removal of all non-native plants, which primarily include Ice Plant, including all roots and dead debris. Exposed soil shall be prepared for the specified restoration seed mix and mulched to prevent erosion and encourage the establishment of plants associated with the native habitat (listed below). To reduce impacts to the native plants that exist in this area, care shall be taken to work around and protect all stands of Wood Mint, Seaside Daisy. and other identified native endemic species.

Restoration seeding with the zone should occur in the fall months coinciding with the arrival of the season rains. Management of the restoration seeding area, including reseeding, planting, weeding and temporary irrigation shall occur on a regular basis to ensure effectiveness of the restoration activities. Site maintenance and exotic species control shall continue to enhance restoration work and shall include hand weeding. Supplemental, temporary irrigation will be required for a 2 year establishment period.



ZONE 4: EXISTING CONDITIONS



ZONE 4: PROPOSED NATIVE PLANTING RESTORATION

ZONE 5 - COURTYARDS

The courtyard areas and foundation plantings at the existing main residence are specified to highlight and complement the architecture while providing visual interest and softening. Select plantings including native and non-invasive, compatible Mediterranean climate adapted plants provide year-round interest with evergreen foliage and seasonal color. As the smallest planting area in size, the Courtyard Zone incorporates low shrubs, flowering plants and ornamental grasses that are adapted to the coastal environment while adhering to the County standards for climate appropriate, non-invasive plants that pose no threat to the adjacent habitat restoration areas.



ZONE 5: EXISTING CONDITIONS







ZONE 5: PROPOSED NATIVE PLANTING RESTORATION

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MICHAEL J. BLISS No. 6178
Signature
04/30/25
Expiration
31 JULY 2025
Date
STATE OF CALIFORNIA

FOR REGULATORY PEMITTING PURPOSES ONLY NOT FOR CONSTRUCTION

VILLA CYPRESS

3270 17 MILE DRIVE
PEBBLE BEACH, CA 93953

APN/ Lot Number
008-462-005

Phase
DESIGN DEVELOPMENT

Revisions

No.	Date	Description
1.	16 JUL 2024	PLANNING SUBMITTAL
2.	27 SEP 2024	PLANNING RESUBMITTAL
3.	31 JUL 2025	PLANNING RESUBMITTAL

Issue
PLANNING RESUBMITTAL

Date
31 JULY 2025

Drawn by
KD

Scale: N/A

Drawing Title
PLANTING ZONES

L3.2



IRRIGATION ZONES

Symbol	Notes	Irrigation Method	Water Use	Area (sq. ft.)
1	Permanent	Drip	Low	37,433
2	Permanent	Bubblers	Low	1,531
3	Permanent	Spray	Low	2,205
4	Temporary	Spray	Low	14,503
5	Permanent	Bubblers	Mod	506

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Date
31 JULY 2025

Drawn by
KD

Scale: 1/16"=1'-0"

0' 8' 16'

North

Drawing Title

IRRIGATION PLAN

L4.0

IRRIGATION NOTES

1. LANDSCAPE CONTRACTOR WILL FOLLOW INDUSTRY STANDARDS FOR THE INSTALLATION OF THE IRRIGATION SYSTEM ANY PROPOSED CHANGES TO THE IRRIGATION SYSTEM WILL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO THE CHANGES BEING MADE. CONTRACTOR TO VERIFY IN FIELD THE CONDITIONS OF THE LANDSCAPE AREAS PRIOR TO INSTALLATION OF THE IRRIGATION SYSTEM.

2. MAINLINE PIPE SHALL BE NO LESS THAN CLASS 315 FOR PIPE SIZED 3" AND GREATER, AND SCHEDULE 40 FOR PIPE SIZED 2-1/2" AND SMALLER. MAINLINE PIPING SHALL BE INSTALLED AT A MINIMUM DEPTH TO ENSURE 18" OF COVER AND SHALL BE INSTALLED IN SUCH A MANNER AS TO NOT INTERFER WITH THE STORMWATER AND OTHER UTILITIES' SYSTEMS.

3. LATERAL PIPING SHALL BE CLASS 200 PIPE AND INSTALLED TO A MINIMUM DEPTH TO ENSURE 12" OF COVER

4. THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR DESIGN CLARIFICATION ONLY SHALL BE INSTALLED ON PLANTING AREAS WHERE POSSIBLE. AVOID ANY CONFLICTS BETWEEN THE SPRINKLER SYSTEM, PLANTING, TREE ROOT ZONES, AND ARCHITECTURAL FEATURES.

5. SYSTEM SHALL RECEIVE AN INTERIOR MOUNTED IRRIGATION CONTROLLER. CONTRACTOR TO VERIFY IN FIELD LOCATION PRIOR TO INSTALLATION. ELECTRICAL CONNECTION BY OTHERS.

6. LANDSCAPE IRRIGATION SYSTEMS SHALL BE INSTALLED TO PREVENT OVER-SPRAY ON STRUCTURES.

7. IRRIGATION DEMAND: 20 GPM AT 80 PSI. FIELD VERIFY EXACT PRESSURE PRIOR TO START OF WORK IF PRESSURE VARIES FROM REQUIRED PRESSURE, NOTIFY LANDSCAPE ARCHITECT FOR FURTHER INSTRUCTION.

8. ALL TEMPORARY VALVES AND SPRINKLER OUTLETS SHOWN IN ARE FOR THE ESTABLISHMENT PERIOD AND SHALL BE SHUT-OFF POST ESTABLISHMENT.

9. CONNECT THE IRRIGATION MAINLINE TO DOMESTIC WATER LINE. INSTALL NEW 1-1/2" SUB-METER FOR THE IRRIGATION SYSTEM. RUN 1-1/2 PVC MAINUINE FROM NEW SUB-METER TO BACKFLOW PREVENTOR. PIPE RUNS SHALL AVOID CRITICAL ROOT ZONES OF TREES AND USE 45° ELBOWS WERE POSSIBLE TO REDUCE THE NUMBER OF 90° ELBOWS

10. SYSTEM SHALL RECEIVE A 1-1/2 REDUCED PRESSURE BACKFLOW PREVENTER, FLOW SENSOR, AND MASTER VALVE. CONTRACTOR TO VIF. LOCATION OF ALL IRRIGATION SYSTEM COMPONENTS PRIOR TO INSTALLATION AND INSTALL ALL COMPONENTS PER MANUFACTURER'S RECOMMENDATIONS.

ESTIMATED WATER USE CALCULATIONS

ETO	X	(ETAF	X	Planting SF)	X	Gal/ SF	MAWA (gal/yr)	ACRE-FT
36		0.55		41,362		0.62	**507,760**	**1.6**

Estimated Total Water Use

Plant Water Use	(Eto)(0.62)	x	(PF x HA) / IE		ETWU (gal/yr)	ACRE-FT
Low	29.3		15,197			
Mod	29.3		375			
				ETWU	**347,567**	**1.1**

Proposed Landscape Water use

Plant Type	Water Use	x	Planting SF
Low	0.3		40,856
Mod	0.6		506

HYDROZONE INFORMATION TABLE

Symbol	Notes	Irrigation Method	Water Use	Area (sq. ft.)
1	Permanent	Drip	Low	37,433
2	Permanent	Bubblers	Low	1,531
3	Permanent	Spray	Low	2,205
4	Temporary	Spray	Low	14,503
5	Permanent	Bubblers	Mod	506

LANDSCAPE CERTIFICATION

Bliss Landscape Architecture certifies that this landscaping plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive, limited turf, and low-flow, water conserving irrigation fixtures.

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VILLA CYPRESS

3270 17 MILE DRIVE
PEBBLE BEACH, CA 93953

APN/ Lot Number
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Date
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Drawn by
KD

Scale: 1/16"=1'-0"
0' 8' 16'

North

Drawing Title
IRRIGATION LEGEND + NOTES

L4.1



LIGHTING LEGEND & SPECIFICATIONS

#	Symbol	Quantity	Description	Brand/Model	Wattage
L1		21	Path Light	Beachside Lighting / R-005 / R-005-12-3W-G4-27	3W
L2		6	Step Light	Beachside Lighting / E9-RCL / E9-RCL -2W-A-NFL	2W
L3		10	Driveway In-Ground Light	Beachside Lighting / E-3M / E-3M-2W-A-SP	2W
L4		1	Wall Light	Beachside Lighting / E3-SQL / E3-SQL -2W-A-NFL	2W
L5		4	Pier Light	Brass Light Galery / EX-5710 / EX-5710-A23-OF	4W

LIGHTING FIXTURES

L1



L2



L3



L4



L5



EXTERIOR LIGHTING NOTES

1. The lighting plan is diagrammatic and intended to show general fixture location and type. Exact location of fixtures and transformers shall be verified on site with landscape architect.

2. Contractor shall coordinate with general contractor and electrical contractor for installation of conduit, sleeving, switching locations and junction boxes during other phases of work.

3. All fixtures to be installed per manufacturer's specifications.

4. All "flush" fixtures to be installed level with top of paving material, gravel or plant bed mulch, unless otherwise noted.

5. All exterior fixtures shall be LED modules.

6. Review lighting zones and switches with client, Arch, and LA prior to construction.

7. All exterior fixtures to satisfy Monterey County's Guidelines for Exterior Lighting (Adopted 01/26/16)

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APN/ Lot Number
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Date
31 JULY 2025

Drawn by
KD

Scale: 1/16"=1'-0"

0' 8' 16'

North

Drawing Title

LANDSCAPE LIGHTING PLAN

L5.0

L4

E3-SQL



The E3-SQL is a square, recessed, louvered steplight with a minimal 2.17" (55mm) footprint. Positioning of louvers milled at 30° angle throw light out and down without glare at fixture level.

Construction Solid brass trim with brass cylindrical lamp compartment. PVC outer housing.

Lens Frosted, tempered soda lime glass.

Voltage 12 Volts AC / DC. Remote transformer required.

Mounting Ground, ceiling, or wall-mount installation in masonry or wood. No mounting accessory is needed for core drill applications. Optional Deck Mount accessory allows for adaptation to wood deck of varying thicknesses. Optional brass Conduit Fitting features two side and one bottom 1/2" NPT threaded holes for remote splicing and/or applications with limited depth. Concrete Form Kit secures the fixture Housing vertically or horizontally in a form for installation in new concrete. Trim and lamp compartment are friction-fit into sleeve using o-rings, eliminating the need for visible fasteners.

Lamps LED, Triac dimmable: MLV >6% typ., ELV >16% typ.

Cree XPE2 2W AMBER (1500K) *TURTLE FRIENDLY*	__ **2W-A-SP**	10° spot			
	__ **2W-A-NFL**	30° narrow flood	19.6 cd	5.9 lm	
	__ **2W-A-FL**	50° flood	10.5 cd	4.7 lm	
Cree XPE2 2 Watt RED-ORANGE (1000K) *TURTLE FRIENDLY*	__ **2W-RO-SP**	10° spot			
	__ **2W-RO-NFL**	30° narrow flood			
	__ **2W-RO-FL**	50° flood			
Cree XPG2 3W Warm White (3000K)*	__ **3W-SP**	10° spot			
	__ **3W-NFL**	30° narrow flood	47.5 cd	15.4 lm	
	__ **3W-FL**	50° flood	30.7 cd	13.5 lm	

• Also available in 2700K. Add color suffix to lamp specification, e.g. "3W-NFL-2700K"

MR11 LED, Triac dimmable >25%

Cree chipset 2W AMBER (1500K) *TURTLE FRIENDLY*	__ **2W-A-MR11-NFL**	30° narrow flood

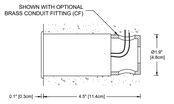
	2700K	*3000K*	
Cree chipset 2 Watt Warm White	__ **2W-MR11-SP-27**	__ **2W-MR11-SP-30**	15° spot
	__ **2W-MR11-NFL-27**	__ **2W-MR11-NFL-30**	30° narrow flood
	__ **2W-MR11-FL-27**	__ **2W-MR11-FL-30**	60° flood

Mounting Accessories (None needed for Core Drill Applications)

__ **CF** Conduit Fitting (Limited Depth / Remote Splice)
__ **CFK** Concrete Form Kit
__ **DM** Deck Mount adapter ring for wooden decks

Finish: Unfinished is standard, no specification required. The fixture will weather to a natural patina. The patina process is natural with brass and copper. Rate of patina and eventual color is dependent upon climate and proximity to the ocean. Thus, Beachside does not guarantee any specific appearance.





IP 67
CSA Listed, file #190030
10 year fixture warranty, 5 year LED module warranty, 3 year MR11 LED lamp warranty

SUITABLE FOR WET LOCATIONS AND INDOOR & OUTDOOR USE

Certified by DarkSky.org

Project ____ By ____ Date ____

For ordering purposes, please specify (example: **E3-SQL—2W-MR11-NFL-27—DM**)

E3-SQL Fixture — ____ Lamp / Beam — ____ Accessory(ies)

BEACHSIDE LIGHTING • 800-405-6732 • www.BeachsideLighting.com • Made in Hawaii, USA 04/24

L2

E9-RCL

The E9-RCL is a rectangular, brass, recessed fixture with a louvered faceplate for mounting in floors, walls, or ceilings.

E9-RCL: Surface-mounted trim. 2.5"-diameter mounting hole required.
E9-RCL-CR: Adds CONCRETE RING and PVC HOUSING for flush-mounted, recessed trim.

Construction Solid brass faceplate, trim ring, and lamp compartment. Outer PVC Housing for "CR" versions features four 1/2" NPT taps for conduit: two in the side and two in the back/bottom. Secured with two #6-32 black stainless steel screws.

Lens Tempered frosted soda lime glass

Voltage 12 Volts AC / DC. Remote transformer required.

Lamps Integrated LED light engine
Triac dimmable: MLV >6% typ, ELV >16% typ

Cree XPE2 LED 2 Watt AMBER (1500K) *TURTLE FRIENDLY*	__ **2W-A-SP**	spot	
	__ **2W-A-NFL**	narrow flood	
	__ **2W-A-FL**	flood	
	__ **2W-A-NO**	no optic (wide flood)	
Cree XPE2 LED 2 Watt RED-ORANGE (1000K) *TURTLE FRIENDLY*	__ **2W-RO-SP**	spot	
	__ **2W-RO-NFL**	narrow flood	
	__ **2W-RO-FL**	flood	
	__ **2W-RO-NO**	no optic (wide flood)	
Cree XPG2 LED 3 Watt Warm White (3000K)*	__ **3W-SP**	spot	
	__ **3W-NFL**	narrow flood	
	__ **3W-FL**	flood	
	__ **3W-NO**	no optic (wide flood)	

• Also available in 2700K. Add color suffix to lamp specification, e.g. "3W-NFL-2700K"

MR16 LED • GU5.3 • Amber, Warm White (2700K/3000K)

5 Watt Cree chipset *TURTLE FRIENDLY*	__ **5W-A-NFL**	**AMBER** (1300K)	25° narrow flood	23 lm

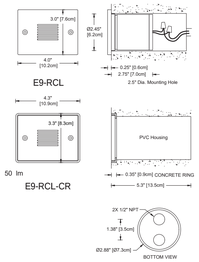
	2700K	*3000K*		
Cree chipset 5 Watts	__ **5W-SP-27**	__ **5W-SP-30**	15° spot	85+ CRI
	__ **5W-NFL-27**	__ **5W-NFL-30**	25° narrow flood	85+ CRI
	__ **5W-FL-27**	__ **5W-FL-30**	40° flood	85+ CRI
	__ **5W-FL/60-27**	__ **5W-FL/60-30**	60° flood	85+ CRI
	__ **5W-WFL-27**	__ **5W-WFL-30**	100° wide flood	85+ CRI
Lumified chipset 7 Watts	__ **7W-FL/60-27**	__ **7W-FL/60-30**	60° flood	90+ CRI
Soraa chipset 8 Watts	__ **8W-SP-27**	__ **8W-SP-30**	10° spot	90 CRI
	__ **8W-NFL-27**	__ **8W-NFL-30**	25° narrow flood	90 CRI
	__ **8W-FL-27**	__ **8W-FL-30**	36° flood	90 CRI

Optical Accessories** __ **HL1** Honeycomb louver, 1/8" [3mm] thick
__ **PR** Prismatic spread lens
__ **RT** Rectilinear spread lens

**Maximum (2) accessories. HL2 cannot be used with any other accessory.

Finish: Unfinished is standard; no specification required. The fixture will weather to a natural patina. The patina process is natural with brass and copper. Rate of patina and eventual color is dependent upon climate and proximity to the ocean. Thus, Beachside does not guarantee any specific appearance.





Weight: 4.4 lbs [2.0 kg]

IP 67
CSA Listed, file #190030
10 year fixture warranty
2 year warranty on MR16 LED lamps
Drive-over static load rating: 10,500 lbs (CR version only)

SUITABLE FOR INDOOR (with LED modules) & OUTDOOR USE

Certified by DarkSky.org

PVC Housing and Concrete Ring shown on E9-R-CR

Project ____ By ____ Date ____

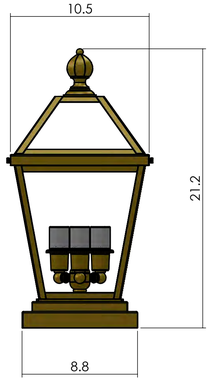
For ordering purposes, please specify (example: **E9-RCL-CR—SW-NFL-27—RT**)

E9-RCL- Fixture — ____ Lamp — ____ Accessory(ies)

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L5





EX-5710-A23-OF

Family: London Lantern

Fixture: Pier Light

Mount: Post and Pier

Max per Socket: 100 Watts

Sockets: 3-Medium Base

Lantern Width: 10 inch

Durably constructed of solid brass in your choice of metal finish.

Made in USA by Brass Light Gallery.

UL listed for exterior location.

Accepts incandescent, CFL, or LED light bulb types.

BRASS LIGHT GALLERY • MILWAUKEE •

Dimensions in inches www.brasslightgallery.com sales@brasslightgallery.com (800) 243-9595

Designed & Manufactured in Milwaukee Since 1974

L3

E3-M

The E3-M is a small marker fixture with a minimal 2.19" (56mm) footprint. Fixture can be used in masonry or wood applications.

Construction Solid brass trim and cylindrical lamp compartment. PVC outer housing.

Lens Frosted, cylindrical, borosilicate glass helps to diffuse light evenly. Tempered soda lime glass seals lamp compartment below.

Voltage 12 Volts AC / DC. Remote transformer required.

Mounting Ground, ceiling, or wall-mount installation in masonry or wood. No mounting accessory is needed for core drill applications. Optional Deck Mount accessory allows for adaptation to wood deck of varying thicknesses. Optional brass Conduit Fitting features two side and one bottom 1/2" NPT threaded holes for remote splicing and/or applications with limited depth. Concrete Form Kit secures the fixture Housing vertically or horizontally in a form for installation in new concrete. Trim and lamp compartment are friction-fit into sleeve using o-rings, eliminating the need for visible fasteners.

Lamps LED, Triac dimmable: MLV >6% typ., ELV >16% typ.

Cree XPE2 *TURTLE FRIENDLY*	__ **2W-A-SP**	2 Watt **AMBER** (1500K)	1.4 cd	5.6 lm
	__ **2W-RO-SP**	2 Watt **RED-ORANGE** (1000K)		
Cree XPG2 Warm White (3000K)*	__ **3W-SP**	3 Watt spot	3.5 cd	15 lm

• Also available in 2700K. Add color suffix to lamp specification, e.g. "3W-NFL-2700K"

MR11 LED, Triac dimmable >25%

Cree chipset *TURTLE FRIENDLY*	__ **2W-A-MR11-NFL**	2 Watt **AMBER** narrow flood (1500K)

Cree chipset Warm White	__ **2W-MR11-SP-27**	2 Watt spot (2700K)
	__ **2W-MR11-SP-30**	2 Watt spot (3000K)

Mounting Accessories (None needed for Core Drill Applications)

__ **CF** Conduit Fitting (Limited Depth / Remote Splice)
__ **CFK** Concrete Form Kit
__ **DM** Deck Mount adapter ring for wooden decks

Finish: Unfinished is standard, no specification required. The fixture will weather to a natural patina. The patina process is natural with brass and copper. Rate of patina and eventual color is dependent upon climate and proximity to the ocean. Thus, Beachside does not guarantee any specific appearance.

IP 67
CSA Listed, file #190030
10 year fixture warranty
5 year LED module warranty
3 year MR11 LED lamp warranty
Drive-over static load rating: 8400 - 12000 lbs

SUITABLE FOR WET LOCATIONS AND INDOOR & OUTDOOR USE

Certified by DarkSky.org (Amber only)

Project ____ By ____ Date ____

For ordering purposes, please specify (example: **E3-M-2—2W-MR11-SP-27—DM**)

E3-M Fixture — ____ Lamp / Beam — ____ Accessory(ies)

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L1

R-005

The R-00x Series pathlights are durable low-voltage fixtures made from brass and copper. They are ideal for walkway and area lighting in any landscape theme and location.

Construction All brass components. 1/2" schedule 40 brass stem. 18-gauge copper shade, underside powdercoated white.

Lens Tempered, frosted glass

Stem Height 12 inches is standard. Custom heights upon request

__ **2**	2" [5 cm]
__ **8**	8" [20 cm]
__ **12**	12" [30 cm]
__ **16**	16" [40 cm]
__ **20**	20" [51 cm]

Lamps G4 bi-pin omnidirecitonal LED

__ **2W-A-G4**	2 Watt **AMBER** (1500K) *TURTLE FRIENDLY*
__ **3W-G4-27**	3 Watt Warm White (2700K)
__ **3W-G4-30**	3 Watt Warm White (3000K)

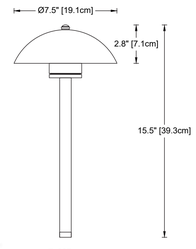
Optical Accessory __ **HSR** Half shield for 180° illumination

Mounting Accessories 1/2" male threads. Mounts into any standard j-box or:

__ **BSB**	Brass Surface Box for concrete or wood surface-mount applications
__ **GS2**	Heavy-duty ground spike
__ **GS2BC**	Heavy-duty ground spike with cast brass cap
__ **GS3R**	Heavy-duty ground spike with brass cap for telescoping riser
__ **GS4**	Standard ground spike with cast brass cap
__ **JB**	Cast brass junction box

Finish: Unfinished is standard; no specification required. The fixture will weather to a natural patina. The patina process is natural with brass and copper. Rate of patina and eventual color is dependent upon climate and proximity to the ocean. Thus, Beachside does not guarantee any specific appearance.





Weight: 2.9 lbs / 1.3 kg

IP66
CSA Listed, File # 190030
10 year fixture warranty

Certified by DarkSky.org

Project ____ By ____ Date ____

For ordering purposes, please specify (example: **R-005—12—3W-G4-27—HSR—GS2**)

R-005 Fixture — ____ Stem Height — ____ Lamp — ____ Accessory(ies)

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LICENSED LANDSCAPE ARCHITECT — MICHAEL J. BLISS — Signature — 04/30/25 — Expiration — 31 JULY 2025 — Date — STATE OF CALIFORNIA

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VILLA CYPRESS

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APN/ Lot Number
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2.	27 SEP 2024	PLANNING RESUBMITTAL
3.	31 JUL 2025	PLANNING RESUBMITTAL

Issue
PLANNING RESUBMITTAL

Date
31 JULY 2025

Drawn by
KD

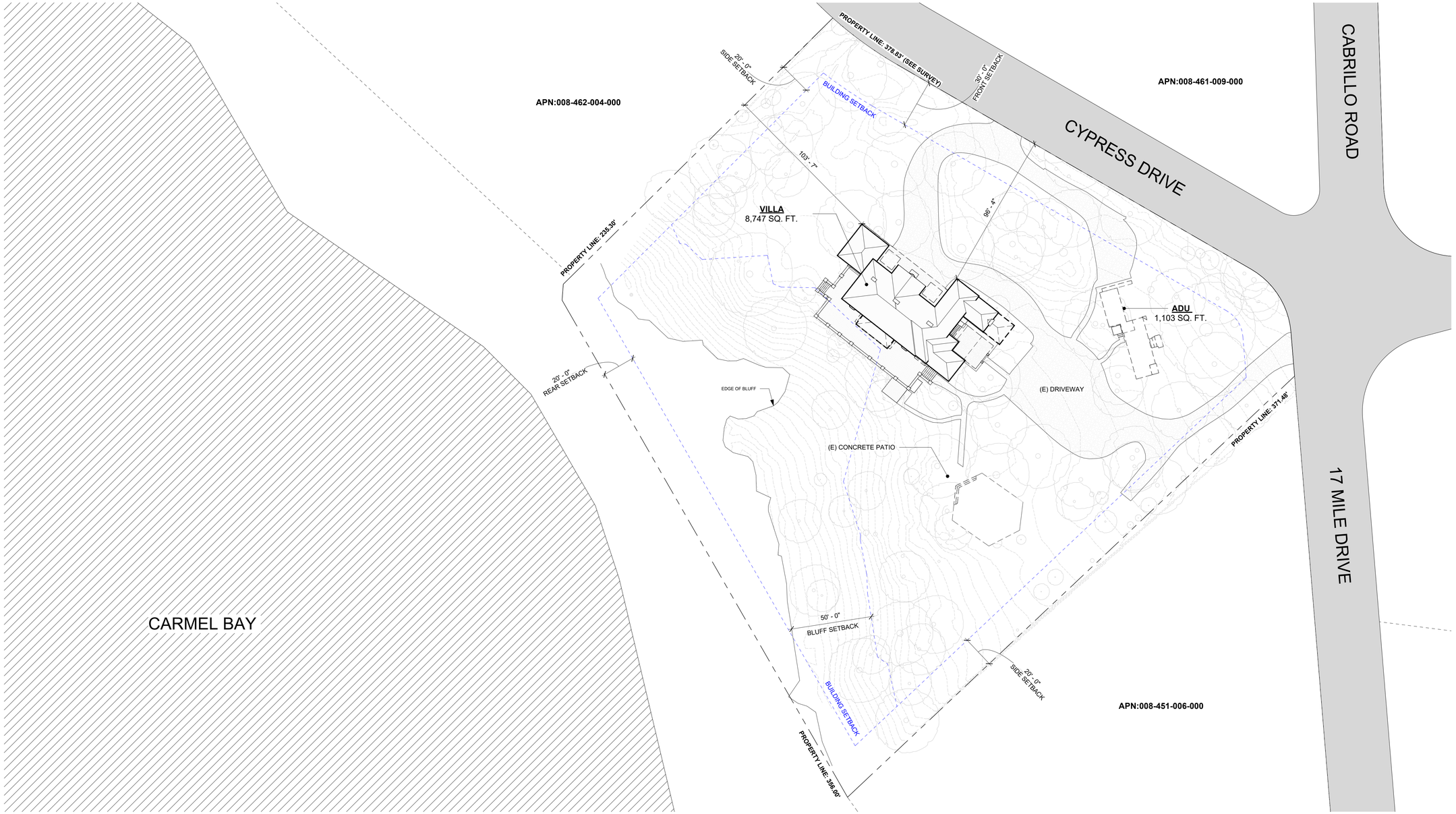
Scale: 1/16"=1'-0" North

0' 8' 16'

Drawing Title

LANDSCAPE LIGHTING SPECIFICATIONS

L5.1



EXISTING/DEMOLITION SITE PLAN (1)
1" = 30'-0"

GENERAL NOTES

1. WATER PROVIDED BY MONTEREY PENINSULA WATER MANAGEMENT DISTRICT.

2. SEWER SERVICE PROVIDED BY PEBBLE BEACH COMMUNICTY SERVICES.

SEE TOPOGRAPHIC SURVEY SU1.0 FOR ADDITIONAL INFORMATION

LEGEND - DEMOLITION

- (E) AREA TO BE REMOVED
- (E) WALL TO BE REMOVED
- (E) WALL TO REMAIN
- (E) ITEM TO BE REMOVED

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JAMES HOWARD WESTOVER
C-21728
08/31/2025 RENEWAL DATE
STATE OF CALIFORNIA

Agency Approvals

Revision No.	Date
PLANNING SUBMITTAL	07/16/2024
PLANNING RESUBMITTAL	09/27/2024
PLANNING RESUBMITTAL	07/31/2025

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Job Title
Villa Cypress Site

Job Address
3270 17 Mile Drive
Pebble Beach, CA 93953

Date: 31 JULY 2025

Issued For
PLANNING RESUBMITTAL
PLN240069
Job Number: **23015**

Drawn By: **TF/DC** Checked By: **MA/EL**

Scale
As indicated

0 2' 4' 8' 16'

Sheet Title
EXISTING/DEMOLITION SITE PLAN

Sheet No.
A1.00

9/27/2024 3:23:15 PM



PROPOSED SITE PLAN 1
1" = 30'-0"

GENERAL NOTES	LEGEND - NEW CONSTRUCTION
1. WATER PROVIDED BY MONTEREY PENINSULA WATER MANAGEMENT DISTRICT. 2. SEWER SERVICE PROVIDED BY PEBBLE BEACH COMMUNICTY SERVICES. **SEE TOPOGRAPHIC SURVEY SU1.0 FOR ADDITIONAL INFORMATION**	ABOVE OR BELOW (E) WALL TO REMAIN (N) WALL 1 HR. FIRE RESISTANCE RATED WALL (N) DOOR (E) WINDOW TO REMAIN (N) WINDOW

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Revision No.	Date
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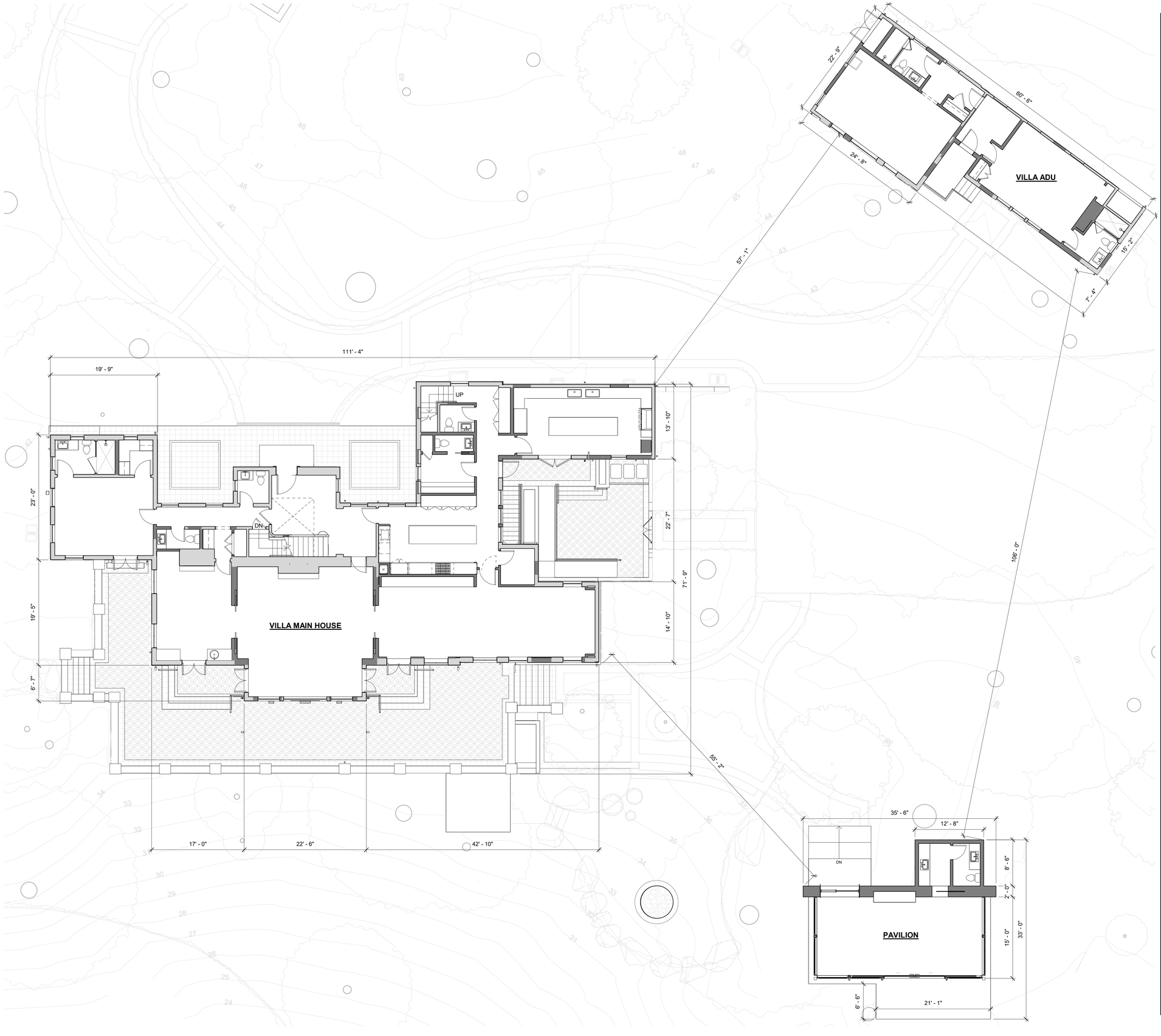
Drawn By: **TF/DC** Checked By: **MA/EL**

Scale
As indicated

0 2' 4' 8' 16'

Sheet Title
PROPOSED SITE PLAN

Sheet No.
A1.01



LEGEND - NEW CONSTRUCTION

- ABOVE OR BELOW
- (E) WALL TO REMAIN
- (N) WALL
- 1 HR. FIRE RESISTANCE RATED WALL
- (N) DOOR
- (E) WINDOW TO REMAIN
- (N) WINDOW
- [N.I.C.] NOT IN CONTRACT

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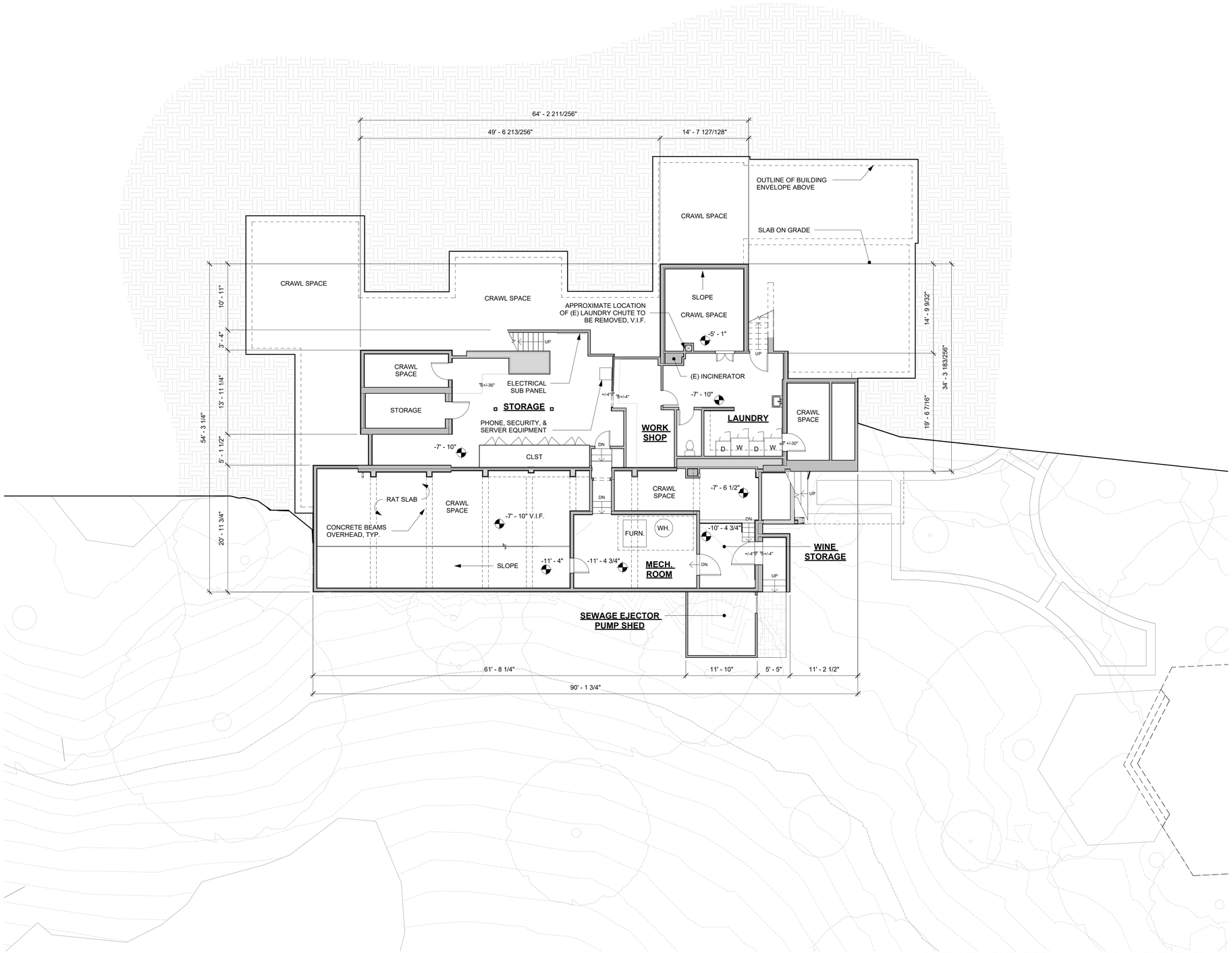
Scale
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0 2' 4' 8' 16'

Sheet Title
ENLARGED PROPOSED SITE PLAN

Sheet No.
A1.02

7/29/2025 3:29:41 PM



EXISTING/DEMO BASEMENT PLAN - VILLA (NO CHANGES PROPOSED) (1)
1/8" = 1'-0"

LEGEND - DEMOLITION

- (E) AREA TO BE REMOVED
- (E) WALL TO BE REMOVED
- (E) WALL TO REMAIN
- (E) WINDOW TO BE REMOVED
- (E) WINDOW TO REMAIN
- (E) DOOR TO BE REMOVED
- (E) DOOR TO REMAIN

SHEET NOTES

- NO ARCHITECTURAL CHANGES IN BASEMENT.
- MEP SYSTEMS AND EQUIPMENT TO BE REPLACED AS NEEDED PER MEP PROPOSAL

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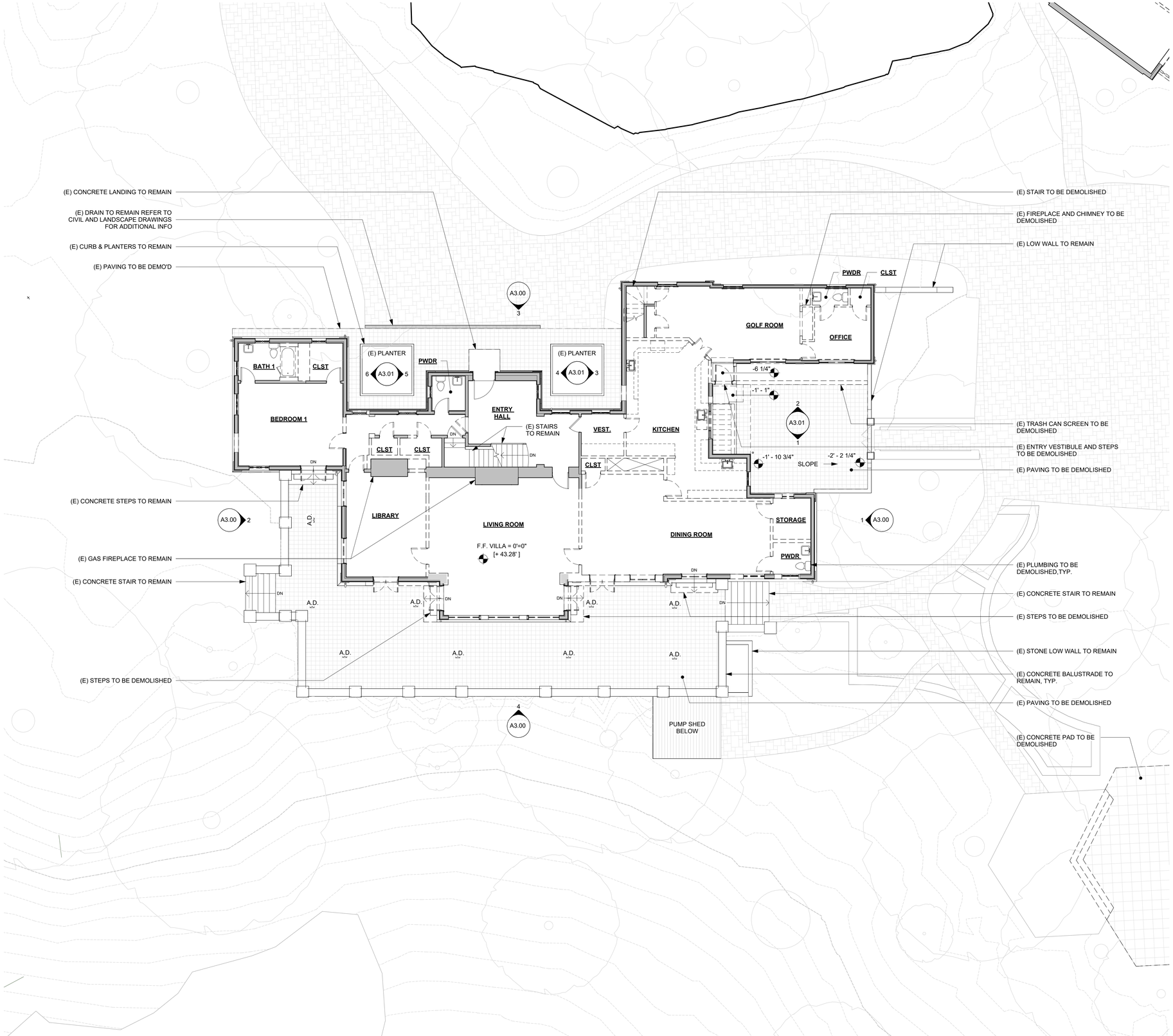
Scale
As indicated

0 2' 4' 8' 16'

Sheet Title
EXISTING/DEMO BASEMENT PLAN - VILLA

Sheet No.
A2.00

9/27/2024 3:23:33 PM



EXISTING/DEMO FIRST FLOOR PLAN - VILLA 1
1/8" = 1'-0"

LEGEND - DEMOLITION

- (E) AREA TO BE REMOVED
- (E) WALL TO BE REMOVED
- (E) WALL TO REMAIN
- (E) WINDOW TO BE REMOVED
- (E) WINDOW TO REMAIN
- (E) DOOR TO BE REMOVED
- (E) DOOR TO REMAIN

SHEET NOTES

- ALL WINDOWS AND EXTERIOR DOORS TO BE REPLACED - REFER TO FLOOR PLANS AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
- ALL PLUMBING FIXTURES TO BE DEMOLISHED, TYP. U.O.N.

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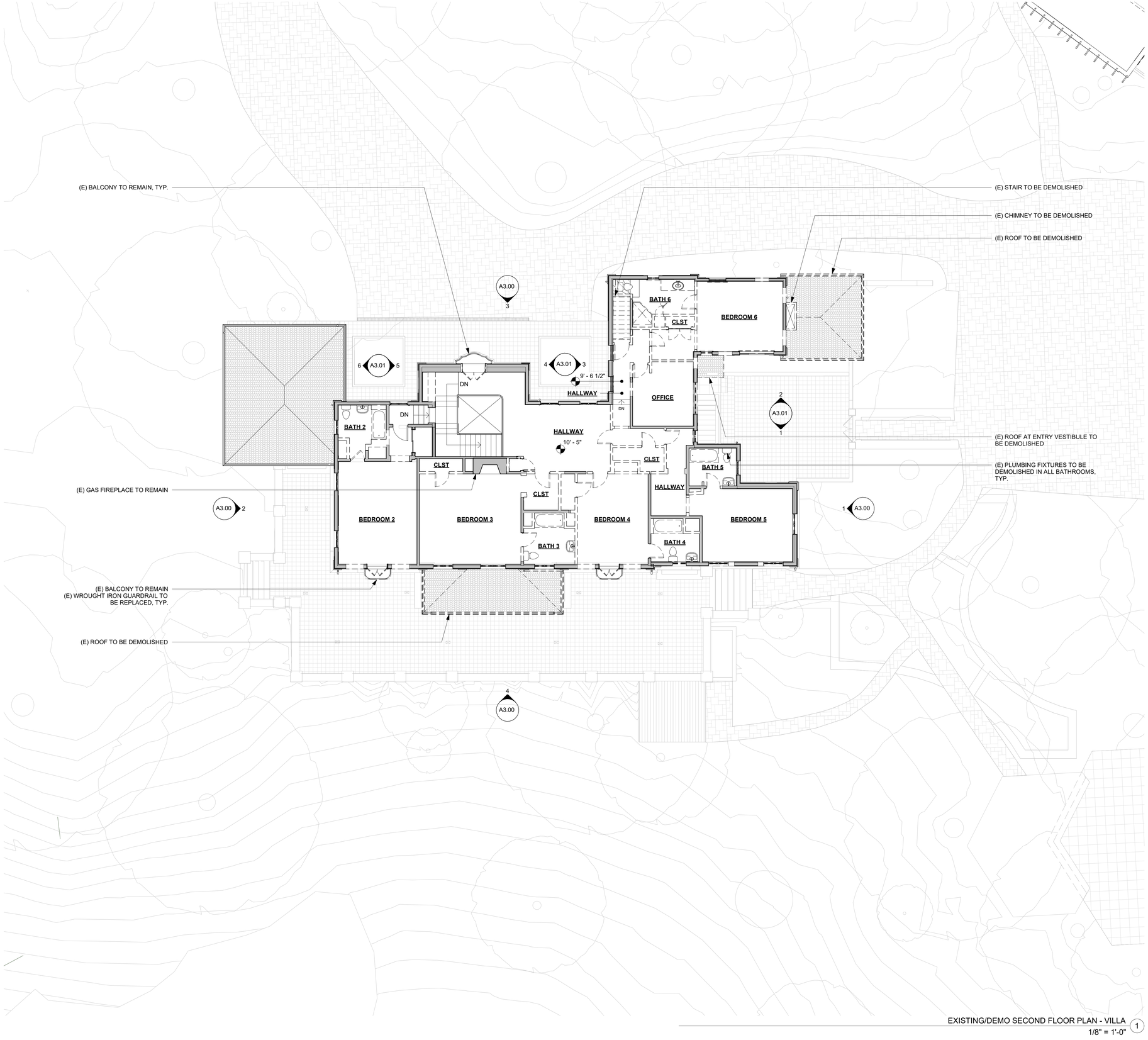
Scale
As indicated

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Sheet Title
EXISTING/DEMO FIRST FLOOR PLAN - VILLA

Sheet No.
A2.01

9/27/2024 3:23:38 PM



EXISTING/DEMO SECOND FLOOR PLAN - VILLA 1
1/8" = 1'-0"

LEGEND - DEMOLITION

- (E) AREA TO BE REMOVED
- (E) WALL TO BE REMOVED
- (E) WALL TO REMAIN
- (E) WINDOW TO BE REMOVED
- (E) WINDOW TO REMAIN
- (E) DOOR TO BE REMOVED
- (E) DOOR TO REMAIN

SHEET NOTES

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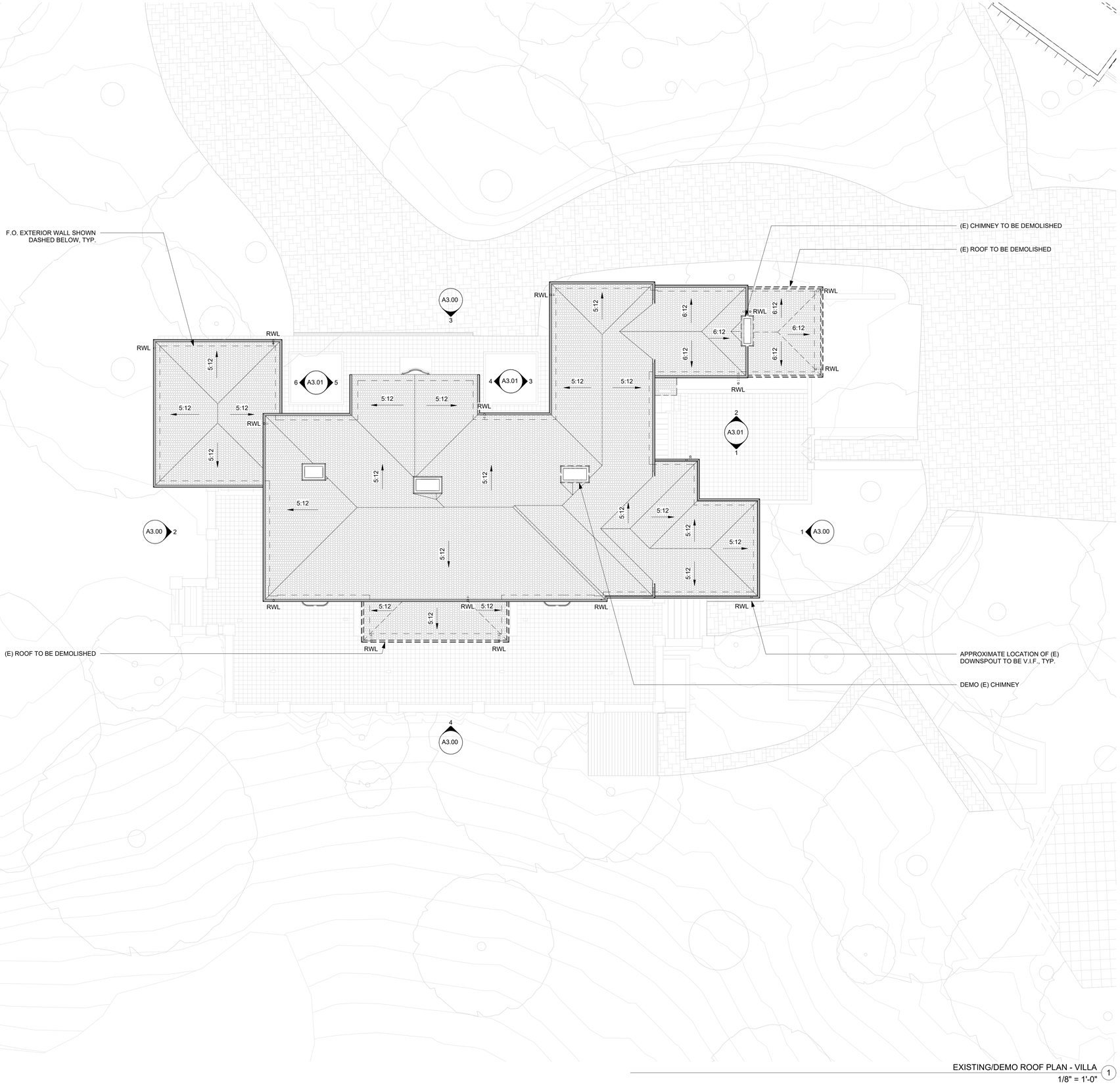
Issued For
PLANNING RESUBMITTAL
PLN240069
Job Number: **23015**

Drawn By: **TF/DC** Checked By: **MA/EL**

Scale
As indicated
0 1' 2' 4' 8'

Sheet Title
EXISTING/DEMO SECOND FLOOR PLAN - VILLA
Sheet No.
A2.02

9/27/2024 3:23:47 PM



EXISTING/DEMO ROOF PLAN - VILLA 1
1/8" = 1'-0"

LEGEND - DEMOLITION

- (E) AREA TO BE REMOVED
- (E) WALL TO BE REMOVED
- (E) WALL TO REMAIN
- (E) WINDOW TO BE REMOVED
- (E) WINDOW TO REMAIN
- (E) DOOR TO BE REMOVED
- (E) DOOR TO REMAIN

SHEET NOTES

- ALL WINDOWS AND EXTERIOR DOORS TO BE REPLACED - REFER TO FLOOR PLANS AND EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION.
- ALL PLUMBING FIXTURES TO BE DEMOLISHED, TYP. U.O.N.

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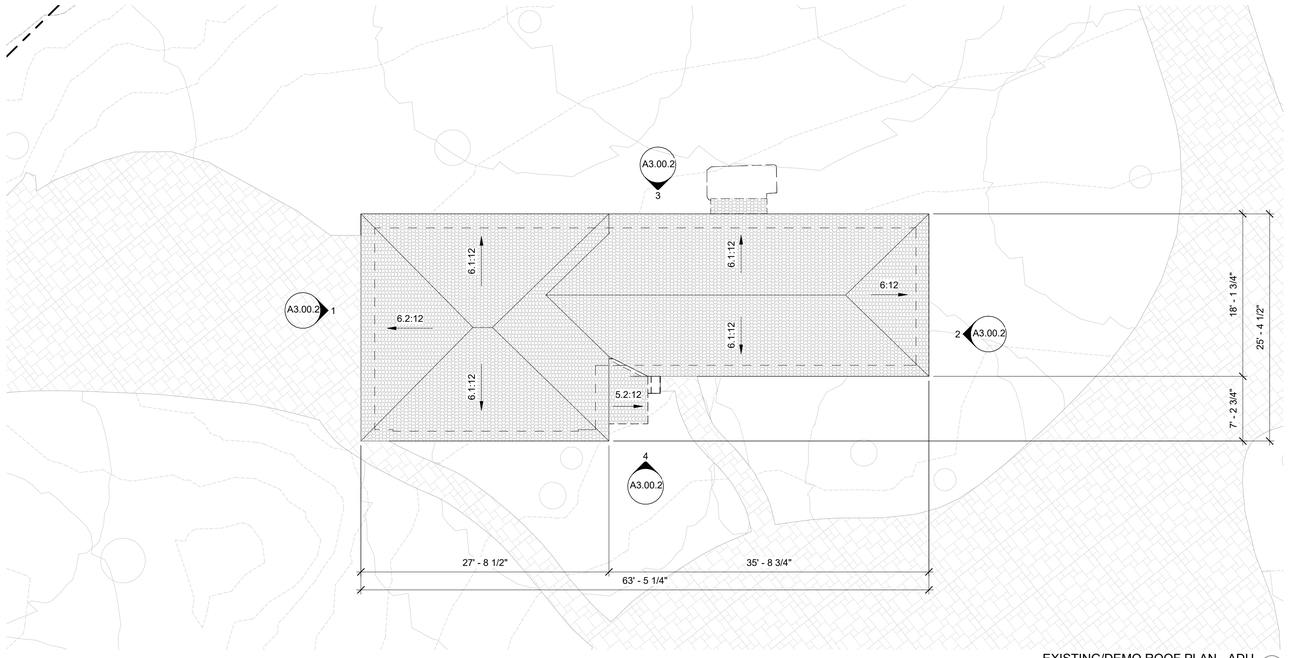
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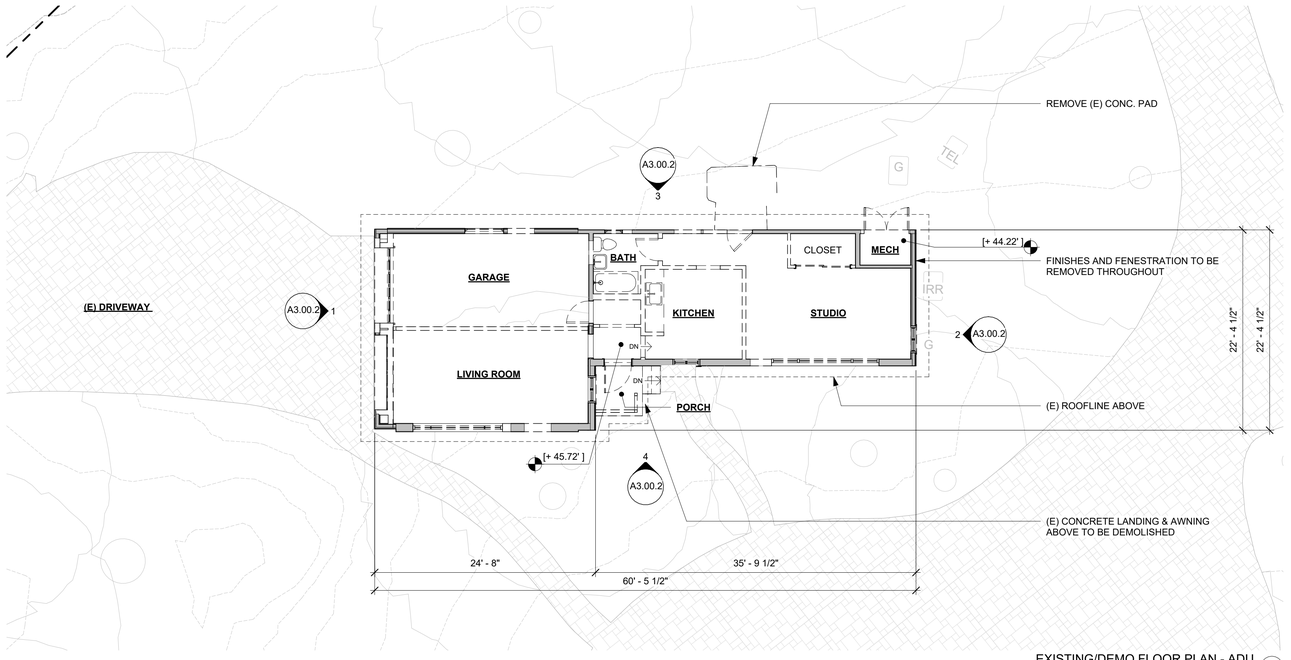
Sheet Title
EXISTING/DEMO ROOF PLAN - VILLA

Sheet No.
A2.03

9/27/2024 3:23:54 PM



EXISTING/DEMO ROOF PLAN - ADU (2)
1/8" = 1'-0"



EXISTING/DEMO FLOOR PLAN - ADU (1)
1/8" = 1'-0"

LEGEND - DEMOLITION

- (E) AREA TO BE REMOVED
- (E) WALL TO BE REMOVED
- (E) WALL TO REMAIN
- (E) WINDOW TO BE REMOVED
- (E) WINDOW TO REMAIN
- (E) DOOR TO BE REMOVED
- (E) DOOR TO REMAIN

SHEET NOTES

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- ALL PLUMBING FIXTURES TO BE DEMOLISHED, TYP. U.O.N.

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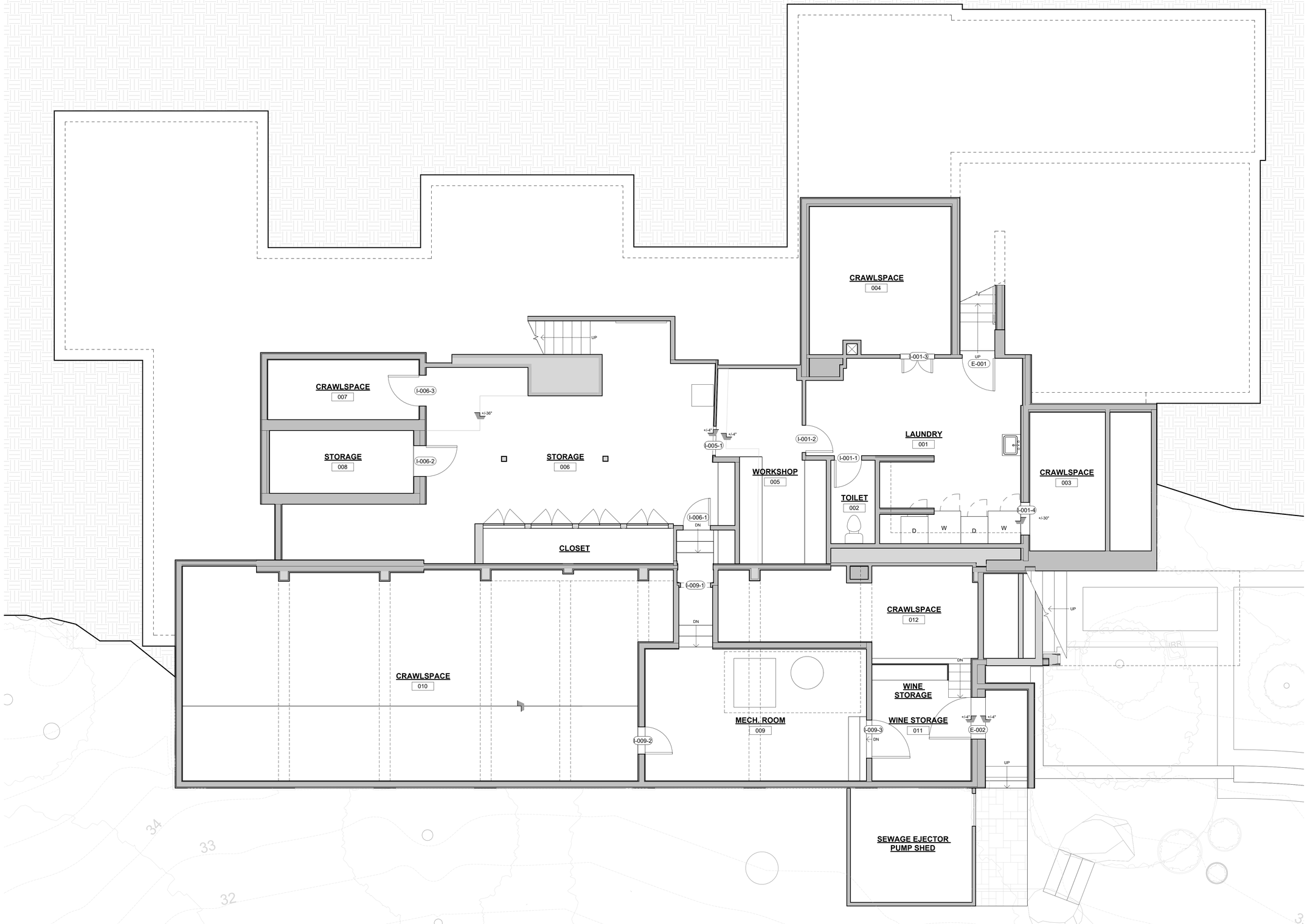
Scale

0 1' 2' 4' 8'

Sheet Title
EXISTING/DEMO FLOOR AND ROOF PLANS - ADU

Sheet No.
A2.04

9/27/2024 3:23:55 PM



PROPOSED BASEMENT PLAN - VILLA (NO CHANGES PROPOSED)
1/4" = 1'-0" (1)

9/27/2024 3:43:04 PM

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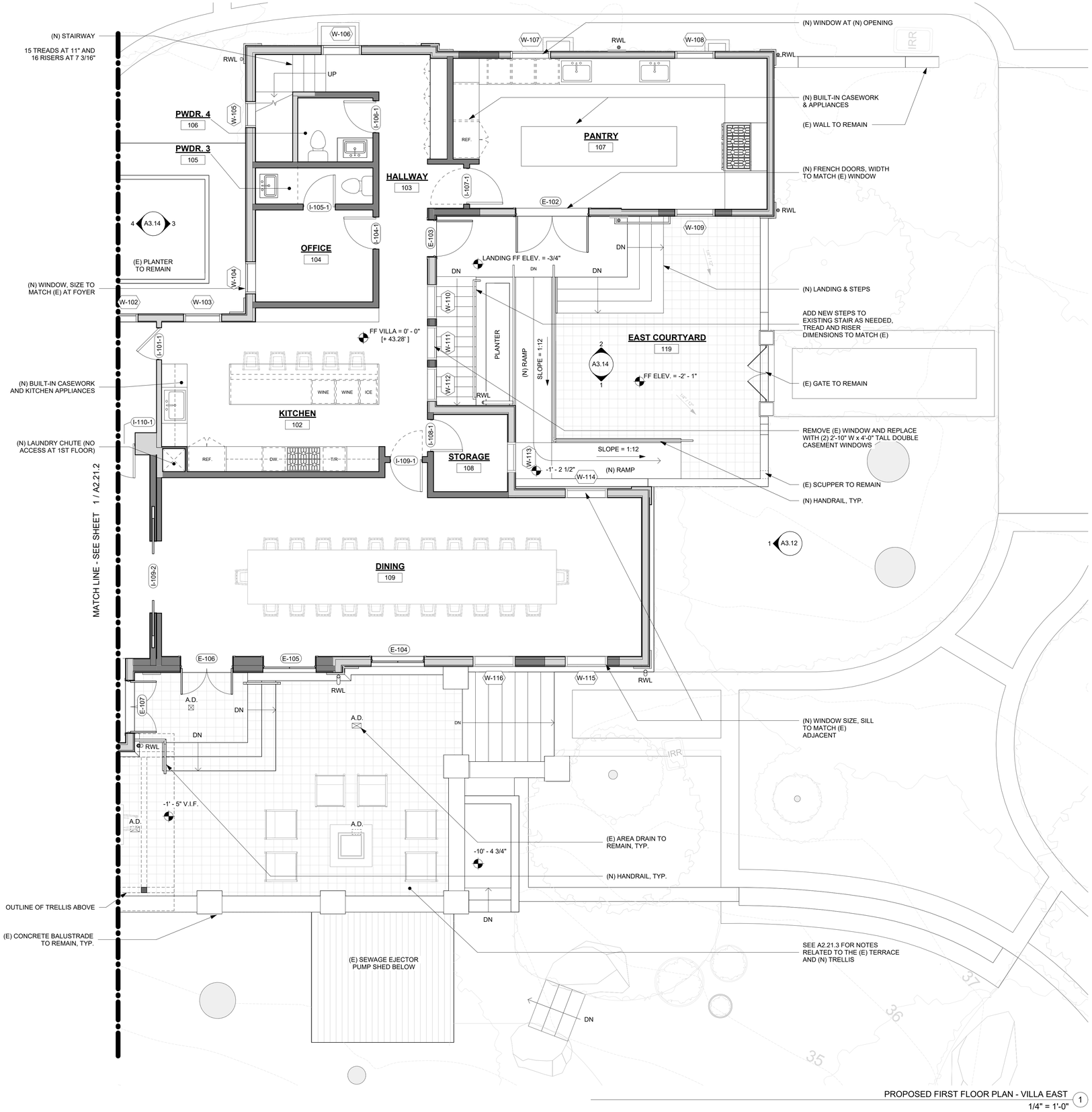
Issued For
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PLN240069
Job Number: **23015**

Drawn By: **TF/DC** Checked By: **MA/EL**

Scale
1/4" = 1'-0"
0 2' 4' 8' 16'

Sheet Title
PROPOSED BASEMENT PLAN - VILLA

Sheet No.
A2.20



PROPOSED FIRST FLOOR PLAN - VILLA EAST (1)
1/4" = 1'-0"

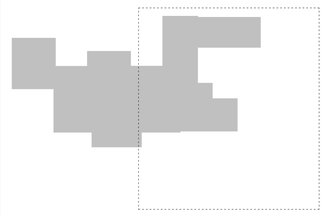
LEGEND - NEW CONSTRUCTION

- ABOVE OR BELOW
- (E) WALL TO REMAIN
- (N) WALL
- 1 HR. FIRE RESISTANCE RATED WALL
- (N) DOOR
- (E) WINDOW TO REMAIN
- (N) WINDOW
- [N.I.C.] NOT IN CONTRACT

SHEET NOTES

- ALL EXISTING WINDOWS AND EXTERIOR DOORS TO BE REPLACED WITH THERMALLY BROKEN UNITS.
- ALL INTERIOR DOORS TO BE RE-FINISHED AND REUSED WHERE POSSIBLE.
- REPLACE ALL INTERIOR FINISHES PER I.D., TYP.
- REPLACE ALL PLUMBING FIXTURES, TYP.
- (N) WATERPROOFING AT EXISTING OPENINGS PER WP CONSULTANT. EXISTING STUCCO TO BE PATCHED & FINISHED AS NECESSARY TO MATCH (E)
- SEE LANDSCAPE DRAWINGS FOR INFORMATION ON NEW PAVING & HARDSCAPE

KEY PLAN



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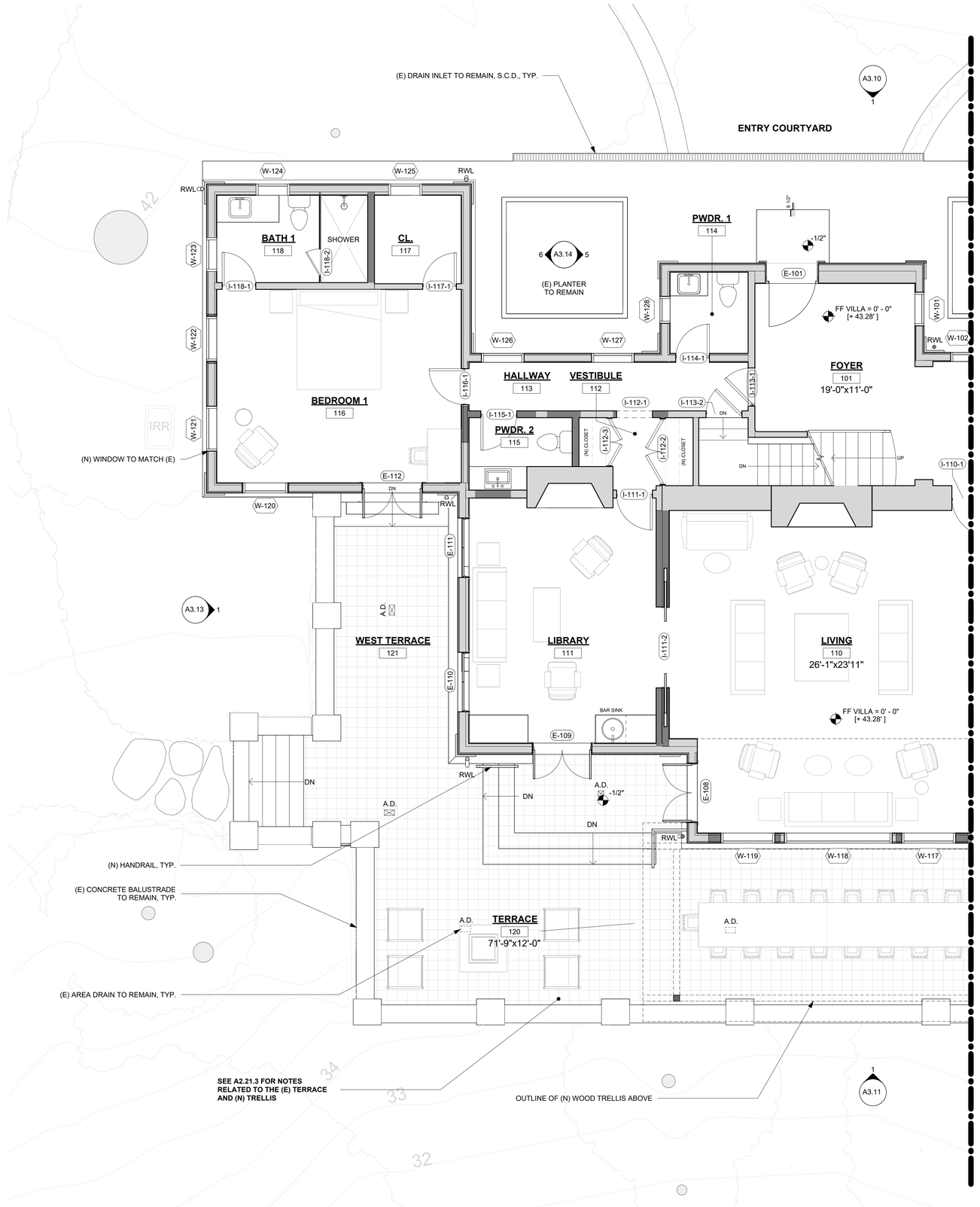
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Scale
As indicated
0 2' 4' 8' 16'

Sheet Title
PROPOSED FIRST FLOOR PLAN - VILLA - EAST

Sheet No.
A2.21.1

9/27/2024 3:24:02 PM



PROPOSED FIRST FLOOR PLAN - VILLA WEST
1/4" = 1'-0" (1)

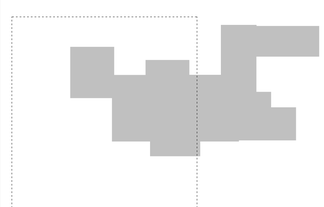
LEGEND - NEW CONSTRUCTION

- ABOVE OR BELOW
- (E) WALL TO REMAIN
- (N) WALL
- 1 HR. FIRE RESISTANCE RATED WALL
- (N) DOOR
- (E) WINDOW TO REMAIN
- (N) WINDOW
- [N.I.C.] NOT IN CONTRACT

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Job Title
Villa Cypress Site

Job Address
3270 17 Mile Drive
Pebble Beach, CA 93953

Date: 31 JULY 2025

Issued For
PLANNING RESUBMITTAL
PLN240069
Job Number: **23015**

Drawn By: **TF/DC** Checked By: **MA/EL**

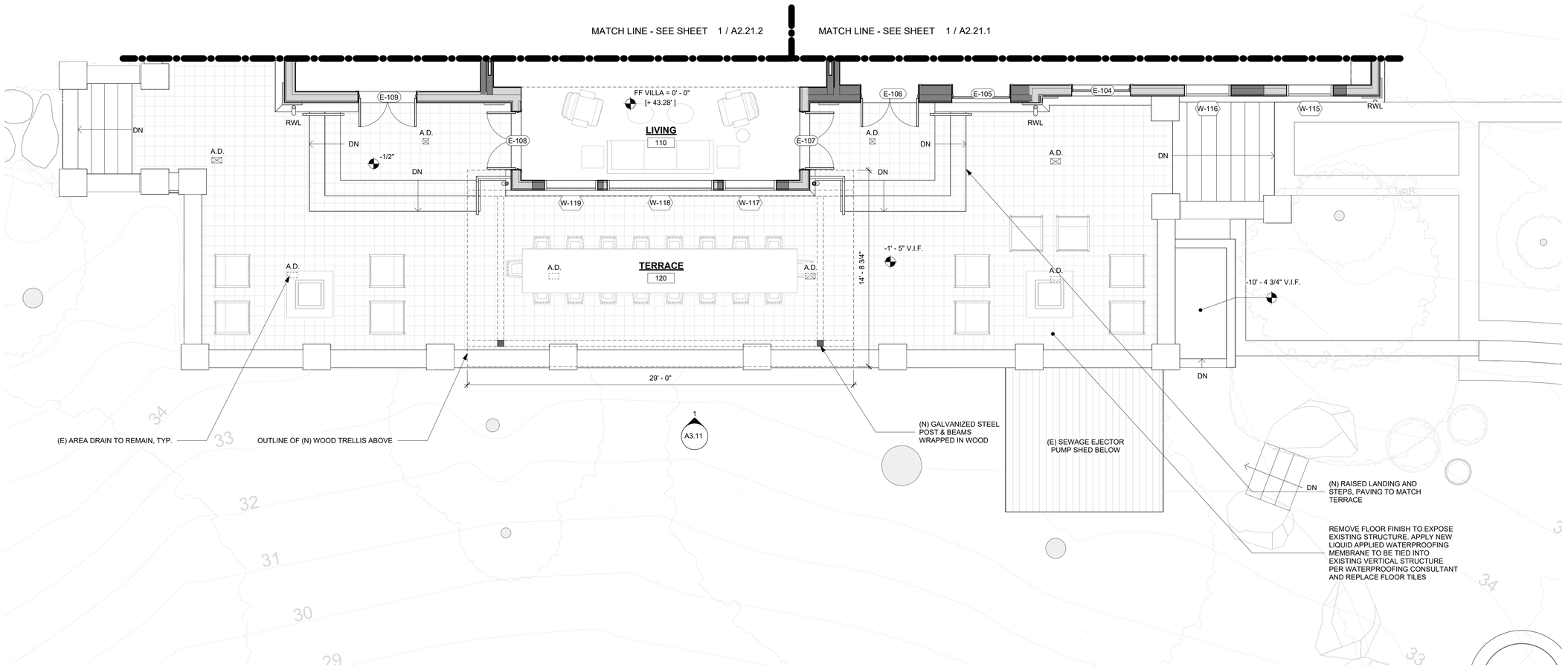
Scale
As indicated

0 2' 4' 8' 16'

Sheet Title
PROPOSED FIRST FLOOR PLAN - VILLA - WEST

Sheet No.
A2.21.2

9/27/2024 3:24:07 PM



PROPOSED FIRST FLOOR PLAN - VILLA TERRACE 1

1/4" = 1'-0"

LEGEND - NEW CONSTRUCTION	SHEET NOTES	KEY PLAN
ABOVE OR BELOW (E) WALL TO REMAIN (N) WALL 1 HR. FIRE RESISTANCE RATED WALL (N) DOOR (E) WINDOW TO REMAIN (N) WINDOW	• ALL EXISTING WINDOWS AND EXTERIOR DOORS TO BE REPLACED WITH THERMALLY BROKEN UNITS. • ALL INTERIOR DOORS TO BE RE-FINISHED AND REUSED WHERE POSSIBLE. • REPLACE ALL INTERIOR FINISHES PER I.D., TYP. • REPLACE ALL PLUMBING FIXTURES, TYP. • (N) WATERPROOFING AT EXISTING OPENINGS PER WP CONSULTANT. EXISTING STUCCO TO BE PATCHED & FINISHED AS NECESSARY TO MATCH (E) • SEE LANDSCAPE DRAWINGS FOR INFORMATION ON NEW PAVING & HARDSCAPE	

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STATE OF CALIFORNIA

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Revision No.	Date
PLANNING SUBMITTAL	07/16/2024
PLANNING RESUBMITTAL	09/27/2024
PLANNING RESUBMITTAL	07/31/2025

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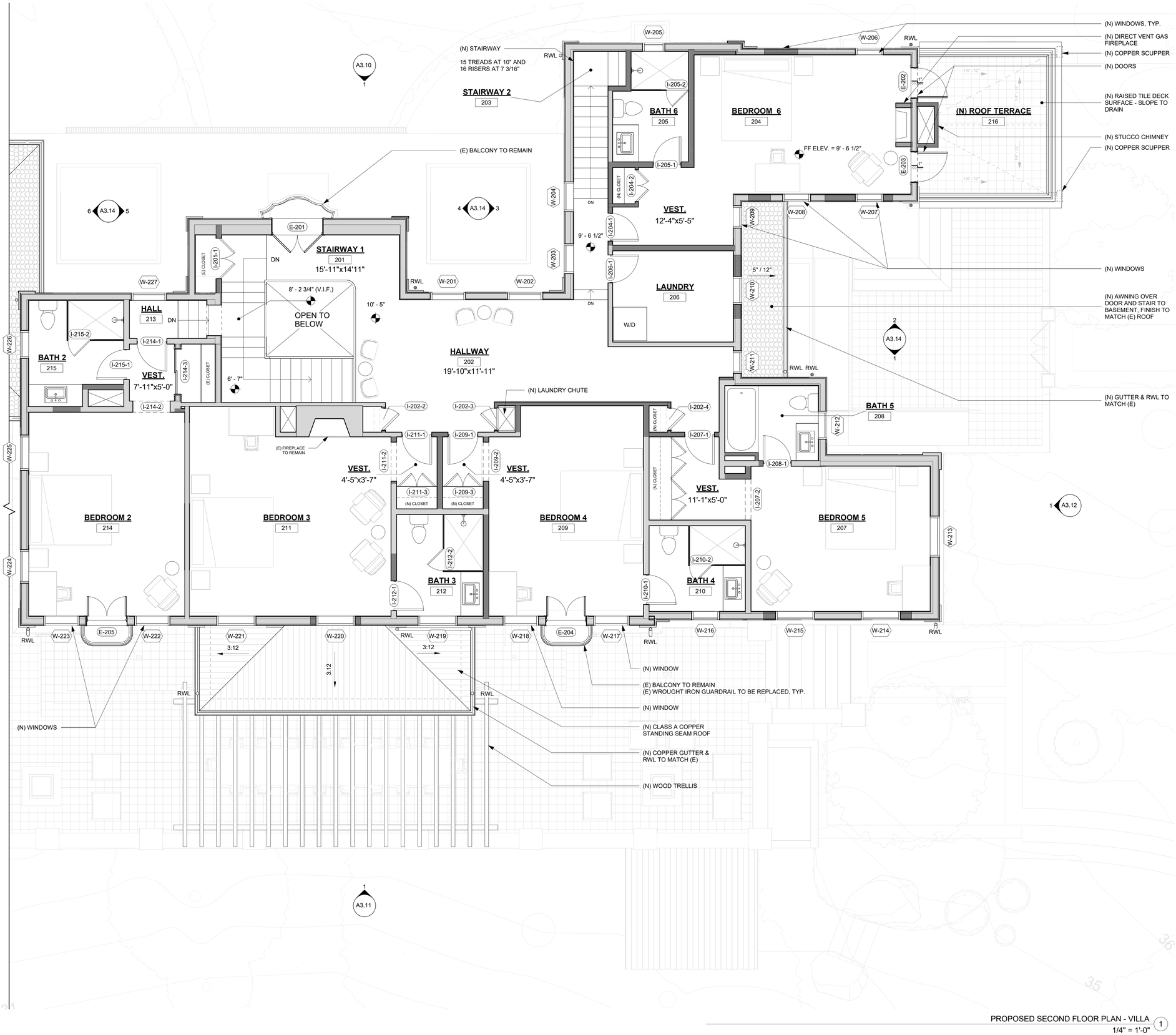
Scale
As indicated

0 2' 4' 8' 16'

Sheet Title
PROPOSED FIRST FLOOR PLAN - VILLA - SOUTH TERRACE

Sheet No.
A2.21.3

9/27/2024 3:24:10 PM



PROPOSED SECOND FLOOR PLAN - VILLA
1/4" = 1'-0"

9/27/2024 3:24:18 PM

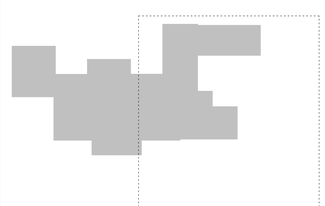
LEGEND - NEW CONSTRUCTION

- ABOVE OR BELOW
- (E) WALL TO REMAIN
- (N) WALL
- 1 HR. FIRE RESISTANCE RATED WALL
- (N) DOOR
- (E) WINDOW TO REMAIN
- (N) WINDOW
- [N.I.C.] NOT IN CONTRACT

SHEET NOTES

- ALL EXISTING WINDOWS AND EXTERIOR DOORS TO BE REPLACED WITH THERMALLY BROKEN UNITS.
- ALL INTERIOR DOORS TO BE RE-FINISHED AND REUSED WHERE POSSIBLE.
- REPLACE ALL INTERIOR FINISHES PER I.D., TYP.
- REPLACE ALL PLUMBING FIXTURES, TYP.
- (N) WATERPROOFING AT EXISTING OPENINGS PER WP CONSULTANT. EXISTING STUCCO TO BE PATCHED & FINISHED AS NECESSARY TO MATCH (E)
- SEE LANDSCAPE DRAWINGS FOR INFORMATION ON NEW PAVING & HARDSCAPE

KEY PLAN



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Revision No.	Date
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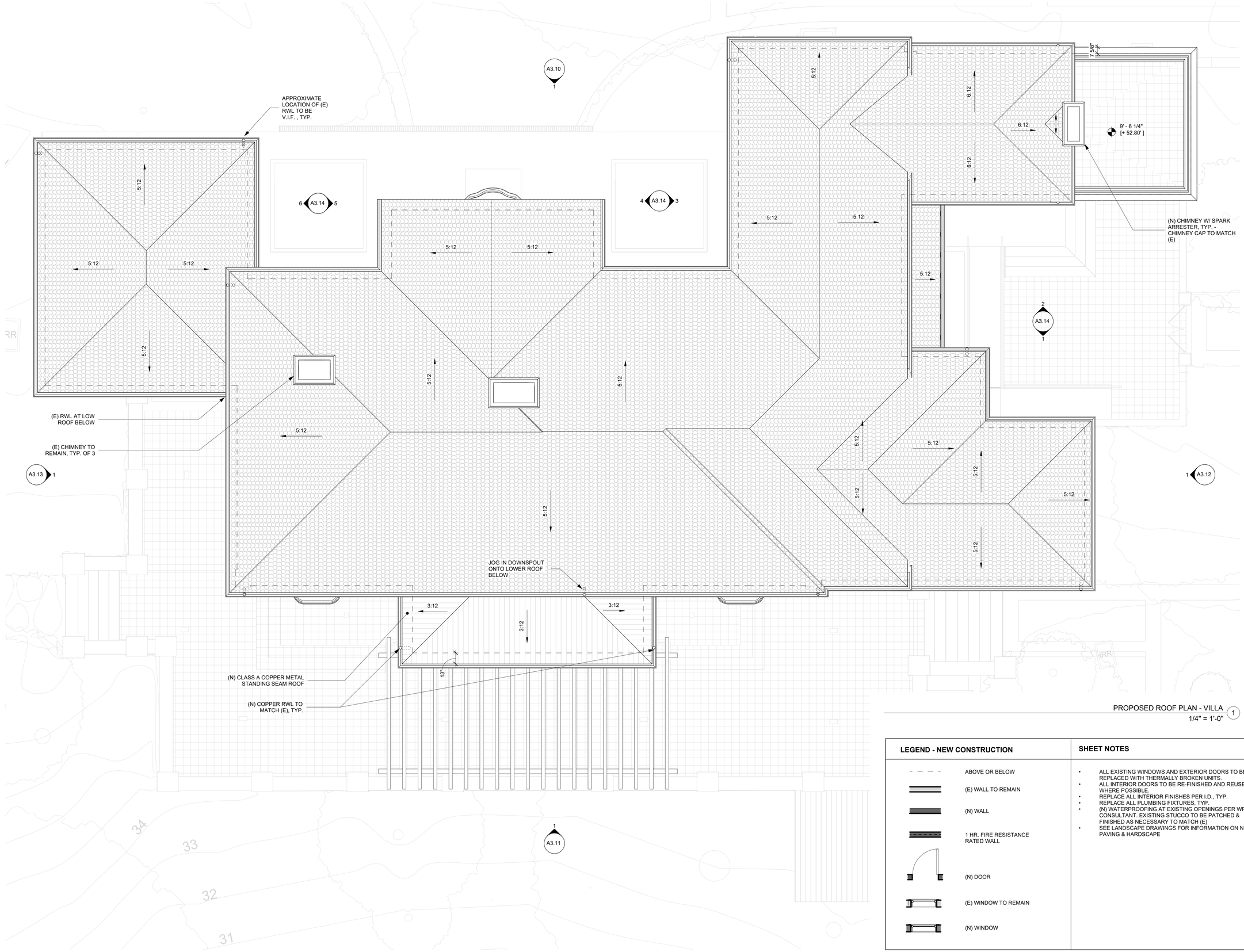
Drawn By: **TF/DC** Checked By: **MA/EL**

Scale
As indicated

0 2' 4' 8' 16'

Sheet Title
PROPOSED SECOND FLOOR PLAN - VILLA

Sheet No.
A2.22



PROPOSED ROOF PLAN - VILLA (1)
1/4" = 1'-0"

LEGEND - NEW CONSTRUCTION	
	ABOVE OR BELOW
	(E) WALL TO REMAIN
	(N) WALL
	1 HR. FIRE RESISTANCE RATED WALL
	(N) DOOR
	(E) WINDOW TO REMAIN
	(N) WINDOW

SHEET NOTES

- ALL EXISTING WINDOWS AND EXTERIOR DOORS TO BE REPLACED WITH THERMALLY BROKEN UNITS.
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- REPLACE ALL INTERIOR FINISHES PER I.D., TYP.
- REPLACE ALL PLUMBING FIXTURES, TYP.
- (N) WATERPROOFING AT EXISTING OPENINGS PER WP CONSULTANT. EXISTING STUCCO TO BE PATCHED & FINISHED AS NECESSARY TO MATCH (E)
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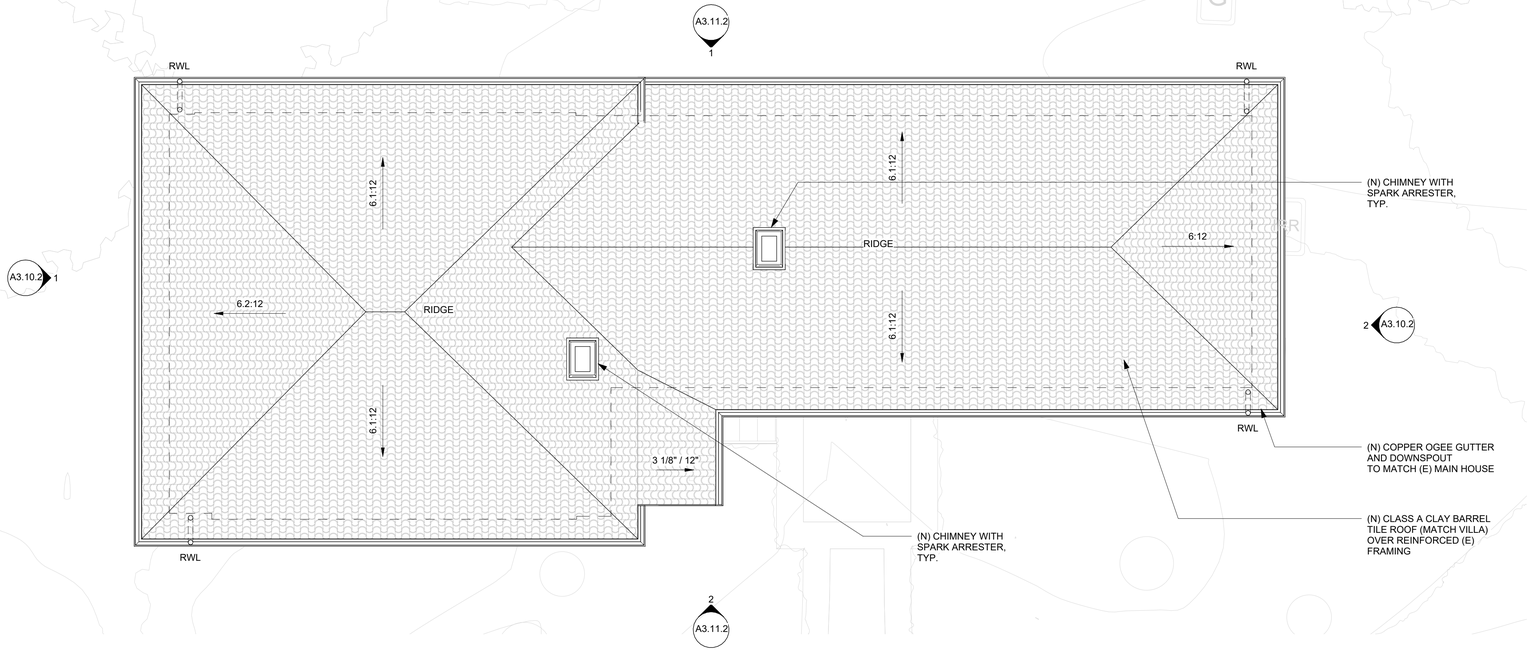
Scale
1/4" = 1'-0"

0 2' 4' 8' 16'

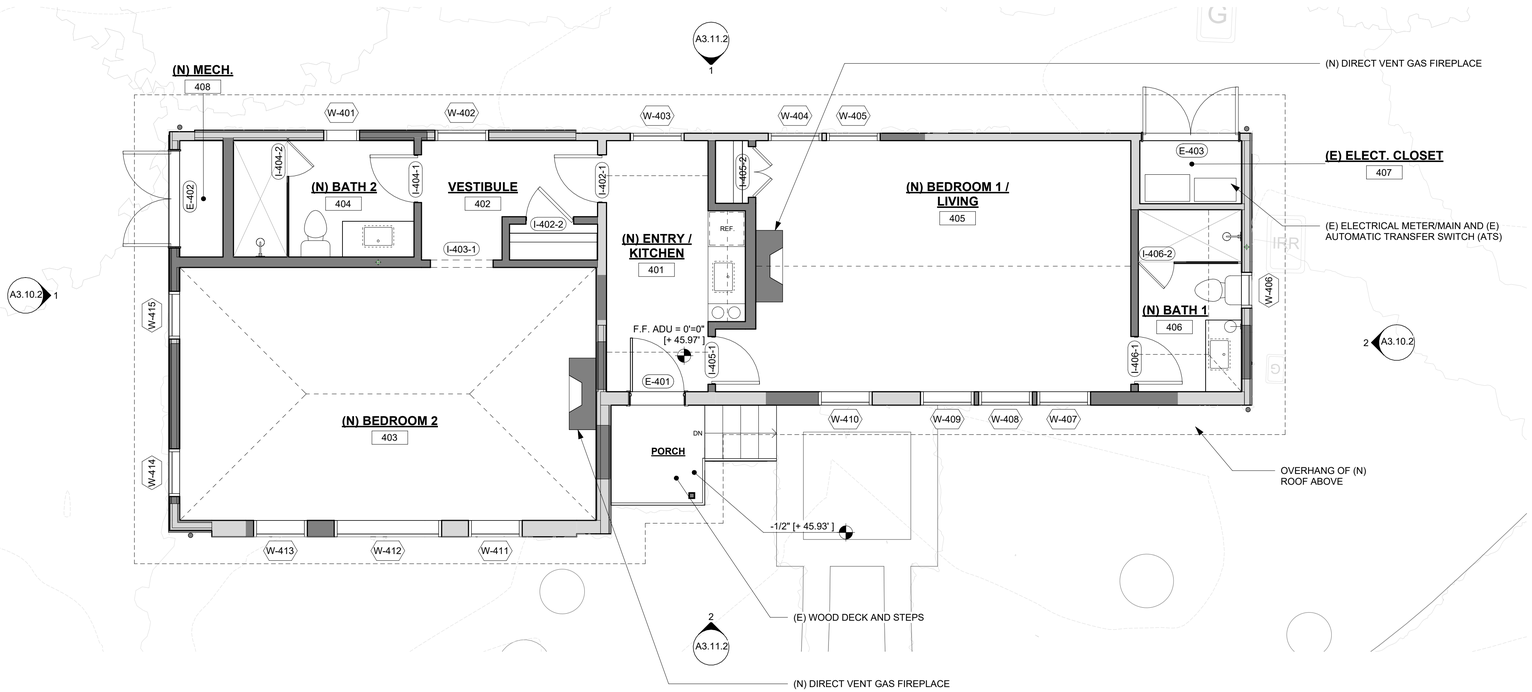
Sheet Title
PROPOSED ROOF PLAN - VILLA

Sheet No.
A2.23

9/27/2024 3:24:23 PM



PROPOSED ROOF PLAN - ADU (2)
1/4" = 1'-0"



PROPOSED FLOOR PLAN - ADU (1)
1/4" = 1'-0"

LEGEND - NEW CONSTRUCTION

- ABOVE OR BELOW
- (E) WALL TO REMAIN
- (N) WALL
- 1 HR. FIRE RESISTANCE RATED WALL
- (N) DOOR
- (E) WINDOW TO REMAIN
- (N) WINDOW
- [N.I.C.] NOT IN CONTRACT

SHEET NOTES

- ALL SPOT ELEVATIONS ARE RELATIVE TO VILLA CYPRESS LEVEL ONE F.F.
- ALL EXISTING WINDOWS AND EXTERIOR DOORS TO BE REPLACED WITH THERMALLY BROKEN UNITS.
- REPLACE ALL INTERIOR FINISHES, PER I.D., TYP.
- REPLACE INTERIOR FURNITURE, PER I.D., TYP.
- REPLACE ALL PLUMBING FIXTURES, TYP.
- (N) WATERPROOFING AT EXISTING OPENINGS PER WP CONSULTANT. EXISTING STUCCO TO BE PATCHED & FINISHED AS NECESSARY TO MATCH (E)
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Job Number: **23015**

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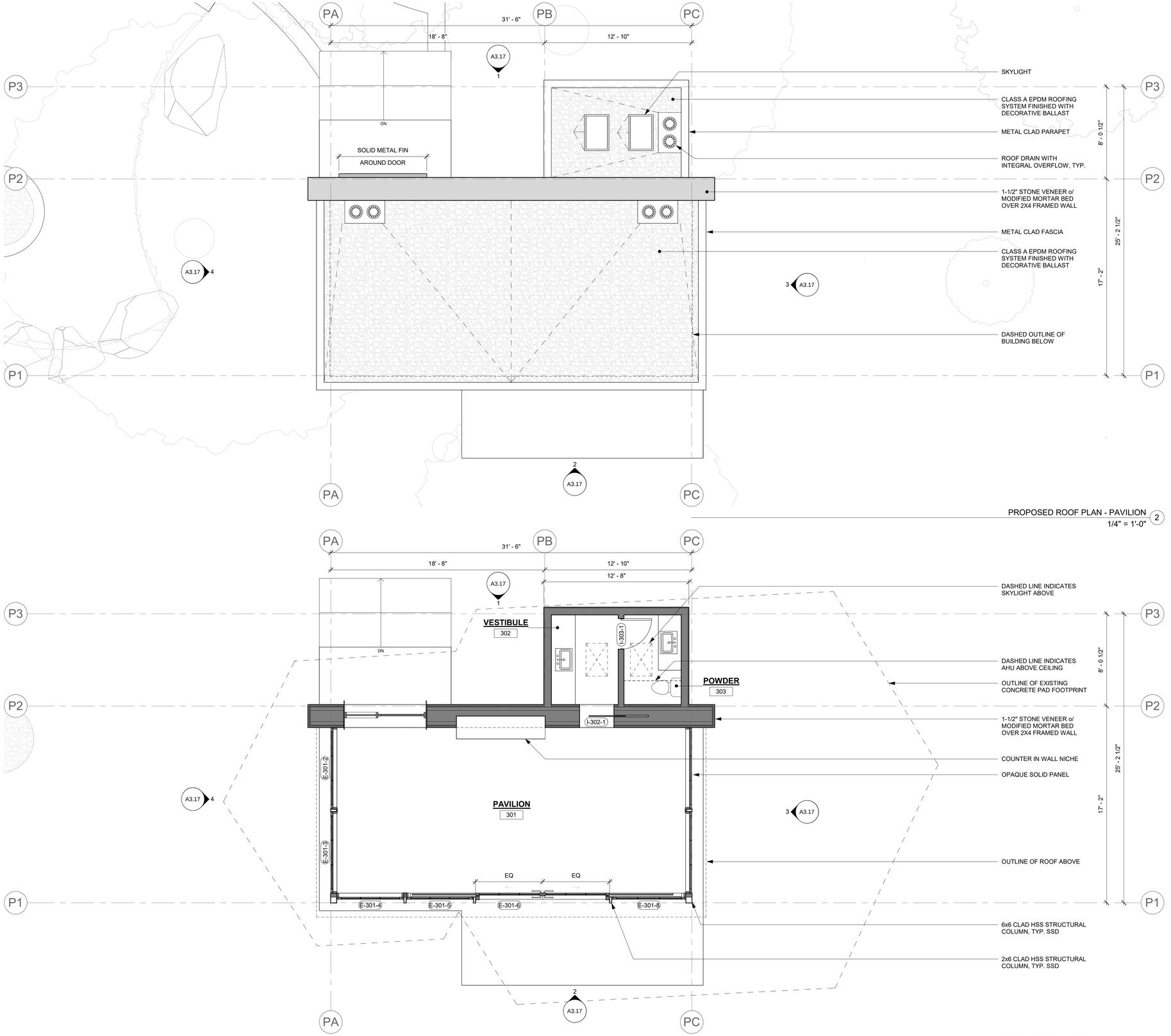
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Sheet Title
PROPOSED FLOOR AND ROOF PLANS - ADU

Sheet No.
A2.24

9/27/2024 3:24:24 PM



LEGEND - NEW CONSTRUCTION

- ABOVE OR BELOW
- (E) WALL TO REMAIN
- (N) WALL
- 1 HR. FIRE RESISTANCE RATED WALL
- (N) DOOR
- (E) WINDOW TO REMAIN
- (N) WINDOW
- [N.I.C.] NOT IN CONTRACT

SHEET NOTES

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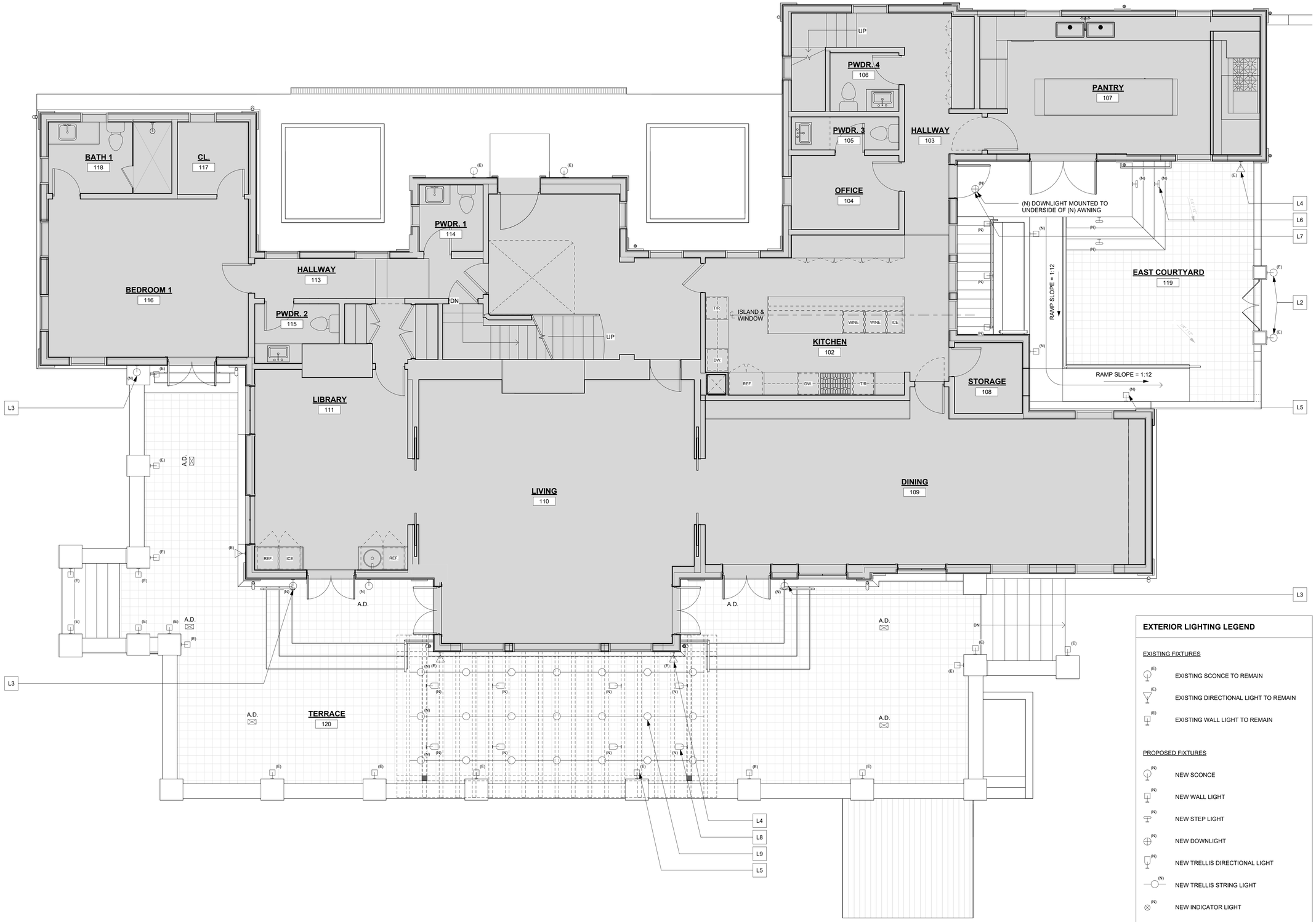
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1/4" = 1'-0"

0 2' 4' 8' 16'

Sheet Title
PROPOSED FLOOR AND ROOF PLANS - PAVILION

Sheet No.
A2.25

9/27/2024 3:24:27 PM



EXTERIOR LIGHTING FIRST FLOOR PLAN - VILLA (1)
1/4" = 1'-0"

EXTERIOR LIGHTING LEGEND

EXISTING FIXTURES

- (E) EXISTING SCONCE TO REMAIN
- (E) EXISTING DIRECTIONAL LIGHT TO REMAIN
- (E) EXISTING WALL LIGHT TO REMAIN

PROPOSED FIXTURES

- (N) NEW SCONCE
- (N) NEW WALL LIGHT
- (N) NEW STEP LIGHT
- (N) NEW DOWNLIGHT
- (N) NEW TRELLIS DIRECTIONAL LIGHT
- (N) NEW TRELLIS STRING LIGHT
- (N) NEW INDICATOR LIGHT

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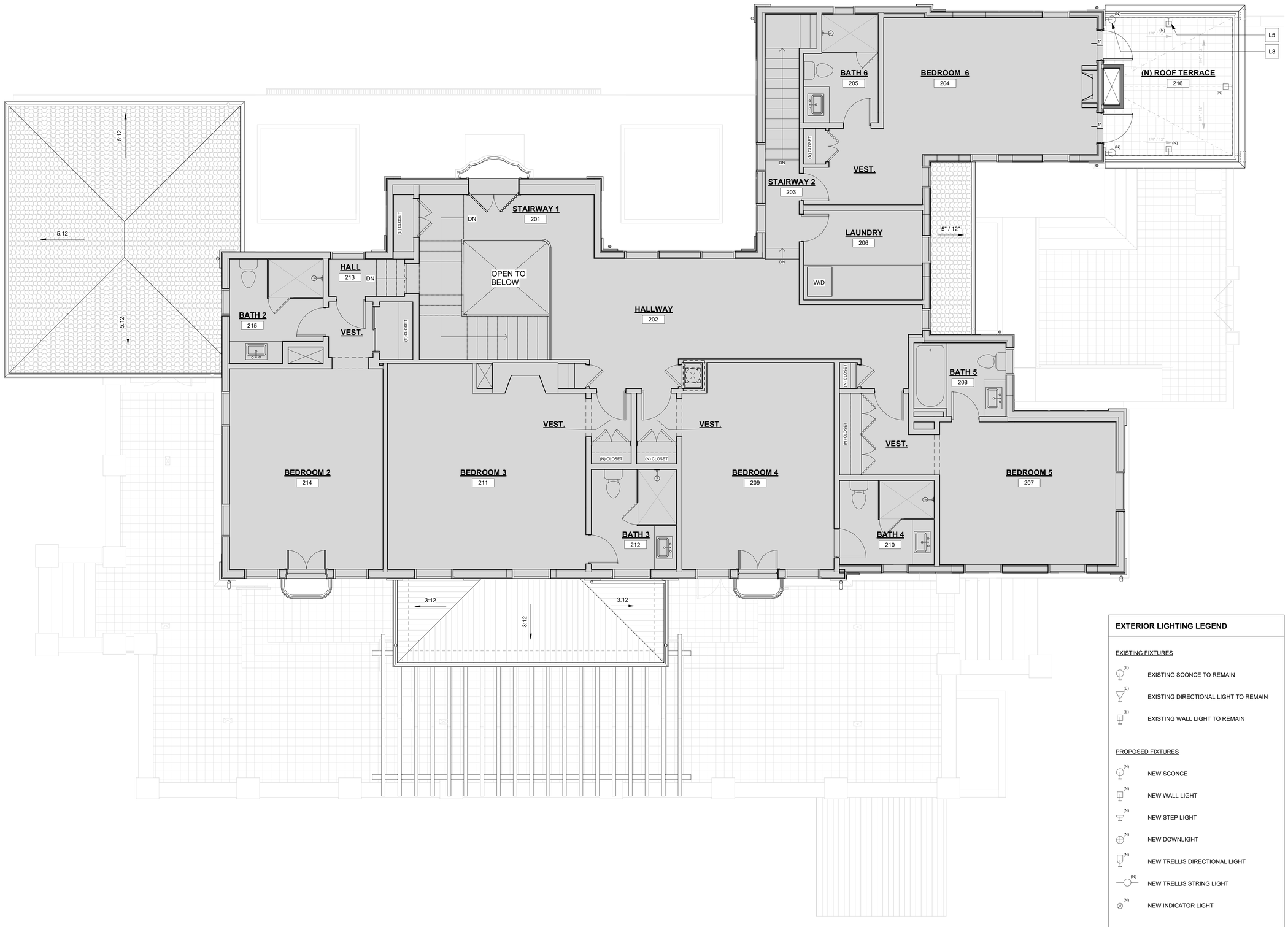
Drawn By: **Author** Checked By: **Checker**

Scale
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0 2' 4' 8' 16'

Sheet Title
EXTERIOR LIGHTING PLAN - VILLA FIRST FLOOR

Sheet No.
A2.51

9/27/2024 3:09:52 PM



EXTERIOR LIGHTING SECOND FLOOR PLAN - VILLA (1)
1/4" = 1'-0"

EXTERIOR LIGHTING LEGEND

EXISTING FIXTURES

- (E) EXISTING SCONCE TO REMAIN
- (E) EXISTING DIRECTIONAL LIGHT TO REMAIN
- (E) EXISTING WALL LIGHT TO REMAIN

PROPOSED FIXTURES

- (N) NEW SCONCE
- (N) NEW WALL LIGHT
- (N) NEW STEP LIGHT
- (N) NEW DOWNLIGHT
- (N) NEW TRELLIS DIRECTIONAL LIGHT
- (N) NEW TRELLIS STRING LIGHT
- (N) NEW INDICATOR LIGHT

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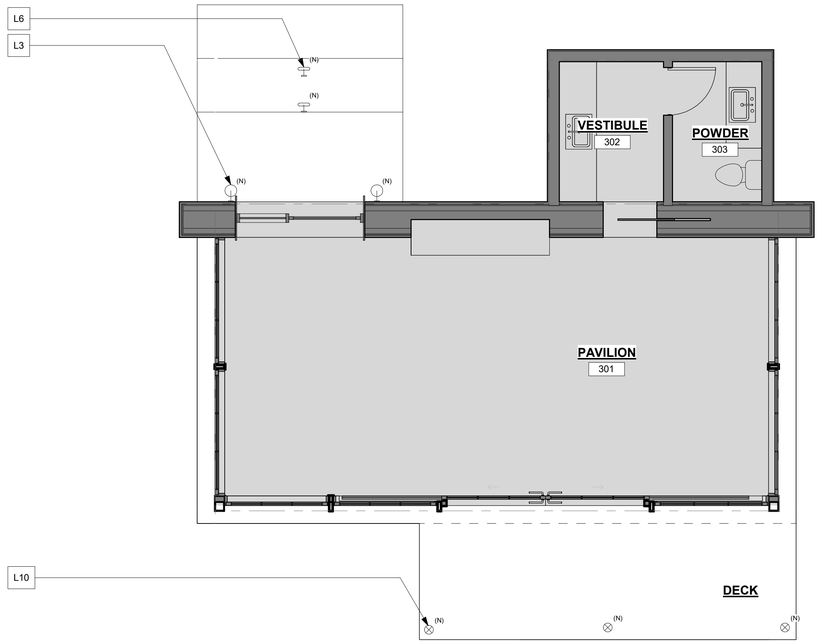
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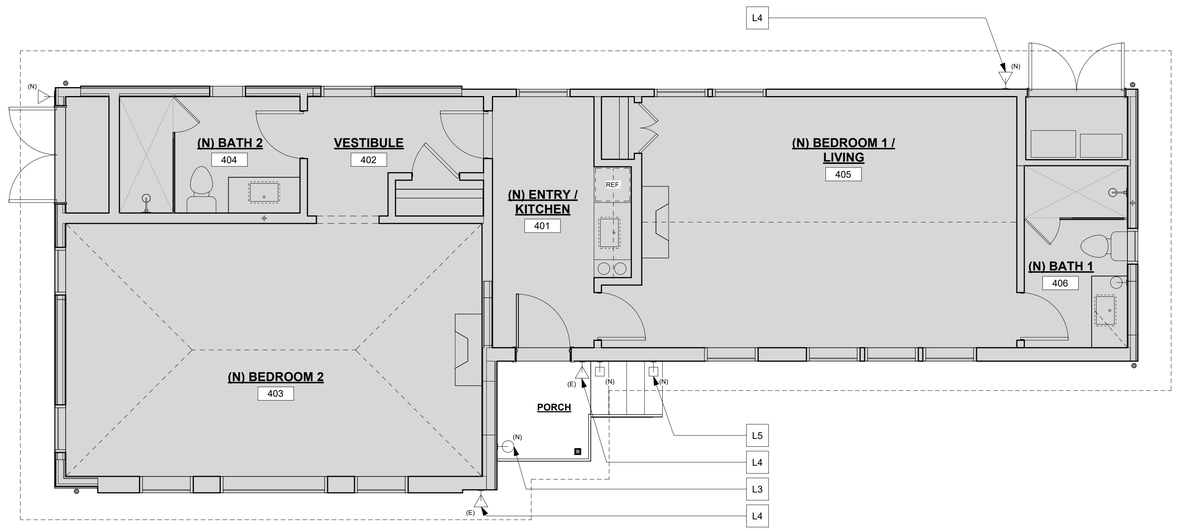
Sheet Title
EXTERIOR LIGHTING PLAN - VILLA SECOND FLOOR

Sheet No.
A2.52

9/27/2024 3:09:55 PM



PROPOSED FLOOR PLAN - PAVILION 2
1/4" = 1'-0"



PROPOSED FLOOR PLAN - ADU 1
1/4" = 1'-0"

EXTERIOR LIGHTING LEGEND

EXISTING FIXTURES

(E) EXISTING SCONCE TO REMAIN

(E) EXISTING DIRECTIONAL LIGHT TO REMAIN

(E) EXISTING WALL LIGHT TO REMAIN

PROPOSED FIXTURES

(N) NEW SCONCE

(N) NEW WALL LIGHT

(N) NEW STEP LIGHT

(N) NEW DOWNLIGHT

(N) NEW TRELLIS DIRECTIONAL LIGHT

(N) NEW TRELLIS STRING LIGHT

(N) NEW INDICATOR LIGHT

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Scale
1/4" = 1'-0"

0 2' 4' 8' 16'

Sheet Title
EXTERIOR LIGHTING PLAN - ADU & PAVILION

Sheet No.
A2.53

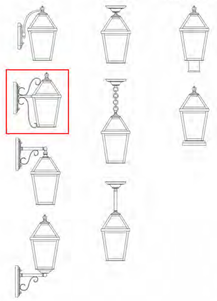
9/27/2024 3:09:56 PM

London Lantern

New Classics HANDMADE IN USA

MOUNTS

Wall | Ceiling | Post/Column



The London Lantern's look and feel was inspired by the stately glass enclosed conservatories designed for elegant homes and country estates by 19th century British Architects.

UL listed - Exterior. Durable Solid Brass.

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FINIALS



Classical Acorn | Onion

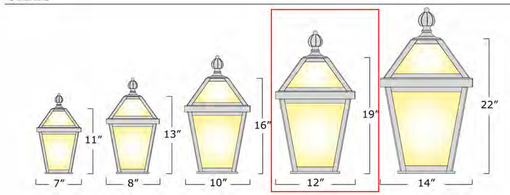
FINISHES

Architectural Bronze
Verdigris Patina
Antique Copper
Satin Antique Brass
Raw Copper
Black

GLASS

Gold White
White Opal
Sandblast Frost
Clear Seeded
Waterfall
Cream

SIZES



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v1.1-p1

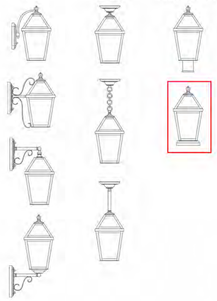
L1

London Lantern

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MOUNTS

Wall | Ceiling | Post/Column



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UL listed - Exterior. Durable Solid Brass.

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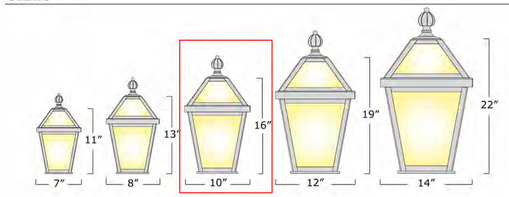
FINISHES

Architectural Bronze
Verdigris Patina
Antique Copper
Satin Antique Brass
Raw Copper
Black

GLASS

Gold White
White Opal
Sandblast Frost
Clear Seeded
Waterfall
Cream

SIZES



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v1.1-p1

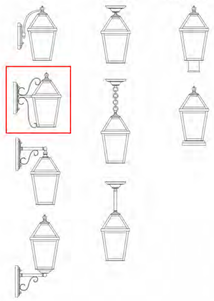
L2

London Lantern

New Classics HANDMADE IN USA

MOUNTS

Wall | Ceiling | Post/Column



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FINIALS



Classical Acorn | Onion

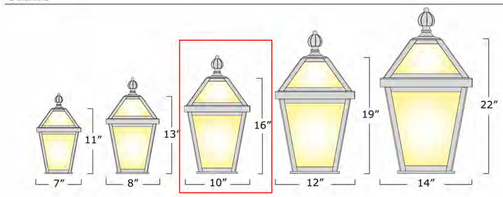
FINISHES

Architectural Bronze
Verdigris Patina
Antique Copper
Satin Antique Brass
Raw Copper
Black

GLASS

Gold White
White Opal
Sandblast Frost
Clear Seeded
Waterfall
Cream

SIZES



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v1.1-p1

L3

L-011-30-BGS-SA

The L-011-30-BGS-SA is fixed, downward-facing directional fixture available in both low voltage and line voltage configurations. It is limited to a maximum 30° angle from vertical and supplied with an angled glare shield. The fixture needs to be specified with one of the available mountings to ensure it meets International Dark Sky Association requirements. The L-011-30-BGS-SA can be equipped with several different MR16 LED and halogen lamps and a variety of accessories to produce the desired effect.

Construction All brass components • 0.140" [3.6mm] thick brass housing

Lens Tempered glass, stepped to prevent pooling of water on lens

L-011 12 Volts AC/DC • GU5.3 MR16 LED • Remote Transformer Required
Amber (1500K), Warm White (2700K/3000K) • Most lamps dim to less than 20%. See lamp manufacturer's transformer/dimmer compatibility chart.

	2700K		3000K		
5 Watt Cree chipset	__ **5W-A-NFL**	**AMBER** (1500K)		25° narrow flood	
Cree chipset 5 Watts	__ **5W-SP-27**	__ **5W-SP-30**		15° spot	320 lm
	__ **5W-NFL-27**	__ **5W-NFL-30**		25° narrow flood	320 lm
	__ **5W-FL-27**	__ **5W-FL-30**		40° flood	320 lm
	__ **5W-FL/60-27**	__ **5W-FL/60-30**		60° flood	320 lm
	__ **5W-WFL-27**	__ **5W-WFL-30**		100° wide flood	320 lm
Lumiled chipset 7 Watts	__ **7W-FL/60-27**	__ **7W-FL/60-30**		60° flood	483 lm
Sorsa chipset 8 Watts	__ **8W-SP-27**	__ **8W-SP-30**		10° spot	600 lm
	__ **8W-NFL-27**	__ **8W-NFL-30**		25° narrow flood	630 lm
	__ **8W-FL-27**	__ **8W-FL-30**		36° flood	630 lm

L-011-120V 120 Volts GU10 MR16 LED • Amber (1500K), Warm White (2700K/3000K)

L-011-230V 230 Volts Most lamps dim to less than 20%. See lamp manufacturer's transformer/dimmer compatibility chart.

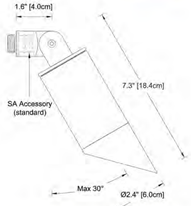
	2700K		3000K		
5 Watt Cree chipset	__ **5W-A-NFL-120V**	**AMBER** (1500K)		25° narrow flood	79 lm
Green Creative 5 Watts	__ **5W-NFL-27-120V**	__ **5W-NFL-30-120V**		25° narrow flood	390 lm
	__ **5W-FL-27-120V**	__ **5W-FL-30-120V**		35° flood	390 lm
	__ **8W-SP-27-120V**	__ **8W-SP-30-120V**		10° spot	600 lm
Sorsa chipset 8 Watts	__ **8W-NFL-27-120V**	__ **8W-NFL-30-120V**		25° narrow flood	630 lm
	__ **8W-FL-27-120V**	__ **8W-FL-30-120V**		36° flood	630 lm
	__ **8W-WFL-27-120V**	__ **8W-WFL-30-120V**		60° wide flood	630 lm

Optical Accessories
__ **X BGS** Brass glare shield, 45° cutoff (STANDARD)
__ **CTO-1/4-2.04** Color Temperature Orange filter 1/4
__ **CTO-1/2-2.04** Color Temperature Orange filter 1/2
__ **CTO-3/4-2.04** Color Temperature Orange filter 3/4
__ **FR** Frosted lens, 1/8" [3mm] thick
__ **HL1** Honeycomb louver, 1/8" [3mm] thick
__ **HL2** Honeycomb louver, 1/4" [6mm] thick
__ **PR** Prismatic spread lens, 1/8" [3mm] thick
__ **RT** Rectilinear spread lens, 1/8" [3mm] thick
__ **SL** Solite (Soft Focus) lens, 1/8" [3mm] thick
Maximum (2) 1/8" thick accessories or (1) HL2 + (1) CTO Filter

Mounting Accessories
__ **X SA** Sure Aim locking rotation accessory (STANDARD)
__ **TDM1** •Brass tree/deck mount with stainless steel screws
__ **TDM2-__** •Brass tree mount with nylon strap (**48, 72,** or **96"**)
__ **TDM2SS-__** •Brass tree mount with stainless steel strap (**48, 72,** or **96"**)
__ **TDM3** •Brass low-profile deck/wall mount
__ **TDM4** •Brass low-profile tree mount with notch for wire
__ **TMJB-__** Brass tree-mounted junction box, single fixture mount, stainless steel strap (**48, 72,** or **96"**)
__ **TMJBX** Brass tree-mounted junction box, single fixture mount, stainless steel screws
__ **VTM** Brass rectangular junction box, direct mount or as part of **VTM-PALM**
__ **VTM-PALM** Set of up to four **VTM** junction boxes, stainless steel strap (**70** or **88"**), and wiring. See spec. sheet for details.
• 12 Volt only.

Finish: Unfinished is standard; no specification required. The fixture will weather to a natural patina. The patina process is natural with brass and copper. Rate of patina and eventual color is dependent upon climate and proximity to the ocean. Thus, Beachside does not guarantee any specific appearance.





This directional downlight is certified by DarkSky International **when mounted on a VERTICAL surface and aimed downward.** This fixture will not work nor be DarkSky compliant if mounted to a horizontal surface such as the ground or ceiling.

DARKSKY APPROVED · TURTLE SENSITIVE · Certified by DarkSky.org when using long wavelength Amber LED

DARKSKY APPROVED · Responsible light pollution · Certified by DarkSky.org

SUITABLE FOR INDOOR USE UP TO 15W LED

IP 66
CSA Listed, file #190030
10 year fixture warranty
3 year warranty on MR16 LED lamps

Project | By | Date

For ordering purposes, please specify (example: L-011-30-**120V**—**5W-NFL-27-120V**—BGS—**CTO-1/2-2.04**—**HL1**—SA)

L-011-30- Fixture — ____ Lamp — **BGS** — ____ Accessory — ____ Accessory — ____ Accessory — **SA**

BEACHSIDE LIGHTING • 800-405-6732 • www.BeachsideLighting.com • Made in Hawaii, USA 04/24

L4

E9-RCL

The E9-RCL is a rectangular, brass, recessed fixture with a louvered faceplate for mounting in floors, walls, or ceilings.

E9-RCL: Surface-mounted trim. 2.5"-diameter mounting hole required.
E9-RCL-CR: Adds CONCRETE RING and PVC HOUSING for flush-mounted, recessed trim.

Construction Solid brass faceplate, trim ring, and lamp compartment. Outer PVC Housing for "CR" versions features four 1/2" NPT taps for conduit: two in the side and two in the back/bottom. Secured with two #6-32 black stainless steel screws.

Lens Tempered frosted soda lime glass

Voltage 12 Volts AC / DC. Remote transformer required.

Lamps Integrated LED light engine
Triac dimmable: MLV >6% typ, ELV >16% typ

Cree XPE2 LED 2 Watt **AMBER** (1500K) ***TURTLE FRIENDLY***	__ **2W-A-SP**	spot
	__ **2W-A-NFL**	narrow flood
	__ **2W-A-FL**	flood
	__ **2W-A-NO**	no optic (wide flood)
Cree XPE2 LED 2 Watt **RED-ORANGE** (1000K) ***TURTLE FRIENDLY***	__ **2W-RO-SP**	spot
	__ **2W-RO-NFL**	narrow flood
	__ **2W-RO-FL**	flood
	__ **2W-RO-NO**	no optic (wide flood)
Cree XPG2 LED 3 Watt Warm White (3000K)*	__ **3W-SP**	spot
	__ **3W-NFL**	narrow flood
	__ **3W-FL**	flood
	__ **3W-NO**	no optic (wide flood)

* Also available in 2700K. Add color suffix to lamp specification, e.g. "*3W-NFL-2700K*"

MR16 LED • GU5.3 • Amber, Warm White (2700K/3000K)

	2700K		3000K			
5 Watt Cree chipset ***TURTLE FRIENDLY***	__ **5W-A-NFL**	**AMBER** (1300K)		25° narrow flood	23 lm	
Cree chipset 5 Watts	__ **5W-SP-27**	__ **5W-SP-30**		15° spot	85+ CRI	
	__ **5W-NFL-27**	__ **5W-NFL-30**		25° narrow flood	85+ CRI	
	__ **5W-FL-27**	__ **5W-FL-30**		40° flood	85+ CRI	
	__ **5W-FL/60-27**	__ **5W-FL/60-30**		60° flood	85+ CRI	
	__ **5W-WFL-27**	__ **5W-WFL-30**		100° wide flood	85+ CRI	
Lumiled chipset 7 Watts	__ **7W-FL/60-27**	__ **7W-FL/60-30**		60° flood	90+ CRI	
Sorsa chipset 8 Watts	__ **8W-SP-27**	__ **8W-SP-30**		10° spot	90 CRI	
	__ **8W-NFL-27**	__ **8W-NFL-30**		25° narrow flood	90 CRI	
	__ **8W-FL-27**	__ **8W-FL-30**		36° flood	90 CRI	

Optical Accessories**
__ **HL1** Honeycomb louver, 1/8" [3mm] thick
__ **PR** Prismatic spread lens
__ **RT** Rectilinear spread lens

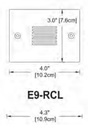
****Maximum (2) accessories. HL2 cannot be used with any other accessory.

Finish: Unfinished is standard; no specification required. The fixture will weather to a natural patina. The patina process is natural with brass and copper. Rate of patina and eventual color is dependent upon climate and proximity to the ocean. Thus, Beachside does not guarantee any specific appearance.

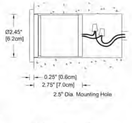
Weight: 4.4 lbs [2.0 kg]

IP 67
CSA Listed, file #190030
10 year fixture warranty
3 year warranty on MR16 LED lamps
Drive-over static load rating: 10,500 lbs (CR version only)





E9-RCL

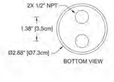




50 lm

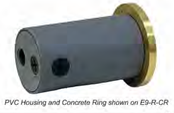
E9-RCL-CR





SUITABLE FOR INDOOR (with LED module) & OUTDOOR USE

DARKSKY APPROVED · Responsible light pollution · Certified by DarkSky.org



PVC Housing and Concrete Ring shown on E9-R-CR

Project | By | Date

For ordering purposes, please specify (example: **E9-RCL-CR—5W-NFL-27—RT**)

E9-RCL- Fixture — ____ Lamp — ____ Accessory(ies)

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L5

William Duff Architects

1275 Folsom Street
San Francisco, CA 94103
(415) 371-0900
wdarch.com

LICENSED ARCHITECT
JAMES HOWARD WESTOVER
C-21728
08/31/2025 RENEWAL DATE
STATE OF CALIFORNIA

Agency Approvals

Revision No.	Date
PLANNING RESUBMITTAL	09/27/2024
PLANNING RESUBMITTAL	07/31/2025

Written dimensions on these drawings shall have precedence over scaled dimensions. Drawings shall not be scaled. Contractors shall verify, and be responsible for, all dimensions and conditions shown by these drawings. Shop details must be submitted to this office for approval before proceeding with fabrications. The drawings and their design content are the sole property of William Duff Architects, Inc. and may not be reused or reproduced in any manner without our express written consent.

Job Title
Villa Cypress Site

Job Address
3270 17 Mile Drive
Pebble Beach, CA 93953

Date: 31 JULY 2025

Issued For
PLANNING RESUBMITTAL
PLN240069
Job Number: **23015**

Drawn By: **Author** Checked By: **Checker**

Scale

Sheet Title
EXTERIOR LIGHTING SPECS

Sheet No.
A2.54

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E3-SQL

The E3-SQL is a square, recessed, louvered steplight with a minimal 2.17" (55mm) footprint. Positioning of louvers milled at 30° angle throw light out and down without glare at fixture level.



Construction Solid brass trim with brass cylindrical lamp compartment. PVC outer housing.

Lens Frosted, tempered soda lime glass.

Voltage 12 Volts AC / DC. Remote transformer required.

Mounting Ground, ceiling, or wall-mount installation in masonry or wood. No mounting accessory is needed for core drill applications. Optional Deck Mount accessory allows for adaptation to wood deck of varying thicknesses. Optional brass Conduit Fitting features two side and one bottom 1/2" NPT threaded holes for remote splicing and/or applications with limited depth. Concrete Form Kit secures the fixture Housing vertically or horizontally in a form for installation in new concrete. Trim and lamp compartment are friction-fit into sleeve using o-rings, eliminating the need for visible fasteners.

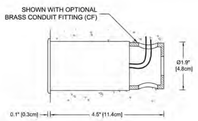
Lamps LED, Triac dimmable: MLV >6% typ., ELV >16% typ.

Cree XPE2 2W **AMBER** (1500K) ***TURTLE FRIENDLY***	__ **2W-A-SP**	10° spot		
	__ **2W-A-NFL**	30° narrow flood	19.6 cd	5.9 lm
	__ **2W-A-FL**	50° flood	10.5 cd	4.7 lm
Cree XPE2 2 Watt **RED-ORANGE** (1003K) ***TURTLE FRIENDLY***	__ **2W-RO-SP**	10° spot		
	__ **2W-RO-NFL**	30° narrow flood		
	__ **2W-RO-FL**	50° flood		
Cree XPG2 3W Warm White (3000K)*	__ **3W-SP**	10° spot		
	__ **3W-NFL**	30° narrow flood	47.5 cd	15.4 lm
	__ **3W-FL**	50° flood	30.7 cd	13.5 lm

* Also available in 2700K. Add color suffix to lamp specification, e.g. "*3W-NFL-2700K*".

MR11 LED, Triac dimmable >25%

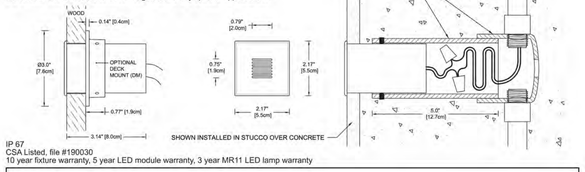
Cree chipset 2W **AMBER** (1500K) ***TURTLE FRIENDLY***	__ **2W-A-MR11-NFL**	30° narrow flood		
	2700K	*3000K*		
Cree chipset 2 Watt Warm White	__ **2W-MR11-SP-27**	__ **2W-MR11-SP-30**	15° spot	
	__ **2W-MR11-NFL-27**	__ **2W-MR11-NFL-30**	30° narrow flood	
	__ **2W-MR11-FL-27**	__ **2W-MR11-FL-30**	60° flood	



Mounting Accessories (None needed for Core Drill Applications)

__ **CF** Conduit Fitting (Limited Depth / Remote Splice)
__ **CFK** Concrete Form Kit
__ **DM** Deck Mount adapter ring for wooden decks

Finish: Unfinished is standard, no specification required. The fixture will weather to a natural patina. The patina process is natural with brass and copper. Rate of patina and eventual color is dependent upon climate and proximity to the ocean. Thus, Beachside does not guarantee any specific appearance.



IP 67
CSA Listed, file #190030
10 year fixture warranty, 5 year LED module warranty, 3 year MR11 LED lamp warranty

Project ____ By ____ Date ____

For ordering purposes, please specify (example: **E3-SQL—2W-MR11-NFL-27—DM**)

E3-SQL — ____ — ____
Fixture | Lamp / Beam | Accessory(ies)

L-011-CM

The L-011-CM is a fixed, ceiling-mounted downlight.



L-011-CM



L-011-CM-NC

Construction All brass components. 0.140" [3.6mm] thick brass housing.

Lens Tempered soda lime glass.

Mounting ***Round Canopy*** (standard): Brass canopy mounts onto brass crossbar (included). Crossbar fits over 3.0" and 4.0" octagonal / round and single gang rectangular boxes.
Square Canopy (optional): Square brass canopy with same crossbar mounting as standard Round Canopy.
Small Square Canopy (optional): Two-part brass canopy mounts over 3.0-3.5" octagonal / round box only.
No Canopy (optional): Canopy not included. 1/2" NPSM brass threaded fitting only)

L-011-CM 12 Volts • LED light engine • Remote transformer required
Triac dimmable: MLV >1% typ., ELV >5% typ.

7 Watts Cree XPE2 **AMBER** (1500K) 590-600 nm ***TURTLE FRIENDLY***	__ **7W-A-SP**	13° Beam, 28° Field	2250 cd	149 lm	30 lm/W
	__ **7W-A-NFL**	30° Beam, 50° Field	519 cd	138 lm	23 lm/W
	__ **7W-A-FL**	50° Beam, 77° Field	160 cd	113 lm	19 lm/W
8 Watts Cree XPE2 **RED-ORANGE** (1003K) 625-635 nm ***TURTLE FRIENDLY***	__ **8W-RO-SP**	9° Beam, 20° Field	8854 cd	338 lm	55 lm/W
	__ **8W-RO-NFL**	30° Beam, 45° Field	1237 cd	329 lm	53 lm/W
	__ **8W-RO-FL**	54° Beam, 81° Field	347 cd	291 lm	46 lm/W
11 Watts Cree XPG2 Warm White	2700K	__ **11W-827-SP**	__ **11W-827-NFL**	__ **11W-827-FL**	
		__ **11W-830-SP**	12° Beam, 29° Field	10241 cd	791 lm	76 lm/W
	3000K	__ **11W-830-NFL**	29° Beam, 50° Field	2754 cd	765 lm	73 lm/W CRI 81
		__ **11W-830-FL**	48° Beam, 79° Field	908 cd	625 lm	60 lm/W
11 Watts Cree XPG3 Warm White ***High CRI***	2700K	__ **11W-927-SP**	__ **11W-927-NFL**	__ **11W-927-FL**	
		__ **11W-930-SP**	12° Beam, 29° Field	7321 cd	748 lm	78 lm/W
	3000K	__ **11W-930-NFL**	29° Beam, 50° Field	2382 cd	717 lm	75 lm/W CRI 92
		__ **11W-930-FL**	48° Beam, 79° Field	902 cd	592 lm	62 lm/W

GU5.3 MR16 LED • Remote Transformer Required
Amber (1500K), Warm White (2700K/3000K) • Most lamps dim to less than 20%.
See lamp manufacturer's transformer/dimmer compatibility chart.

5 Watt Cree chipset ***TURTLE FRIENDLY***	__ **5W-A-NFL**	**AMBER** (1500K)	25° narrow flood	83 lm	
	2700K	*3000K*			
Cree chipset 5 Watts	__ **5W-SP-27**	__ **5W-SP-30**	15° spot	320 lm	85+ CRI
	__ **5W-NFL-27**	__ **5W-NFL-30**	25° narrow flood	320 lm	85+ CRI
	__ **5W-FL-27**	__ **5W-FL-30**	40° flood	320 lm	85+ CRI
	__ **5W-FL/60-27**	__ **5W-FL/60-30**	60° flood	320 lm	85+ CRI
	__ **5W-WFL-27**	__ **5W-WFL-30**	100° wide flood	320 lm	85+ CRI
Lumled chipset 7 Watts	__ **7W-FL/60-27**	__ **7W-FL/60-30**	60° flood	483 lm	90+ CRI
Soraa chipset 8 Watts	__ **8W-SP-27**	__ **8W-SP-30**	10° spot	600 lm	90 CRI
	__ **8W-NFL-27**	__ **8W-NFL-30**	25° narrow flood	630 lm	90 CRI
	__ **8W-FL-27**	__ **8W-FL-30**	36° flood	630 lm	90 CRI

SUITABLE FOR INDOOR AND OUTDOOR USE

IP 66
CSA Listed, file #190030
10 year fixture warranty
5 year MR16 LED lamp warranty
3 year LED module warranty

E4

The E4 is an unobtrusive, low-voltage, directional fixture. Its minimalist design brings attention to the lamp's effect, not to the fixture itself. The E4 takes advantage of LED modules that can produce 10°-120° beam spreads with just a simple change of our line of field-serviceable optics.



Construction All brass components. 1/8" [3mm] thick brass housing.

Lens Tempered soda lime glass, stepped to prevent pooling of water on lens.

Voltage 12 Volts AC/DC with integral driver (9-15V input, dimmable below 9V). Remote transformer required.

Mounting Two #8 x 2" long brass wood screws (included) secure canopy to the mounting surface.
Sleeve between U-bracket and canopy allows clockwise / counterclockwise aiming of fixture and locks position via a set screw.
Fixture canopy accepts wiring from the back. Two semicircular cutouts, one at the top and one at the bottom of the canopy, accept surface run wiring. Silicone-filled wire nuts (included) allow splicing within the canopy.

Lamps Triac dimmable: MLV >6% typ., ELV >16% typ.

		Beam/Field	Candela	Lumens	Efficacy	
Cree XPE2 LED 2 Watt **AMBER** (1500K)	__ **2W-A-SP**	10° / 20°	1366	65	29	
	__ **2W-A-NFL**	14° / 31°	587	64	29	
	__ **2W-A-FL**	29° / 61°	140	53	24	
	__ **2W-A-NO**	46° / 114°	15	14	6	
Cree XPE2 LED 2 Watt **RED-ORANGE** (1003K)	__ **2W-RO-SP**	10° / 18°	2841	123	54	
	__ **2W-RO-NFL**	13° / 28°	1483	119	52	
	__ **2W-RO-FL**	32° / 56°	229	81	35	
	__ **2W-RO-NO**	49° / 114°	32	32	14	
Cree XPG2 LED 3 Watt Warm White (3003K)*	__ **3W-SP**	13° / 24°	2689	202	69	CRI 83
	__ **3W-NFL**	17° / 37°	1214	177	61	
	__ **3W-FL**	30° / 62°	395	156	54	
	__ **3W-NO**	47° / 86°	42	37	13	

(AMBER and RED-ORANGE directionals not FFWCC certified)

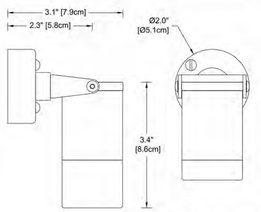
* Also available in 2700K. Add color suffix to lamp specification, e.g. "*3W-NFL-2700K*"





Optical Accessories Fixture can accommodate up to two 1/8"-thick optical accessories or one accessory + CTO filter if used in conjunction with the 'NO' optic.

__	**CTO-1/4-1.36**	Color Temperature Orange filter 1/4
__	**CTO-1/2-1.36**	Color Temperature Orange filter 1/2
__	**CTO-3/4-1.36**	Color Temperature Orange filter 3/4
__	**FR8**	Frosted lens
__	**HL8**	Honeycomb louver, 1/8" [3mm] thick
__	**KP**	Extended snoot (no weep hole) for DOWNLIGHTING only
__	**PR8**	Prismatic spread lens
__	**RT8**	Rectilinear spread lens



E4 with KP accessory

Finish: Unfinished is standard; no specification required. The fixture will weather to a natural patina. The patina process is natural with brass and copper. Rate of patina and eventual color is dependent upon climate and proximity to the ocean. Thus, Beachside does not guarantee any specific appearance.

Weight: 1.6 lbs [0.7 kg]

IP 66
CSA Listed, file #190030
10 year fixture warranty
5 year Cree LED module warranty

SUITABLE FOR INDOOR AND OUTDOOR USE

Project ____ By ____ Date ____

For ordering purposes, please specify (example: **E4—2W-A-SP—FR8—HL8**)

E4 — ____ — ____
Fixture | Lamp | Accessory(ies)

MP LIGHTING

Lightology

Bistro 120V 48 Foot 24-Light String Light Kit

SPEC # BR11157817

BRAND Brilliance

DESCRIPTION

The 120V Bistro String Light Kit is designed with two-way mounting holes at each lamp position creating a more secure installation for the string lights. The connection points are weather sealed, and the string features a waterproof seal, making all 48 feet of string outdoor ready. Kit includes 48 feet of Bistro string with 15 inch lead on both ends, 24 lamp positions, (24) 2.5 watt S14 medium base Filament 2700K color temperature bulbs, and two replacement fuses.



Shown In: Black

SHADE COLOR	N/A
BODY FINISH	Black
WATTAGE	60W
DIMMER	Standard 120V
DIMENSIONS	576"L x 9"W
BULB INCLUDED	
LAMP	24 x S14/Medium (E26)/2.5W/120V LED
Technical Information	
LUMINOUS FLUX	2880 lumens
LUMENS/WATT	1,152.00
LAMP COLOR	2700K
SPEC #	BR11157817

COMPANY | PROJECT | FIXTURE TYPE | APPROVED BY | DATE

LIGHTOLOGY.COM | INFO@LIGHTOLOGY.COM | 866.810.6569

MP LIGHTING

L06

EXTERIOR | INTERIOR
In-grade | Indicator, marker light for wayfinding
• Wet, Damp, and Dry location



Performance

Wattage	Driver Input Voltage	Power Consumption Budget per fixture (including driver)	LED output (Source)	Fixture Output (Delivered)
0.2W	100-277V	0.25W	22 lm	2.7 lm

Application

Environment	Dry / Damp / Wet Location approved. IP 68.
Drive Over Rating	9,700 lbs (4,400 kg)
Mounting	**Recessed:** Designed to be cast into concrete or inserted into paving stones with back box.

Electrical

Power Supplies	Remote LED drivers (120-277V AC input, **constant voltage output**). Fixtures to be wired in parallel.
Control	**On/off control | Dimming:** 0-10V dimming with appropriate drivers **Other options (consult factory):** TRIAC/MLV, DMX, DALI, Casambi, Power over Ethernet

Luminaire Construction

LED Light Source	**W22S =** CCT: 2200K, CRI (Ra): 80+, Colour Consistency: 3SDCM **W27H =** CCT: 2700K, CRI (Ra): 90+, Colour Consistency: 3SDCM **W30H =** CCT: 3000K, CRI (Ra): 90+, Colour Consistency: 3SDCM **W35H =** CCT: 3500K, CRI (Ra): 90+, Colour Consistency: 3SDCM **W41H =** CCT: 4100K, CRI (Ra): 90+, Colour Consistency: 3SDCM
Standard Compliance	✓ADA-compliant ✓WELL standard – Feature 58: Color Quality
Weight	1.21 lbs (0.549 kg). Stainless Steel 316 insert & Back Box only.
Material	**Fixture:** machined stainless steel (316) with tempered glass and threaded brass pipe.
Supplied with	**Standard installation housing:** Comes with or without an octagonal back box, a flange, an integral leveling device, a plastic cap, gel filled wire nuts, and silicone grease. **Cable:** 6" (152mm) factory-installed wire lead
Warranty & LED Life	5 years limited warranty Estimated useful life of LED is 50,000 hours.

Ordered Separately

System Components	**Power supplies:** remote driver Please consult factory or visit Recommended Drivers for available driver options.

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San Francisco, CA 94103
(415) 371-0900
wdarch.com

LICENSED ARCHITECT
JAMES HOWARD WESTOVER
C-21728
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STATE OF CALIFORNIA

Agency Approvals

Revision No.	Date
PLANNING RESUBMITTAL	09/27/2024
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Job Title
Villa Cypress Site

Job Address
3270 17 Mile Drive
Pebble Beach, CA 93953

Date: 31 JULY 2025

Issued For
PLANNING RESUBMITTAL
PLN240069
Job Number: **23015**

Drawn By: **Author** Checked By: **Checker**

Scale

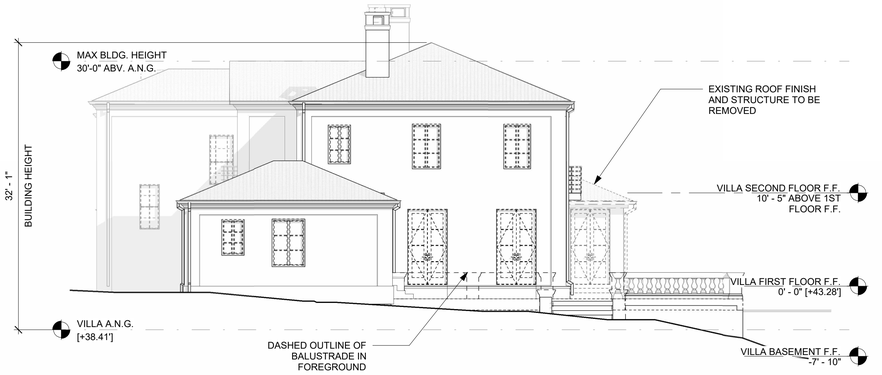
Sheet Title
EXTERIOR LIGHTING SPECS

Sheet No.
A2.55

9/27/2024 3:10:02 PM



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



VILLA EXISTING ELEVATION - WEST 2
1/8" = 1'-0"



VILLA EXISTING ELEVATION - NORTH 3
1/8" = 1'-0"



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

SHEET NOTES

- ALL EXISTING WINDOWS AND EXTERIOR DOORS TO BE REPLACED WITH THERMALLY BROKEN ALUMINUM UNITS
- (N) WATERPROOFING AT EXISTING OPENINGS PER WP CONSULTANT. EXISTING STUCCO TO BE PATCHED & FINISHED AS NECESSARY TO MATCH (E)

EXISTING / DEMO ELEVATIONS GENERAL NOTES

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2. 0'-0" (E) FINISH FLOOR LEVEL AT 1ST FLOOR IS DETERMINED BY ELEVATION MARK +43.28' AT FRONT DOOR ON TOPOGRAPHIC SURVEY, REF. SU-1

LEGEND - DEMOLITION

- (E) AREA TO BE REMOVED
- (E) WALL TO BE REMOVED
- (E) WALL TO REMAIN
- (E) ITEM TO BE REMOVED

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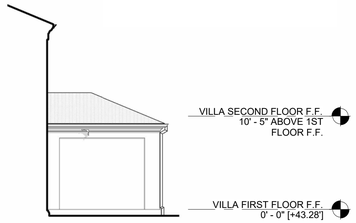
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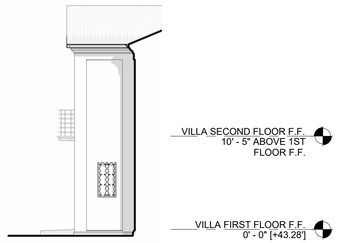
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EXISTING ELEVATIONS - VILLA

Sheet No.
A3.00

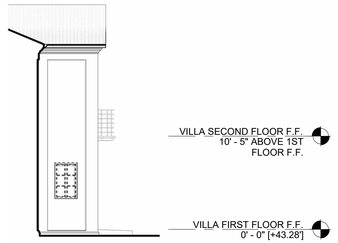
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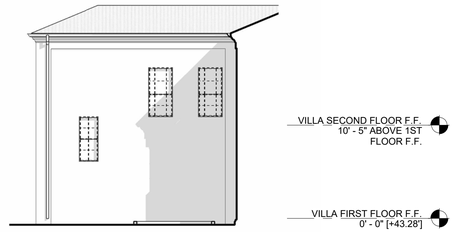
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1/8" = 1'-0"



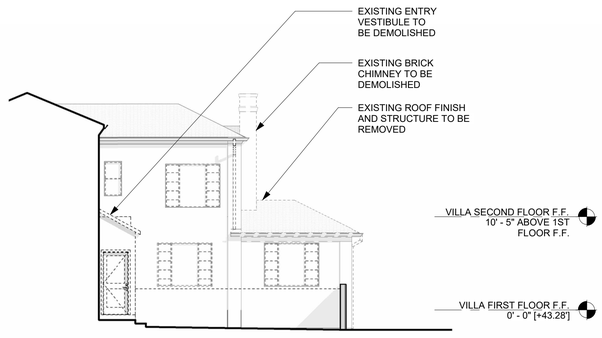
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1/8" = 1'-0"



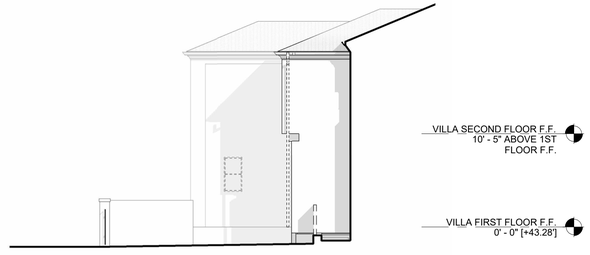
VILLA EAST ENTRY COURTYARD - WEST 4
1/8" = 1'-0"



VILLA EAST ENTRY COURTYARD - EAST 3
1/8" = 1'-0"



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



VILLA EXISTING ELEVATION - EAST COURTYARD - SOUTH 1
1/8" = 1'-0"

SHEET NOTES

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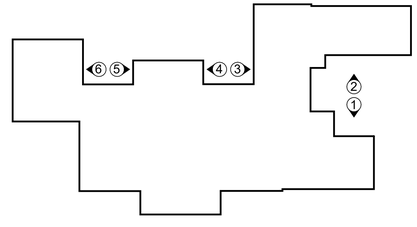
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LEGEND - DEMOLITION

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- (E) WALL TO BE REMOVED
- (E) WALL TO REMAIN
- (E) ITEM TO BE REMOVED

KEY PLAN



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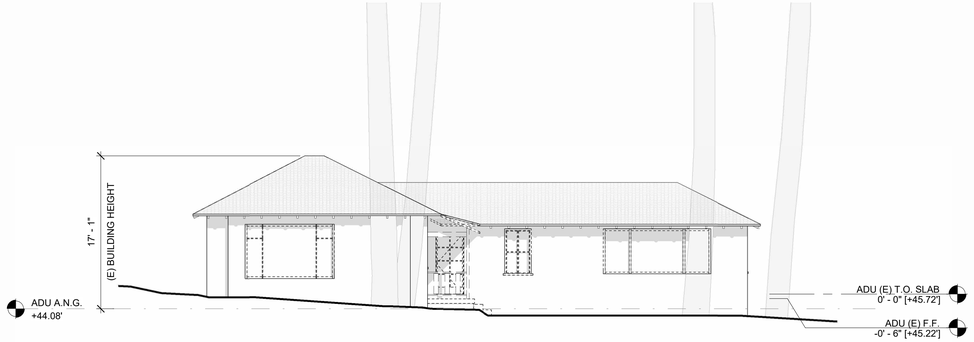
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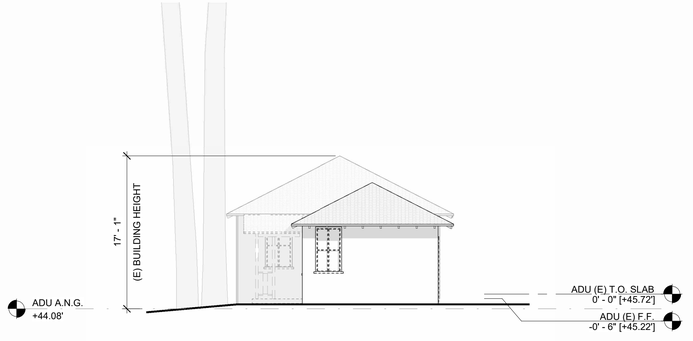
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EXISTING ELEVATIONS - VILLA

Sheet No.
A3.01

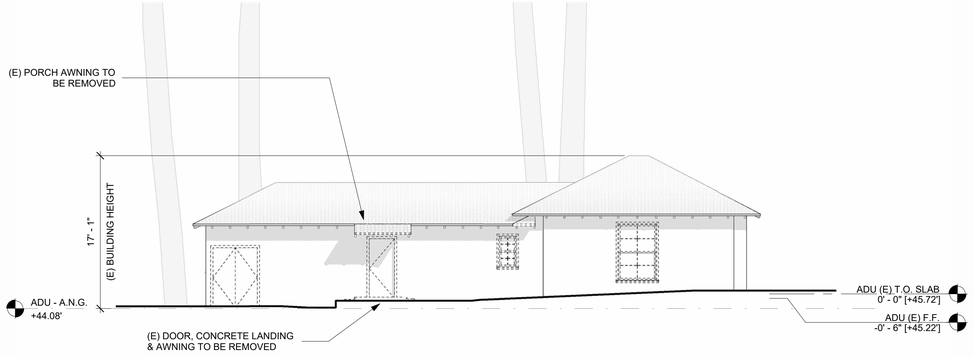
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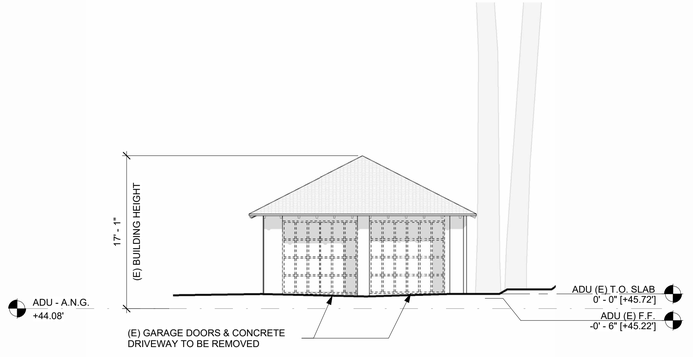
ADU - EXISTING ELEVATION - WEST (4)
1/8" = 1'-0"



ADU - EXISTING ELEVATION - SOUTH (2)
1/8" = 1'-0"



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



ADU - EXISTING ELEVATION - NORTH (1)
1/8" = 1'-0"

SHEET NOTES

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3. ALL EXTERIOR DOORS AND WINDOWS TO BE REPLACED IN EXISTING OPENINGS, UON. PROPOSED NEW WINDOWS & DOORS IN NEW OPENINGS ARE NOTED IN ELEVATION AS "(N)".

LEGEND - NEW CONSTRUCTION

- ABOVE OR BELOW
- (E) WALL TO REMAIN
- (N) WALL
- 1 HR. FIRE RESISTANCE RATED WALL
- [N.I.C.] NOT IN CONTRACT

William Duff Architects

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Date: 31 JULY 2025

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Job Number: **23015**

Drawn By: **TF/DC** Checked By: **MA/EL**

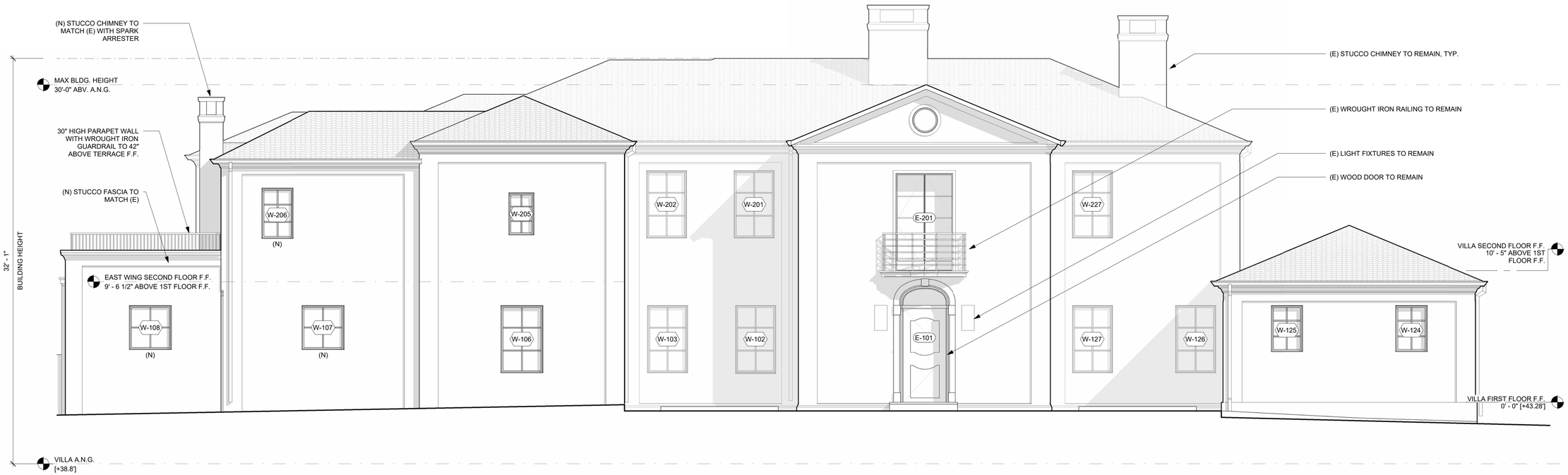
Scale

0 2' 4' 8' 16'

Sheet Title
EXISTING ELEVATIONS - ADU

Sheet No.
A3.02

9/27/2024 3:24:49 PM



PROPOSED ELEVATION - NORTH (1)
1/4" = 1'-0"

	SHEET NOTES	PROPOSED ELEVATIONS GENERAL NOTES	LEGEND - NEW CONSTRUCTION
	• ALL EXISTING WINDOWS AND EXTERIOR DOORS TO BE REPLACED IN-KIND WITH THERMALLY BROKEN UNITS, DIMENSIONS TO MATCH EXISTING. • (N) WATERPROOFING AT EXISTING OPENINGS PER WP CONSULTANT. EXISTING STUCCO TO BE PATCHED & FINISHED AS NECESSARY TO MATCH (E) • ALL (E) METAL WORK TO BE REFINISHED & REPAINTED AS NECESSARY TO MATCH (E) • (E) STUCCO FINISH TO REMAIN - PATCH & REPLACE AS NEEDED • (E) COPPER GUTTERS & RWL TO REMAIN - REPLACE AS NEEDED TO MATCH EXISTING • (E) CLASS A CLAY BARREL TILE ROOFING TO REMAIN • SEE LANDSCAPE DRAWINGS FOR INFORMATION ON NEW PAVING & HARDSCAPE	1. AVERAGE NATURAL GRADE LEVEL [+38.8'] REFER TO THE DEMOLITION SITE PLAN ON SHEET A1.00 AND TOPOGRAHIC SURVEY SU-1 FOR MORE INFORMATION. 2. 0'-0" (E) FINISH FLOOR LEVEL AT 1ST FLOOR IS DETERMINED BY ELEVATION MARK [+43.28'] AT FRONT DOOR ON TOPOGRAPHIC SURVEY, REF. SU-1. 3. ALL EXTERIOR DOORS AND WINDOWS TO BE REPLACED IN EXISTING OPENINGS, UON. PROPOSED NEW WINDOWS & DOORS IN NEW OPENINGS ARE NOTED IN ELEVATION AS "(N)".	ABOVE OR BELOW (E) WALL TO REMAIN (N) WALL 1 HR. FIRE RESISTANCE RATED WALL [N.I.C.] NOT IN CONTRACT

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Drawn By: **TF/DC** Checked By: **MA/EL**

Scale
1/4" = 1'-0"
0 2' 4' 8' 16'

Sheet Title
PROPOSED EXTERIOR ELEVATIONS - VILLA

Sheet No.
A3.10

9/27/2024 3:25:03 PM



PROPOSED ELEVATION - SOUTH (1)
1/4" = 1'-0"

SHEET NOTES

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- ALL (E) METAL WORK TO BE REFINISHED & REPAINTED AS NECESSARY TO MATCH (E)
- (E) STUCCO FINISH TO REMAIN - PATCH & REPLACE AS NEEDED
- (E) COPPER GUTTERS & RWL TO REMAIN - REPLACE AS NEEDED TO MATCH EXISTING
- (E) CLASS A CLAY BARREL TILE ROOFING TO REMAIN
- SEE LANDSCAPE DRAWINGS FOR INFORMATION ON NEW PAVING & HARDSCAPE

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LEGEND - NEW CONSTRUCTION

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Drawn By: **TF/DC** Checked By: **MA/EL**

Scale
1/4" = 1'-0"

0 2' 4' 8' 16'

Sheet Title
PROPOSED EXTERIOR ELEVATIONS - VILLA

Sheet No.
A3.11



PROPOSED ELEVATION - EAST (1)
1/4" = 1'-0"

SHEET NOTES

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- (E) STUCCO FINISH TO REMAIN - PATCH & REPLACE AS NEEDED
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LEGEND - NEW CONSTRUCTION

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- (N) WALL
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Job Title
Villa Cypress Site

Job Address
3270 17 Mile Drive
Pebble Beach, CA 93953

Date: 31 JULY 2025

Issued For
PLANNING RESUBMITTAL
PLN240069
Job Number: **23015**

Drawn By: **TF/DC** Checked By: **MA/EL**

Scale
1/4" = 1'-0"
0 2' 4' 8' 16'

Sheet Title
PROPOSED EXTERIOR ELEVATIONS - VILLA

Sheet No.
A3.12

9/27/2024 3:25:17 PM



PROPOSED ELEVATION - WEST (1)
1/4" = 1'-0"

SHEET NOTES

- ALL EXISTING WINDOWS AND EXTERIOR DOORS TO BE REPLACED IN-KIND WITH THERMALLY BROKEN UNITS, DIMENSIONS TO MATCH EXISTING.
- (N) WATERPROOFING AT EXISTING OPENINGS PER WP CONSULTANT. EXISTING STUCCO TO BE PATCHED & FINISHED AS NECESSARY TO MATCH (E)
- ALL (E) METAL WORK TO BE REFINISHED & REPAINTED AS NECESSARY TO MATCH (E)
- (E) STUCCO FINISH TO REMAIN - PATCH & REPLACE AS NEEDED
- (E) COPPER GUTTERS & RWL TO REMAIN - REPLACE AS NEEDED TO MATCH EXISTING
- (E) CLASS A CLAY BARREL TILE ROOFING TO REMAIN
- SEE LANDSCAPE DRAWINGS FOR INFORMATION ON NEW PAVING & HARDSCAPE

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LEGEND - NEW CONSTRUCTION

- ABOVE OR BELOW
- (E) WALL TO REMAIN
- (N) WALL
- 1 HR. FIRE RESISTANCE RATED WALL
- [N.I.C.] NOT IN CONTRACT

William Duff Architects

1275 Folsom Street
San Francisco, CA 94103
(415) 371-0900

wdarch.com

LICENSED ARCHITECT
JAMES HOWARD WESTOVER
C-21728
08/31/2025
RENEWAL DATE
STATE OF CALIFORNIA

Agency Approvals

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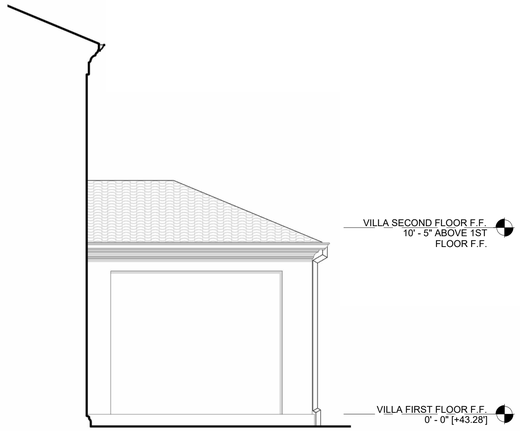
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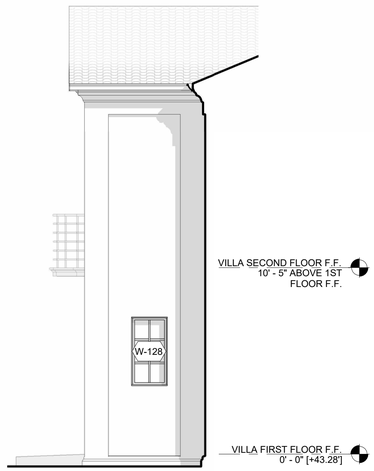
Sheet Title
PROPOSED EXTERIOR ELEVATIONS - VILLA

Sheet No.
A3.13

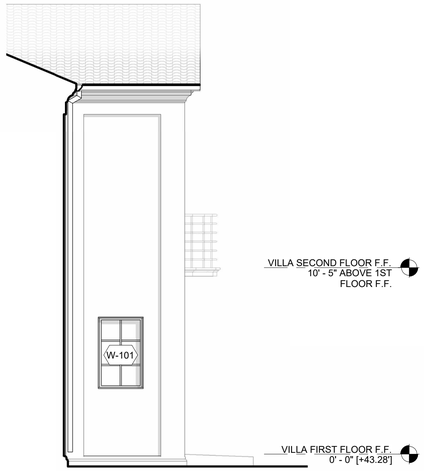
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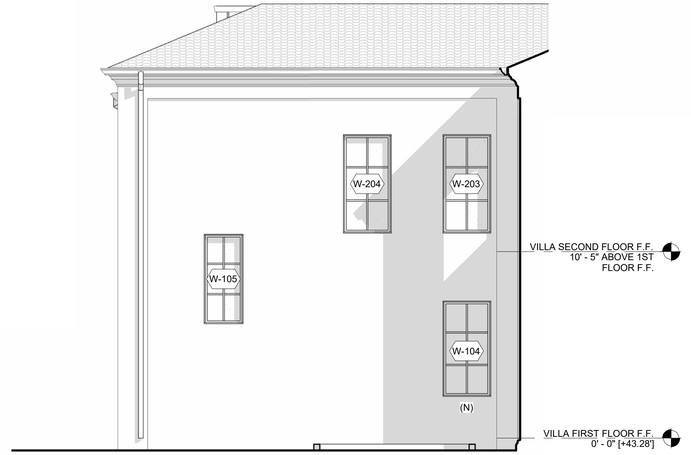
WEST ENTRY COURTYARD - WEST 6
1/4" = 1'-0"



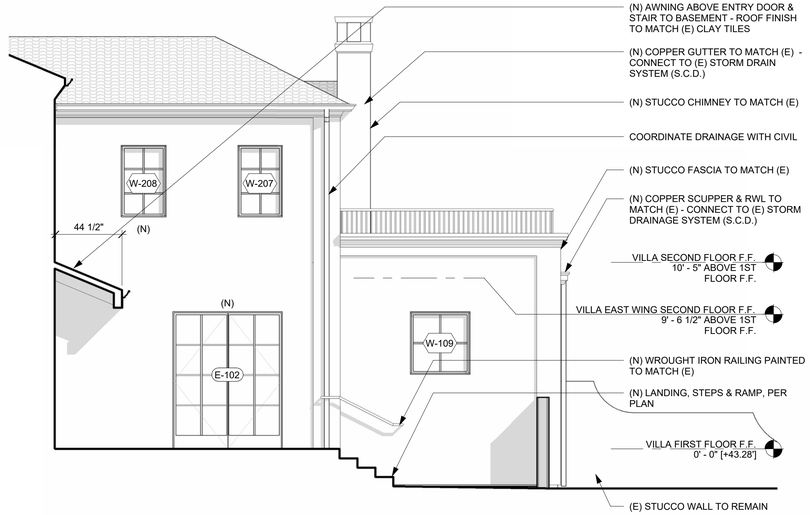
WEST ENTRY COURTYARD - EAST 5
1/4" = 1'-0"



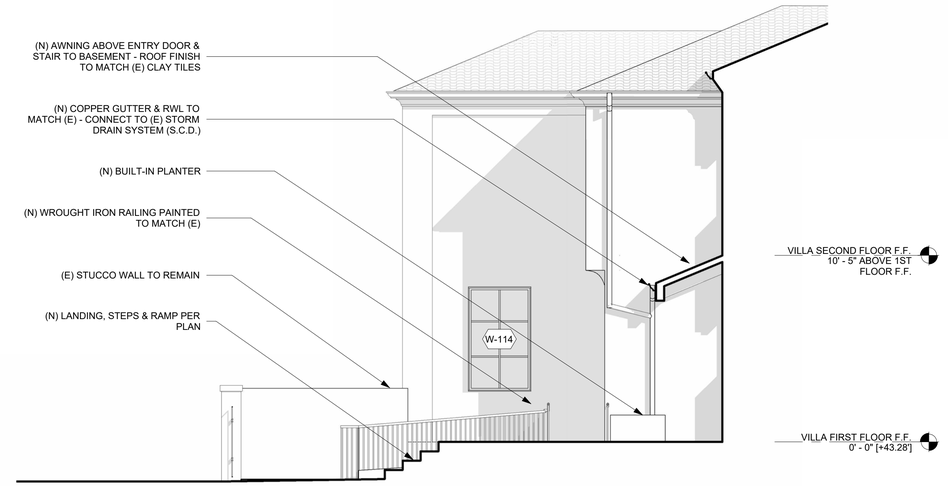
EAST ENTRY COURTYARD - WEST 4
1/4" = 1'-0"



PROPOSED ELEVATION - EAST ENTRY COURTYARD - EAST 3
1/4" = 1'-0"



PROPOSED ELEVATION - EAST COURTYARD - NORTH 2
1/4" = 1'-0"



PROPOSED ELEVATION - EAST COURTYARD - SOUTH 1
1/4" = 1'-0"

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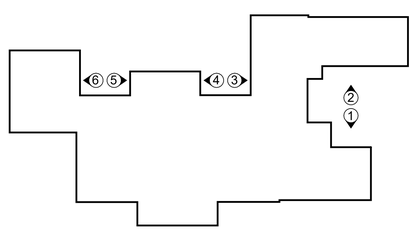
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KEY PLAN



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C-21728
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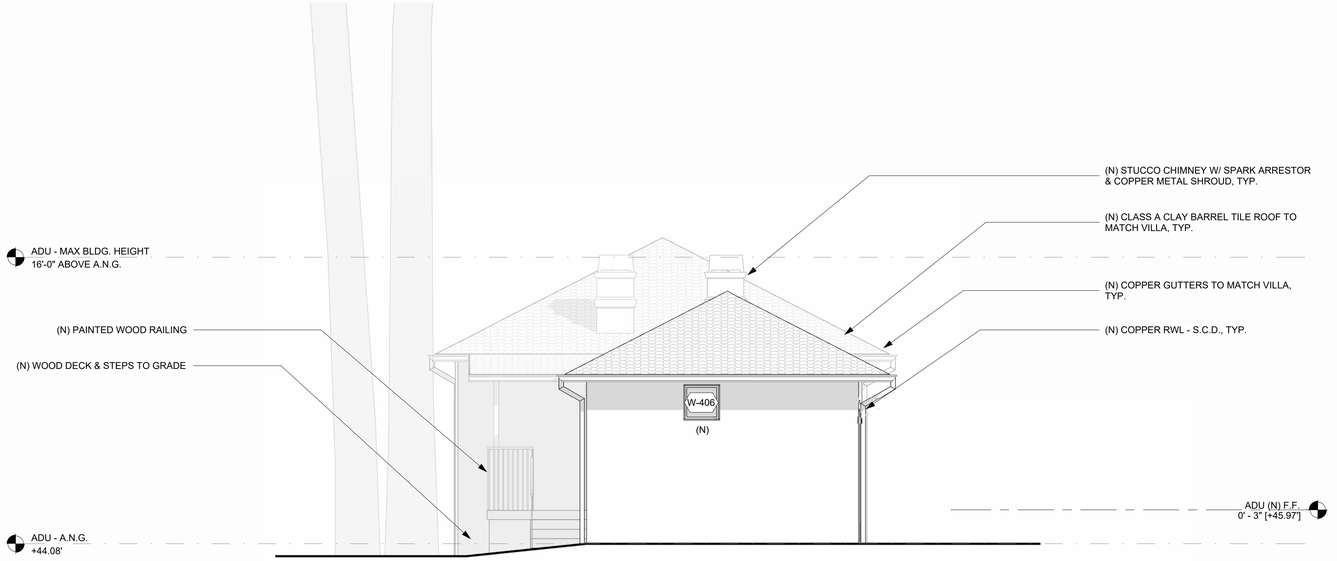
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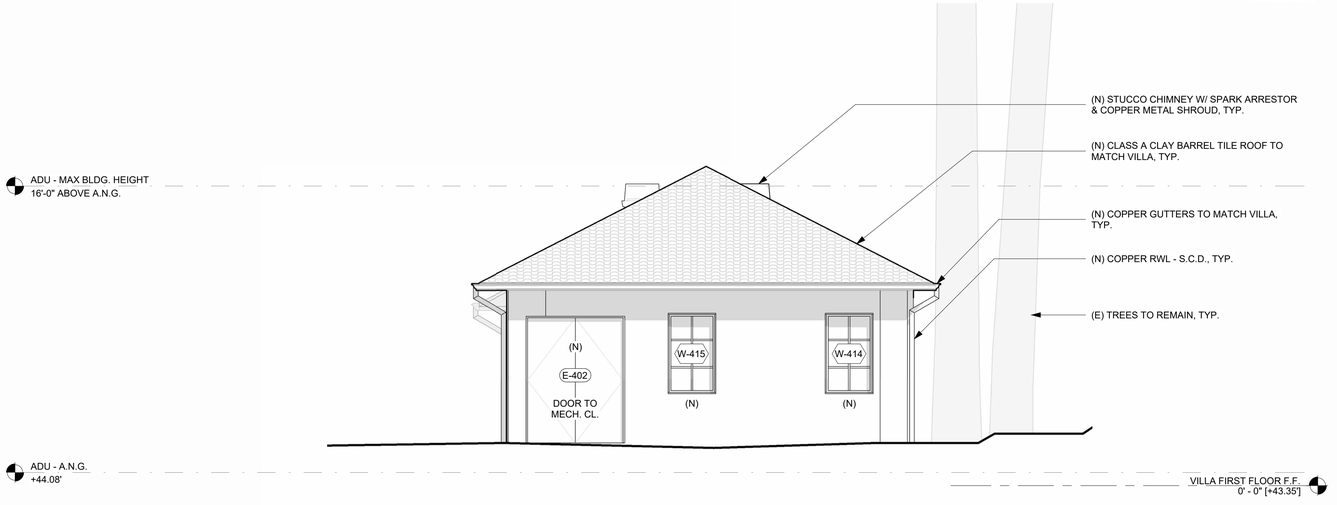
Sheet Title
PROPOSED EXTERIOR ELEVATIONS - VILLA

Sheet No.
A3.14

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ADU - PROPOSED ELEVATION - SOUTH (2)
1/4" = 1'-0"



ADU - PROPOSED ELEVATION - NORTH (1)
1/4" = 1'-0"

SHEET NOTES

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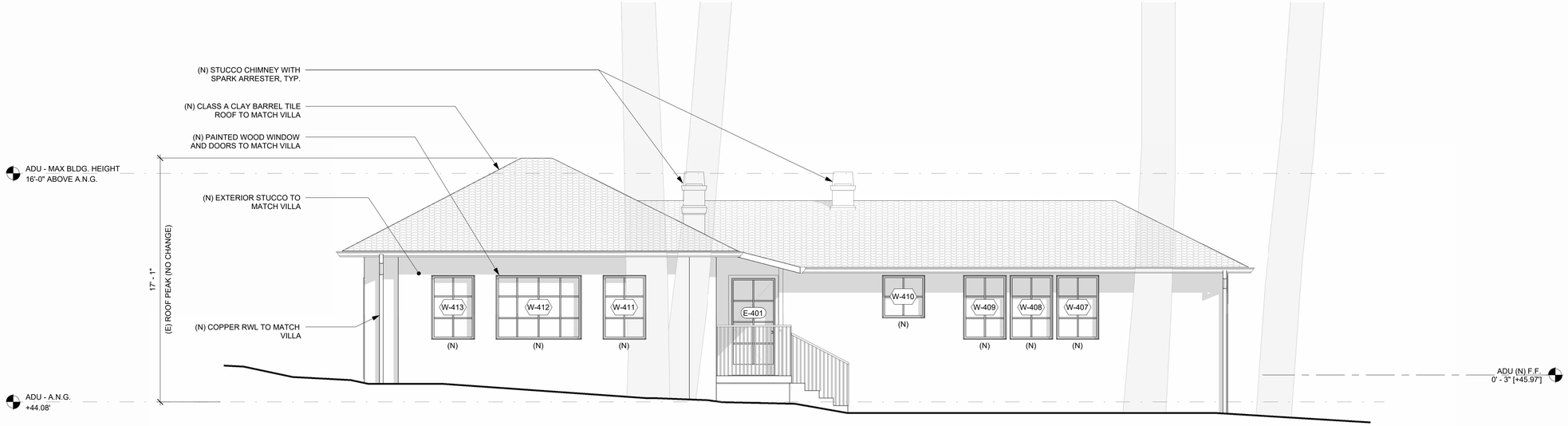
Drawn By: **TF/DC** Checked By: **MA/EL**

Scale
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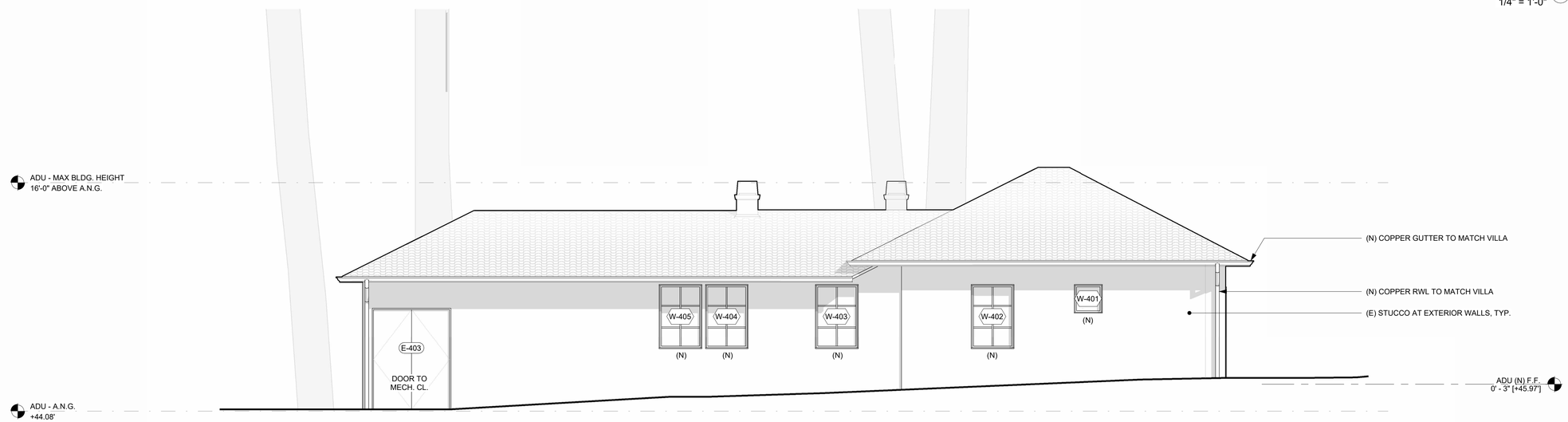
Sheet Title
PROPOSED EXTERIOR ELEVATIONS - ADU

Sheet No.
A3.15

9/27/2024 3:25:34 PM



ADU - PROPOSED ELEVATION - WEST (2)
1/4" = 1'-0"



ADU - PROPOSED ELEVATION - EAST (1)
1/4" = 1'-0"

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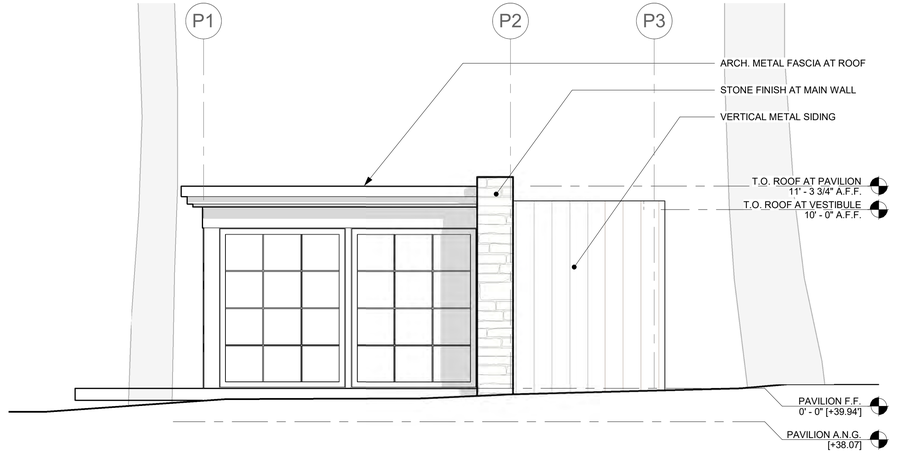
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PROPOSED EXTERIOR ELEVATIONS - ADU

Sheet No.
A3.16

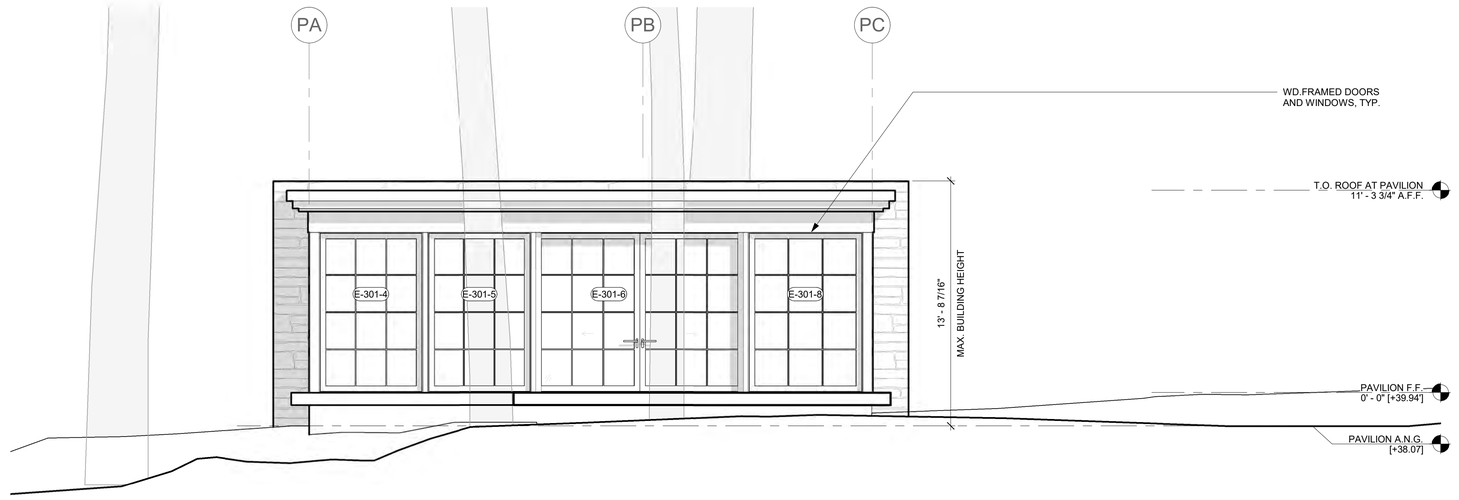
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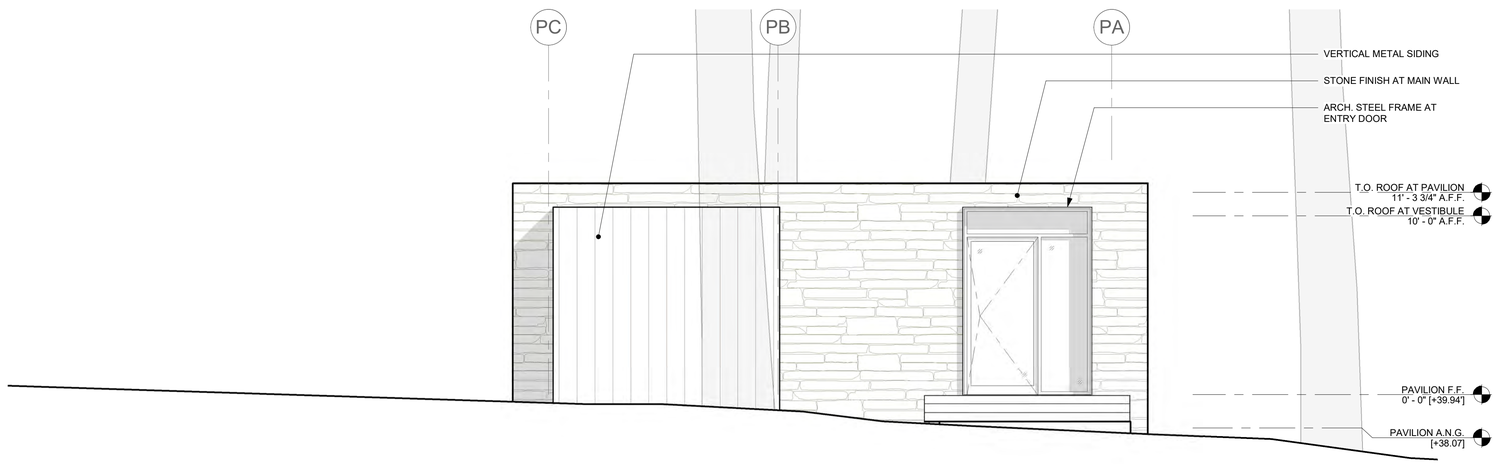
PAVILION - PROPOSED ELEVATION - WEST 4
1/4" = 1'-0"



PAVILION - PROPOSED ELEVATION - EAST 3
1/4" = 1'-0"



PAVILION - PROPOSED ELEVATION - SOUTH 2
1/4" = 1'-0"



PAVILION - PROPOSED ELEVATION - NORTH 1
1/4" = 1'-0"

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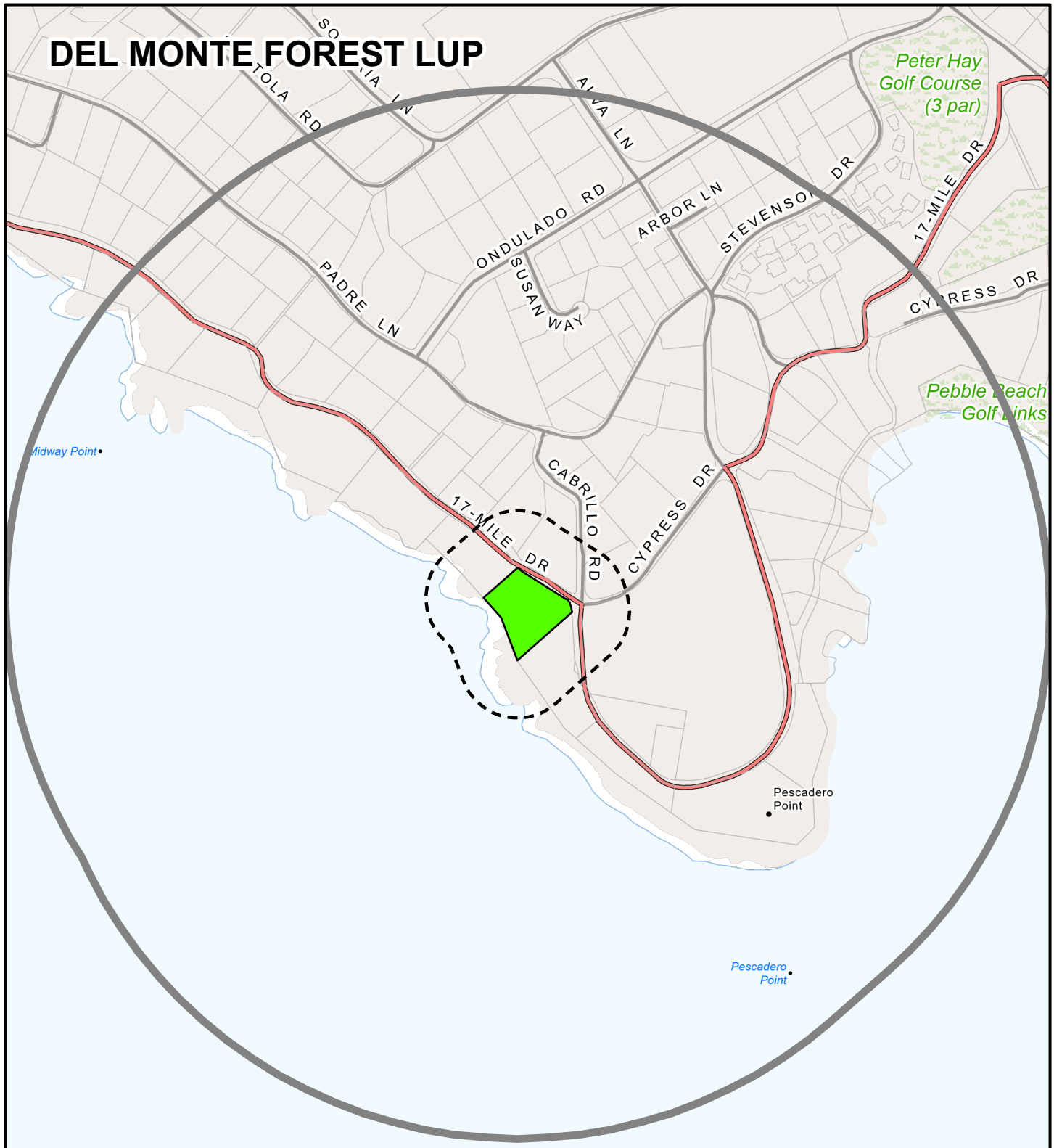
Sheet Title
PROPOSED EXTERIOR ELEVATIONS - PAVILION

Sheet No.
A3.17

9/27/2024 3:25:42 PM

Exhibit C

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APPLICANT: BECHTEL CORPORATION

APN: 008462005000 **FILE #** PLN240069

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: MASOI

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Exhibit D

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RECEIVED
MONTEREY COUNTY
AUG 26 2025
HOUSING & COMMUNITY
DEVELOPMENT DEPARTMENT

ALPINE BRODIE

August 26, 2025

Submitted Electronically

County of Monterey
Housing and Community Development
% Steve Mason, Associate Planner
1441 Schilling Place, 2nd Floor
Salinas, CA 93901-45277
MasonS@countyofmonterey.gov

Re: PLN240069 - Viewing Pavillion
3270 17 Mile Drive, Pebble Beach

Dear Mr. Mason,

I am submitting this letter on behalf of our client, Bechtel Corporation (the "Owner") related to the proposed viewing pavilion associated with the referenced project. In recent discussions with county staff, it has been expressed that county staff would support the viewing pavilion with a reduction in size. The project architect has provided a revised planning permit plan set dated July 31, 2025 including a reduced viewing pavilion with a floor area of approximately 643 square feet. The plans were provided to the county on August 6, 2025.

PROJECT JUSTIFICATION

Among the other policies and regulations, Sections 20.147.070.B.2, 20.147.070.B.3 and 20.147.070.B.10 of the Del Monte Forest Coastal Implementation Plan state,

> *"2. Development, along with related access roads, within visually prominent settings, including those identified on LUP Figure 3, shall be sited and designed to avoid blocking or having a significant adverse impact on significant public views, including by situating lots, access roads, and/or buildings to maximize the effectiveness of screening vegetation and related viewshed mitigation. Development shall be screened from view using native vegetation and topography. Lots, access roads, and/or buildings should also be sited to minimize tree removal and visually obtrusive grading."*
>
> *"3. Development within the viewshed of visually prominent settings, including those identified on LUP Figure 3, shall include adequate structural setbacks (generally a minimum of 50 feet) from such settings and shall require siting and design of structures to minimize the need for tree removal and alterations to natural landforms. New*

structures shall be sited and designed to harmonize with the natural setting and not be visually intrusive. Design and siting of structures in public views of scenic areas should not detract from scenic values of the forest, stream courses, ridgelines, or shoreline. All structures, including fences, shall be subordinate to and blended into the environment, including by using appropriate construction and materials to achieve that effect. Where necessary to meet LCP requirements, modifications shall be required for siting, structural design, shape, lighting, color, texture, building materials, access, and screening to protect such public views.

"10. A minimum setback of 50 feet as measured from the setting shall be maintained for all structures located in all visually prominent settings, including those identified on the Del 27 Monte Forest Land Use Plan Figure 3. Siting and design of structures shall be such that tree removal and alteration to natural landforms is minimized. New structures shall be designed to harmonize with the natural setting and not be visually intrusive."

The viewing pavilion as originally proposed, a reduced version provided to county staff on June 19, 2025 and the further reduced submitted August 6, 2025, all comply with the aforementioned regulations and is fully consistent with Del Monte Forest Implementation Plan. The viewing pavilion has been carefully located, in all scenarios, on the existing hardscape and its location is supported by the project biologist and arborist. All existing Native Monterey Cypress trees are preserved to screen the structure. The viewing pavilion is located over 100 feet from 17 Mile Drive. The ground elevation at the viewing pavilion is approximately 14 feet lower than the elevation of 17 Mile Drive minimizing the impact on views.

The application, including all project components, is consistent with the Del Monte Forest Plan Use Plan, Del Monte Forest Implementation Plan and complies with Title 20. There are no significant impacts to the viewshed or environmental resources. Our team feels that the Project presents an extraordinary opportunity to renovate an existing residence and ADU while significantly reducing the impervious surfacing on the property. If you have any questions, please do not hesitate to contact me.

Sincerely,

Erik V. Lundquist, AICP
Principal, Land Use Planning and Permitting
707-888-6386
erik@brodiegrp.com

Exhibit E

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MINUTES
Del Monte Land Use Advisory Committee
Thursday, October 17, 2024

1. **Meeting called to order by** Leitzke **at** 3:00 pm

2. **Roll Call**

Members Present:
Leitzke, Verbanec, Church. VanRoekel, Bruno, Parikh

Members Absent:
Caneer, Lyon – arrived 3:15

3. **Approval of Minutes:**

A. **September 19, 2024** minutes

Motion: Van Roekel (LUAC Member's Name)

Second: Bruno (LUAC Member's Name)

Ayes: 6 – Leitzke, Verbanec, Church. VanRoekel, Bruno, Parikh

Noes: none

Absent: Caneer

Abstain: Lyon

4. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

none

5. **Scheduled Item(s)**

Order reversed by agreement with all

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

none

B) Announcements

none

7. Meeting Adjourned: 4:00 pm

Minutes taken by: Verbanec

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

1.

Project Name: SAMOON LLC
File Number: PLN240147
Project Location: 3020 CORMORANT RD, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 007-303-003-000
Project Planner: Joseph Alameda
Area Plan: Greater Monterey Peninsula Area Plan
Project Description: An application for Design Approval to allow the demolition of existing 3,130 square foot single family residence, construction of a new 3,275 square foot two-story residence with a 1,719 square foot basement, an attached 594 square foot garage and 716 square foot attached accessory dwelling unit.

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

Justin Pauly – architect, and Rebecca

Was a County Staff/Representative present at meeting? Joseph Alameda **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
none			

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Gate not set back for road clearance while waiting for entrance.	Cormorant Road is narrow	Set back as much as possible given sloped driveway
Monolithic fenceline gives tunnel sensation driving by on narrow road.	PB urges modulation of fenceline to breakup massing	Use horizontal offsets and landscaping or vertical breaks in topline.
Basement spaces with exterior egress may count towards FAR		Staff review for compliance

ADDITIONAL LUAC COMMENTS

Noted hardscape features in setbacks under 2 ft in height.

Noted fire resistant decking on 2nd story abutting non-fire resistant wood siding above. Needs flashing.

RECOMMENDATION:

Motion by: VanRoekel (LUAC Member's Name)

Second by: Bruno (LUAC Member's Name)

___ Support Project as proposed

X Support Project with changes

___ Continue the Item

Reason for Continuance:

Continue to what date:

Ayes: 7 – Leitzke, Verbanec, Church. VanRoekel, Bruno, Parikh, Lyon

Noes: None

Absent: Caneer

Abstain: none

Action by Land Use Advisory Committee
Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

2.

Project Name: BECHTEL CORPORATION
File Number: PLN240069
Project Location: 3270 17 MILE DR, PEBBLE BEACH, CA 93953
Assessor's Parcel Number(s): 008-462-005-000
Project Planner: Fionna Jensen
Area Plan: Greater Monterey Peninsula Area Plan
Project Description: An application for Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to convert a caretakers unit into a 1,103 square foot accessory dwelling unit with minor exterior modifications; 2) Coastal Administrative Permit and Design Approval to allow exterior modifications to an existing 8,747 square foot single family dwelling, construction of a 182 square foot second story deck, and site improvements including an outdoor seating area and replacement hardscape; 3) Coastal Administrative Permit and Design Approval to allow construction of a 1,171 square foot non-habitable pavilion structure; 4) Coastal Development Permit to allow development within 750 feet of known archaeological resources; and 5) Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Area.

Was the Owner/Applicant/Representative present at meeting? **YES** X **NO** ____

(Please include the names of the those present)

David Stoker – builder, Jim Westover - acrhitect

Was a County Staff/Representative present at meeting? Fionna Jensen **(Name)**

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
none			

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
none		

ADDITIONAL LUAC COMMENTS

RECOMMENDATION:

Motion by: Verbanec (LUAC Member's Name)

Second by: Church (LUAC Member's Name)

X Support Project as proposed

___ Support Project with changes

___ Continue the Item

Reason for Continuance: _____

Continue to what date: _____

Ayes: 7 – Leitzke, Verbanec, Church. VanRoekel, Bruno, Parikh, Lyon

Noes: None

Absent: Caneer

Abstain: none

Exhibit F

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COUNTY OF MONTEREY
HOUSING AND COMMUNITY DEVELOPMENT
Craig Spencer, Director

HOUSING, PLANNING, BUILDING, ENGINEERING, ENVIRONMENTAL SERVICES

1441 Schilling Place, South 2nd Floor
Salinas, California 93901-4527

(831)755-4800
www.co.monterey.ca.us

MEMORANDUM

Date: December 18, 2024
To: HCD Planning and Permit Center Staff and Other Interested Parties
From: Phil Angelo, Senior Planner
Subject: Updated Del Monte Forest Land Use Plan Policy 20 and Coastal Implementation Plan section 20.147.040.D.2 – Indigenous Monterey cypress Habitat
Attachments: Attachment 1 – Updated Del Monte Forest Land Use Plan Policy 20
Attachment 2 – Updated Coastal Implementation Plan section 20.147.040.D.2
Attachment 3 – Original approval documents: Board of Supervisors Order 17-017, Board of Supervisors Resolution No. 15-522, and County of Monterey Ordinance 5295

On December 15, 2017 the County of Monterey adopted a Local Coastal Program Amendment updating Policy 20 of the Del Monte Forest Land Use Plan (DMF LUP), and the accompanying regulations in Monterey County Coastal Implementation Plan (CIP), Part 5, regulations for Development in the Del Monte Forest Land Use Plan area, section 20.147.040.D.2. The County approval of these amendments are attached for reference (Attachment 3). The original Local Coastal Program HCD-Planning File No. is PLN150149 and the California Coastal Commission File No. was LCP-3-MCO-16-0070-2.

This policy and these regulations relate to development within and adjacent indigenous Monterey cypress habitat, a designated environmentally sensitive habitat area in the DMF LUP and presumed present in figure 2a of this plan.

The updated DMF LUP Policy 20 and accompanying CIP section 20.147.040.D.2 are effective and replace those in the pdf version of the DMF LUP and CIP on the County website, both of which were adopted on May 22, 2012. Please use the attached versions for this policy and these regulations on an interim basis until the pdf versions of the entire DMF LUP and CIP can be updated.

Attachment 1

POLICY 20 OF THE DEL MONTE FOREST LAND USE PLAN (effective February 7, 2018)

Indigenous Monterey cypress habitat is an environmentally sensitive habitat area within the Del Monte Forest, and is presumed present within and adjacent to the area mapped in Figure 2a. All proposed development in this area shall be accompanied by a coordinated biological/arborist report prepared in consultation with the Del Monte Forest Conservancy and consistent with Policies 12 and 16, a primary purpose of which shall be to determine: the Monterey cypress habitat portion of the site; the "critical habitat area" for the site (i.e., the portion of Monterey cypress habitat on the site that is to be avoided to protect against potential damage or degradation of cypress habitat, including the microhabitat of individual cypress trees); the relative habitat sensitivity of all parts of the site, ranked from the highest sensitivity to the lowest sensitivity in terms of potential adverse impacts from development; the ways in which the cypress habitat portion of the site, the critical habitat area and the relative habitat sensitivity rankings relate to adjacent and surrounding habitat areas; and the measures to best protect Monterey cypress habitat on the site and overall, including on-site (and potentially off-site) restoration and enhancement measures. The critical habitat area shall at a minimum be defined by a 10-foot buffer applied to the outermost driplines (i.e., the tree canopies) of all of the Monterey cypress trees on and adjacent to the site, but shall also include any other areas on site that are deemed critical to preservation of existing cypress trees on and off site, or that are to be avoided due to high habitat sensitivity and/or cypress habitat preservation purposes for other reasons.

All development in and adjacent to the Monterey cypress habitat mapped in Figure 2a shall be carefully sited and designed to avoid potential damage or degradation of Monterey cypress habitat, including the microhabitat of individual cypress trees, and shall be required to include measures that will enhance Monterey cypress habitat values. All use and development in or adjacent to indigenous Monterey cypress habitat areas shall be compatible with the objective of protecting this environmentally sensitive coastal resource. All improvements (such as structures and driveways, etc.) shall be carefully sited and designed to avoid potential damage and/or degradation of Monterey cypress habitat, including the microhabitat of individual cypress trees. Open space conservation and scenic easements are required for all undeveloped areas of a site within the Monterey cypress habitat area, and such easements shall be secured consistent with Policy 13.

Attachment 2

SECTION 20.147.040.D.2

(Subsection 2 of Subsection D of Section 20.147.040 of Part 5, Regulations for Development in the Del Monte Forest Land Use Plan Area, of Title 20 (Monterey County Coastal Implementation Plan)) [effective February 7, 2018]

2. Monterey Cypress Habitat

(a) Indigenous Monterey cypress habitat is an environmentally sensitive habitat area within the Del Monte Forest, and is presumed present within and adjacent to the area mapped in LUP Figure 2a. All proposed development in this area shall be accompanied by a coordinated biological/arborist report in consultation with the Del Monte Forest Conservancy and consistent with Section 20.147.040.A, a primary purpose of which shall be to determine: the Monterey cypress habitat portion of the site; the "critical habitat area" for the site (i.e., the portion of Monterey cypress habitat on the site that is to be avoided to protect against potential damage or degradation of cypress habitat, including the microhabitat of individual cypress trees); the relative habitat sensitivity of all parts of the site, ranked from the highest sensitivity to the lowest sensitivity in terms of potential adverse impacts from development; the ways in which the cypress habitat portion of the site, the critical habitat area and the relative habitat sensitivity rankings relate to adjacent and surrounding habitat areas; and the measures to best protect Monterey cypress habitat on the site and overall, including on-site (and potentially offsite) restoration and enhancement measures. The critical habitat area shall at a minimum be defined by a 10-foot buffer applied to the outermost driplines (i.e., the tree canopies) of all of the Monterey cypress trees on and adjacent to the site, but shall also include any other areas on site that are deemed critical to preservation of existing cypress trees on and off site, or that are to be avoided due to high habitat sensitivity and/or cypress habitat preservation purposes for other reasons.

(b) Within and adjacent to their indigenous range (see LUP Figure 2a), indigenous Monterey cypress habitat shall be protected to the maximum extent possible. All development in and adjacent to the Monterey cypress habitat mapped in Figure 2a shall be carefully sited and designed to avoid adverse impacts and potential damage or degradation of Monterey cypress habitat, including the microhabitat of individual cypress trees, and shall be required to include measures identified pursuant to the biological/arborist report that will protect and enhance Monterey cypress habitat values. These measures may include, but are not limited to: siting development in any non-Monterey cypress portions of the site to the maximum degree possible; prohibiting all irrigation of Monterey cypress habitat areas; improving growing conditions to provide a bare, mineral soil necessary for seed germination; and increasing sunlight to prevent soil borne fungi from inhabiting seedlings. Trees identified by the biological/arborist as at risk from construction shall be surrounded by exclusionary fencing located outside of the critical habitat area. Grading, demolition, and construction permits shall not be issued and construction shall not commence until it is confirmed in writing by the project biologist/arborist that all tree protection measures have been installed, and that a preconstruction cypress habitat protection meeting (with the project general contractor, demolition and grading subcontractors, the project civil engineer, and the biologist/arborist, as applicable) has been completed. All use and

development in or adjacent to identified Monterey cypress habitat areas shall be compatible with the objective of protecting this environmentally sensitive coastal resource.

(c) All improvements (such as structures and driveways, etc.) shall be carefully sited and designed to avoid potential damage and/or degradation of Monterey cypress habitat, including the micro-habitat of individual trees, including as described below.

(1) On undeveloped lots (i.e., those without an existing legally established residence), within the perimeter of the critical habitat area for a site, development (including removal of native trees or other indigenous vegetation, grading, paving, building construction activity, landscape alterations, and summer watering) shall be prohibited, other than: development associated with cypress habitat enhancement and/or restoration; and on the inland side of 17-Mile Drive only: driveways, underground residential utilities and fences (which shall be designed with see-through materials or spaced in a manner to protect views of the natural habitat from 17-Mile Drive (e.g., wrought iron with openings)), and only if this area cannot possibly be avoided and if such development does not harm individual cypress trees. All otherwise allowable development shall be sited, designed, and limited as necessary to protect cypress trees and habitat as much as possible, including being sited in the non-cypress habitat portions of the site (if there are any) to the maximum degree possible, and all such development (e.g., residential structures, hardscape (such as decks, patios, driveways, paths, etc.), and landscaping) shall be confined within a defined and surveyed "development envelope". With the exceptions specified above, the development envelope shall contain all improvements and structural development (i.e., all uses that are not Monterey cypress habitat), shall be located entirely outside of the critical habitat area, and, within the Monterey cypress habitat portion of the site, shall be no larger than 15% of the cypress habitat area. Open space conservation and scenic easements are required for all undeveloped areas of the Monterey cypress habitat area (i.e., all Monterey cypress habitat outside of the defined development envelope), and such easements shall be secured consistent with LUP Policy 13. In addition to the above described requirements, for all development on undeveloped lots containing cypress habitat, including for development approved pursuant to Section 20.02.060(B), the restoration and siting requirements specified in Sections 20.147.040(D)(2)(c)(2)(d), (e), and (f) shall also apply.

(2) On developed lots (i.e., those with an existing legally established residence), new and/or modified development shall be located within the existing legally established structural and/or hardscape area (i.e., all areas of the site covered with a structure, or covered by pervious or impervious hardscape (such as decks, patios, driveways, and paths, but not including landscaped areas, fence areas, or underground or over ground utility areas)) and outside the critical habitat area.

New and/or modified development outside of such areas is prohibited unless each of the following findings can be made:

(a) Construction, use, and maintenance of the new and/or modified development shall significantly reduce existing hardscape;

(b) Construction, use, and maintenance of the new and/or modified development will accommodate the health and vitality, and will not harm, any existing individual Monterey cypress tree regardless of size. This determination will be made based on the type of development, the particulars of its siting and design, and its

location in relation to individual trees, the critical habitat area, higher sensitivity portions of the site, and adjacent and surrounding habitat areas);

(c) The new and/or modified development will be confined within a defined and surveyed development envelope. The development envelope shall contain all improvements and structural development (i.e., all uses and development that are not Monterey cypress habitat), and shall, within the Monterey cypress habitat area portion of the site, be no larger than 15% of the cypress habitat area; however, limited additional coverage above 15% may be allowed for a driveway only if an existing driveway cannot be reconfigured to achieve full compliance with this standard, in which case the existing driveway shall be reduced in width, length, and overall coverage as much as possible. All development on the site:

(1) Shall significantly reduce hardscape;

(2) Shall be sited in the non-cypress habitat portions of the site (if there are any) to the maximum degree possible; and

(3) Shall be sited in such a way as to maximize Monterey cypress habitat values, including in relation to adjacent and surrounding areas (e.g., clustering new and/or modified development on the site near to existing and/or adjacent residential developments so as to provide as much of a contiguous, undisturbed, and unfragmented habitat area as possible on and off site);

(d) All Monterey cypress habitat area outside of the approved development envelope shall be: restored to and/or enhanced as high value and self-functioning Monterey cypress habitat (including through measures identified pursuant to the biological/arborist report, such as removal of exotics species, improving growing conditions to provide a bare, mineral soil necessary for seed germination, and increasing sunlight to prevent soil borne fungi from inhabiting seedlings), with all initial restoration/enhancement initialized prior to occupancy of any approved development; and placed within an open space conservation and scenic easement secured consistent with Policy 13;

(e) All areas of new coverage (i.e., areas that would be covered with structures and/or hardscape and/or other non-cypress habitat restoration and enhancement that are not already so covered in the existing legally established baseline condition) shall be offset through restoration and/or enhancement (as high value and self-functioning Monterey cypress habitat) of an off-site area located within the Monterey cypress habitat area mapped in Figure 2a at a ratio of 2:1 (and/or payment of a mitigation fee, commensurate with the cost to restore/enhance such an area, to a public agency or private group acceptable to the County effectively able to administer such a fee and to implement such measures). Such off-site restoration/enhancement areas shall be selected for their potential to result in the greatest amount of overall benefit to the native Monterey cypress habitat in the Del Monte Forest, and all initial restoration/enhancement of the offsite area shall be initialized prior to occupancy of any approved development or, in the case of a fee, the fee paid prior to issuance of any demolition, grading, or construction permits;

(f) The new and/or modified development has been sited and designed to avoid the critical habitat area and the most sensitive habitat parts of the site as much as possible (including through required siting in the non-cypress habitat portions of the site (if there are any) to the maximum degree possible), and to minimize any incursion into

this area as much as possible. If any non-habitat related development is proposed within the defined critical habitat area, the biological/arborist report must identify all possible alternatives to avoid such siting, and must provide alternative construction methods or preconstruction treatments to avoid impacts in the case such development ultimately proves unavoidable. The alternative methods and treatments can include supplemental irrigation, hand digging or grading, root pruning or modification to traditional construction methods, such as spanning roots, pier and above grade beams or cantilevering structures. However, in no case shall Monterey cypress trees be removed unless they are dead or declining, and the biological/arborist report and the approving body conclude removal will further enhance Monterey cypress habitat values or avoid adverse impacts, potential damage, or degradation to both healthy individual cypress trees and cypress habitat; and

(g) The project results in greater cypress habitat value on the site (and in relation to adjacent and surrounding habitat areas) than the existing baseline habitat value, and the project enhances Monterey cypress habitat values overall.

(d) The Del Monte Forest Conservancy shall be encouraged to maintain an interpretive and educational program at Crocker Grove. Said program shall be under careful supervision and designed for the protection of the indigenous Monterey cypress habitat. The type and intensity of access to Crocker Grove shall be carefully regulated by the Del Monte Forest Conservancy.

Attachment 3

Monterey County
Board of Supervisors

168 West Alisal Street,
1st Floor
Salinas, CA 93901
831.755.5066

Board Order

Upon motion of Supervisor Adams, seconded by Supervisor Parker and carried by those members present, the Board of Supervisors hereby:

PLN150149 - Del Monte Forest Area Local Coastal Program Amendment (Policy 20) Held a Public hearing for amendments to the County's Local Coastal Program (LCP) including:

a. Acknowledging receipt of the California Coastal Commission resolution approving the Monterey County Local Coastal Program (LCP) Amendment No. LCP-3-MCO-16-0070-2 (Monterey Cypress Habitat Development Standards) with suggested modifications;
b. Adopted Resolution 17-522 to amend Policy 20 of the Del Monte Forest Area Land Use Plan to modify standards of development within the indigenous Monterey cypress habitat; and
c. Adopted Ordinance 5295 to amend corresponding text of Section 20.147.040.D.2 of the Coastal Implementation Plan (Title 20 of the Monterey County Code), Part 5, regulating development within the indigenous Monterey cypress habitat in the Del Monte Forest Land Use Plan area; Proposed CEQA Action: Statutorily Exempt per Section 21080.9 of the Public Resources Code and Section 15265 of the CEQA Guidelines. Project Location: Del Monte Forest Indigenous Monterey Cypress Habitat Area, Pebble Beach, Del Monte Forest

PASSED AND ADOPTED this 12th day of December 2017, by the following vote, to wit:

AYES: Supervisors Alejo, Phillips, Salinas, Parker and Adams
NOES: None
ABSENT: None

I, Gail T. Borkowski, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 80 for the meeting December 12, 2017

Dated: December 15, 2017
File ID: ORD 17-017

Gail T. Borkowski, Clerk of the Board of Supervisors
County of Monterey, State of California

By _____
Deputy

Before the Board of Supervisors in and for the County of Monterey, State of California

Resolution No. 17 - 522

Resolution of the Monterey County Board of Supervisors to amend the text of Policy 20 of the Del Monte Forest Area Land Use Plan regulating development within the Indigenous Monterey cypress habitat, Del Monte Forest, Coastal Zone.....)

An amendment to the Del Monte Forest Area Land Use Plan (LUP) to amend the text of Policy 20, and to amend the text of the Coastal Implementation Plan (CIP), Part 5, Section 20.147.040.D.2, Title 20 of the Monterey County Code, regulating development within the indigenous Monterey cypress habitat, came on for a public hearing before the Monterey County Board of Supervisors on November 8 and December 6, 2016, and December 12, 2017. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County Board of Supervisors hereby finds and decides as follows:

RECITALS

1. Section 65300 et seq. of the California Government Code requires each county to adopt a comprehensive, long-term General Plan for the physical development of each county.

2. On September 30, 1982, the Board of Supervisors of the County of Monterey ("County") adopted a county-wide General Plan ("General Plan") pursuant to California Planning and Zoning law.

3. Section 30500 of the Public Resources Code requires each county and city to prepare a Local Coastal Program (LCP) for that portion of the coastal zone within its jurisdiction.

4. On July 17, 1984, the Board of Supervisors adopted the Del Monte Forest Area LUP as part of the LCP in the Coastal Zone pursuant to the California Coastal Act.

5. On September 24, 1984 the California Coastal Commission (CCC) acknowledged certification of the Del Monte Forest LUP as part of Monterey County's LCP.

6. On January 5, 1988, consistent with Section 30512.1 of the Public Resources Code, the County adopted the Monterey County Coastal Implementation Plan (CIP) of the LCP as Title 20 of the Monterey County Code, including "Part 5: Regulations for Development in the Del Monte Forest Land Use Plan Area" (Chapter 20.147) of Title 20.

7. Pursuant to section 30514 of the Public Resources Code, local governments may amend adopted LCPs provided the amendments are certified by the CCC.

8. On September 24, 1985 the Monterey County Board of Supervisors adopted procedures for amending the LCP-CIP.

9. On October 26, 2010, the County adopted the 2010 General Plan, an update of the General Plan for the inland area, but it does not apply in the coastal zone. To the extent the LCP relies on the 1982 General Plan, the adoption of the 2010 General Plan does not change that reliance.

10. On January 24, 2012, the Monterey County Board of Supervisors adopted a resolution of intent to amend the text, policies, and figures of the Del Monte Forest LUP, including the current text of Policy 20; and the text of the Coastal Implementation Plan, Parts 1 and 5, including the text of Section 20.147.040.D.2. The CCC certified the LCP amendments on May 9, 2012. On May 22, 2012, the Board of Supervisors adopted the amendments to the Del Monte Forest LCP, including the current Policy 20 of the Land Use Plan and Section 20.147.040.D.2 of the Coastal Implementation Plan. The amended LCP became effective on June 22, 2012.

11. Pursuant to Public Resources Code sections 30000 et seq., and Title 20 of the Monterey County Code, the County may amend the adopted LCP provided the County follows certain procedures, including that the Monterey County Planning Commission hold a noticed public hearing and make a written recommendation to the Board of Supervisors on the proposed amendment of the LUP and CIP portions of the LCP, and that the Board of Supervisors hold a public hearing to determine whether to adopt a resolution of intent to approve, and if affirmative, submit the proposed amendment to the CCC for certification. The CCC may certify the amendment or may suggest modifications, which, if adopted by the County, are deemed certified upon confirmation of the Executive Director of the Coastal Commission.

12. Pursuant to Government Code sections 65350 et seq., the County may amend the adopted General Plan provided the County follows certain procedures, including that the County Planning Commission hold a noticed public hearing and make a written recommendation to the Board of Supervisors on the proposed amendment of the General Plan. In this case, staff recommended that the proposed amendment is consistent with the policies as established in the LUP, that no changes will occur to General Plan policies or land use designations, and that all changes are otherwise consistent with the 1982 Monterey County General Plan.

13. Public Resources Code Section 30514(b) limits proposed amendment submissions to the CCC to no more than three per calendar year. The submission of the 2016 amendment for certification was the second submission by the County during 2016.

14. Pursuant to Public Resources Code section 21080.9 and California Environmental Quality Act (CEQA) Guidelines Section 15265, an amendment to a LCP is statutorily exempt from CEQA. CEQA does not apply to activities and approvals pursuant to the California Coastal Act by any local government necessary for the preparation and adoption or amendment of a local coastal program. This section shifts the burden of CEQA compliance from the local agency to the CCC, although County has prepared analysis of environmental impacts sufficient for a thorough and complete review by the CCC.

15. Amendment of the LCP is exempt from CEQA pursuant to Public Resources Code Section 21080.9 and CEQA Guidelines Section 15265. However, to provide information

sufficient for a thorough and complete review, the County prepared an Initial Study/proposed Negative Declaration (State Clearinghouse No. 2016051055) for the proposed LCP amendment. The Negative Declaration was circulated for public review from May 16 through June 15, 2016, and identified impacts that are less than significant related to biological resources. No comments were received, and the Initial Study/proposed Negative Declaration have been provided to and considered by the Board of Supervisors. The County provided the Initial Study to the CCC as technical background information needed to analyze the proposed LCP Amendment.

16. All policies of the 1982 General Plan and the Del Monte Forest LUP have been reviewed by Resource Management Agency - Planning staff for consistency with the County's LCP and 1982 General Plan, and the Board finds that the proposed amendments maintain the compatibility and internal consistency of the General Plan and the Del Monte Forest Area LUP. The Board of Supervisors finds that:
    a. The proposed amendment is more protective of the natural resources of the Del Monte Forest than the existing LCP, specifically with regard to the protection, enhancement, restoration, and maintenance of Monterey cypress habitat.
    b. The proposed amendment ensures a planned and balanced approach to development and preservation within the indigenous Monterey cypress habitat area.
    c. The proposed amendment is not expected to increase development potential in the indigenous Monterey cypress habitat area, or lessen protection of environmental resources, and is more likely to result in reduction of environmental impact overall compared to the existing text of Policy 20 in the Del Monte Forest Area LUP. The key changes in the proposed text of the CIP will provide the policy implementing instructions in a manner that clearly defines the requirements and expectations of property owners, consultants, and the County.
    d. The proposed amendment is consistent with the Coastal Act.

17. On June 29, 2016, the Monterey County Planning Commission held a duly noticed public hearing to consider and make a recommendation to the Board of Supervisors regarding approving an amendment to the text of Policy 20 of the Del Monte Forest Area LUP and to amend the text of Section 20.147.040.D.2 of the CIP, Part 5. At least 10 days before the first public hearing date, notices of the hearing before the Planning Commission were published in the Monterey County Weekly, and were also posted on and near the affected property area. The Planning Commission recommended denial of the LCP amendments by a vote of 7 to 1 (Planning Commission Resolution No. 16-020).

18. On November 8, 2016, the Monterey County Board of Supervisors held a duly noticed public hearing to consider providing preliminary direction on the proposed amendment to the text of Policy 20 of the Del Monte Forest LUP and the text of Section 20.147.040.D.2 of the Coastal Implementation Plan. At least 10 days before the first public hearing date, notices of the hearing before the Board of Supervisors were published in the Salinas Californian, and were also posted on and near the affected property area. After public comment and consideration of the proposed amendments, the Monterey County Board of Supervisors directed staff to return on December 6, 2016, with a resolution of intent to adopt the proposed amendments.

19. On December 6, 2016, the Monterey County Board of Supervisors held a duly noticed public hearing on the proposed amendments. At least 10 days before the first public hearing date, notices of the hearing before the Board of Supervisors were published in the Monterey County Weekly, and were also posted on and near the affected property area.

20. On May 10, 2017, the California Coastal Commission certified, with suggested modifications, the proposed amendments to the Del Monte Forest Land Use Plan and Coastal Implementation Plan as part of Monterey County's Local Coastal Program. (California Coastal Commission resolution approving the Monterey County Local Coastal Program (LCP) Amendment No. LCP-3-MCO-16-0070-2 (Monterey Cypress Habitat Development Standards) with suggested modifications.)

21. On October 25, 2017, the Monterey County Planning Commission held a duly noticed public hearing to consider and make recommendations to the Board of Supervisors regarding approving amendments to the text of Policy 20 of the Del Monte Forest Area Land Use Plan and to amend the text of the Coastal Implementation Plan, Part 5, Section 20.147.040.D.2, with the modifications made by the Coastal Commission. At least 10 days before the first public hearing date, notices of the hearing before the Planning Commission were published in the Salinas Californian and were also posted on and near the affected property area. The Planning Commission recommended approval of the LCP amendments with minor modifications to the proposed amendment to section 20.147.040.D.2, by a vote of 6 to 0 (Planning Commission Resolution No. 17-046). Coastal Commission staff has informed County staff that the modifications are acceptable to staff, and those modifications are incorporated into the amendment as presented to the Board of Supervisors.

22. On December 12, 2017, the Monterey County Board of Supervisors held a duly noticed public hearing on the proposed amendments. At least 10 days before the first public hearing date, notices of the hearing before the Board of Supervisors were published in the Monterey County Weekly, and were also posted on and near the affected property area.

23. Per State regulations and Section 20.94.030.D.7 of the Monterey County Code (Title 20), in order for the LCP amendments to take effect, the Board must acknowledge receipt of the Coastal Commission certification of amendments, formally adopt the certified amendments, and transmit the amendments to the CCC for confirmation.

24. The proposed Del Monte Forest Area LUP Policy 20, as proposed to be amended, in a version showing the changes with strikethrough and underline and in a "clean" version, is attached hereto as Exhibit 1 and incorporated herein by reference. The Board of Supervisors is considering adoption of the proposed ordinance amending section 20.147.040.D.2 of the Coastal Implementation Plan by separate action concurrent herewith.

25. This amendment is intended to be carried out in a manner fully in conformity with the California Coastal Act.

DECISION

NOW, THEREFORE, BASED ON ALL OF THE ABOVE FINDINGS, BE IT RESOLVED, that the Board of Supervisors does hereby:

a. Acknowledges receipt of the California Coastal Commission resolution approving the Monterey County Local Coastal Program (LCP) Amendment No. LCP-3-MCO-16-0070-2 (Monterey Cypress Habitat Development Standards) with suggested modifications;
b. Found that the action, adoption of a local coastal program amendment, qualifies for a Statutory Exemption pursuant to Public Resources Code Section 21080.9 and Section 15265 of the CEQA Guidelines;
c. Adopted Resolution to amend the text of Policy 20 of the Del Monte Forest Area Land Use Plan, modifying standards of development within indigenous Monterey cypress habitat, attached hereto as Exhibit 1 and incorporated herein by reference;
d. Certified that the amendments are intended to be carried out in a manner fully in conformity with the Coastal Act; and
e. Directed staff to transmit the Land Use Plan amendment and the ordinance amending the Coastal Implementation Plan to the California Coastal Commission for confirmation that County's action satisfies the specific requirements set forth in the Commission's certification order.

PASSED AND ADOPTED upon motion of Supervisor Alejo, seconded by Supervisor Salinas and carried this 12th day of December 2017, by the following vote, to wit:

AYES: Supervisors Alejo, Phillips, Salinas, Parker and Adams
NOES: None
ABSENT: None

I, Gail T. Borkowski, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 80 for the meeting on December 12, 2017

Dated: December 15, 2017
File Number: ORD 17-017

Gail T. Borkowski, Clerk of the Board of Supervisors
County of Monterey, State of California

By Denise Hancock
Deputy

EXHIBIT 1 TO RESOLUTION

AMENDMENT TO DMF LUP POLICY 20

Policy 20 of the Del Monte Forest Land Use Plan shall be amended as follows:

Strikethrough/Underline:

Indigenous Monterey cypress habitat is an environmentally sensitive habitat area within the Del Monte Forest, and is presumed present within and adjacent to the area mapped in Figure 2a. All proposed development in this area shall be accompanied by ~~the biological reports described in~~ a coordinated biological/arborist report prepared in consultation with the Del Monte Forest Conservancy and consistent with Policies 12 and 16, a primary purpose of which shall be to determine: the Monterey cypress habitat portion of the site; the "critical habitat area" for the site (i.e., the portion of Monterey cypress habitat on the site that is to be avoided to protect against potential damage or degradation of cypress habitat, including the microhabitat of individual cypress trees); the relative habitat sensitivity of all parts of the site, ranked from the highest sensitivity to the lowest sensitivity in terms of potential adverse impacts from development; the ways in which the cypress habitat portion of the site, the critical habitat area and the relative habitat sensitivity rankings relate to adjacent and surrounding habitat areas; and the measures to best protect Monterey cypress habitat on the site and overall, including on-site (and potentially off-site) restoration and enhancement measures. The critical habitat area shall at a minimum be defined by a 10-foot buffer applied to the outermost driplines (i.e., the tree canopies) of all of the Monterey cypress trees on and adjacent to the site, but shall also include any other areas on site that are deemed critical to preservation of existing cypress trees on and off site, or that are to be avoided due to high habitat sensitivity and/or cypress habitat preservation purposes for other reasons.

All development in and adjacent to the Monterey cypress habitat mapped in Figure 2a shall be carefully sited and designed to avoid potential damage or degradation of Monterey cypress habitat, including the microhabitat of individual cypress trees, and shall be required to include measures that will enhance Monterey cypress habitat values. All use and development in or adjacent to indigenous Monterey cypress habitat areas shall be compatible with the objective of protecting this environmentally sensitive coastal resource. All improvements (such as structures and driveways, etc.) shall be carefully sited and designed to avoid potential damage and/or degradation of Monterey cypress habitat, including the microhabitat of individual cypress trees.; ~~and must be located within existing hardscaped areas and outside of the dripline of individual cypress trees. Within the perimeter of the identified habitat area for a site, including at a minimum as defined by the driplines of the outermost indigenous Monterey cypress trees on the site, removal of native trees or other indigenous vegetation, grading, paving, building construction activity, landscape alterations and summer watering shall be prohibited. On the inland side of 17-Mile Drive, driveways shall be allowed in this area where the driveway does not come within the dripline of individual Cypress trees. Underground residential utilities and fences shall be allowed in this area on the inland side of 17-Mile Drive.~~ Open space conservation and scenic easements are required for all undeveloped areas of a site ~~parcel~~ within the Monterey cypress habitat area, and such easements shall be secured consistent with Policy 13.

Clean Version to Exhibit 1 of Resolution

AMENDMENT TO DMF LUP POLICY 20

Policy 20 of the Del Monte Forest Land Use Plan is amended as follows.

Indigenous Monterey cypress habitat is an environmentally sensitive habitat area within the Del Monte Forest, and is presumed present within and adjacent to the area mapped in Figure 2a. All proposed development in this area shall be accompanied by a coordinated biological/arborist report prepared in consultation with the Del Monte Forest Conservancy and consistent with Policies 12 and 16, a primary purpose of which shall be to determine: the Monterey cypress habitat portion of the site; the "critical habitat area" for the site (i.e., the portion of Monterey cypress habitat on the site that is to be avoided to protect against potential damage or degradation of cypress habitat, including the microhabitat of individual cypress trees); the relative habitat sensitivity of all parts of the site, ranked from the highest sensitivity to the lowest sensitivity in terms of potential adverse impacts from development; the ways in which the cypress habitat portion of the site, the critical habitat area and the relative habitat sensitivity rankings relate to adjacent and surrounding habitat areas; and the measures to best protect Monterey cypress habitat on the site and overall, including on-site (and potentially off-site) restoration and enhancement measures. The critical habitat area shall at a minimum be defined by a 10-foot buffer applied to the outermost drip lines (i.e., the tree canopies) of all of the Monterey cypress trees on and adjacent to the site, but shall also include any other areas on site that are deemed critical to preservation of existing cypress trees on and off site, or that are to be avoided due to high habitat sensitivity and/or cypress habitat preservation purposes for other reasons.

All development in and adjacent to the Monterey cypress habitat mapped in Figure 2a shall be carefully sited and designed to avoid potential damage or degradation of Monterey cypress habitat, including the microhabitat of individual cypress trees, and shall be required to include measures that will enhance Monterey cypress habitat values. All use and development in or adjacent to indigenous Monterey cypress habitat areas shall be compatible with the objective of protecting this environmentally sensitive coastal resource. All improvements (such as structures and driveways, etc.) shall be carefully sited and designed to avoid potential damage and/or degradation of Monterey cypress habitat, including the microhabitat of individual cypress trees. Open space conservation and scenic easements are required for all undeveloped areas of a site within the Monterey cypress habitat area, and such easements shall be secured consistent with Policy 13.

ORDINANCE NO. 5295

AN ORDINANCE OF THE COUNTY OF MONTEREY, STATE OF CALIFORNIA, AMENDING SECTION 20.147.040.D.2 OF TITLE 20 (MONTEREY COUNTY COASTAL IMPLEMENTATION PLAN) OF THE MONTEREY COUNTY CODE RELATING TO REGULATIONS FOR DEVELOPMENT IN THE DEL MONTE FOREST LAND USE PLAN AREA.

County Counsel Summary

This ordinance amends the standards for development within Monterey cypress habitat in the Del Monte Forest Land Use Plan area of the coastal zone of the County of Monterey. Specifically, the ordinance amends Subsection 2 of Subsection D of Section 20.147.040 of Part 5, Regulations for Development in the Del Monte Forest Land Use Plan Area, of Title 20 (Monterey County Coastal Implementation Plan) of the Monterey County Code. The amendment establishes new procedures and requirements for development in and adjacent to Monterey cypress trees and habitat.

The Board of Supervisors of the County of Monterey ordains as follows:

SECTION 1. Subsection 2 of Subsection D of Section 20.147.040 of Part 5, Regulations for Development in the Del Monte Forest Land Use Plan Area, of Title 20 (Monterey County Coastal Implementation Plan) of the Monterey County Code is amended to read as follows:

2. Monterey Cypress Habitat

(a) Indigenous Monterey cypress habitat is an environmentally sensitive habitat area within the Del Monte Forest, and is presumed present within and adjacent to the area mapped in LUP Figure 2a. All proposed development in this area shall be accompanied by a coordinated biological/arborist report in consultation with the Del Monte Forest Conservancy and consistent with Section 20.147.040.A, a primary purpose of which shall be to determine: the Monterey cypress habitat portion of the site; the "critical habitat area" for the site (i.e., the portion of Monterey cypress habitat on the site that is to be avoided to protect against potential damage or degradation of cypress habitat, including the microhabitat of individual cypress trees); the relative habitat sensitivity of all parts of the site, ranked from the highest sensitivity to the lowest sensitivity in terms of potential adverse impacts from development; the ways in which the cypress habitat portion of the site, the critical habitat area and the relative habitat sensitivity rankings relate to adjacent and surrounding habitat areas; and the measures to best protect Monterey cypress habitat on the site and overall, including on-site (and potentially offsite) restoration and enhancement measures. The critical habitat area shall at a minimum be defined by a 10-foot buffer applied to the outermost driplines (i.e., the tree canopies) of all of the Monterey cypress trees on and adjacent to the site, but shall also include any other areas on site that are deemed critical to preservation of existing cypress trees on and off site, or that are to be

avoided due to high habitat sensitivity and/or cypress habitat preservation purposes for other reasons.

(b) Within and adjacent to their indigenous range (see LUP Figure 2a), indigenous Monterey cypress habitat shall be protected to the maximum extent possible. All development in and adjacent to the Monterey cypress habitat mapped in Figure 2a shall be carefully sited and designed to avoid adverse impacts and potential damage or degradation of Monterey cypress habitat, including the microhabitat of individual cypress trees, and shall be required to include measures identified pursuant to the biological/arborist report that will protect and enhance Monterey cypress habitat values. These measures may include, but are not limited to: siting development in any non-Monterey cypress portions of the site to the maximum degree possible; prohibiting all irrigation of Monterey cypress habitat areas; improving growing conditions to provide a bare, mineral soil necessary for seed germination; and increasing sunlight to prevent soil borne fungi from inhabiting seedlings. Trees identified by the biological/arborist as at risk from construction shall be surrounded by exclusionary fencing located outside of the critical habitat area. Grading, demolition, and construction permits shall not be issued and construction shall not commence until it is confirmed in writing by the project biologist/arborist that all tree protection measures have been installed, and that a preconstruction cypress habitat protection meeting (with the project general contractor, demolition and grading subcontractors, the project civil engineer, and the biologist/arborist, as applicable) has been completed. All use and development in or adjacent to identified Monterey cypress habitat areas shall be compatible with the objective of protecting this environmentally sensitive coastal resource.

(c) All improvements (such as structures and driveways, etc.) shall be carefully sited and designed to avoid potential damage and/or degradation of Monterey cypress habitat, including the micro-habitat of individual trees, including as described below.

(1) On undeveloped lots (i.e., those without an existing legally established residence), within the perimeter of the critical habitat area for a site, development (including removal of native trees or other indigenous vegetation, grading, paving, building construction activity, landscape alterations, and summer watering) shall be prohibited, other than: development associated with cypress habitat enhancement and/or restoration; and on the inland side of 17-Mile Drive only: driveways, underground residential utilities and fences (which shall be designed with see-through materials or spaced in a manner to protect views of the natural habitat from 17-Mile Drive (e.g., wrought iron with openings)), and only if this area cannot possibly be avoided and if such development does not harm individual cypress trees. All otherwise allowable development shall be sited, designed, and limited as necessary to protect cypress trees and habitat as much as possible, including being sited in the non-cypress habitat portions of the site (if there are any) to the maximum degree possible, and all such development (e.g., residential structures, hardscape (such as decks, patios, driveways, paths, etc.), and landscaping) shall be confined within a defined and surveyed "development envelope". With the exceptions specified above, the development envelope shall contain all improvements and structural development (i.e., all uses that are not Monterey cypress habitat), shall be located entirely outside of the critical habitat area, and, within the Monterey cypress habitat portion of the site, shall be no larger than 15% of the cypress habitat area. Open space

conservation and scenic easements are required for all undeveloped areas of the Monterey cypress habitat area (i.e., all Monterey cypress habitat outside of the defined development envelope), and such easements shall be secured consistent with LUP Policy 13. In addition to the above described requirements, for all development on undeveloped lots containing cypress habitat, including for development approved pursuant to Section 20.02.060(B), the restoration and siting requirements specified in Sections 20.147.040(D)(2)(c)(2)(d), (e), and (f) shall also apply.

(2) On developed lots (i.e., those with an existing legally established residence), new and/or modified development shall be located within the existing legally established structural and/or hardscape area (i.e., all areas of the site covered with a structure, or covered by pervious or impervious hardscape (such as decks, patios, driveways, and paths, but not including landscaped areas, fence areas, or underground or over ground utility areas)) and outside the critical habitat area.

New and/or modified development outside of such areas is prohibited unless each of the following findings can be made:

(a) Construction, use, and maintenance of the new and/or modified development shall significantly reduce existing hardscape;

(b) Construction, use, and maintenance of the new and/or modified development will accommodate the health and vitality, and will not harm, any existing individual Monterey cypress tree regardless of size. This determination will be made based on the type of development, the particulars of its siting and design, and its location in relation to individual trees, the critical habitat area, higher sensitivity portions of the site, and adjacent and surrounding habitat areas);

(c) The new and/or modified development will be confined within a defined and surveyed development envelope. The development envelope shall contain all improvements and structural development (i.e., all uses and development that are not Monterey cypress habitat), and shall, within the Monterey cypress habitat area portion of the site, be no larger than 15% of the cypress habitat area; however, limited additional coverage above 15% may be allowed for a driveway only if an existing driveway cannot be reconfigured to achieve full compliance with this standard, in which case the existing driveway shall be reduced in width, length, and overall coverage as much as possible. All development on the site:

(1) Shall significantly reduce hardscape;

(2) Shall be sited in the non-cypress habitat portions of the site (if there are any) to the maximum degree possible; and

(3) Shall be sited in such a way as to maximize Monterey cypress habitat values, including in relation to adjacent and surrounding areas (e.g., clustering new and/or modified development on the site near to existing and/or adjacent residential developments so as to provide as much of a contiguous, undisturbed, and unfragmented habitat area as possible on and off site);

(d) All Monterey cypress habitat area outside of the approved development envelope shall be: restored to and/or enhanced as high value and self-functioning Monterey cypress habitat (including through measures identified pursuant to the biological/arborist report, such as removal of exotics species, improving growing conditions to provide a bare, mineral soil necessary for seed germination, and increasing

sunlight to prevent soil borne fungi from inhabiting seedlings), with all initial restoration/enhancement initialized prior to occupancy of any approved development; and placed within an open space conservation and scenic easement secured consistent with LUP Policy 13;

(e) All areas of new coverage (i.e., areas that would be covered with structures and/or hardscape and/or other non-cypress habitat restoration and enhancement that are not already so covered in the existing legally established baseline condition) shall be offset through restoration and/or enhancement (as high value and self-functioning Monterey cypress habitat) of an off-site area located within the Monterey cypress habitat area mapped in Figure 2a at a ratio of 2:1 (and/or payment of a mitigation fee, commensurate with the cost to restore/enhance such an area, to a public agency or private group acceptable to the County effectively able to administer such a fee and to implement such measures). Such off-site restoration/enhancement areas shall be selected for their potential to result in the greatest amount of overall benefit to the native Monterey cypress habitat in the Del Monte Forest, and all initial restoration/enhancement of the offsite area shall be initialized prior to occupancy of any approved development or, in the case of a fee, the fee paid prior to issuance of any demolition, grading, or construction permits;

(f) The new and/or modified development has been sited and designed to avoid the critical habitat area and the most sensitive habitat parts of the site as much as possible (including through required siting in the non-cypress habitat portions of the site (if there are any) to the maximum degree possible), and to minimize any incursion into this area as much as possible. If any non-habitat related development is proposed within the defined critical habitat area, the biological/arborist report must identify all possible alternatives to avoid such siting, and must provide alternative construction methods or preconstruction treatments to avoid impacts in the case such development ultimately proves unavoidable. The alternative methods and treatments can include supplemental irrigation, hand digging or grading, root pruning or modification to traditional construction methods, such as spanning roots, pier and above grade beams or cantilevering structures. However, in no case shall Monterey cypress trees be removed unless they are dead or declining, and the biological/arborist report and the approving body conclude removal will further enhance Monterey cypress habitat values or avoid adverse impacts, potential damage, or degradation to both healthy individual cypress trees and cypress habitat; and

(g) The project results in greater cypress habitat value on the site (and in relation to adjacent and surrounding habitat areas) than the existing baseline habitat value, and the project enhances Monterey cypress habitat values overall.

(d) The Del Monte Forest Conservancy shall be encouraged to maintain an interpretive and educational program at Crocker Grove. Said program shall be under careful supervision and designed for the protection of the indigenous Monterey cypress habitat. The type and intensity of access to Crocker Grove shall be carefully regulated by the Del Monte Forest Conservancy.

SECTION 2. SEVERABILITY. If any section, subsection, sentence, clause or phrase

of this Ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance. The Board of Supervisors hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause and phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

SECTION 3. EFFECTIVE DATE. This Ordinance shall become effective on the 31st day following its adoption or the day certification by the California Coastal Commission becomes final and effective, whichever occurs later.

PASSED AND ADOPTED this 12th day of December 2017, by the following vote:

AYES: Supervisors Alejo, Phillips, Salinas, Parker and Adams
NOES: None
ABSENT: None
ABSTAIN: None

/s/ Mary L. Adams
Mary L. Adams, Chair
Monterey County Board of Supervisors

A T T E S T:

GAIL T. BORKOWSKI,
Clerk of the Board of Supervisors

By: /s/ Gail T. Borkowski
~~Deputy~~

APPROVED AS TO FORM

/s/ Wendy S. Srimling

WENDY S. STRIMLING
Senior Deputy County Counsel

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Exhibit G

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Figure 3

*Note: Illustrative only, precise determination of the viewshed shall depend on site-specific visual survey.

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Exhibit H

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Matt Hubbard September 27, 2024
480 Gate 5 Road, Suite 100
Sausalito, CA 94965
Re: Cypress Villa

Dear Matt,

As requested, I have completed an on-site assessment of Biological Resources on the 3270 17-mile Drive property. APN 008-462-005

Summary

The Owners of Villa Cypress have asked for a biological assessment of their 2.685-acre property at 3270 17-Mile Drive in Pebble Beach Ca. The property has an existing 6,594 square-foot (3,705 square-foot first floor; 2,889 square-foot second floor plus 1,578 square-foot terrace), 98-year-old single family residence, and detached 1170 square-foot garage/carriage house, of unknown age (but at least 50 years). The owners are contemplating site improvements and redesigning the driveway and patios and outside living spaces on the property.

There are no proposed Monterey Cypress tree removals in this site improvement plan. There are no anticipated impacts to special status plant or animal species because of implementing this plan. There is a reduction of hardscape from the current development coverage of the site in this improvement plan.

Setting

3270 Seventeen-mile Drive is at the western edge of the Monterey Peninsula about a quarter mile north of Pescadero Point, within the Del Monte Forest Local coastal program segment of the of the California Coastal Act, in the Monterey Quadrangle of the USGS. The lot extends from 17-mile Drive (about 68-foot elevation) to a fence line above the ocean bluff at about 40 feet. This part of the Peninsula is within one of only two known natural populations of the Monterey Cypress (*Hesperocyparis macrocarpa*) in the world and these trees are the dominant life forms on the property. The Monterey Cypress Forest is considered an Environmentally Sensitive Habitat Area (ESHA) and is afforded protection under both the Coastal Act and the California Endangered Species Act (CESA). This entire lot is within the Monterey Cypress Forest (though no parts of the property are still in undisturbed high quality Cypress habitat) and any remodel, revision or new development will be narrowly restricted based on local policy.

Research and pertinent policies

The Del Monte Forest Land Use Plan identifies much of the area within the LUP boundaries as Environmentally sensitive habitat areas (or ESHAs). *ESHA's in the Del Monte Forest are defined as those areas in which plant or animal life or their habitats are either rare or especially valuable due to their special nature or role in an ecosystem and which could be easily disturbed or degraded by human activities and developments. The Coastal Act provides strong protection for environmentally sensitive habitat areas and within such areas permits only resource-dependent uses (e.g., nature education and research) that do not result in any significant disruption of habitat values. The Act also requires that any development adjacent to environmentally sensitive habitat areas be properly sited and designed to avoid impacts that would significantly degrade such habitat areas.*

20. Indigenous Monterey cypress habitat is an environmentally sensitive habitat area within the Del Monte Forest. Within their indigenous range, Monterey cypress trees and habitat shall be protected to the maximum extent possible. All development that could impact Monterey cypress trees and/or Monterey cypress habitat mapped in this area shall be carefully sited and designed to avoid adverse impacts and potential damage or degradation to both individual cypress trees and cypress habitat

and shall be required to include measures that will enhance Monterey cypress habitat values. All development shall be consistent with the limitations and standards provided in Del Monte Forest Implementation Plan Section 20.147.040(D) to ensure no Monterey cypress trees are harmed, and that Monterey cypress habitat is increased, restored as high-value and self-functioning Monterey cypress habitat,

(a) and placed under a Conservation Easement. All proposed development in this area shall be accompanied by a coordinated biologist and arborist report; pursuant to Section 20.147.040.A , a purpose of which is to determine: the "critical root zone" for the site (i.e., the portion of the site that must be avoided in all cases); the relative habitat sensitivity of all parts of the site, ranked from the highest sensitivity to the lowest sensitivity in terms of potential adverse impacts from development: the ways in which the critical root zone and the relative habitat sensitivity rankings relate to adjacent and surrounding habitat areas; and the measures to best protect Monterey cypress habitat on the site and overall (including in terms of on-site (and potentially offsite) restoration and enhancement measures). The critical root zone shall be defined as the dripline of each Monterey cypress tree on the site, as well as any other area where proposed development may damage or degrade Monterey cypress trees (this may include the need to preserve associated coarse root and feeder root zones, as well as soil type and condition). The arborist report shall calculate the critical root zone for each Monterey cypress tree on the site based on the best available arborist and biological professionally recognized standards, including an analysis of the habitat and coarse root zone for the cypress trees at maturity. The critical root zone may not always represent a simple radius around the tree.

(b) Developed Parcels. All improvements (such as structures and driveways, etc.) shall be carefully sited and designed to avoid potential damage or degradation of Monterey cypress habitat, including the micro habitat of individual trees, and must be located within existing hardscaped areas and outside of the dripline of individual cypress trees. On developed parcels (i.e., those with a legally established residence), new and/or modified development shall be located within the development envelope, which shall consist of all existing legally established structural and/or hardscaped coverage (i.e., all areas of the site covered with a structure, or other pervious or impervious hardscape areas (such as decks, patios, driveways, and paths, but not including landscaped areas, fence areas, or underground or over ground utility areas), and outside the critical root zone of individual cypress trees unless each of the following findings can be made:

(1) Construction, use, and maintenance of the new and/or modified development will accommodate the health and vitality, and will not harm, any existing individual Monterey cypress tree regardless of size (this determination will be made based on the type of development the particulars of its siting and design, and its location in relation to individual trees, the critical root zone, higher sensitivity portions of the site, and adjacent and surrounding habitat areas);as the existing development envelope), and that is sited in such a way as to be located within the least environmentally sensitive location (as determined by the coordinated biologist and arborist reports), and maximizes Monterey cypress habitat values, including in relation to adjacent and surrounding areas (e.g., clustering new and/or modified development on the site near to existing and/or adjacent residential

developments so as to provide as much of a contiguous, undisturbed, and unfragmented habitat area as possible All areas outside of the approved development envelope will be: restored to and/or enhanced as high value and self-functioning Monterey cypress habitat by taking into consideration removal of exotics species, consolidation of fragmented Monterey cypress habitat (improving growing conditions to provide a bare, mineral soil necessary for seed germination, increasing sunlight to prevent soil borne fungi from inhabiting seedlings), and strategic planting of native Monterey cypress to promote future germination with all initial restoration/enhancement implemented prior to occupancy of any approved development; and placed within an open space conservation and scenic easement secured consistent with Policy.

(2) *All areas of new coverage (i.e., areas that would be covered with structures and/or hardscape that are not so covered in the existing legally established baseline condition) shall be offset through restoration and/or enhancement (as high value and self- functioning Monterey cypress habitat) of an off-site area (including within any right-of- way) located within the Monterey cypress habitat area mapped in Figure 2a at a ratio of 2:1 (and/or payment of a mitigation fee, commensurate with the cost to restore/enhance such an area, to an acceptable public agency or private group effectively able to both manage such a fee (including through established interest bearing and earmarked accounts, etc.) and to implement such measures). Such off-site restoration/enhancement areas shall be selected for their potential to result in the greatest amount of overall benefit to the native Monterey cypress habitat in the Del Monte Forest. All initial restoration/enhancement of the offsite area shall be implemented prior to occupancy of any approved development or, in the case of a fee, the fee paid prior to issuance of the construction permit and*

(3) *The new and/or modified development has been sited and designed in such a way as to avoid the critical root zone and the most sensitive habitat parts of the site as much as possible, to result in greater cypress habitat value on the site (and in relation to adjacent and surrounding habitat areas) than the existing baseline habitat value, and to enhance overall Monterey cypress habitat values. If development is proposed within a Monterey cypress critical root zone, the arborist must provide alternative construction methods or preconstruction treatments to avoid impacts. The alternative methods can include supplemental irrigation, hand digging or grading, root pruning or modification to traditional construction methods, such as spanning roots, pier and above grade beams or cantilevering structures. However, in no case shall Monterey cypress trees be removed.*

This report will evaluate the extent of Monterey Cypress habitat on site, the sensitivity level of that habitat based on existing baseline conditions and the potential, if any, for new development on site that would not negatively impact Monterey Cypress trees or habitat.

Database and Literature search

Prior to my site visit I conducted Database searches through the California Native Plant Society Rare Plant Inventory and the California a Natural diversity Database for Special Status (Rare, Threatened or Endangered) Plants and wildlife and Plant communities in the Monterey Quadrangle. The results of those searches are included as appendices to this report. Based on the location and plant community known on the project site I was able to eliminate those plant species found only at higher elevations or further inland or in freshwater aquatic habitats. ESHA can be defined by the Individual species that it hosts, or the rareness of the plant community itself. In this case, while the naturally occurring Monterey Cypress Forest is extremely rare, the plant community, unlike the nearby Dune and Coastal Bluff scrub plant communities, does not typically host many other rare, threatened, or endangered species. The ESHA classification is entirely focused on its individual trees and the Cypress Forest habitat with its unique group of understory species.

Monterey cypress occurs in two natural stands in Monterey County, California. One stand, known as the Crocker Grove, is between Point Cypress and Pescadero Point on the north side of Carmel Bay, Monterey Peninsula. A smaller one is near Point Lobos on the south side of Carmel Bay. Monterey cypress is the dominant component of the Monterey cypress forest community. This community is a moderately dense, fire-maintained forest up to 82 feet tall in sheltered areas.
Monterey cypress typically grows in pure stands with an understory of scattered dwarf shrubs and perennial herbs. It intergrades with northern coastal bluff scrub on exposed seaward edges and with Monterey pine (Pinus radiata) forest away from the ocean. Monterey cypress is associated with closed-cone pine-cypress forests. Species commonly associated with Monterey cypress include) California sagebrush (*Artemisia californica*), coyote brush (*B. pilularis var. consanguinea*), blue blossom (*Ceanothus thyrsiflorus var. thyrsiflorus*), liveforever (*Dudleya farinosa*), seaside daisy (*Erigeron glaucus*), lizard tail (*Eriophyllum staechadifolium*), Douglas iris (*Iris douglasiana*), bush monkeyflower (*Diplacus aurantiacus*), Pacific bayberry (*Myrica californica*), skunkweed *(Navarretia squarrosa*), poison-oak (*Toxicodendron diversilobum*), and California huckleberry (*Vaccinium ovatum*).

The plant community that occupies the narrow band between the Monterey Cypress Forest and the High tide line on the Monterey peninsula is Coastal bluff scrub. It typically shares species with the outer edges of the Monterey Cypress Forest. The Coastal bluff scrub components are like the Dune scrub members found on the southern and northern sides of the peninsula with much overlap, but most of the rare, threatened, and endangered species are found in the more dynamic conditions of shifting sand in the Dune scrub. On this site, few annual species are present and most of the Bluff scrub vegetation is perennial or subshrub (small woody shrubs) species. Of the 45 plant species considered rare, threatened, or endangered in the Monterey Quadrangle, 22 of them are annuals and all of those are most typically found in sandy dune scrub or maritime chaparral plant communities. The appendices with the database lists include notes regarding whether species would be likely to occur on site *and* whether they were observed. But due to the site being 95% Monterey Cypress forest the primary focus of my site impact analysis is within the Cypress distribution on site

Observations

On September 18, 2023, and April 16, 2024, I visited the Villa Cypress property to see the layout of the existing development and survey the entire property for sensitive plant and animal species and plant communities. The first survey was useful for observing the overall plant community but not for determining presence or absence of the complete list of plant species potentially found in the two plant communities on site. These survey dates combined allowed for locating flowering plants of most of the potentially occurring special status (Rare, Threatened or Endangered) species. Most of the annual and perennial special status species bloom in Spring and Summer and identification of some is not possible unless found in bloom. During these survey visits I walked the entire property, starting near the existing structures on the south end and progressing west and north to the property line and out to 17-mile Drive. The Villa Cypress Property is dominated by Monterey Cypress (*Hesperocyparis macrocarpa)* Forest in a nearly pure stand with almost entirely closed canopy over the property except for the Single-Family residence in the middle of the site. Several small pine trees are planted in the landscape and seedlings were noted in the area close to the road. The understory is a dense mosaic of turf grass, nonnative landscape shrubs and perennials, nonnative invasive weeds like "Ice plant" (*Carpobrotus edulis*) and scattered persistent native perennials like Seaside daisy (*Erigeron glaucus*). .

The Monterey Cypress Forest throughout the property is not particularly diverse in size or age class and most are mature, tall trees in generally good health. Several standing dead trees are scattered amongst the stand near the southern property line and do not appear to be at risk or danger to any structures. Their value as habitat and aesthetic appeal favors keeping them in place. A small bunch of stunted looking younger Cypress occurs between the Carriage house and the frontage along Cypress Drive (17-Mile Drive). A few younger and healthy Cypress were also found on the SW side of the main house. Only at outside edges near the property lines or close to the Ocean edge are there contiguous groups of native understory plants. Here it is dominated by seaside daisy (*Erigeron glaucus*) which appears to be the most successful and common forb in the Cypress understory throughout the natural range of the trees. Mixed with the Daisy on the western end of the property are Beach aster (*Corethrogyne filaginifolia*), Dune sagewort *(Artemisia pycnocephala*) occasional stinging phacelia (*Phacelia malvifolia* var. *malvifolia*) and the afore mentioned nonnative Carpobrotus species. The plant community seaward of the single-family dwelling to



Figure 1: view looking south through cypress forest and entry drive on inland side of main house.

the high tide line of the ocean is coastal bluff scrub dominated by low growing perennial species and invaded by the ubiquitous nonnative Carpobrotus edulis and chilensis (both commonly referred to as Ice plant). It is highly disturbed on this lot with very few of the typical native species found among the nonnative groundcover (Crassula sp. and others) The only native species found, aside from the Seaside daisy were a few wooly lotus (*Acmispon heermannii* var. *orbicularis*), several Nutall's milkvetch a California Rare Plant Inventory list 4 species[1]* (*Astragalus nuttallii var. nuttallii*), Beach aster (*Corethrogyne filaginifolia*) and a small patch of Giant wild rye *(Elymus condensatus*). This narrow band of Coastal Bluff scrub has an old grape stake fence within it that will be removed by hand and replaced in essentially the same location by a similar grape stake fence that will be installed without the use of machinery. The impact to plants there will be light and temporary.
Even with the extreme level of nonnative invasive plant coverage and the dense landscaping throughout the property the entire property eastward of the bluff above high tide line would be considered Monterey Cypress habitat, which is an environmentally sensitive habitat area or ESHA. However, none of the property would be classified as high sensitivity having an undisturbed understory with a diverse group of native species. And due to the dense exotic (and invasive) landscaping of neighboring properties on both sides of the property, there is no contiguous high quality cypress habitat to connect to.

Included with this combined submittal, from Bliss Landscape Architecture are sheets illustrating the Monterey Cypress habitat and sensitivity on site. 1. Plan sheet L1.4 showing the full extent of Cypress tree canopy coverage and the Critical habitat designation showing the additional 10' buffer around these trees. 2. Plan sheet L1.3 showing the variable locations of habitat sensitivity on site, based on historical development and use of the site and existing understory plants.

Levels of habitat sensitivity
The property can be roughly divided into three sections based on their level of development or coverage of intensively managed landscape, and coverage of tree canopy. As mentioned, none of this property is high quality cypress habitat, but this evaluation is based on the sensitivity of the habitat *on the site* and broken into 3 categories from highest to lowest sensitivity, for planning purposes.
Highest sensitivity. Area 1- the northern and most westerly portions of Cypress habitat on the lot from roughly 10 feet inside the wall along 17-mile Drive along the northern property line to the NW corner above the bluff and south along the bluff to the SW corner of the property along the ocean bluff, then east toward the existing concrete patio, weaving behind the hardscape back north along the westerly side of the residence. Significant portions of this area have a nearly closed canopy of Cypress trees, with a few large openings and various native understory species like seaside daisy, stinging phacelia and dune sagewort as well as many introduced landscape shrubs, groundcovers and invasive weeds. Restoring this area to high quality Monterey Cypress habitat would require little more than the removal of the nonnative plant material which by subtraction would create more room for the existing native species to spread.

[1] Plants with a California Rare Plant Rank of 4 are of limited distribution or infrequent throughout a broader area in California, and their status should be monitored regularly. ***Some*** of the plants constituting California Rare Plant Rank 4 meet the definitions of the California Endangered Species Act of the California Fish and Game Code, and few, if any, are eligible for state listing. List 4 species are not automatically protected under CEQA

Despite the relatively dense stand of mature cypress trees on the property this area has few young trees that could eventually sustain the life of the forest. It would be wise to include some new cypress trees in the planting plan for this area.
Medium sensitivity. Area 2 – At the Southeastern "corner" of the property from the area on both sides of the secondary driveway entrance, behind the carriage house inside the road wall and a short distance west along the boundary fence line Under the high canopy of many stately old Cypress trees, this area has a mix of native understory plants and nonnative invasive weeds and landscape plants. As in area 1, this area would require the removal of the nonnative landscape species as well as the addition of more of the typical native species like the Seaside daisy and Woodmint and sagewort to achieve a restored cypress habitat
Area 3 - The remainder of the property would be level 3, least sensitive or lowest quality Monterey Cypress habitat. It still has the stately mature cypress trees, but the "forest" is broken up by structures and driveways and parking areas and a greater level of exotic landscape cover and only occasional native understory plants. This is the area that encompasses the previous development and would be considered the "development envelope".(though this development envelope has not yet been surveyed and legally described) This area includes all the driveways and pathways and the irrigated lawn north of the driveway entrance and the planted areas between the house and carriage house and the front wall along 17-mile Drive. While there are opportunities to replace nonnative species with native cypress habitat plants, they would be in isolated islands in a sea of hardscape and development.

Conclusions

The Amendment to the Del Monte Forest Land Use Plan known as Policy 20 clarified that projects on legally developed parcels which materially enhance Monterey cypress habitat without harming any individual Monterey cypress can proceed so long as the proposed project: increases Monterey cypress habitat area by reducing net hardscape area; and restores the remaining Monterey cypress habitat area on the subject parcel; and places the Monterey cypress habitat area on the subject parcel into a permanent Conservation Easement.

The proposed additions to the site are minimal, and designed changes decrease existing hardscape in several areas to net a total reduction of hardscape on the property of 5369 square feet. The design has reduced tree impacts (primarily for root systems) in several key areas, reduced the footprint of the existing patio/pavilion and added one new gathering place with pervious gravel cover in the least sensitive zone adjoining the SW corner of the Main House. The consistent even cover of the Cypress canopy over much of the property as can be seen in virtually every photo angle and aerial image makes it difficult to achieve a zero-sum impact to Monterey Cypress habitat with the redesign of the property landscape and hardscape. But the careful siting of the new improvements and reduction in hardscape areas throughout has achieved a level of habitat gain that is consistent with the specifics of Policy 20.

(2) On developed lots (i.e., those with an existing legally established residence), new and/or modified development shall be located within the existing legally established structural and/or hardscape area (i.e., all areas of the site covered with a structure, or covered by pervious or impervious hardscape (such as

*decks, patios, driveways, and paths, but not including landscaped areas, fence areas, or underground or over ground utility areas)) and outside the critical habitat area. T*his has been achieved by keeping the new seating area and firepit and patio off the SW corner of the house within the previously developed and impacted area where an existing network of converging pathways now exist and shrinking the footprint of the existing patio pavilion and creating a new structure on the existing concrete patio.

Additionally, the following requirements from Policy 20 will be implemented. *All Monterey cypress habitat area outside of the approved development envelope shall be: restored to and/or enhanced as high value and self-functioning Monterey cypress habitat (including through measures identified pursuant to the biological/arborist report, such as removal of exotics species, (improving growing conditions to provide a bare, mineral soil necessary for seed germination, and increasing sunlight to prevent soil borne fungi from inhabiting seedlings[2]), with all initial restoration/enhancement initialized prior to occupancy of any approved development; and placed within an open space conservation and scenic easement secured consistent with LUP Policy 13;*
In coordination with the Project Landscape Architect, a restoration plan for enhancing and/or restoring Monterey Cypress habitat understory outside the baseline developed area will be prepared and implemented. This plan also includes the addition of 10 new Monterey cypress trees on the property.

I believe that this project meets the intent of the protection and enhancement of Monterey Cypress habitat and will result in a net overall gain of Monterey Cypress Forest and a significant enhancement of the quality of habitat.
All special status species documented by the CNDDB and the California Rare Plant inventory that could potentially occur on this site were adequately searched for at appropriate times. (See attached appendices) Other than the Monterey Cypress and the plant of limited distribution Astagalus nuttallii var. nuttallii, none were found.
No Special status plant or animal species will be directly, permanently impacted by the project.
Impacts to the Monterey Cypress Forest and coastal Bluff Scrub plant communities including the removal of the old decaying grape stake fence along the bluff (see figure 9 page 13) will be minimal and temporary, resulting in long term enhancement of both plant communities.

Pat Regan

Appendices
Page 10 List of native and exotic species identified on site
Pages 11-14 Photos of property
Pages 15-18 California Rare Plant inventory for Monterey Quadrangle
Pages 19-23 California Natural Diversity Database output for Monterey Quadrangle

[2] These recommendations for improving growing conditions for new Monterey Cypress trees are simply unnecessary and based on US Forest service literature that does not accurately refer to Monterey Cypress habitat here on the Monterey peninsula.

Plant species identified on 3270 17-mile Drive property	
Scientific name	**Common name**
Acmispon heermannii var. orbicularis	woolly lotus
Artemisia pycnocephala	beach sagewort
Astragalus nuttallii variety nuttallii	Nuttal's milkvetch
Carpobrotus edulis	"ice plant"
Corethrogyne filaginifolia	Beach aster
Crassula sp.	
Dudleya caespitosa	sea lettuce
Elymus condensatus	Giant wild rye
Erigeron glaucus	seaside daisy
Eriophyllum staechadifolium	lizard tail
Eschscholzia californica	California poppy
Fragaria vesca	Wood strawberry
Frangula californica	California coffee berry
Grindelia stricta var. platyphylla	Coast gum plant
Hesperocyparis macrocarpa	Monterey cypress
Iris douglasiana	Douglas's Iris
Phacelia malvifolia var. malvifolia	Stinging phacelia
Pinus radiata	Monterey pine
Poa douglasii	dune bluegrass
Stachys bullata	Wood mint



Figure 2: View looking east at carriage house and driveway to southern gate. Potential habitat enhancement can occur to the right of the carriage house and around it on the east side. Hardscape will be substantially reduced here.

Figure 3: View looking SE at Carriage house and driveway. This driveway that will be eliminated in the remodel.





Figure 4: View looking SE at seaward side of main house. Ice plant invading understory.

Figure 5: View looking east along north side of house. Note mature Cypress tree within 2 feet of house. This may be a future safety issue.





Figure 6: View looking Southwest at front side of single-family dwelling. Irrigated lawn will be removed.

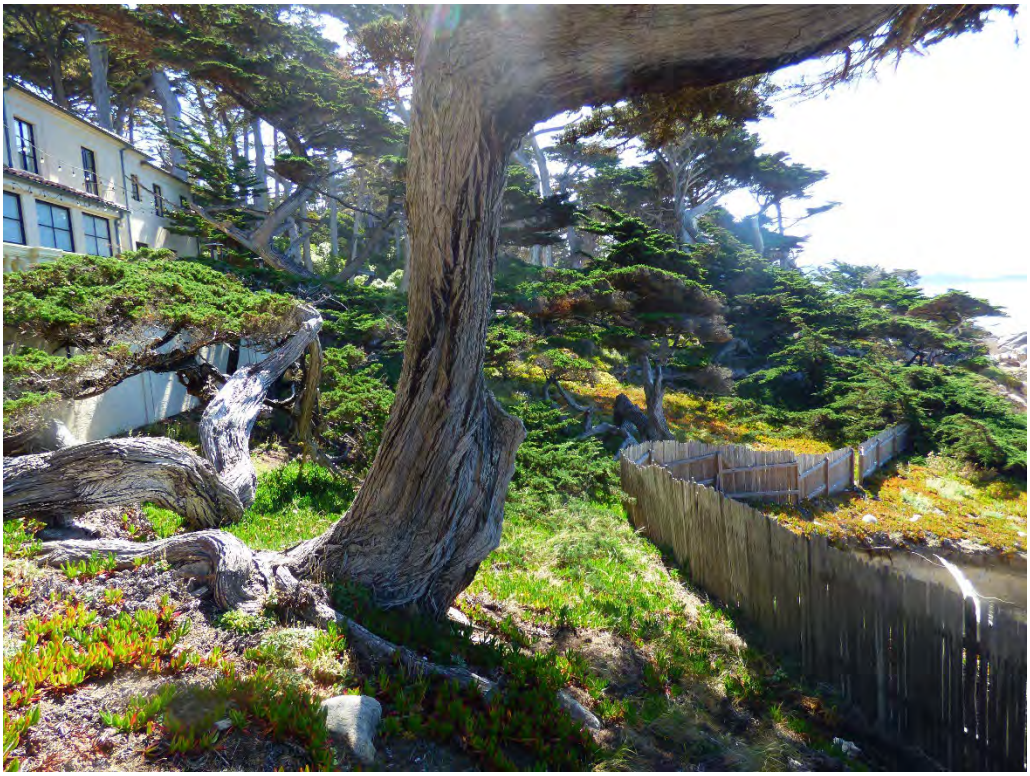
Figure 7: View looking SE at Carriage house. Hardscape will be reduced in this area. The two Cypress trees in the middle of the photo are directly adjacent to the carriage house foundation and may be safety problems in the future.





Figure 8: View looking NW at Ice plant and pathway where outside firepit and seating area is proposed.

Figure 9: View looking SW at grape stake fence along bluff. This fence will be replaced with a new fence.



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CNPS Rare Plant inventory for the Monterey Quadrangle and 3270 17-mile Drive, Pebble Beach CA									
Red text Plants are out of the 30-80 foot elevation range of the property							Elevat.	Elevat.	Present
ScientificName	CommonName	CRPR	CESA	FESA	Blooming Period	Habitat	Low_ft	High_ft	on site?
Allium hickmanii	Hickman's onion	1B.2	None	None	Mar-May	Chaparral, Closed-cone coniferous forest, Coastal prairie, Coastal scrub, Valley and foothill grassland	15	655	no
Arctostaphylos hookeri ssp. hookeri	Hooker's manzanita	1B.2	None	None	Jan-Jun	Chaparral, Cismontane woodland, Closed-cone coniferous forest, Coastal scrub	195	1760	no
Arctostaphylos montereyensis	Toro manzanita	1B.2	None	None	Feb-Mar	Chaparral, Cismontane woodland, Coastal scrub	100	2395	no
Arctostaphylos pajaroensis	Pajaro manzanita	1B.1	None	None	Dec-Mar	Chaparral	100	2495	no
Arctostaphylos pumila	sandmat manzanita	1B.2	None	None	Feb-May	Chaparral, Cismontane woodland, Closed-cone coniferous forest, Coastal dunes, Coastal scrub	10	675	no
Astragalus nuttallii var. nuttallii	ocean bluff milk-vetch	4.2	None	None	Jan-Nov	Coastal bluff scrub, Coastal dunes	10	395	Yes
Astragalus tener var. titi	coastal dunes milk-vetch	1B.1	CE	FE	Mar-May	Coastal bluff scrub, Coastal dunes, Coastal prairie	5	165	no
Castilleja ambigua var. insalutata	pink Johnny-nip	1B.1	None	None	May-Aug	Coastal prairie, Coastal scrub	0	330	no
Castilleja latifolia	Monterey Coast paintbrush	4.3	None	None	Feb-Sep	Cismontane woodland, Closed-cone coniferous forest, Coastal dunes, Coastal scrub	0	605	Yes
Ceanothus rigidus	Monterey ceanothus	4.2	None	None	Feb-Apr(Jun)	Chaparral, Closed-cone coniferous forest, Coastal scrub	10	1805	no
Chorizanthe douglasii	Douglas' spineflower	4.3	None	None	Apr-Jul	Chaparral, Cismontane woodland, Coastal scrub, Lower montane coniferous forest, Valley and foothill grassland	180	5250	no

Chorizanthe pungens var. pungens	Monterey spineflower	1B.2	None	FT	Apr-Jun(Jul-Aug)	Chaparral, Cismontane woodland, Coastal dunes, Coastal scrub, Valley and foothill grassland	10	1475	no
Clarkia jolonensis	Jolon clarkia	1B.2	None	None	Apr-Jun	Chaparral, Cismontane woodland, Coastal scrub, Riparian woodland	65	2165	no
Clarkia lewisii	Lewis' clarkia	4.3	None	None	May-Jul	Broadleafed upland forest, Chaparral, Cismontane woodland, Closed-cone coniferous forest, Coastal scrub	100	3920	no
Collinsia multicolor	San Francisco collinsia	1B.2	None	None	(Feb)Mar-May	Closed-cone coniferous forest, Coastal scrub	100	900	no
Cordylanthus rigidus ssp. littoralis	seaside bird's-beak	1B.1	CE	None	Apr-Oct	Chaparral, Cismontane woodland, Closed-cone coniferous forest, Coastal dunes, Coastal scrub	0	1690	no
Cryptantha rattanii	Rattan's cryptantha	4.3	None	None	Apr-Jul	Cismontane woodland, Riparian woodland, Valley and foothill grassland	805	3000	no
Delphinium hutchinsoniae	Hutchinson's larkspur	1B.2	None	None	Mar-Jun	Broadleafed upland forest, Chaparral, Coastal prairie, Coastal scrub	0	1400	no
Eriastrum virgatum	virgate eriastrum	4.3	None	None	May-Jul	Chaparral, Coastal bluff scrub, Coastal dunes, Coastal scrub	150	2295	no
Ericameria fasciculata	Eastwood's goldenbush	1B.1	None	None	Jul-Oct	Chaparral, Closed-cone coniferous forest, Coastal dunes, Coastal scrub	100	900	no
Erysimum menziesii	Menzies' wallflower	1B.1	CE	FE	Mar-Sep	Coastal dunes	0	115	no
Fritillaria agrestis	stinkbells	4.2	None	None	Mar-Jun	Chaparral, Cismontane woodland, Pinyon and juniper woodland, Valley and foothill grassland	35	5100	no
Fritillaria liliacea	fragrant fritillary	1B.2	None	None	Feb-Apr	Cismontane woodland, Coastal prairie, Coastal scrub, Valley and foothill grassland	10	1345	no
Gilia tenuiflora ssp. amplifaucalis	trumpet-throated gilia	4.3	None	None	Mar-Apr	Cismontane woodland, Valley and foothill grassland	1280	2955	no
Gilia tenuiflora ssp. arenaria	Monterey gilia	1B.2	CT	FE	Apr-Jun	Chaparral, Cismontane woodland, Coastal dunes, Coastal scrub	0	150	no

Horkelia cuneata var. sericea	Kellogg's horkelia	1B.1	None	None	Apr-Sep	Chaparral, Closed-cone coniferous forest, Coastal dunes, Coastal scrub	35	655	no
Hosackia gracilis	harlequin lotus	4.2	None	None	Mar-Jul	Broadleafed upland forest, Cismontane woodland, Closed-cone coniferous forest, Coastal bluff scrub, Coastal prairie, Coastal scrub, Marshes and swamps, Meadows and seeps, North Coast coniferous forest, Valley and foothill grassland	0	2295	no
Iris longipetala	coast iris	4.2	None	None	Mar-May(Jun)	Coastal prairie, Lower montane coniferous forest, Meadows and seeps	0	1970	no
Layia carnosa	beach layia	1B.1	CE	FE	Mar-Jul	Coastal dunes, Coastal scrub	0	195	no
Leptosiphon grandiflorus	large-flowered leptosiphon	4.2	None	None	Apr-Aug	Cismontane woodland, Closed-cone coniferous forest, Coastal bluff scrub, Coastal dunes, Coastal prairie, Coastal scrub, Valley and foothill grassland	15	4005	no
Leptosiphon latisectus	broad-lobed leptosiphon	4.3	None	None	Apr-Jun	Broadleafed upland forest, Cismontane woodland	560	4920	no
Lessingia tenuis	spring lessingia	4.3	None	None	May-Jul	Chaparral, Cismontane woodland, Lower montane coniferous forest	985	7055	no
Lomatium parvifolium	small-leaved lomatium	4.2	None	None	Jan-Jun	Chaparral, Closed-cone coniferous forest, Coastal scrub, Riparian woodland	65	2295	no
Lupinus tidestromii	Tidestrom's lupine	1B.1	CE	FE	Apr-Jun	Coastal dunes	0	330	no
Malacothamnus palmeri var. involucratus	Carmel Valley bush-mallow	1B.2	None	None	Apr-Oct	Chaparral, Cismontane woodland, Coastal scrub	100	3610	no
Microseris paludosa	marsh microseris	1B.2	None	None	Apr-Jun(Jul)	Cismontane woodland, Closed-cone coniferous forest, Coastal scrub, Valley and foothill grassland	15	1165	no
Monardella sinuata ssp. nigrescens	northern curly-leaved monardella	1B.2	None	None	(Apr)May-Jul(Aug-Sep)	Chaparral, Coastal dunes, Coastal scrub, Lower montane coniferous forest	0	985	no

Monolopia gracilens	woodland woollythreads	1B.2	None	None	(Feb)Mar-Jul	Broadleafed upland forest, Chaparral, Cismontane woodland, North Coast coniferous forest, Valley and foothill grassland	330	3935	no
Piperia michaelii	Michael's rein orchid	4.2	None	None	Apr-Aug	Chaparral, Cismontane woodland, Closed-cone coniferous forest, Coastal bluff scrub, Coastal scrub, Lower montane coniferous forest	10	3000	no
Piperia yadonii	Yadon's rein orchid	1B.1	None	FE	(Feb)May-Aug	Chaparral, Closed-cone coniferous forest, Coastal bluff scrub	35	1675	no
Potentilla hickmanii	Hickman's cinquefoil	1B.1	CE	FE	Apr-Aug	Closed-cone coniferous forest, Coastal bluff scrub, Marshes and swamps, Meadows and seeps	35	490	no
Rosa pinetorum	pine rose	1B.2	None	None	May-Jul	Cismontane woodland, Closed-cone coniferous forest	5	3100	no
Sidalcea malachroides	maple-leaved checkerbloom	4.2	None	None	(Mar)Apr-Aug	Broadleafed upland forest, Coastal prairie, Coastal scrub, North Coast coniferous forest, Riparian woodland	0	2395	no
Trifolium hydrophilum	saline clover	1B.2	None	None	Apr-Jun	Marshes and swamps, Valley and foothill grassland, Vernal pools	0	985	no
Trifolium polyodon	Pacific Grove clover	1B.1	CR	None	Apr-Jun(Jul)	Closed-cone coniferous forest, Coastal prairie, Meadows and seeps, Valley and foothill grassland	15	1395	no
Trifolium trichocalyx	Monterey clover	1B.1	CE	FE	Apr-Jun	Closed-cone coniferous forest	100	1000	no
CA Rare Plant Rank	**Description**								
1B.1	Plants rare, threatened, or endangered in California and elsewhere; seriously threatened in California								
1B.2	Plants rare, threatened, or endangered in California and elsewhere; fairly threatened in California								
1B.3	Plants rare, threatened, or endangered in California and elsewhere; not very threatened in California								
4.1	Plants of limited distribution; seriously threatened in California								
4.2	Plants of limited distribution; fairly threatened in California								
4.3	Plants of limited distribution; not very threatened in California								

CNDDB inventory for the Monterey Quadrangle, 3270 17-mile Drive, Pebble Beach CA							
		Federal	State	CDFW	CA Rare	potential	observed
Scientific_Name	Common_Name	_Status	_Status	Status	Plnt Rank	habitat?	on site?
Animals - Amphibians							
Ambystoma californiense pop. 1	California tiger salamander - central California DPS	Threatened	Threatened	WL	-	no	no
Batrachoseps luciae	Santa Lucia slender salamander	None	None	-	-	marginal	no
Rana boylii	foothill yellow-legged frog	None	Endangered	SSC	-	no	no
Rana draytonii	California red-legged frog	Threatened	None	SSC	-	no	no
Taricha torosa	Coast Range newt	None	None	SSC	-	no	no
Animals - Birds							
Ardea herodias	great blue heron	None	None	-	-	no	no
Athene cunicularia	burrowing owl	None	None	SSC	-	no	no
Charadrius nivosus nivosus	western snowy plover	Threatened	None	SSC	-	no	no
Coturnicops noveboracensis	yellow rail	None	None	SSC	-	no	no
Cypseloides niger	black swift	None	None	SSC	-	no	no
Laterallus jamaicensis coturniculus	California black rail	None	Threatened	FP	-	no	no
Passerculus sandwichensis alaudinus	Bryant's savannah sparrow	None	None	SSC	-	no	no
Pelecanus occidentalis californicus	California brown pelican	Delisted	Delisted	FP	-	no	no
Ptychoramphus aleuticus	Cassin's auklet	None	None	SSC	-	no	no
Rallus obsoletus obsoletus	California Ridgway's rail	Endangered	Endangered	FP	-	no	no
Setophaga petechia	yellow warbler	None	None	SSC	-	no	no
Animals - Fish							
Oncorhynchus mykiss irideus pop. 9	steelhead - south-central California coast DPS	Threatened	None	-	-	no	no
Animals - Insects							
Bombus caliginosus	obscure bumble bee	None	None	-	-	no	no
Bombus occidentalis	western bumble bee	None	None	-	-	no	no
Coelus globosus	globose dune beetle	None	None	-	-	no	no
Danaus plexippus pop. 1	monarch - California overwintering population	Candidate	None	-	-	marginal	no

Scientific_Name	Common_Name	Federal _Status	State _Status	CDFW Status	CA Rare Plnt Rank	potential habitat ?	observed on site?
Euphilotes enoptes smithi	Smith's blue butterfly	Endangered	None	-	-	no	no*
Animals - Mammals							
Enhydra lutris nereis	southern sea otter	Threatened	None	FP	-	no	no
Eumetopias jubatus	Steller sea lion	Delisted	None	-	-	no	no
Lasiurus cinereus	hoary bat	None	None	-	-	no	no
Myotis yumanensis	Yuma myotis	None	None	-	-	no	no
Neotoma macrotis luciana	Monterey dusky-footed woodrat	None	None	SSC	-	marginal	no
Sorex ornatus salarius	Monterey shrew	None	None	SSC	-	no	no
Sorex vagrans paludivagus	Monterey vagrant shrew	None	None	-	-	no	no
Animals - Mollusks							
Haliotis cracherodii	black abalone	Endangered	None	-	-	no	no
Haliotis kamtschatkana	pinto abalone	None	None	-	-	no	no
Animals - Reptiles							
Anniella pulchra	Northern California legless lizard	None	None	SSC	-	no	no
Emys marmorata	western pond turtle	None	None	SSC	-	no	no
Phrynosoma blainvillii	coast horned lizard	None	None	SSC	-	no	no
Thamnophis hammondii	two-striped gartersnake	None	None	SSC	-	no	no
Community - Terrestrial							
Central Dune Scrub	Central Dune Scrub	None	None	-	-	no	no
Central Maritime Chaparral	Central Maritime Chaparral	None	None	-	-	no	no
Monterey Cypress Forest	Monterey Cypress Forest	None	None	-	-	yes	yes
Monterey Pine Forest	Monterey Pine Forest	None	None	-	-	yes	no
Monterey Pygmy Cypress Forest	Monterey Pygmy Cypress Forest	None	None	-	-	no	no
Northern Bishop Pine Forest	Northern Bishop Pine Forest	None	None	-	-	no	no
Plants - Lichens							
Ramalina thrausta	angel's hair lichen	None	None	-	2B.1	no	no
Sulcaria spiralifera	twisted horsehair lichen	None	None	-	1B.2	no	no
Plants - Vascular							
Allium hickmanii	Hickman's onion	None	None	-	1B.2	no	no
Arctostaphylos hookeri ssp. hookeri	Hooker's manzanita	None	None	-	1B.2	no	no

Scientific_Name	Common_Name	Federal _Status	State _Status	CDFW Status	CA Rare Plnt Rank	potential habitat ?	observed on site?
Arctostaphylos montereyensis	Toro manzanita	None	None	-	1B.2	no	no
Arctostaphylos pajaroensis	Pajaro manzanita	None	None	-	1B.1	no	no
Arctostaphylos pumila	sandmat manzanita	None	None	-	1B.2	no	no
Astragalus nuttallii var. nuttallii	ocean bluff milk-vetch	None	None	-	4.2	yes	yes
Astragalus tener var. titi	coastal dunes milk-vetch	Endangered	Endangered	-	1B.1	no	no
Castilleja ambigua var. insalutata	pink Johnny-nip	None	None	-	1B.1	no	no
Castilleja latifolia	Monterey Coast paintbrush	None	None	-	4.3	yes	no
Ceanothus rigidus	Monterey ceanothus	None	None	-	4.2	no	no
Chorizanthe douglasii	Douglas' spineflower	None	None	-	4.3	no	no
Chorizanthe pungens var. pungens	Monterey spineflower	Threatened	None	-	1B.2	no	no
Clarkia jolonensis	Jolon clarkia	None	None	-	1B.2	no	no
Clarkia lewisii	Lewis' clarkia	None	None	-	4.3	no	no
Collinsia multicolor	San Francisco collinsia	None	None	-	1B.2	no	no
Cordylanthus rigidus ssp. littoralis	seaside bird's-beak	None	Endangered	-	1B.1	no	no
Cryptantha rattanii	Rattan's cryptantha	None	None	-	4.3	no	no
Delphinium hutchinsoniae	Hutchinson's larkspur	None	None	-	1B.2	no	no
Eriastrum virgatum	virgate eriastrum	None	None	-	4.3	no	no
Ericameria fasciculata	Eastwood's goldenbush	None	None	-	1B.1	no	no
Erysimum menziesii	Menzies' wallflower	Endangered	Endangered	-	1B.1	no	no
Fritillaria agrestis	stinkbells	None	None	-	4.2	no	no
Fritillaria liliacea	fragrant fritillary	None	None	-	1B.2	no	no
Gilia tenuiflora ssp. amplifaucalis	trumpet-throated gilia	None	None	-	4.3	no	no
Gilia tenuiflora ssp. arenaria	Monterey gilia	Endangered	Threatened	-	1B.2	no	no
Hesperocyparis goveniana	Gowen cypress	Threatened	None	-	1B.2	no	no
Hesperocyparis macrocarpa	Monterey cypress	None	None	-	1B.2	yes	yes
Horkelia cuneata var. sericea	Kellogg's horkelia	None	None	-	1B.1	no	no
Hosackia gracilis	harlequin lotus	None	None	-	4.2	no	no
Iris longipetala	coast iris	None	None	-	4.2	no	no

Scientific_Name	Common_Name	Federal _Status	State _Status	CDFW Status	CA Rare Plnt Rank	potential habitat ?	observed on site?
Layia carnosa	beach layia	Endangered	Endangered	-	1B.1	no	no
Leptosiphon grandiflorus	large-flowered leptosiphon	None	None	-	4.2	no	no
Leptosiphon latisectus	broad-lobed leptosiphon	None	None	-	4.3	no	no
Lessingia tenuis	spring lessingia	None	None	-	4.3	no	no
Lomatium parvifolium	small-leaved lomatium	None	None	-	4.2	no	no
Lupinus tidestromii	Tidestrom's lupine	Endangered	Endangered	-	1B.1	no	no
Malacothamnus palmeri var. involucratus	Carmel Valley bush-mallow	None	None	-	1B.2	no	no
Microseris paludosa	marsh microseris	None	None	-	1B.2	no	no
Monardella sinuata ssp. nigrescens	northern curly-leaved monardella	None	None	-	1B.2	no	no
Monolopia gracilens	woodland woollythreads	None	None	-	1B.2	no	no
Pinus radiata	Monterey pine	None	None	-	1B.1	no	no
Piperia michaelii	Michael's rein orchid	None	None	-	4.2	marginal	no
Piperia yadonii	Yadon's rein orchid	Endangered	None	-	1B.1	marginal	no
Potentilla hickmanii	Hickman's cinquefoil	Endangered	Endangered	-	1B.1	no	no
Rosa pinetorum	pine rose	None	None	-	1B.2	no	no
Sidalcea malachroides	maple-leaved checkerbloom	None	None	-	4.2	no	no
Trifolium hydrophilum	saline clover	None	None	-	1B.2	no	no
Trifolium polyodon	Pacific Grove clover	None	Rare	-	1B.1	no	no
Trifolium trichocalyx	Monterey clover	Endangered	Endangered	-	1B.1	no	no
CA Rare Plant Rank	Description						
1A	Plants presumed extinct in California and rare/extinct elsewhere						
1B.1	Plants rare, threatened, or endangered in California and elsewhere; seriously threatened in California						
1B.2	Plants rare, threatened, or endangered in California and elsewhere; fairly threatened in California						
1B.3	Plants rare, threatened, or endangered in California and elsewhere; not very threatened in California						
4.1	Plants of limited distribution; seriously threatened in California						
4.2	Plants of limited distribution; fairly threatened in California						
4.3	Plants of limited distribution; not very threatened in California						
CESA Status	Description						

FP	Fully Protected: This classification was the State of California's initial effort to identify and provide additional protection to those animals that were rare or faced possible extinction. Lists were created for fish, amphibians and reptiles, birds and mammals. Most of the species on these lists have subsequently been listed under the state and/or federal endangered species acts.
SSC	Species of Special Concern: It is the goal and responsibility of the Department of Fish and Wildlife to maintain viable populations of all native species. To this end, the Department has designated certain vertebrate species as "Species of Special Concern" because declining population levels, limited ranges, and/or continuing threats have made them vulnerable to extinction. The goal of designating species as "Species of Special Concern" is to halt or reverse their decline by calling attention to their plight and addressing the issues of concern early enough to secure their long-term viability.
WL	Watch List: The Department of Fish and Wildlife maintains a list consisting of taxa that were previously designated as "Species of Special Concern" but no longer merit that status, or which do not yet meet SSC criteria, but for which there is concern and a need for additional information to clarify status.
ESA Listing Status	Description
Endangered	The classification provided to an animal or plant in danger of extinction within the foreseeable future
Threatened	The classification provided to an animal or plant which is likely to become an Endangered species within the
Proposed Endangered	The classification provided to an animal or plant that is proposed for federal listing as Endangered in the
Proposed Threatened	The classification provided to an animal or plant that is proposed for federal listing as Threatened in the
Candidate	The classification provided to an animal or plant that has been studied by the United States Fish and
None	The plant or animal has no federal status.
Delisted	The plant or animal was previously listed as Endangered or Threatened, but is no longer listed on the

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Exhibit I

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RECEIVED
MONTEREY COUNTY
MAR 19 2025
HOUSING & COMMUNITY
DEVELOPMENT DEPARTMENT

ALPINE BRODIE

March 19, 2025

County of Monterey
% Housing and Community Development and Planning Commission
1441 Schilling Place, 2nd Floor South
Salinas, CA 93901
(831) 755-5025

Re: **PLN240069 - Villa Cypress**
3270 17 Mile Drive - APN 008-462-005-000
Nonhabitable Accessory Structure's Visual Sensitivity Analysis

My client, Bechtel Corporation ("Owner"), owns the property at 3270 17 Mile Drive in Pebble Beach. The property is developed with a single-family residence and a carriage house with an attached single car garage. The proposed project includes the rehabilitation of the native Cypress habitat and renovations to the existing structures. The project also includes the construction of a 1,171 square foot nonhabitable residential accessory structure. The owners are seeking to restore the property allowing enjoyment for generations to come.

The project does not propose any tree new removal or after-the-the fact tree removal. All of the hazardous trees, snags and stumps will be retained, unless removal is authorized by the Planning Commission. There will be significant reduction in the existing development area and a momentous rehabilitation of the native Cypress habitat, consistent with Policy 20 of the Del Monte Forest Land Use Plan and Coastal Implementation Plan (DMF LUP & CIP).

The owners hope the Planning Commission will appreciate its approach to land stewardship and the renovation of existing structures rather than demolition and reconstruction. The owners respectfully request that the Planning Commission approve the project including the nonhabitable residential accessory structure even though county staff has indicated it is not supportive of the proposed accessory structure.

County staff's position that it cannot support the accessory structure due to viewshed impacts is erroneous and flawed. Its position is inconsistent with the law, the precedent and the given set of facts, as described below.

1. COUNTY STAFF'S POSITION IS INCONSISTENT WITH THE LAW

A. Erroneous Understanding of the Policies and Regulations.

County staff provided information to the applicant that is not an accurate reflection of the policies and regulations applicable to the Del Monte Forest, which staff is now using to evaluate the project upon. In an email from Fionna Jensen dated December 19, 2024, Ms. Jensen indicates that the regulations speak to protection of public views to the "Pacific Ocean" or "open ocean" (**Exhibit A and C**). However, her statement is false. The policies and

regulations do not speak to the Pacific Ocean or open ocean in general terms. Instead, the policies and regulations speak to protecting the beaches and shoreline as a visual resource.

The DMF CIP section 20.147.020.P, defines the Public Viewshed as,

> "Those areas visible from public use areas such as significant roads/streets (e.g. 17-Mile Drive), portions of parks accessible to the general public (e.g. picnic areas, but no trails), beaches, designated vista points (e.g. Cypress Point)."

By definition the Public Viewshed does not include the Pacific Ocean or open ocean but rather certain elements of the ocean (i.e., the beach).

Building upon the definition of Public Viewshed, Policy 53 of the Del Monte Forest Land Use Plan states,

> *"Design and siting of structures in public views of scenic areas should not detract from scenic values of the forest, stream courses, ridgelines, or shoreline. Structures, including fences, shall be subordinate to and blended into the environment, including by using appropriate materials that will achieve that effect. Where necessary, modifications shall be required for siting, structural design, shape, lighting, color, texture, building materials, access, and screening to protect such public views."*

Policy 53 indicates the "shoreline," which is the line where the ocean and the land meet often where the beach exists. The shoreline does not include other aspects of the ocean. The shoreline, a beach or a designated vista point is not visible from the subject property. Staff's misreading of the definition and policy has subsequently led to a complete misunderstanding of the associated regulation (i.e., DMF CIP) and is resulting in a flawed evaluation.

When the DMF LUP and CIP were adopted, it was recognized that beaches and the shoreline were not visible from the subject property. As a result, indication of the shoreline protection was removed from Figure 3 of the Del Monte Forest Land Use Plan (**Exhibit B**) on portions of the subject property to avoid confusion. That said, it is recognized that the forest is the scenic resource along this corridor and, therefore, a viewshed corridor was maintained along 17 Mile Drive.

In this case, the proposed nonhabitable accessory structure does not block a significant public view of the forest. The structure is set low on the property behind the grove of Cypress trees that are at the front of the property so as not to "significantly adversely" impact the views to the forest along the corridor. Additionally, ten native cypress trees will be planted and the understory will be restored to increase the significance of the forest on the property.

B. Staff's Administrative Interpretation Unlawful - Does Not follow Board of Supervisors Policy related to notification of Planning Director's Administrative Interpretations.

In an email from Fionna Jensen dated January 21, 2025 (**Exhibit C**), she states that "the blocking of any open ocean view from 17 Mile Drive conflicts with applicable Del Monte Forest LUP and CIP policies and is considered a significant impact on public/visual access." Ms. Jensen insinuates that blocking any aspect of the ocean, whether in part, or in the whole, has a significant impact on the viewshed in conflict with the DF LUP and CIP. Ms. Jensen does not quote a specific code section and, therefore, is providing an administrative interpretation without following the established protocol set by the Board of Supervisors in 2017 for administrative interpretations. Applying an administrative interpretation without following the legislative body's protocol is unlawful and is in conflict with the current regulations (See Board Policy July 18, 2017 - **Exhibit D**).

The administrative interpretation that Ms. Jensen unlawfully bases her evaluation incorrectly on is an objective development standard and sets a level of threshold contrary to the existing Coastal Zoning Code section 20.06.1275, whether intentional or unintentional, and without the proper consideration of the Planning Commission or Board of Supervisors.

To the contrary, the spirit and intent of the DMF LUP and CIP is to establish a subjective viewshed standard allowing a better balance of the natural resources and the built environment evaluated on a case-by-case evaluation rather than an objective standard applied uniformally to all without consideration of the circumstances. Subjective design standards, unlike objective standards, rely on judgment and scientific/technical evaluations based upon legal established criterion, which is what is currently adopted.

The impact of development upon visual access shall be determined on a case-by-case basis on a site visit by the project planner (DMF CIP 20.147.070 Scenic and Visual Resources). The Coastal Zoning Code establishes the criteria for the planner to determine adverse impact. Section 20.147.070 of the Coastal Zoning code provides that a "substantial adverse visual impact" means a visual impact which, considering the condition of the existing viewshed (by definition DMF CIP 20.147.020.P), the proximity and duration of view when observed with normal unaided vision, causes an existing visual experience to be materially degraded.

Staff's interpretation that blocking "any" part, or whole, of the ocean from 17 Mile Drive is inconsistent with the evaluation criteria for evaluating significant impacts and is not consistent with the definition of Public Viewshed.

C. CEQA Statutory Exemption, Section 15270, without proper evaluation

Staff has indicated that it intends to recommend that the Planning Commission file a notice of exemption pursuant to Section 15270 of the CEQA Guidelines related to the disapproval of the nonhabitable accessory structure. Staff cannot lawfully deny an application without

proper environmental review when there is not a *prima facie* conflict with the code or when a legislative action is not associated with the project.

Moreover, Section 15270 of the CEQA Guidelines is intended to clarify California Code, Public Resources Code - PRC § 21080. Section 15270 of the CEQA Guidelines "is intended to allow an initial screening of projects on the merits for quick disapprovals prior to the initiation of the CEQA process where the agency can determine that the project cannot be approved." The County of Monterey applicable policies and regulations do not specifically state that new development is prohibited on this property under the proposed circumstances, nor does it go further to provide objective standards to disallow such proposals.

2. INCONSISTENT WITH PAST PRACTICES

There is a clear past practice of a subjective review in reliance upon Section 20.147.070 of the Coastal Code to assess impact to visual public access. To understand the county's previous position and precedent related to the visual sensitivity, a thorough review of every property on the west side of 17 Mile Drive from the 3270 17 Mile to 3158 17 Mile was conducted. Each of the addresses listed below were approved using the legally established impact assessment per Coastal Zoning Code section 20.06.1275. In each of the applications below the Planning Commission has approved the projects based upon the established criteria. Each of the projects below block, a part, or in whole a view to the ocean even more significantly than the proposed.

- 3168 17 Mile (PLN160117) - RESpc_17-032 (**EXHIBIT E**)
- 3180 17 Mile (PLN140353) - RESpc_18-028 (**EXHIBIT F**)
- 3188 17 Mile (PLN160179) - RESap_16-078 (**EXHIBIT G**)
- 3196 17 Mile (PLN150548) - RESpc_17-006 (**EXHIBIT H**)
- 3252 17 Mile (PLN200046) - RESap_21-006 (**EXHIBIT I**)
- 3256 17 Mile (PLN210276 and PLN1000525) - RESpc_23-004 (**EXHIBIT J**) RESpc_11-009 (**EXHIBIT K**)

These projects included two story elements, accessory structures (attached and detached). These projects included large single family residences including some over 10,000 square feet. County staff and the Planning Commission have indicated that these situations were allowed through the approvals. If blocking, all or part of the ocean, was the criteria then the projects would have been limited in two story elements, mass, accessory structures, placement of vegetation, fencing. Obviously, this was not done and it's clear that the current position of staff contradicts the precedent that has been set, and as established by the policies and regulations of the county.

3. EVALUATION GIVEN THE SET OF FACTS AND EVIDENCE

As aforementioned, Coastal Zoning section 20.06.1275 defines a substantial adverse visual impact and implements the policy direction of the DMF LUP and CIP. A "substantial adverse

visual impact" means 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. To evaluate the project against the criteria the project architect, William Duff Architects, prepared a slide deck providing photo simulations and an assessment of the viewshed (**EXHIBIT L).**

By definition, there is not a substantial adverse visual impact, as evidenced by Exhibit L, and the discussion below. The existing condition is not an open ocean view where the shoreline is visible (Viewshed is defined by the shoreline and forest, DMF CIP section 20.147.020.P). The site has extensive tree and vegetation screening and an additional 10 native cypress trees are proposed to provide further screening. The proposed nonhabitable accessory structure is filtered through forest, hardscape and other vegetation. There is not a turnout nor a viewing area along or near the property to gaze for any period of time out at the ocean, and more importantly the shoreline is not visible from 17 Mile Drive. The prevailing rate of speed and average stop at the stop sign at the intersection of Cypress and 17 Mile is 3 seconds. The proposed nonhabitable accessory structure is approximately 250 feet from the intersection and over 100 feet from the front property line with significant forest visible.

Moreover, the colors and material palette includes stone, metal roofing and window frames, horizontal siding consistent with DMF LUP Policies 52 and 53. The development harmonizes with the natural setting and is designed to subordinate and blend into the environment. These mitigating factors together with the Scenic and Conservation Easement will preserve visual public access to the forest and will not result in a substantial visual impact.

Conclusion

Based on the findings and evidence outlined above, the proposed nonhabitable accessory structure meets all applicable policies and regulatory requirements of the Del Monte Forest Land Use Plan and Coastal Implementation Plan, and the Monterey County Municipal Code. The project represents a responsible and well-considered approach to land use planning, balancing site constraints with sustainable development practices.

Overall, the project provides a net benefit to the community by optimizing land use, preserving open space, and supporting responsible development. The findings and evidence demonstrate that the project satisfies all applicable criteria for approval, and no significant environmental impacts are anticipated. Therefore, we respectfully request that the Planning Commission the proposed entitlements are recommended for approval including the nonhabitable structure.

Sincerely,

Erik V. Lundquist, AICP
erik@brodiegrp.com

ALPINE BRODIE

EXHIBITS

Exhibit A	County staff email dated December 19, 2024
Exhibit B	Figure 3, Del Monte Forest Land Use Plan
Exhibit C	County staff email dated July 18, 2025
Exhibit D	Board of Supervisors Policy Administrative Interpretations July 18, 2017
Exhibit E	3168 17 MIle (PLN160117) - RESpc_17-032
Exhibit F	3180 17 Mile (PLN140353) - RESpc_18-028
Exhibit G	3188 17 Mile (PLN160179) - RESap_16-078
Exhibit H	3196 17 Mile (PLN150548) - RESpc_17-006
Exhibit I	3252 17 Mile (PLN200046) - RESap_21-006
Exhibit J	3256 17 Mile (PLN210276)- RESpc_23-004
Exhibit K	3256 17 Mile (PLN100525) - RESpc_11-009
Exhibit L	William Duff Architects Photo Simulations 3270 17 Mile Drive (Subject Property)

Exhibit J

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ORIGINAL APPLICANT DESIGN OUTLINED IN RED

STAFF-RECOMMENDED RE-DESIGN OUTLINED IN GREEN

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Introduced: 9/16/2025 **Current Status:** Agenda Ready

Version: 1 **Matter Type:** Planning Item

PLN230310 - TIMBER RIDGE PRESERVE LLC (FISCHELL)

Public hearing to consider the construction of a 3,870 square foot single family dwelling with an attached 977 square foot three-car garage, 1,171 square feet of exterior patios and decks, and a 3,467 square foot auto court. The project also includes the removal of 28 protected oak trees and development on slopes in excess of 30%.

Project Location: 40 Arroyo Sequoia, Carmel, Santa Lucia Preserve (Phase B)

Proposed CEQA action: An Addendum and a previously approved EIR for the Santa Lucia Preserve Subdivision (EIR #94-005/Resolution No. 96-059) pursuant to CEQA Guidelines Section 15164.

RECOMMENDATIONS

It is recommended that the Planning Commission adopt a resolution to:

1) Consider an Addendum and a previously approved EIR for the Santa Lucia Preserve Subdivision (EIR #94-005/Resolution No. 96-059) pursuant to CEQA Guidelines Section 15164; and
2) Approve a Combined Development Permit consisting of:
   a. Administrative Permit and Design Approval for a 3,870 square foot single family dwelling with a 977 square foot garage;
   b. Use Permit to allow the removal of 28 protected trees (22 Valley Oaks & 6 Coastal Oaks); and
   c. Use Permit to allow development on slopes in excess of 30%.

The attached draft resolution (**Exhibit A**) includes findings and evidence for consideration. Staff recommends "approval" of the project subject to 16 conditions of approval (**Exhibit A.1**).

PROJECT INFORMATION

Agent: Carla Hashimoto (Eric Miller Architects)
Property Owner: Dr. Tim Fischell (Timber Ridge Preserve LLC)
APN: 239-091-040-000
Parcel Size: 38.7-acres
Zoning: Resource Conservation with a maximum gross density of one unit/40 acres with Design Control and Site Plan Review overlays ("RC/40-D-S")
Plan Area: Greater Monterey Peninsula
Flagged and Staked: Yes
Project Planner: Steve Mason
masons@countyofmonterey.gov, (831) 759-7375

SUMMARY

The presently undeveloped 38.7-acre property is located at 40 Arroyo Sequoia (terminus of cul-de-sac), Carmel, within the 20,000-acre Santa Lucia Preserve private subdivision. The designated "homeland boundary" (i.e., buildable area) is 2.7 acres in area. The project proposes construction of a new 3,870 square foot split-level single-family dwelling with an attached 977 square foot garage, 1,171 square feet of exterior patios and decks including outdoor kitchen, and a 3,467 square-foot auto court. Grading consists of approximately 880 cubic yards of cut and 515 cubic yards of fill. Site improvements would also include installation of a driveway, (see attached project plans in **Exhibit C**). Construction will require minor development on slopes in excess of 30 percent and removal of oak trees, both of which require a Use Permit. The design of the home is consistent with typical single family dwellings as found within the Santa Lucia Preserve.

The parcel is zoned Resource Conservation with a maximum gross density of one unit per 40 acres, with Design Control and Site Plan Review overlays (RC/40-D-S) which allows one single family dwelling per legal lot of record. Therefore, the project is an allowed land use for this site.

Based on staff analysis, the project is consistent with all rules and regulations pertaining to zoning uses and all other applicable provisions of the 2010 Monterey County General Plan, the Greater Monterey Peninsula Area Plan, and the Inland Zoning Ordinance (Title 21).

DISCUSSION

Development Standards

The development standards for the Resource Conservation zoning district are identified in Title 21-Section 21.36.060. Required setbacks for main dwellings are 30 foot (front), 20 foot (sides), and 20 foot (rear), and the maximum allowed height is 30 feet. As proposed, the single-family dwelling meets the setback standards, while the height of the structure would be 27 feet 2 inches above average natural grade.

Pursuant to Title 21 Section 21.36.060.E, the maximum allowed site coverage is 25 percent. The property is 38.7-acres, or approximately 1,683,947 square feet, which allows site coverage of 420,987 square feet. The structural site coverage proposed is 4,397 square feet (.3%) while the total site coverage (including decks, patios, driveway, walkways and auto court) is 20,018 square feet (1.2%). Thus, the project coverage is within the maximum thresholds allowed. As required, the proposed structures are located within the "homeland boundary" (designated building envelope) on the property.

Design Review

The proposed exterior colors and materials are compatible with the rural setting and the nearby residences. Primary colors and materials include light-grey stucco walls, weathered copper roofing and dark bronze fixtures (See **Ex. C**, Sheet A-7.1).

A site visit was conducted to verify the visual integrity of the proposed development. The single-family dwelling would be situated among a dense grove of mature oak trees and would be subordinate to the

natural features of the area. The project site is not visible from Carmel Valley Road or any other public roads outside of the Sant Lucia Preserve private subdivision (Note that even views from roads *within* the Preserve would be minimal). Accordingly, protection of the public viewshed is assured and the structure would be consistent with neighborhood character. The project, as proposed herein, has been reviewed and approved by the Santa Lucia Preserve Design Review Board pursuant to their letter dated February 13, 2024 (**Exhibit D**).

Health and Safety

Necessary public facilities are available. The Santa Lucia Community Services District (CSD), in a letter dated February 13, 2024 (**Ex. E**), have confirmed that they will provide water and sewer service, and sewage will be treated at the Preserve's wastewater reclamation facility.

The subject parcel is located within a State Responsibility Area with fire hazard ratings classified as "high" and "very high." A Lot-Specific Fuel Management Plan (LIB240081 - **Ex. G**) has been drafted with the expressed intent "*…to guide the implementation of vegetation management and to provide for the Owner sufficient defensible space and fire safety around the home on Lot 115, as required by California Public Resources Code 4291, while still maintaining the natural and aesthetic values of the Santa Lucia Preserve*." The Plan has been reviewed and approved by the Santa Lucia Conservancy and signed by the applicant (executed signature) confirming their responsibility to implement the requirements contained therein. Further, the County's standard "Notice of Reports" condition of approval (#10) requires that the recommendations in the Management Plan are strictly followed on an ongoing basis.

The project has been reviewed by the HCD-Planning Division 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.

Development on Slopes

The project includes development on slopes in excess of 30 percent. 2010 General Plan Policy OS-3.5 establishes a permit threshold for development on 25 percent or more. However, the property is within Rancho San Carlos, and the Greater Monterey Peninsula Area Plan Policy GMP-1.6 establishes Rancho San Carlos as a Special Treatment Area. Accordingly, development follows the policies of the Santa Lucia Preserve Comprehensive Plan which utilizes a threshold of 30 percent or greater to define steep slopes. Roughly half of the 2.7-acre homeland boundary is comprised of 30% + slopes. The <u>total</u> proposed development area on slopes in excess of 30% is 2,056 square feet: 115 square feet within the structural footprint, 1,277 square feet attributed to the driveway and 664 square feet split amongst the auto court, patios and planter boxes (See **Exhibit C**, Sheet A-1.3). This l 2,056 square foot area of development on slopes comprises 1.75% of the 2.7-acre homeland boundary and .12% of the entire parcel. Given the heavily sloped nature of the parcel and the density of protected oak trees, there is no feasible alternative building site on the property that better meets the goals, policies and objectives of the Monterey County General Plan and Greater Monterey Peninsula Area Plan.

Tree Removal

In order to minimize impacts to forest resources, all proposed development is located within a previously determined "homeland boundary" building envelope. Pursuant to Title 21 Section 21.64.260, the project requires approval of a Use Permit for the removal of oak trees. The parcel is

densely forested, with the 2.7-acre homeland boundary area, by itself, containing an estimated 260 trees (See **Exhibits F, H and I**). Twenty-eight (28) total oak trees are proposed for removal:

- Coast live oak - 6, no landmark sized
- Valley oak - 22, one landmark sized (25") and six deceased

Tree removal is the minimum required under the circumstances of this case, and removal will not involve a risk of environmental impacts such as soil erosion, water quality degradation, ecological impacts, noise pollution, air movement and/or negative effects on wildlife habitat. Tree replacement will be consistent with measures approved for the Santa Lucia Preserve, which require replanting at a ratio of 3:1 for "non-landmark" and 5:1 for "landmark" trees (24"+ in diameter). Accordingly, 21 removed living oak trees will be replaced by 63 oaks (3:1) and the landmark tree will be replaced by 5 oaks (5:1) - for 68 total replacement trees. The replacement trees will be comprised of 50 Valley oaks and 18 Coast live oaks (See **Ex. C.1**, Sheet L-1.2). All replacement trees will be planted within the homeland boundary, at specific locations selected according to the recommendation of a licensed landscape architect (Simon Phillips, Lic. No. 4532).

The density of trees on the parcel, as illustrated in **Exhibits H and I**, render development-related tree removal unavoidable. At the request of the Santa Lucia Preserve's Design Review Board, the applicant has re-designed the driveway for an approach to the SFD which is slightly longer than the initial proposal, but which reduces the number of trees requiring removal (See **Ex. C** - Sheet A-1.2). The project-specific "Tree Resource Assessment and Management Plan" drafted by Frank Ono (LIB240025 - **Ex. F**, page 5) notes: *"The trees to be removed are in the driveway and building site. These removals are the minimum necessary for this design to succeed and do not pose a risk of substantial adverse impact on other valuable resources on the site. Areas of oaks are growing in a compacted stand, in need of thinning for reduced fuel load. The design maintains the existing 38+ acres of oak woodland environment and allows the woodland to continue to exist and regenerate over time."* Note, also, that the single landmark (25") tree to be removed is one among 17 total landmark oaks located within the 2.7-acre homeland boundary.

The following condition of approval has been included per the recommendation of project arborist Frank Ono:
Pre-Construction Meeting: A project arborist/forester shall be retained and before the start of construction a meeting and training session shall be conducted to communicate and instruct personnel about tree removal, retention, and protection. The pre-construction meeting will include instructions on required tree protection and exclusionary fencing installed before grading, excavation, and construction procedures.
Meeting attendees shall include all involved parties such as site clearance personnel, construction managers, heavy equipment operators, and tree service operators. A Monterey County-qualified forester or County-qualified arborist shall conduct the training.
Environmental Review.

Environmental Review
An Environmental Impact Report (EIR) for the Santa Lucia Preserve Subdivision was certified by the Board of Supervisors on February 6, 1996 (EIR #94-005/Resolution #96-059). An Addendum to

this EIR was prepared for this project in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15164 to establish that the changes and additions to the Subdivision do not cause substantial changes and do not include new information that would require major revisions to the previously-certified EIR. This Addendum is attached as **Exhibit J**.
Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162, when an EIR has been certified, no subsequent EIR shall be prepared for the project unless the agency determines that substantial changes are proposed which require major revisions or substantial changes occur with respect to the circumstances under which the project is undertaken due to new significant environmental effects. In this case, no new information has been presented to warrant further environmental review. The proposed structures are within a previously designated building envelope, and the proposed tree removal is within the overall tree removal analyzed for the subdivision. As such, staff recommends the Planning Commission consider the Addendum together with the previously certified EIR.

The Forest Management Plan prepared by Ralph Osterling for the Environmental Impact Report (EIR) in 1994 provided specific tree removal estimates for each lot created by the subdivision. The subject Lot (#115) had an estimated removal of 2 protected trees. The Addendum was prepared to address impacts related to the removal of 26 additional protected trees for this project. The EIR analyzed the removal of 1,480 trees within Phases A-C of the subdivision (This project is within Phase B). To date, 724 trees have been approved for removal. Approximately 52.3% of the lots (133 of 254) in Phases A-C have been developed while allotted tree removals stand at approximately 48.9% (724 of 1480). The 28 trees proposed for removal on Lot 115 for this project would represent an additional 1.9 percent of the total trees approved for removal within the 254 homeland boundaries analyzed.
The project site is located within an area of "moderate" archaeology sensitivity and therefore does not require a Phase 1 Archaeological Report. A standard condition of approval has been incorporated to ensure construction work would be halted if archaeological resources are uncovered.

OTHER AGENCY INVOLVEMENT
The following agencies have reviewed the project and have recommended conditions of approval:
- HCD-Engineering Services

Prepared by: Steve Mason, Associate Planner - (831) 759-7375
Reviewed by: Fionna Jensen, Principal Planner - (831) 796-6407
Approved by: Melanie Beretti, AICP, Chief of Planning - (831) 755-5285

The following attachments are on file with HCD:
Exhibit A - Draft Resolution, including:
- Recommended Conditions of Approval

Exhibit B - Vicinity Map
Exhibit C - Site Plans
- Landscaping and Exterior Lighting Plans

Exhibit D - SLP Design Review Board Approval Letter (2/13/2024)
Exhibit E - SLCSD Utility "Can-and-Will-Serve" Letter (2/13/2024)
Exhibit F - Arborist Report

Exhibit G - Fuel Management Plan
Exhibit H - Satellite Photo
Exhibit I - Site Photo (8/20/2025)
Exhibit J - Addendum to the Santa Lucia Preserve EIR*
Exhibit K - Santa Lucia Preserve Allotted/Completed Tree Removals

*Note: The Environmental Impact Report for the Santa Lucia Preserve Subdivision (EIR #94-005/Resolution #96-059) is available for review at the HCD Planning Department office, located at 1441 Schilling Place, Salinas, CA.

cc: Front Counter Copy; HCD-Environmental Services; HCD-Engineering Services; Steve Mason, Planner; Fionna Jensen, Principal Planner; Dr. Tim Fischell, Property Owner; Carla Hashimoto (Eric Miler Architects), Agent; Monterey Land Group; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN230310.

County of Monterey
Planning Commission

Agenda Item No.5

Legistar File Number: PC 25-079

Item No.5

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

September 24, 2025

Introduced: 9/16/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

PLN230310 - TIMBER RIDGE PRESERVE LLC (FISCHELL)
Public hearing to consider the construction of a 3,870 square foot single family dwelling with an attached 977 square foot three-car garage, 1,171 square feet of exterior patios and decks, and a 3,467 square foot auto court. The project also includes the removal of 28 protected oak trees and development on slopes in excess of 30%.
Project Location: 40 Arroyo Sequoia, Carmel, Santa Lucia Preserve (Phase B)
Proposed CEQA action: An Addendum and a previously approved EIR for the Santa Lucia Preserve Subdivision (EIR #94-005/Resolution No. 96-059) pursuant to CEQA Guidelines Section 15164.

RECOMMENDATIONS

It is recommended that the Planning Commission adopt a resolution to:

1) Consider an Addendum and a previously approved EIR for the Santa Lucia Preserve Subdivision (EIR #94-005/Resolution No. 96-059) pursuant to CEQA Guidelines Section 15164; and
2) Approve a Combined Development Permit consisting of:
   a. Administrative Permit and Design Approval for a 3,870 square foot single family dwelling with a 977 square foot garage;
   b. Use Permit to allow the removal of 28 protected trees (22 Valley Oaks & 6 Coastal Oaks); and
   c. Use Permit to allow development on slopes in excess of 30%.

The attached draft resolution (**Exhibit A**) includes findings and evidence for consideration. Staff recommends "approval" of the project subject to 16 conditions of approval (**Exhibit A.1**).

PROJECT INFORMATION

Agent: Carla Hashimoto (Eric Miller Architects)
Property Owner: Dr. Tim Fischell (Timber Ridge Preserve LLC)
APN: 239-091-040-000
Parcel Size: 38.7-acres
Zoning: Resource Conservation with a maximum gross density of one unit/40 acres with Design Control and Site Plan Review overlays ("RC/40-D-S")
Plan Area: Greater Monterey Peninsula
Flagged and Staked: Yes
Project Planner: Steve Mason
masons@countyofmonterey.gov, (831) 759-7375

SUMMARY

The presently undeveloped 38.7-acre property is located at 40 Arroyo Sequoia (terminus of cul-de-sac), Carmel, within the 20,000-acre Santa Lucia Preserve private subdivision. The designated "homeland boundary" (i.e., buildable area) is 2.7 acres in area. The project proposes construction of a new 3,870 square foot split-level single-family dwelling with an attached 977 square foot garage, 1,171 square feet of exterior patios and decks including outdoor kitchen, and a 3,467 square-foot auto court. Grading consists of approximately 880 cubic yards of cut and 515 cubic yards of fill. Site improvements would also include installation of a driveway, (see attached project plans in **Exhibit C**). Construction will require minor development on slopes in excess of 30 percent and removal of oak trees, both of which require a Use Permit. The design of the home is consistent with typical single family dwellings as found within the Santa Lucia Preserve.

The parcel is zoned Resource Conservation with a maximum gross density of one unit per 40 acres, with Design Control and Site Plan Review overlays (RC/40-D-S) which allows one single family dwelling per legal lot of record. Therefore, the project is an allowed land use for this site.

Based on staff analysis, the project is consistent with all rules and regulations pertaining to zoning uses and all other applicable provisions of the 2010 Monterey County General Plan, the Greater Monterey Peninsula Area Plan, and the Inland Zoning Ordinance (Title 21).

DISCUSSION

Development Standards

The development standards for the Resource Conservation zoning district are identified in Title 21- Section 21.36.060. Required setbacks for main dwellings are 30 foot (front), 20 foot (sides), and 20 foot (rear), and the maximum allowed height is 30 feet. As proposed, the single-family dwelling meets the setback standards, while the height of the structure would be 27 feet 2 inches above average natural grade.

Pursuant to Title 21 Section 21.36.060.E, the maximum allowed site coverage is 25 percent. The property is 38.7-acres, or approximately 1,683,947 square feet, which allows site coverage of 420,987 square feet. The structural site coverage proposed is 4,397 square feet (.3%) while the total site coverage (including decks, patios, driveway, walkways and auto court) is 20,018 square feet (1.2%). Thus, the project coverage is within the maximum thresholds allowed. As required, the proposed structures are located within the "homeland boundary" (designated building envelope) on the property.

Design Review

The proposed exterior colors and materials are compatible with the rural setting and the nearby residences. Primary colors and materials include light-grey stucco walls, weathered copper roofing and dark bronze fixtures (See **Ex. C**, Sheet A-7.1).

A site visit was conducted to verify the visual integrity of the proposed development. The single-family dwelling would be situated among a dense grove of mature oak trees and would be subordinate to the natural features of the area. The project site is not visible from Carmel Valley Road or any other public roads outside of the Sant Lucia Preserve private subdivision

(Note that even views from roads *within* the Preserve would be minimal). Accordingly, protection of the public viewshed is assured and the structure would be consistent with neighborhood character. The project, as proposed herein, has been reviewed and approved by the Santa Lucia Preserve Design Review Board pursuant to their letter dated February 13, 2024 (**Exhibit D**).

Health and Safety
Necessary public facilities are available. The Santa Lucia Community Services District (CSD), in a letter dated February 13, 2024 (**Ex. E**), have confirmed that they will provide water and sewer service, and sewage will be treated at the Preserve's wastewater reclamation facility. The subject parcel is located within a State Responsibility Area with fire hazard ratings classified as "high" and "very high." A Lot-Specific Fuel Management Plan (LIB240081 - **Ex. G**) has been drafted with the expressed intent "…*to guide the implementation of vegetation management and to provide for the Owner sufficient defensible space and fire safety around the home on Lot 115, as required by California Public Resources Code 4291, while still maintaining the natural and aesthetic values of the Santa Lucia Preserve*." The Plan has been reviewed and approved by the Santa Lucia Conservancy and signed by the applicant (executed signature) confirming their responsibility to implement the requirements contained therein. Further, the County's standard "Notice of Reports" condition of approval (#10) requires that the recommendations in the Management Plan are strictly followed on an ongoing basis.
The project has been reviewed by the HCD-Planning Division 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.

Development on Slopes
The project includes development on slopes in excess of 30 percent. 2010 General Plan Policy OS-3.5 establishes a permit threshold for development on 25 percent or more. However, the property is within Rancho San Carlos, and the Greater Monterey Peninsula Area Plan Policy GMP-1.6 establishes Rancho San Carlos as a Special Treatment Area. Accordingly, development follows the policies of the Santa Lucia Preserve Comprehensive Plan which utilizes a threshold of 30 percent or greater to define steep slopes. Roughly half of the 2.7-acre homeland boundary is comprised of 30%+ slopes. The total proposed development area on slopes in excess of 30% is 2,056 square feet: 115 square feet within the structural footprint, 1,277 square feet attributed to the driveway and 664 square feet split amongst the auto court, patios and planter boxes (See **Exhibit C**, Sheet A-1.3). This l 2,056 square foot area of development on slopes comprises 1.75% of the 2.7-acre homeland boundary and .12% of the entire parcel. Given the heavily sloped nature of the parcel and the density of protected oak trees, there is no feasible alternative building site on the property that better meets the goals, policies and objectives of the Monterey County General Plan and Greater Monterey Peninsula Area Plan.

Tree Removal
In order to minimize impacts to forest resources, all proposed development is located within a previously determined "homeland boundary" building envelope. Pursuant to Title 21 Section 21.64.260, the project requires approval of a Use Permit for the removal of oak trees. The parcel is densely forested, with the 2.7-acre homeland boundary area, by itself, containing an estimated 260 trees (See **Exhibits F, H and I**). Twenty-eight (28) total oak trees are proposed

for removal:

- Coast live oak - 6, no landmark sized
- Valley oak - 22, one landmark sized (25") and six deceased

Tree removal is the minimum required under the circumstances of this case, and removal will not involve a risk of environmental impacts such as soil erosion, water quality degradation, ecological impacts, noise pollution, air movement and/or negative effects on wildlife habitat. Tree replacement will be consistent with measures approved for the Santa Lucia Preserve, which require replanting at a ratio of 3:1 for "non-landmark" and 5:1 for "landmark" trees (24"+ in diameter). Accordingly, 21 removed living oak trees will be replaced by 63 oaks (3:1) and the landmark tree will be replaced by 5 oaks (5:1) - for 68 total replacement trees. The replacement trees will be comprised of 50 Valley oaks and 18 Coast live oaks (See **Ex. C.1**, Sheet L-1.2). All replacement trees will be planted within the homeland boundary, at specific locations selected according to the recommendation of a licensed landscape architect (Simon Phillips, Lic. No. 4532).

The density of trees on the parcel, as illustrated in **Exhibits H and I**, render development-related tree removal unavoidable. At the request of the Santa Lucia Preserve's Design Review Board, the applicant has re-designed the driveway for an approach to the SFD which is slightly longer than the initial proposal, but which reduces the number of trees requiring removal (See **Ex. C** - Sheet A-1.2). The project-specific "Tree Resource Assessment and Management Plan" drafted by Frank Ono (LIB240025 - **Ex. F**, page 5) notes: *"The trees to be removed are in the driveway and building site. These removals are the minimum necessary for this design to succeed and do not pose a risk of substantial adverse impact on other valuable resources on the site. Areas of oaks are growing in a compacted stand, in need of thinning for reduced fuel load. The design maintains the existing 38+ acres of oak woodland environment and allows the woodland to continue to exist and regenerate over time."* Note, also, that the single landmark (25") tree to be removed is one among 17 total landmark oaks located within the 2.7-acre homeland boundary.

The following condition of approval has been included per the recommendation of project arborist Frank Ono:
Pre-Construction Meeting: A project arborist/forester shall be retained and before the start of construction a meeting and training session shall be conducted to communicate and instruct personnel about tree removal, retention, and protection. The pre-construction meeting will include instructions on required tree protection and exclusionary fencing installed before grading, excavation, and construction procedures.
Meeting attendees shall include all involved parties such as site clearance personnel, construction managers, heavy equipment operators, and tree service operators. A Monterey County-qualified forester or County-qualified arborist shall conduct the training.
Environmental Review.

Environmental Review
An Environmental Impact Report (EIR) for the Santa Lucia Preserve Subdivision was certified by the Board of Supervisors on February 6, 1996 (EIR #94-005/Resolution #96-059). An Addendum to this EIR was prepared for this project in accordance with the California

Environmental Quality Act (CEQA) Guidelines Section 15164 to establish that the changes and additions to the Subdivision do not cause substantial changes and do not include new information that would require major revisions to the previously-certified EIR. This Addendum is attached as **Exhibit J**.
Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162, when an EIR has been certified, no subsequent EIR shall be prepared for the project unless the agency determines that substantial changes are proposed which require major revisions or substantial changes occur with respect to the circumstances under which the project is undertaken due to new significant environmental effects. In this case, no new information has been presented to warrant further environmental review. The proposed structures are within a previously designated building envelope, and the proposed tree removal is within the overall tree removal analyzed for the subdivision. As such, staff recommends the Planning Commission consider the Addendum together with the previously certified EIR.

The Forest Management Plan prepared by Ralph Osterling for the Environmental Impact Report (EIR) in 1994 provided specific tree removal estimates for each lot created by the subdivision. The subject Lot (#115) had an estimated removal of 2 protected trees. The Addendum was prepared to address impacts related to the removal of 26 additional protected trees for this project. The EIR analyzed the removal of 1,480 trees within Phases A-C of the subdivision (This project is within Phase B). To date, 724 trees have been approved for removal. Approximately 52.3% of the lots (133 of 254) in Phases A-C have been developed while allotted tree removals stand at approximately 48.9% (724 of 1480). The 28 trees proposed for removal on Lot 115 for this project would represent an additional 1.9 percent of the total trees approved for removal within the 254 homeland boundaries analyzed.
The project site is located within an area of “moderate” archaeology sensitivity and therefore does not require a Phase 1 Archaeological Report. A standard condition of approval has been incorporated to ensure construction work would be halted if archaeological resources are uncovered.

OTHER AGENCY INVOLVEMENT
The following agencies have reviewed the project and have recommended conditions of approval:

- HCD-Engineering Services

Prepared by: Steve Mason, Associate Planner - (831) 759-7375
Reviewed by: Fionna Jensen, Principal Planner - (831) 796-6407
Approved by: Melanie Beretti, AICP, Chief of Planning - (831) 755-5285

The following attachments are on file with HCD:
Exhibit A - Draft Resolution, including:

- Recommended Conditions of Approval

Exhibit B - Vicinity Map
Exhibit C - Site Plans

- Landscaping and Exterior Lighting Plans

Exhibit D - SLP Design Review Board Approval Letter (2/13/2024)
Exhibit E - SLCSD Utility “Can-and-Will-Serve” Letter (2/13/2024)
Exhibit F - Arborist Report

Exhibit G - Fuel Management Plan
Exhibit H - Satellite Photo
Exhibit I - Site Photo (8/20/2025)
Exhibit J - Addendum to the Santa Lucia Preserve EIR*
Exhibit K - Santa Lucia Preserve Allotted/Completed Tree Removals

*Note: The Environmental Impact Report for the Santa Lucia Preserve Subdivision (EIR #94-005/Resolution #96-059) is available for review at the HCD Planning Department office, located at 1441 Schilling Place, Salinas, CA.

cc: Front Counter Copy; HCD-Environmental Services; HCD-Engineering Services; Steve Mason, Planner; Fionna Jensen, Principal Planner; Dr. Tim Fischell, Property Owner; Carla Hashimoto (Eric Miler Architects), Agent; Monterey Land Group; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN230310.

Exhibit A

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DRAFT RESOLUTION

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

In the matter of the application of:
TIMBER RIDGE PRESERVE LLC (PLN230310)

RESOLUTION NO. ----

Resolution by the Monterey County Planning Commission:

1) Considering an Addendum together with a previously certified EIR for the Santa Lucia Preserve Subdivision (EIR No. 94-005/Resolution No. 96-059) pursuant to CEQA Guidelines Section 15164;
2) Approving a Combined Development Permit consisting of:
    a. Administrative Permit and Design Approval for a 3,870 square foot single family dwelling with a 977 square foot garage;
    b. Use Permit to allow the removal of 28 protected trees (22 Valley Oaks & 6 Coastal Oaks); and
    c. Use Permit for development on slopes in excess of 30%.

[PLN230310, Timber Ridge Preserve LLC, 40 Arroyo Sequoia, Carmel (Santa Lucia Preserve – Lot 115), Greater Monterey Peninsula Area Plan (Assessor's Parcel Number: 239-091-040-000)]

The TIMBER RIDGE PRESERVE LLC application (PLN230310) came on for a public hearing before the Monterey County Planning Commission on September 24, 2025. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Monterey County 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) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- The 2010 Monterey County General Plan;
- Greater Monterey Peninsula Area Plan; and
- Monterey County Zoning Ordinance (Title 21).

No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.

b) Allowed Use. The 38.7-acre parcel is located at 40 Arroyo Sequoia, Carmel, (Assessor's Parcel Number 239-091-040-000), Santa Lucia Preserve Phase B (Lot 115) - within the Greater Monterey Peninsula Plan area. The parcel is zoned Resource Conservation with a maximum gross density of one unit/40 acres with Design Control and Site Plan Review overlays ("RC/40-D-S"), which allows one single family dwelling per legal lot of record. The project is a Combined Development Permit consisting of an Administrative Permit and Design Approval to allow the construction of a 4,847 square foot single family dwelling with an 1,142 square foot garage and associated site improvements, a Use Permit to allow development on slopes in excess of 30 percent and a Use Permit for removal of 28 protected oak trees. Grading consists of approximately 880 cubic yards of cut and 515 cubic yards of fill. Therefore, the project is an allowed use for this site.

c) Lot Legality. The property is shown in its current configuration as Lot 115 on the map of Tract No. 1333 "Santa Lucia Preserve Phase B," filed for record December 7, 1999, in Volume 20 of Maps, "Cities and Towns," at Page 33, Official Records of Monterey County, California. Therefore, the County recognizes the parcel as a legal lot of record.

d) Development Standards. The proposed structure is located within the "homeland boundary" (designated building envelope) on the property. The development standards for the RC zoning district are identified in Title 21 Section 21.36.060. Required setbacks for main dwellings are 30 feet - front, and 20 feet – side and rear. As proposed, the split-level single-family dwelling would be over 170-feet from the nearest property line. The maximum allowed height is 30 feet, while the height of the single-family dwelling would be 27 feet 2 inches above average natural grade.

e) Site Coverage. Pursuant to Title 21 Section 21.36.060.E, the maximum allowed site coverage is 25 percent. The property is 38.7-acres, or approximately 1,683,947 square feet, which allows site coverage of 420,987 square feet. The structural site coverage proposed is 4,397 square feet (.3%) while the total site coverage (including decks, patios, asphalt driveway, walkways and auto court) is 20,018 square feet (1.2%). Thus, the project coverage is within the maximum thresholds allowed.

f) Design/Neighborhood and Community Character. Pursuant to Title 21 Chapter 21.44, the project includes a Design Approval to allow for the proposed development. As demonstrated in Finding No. 3 and supporting evidence, the new single-family dwelling with attached garage is consistent with the purpose and regulations of the Design Control District.

g) Site Plan Review. The property is subject to the Site Plan Review "S" overlay zoning district, which provides regulations for where development, by reason of its location, has the potential to adversely affect or be adversely affected by natural resources or site constraints. The development is restricted to the designated "homeland boundary"

and has been appropriately sited to minimize impact to slopes in excess of 30 percent and to minimize removal of protected trees. A fuel management plan (LIB240081) was included in the application which provides measures for maintaining vegetation surrounding the home in order to reduce fire hazards. A geotechnical report (LIB240066) was prepared for the project which analyzed the soil conditions of the site and determined that they are suitable for the proposed development. A condition of approval is included (#10 – "Notice of Report") requiring that the recommendations contained in both of these documents are complied with.

h) Land Use Advisory Committee (LUAC) Review. The proposed project did not require referral to the Greater Monterey Peninsula Land Use Advisory Committee (LUAC) as it is located within the Santa Lucia Preserve and is not visible from other areas within the Land Use Plan area. The project site is visible from other areas within the Preserve, and in accordance with the related Covenants, Conditions and Restrictions, the project has been reviewed, and approved, by the Santa Lucia Preserve Design Review Board. The Board's February 13, 2024, approval letter is included as **EXHIBIT D** of the September 24, 2025, Planning Commission Staff Report.

i) The project planner conducted a site inspection on August 20, 2025, to verify that the project on the subject parcel conforms to the plans submitted.

j) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning as found in Project File PLN230310.

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

EVIDENCE:

a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional Fire Protection District (FPD). County staff has reviewed the application materials and plans to verify that the project conforms to the applicable plans and regulations, and there has been no indications that the site is not suitable for the development. Conditions recommended have been incorporated.

b) Staff identified potential impacts regarding biological and tree resources, soils, and fuel management within a designated "very high" Fire Hazard Zone. The following reports have been prepared:

- "Fischell Residence Tree Resource Assessment and Management Plan" (Library No. LIB240065), prepared by Frank Ono on September 30, 2023
- "Lot 115 Fuel Management Plan" (LIB240081) prepared by Benjamin R. Eichorn on September 28, 2023.
- "Soil Engineering Investigation for the Fischell Residence" (LIB240066) prepared by Landset Engineers, August 2022"

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

c) Staff conducted a site inspection on August 20, 2025, 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 Monterey County HCD-Planning as found in Project File PLN230310.

3. FINDING: **DESIGN –** The design of the proposed project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on the private property.

EVIDENCE:

a) Pursuant to Chapter 21.44 of Title 21 of the Monterey County Code (MCC), the purpose of the Design Control 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.

b) Neighborhood Character. The proposed single-family dwelling is comparable in size and appearance to other dwellings in the vicinity. The project includes construction of a single-family dwelling on a vacant lot within the Santa Lucia Preserve. The project is compliant with all codified height, setback, coverage, and floor area limitations.

c) Design, Materials and Colors. The proposed exterior colors and materials are consistent with the area's setting and with the surrounding residences. The single-family dwelling is a low-profile split-level design which integrates with the hillside location. Proposed colors and materials include light-grey stucco walls, weathered copper roofing and dark bronze fixtures. Exterior lighting will consist of path lights and wall mount fixtures which comply with the Monterey County lighting policies. A condition of approval is included (#9) which requires "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 project also includes a formal landscape plan and fuel management plan. Site improvements consist of an asphalt driveway, concrete retaining walls, an auto court, planter boxes and patios to include an outdoor kitchen.

d) Visual Resources. The site was staked and flagged, and a site visit was conducted on August 20, 2025, to verify the visual integrity of the proposed development. The single-family dwelling would be situated amongst the existing mature Coast live oak trees on the property and is designed to be subordinate to the natural features of the area. The project site is not visible from Carmel Valley Road. As proposed, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

e) The project planner conducted a site inspection on August 20, 2025, to verify that the project conforms to the plans submitted (**Exhibit C** of the September 24, 2025, Planning Commission Staff Report). Based on the evidence described above, the proposed structure and use are consistent with the surrounding residential neighborhood character.

f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD - Planning for the proposed development as found in Project File PLN230310.

4. 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, 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, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Monterey County Regional (FPD). The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary public facilities will be provided. A letter from the Santa Lucia Community Services District (CSD) dated February 13, 2024 (**Exhibit E** of the September 24, 2025, Planning Commission Staff Report), indicates "sufficient water flow and pressure" to serve the subject parcel. Sewer service is also confirmed – to be provided by the Santa Lucia Preserve wastewater reclamation facility.

c) The subject parcel is located within a State Responsibility Area classified with a "very high" fire hazard rating. Accordingly, the construction of the single-family dwelling is compliant with current fire and building code standards. The project also includes a Fuel Management Plan (**Exhibit G** of the September 24, 2025, Planning Commission Staff Report) and a related condition of approval (#10) to ensure fire safety regulations are satisfied.

d) Staff conducted a site inspection on August 20, 2025, to verify that the site is suitable for this use.

e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning as found in Project File PLN230310.

5. FINDING: **DEVELOPMENT ON SLOPE –** There is no feasible alternative which would allow development to occur on slopes less than 30 percent and the development better meets the objectives of the 2010 General Plan and Greater Monterey Peninsula Area Plan than development alternatives.

EVIDENCE:

a) Greater Monterey Peninsula Area Plan Policy GMP-1.6 establishes Rancho San Carlos (Santa Lucia Preserve) as a Special Treatment Area.

Accordingly, development follows the policies of the Santa Lucia Preserve Comprehensive Plan which utilizes a threshold of 30 percent or greater to define steep slopes. The overall subject parcel is predominately (75%+) slopes in excess of 30 percent, and roughly half of the 2.7-acre homeland boundary is comprised of slopes in excess of 30 percent. The total proposed development area on slopes in excess of 30% is 2,056 square feet – with 1,277 square feet (approx. 62%) attributed solely to the new driveway. Given the sloped nature of the parcel and the predominant existing vegetation, there is no feasible alternative building site on the subject property that better meets the goals, policies and objectives of the Monterey County General Plan and Greater Monterey Peninsula Area Plan.

b) The project planner conducted a site inspection on August 20, 2025, to verify that the project minimizes development on slopes exceeding 30 percent, in accordance with the applicable goals, polices of the General Plan and Title 21.

c) A geotechnical investigation (LIB240066) prepared for the project concludes that the site is suitable for the proposed development.

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning as found in Project File PLN230310.

6. FINDING: **SANTA LUCIA PRESERVE SUBDIVISION (PHASE A, B and C): TREE REMOVAL** – The project is consistent with all tree removal conditions pursuant to Use Permit PC94067 (Resolution No. 96-060) for the Santa Lucia Preserve Subdivision.

EVIDENCE: a) The project proposes the removal of 28 oak trees:

- Coast live oak – 6, no landmark sized
- Valley oak – 22, one landmark sized (24"+) and six deceased trees

Tree replacement will be consistent with the replacement measures approved for the Santa Lucia Preserve, at a ratio of 3:1 for non-landmark and 5:1 for landmark trees. Noting that the 6 deceased trees do not require replacement, the 21 living, non-landmark, oak trees will be replaced by 63 oaks (3:1) and the landmark tree will be replaced by 5 oaks – for 68 total replacement trees.

b) A detailed Arborist Report (LIB240065, **Exhibit F** of the September 24, 2025 Planning Commission Staff Report) was prepared for this project. The project as originally proposed would have removed approximately 35 oak trees; however, the project has been redesigned to reduce removals to 28 trees.

c) The project requires an addendum to the Santa Lucia Preserve EIR (see **Exhibit J** of the September 25, 2025 Planning Commission staff report) Though the tree removal amount proposed exceeds what was approved for the individual lot, it is consistent with overall removals analyzed in the Santa Lucia Preserve EIR (Resolution No. 94-005).

d) Pursuant to Title 21 Section 21.64.260, the project requires approval of a Use Permit for the removal of the oak trees. These removals require the making of a finding that the tree removal is the minimum required under the circumstances and that the removals will not involve a risk of adverse environmental impacts. The arborist report has identified 260 trees within the designated 2.7-acre homeland boundary building envelope – a density of nearly 100 trees per acre. Accordingly, development pertaining to a single family dwelling would require extensive tree removal. The applicant has re-designed the driveway to create an approach which is slightly longer than the initial design, but which also reduces the number of trees requiring removal (See **Exhibit C** – Sheet A-1.2 of the September 24, 2025 staff report). The project-specific "Tree Resource Assessment and Management Plan" drafted by Frank Ono notes: *"The trees to be removed are in the driveway and building site. These removals are the minimum necessary for this design to succeed and do not pose a risk of substantial adverse impact on other valuable resources on the site. Areas of oaks are growing in a compacted stand, in need of thinning for reduced fuel load. The design maintains the existing 38+ acres of oak woodland environment and allows the woodland to continue to exist and regenerate over time."*

e) The County's tree root protection condition was added to the project to prevent damage to the remaining oak trees on site during construction. Also, a condition of project approval has been applied which requires the applicant to submit evidence of tree replacement, as well as follow-up letter prepared by a County-approved tree consultant to confirm the long-term viability of the planted trees.

f) The project is consistent with Title 21 Section 21.64.260 of the Monterey County Zoning Ordinance, in that the project has been sited to require the least amount of tree removal under the circumstance while also avoiding additional adverse environmental impacts.

g) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning as found in Project File PLN230310.

7. FINDING: **CEQA – (Addendum) –** An Addendum to a previously certified EIR was prepared in accordance with CEQA Guidelines Section 15164 to reflect changes or additions in a project that do not cause substantial changes and which do not present new information that would require major revisions to the certified EIR.

EVIDENCE: a) An Environmental Impact Report for the Santa Lucia Preserve Subdivision was prepared and certified by the Board of Supervisors February 6, 1996 (EIR #94-005/Resolution #96-059).

b) An Addendum to the Environmental Impact Report for the Santa Lucia Preserve Subdivision was prepared for this project pursuant to CEQA Guidelines Section 15164 (*Addendum to an EIR or*

Negative Declaration – **Exhibit J** of the September 24, 2025 staff report).

c) Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162, when an EIR has been certified, no subsequent EIR shall be prepared for the project unless the lead agency determines that substantial changes are proposed which require major revisions to the previous EIR, or if newly acquired information indicates that the prior EIR may be inadequate. In this case, no new information has been presented to warrant further environmental review. The proposed structures are within a designated building envelope, and the proposed tree removal is within the overall tree removal previously analyzed for the subdivision. Accordingly, none of the conditions detailed in Section 15162 requiring the preparation of a subsequent EIR or Negative Declaration have occurred.

d) The Forest Management Plan prepared by Ralph Osterling for the Environmental Impact Report (EIR) in 1994 provided specific tree removal estimates for each lot created by the subdivision. The subject Lot (#115) had an estimated removal of 2 protected trees. The addendum was prepared to address impacts related to the removal of 26 additional protected trees for this project.

e) The project proposes construction of a new 3,870 square foot single-family dwelling with attached 977 square foot garage, 1,171 square feet of exterior patios and decks, and a 3,467 square-foot auto court.

f) The subject application requests the removal of 28 protected trees (Coast live oak and Valley oak) to accommodate construction. The project is consistent with all tree removal conditions pursuant to Use Permit PC94067 (Resolution No. 96-060) for the Santa Lucia Preserve Subdivision. As part of the EIR, removal of 1,480 trees were contemplated for the subdivision Phases A-C (This project is within Phase B). To date, 724 trees have been approved for removal. As a whole, approximately 52.3% of the lots (133 of 254) in Phases A-C have been developed while allotted tree removals stand at approximately 48.9% (724 of 1480). The 28 trees proposed for removal for this project would represent an additional 1.9 percent of the total trees approved for removal within all of the homeland boundaries.

g) Tree replacement will be consistent with replacement measures approved for the Santa Lucia Preserve, Potrero and Chamisal Subdivisions, at a ratio of 3:1 for non-landmark and 5:1 for landmark trees (24"+ in diameter). Accordingly, the 21 removed <u>living</u> oak trees will be replaced by 63 oaks (3:1) and the landmark tree will be replaced by 5 oaks (5:1) – for 68 total replacement trees. Deceased trees are not required to be replaced.

h) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning as found in Project File PLN230310.

8. 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 conducted a site inspection on August 20, 2025, and reviewed Monterey County HCD-Planning and HCD-Building Services records. Staff is not aware of any violations existing on subject property.

b) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning as found in Project File PLN230310.

9. FINDING: **APPEALABILITY –** The decision on this project may be appealed to the Board of Supervisors.

EVIDENCE: Pursuant to Title 21 Section 21.80.050.A, an appeal of the Planning Commission's approval or denial for this project may be made to the Board of Supervisors by any public agency or person aggrieved by their decision.

DECISION

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

1. Consider an Addendum together with a previously certified EIR for the Santa Lucia Preserve Subdivision (EIR No. 94-005/Resolution No. 96-059) pursuant to CEQA Guidelines Section 15164;
2. Approve a Combined Development Permit consisting of:
    a. Administrative Permit and Design Approval for a 3,870 square foot single family dwelling with a 977 square foot garage;
    b. Use Permit to allow the removal of 28 protected trees (22 Valley Oaks & 6 Coastal Oaks); and
    c. Use Permit for development on slopes in excess of 30%.

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

PASSED AND ADOPTED this 24th day of September 2025, upon motion of Commissioner _____, seconded by Commissioner _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Melanie Beretti, AICP,
Planning Commission Secretary

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'S OFFICE ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE _____

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 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.

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County of Monterey HCD Planning

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

PLN230310

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN230310) allows:
a. Administrative Permit and Design Approval for a 3,870 square foot single family dwelling with a 977 square foot garage;
b. Use Permit to allow the removal of 28 protected trees (22 Valley Oaks & 6 Coastal Oaks); and
c. Use Permit to allow development on slopes in excess of 30%.

The property is located at 40 Arroyo Sequoia, Carmel, Santa Lucia Preserve - Phase B (Assessor's Parcel Number 239-091-040-000), Carmel Valley Master Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number _____) was approved by the Monterey County Planning Commission for Assessor's Parcel Number 239-091-040-000 on September 24, 2025. The permit was granted subject to 16 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

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

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

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

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

4. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: 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.

5. PD007- GRADING WINTER RESTRICTION

Responsible Department: Planning

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

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

6. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

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

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

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

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

7. PD011(A) - TREE REMOVAL

Responsible Department: Planning

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

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

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

Responsible Department: Planning

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

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

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

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

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

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

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of HCD - Planning, prior to the issuance of building permits.
(HCD - Planning)

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

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

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

10. PD016 - NOTICE OF REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:
"The following reports are on file in Monterey County HCD - Planning. All development shall be in accordance with these reports:
- "Fischell Residence Tree Resource Assessment and Management Plan" (Library No. LIB240065), prepared by Frank Ono on September 30, 2023
- "Lot 115 Fuel Management Plan" (LIB240081) prepared by Benjamin R. Eichorn on September 28, 2023.
- "Soil Engineering Investigation for the Fischell Residence" (LIB240066) prepared by Landset Engineers, August 2022"
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant shall submit proof of recordation of this notice to HCD - Planning.

Prior to occupancy, the Owner/Applicant shall submit proof, for review and approval, that all development has been implemented in accordance with the report to the HCD - Planning.

11. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Within 60 days of permit approval, the applicant shall replace and or relocate each tree approved for removal as follows:

- Replacement ratio recommended by arborist: 3:1 for non-landmark and 5:1 for landmark trees (24"+ in diameter)
- Other: The 21 removed living oak trees will be replaced by 63 oaks (3:1) and the landmark tree will be replaced by 5 oaks – for 68 total replacement trees

Replacement tree(s) shall be located within the same general location as the tree being removed. (HCD - Planning)

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

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

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

12. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning

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

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

13. PD052 - PRE-CONSTRUCTION MEETING

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: A project arborist/forester shall be retained and before the start of construction a meeting and training session shall be conducted to communicate and instruct personnel about tree removal, retention, and protection. The pre-construction meeting will include instructions on required tree protection and exclusionary fencing installation before grading, excavation, and construction procedures.
Meeting attendees shall include all involved parties such as site clearance personnel, construction managers, heavy equipment operators, and tree service operators. A Monterey County-qualified forester or County-qualified arborist shall conduct the training.

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall be responsible for ensuring that all appropriate contractors and technical consultants are in attendance. A list of the pre-construction meeting attendees and the materials discussed shall be provided to HCD-Planning prior to the commencement of any grading or tree removal.

14. PW0006 - CARMEL VALLEY

Responsible Department: Public Works

Condition/Mitigation Monitoring Measure: The Applicant shall pay the Carmel Valley Master Plan Area Traffic Mitigation fee pursuant to the Board of Supervisors Resolution NO. 95-140, adopted September 12, 1995 (Fees are updated annually based on CCI).

Compliance or Monitoring Action to be Performed: Prior to Building Permits Issuance Owner/Applicant shall pay to PBI the required traffic mitigation fee.

15. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

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

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

16. CC01 INDEMNIFICATION

Responsible Department: County Counsel-Risk Management

Condition/Mitigation Monitoring Measure: Owner/Applicant agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code section 66474.9, defend, indemnify, and hold harmless the County of Monterey and/or its agents, officers, and/or employees from any claim, action, or proceeding against the County and/or its agents, officers, and/or or employees to attack, set aside, void, or annul this approval and/or related subsequent approvals, including, but not limited to, design approvals, which action is brought within the time provided for under law. Owner/Applicant shall reimburse the County for any court costs and attorney 's fees that the County may be required by a court to pay as a result of such action.

The County shall notify Owner/Applicant of any such claim, action, and/or proceeding as expeditiously as possible. The County may, at its sole discretion, participate in the defense of such action. However, such participation shall not relieve Owner/Applicant of his/her/its obligations under this condition. Regardless, the County shall cooperate fully in defense of the claim, action, and/or proceeding.

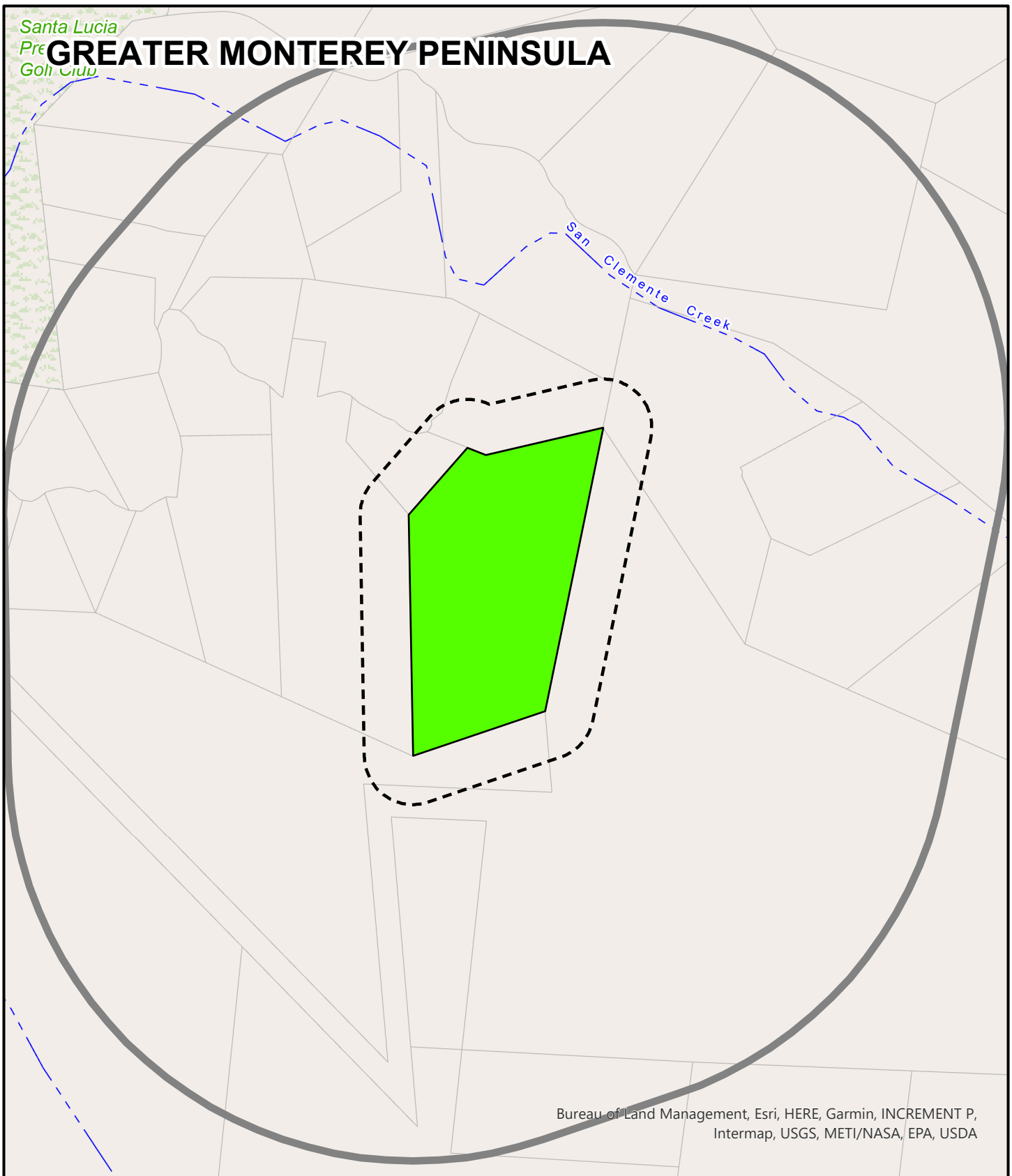
(County Counsel-Risk Management)

Compliance or Monitoring Action to be Performed: This Indemnification Obligation binds Owner/Applicant from the date of approval of this discretionary development permit forward. Regardless, on written demand of the County County's Office, Owner/Applicant shall also execute and cause to be notarized an agreement to this effect. The County Counsel's Office shall send Owner/Applicant an indemnification agreement. Owner/Applicant shall submit such signed and notarized Indemnification Agreement to the Office of the County Counsel for County's review and signature. Owner/Applicant shall then record such indemnification agreement with the County of Monterey Recorder's Office. Owner/Applicant shall be responsible for all costs required to comply with this paragraph including, but not limited to, notary costs and Recorder fees.

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Exhibit B

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APPLICANT: FISCHELL

APN: 239091040000 **FILE #** PLN230310

Project Site | 300 FT Buffer | 2500 FT Buffer

N

0 600

Feet

PLANNER: S. MASOI

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Exhibit C

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FISCHELL MILLER RESIDENCE

40 Arroyo Sequoia - Santa Lucia Preserve
Carmel, California 93923

PROJECT DATA

SETBACKS TO HOMELAND BOUNDARY

RC/40-D-S	ALLOWED	PROPOSED
FRONT	30'-0"	248'-7"
SIDE - NORTH	20'-0"	172'-10"
SIDE - SOUTH	20'-0"	1,314'-5"
SIDE - EAST	20'-0"	461'-2"
REAR - WEST	20'-0"	561'-1"
BUILDING HEIGHT:	30'-0" MAX.	24'-5"

LOT DATA:

LOT SIZE:	38.6581 ACRES (1,683,946.8 S.F.)
ZONING:	RC/40-D-S
BUILDING HEIGHT:	ALLOWABLE 30' MAX.
APN:	239-091-040-000

BUILDING SITE COVERAGE

BUILDING FOOTPRINT ALLOWED:	420,986.7 S.F. (25%)
PROPOSED:	4,397 S.F. (.3%)

PROPOSED FLOOR AREA:

LOWER LEVEL	1,721 S.F.
STAIRS	67 S.F.
LOWER TOTAL	1,788 S.F.
UPPER LEVEL	1,917 S.F.
MECHANICAL / STAIRS	165 S.F.
GARAGE	977 S.F.
UPPER TOTAL	3,059 S.F.
TOTAL FLOOR AREA	4,847 S.F.

SITE COVERAGE IMPERVIOUS

BUILDING FOOTPRINT	4,397 S.F.
DRIVEWAY	5,821 S.F.
AUTOCOURT / TRASH ENCLOSURE	3,551 S.F.
SITE WALLS & RETAINING WALLS	495 S.F.
WALKWAY / STEPS / LANDINGS	442 S.F.
VIEW DECKS / PATIOS	1,711 S.F.
UTILITY ENCLOSURE	84 S.F.
SUB TOTAL IMPERVIOUS	16,551 S.F.

SITE COVERAGE PERVIOUS

AUTOCOURT	3,467 S.F.
SUB TOTAL PERVIOUS	3,467 S.F.

TOTAL SITE COVERAGE	20,018 S.F. (1.2%)

PROJECT INFORMATION

OWNER: TIM FISCHELL
2348 SHEFFIELD DRIVE
KALAMAZOO, MI 49008

ARCHITECT: ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVE.
MONTEREY, CA 93940
PH: (831) 372-0410
CONTACT: CARLA HASHIMOTO

ARBORIST: FRANK ONO
1213 MILES AVENUE
PACIFIC GROVE, CA 93950
PH: (831) 373-7086

LAND SURVEYOR: LANDSET ENGINEERS, INC.
520-B CRAZY HORSE CANYON
SALINAS, CALIFORNIA 93907
PH: (831) 443-6470
CONTACT: GUY GIRAUDO

LANDSCAPE: SEVEN SPRINGS STUDIO
2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
PH: (831) 466-4617
CONTACT: SIMON PHILLIPS

CIVIL ENGINEER: LANDSET ENGINEERS, INC.
520-B CRAZY HORSE CANYON
SALINAS, CALIFORNIA 93907
PH: (831) 443-6470
CONTACT: GUY GIRAUDO

PROJECT DESCRIPTION

NEW SINGLE FAMILY DWELLING HAVING 4 BEDROOMS, 4 BATHS, 1 HALF BATH, & A 3-CAR GARAGE. THE DESIGN CONSISTS OF 3,705 S.F. OF LIVABLE SPACE, 1,711 S.F. OF DECKS / PATIOS & EXTERIOR BARBEQUE AREA, 977 S.F. OF GARAGE & UTILITY, AN ENCLOSED AUTO COURT, AND STONE PATHWAYS. IMMEDIATE LANDSCAPE FEATURES INCLUDE DESIGNATED PLANTING AREAS WITH 56 L.F. OF RETAINING WALLS OVER 6 FEET, 191 L.F. OF RETAINING WALLS UP TO 6 FEET, AND A 84 S.F. ENCLOSED UTILITY ENCLOSURE.

SHEET INDEX

ARCHITECTURAL:

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A-1.1 PROPOSED ENLARGED SITE PLAN
A-1.2 PREVIOUS & PROPOSED ENLARGED SITE PLAN COMPARISON
A-1.3 SLOPE ANALYSIS
A-1.4 PROPOSED SITE SECTIONS

A-2.1 PROPOSED FLOOR PLANS
A-2.2 PROPOSED ROOF

A-3.1 WEST & SOUTH ELEVATIONS
A-3.2 EAST & NORTH ELEVATIONS

A-7.1 MATERIAL SAMPLES
A-7.2 RENDERINGS
A-7.3 RENDERED ELEVATIONS
A-7.4 RENDERED ELEVATIONS

CIVIL:

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C2 TOPOGRAPHIC MAP/EXISTING CONDITIONS
C3 HOMELAND OVERVIEW
C4 DRIVEWAY PLAN & PROFILE
C5 GRADING, DRAINAGE & UTILITY PLAN
C6 GRADING SECTIONS
C7 STANDARD PLANS & CONSTRUCTION DETAILS
C8 EROSION & SEDIMENT CONTROL PLANS
C9 CONSTRUCTION MANAGEMENT PLAN

LANDSCAPE:

L-1.0 FUEL MANAGEMENT PLAN
L-1.1 TREE REMOVAL PLAN
L-1.2 TREE MITIGATION PLAN

L-2.0 OVERALL SITE PLAN
L-2.1 ENLARGED SITE PLAN
L-2.2 SITE SECTIONS

L-3.0 PLANTING PLAN

L-4.0 IRRIGATION NOTES
L-4.1 IRRIGATION PLAN
L-4.2 IRRIGATION PLAN

L-5.0 LIGHTING PLAN

TREE REMOVAL

COASTAL OAK - 6
VALLEY OAK - 22
DEAD TREES - 6
TOTAL: 28 TREES TO BE REMOVED

UTILITIES

1. WATER: CAL-AM
2. ELECTRICAL: PACIFIC GAS & ELECTRIC
3. SEWER: SANTA LUCIA PRESERVE COMMUNITY SERVICE DISTRICT
4. GAS: PROPANE

GRADING

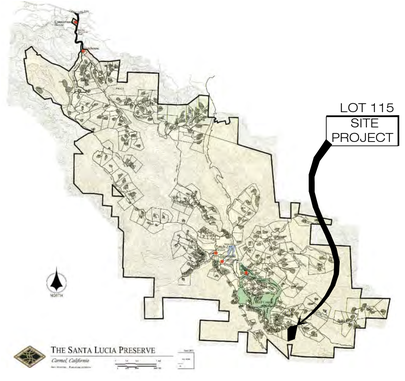
CUT = 880 C.Y.
FILL = 515 C.Y.
NET = 365 C.Y. TO SPREAD ON SITE

OWNERSHIP NOTES

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4. IN THE EVENT OF UNAUTHORIZED USE BY ANY THIRD PARTY OF THESE DRAWINGS AND SPECIFICATIONS THE CLIENT FOR WHICH THIS WORK WAS ORIGINALLY PREPARED HEREBY AGREES TO HOLD HARMLESS, INDEMNIFY AND DEFEND THE ARCHITECT, ERIC MILLER, HIS STAFF/ EMPLOYEES FROM ANY CLAIMS ARISING FROM SUCH UNAUTHORIZED USE.

LOCATION MAP



VICINITY MAP



REVISION	No.

CONSULTANT:

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PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

COVER SHEET

JOB NAME: Fischell Miller Residence
40 Arroyo Sequoia
Carmel, CA 93923
A.P.N. 239-091-040-000

DATE: 4/29/2024
SCALE: N.T.S.
DRAWN:
JOB NUMBER: 21.23

A-0.1
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_DD

ARROYO SEQUOIA

EDGE OF PAVEMENT

DIKE

℄ OF DRIVEWAY EASEMENT (DOC. NO. 2000017847)

LOT 114

LOT 116

HOMELANDS

(20 C&T 33)
TRACT NO. 1333
"SANTA LUCIA PRESERVE PHASE B"

107
A423.68
CONTROL

106
A351.26
CONTROL

105
A363.60
CONTROL

S 76°10'15" W 751.52

PROJECT BENCHMARK
H&V CONTROL PT. #100
MAG NAIL ELEV. 282.44'

FND
3/4 IP
LS 4826

FND
3/4 IP
LS 4876

100
A328.08
CONTROL

101
A295.41
CONTROL

102
A310.77
CONTROL

103
A330.95
CONTROL

104
A338.08
CONTROL

HATCHED AREAS
SHOWN ARE 30%+ SLOPES

LOT 115
(38.658± AC)
(DOC. NO. 2013013875)

OPENLANDS

N

30 0 15 30 60

GENERAL NOTES:

1) *ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS SURVEY H&V CONTROL POINT #100, A MAGNETIC NAIL LOCATED IN THE EDGE OF THE PAVEMENT AT THE UPPER CURVE OF THE DRIVEWAY APPROACH, 12' OFF THE WESTERLY LINE OF THE HOMELAND BOUNDARY, ELEVATION = 282.44' AS SHOWN.*

2) *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.*

3) *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.*

4) *THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (10/28/21) 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.*

5) *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.*

LEGEND:

- PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY BOUNDARY LINE
- ORIGINAL PROPERTY BOUNDARY LINE
- EASEMENT LINE (TYPE AS SHOWN)
- ROADWAY CENTERLINE
- HOMELAND BOUNDARY
- 300 MAJOR CONTOUR LINE (5' INTERVAL)
- MINOR CONTOUR LINE (1' INTERVAL)
- FENCE (TYPE AS MARKED)
- ASPHALT CONCRETE SURFACE
- CONCRETE SURFACE
- GROUND SLOPE > 30%
- NATURAL GROUND SURFACE/LANDSCAPED AREA
- CO CLEANOUT
- UTILITY POLE
- GUY WIRE
- HYDRANT
- WATER METER
- PGE BOX
- UTILITY HUB
- SS SANITARY SEWER MANHOLE
- SD STORM DRAIN MANHOLE
- FOUND MONUMENT – TYPE NOTED
- SURVEY H&V CONTROL POINT
- +100.00 SPOT ELEVATION
- +100.00 RL RIDGELINE
- +100.00 FF FINISHED FLOOR
- TREE (TYPE AND SIZE AS MARKED) CENTER OF SYMBOL IS APPROX. CENTER OF TREE
- TWO-PRONGED TREE (2P)
- THREE-PRONGED TREE (3P)
- MULTIPRONGED TREE (MP)
- TREE TO BE REMOVED

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

" TOPOGRAPHIC MAP/EXISTING CONDITIONS "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

FISCHELL RESIDENCE

40 ARROYO SEQUOIA - LOT 15 (A.P.N.: 239-091-040-000)

SANTA LUCIA PRESERVE, CARMEL, MONTEREY COUNTY, CALIFORNIA

FOR

MR. TIM FISCHELL

REGISTERED PROFESSIONAL ENGINEER * GUY R. GIRAUDO * No. 56569 * Exp. 06-30-25 * CIVIL * STATE OF CALIFORNIA

APPROVED BY:

GUY R. GIRAUDO

LANDSET ENGINEERS, INC.
520-B Crazy Horse Canyon Road
Salinas, California 93907
Office (831) 443-6970 Fax (831) 443-3801
www.landseng.com

SCALE: 1"=30'
DATE: AUGUST 2022
JOB NO. 2401-02

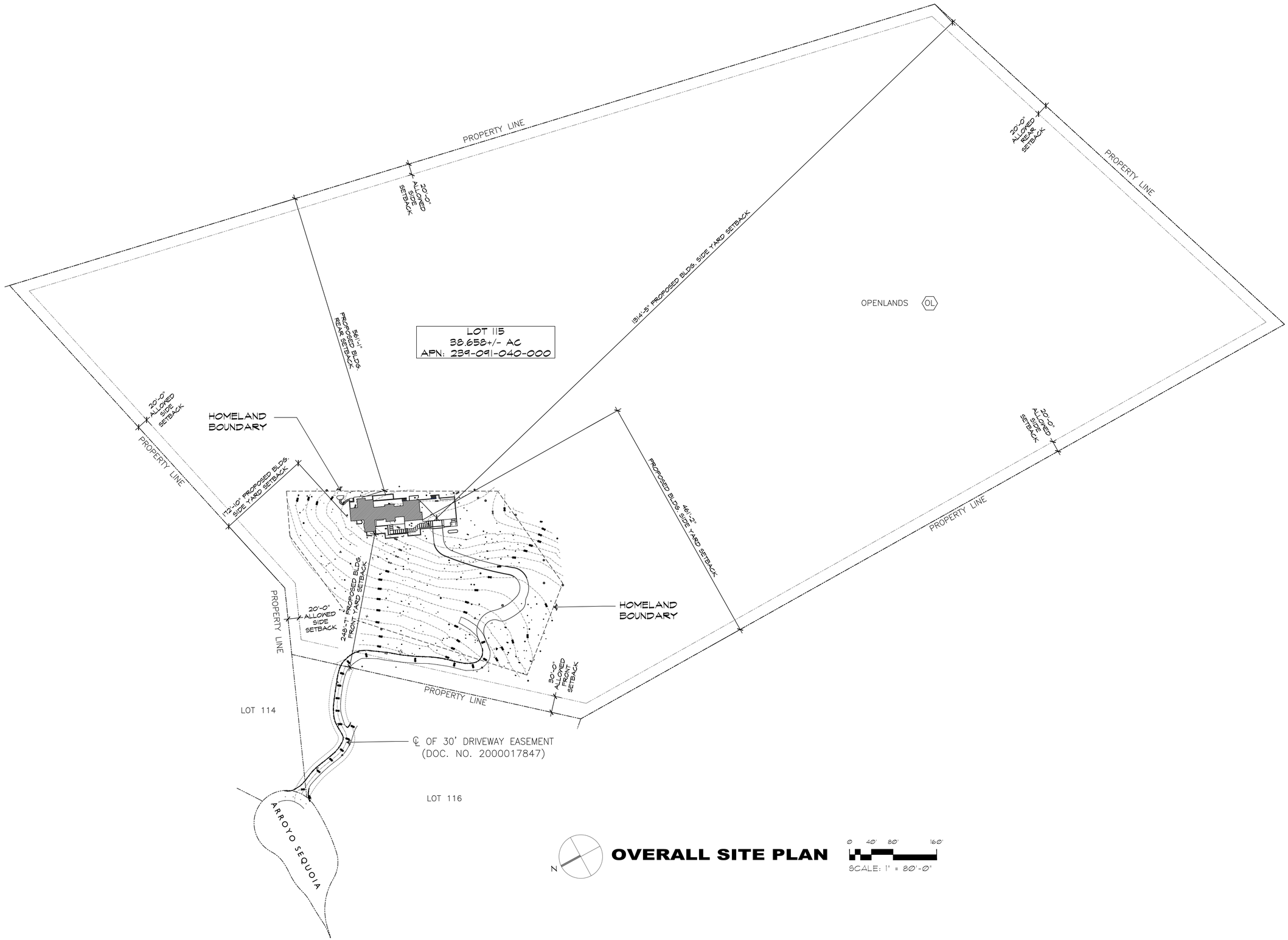
No.	DATE	BY	REVISION
	10/20/23	AMS	SLP-DRB REVIEW COMMENTS
	10/17/23	AMS	SLP-DRB REVIEW COMMENTS
	10/04/23	AMS	PER NEW DESIGN-RELEASED TO CLIENT
	01/24/22	AMS	RELEASED TO CLIENT

SHEET C2

OF 9 SHEETS

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OVERALL SITE PLAN

0 40' 80' 160'

SCALE: 1" = 80'-0"

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CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
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OVERALL SITE PLAN

JOB NAME: Fischell Miller Residence
40 Arroyo Sequoia
Carmel, CA 93923
A.P.N. 239-091-040-000

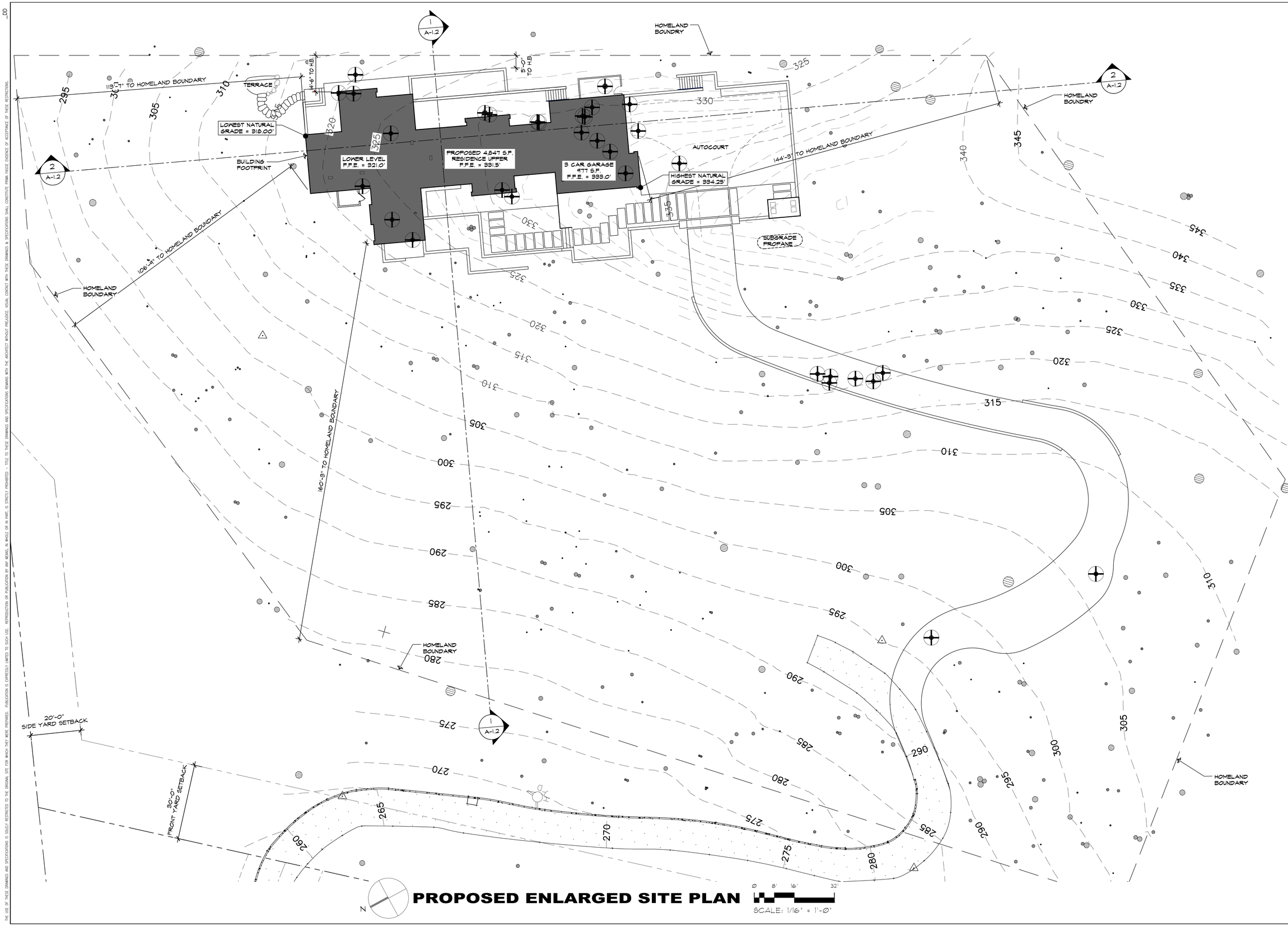
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DRAWN:	HRM
JOB NUMBER:	21.23

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PROPOSED ENLARGED SITE PLAN

SCALE: 1/16" = 1'-0"

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PROPOSED ENLARGED SITE PLAN

JOB NAME: Fischell Miller Residence
40 Arroyo Sequoia
Carmel, CA 93923
A.P.N. 239-091-040-000

DATE:	4/29/2024
SCALE:	1/16"=1'-0"
DRAWN:	HRM
JOB NUMBER:	21.23

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LEGEND
PROPOSED PLAN

	TREE TO REMAIN
	HERITAGE TREE (24" OR GREATER)
	TREE TO BE REMOVED
	AREA OF DISTURBANCE

TREE REMOVAL:

OAK - 28 (22 OVERLAP, 2 DEAD)

TOTAL: 28 + 1 HERITAGE TREE

DEAD TREES INCLUDED - 6

BUILDING FOOTPRINT = 4,594 S.F.
SITE COVERAGE = 15,234 S.F.

LEGEND
PREVIOUS PLAN

	TREE TO REMAIN
	HERITAGE TREE (24" OR GREATER)
X	TREE TO BE REMOVED
	AREA OF DISTURBANCE

TREE REMOVAL:

OAK - 47 (22 OVERLAP)

MADRONE - 5

TOTAL: 52 + 3 HERITAGE TREES

DEAD TREES INCLUDED - 6

BUILDING FOOTPRINT = 4,194 S.F.
SITE COVERAGE = 15,188 S.F.

PREVIOUS & PROPOSED ENLARGED SITE PLAN COMPARISON

SCALE: 1/16" = 1'-0"

REVISION	No.

CONSULTANT:

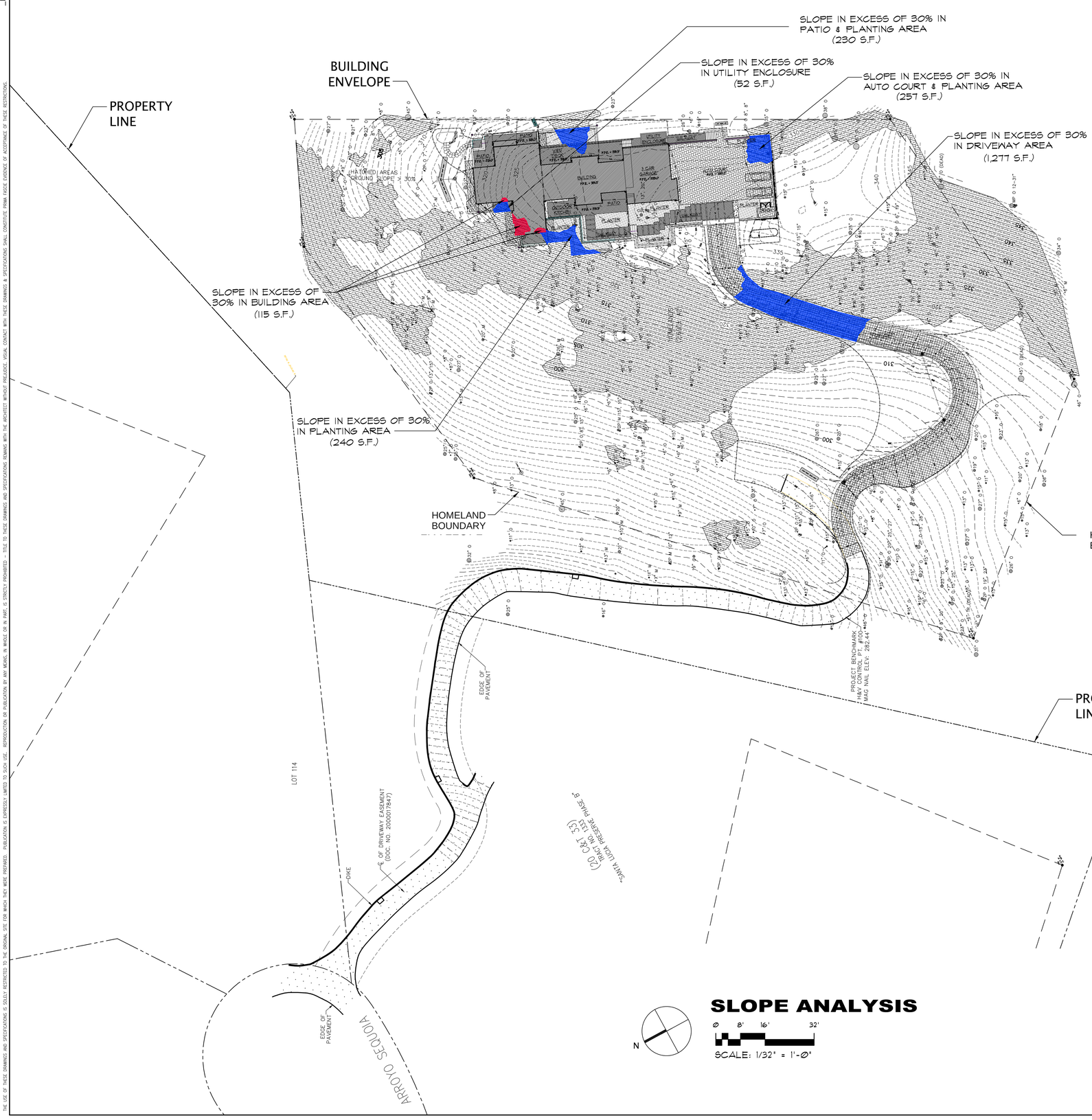
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ENLARGED SITE COMPARISON

JOB NAME: Fischell Miller Residence
40 Arroyo Seguia
Carmel, CA 93923
A.P.N. 239-091-040-000

DATE:	4/29/2024
SCALE:	1/16"=1'-0"
DRAWN:	SSH
JOB NUMBER:	21.23

A-1.2
SHEET OF



LEGEND

- 900 — EXISTING MAJOR CONTOUR
- 901 — EXISTING MINOR CONTOUR
- EXISTING BUILDING ENVELOPE
- EXISTING EASEMENT LINE
- SLOPES IN EXCESS OF 30%
- 30% SLOPE OR GREATER IN BUILDING AREA
- 30% SLOPE OR GREATER IN SITE DEVELOPED AREA
- PROPOSED STRUCTURE
- PROPOSED PATIO OR WALKWAY
- PROPOSED LANDSCAPE AREA
- PROPOSED DRIVEWAY PAVING
- PROPOSED AUTO COURT

ORIGINAL DESIGN:

BUILDING AREA = 66 S.F. (0.0040%)
SITE AREA = 3,439 S.F. (0.204%)

BUILDING FOOTPRINT = 4,690 S.F.
IN 30% SLOPE = 66 S.F. (1.41%)

SITE DEVELOPMENT = 14,567 S.F.
IN 30% SLOPE = 3,439 S.F. (23.6%)

LOT SIZE: 38.6581 ACRES (1,683,946.8 S.F.)	
30" SLOPE IN BUILDING AREA = 115 S.F.	(0.0068 %)
30" SLOPE IN SITE DEVELOPED AREA = 2,056 S.F.	(0.12 %)

BUILDING FOOTPRINT:	
PROPOSED BUILDING FOOTPRINT: = 4397 S.F.	
BUILDING FOOTPRINT IN 30% SLOPE = 115 S.F.	(2.61 %)

SITE DEVELOPMENT:	
PROPOSED SITE DEVELOPMENT: = 20,018 S.F.	
SITE DEVELOPMENT IN 30% SLOPE = 2,056 S.F.	(10.27 %)

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SLOPE ANALYSIS

JOB NAME: Fischell Miller Residence
40 Arroyo Sequoia
Carmel, CA 93923
A.P.N. 239-091-040-000

DATE: 4/29/2024
SCALE: 1/32" = 1'-0"
DRAWN: CAD
JOB NUMBER: 21.23

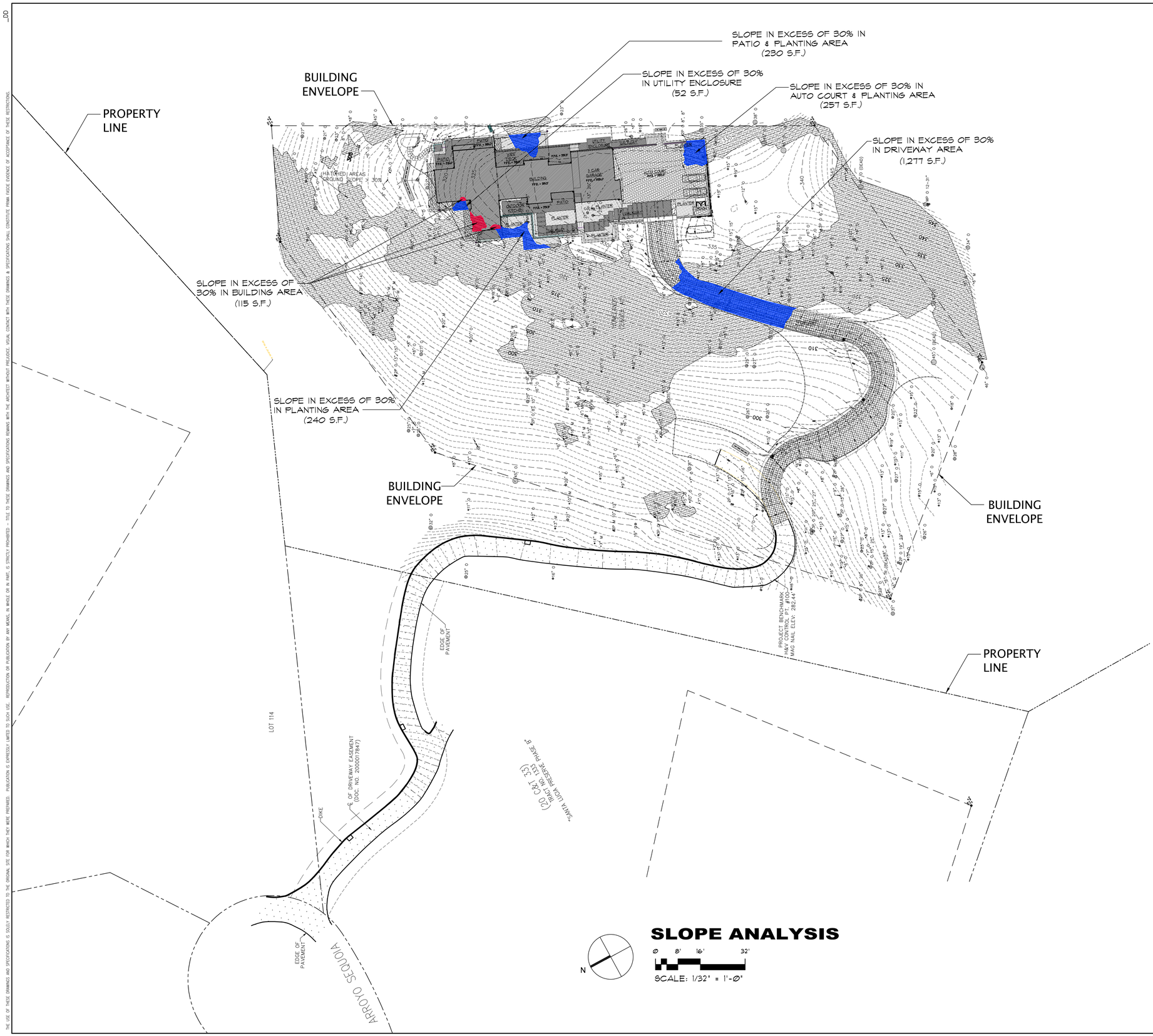
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300



LEGEND

- 900 — EXISTING MAJOR CONTOUR
- 901 — EXISTING MINOR CONTOUR
- EXISTING BUILDING ENVELOPE
- EXISTING EASEMENT LINE
- SLOPES IN EXCESS OF 30%
- 30% SLOPE OR GREATER IN BUILDING AREA
- 30% SLOPE OR GREATER IN SITE DEVELOPED AREA
- PROPOSED STRUCTURE
- PROPOSED PATIO OR WALKWAY
- PROPOSED LANDSCAPE AREA
- PROPOSED DRIVEWAY PAVING
- PROPOSED AUTO COURT

LOT SIZE: 38.6581 ACRES (1,683,946.8 S.F.)

30" SLOPE IN BUILDING AREA = 115 S.F. (0.0068 %)

30" SLOPE IN SITE DEVELOPED AREA = 2,056 S.F. (0.12 %)

BUILDING FOOTPRINT:

PROPOSED BUILDING FOOTPRINT: = 4397 S.F.

BUILDING FOOTPRINT IN 30% SLOPE = 115 S.F. (2.61 %)

SITE DEVELOPMENT:

PROPOSED SITE DEVELOPMENT: = 20,018 S.F.

SITE DEVELOPMENT IN 30% SLOPE = 2,056 S.F. (10.27 %)

REVISION	No.

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SLOPE ANALYSIS

JOB NAME: Fischell Miller Residence
40 Arroyo Sequoia
Carmel, CA 93923
A.P.N. 239-091-040-000

DATE: 4/29/2024

SCALE: 1/32" = 1'-0"

DRAWN: CAD

JOB NUMBER: 21.23

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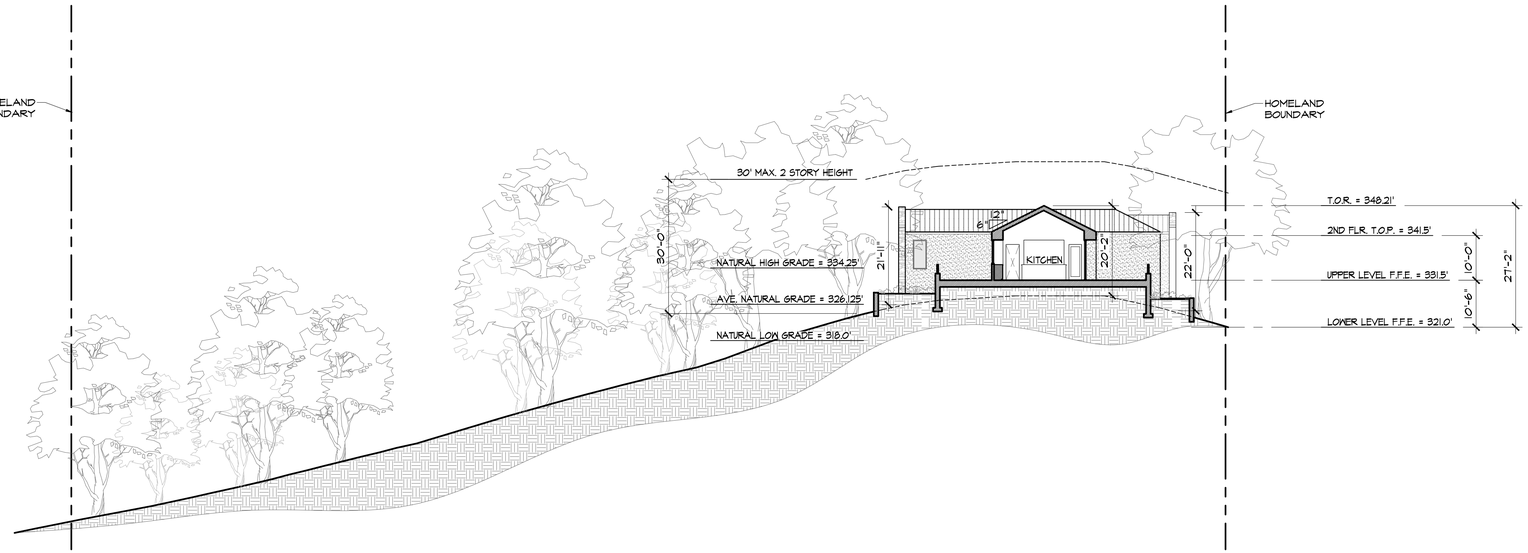
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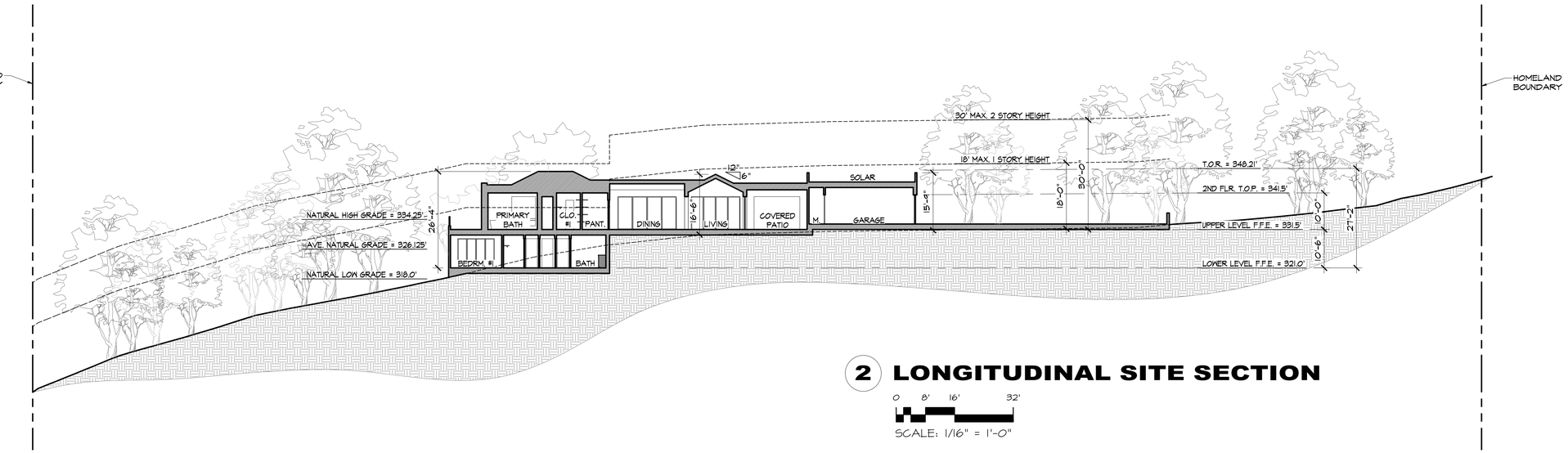
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1 LATITUDINAL SITE SECTION

0 8' 16' 32'

SCALE: 1/16" = 1'-0"



2 LONGITUDINAL SITE SECTION

0 8' 16' 32'

SCALE: 1/16" = 1'-0"

REVISION	No.

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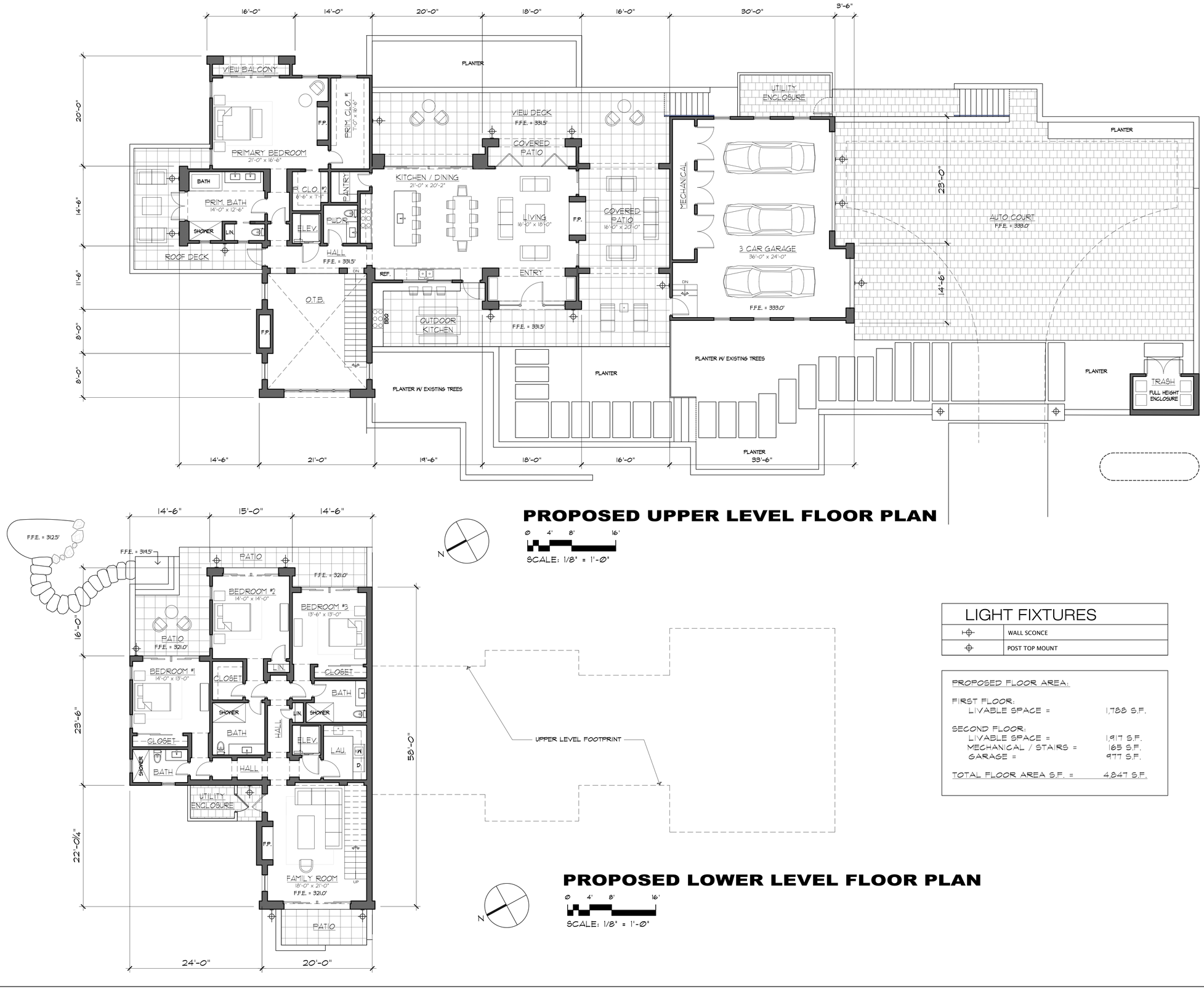
PROPOSED SITE SECTIONS

JOB NAME: Fischell Miller Residence
40 Arroyo Seguoia
Carmel, CA 93923
A.P.N. 239-091-040-000

DATE:	4/29/2024
SCALE:	1/16" = 1'-0"
DRAWN:	KJL
JOB NUMBER:	21.23

A-1.4

SHEET OF



PROPOSED UPPER LEVEL FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

UPPER LEVEL FOOTPRINT

PROPOSED LOWER LEVEL FLOOR PLAN

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

LIGHT FIXTURES	
⊢⊕	WALL SCONCE
⊕	POST TOP MOUNT

PROPOSED FLOOR AREA:

FIRST FLOOR:	
LIVABLE SPACE =	1,788 S.F.
SECOND FLOOR:	
LIVABLE SPACE =	1,917 S.F.
MECHANICAL / STAIRS =	165 S.F.
GARAGE =	977 S.F.
TOTAL FLOOR AREA S.F. =	4,847 S.F.

REVISION	No.

CONSULTANT:

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PROPOSED FLOOR PLANS

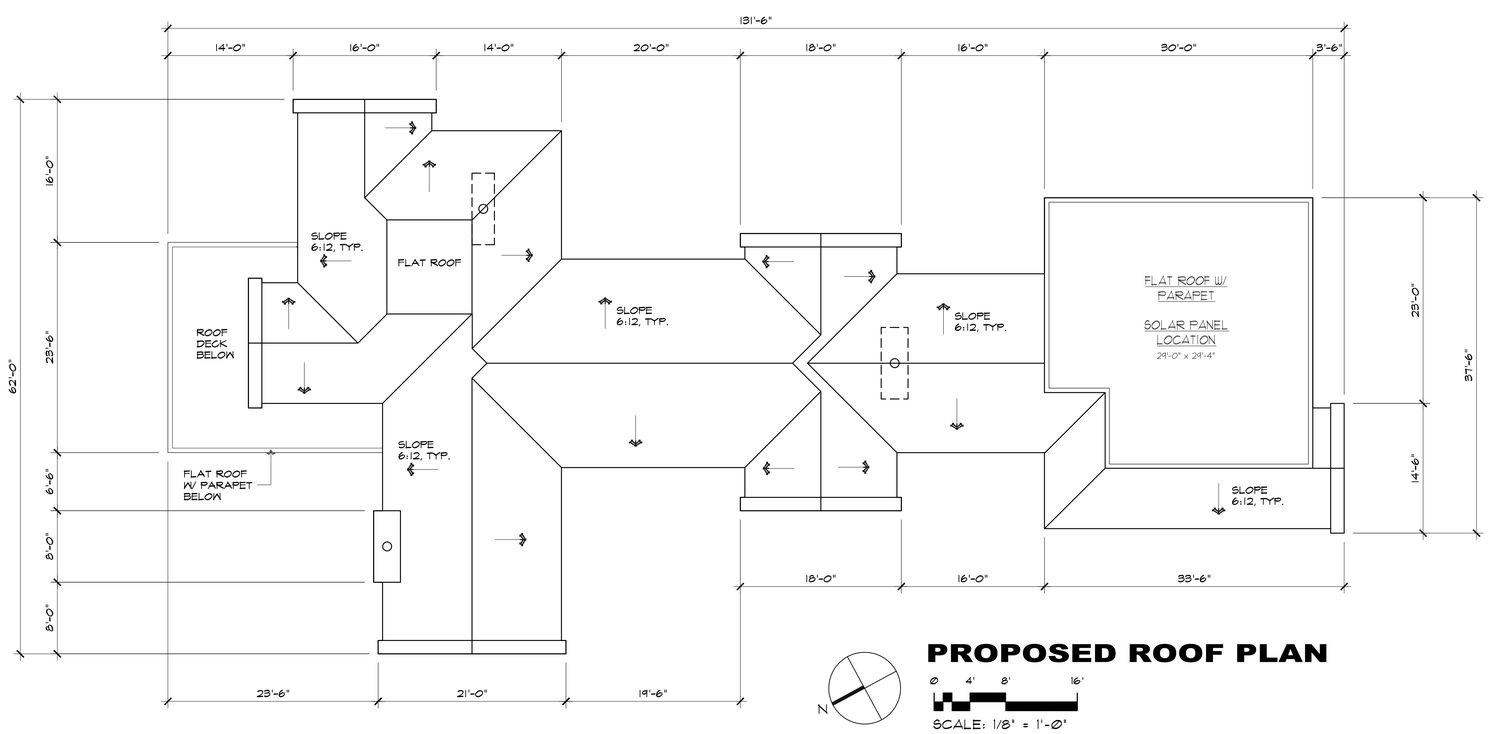
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40 Arroyo Seguoia
Carmel, CA 93923
A.P.N. 239-091-040-000

DATE:	4/29/2024
SCALE:	1/8" = 1'-0"
DRAWN:	HRM
JOB NUMBER:	21.23

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PROPOSED ROOF PLAN

SCALE: 1/8" = 1'-0"

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REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

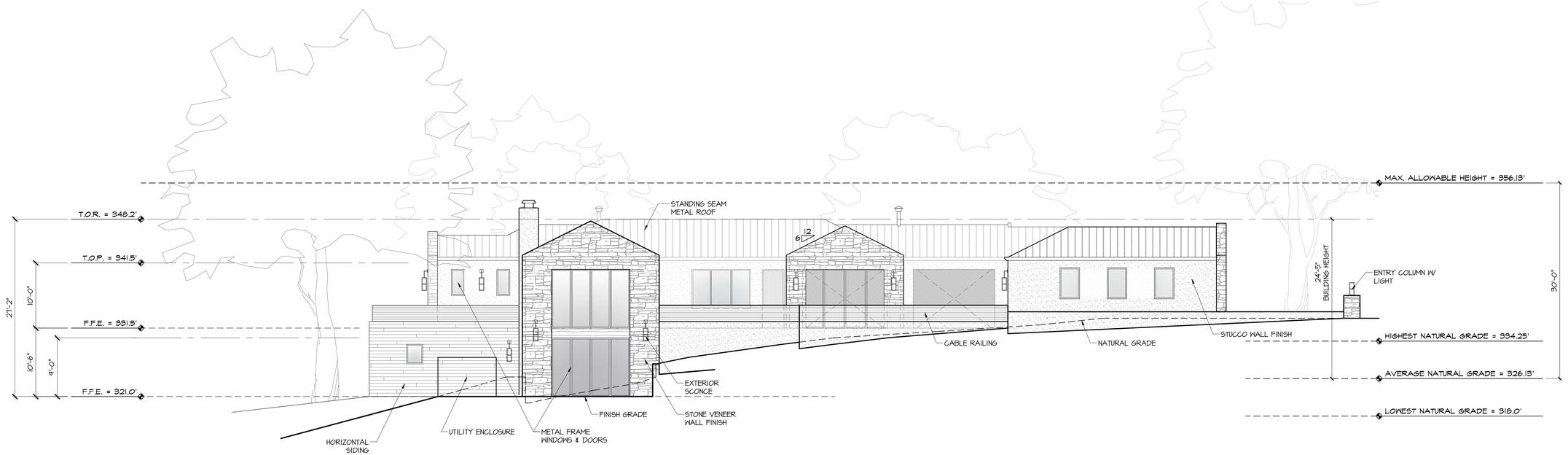
PROPOSED ROOF PLAN

JOB NAME: Fischell Miller Residence
40 Arroyo Segovia
Carmel, CA 93923
A.P.N. 239-091-040-000

DATE:	4/29/2024
SCALE:	1/8" = 1'-0"
DRAWN:	HRM, JK
JOB NUMBER:	2123

A-2.2

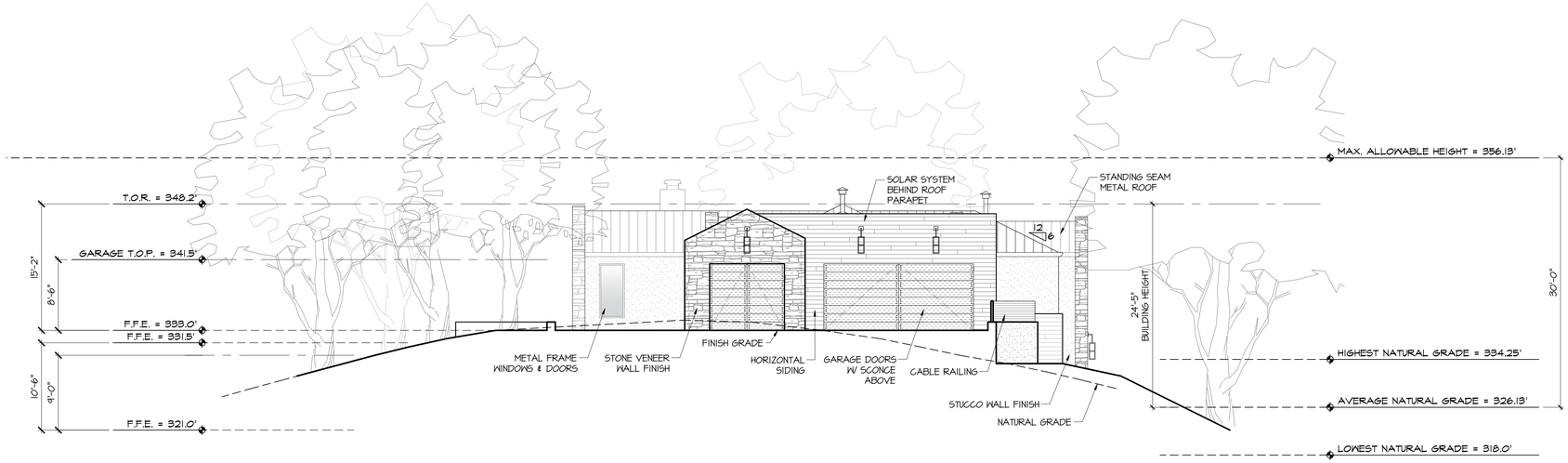
SHEET OF



WEST ELEVATION

0 4' 8' 16'

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
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SOUTH & WEST ELEVATION

JOB NAME: Fischell Miller Residence
40 Arroyo Seguoia
Carmel, CA 93923
A.P.N. 239-091-040-000

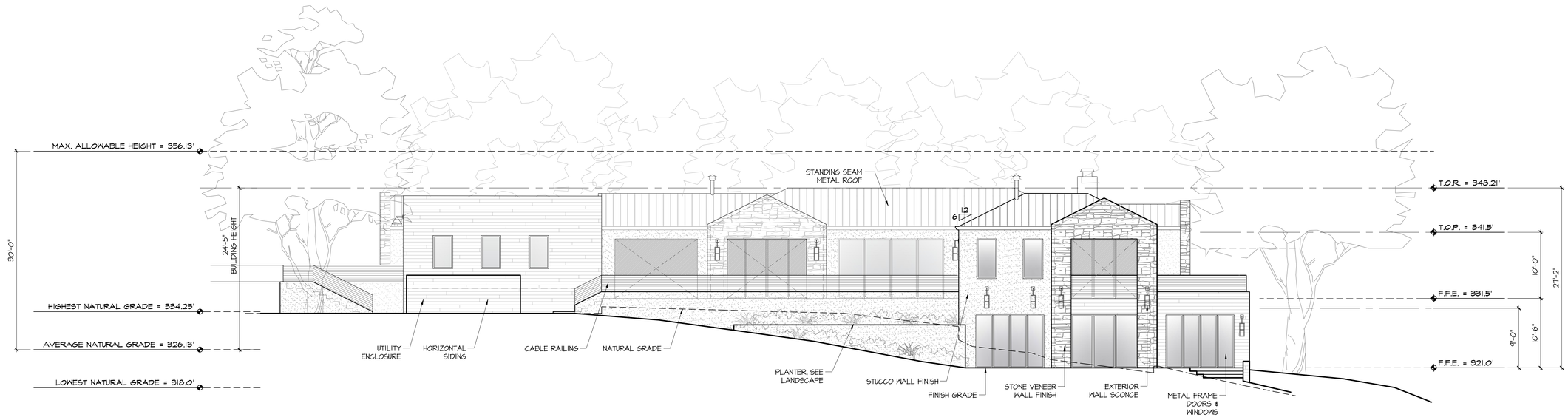
DATE:	4/29/2024
SCALE:	1/8"=1'-0"
DRAWN:	HRM
JOB NUMBER:	21.23

A-3.1

SHEET OF

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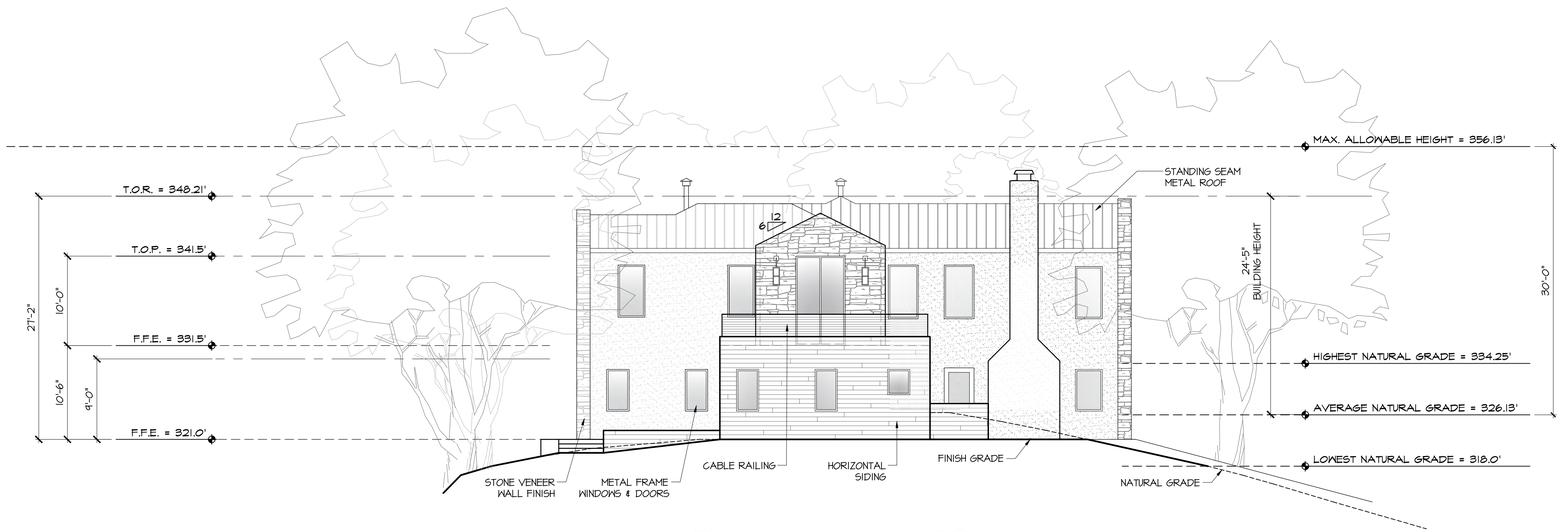
J:\21 Jobs\2123 Fischell_DD\123A-3.dwg 5-08-25 10:24:40 AM



EAST ELEVATION

0 4' 8' 16'

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

0 4' 8' 16'

SCALE: 1/8" = 1'-0"

REVISION	No.

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NORTH & EAST ELEVATION

JOB NAME: Fischell Miller Residence
40 Arroyo Seguoia
Carmel, CA 93923
A.P.N. 239-091-040-000

DATE:	4/29/2024
SCALE:	1/8"=1'-0"
DRAWN:	HRM
JOB NUMBER:	21.23

A3.2
SHEET OF

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J:\21 Jobs\2123 Fischell_DD\123A-3.dwg 5-08-25 10:25:12 AM



FINISH : BRONZE METAL
MANUFACTURER : CUSTOM

10 DECK GUARD RAIL



STYLE: CASEMENT CLAD WINDOWS
COLOR: BRONZE
MANUFACTURER : KOLBE

7 WINDOW & DOORS



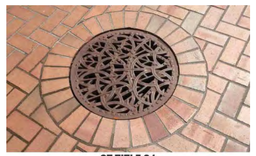
MANUFACTURER: WESTERN BLENDED PRODUCTS
COLOR: INSPIRE
FINISH: SMOOTH

4 STUCCO



COLOR: WEATHERED COPPER
STYLE: STANDING SEAM
MANUFACTURER: CUSTOM-BILT METALS

1 METAL ROOF





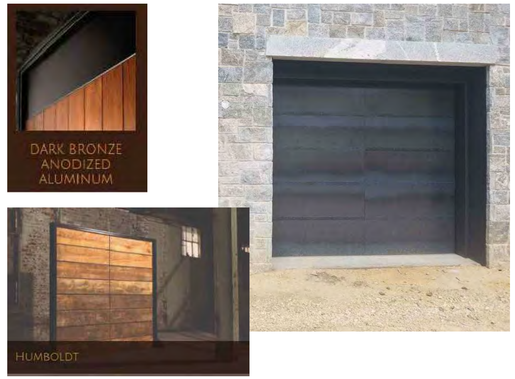
MODEL: OT TITLE-24
FINISH: BRONZE
MANUFACTURER : URBAN ACCESSORIES

11 DRAIN COVER & TRENCH GRATES



MODEL : TWO IF BY SEA
LAMP: 3.5 LED WATT
MANUFACTURER : MODERN FORMS
TITLE 24 & DARK SKY COMPLIANT

8 EXTERIOR WALL LIGHT



MODEL: HUMBOLDT
MATERIAL: DARK BRONZE ANODIZED ALUMINUM
MANUFACTURER : CARRIAGE HOUSE DOOR COMPANY

5 GARAGE DOOR SAMPLE



COLOR: SILVERDALE
MANUFACTURER: US STONE



COLOR: VERONA
MANUFACTURER: BASALITE - ITALIAN RENAISSANCE

2 DECK & DRIVEWAY PAVING



BOARD FINISHED CONCRETE WALL
TINT = PEBBLE

12 RETAINING WALL



SPJ570-SS
MANUFACTURER : SPJ LIGHTING INC.



MANUFACTURER : FOREVER BRIGHT



ELM ARCHITECTURAL LED STEP LIGHT

MANUFACTURER : ALCON

9 SITE LIGHT



FOND DU LAC: COUNTRY SQUIRE, OVER GROUT W/ SMEAR

6 STONE WALL



NORDIC FACADE PANELS
COLOR: BLACK
SURFACE TYPE: NORDIC RAW

3 HORIZONTAL SIDING

REVISION	No.

CONSULTANT:

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MATERIAL SAMPLE

JOB NAME: Fischell Miller Residence
40 Arroyo Sequoia
Carmel, CA 93923
A.P.N. 239-091-040-000

DATE:	4/29/2024
SCALE:	N.T.S.
DRAWN:	HRM
JOB NUMBER:	21.23

A-7.1
SHEET OF

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J:\21 Jobs\2123 Fischell_DD\123A7-1.dwg 5-08-25 10:25:58 AM



AUTOCOURT PERSPECTIVE



ENTRY PERSPECTIVE



REAR BEDROOMS PERSPECTIVE



REAR VIEW DECK PERSPECTIVE

REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
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PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

RENDERING

JOB NAME: Fischell Miller Residence
40 Arroyo Sequoia
Carmel, CA 93923
A.P.N. 239-091-040-000

DATE: 4/29/2024
SCALE: N.T.S.
DRAWN: HRM
JOB NUMBER: 21.23

A7.2
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NORTH ELEVATION



EAST ELEVATION

REVISION	No.

CONSULTANT:

ARCHITECT
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RENDERED ELEVATIONS

JOB NAME: Fischell Miller Residence
40 Arroyo Seguoia
Carmel, CA 93923
A.P.N. 239-091-040-000

DATE:	4/29/2024
SCALE:	N.T.S.
DRAWN:	HRM
JOB NUMBER:	21.23

A7.3
SHEET OF

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J:\21 Jobs\2123 Fischell_DD\23A7-2.dwg 5-08-25 10:27:42 AM



SOUTH ELEVATION



WEST ELEVATION

REVISION	No.

CONSULTANT:

ARCHITECT
ERIC MILLER ARCHITECTS, INC.
211 HOFFMAN AVENUE MONTEREY, CA 93940
PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com

RENDERED ELEVATIONS

JOB NAME: Fischell Miller Residence
40 Arroyo Sequoia
Carmel, CA 93923
A.P.N. 239-091-040-000

DATE:	4/29/2024
SCALE:	N.T.S.
DRAWN:	HRM
JOB NUMBER:	21.23

A7.4
SHEET OF

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J:\21 Jobs\2123 Fischell_DD\23A7-2.dwg 5-08-25 10:28:11 AM



SHEET INDEX

SHEET NO:	CONTENTS:
L-1.0	FUEL MANAGEMENT PLAN
L-1.1	TREE REMOVAL PLAN
L-1.2	TREE MITIGATION PLAN
L-2.0	OVERALL SITE PLAN
L-2.1	ENLARGED SITE PLAN
L-2.2	SITE SECTIONS
L-3.0	PLANTING PLAN
L-4.0	IRRIGATION NOTES
L-4.1	IRRIGATION PLAN
L-4.2	IRRIGATION PLAN
L-5.0	LIGHTING PLAN

LEGEND

ZONE 0: ZONE EXTENDS 5' FROM BUILDINGS, STRUCTURES DECKS, ETC. THE EMBER-RESISTANT ZONE IS THE MOST IMPORTANT OF ALL THE DEFENSIBLE SPACE ZONES. THIS ZONE INCLUDES THE AREA UNDER AND AROUND ALL ATTACHED DECKS, AND REQUIRES THE MOST STRINGENT WILDFIRE FUEL REDUCTION. THE EMBER-RESISTANT ZONE IS DESIGNED TO KEEP FIRE OR EMBERS FROM IGNITING MATERIALS THAT CAN SPREAD THE FIRE TO YOUR HOME. THE FOLLOWING PROVIDES GUIDANCE FOR THIS ZONE, WHICH MAY CHANGE BASED ON THE REGULATION DEVELOPED BY THE BOARD OF FORESTRY AND FIRE PROTECTION.

- USE HARDSCAPE LIKE GRAVEL, PAVERS, CONCRETE, AND OTHER NONCOMBUSTIBLE MULCH MATERIALS. NO COMBUSTIBLE BARK OR MULCH.
- REMOVE ALL DEAD AND DYING WEEDS, GRASS, PLANT, SHRUBS, TREES, BRANCHES AND VEGETATIVE DEBRIS (LEAVES, NEEDLES, CONES, BARK, ETC.); CHECK YOUR ROOFS, GUTTERS, DECKS, PORCHES, STAIRWAYS, ETC.
- REMOVE ALL BRANCHES WITHIN 10 FEET OF ANY CHIMNEY OR STOVEPIPE OUTLET.
- NO PLANTING IS PERMITTED IN THIS ZONE.
- LIMIT COMBUSTIBLE ITEMS (OUTDOOR FURNITURE, PLANTERS, ETC.) ON TOP OF ROOF DECKS.
- RELOCATE FIREWOOD AND LUMBER TO ZONE 2
- REPLACE COMBUSTIBLE FENCING, GATES AND ARBORS ATTACH TO THE HOME WITH NON-COMBUSTIBLE ALTERNATIVES.
- CONSIDER RELOCATING GARBAGE AND RECYCLING CONTAINERS OUTSIDE THIS ZONE.
- CONSIDER RELOCATING BOATS, RVS, VEHICLES AND OTHER COMBUSTIBLE ITEMS OUTSIDE THIS ZONE.

ZONE 1: ZONE EXTENDS 30 FEET FROM ALL SIDES OF BUILDINGS, STRUCTURES, DECKS, ETC OR TO THE PROPERTY LINE, WHICHEVER IS CLOSER. WITHIN THIS ZONE, THE FOLLOWING CONDITIONS SHALL BE MAINTAINED:

- REMOVE ALL DEAD PLANTS, GRASS, AND WEEDS (VEGETATION)
- REMOVE DEAD OR DRY LEAVES AND PINE NEEDLES FROM YARD, ROOF, AND RAIN GUTTERS.
- TRIM TREES REGULARLY TO KEEP BRANCHES A MINIMUM OF 10 FEET FROM OTHER TREES.
- REMOVE BRANCHES THAT HANG OVER ROOFS AND KEEP DEAD BRANCHES A MINIMUM OF 10 FEET AWAY FROM CHIMNEYS AND STOVEPIPES.
- WOOD PILES ARE PROHIBITED WITHIN THIS ZONE. RELOCATE WOOD PILES TO ZONE 2.
- REMOVE OR PRUNE FLAMMABLE PLANTS AND SHRUBS NEAR WINDOWS.
- REMOVE OR PRUNE FLAMMABLE ITEMS THAT COULD CATCH FIRE FROM AROUND AND UNDER DECKS, BALCONIES, AND STAIRS.
- CREATE A SEPARATION BETWEEN TREES, SHRUBS, AND ITEMS THAT COULD CATCH FIRE, SUCH AS PATIO FURNITURE, WOOD PILES, SWING SETS, ETC.
- MAINTAIN A TREE, SHRUB OR OTHER PLANT ADJACENT TO OR OVERHANGING A BUILDING FREE OF DEAD OR DYING WOOD.
- MAINTAIN THE ROOF OF A STRUCTURE FREE OF LEAVES, NEEDLES OR OTHER VEGETATIVE MATERIALS. REMOVE OR PRUNE FLAMMABLE PLANTS AND SHRUBS NEAR WINDOWS

ZONE 2: ZONE 2 EXTENDS FROM 30 FEET TO 100 FEET OUT FROM BUILDINGS, STRUCTURES, DECKS ETC. OR TO THE PROPERTY LINE WHICHEVER IS CLOSER. FUELS SHALL BE MAINTAINED IN A CONDITION SO THAT A WILDFIRE BURNING UNDER AVERAGE WEATHER CONDITIONS WOULD BE UNLIKELY TO IGNITE THE STRUCTURE. THE ITEMS STIPULATED BELOW DO NOT APPLY TO SINGLE SPECIMENS OF TREES OR OTHER VEGETATION THAT ARE WELL-PRUNED AND MAINTAINED SO AS TO EFFECTIVELY MANAGE FUELS AND NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM OTHER NEARBY VEGETATION TO A STRUCTURE OR FROM A STRUCTURE TO THE OTHER NEARBY VEGETATION. WITHIN THIS ZONE, THE FOLLOWING CONDITIONS SHALL BE MAINTAINED:

- CUT OR MOW ANNUAL GRASS DOWN TO A MAXIMUM HEIGHT OF 4 INCHES.
- CREATE HORIZONTAL SPACING BETWEEN SHRUBS AND TREES.
- CREATE VERTICAL SPACING BETWEEN GRASS, SHRUBS, AND TREES.
- REMOVE ALL DEAD TREES.
- REMOVE FALLEN LEAVES, NEEDLES, TWIGS, BARK, CONES AND SMALL BRANCHES. HOWEVER, THEY MAY BE PERMITTED TO A DEPTH OF 3 INCHES.
- ALL EXPOSED WOOD PILES MUST HAVE A MINIMUM OF 10 FEET OF CLEARANCE, DOWN TO BARE MINERAL SOIL, IN ALL DIRECTIONS.

ZONE 1 AND 2 - 'OUTBUILDINGS' AND LIQUID PROPANE GAS (LPG) STORAGE TANKS SHALL HAVE 10 FEET OF CLEARANCE TO BARE MINERAL SOIL AND NO FLAMMABLE VEGETATION FOR AN ADDITIONAL 10 FEET AROUND THEIR EXTERIOR.

FUEL MANAGEMENT TO FOLLOW PUBLIC RESOURCE CODE 4291 AS DEVELOPED BY CALIFORNIA'S DEPARTMENT OF FORESTRY AND FIRE PROTECTION (CALFIRE).

CLEARING BEYOND THE PROPERTY LINE MAY ONLY BE REQUIRED IF THE STATE LAW, LOCAL ORDINANCE, RULE, OR REGULATION INCLUDES FINDINGS THAT THE CLEARING IS NECESSARY TO SIGNIFICANTLY REDUCE THE RISK OF TRANSMISSION OF FLAME OR HEAT SUFFICIENT TO IGNITE THE STRUCTURE AND THERE IS NO FEASIBLE MITIGATION MEASURES POSSIBLE TO REDUCE THE RISK OF IGNITION OR SPREAD OF WILDFIRE TO THE STRUCTURE. CLEARANCE ON THE ADJACENT PROPERTY SHALL ONLY BE CONDUCTED FOLLOWING WRITTEN ON CONSENT BY THE ADJACENT LANDOWNER.

CLEARING BEYOND THE HOMELAND BOUNDARY IS TO BE COORDINATED WITH THE SANTA LUCIA CONSERVANCY.

FOR ADDITIONAL INFORMATION, SEE THE LOT SPECIFIC FUEL MANAGEMENT REPORT AND TREE RESOURCE AND MANAGEMENT PLAN DATED SEPTEMBER 30, 2023.

SCALE: 1/16"= 1'-0"

0 16 32 48 N

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT
SARAH PHILLIPS
NO. 6532
Signature
11-30-23
Renewal Date
10-18-23
Date
STATE OF CALIFORNIA

PROJECT NAME:

FISCHELL-MILLLER RESIDENCE

PROJECT ADDRESS:

40 ARROYO SEQUOIA
CARMEL, CA 93923

APN: 239-091-040

ISSUANCE:

DESIGN REVIEW BOARD FINAL REVIEW

PROJECT NO: 2022-05
DATE: 10/18/2023

REVISIONS:

DATE DESCRIPTION

SHEET NAME:

FUEL MANAGEMENT PLAN

SHEET NO:

L-1.0

G:\My Drive\Seven Springs Studio\Projects\2022\2022-05 Fischell Miller Residence SLP\CAD\2022-05_L-1.0 Fuel Mgmt.dwg 10/18/2023

HOMELAND BOUNDARY

LEGEND

- EXISTING TREE: PRESERVE AND PROTECT
- EXISTING TREE: TO BE REMOVED
- TREE PROTECTION FENCING: SEE NOTES BELOW - FENCING WILL BE SHOWN INSTALLED FOLLOWING THIS PLAN AND THE TREE RESOURCE ASSESSMENT AND MANAGEMENT PLAN PREPARED BY FRANK ONO AND DATED SEPTEMBER 30, 2023.

REFERENCE NOTES

1. REMOVE LIMBS THAT ARE LEANING TOWARD HOUSE AT THE DIRECTION OF THE PROJECT ARBORIST.
2. MITIGATION TREE PLANTING ZONES: MITIGATION TREES TO BE 5 GAL COAST LIVE OAKS AND VALLEY OAKS.
SEE SHEET L-1.2 FOR MITIGATION PLANTING.

TREE REMOVAL LIST

TREE # PER ARBORIST REPORT	SPECIES	DBH	
TREE REMOVAL - 6" - 23"			
203	COAST LIVE OAK	6"	
206	VALLEY OAK	14"	DEAD
575	COAST LIVE OAK	11"	
576	VALLEY OAK	6"	
577	COAST LIVE OAK	20"	
578	VALLEY OAK	15"	
579	VALLEY OAK	11"	
580	VALLEY OAK	11"	
584	VALLEY OAK	23, 23"	
585	VALLEY OAK	8, 8"	
586	VALLEY OAK	15"	
587	VALLEY OAK	15"	
595	VALLEY OAK	20"	
596	VALLEY OAK	13"	DEAD
597	COAST LIVE OAK	17"	
598	VALLEY OAK	18"	
599	COAST LIVE OAK	15, 8"	
600	VALLEY OAK	6"	DEAD
602	VALLEY OAK	15"	
603	VALLEY OAK	15"	
603.1	VALLEY OAK	18"	
642	VALLEY OAK	12"	
643	VALLEY OAK	8"	DEAD
644	COAST LIVE OAK	8"	
645	VALLEY OAK	6"	DEAD
646	VALLEY OAK	9"	
647	VALLEY OAK	11"	DEAD
SUBTOTAL		27	
TOTAL DEAD		6	
TOTAL ALIVE		21	
MITIGATION REQUIREMENT AT 3:1			
TOTAL - 63			
TREE REMOVAL - 24" + LANDMARK TREE			
601	VALLEY OAK	25"	
TOTAL		1	
MITIGATION REQUIREMENT AT 5:1			
TOTAL - 5			

TOTAL MITIGATION - 68

TREE PROTECTION NOTES

NO SIGNIFICANT TREE AS DEFINED BY THE SANTA LUCIA PRESERVE OR MONTEREY COUNTY MAY BE REMOVED OR TRIMMED UNLESS AUTHORIZED BY THESE PROJECT DOCUMENTS INCLUDING THE ONO CONSULTING CONSTRUCTION IMPACT ASSESSMENT AND MANAGEMENT PLAN.

1) TREE PROTECTION ZONES (TPZ) - ESTABLISH A TPZ FOR TREES TO REMAIN AS SHOWN ON PLANS BY INSTALLING METAL LINK OR HIGH VISIBILITY PLASTIC FENCING (MINIMUM 5 FEET HIGH) SUPPORTED BY WOOD OR METAL STAKES ALONG THE LIMITS OF GRADING WHEREVER THEY OCCUR WITHIN 20' OF ITS TRUNK. FENCED AREAS SHALL BE MAINTAINED IN A NATURAL CONDITION AND NOT COMPACTED.

2) NO STORAGE OF EQUIPMENT OR CONSTRUCTION MATERIALS OR PARKING OF VEHICLES OR OPERATION OF EQUIPMENT IS PERMITTED WITHIN THE TPZ.

3) NO SOIL MAY BE REMOVED FROM WITHIN THE DRIPLINE OF ANY TREE AND NO FILL OF ADDITIONAL SOIL CAN EXCEED TWO INCHES (2") WITHIN THE DRIPLINES OF TREES, UNLESS IT IS PART OF APPROVED CONSTRUCTION AND IS REVIEWED BY THE PROJECT ARBORIST.

4) EXCAVATION SHALL BE MINIMIZED IN TREE ROOT ZONES. CONTRACTOR TO CONSIDER UTILITY TRENCH ALIGNMENTS PRIOR TO BEGINNING EXCAVATION TO MINIMIZE ENCROACHMENT INTO ROOT ZONES. ROOTS EXPOSED BY EXCAVATION MUST BE PRUNED CLEANLY AND RE-COVERED AS QUICKLY AS POSSIBLE TO PROMOTE CALLUSING, CLOSURE AND HEALTHY REGROWTH. WHERE EXCAVATION IS WITHIN TREE DRIPLINES, THE PROJECT ARBORIST SHALL REVIEW ON SITE DURING EXCAVATION AND ADVISE ON BEST METHODS TO MINIMIZE DAMAGE TO TREE. ALL ROOTS OVER 1" TO BE CUT CLEANLY WITH A SAW. EXPOSED ROOTS SHOULD BE DRAPED IMMEDIATELY WITH AT LEAST TWO LAYERS OF UNTREATED BURLAP OR CARPETS SECURED TO COVER THE EXCAVATED SURFACE TO A DEPTH OF 3 FEET. BURLAP OR CARPETING (OR TEMPORARY FILL) SHALL BE SOAKED NIGHTLY AND KEPT IN PLACE UNTIL THE EXCAVATED SURFACE IS BACKFILLED AND WATERED.

5) SELECTIVELY PRUNE ANY TREE CROWNS THAT LEAN INTO THE CONSTRUCTION AREA. PRUNING TO BE DONE UNDER THE SUPERVISION OF THE PROJECT ARBORIST. CROWNS OF TREES THAT LEAN INTO THE CONSTRUCTION AREA SHOULD BE PRUNED PRIOR TO COMMENCEMENT OF EXCAVATION AND CONSTRUCTION TO MINIMIZE POTENTIAL FOR INADVERTENT DAMAGE.

6) ALL TREE WORK SHALL BE PERFORMED BY PROFESSIONAL, QUALIFIED TREE SERVICE PERSONAL AND SHALL BE MONITORED BY THE PROJECT ARBORIST. OAKS SHALL NOT BE TRIMMED DURING SPRING AND EARLY SUMMER WHEN NEW GROWTH IS MOST RAPID.

FOR ADDITIONAL INFORMATION REGARDING TREE PROTECTION/REMOVAL SEE FISCHELL RESIDENCE TREE RESOURCE ASSESSMENT AND MANAGEMENT PLAN PREPARED BY ONO CONSULTING. ALL TREE PROTECTION MEASURES DESCRIBED IN THE REPORT ARE TO BE FOLLOWED AT ALL TIMES DURING CONSTRUCTION. DATED: SEPTEMBER 30, 2023.

SCALE: 1/16"= 1'-0"

0 16 32 48

N

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT — SARAH PHILLIPS — NO. 6525 — Signature — 11-30-23 Renewal Date — 10-18-23 Date — STATE OF CALIFORNIA

PROJECT NAME:

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APN: 239-091-040

ISSUANCE:

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DATE DESCRIPTION

SHEET NAME:

TREE REMOVAL PLAN

SHEET NO:

L-1.1

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HOMELAND BOUNDARY

HOMELAND BOUNDARY

SPOILS AREA - SEE CIVIL DRAWINGS
AREA TO BE SEEDED AND TEMPORARILY IRRIGATED FOR GERMINATION - SEE PLANTING PLAN FOR SEED MIX AND IRRIGATION PLAN

TREE MITIGATION NOTES

MITIGATION TREES TO BE COAST LIVE OAKS AND VALLEY OAKS.

QUERCUS AGRIFOLIA (COAST LIVE OAK) - 18 TOTAL
- 12 @ 5 GAL.
- 6 @ 15 GAL.

QUERCUS LOBATA (VALLEY OAK) - 50 TOTAL
- 33 @ 5 GAL.
- 17 @ 15 GAL.

TOTAL - 68

TREES TO BE TEMPORARILY IRRIGATED FOLLOWING PLANTING FOR FIVE YEARS.

IRRIGATION TO BE INSTALLED ABOVE THE GROUND AND TO INCLUDE DRIP EMITTERS AT EACH TREE CONTROLLED VIA AN AUTOMATIC VALVE WHICH SHALL BE REMOVED AFTER 5 YEARS OR TREE ESTABLISHMENT - SEE IRRIGATION PLAN FOR ADDITIONAL INFORMATION.

THE HOME OWNER SHALL BE RESPONSIBLE FOR MAINTAINING AND REPLACING TREES DURING THE FIVE YEAR MAINTENANCE PERIOD.

DURING THE FIVE-YEAR MAINTENANCE PERIOD, DEAD OR DYING TREES SHALL BE REPLACED WITH TREES OF THE SAME SPECIES AND SIZE - AT THE END OF THE FIVE-YEAR PERIOD, ALL DEAD OR DYING TREES SHALL BE REPLACED AT THE PROJECT PROPONENT'S COST AND MAINTAINED ACCORDINGLY.

MONITORING
MITIGATION OAKS TO BE MONITORED ANNUALLY BY THE SANTA LUCIA CONSERVANCY OR A QUALIFIED ARBORIST TO REVIEW TREE HEALTH. ARBORIST TO SUBMIT A REPORT TO THE SLC EACH YEAR FOLLOWING REVIEW.

AT COMPLETION OF 5 YEAR MONITORING PERIOD ALL DEAD TREES SHALL BE REPLACED WITH NEW TREES AND MONITORED FOR AN ADDITIONAL 5 YEARS. THERE SHALL BE 100% SURVIVABILITY OF MITIGATION TREES.

MITIGATION TREES: COAST LIVE OAKS - EACH SYMBOL REPRESENTS THREE TREES PLANTED IN THE SAME HOLE. TWO 5 GAL. AND ONE 15 GAL. STANDARDS.

MITIGATION TREES - VALLEY OAKS - EACH SYMBOL REPRESENTS THREE TREES PLANTED IN THE SAME HOLE. TWO 5 GAL. AND ONE 15 GAL. STANDARDS.

SCALE: 1/16"= 1'-0"

0 16 32 48 N

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT
SARAH PHILLIPS NO. 6525
Signature
11-30-23
Renewal Date
10-18-23
Date
STATE OF CALIFORNIA

PROJECT NAME:

FISCHELL-MILLLER RESIDENCE

PROJECT ADDRESS:

40 ARROYO SEQUOIA
CARMEL, CA 93923

APN: 239-091-040

ISSUANCE:

DESIGN REVIEW BOARD FINAL REVIEW

PROJECT NO: 2022-05
DATE: 10/18/2023

REVISIONS:

DATE	DESCRIPTION

SHEET NAME:

TREE MITIGATION PLAN

SHEET NO:

L-1.2

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HOMELAND BOUNDARY

HOMELAND BOUNDARY

HOMELAND BOUNDARY

WATER VAULT

105 263.60 CONTROL

REFERENCE NOTES

1. FIRE DEPARTMENT PULL-OUT
2. FIRE DEPARTMENT HAMMERHEAD TURN AROUND
3. GUEST PARKING
4. PLANTING TO SCREEN OUT ADJACENT HOME ON LOT 116. FRANGULA CALIFORNICA, 15 GAL. *(PLANTING WITH IRRIGATION APPROVED BY SANTA LUCIA CONSERVANCY ON 9/29/2023. SEE EMAIL BELOW.)*
5. WOOD FENCE - 6' HIGH TO MATCH HOUSE SIDING.
6. UNDERGROUND PROPANE TANK - SEE CIVIL DRAWINGS.
7. WOOD GATE - 6' HIGH TO MATCH HOUSE SIDING
8. GUARDRAIL - SEE IMAGE BELOW
9. TRASH ENCLOSURE
10. MECHANICAL ENCLOSURE: SEE ARCHITECTURAL DRAWINGS
11. EXISTING ASPHALT PAVING AND BASE TO BE REMOVED
12. STONE PILASTER OVER CMU - STONE TYPE TO MATCH ARCHITECTURAL STONE.
13. WALL FOOTING TO BE HAND DUG IN ROOT ZONE - OMIT FOOTING IN AREA IF SIGNIFICANT ROOTS ARE OBSERVED AND BRIDGE AREA WITH CONCRETE GRADE BEAM. REVIEW FOOTING WITH PROJECT ARBORIST DURING EXCAVATION.
14. ORNAMENTAL HANDRAIL: 1 ½" X ¾" FLAT BAR TO MATCH GUARDRAIL.

From: Andrew Nguyen <anguyen@slconservancy.org>
Sent: Friday, September 29, 2023 9:27 AM
To: simon.sevensprings@gmail.com
Cc: Carla Hashimoto <carla@ericmillerarchitects.com>
Subject: RE: Lot 115 Proposed Planting in Openlands

Simon,

Thanks for reaching out and sharing this. The planting plan you've shared looks great and you have my approval to plant 5 coffee berry plants in the Openlands for screening purposes. One question I do have is whether you anticipate irrigation to be installed as part of this project.

Andrew Nguyen
Stewardship Manager
Santa Lucia Conservancy
(831) 238-0990
(He/him/his)

SANTA LUCIA CONSERVANCY

SEE L-2.1 FOR WALL HEIGHT TABLE
SEE L-2.1 FOR LEGEND

SCALE: 1/16"= 1'-0"

0 16 32 48 N

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT — SIMON PHILLIPS — NO. 6432 — Signature — 11-30-23 Renewal Date — 10-18-23 Date — STATE OF CALIFORNIA

PROJECT NAME:

FISCHELL-MILLLER RESIDENCE

PROJECT ADDRESS:

40 ARROYO SEQUOIA
CARMEL, CA 93923

APN: 239-091-040

ISSUANCE:

DESIGN REVIEW BOARD FINAL REVIEW

PROJECT NO: 2022-05
DATE: 10/18/2023

REVISIONS:
DATE DESCRIPTION

SHEET NAME:

OVERALL SITE PLAN

SHEET NO:

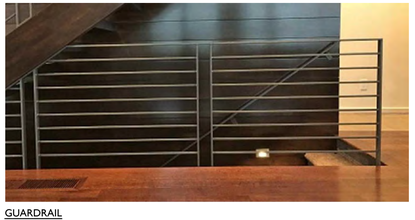
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WOOD RAIL AT EDGE OF DRIVE
ATTACH TO OUTSIDE FACE OF CONCRETE WALL
APPROXIMATE HEIGHT TO BE 24' ABOVE TOP OF WALL

CONCRETE STEPPING PADS
DAVIS COLOR PEBBLE



GUARDRAIL



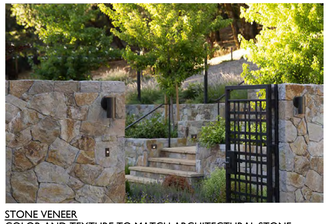
CONCRETE WALL



STONE PAVING AND STEPS
US STONE SILVERDALE



DRIVE PAVER
BASALITE ITALIAN RENAISSANCE
COLOR - VERONA



STONE VENEER
COLOR AND TEXTURE TO MATCH ARCHITECTURAL STONE

LEGEND

- DRIVE PAVERS: TUMBLED CONCRETE PAVER SAND SET OVER COMPACTED AGGREGATE BASE. SEE IMAGE BELOW.
- STONE PAVING: SILVERDALE STONE - WET SET OVER A CONCRETE SUB-SLAB AND ANTIFRACTURE MEMBRANE - SUB-SLAB TO BE 4" THICK WITH #4 AT 16" O.C. OVER 4" COMPACTED CLASS II BASE. SEE IMAGE BELOW.
- CONCRETE STEPPING PADS WITH INTEGRAL COLOR - 'PEBBLE' BY DAVIS COLORS AND TOPCAST LIGHT SAND FINISH: 4" THICK WITH #4 AT 16" O.C. OVER 4" COMPACTED CLASS II BASE. SEE IMAGE BELOW.
- ASPHALT PAVING: SEE CIVIL DRAWINGS.
- CRUSHED GRAVEL: 2" SECTION OVER GOPHER WIRE AND FILTER FABRIC.
- CONCRETE STEPS: TO MATCH CONCRETE STEPPING PADS. SEE IMAGE BELOW.
- CONCRETE WALL: BOARD FORMED WALL WITH INTEGRAL COLOR - 'PEBBLE' BY DAVIS COLORS. SEE WALL LEGEND FOR HEIGHTS. SEE IMAGE BELOW.
- LOW WOOD RAIL: 24" ABOVE DRIVE ELEVATION. ATTACH TO OUTSIDE FACE OF RETAINING WALL. SEE IMAGE BELOW.
- GUARDRAIL: 42" HIGH MINIMUM. SEE IMAGE BELOW.

MEDG	METAL EDGE
PLT	PLANTING AREA: SEE PLANTING PLAN
FFE	FINISHED FLOOR ELEVATION
TW	TOP OF WALL
FS	FINISHED SURFACE

WALL LEGEND

RETAINING WALL

WALL	WALL HEIGHT	WALL LENGTH
1	2'-0"	46'-9"
2	1'-0" - 4'-0"	164'-8"
3	3'-0" - 4'-0"	65'-6"
4	LEFT BLANK	
5	0'-6" - 6'-6"	63'-6"
6	4'-0"	31'-6"
7	1'-6"	20'-7"
8	0'-0" - 4'-0"	44'-0"
9	2'-0" - 4'-0"	71'-2"
10	1'-6" - 4'-0"	55'-0"
11	2'-0" - 3'-6"	15'-5"
12	3'-0" - 4'-0"	13'-0"
13	0'-0" - 6'-6"	55'-7"
14	2'-6" - 5'-6"	61'-0"

REFERENCE NOTES

1. FIRE DEPARTMENT PULL-OUT
2. FIRE DEPARTMENT HAMMERHEAD TURN AROUND
3. GUEST PARKING
4. PLANTING TO SCREEN OUT ADJACENT HOME ON LOT 116. FRANGULA CALIFORNICA, 15 GAL. *(PLANTING WITH IRRIGATION APPROVED BY SANTA LUCIA CONSERVANCY ON 9/29/2023. SEE EMAIL BELOW.)*
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14. ORNAMENTAL HANDRAIL: 1 ½" X ¾" FLAT BAR TO MATCH GUARDRAIL.

SCALE: 1/8"= 1'-0"

0 8 16 24 N

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT
SARAH PHILLIPS
NO. 6521
Signature
11-30-23
Renewal Date
10-18-23
Date
STATE OF CALIFORNIA

PROJECT NAME:

FISCHELL-MILLLER RESIDENCE

PROJECT ADDRESS:

40 ARROYO SEQUOIA
CARMEL, CA 93923

APN: 239-091-040

ISSUANCE:

DESIGN REVIEW BOARD FINAL REVIEW

PROJECT NO: 2022-05
DATE: 10/18/2023

REVISIONS:

DATE	DESCRIPTION

SHEET NAME:

ENLARGED SITE PLAN

SHEET NO:

L-2.1

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SEVEN
SPRINGS
STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT
SARAH PHILLIPS
NO. 6532
STATE OF CALIFORNIA
Signature
11-30-23
Renewal Date
10-18-23
Date

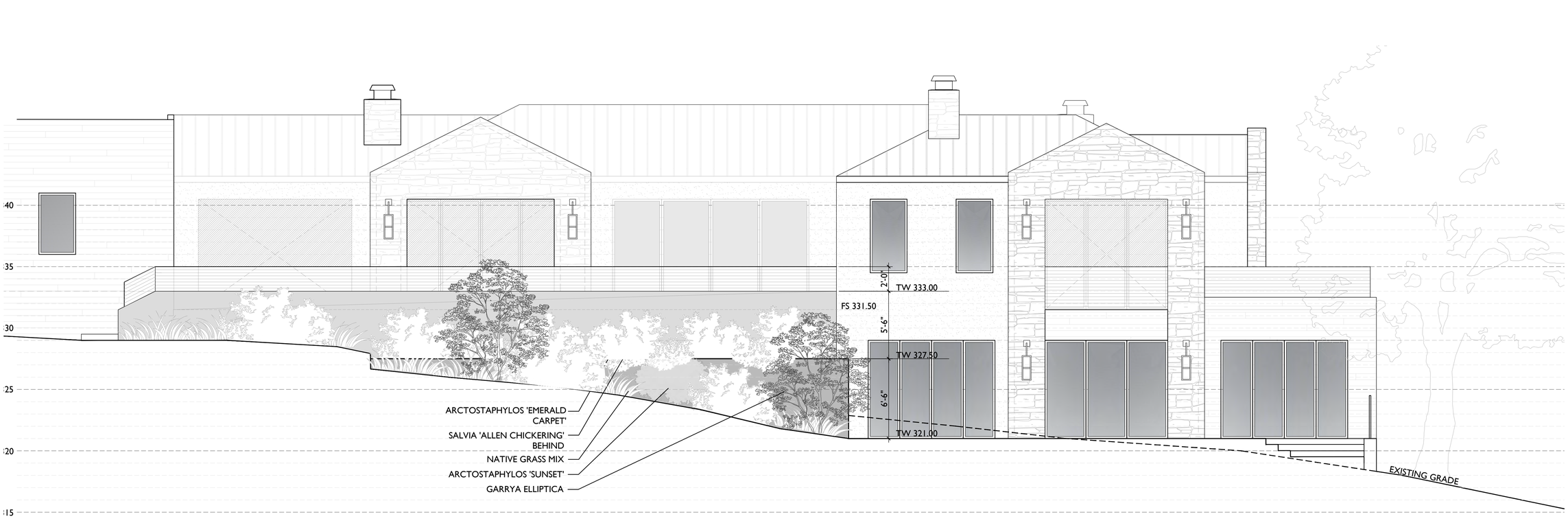
PROJECT NAME:

FISCHELL-MILLLER RESIDENCE

PROJECT ADDRESS:

40 ARROYO SEQUOIA
CARMEL, CA 93923

APN: 239-091-040



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

SCALE: 1/4"= 1'-0"
0 4 8 12

ISSUANCE:
DESIGN REVIEW BOARD
FINAL REVIEW

PROJECT NO: 2022-05
DATE: 10/18/2023

REVISIONS:
DATE DESCRIPTION

SHEET NAME:

SITE SECTIONS

SHEET NO:

L-2.2

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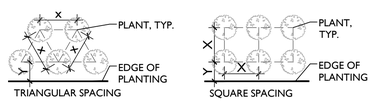
REFERENCE NOTES

1. HYDOSEED LIMITS TO FOLLOW GRADING LIMITS AS DETERMINED IN FIELD
2. HYDROSEED TO BE APPLIED AT 36 LBS/AC EVENLY BETWEEN THE SPECIES AS LISTED
3. SEE TREE MITIGATION PLAN FOR PROPOSED MITIGATION PLANTING
4. SEE OVERALL SITE PLAN SHEET L-2.0 FOR SCREEN PLANTING ALONG DRIVEWAY.
5. SEED SPOILS AREA WITH SEED MIX LISTED IN LEGEND

GENERAL NOTES

1. ALL PLANTING AREAS TO BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO BEGINNING PLANTING.
2. CONTRACTOR TO OBTAIN SOIL ANALYSIS PRIOR TO BEGINNING OF PLANTING AND TO PREPARE, AMEND AND FERTILIZE EXISTING SOIL FOLLOWING RECOMMENDATIONS IN THE SOIL ANALYSIS. PREPARE, AMEND, AND FERTILIZE EXISTING SOIL.
3. PRE-MIX AMENDMENTS INTO SOIL BEFORE BACKFILLING PLANT PITS - DO NOT MIX INSIDE PITS. BREAK LARGE CLODS INTO SMALL PIECES. ALL PLANTING AREAS TO BE TREATED WITH A PRE-EMERGENT HERBICIDE PRIOR TO BEGINNING PLANTING.
4. STAKE ALL TREES WITH MINIMUM 6' TALL LODGEPOLE STAKES, FOLLOWING STANDARD NURSERY PRACTICES.
5. INSTALL 3" MULCH TO ALL PLANTING AREAS. MULCH TO BE SHREDDED CEDAR BARK OR SIMILAR. SUBMIT A SAMPLE OF MULCH FOR OWNER & LANDSCAPE ARCHITECT APPROVAL PRIOR TO INSTALLATION.
6. PLANTING AREAS WITHIN 5' OF STRUCTURE TO BE MULCHED WITH 3/8" CRUSHED GRAVEL.
7. COMPOST: COMPOST MINIMUM OF 4 CUBIC YARDS PER 1,000 SQ. FT. OF PERMEABLE AREA TILLED TO A DEPTH OF 6".
8. ALL NEW PLANTING TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM, IRRIGATION CONTROLLER TO HAVE EITHER EVAPOTRANSPIRATION OR SOIL MOISTURE SENSING CAPABILITIES AND A RAIN SENSOR.
9. ALL SEED AREAS TO BE TEMPORARILY IRRIGATED WITH OVERHEAD SPRAY. TEMPORARY IRRIGATION LINES TO BE INSTALLED ABOVE GROUND AND SHALL BE REMOVED AFTER ESTABLISHMENT OR 24 MONTHS, WHICHEVER IS SOONEST.
10. MITIGATION TREES TO BE IRRIGATED AND MAINTAINED FOR 5 YEARS WITH A DRIP IRRIGATION SYSTEM.
11. IRRIGATION SYSTEM TO HAVE A DEDICATED BACKFLOW PREVENTER AND MASTER SHUT OFF VALVE AT THE POINT OF CONNECTION.
12. PRESSURE REGULATORS SHALL BE INSTALLED AT EACH DRIP VALVE AND SET TO THE OPTIMAL PRESSURE AS SUGGESTED BY THE MANUFACTURER OF THE DRIP EMITTERS. ALL DRIP ZONES INSTALLED ON SLOPES TO BE FITTED WITH CHECK VALVES AND ALL LINES TO INCLUDE FLUSH PORTS.
13. MANUAL-SHUT-OFF VALVE SHALL BE INSTALLED AS CLOSE AS POSSIBLE TO THE POINT OF CONNECTION AND AT VALVE MANIFOLDS.
14. IRRIGATION VALVES TO CORRESPOND TO HYDROZONE LIMITS.
15. SEE TREE MITIGATION PLAN FOR MITIGATION PLANTING - SHEET L-1.2.

PLANT SPACING AND PLANTING SETBACK DIAGRAM



1. FOR SPACING 'X', SEE PLANTING PLAN LEGEND
2. Y= 1/2X + 12" UON

PLANT LEGEND

MEDG — METAL HEADER: RYERSON OR EQUAL.

*WUC	CODE	BOTANICAL NAME	COMMON NAME	SIZE	CHARACTER
	TREES				
L	Qa	QUERCUS AGRIFOLIA	COAST LIVE OAK	15 GAL / 5 GAL.	MITIGATION SEE SHEET L-1.2
L	Ql	QUERCUS LOBATA	VALLEY OAK	15 GAL. / 5 GAL.	MITIGATION SEE SHEET L-1.2
	SHRUBS				
L	Am	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL.	
L	Ae	ARCTOSTAPHYLOS 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL.	
L	Ap	ARCTOSTAPHYLOS 'PACIFIC MIST'	PACIFIC MIST MANZANITA	1 GAL.	
L	As	ARCTOSTAPHYLOS 'SUNSET'	SUNSET MANZANITA	5 GAL.	
L	Fm	FESTUCA CALIFORNICA	CALIFORNIA FESCUE	1 GAL.	
L	Fc	FRANGULA CALIFORNICA	CALIFORNIA COFFEBERRY	15 GAL.	
L	Ge	GARRYA ELLIPTICA	SILK TASSEL	15 GAL.	
L	Jp	JUNCUS PATENS	CALIFORNIA GREY RUSH	1 GAL.	
L	Md	MUHLENBERGIA DUBIA	PINE MUHLY	1 GAL.	
L	Mr	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL.	
L	Sc	SALVIA C. 'ALLEN CHICKERING'	ALLEN CHICKERING SAGE	5 GAL.	
L	Ss	SALVIA SPATHACEA	HUMMINGBIRD SAGE	1 GAL.	
L	Tp	THYMUS 'PINK RIPPLE'	PINK RIPPLE THYME	4" POT	
	SEED MIX				
		ELYMUS GLAUCUS	BLUE WILDRYE		HYDROSEED
		STIPA PULCHRA	PURPLE NEEDLEGRASS		HYDROSEED
		BROMUS CARINATUS	CALIFORNIA BROME GRASS		HYDROSEED

CRUSHED GRAVEL. 3/8" CALIFORNIA GOLD. 2" SECTION OVER FILTER FABRIC AND GOPHER WIRE OVER COMPACTED SUBGRADE.

* WATER USE CATEGORY (WUC) KEY

WUCOLS REGION APPLICABLE TO THIS PROJECT: REGION 1
H = HIGH; M = MODERATE; L = LOW; VL = VERY LOW; NL = SPECIES NOT LISTED
* FROM: WATER USE CLASSIFICATION OF LANDSCAPE SPECIES,
A GUIDE TO THE WATER NEEDS OF LANDSCAPE PLANTS (WUCOLS)
REVISED 2014, UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION, L.R. COSTELLO, K.S. JONES

SCALE: 1/8"= 1'-0"

0 8 16 24 N

MWELO COMPLIANCE STATEMENT

I HAVE COMPLIED WITH THE CRITERIA OF THE MONTEREY PENINSULA WATER MANAGEMENT DISTRICT. WATER EFFICIENT LANDSCAPE REQUIREMENTS AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

SIGNED	NAME	CLA#	DATE
	SIMON PHILLIPS	4532	10-18-2023

MONTEREY COUNTY COMPLIANCE STATEMENT

I CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE, DROUGHT-TOLERANT, NON-INVASIVE SPECIES; LIMITED TURF; AND LOW-FLOW, WATER CONSERVING IRRIGATION FIXTURES.

SIGNED	NAME	CLA#	DATE
	SIMON PHILLIPS	4532	10-18-2023

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT — SIMON PHILLIPS — NO. 4532 — Signature 11-30-23 — Renewal Date 10-18-23 — Date — STATE OF CALIFORNIA

PROJECT NAME:

FISCHELL-MILLLER RESIDENCE

PROJECT ADDRESS:

40 ARROYO SEQUOIA
CARMEL, CA 93923

APN: 239-091-040

ISSUANCE:

DESIGN REVIEW BOARD FINAL REVIEW

PROJECT NO: 2022-05
DATE: 10/18/2023

REVISIONS:

DATE	DESCRIPTION

SHEET NAME:

PLANTING PLAN

SHEET NO:

L-3.0

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WATER EFFICIENT LANDSCAPE WORKSHEET - RESIDENTIAL

Project Name Fischell Residence
Project Number 22-05

Reference Evapotranspiration (ETo) 32.00

Hydrozone # /Planting Description[a]	Plant Factor (PF)	Irrigation Method[b]	Irrigation Efficiency (IE)[c]	ETAF (PF/IE)	Landscape Area (sq ft)		ETAF x Area		Estimated Total Water Use (ETWU)[e]
Regular Landscape Areas									
1 Entry Drive	0.3	drip	0.81	0.37	280		103.70		2057.48
2 Entry Garden	0.3	drip	0.81	0.37	490		181.48		3600.59
3 Back Garden	0.3	drip	0.81	0.37	400		148.15		2939.26
4 Gravel	0	drip	0.81	0.00	915		0.00		0.00
				Totals	(A) 2085		(B) 433.33		8597.33
Special Landscape Areas									
				1.00			0.00		0.00
				Totals	(C) 0		(D) 0.00		0.00
						ETWU Total (Gallons)			8597.33
						Maximum Allowed Water Allowance (MAWA)[e] (Gallons)			22751.52
							ETWU (Acre Feet)		0.03
							MAWA (Acre Feet)		0.07

[a]Hydrozone #/Planting Description E.g 1.) front lawn 2.) low water use plantings 3.) medium water use planting

[b]Irrigation Method overhead spray or drip

[c]Irrigation Efficiency 0.75 for spray head 0.81 for drip

[d]ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

[e]MAWA (Annual Gallons Allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)] where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)	433.33
Total Area	(A)	2085.00
Average ETAF	**B ÷ A**	0.21

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	(B+D)	433.33
Total Area	(A+C)	2085.00
Sitewide ETAF	**(B+D) ÷ (A+C)**	0.21

GENERAL NOTES

1. WARRANTY:
CONTRACTOR TO WARRANT THE IRRIGATION SYSTEM FOR ONE YEAR FOLLOWING INSTALLATION FROM DATE OF ACCEPTANCE. SYSTEM SHALL BE WARRANTIED FOR DEFECTIVE MATERIALS AND INSTALLATION ISSUES.

2. VERIFICATION:
FOR NEW SYSTEMS, DESIGN IS BASED ON 30 P.S.I. AND 20.P.M. REQUIRED AT DISCHARGE OUTLET OF POINT OF CONNECTION. VERIFY SAME AND NOTIFY OWNER'S REPRESENTATIVE IF SUCH DATA ADVERSELY AFFECTS THE OPERATION OF THE SYSTEM. SUCH NOTICE SHALL BE MADE IN WRITING AND PRIOR TO COMMENCING ANY IRRIGATION WORK.

3. UTILITIES:
VERIFY LOCATION OF ALL ON-SITE UTILITIES. PRESERVE AND PROTECT ALL SUCH UTILITIES UNLESS OTHERWISE NOTED. RESTORE DAMAGED UTILITIES TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE, AND AT NO ADDITIONAL COST TO THE OWNER.

4. SCHEMATIC:
SYSTEM FEATURES ARE SHOWN SCHEMATICALLY FOR GRAPHIC CLARITY. INSTALL ALL PIPING AND VALVES IN COMMON TRENCHES WHERE FEASIBLE AND INSIDE PLANTING AREAS ADJACENT TO WALKWAYS AND INSIDE MEDIANS WHENEVER POSSIBLE.

5. CODES:
IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL CODES AND MANUFACTURER'S SPECIFICATIONS. NOTIFY OWNER'S REPRESENTATIVE BY TELEPHONE AND IN WRITING OF ANY CONFLICTS PRIOR TO INSTALLATION.

6. MASTER VALVE / FLOW SENSOR:
a. CONNECT MASTER VALVE, AND FLOW SENSOR IF INCLUDED, TO CONTROLLER WITH COMMUNICATION CABLE. SEE IRRIGATION DETAILS. INSTALL IN DEDICATED 1" DIAMETER PVC CONDUIT.
b. NORMALLY CLOSED MASTER VALVES: IF IRRIGATION CONTROLLER DOES NOT HAVE A MASTER VALVE OVER-RIDE FUNCTION / PROGRAM, THEN DEDICATE ONE STATION TO QUICK COUPLER USE.

7. CHECK VALVES:
INSTALL IN-LINE CHECK VALVES IN DRIP IRRIGATION SUPPLY LINES, AS REQUIRED TO MINIMIZE LINE DRAINAGE. ALLOW IN BID PRICE AN AMOUNT SUFFICIENT TO PROVIDE AND INSTALL ADDITIONAL CHECK VALVES TO ACCOMMODATE ANY NECESSARY FIELD CHANGES.

8. BORING
JET BORE OR DIRECTIONAL BORE UNDER EXISTING RIGID PAVING AREAS. DO NOT TRENCH ACROSS UNLESS SPECIFICALLY SHOWN ON THE DRAWINGS AND/OR APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.

9. SLEEVING:
SCH. 40 PVC PIPE FOR ALL WIRING AND IRRIGATION LINES INSTALLED UNDER PAVING AREAS AND THAT PASS THROUGH DRAINAGE TRENCHES WITH DRAIN ROCK. 4-INCH DIA. OR TWICE THE AGGREGATE DIAMETER OF ALL PIPES CONTAINED WITHIN THE SLEEVE, WHICHEVER IS GREATER. INSTALL (WITH ENDS CLEARLY MARKED ABOVE GRADE) AT THE NECESSARY DEPTH PRIOR TO THE CONSTRUCTION OF PAVING AREAS OR FIELD BASES. SLEEVING TO EXTEND 12-INCHES FROM EDGE OF PAVING OR DRAINAGE TRENCH INTO ADJACENT SUBGRADE. NO UNSLEEVED PIPING, ANGLE-BENDS, 90-DEGREE BENDS, OR JOINTS SHALL BE ALLOWED UNDER PAVING.

10. DRIP VALVES
GROUP DRIP VALVE RUN TIMES TOGETHER IF REQUIRED TO ENSURE THE MINIMUM FLOW AS REQUIRED BY THE FLOW SENSOR.
INSTALL AIR RELIEF VALVES ON ALL DRIP ZONES - AIR RELIEF VALVES TO BE PLACED AT THE HIGH POINT OF THE ZONE.
INSTALL FLUSH PORTS AT THE ENDS OF ALL DRIP SUPPLY LINES AND CHECK VALVES IN SYSTEMS ON SLOPES TO PREVENT WET AREAS AT THE BOTTOM OF THE SYSTEM.
INSTALL DRIP LINES PARALLEL TO THE NATURAL SLOPE OF THE PLANTING AREA WHERE POSSIBLE.

11. CONTROLLER:
INSTALL CONTROLLER AS SHOWN ON THE DRAWINGS. ALL ABOVE-GRADE CONDUIT SHALL BE RIGID STEEL SECURELY FASTENED TO STRUCTURE AND TO CONTROLLER.

12. PROGRAMMING / SCHEDULING:
a. SET UP ESTABLISHMENT IRRIGATION SCHEDULES FOR OPTIMUM PLANT GROWTH BASED ON ANTICIPATED WEATHER OVER THE MAINTENANCE PERIOD, WATER USE OF PLANTINGS (SEE PLANTING PLAN LEGEND) AND SUN EXPOSURE. ASSUME THE SOIL TYPE TO BE A SAND LOAM.
b. CONTROLLERS: PRIOR TO THE END OF THE MAINTENANCE PERIOD, PROGRAM THE CONTROLLER PER MANUFACTURER'S DIRECTIONS.
c. DO NOT CYCLE DRIP IRRIGATION APPLICATION MORE THAN ONCE PER DAY, ADJUST LENGTH OF RUN TIME TO PROVIDE THE REQUIRED VOLUME OF WATER IN ONE CYCLE.

13. VALVE BOXES:
CONTRACTOR TO INSTALL ALL VALVE BOXES A MINIMUM OF 18" FROM ADJACENT WALKS, WALLS AND PAVING EDGES. BOXES TO BE INSTALLED PERPENDICULAR TO THE ADJACENT EDGE WITH THE SHORT END OF THE BOX RUNNING PARALLEL TO THE EDGE. WHEN MULTIPLE BOXES ARE INSTALLED TOGETHER SEPARATE BOXES BY A MINIMUM OF 12".

14. SYSTEM FLUSHING:
PRIOR TO INSTALLATION OF VALVES CONTRACTOR SHALL FLUSH MAIN LINE. CONTRACTOR TO INSTALL FLUSH PORTS AT THE END OF ALL DRIP LINES FOR FUTURE MAINTENANCE USE. ENTIRE SYSTEM TO BE FLUSHED AT THE COMPLETION OF INSTALLATION.

15. PRESSURE TEST:
CONTRACTOR SHALL PRESSURE TEST THE MAIN LINE PRIOR AT A MINIMUM OF 100 PSI FOR 2 HOURS PRIOR TO BACKFILLING TRENCHES. SECURE PIPE AS NEEDED PRIOR TO PRESSURE TESTING.

16. AS BUILTS:
AT COMPLETION OF PROJECT CONTRACTOR SHALL PROVIDE TO OWNER AN AS BUILT DRAWING SHOWING DIMENSIONS OFF SITE FEATURES OR BUILDING WALLS TO MAIN LINE TRENCHES. AS BUILT PLAN TO SHOW VALVE LOCATIONS AND NUMBERS AS SEQUENCED WITH THE IRRIGATION CONTROLLER.

MONTEREY COMPLIANCE STATEMENT

I CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE, DROUGHT-TOLERANT, NON-INVASIVE SPECIES; LIMITED TURF; AND LOW-FLOW, WATER CONSERVING IRRIGATION FIXTURES.

SIGNED	NAME	CLA#	DATE
	SIMON PHILLIPS	4532	10-18-2023

LEGEND

SYMBOL	MANUFACTURER	DESCRIPTION
X"		MAIN LINE: 18" MINIMUM COVER. SCH/CLASS FOR PIPE / FITTINGS PER TABLE, BELOW. 1" DIAMETER UNLESS SHOWN OTHERWISE.
— w — w — w — w —		POTABLE SERVICE TO HOUSE: 2" DIA. SEE CIVIL DRAWINGS.
		LATERAL LINE / DRIP IRRIGATION SUPPLY LINE: 18" MIN. COVER, 24" UNDER AC PAVING SCH 40. SEE CHART FOR SIZE.
E		STUB OUT: SEE IRRIGATION DETAILS
	SUPERIOR	3200 NORMALLY OPEN MASTER VALVE (MV) WITH FLOW SENSOR
	NDS	FULL PORT, TRUE UNION, PVC BALL VALVE: LINE SIZE
01	RAINBIRD	PEB REMOTE CONTROL VALVE: SIZE AS SHOWN ON PLAN.
B	WATTS / FEBCO	LEAD-FREE BACKFLOW PREVENTER LF825YA W/ BRONZE WYE STRAINER. DARK GREEN BLANKET
C	HUNTER	CONTROLLER WITH MV TERMINAL, WALL MOUNT, 24 STATIONS. MODEL # PRO-C
W	HUNTER	ET SENSOR: SOLAR SYNC (WIRED)
HB	HOSE BIBB	MOUNT HOSE BIBB ON 4X4 REDWOOD POST - 24" ABOVE GRADE.
	HUNTER	MP ROTATOR - NOZZLE AS NEEDED
		1" CONDUIT: 24" DEPTH MINIMUM. FOR ET SENSOR WIRE
POC		POINT OF CONNECTION

TOTAL IRRIGATED LANDSCAPE AREA=0.04 ACRES. ANNUAL WATER REQUIREMENT=0.03 ACRE-FEET

LEGEND - DRIP IRRIGATION

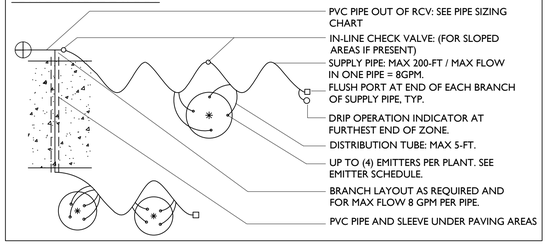
SYM	MANUFACTURER	DESCRIPTION
ZONE DESIGNATION (ZONE 00)		POINT-SOURCE: 3/4" I.D. PE SUPPLY PIPE & 1/4" I.D. PE DISTRIBUTION TUBES. SEE SPECS. SEE IRRIGATION DETAILS. EMITTERS: 2.0 GPH PRESSURE COMPENSATING W/ BUG/DUST CAP. RAINBIRD XERI-BUG / TORO NGE / NETAFIM WPC. SEE EMITTER SCHEDULE. MANUAL FLUSH VALVE AT END OF EACH BRANCH OF SUPPLY PIPE. RAINBIRD DRIP OPERATION INDICATOR AT FURTHEST END OF EACH ZONE. SEE SCHEMATIC IRRIGATION DIAGRAM.
		NETAFIM HIGH FLOW CONTROL ZONE KIT W/ DISC FILTER (4.5-17.6 GPM). LOW FLOW KIT W/ DISC FILTER (0.25-4.4 GPM)
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		TORO DZK-TPV-1-LF / MF DRIP ZONE VALVE KIT. MF > 4.5 GPM LF < 4.5 GPM AS REQUIRED PER ZONE
		POINT SOURCE IRRIGATION - SEE NOTES 3 & 4 BELOW

REFERENCE NOTES

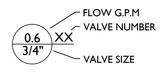
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3. IRRIGATION AT MITIGATION TREES TO BE THREE 2.0 GPH EMITTERS AT EACH GROUPING OF THREE TREES - INSTALL ONE ON THE UPHILL SIDE OF THE TREES AND TWO CENTERED ON THE TREES ON EITHER SIDE OPPOSITE EACH OTHER. LATERAL LINE TO TREE LOCATIONS TO BE CLASS 200 PVC AND SHOULD BE INSTALLED BELOW THE DUFF LAYER - CARE SHOULD BE TAKEN TO AVOID DISTURBING EXISTING TREE ROOT SYSTEMS DURING INSTALLATION.
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DRIP IRRIGATION POINT SOURCE TYP. SCHEMATIC DIAGRAM	EMITTER SCHEDULE	
SEE PLANTING PLAN FOR PLANT SIZES AND LOCATIONS. PE SUPPLY PIPE AND PE DISTRIBUTION TUBE ALIGNMENTS PER REQUIREMENTS OF PLANTING. INSTALL EMITTERS PER EMITTER SCHEDULE, AND ALLOW FOR ADDITIONAL PORTS TO EACH PLANT FOR FUTURE NEEDS. LOCATE EMITTERS TOWARDS THE UPHILL SIDE OF PLANTS ON SLOPES. SEE IRRIGATION DETAILS.	1 GAL.	1
	5 GAL.	2
	15 GAL.	3
	24" BOX	4

PE PIPE TYPICAL LAYOUT



PIPE SIZING CHART - SCH 40 MP ROTATOR LATERALS	
POINT-SOURCE DRIP SUPPLY LINES	
ZONE / PARTIAL ZONE FLOW	PIPE SIZE
0-8 GPM	PVC 3/4"
8.1-13 GPM	PVC 1"
13.1-22 GPM	PVC 1-1/4"
22.1-30 GPM	PVC 1-1/2"
3/4" IS MINIMUM PIPE SIZE.	



SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS
2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT SIMON PHILLIPS NO. 4532 Signature 11-30-23 Renewal Date 10-18-23 Date STATE OF CALIFORNIA

PROJECT NAME:
FISCHELL-MILLLER RESIDENCE

PROJECT ADDRESS:
40 ARROYO SEQUOIA
CARMEL, CA 93923

APN: 239-091-040

ISSUANCE:
DESIGN REVIEW BOARD FINAL REVIEW

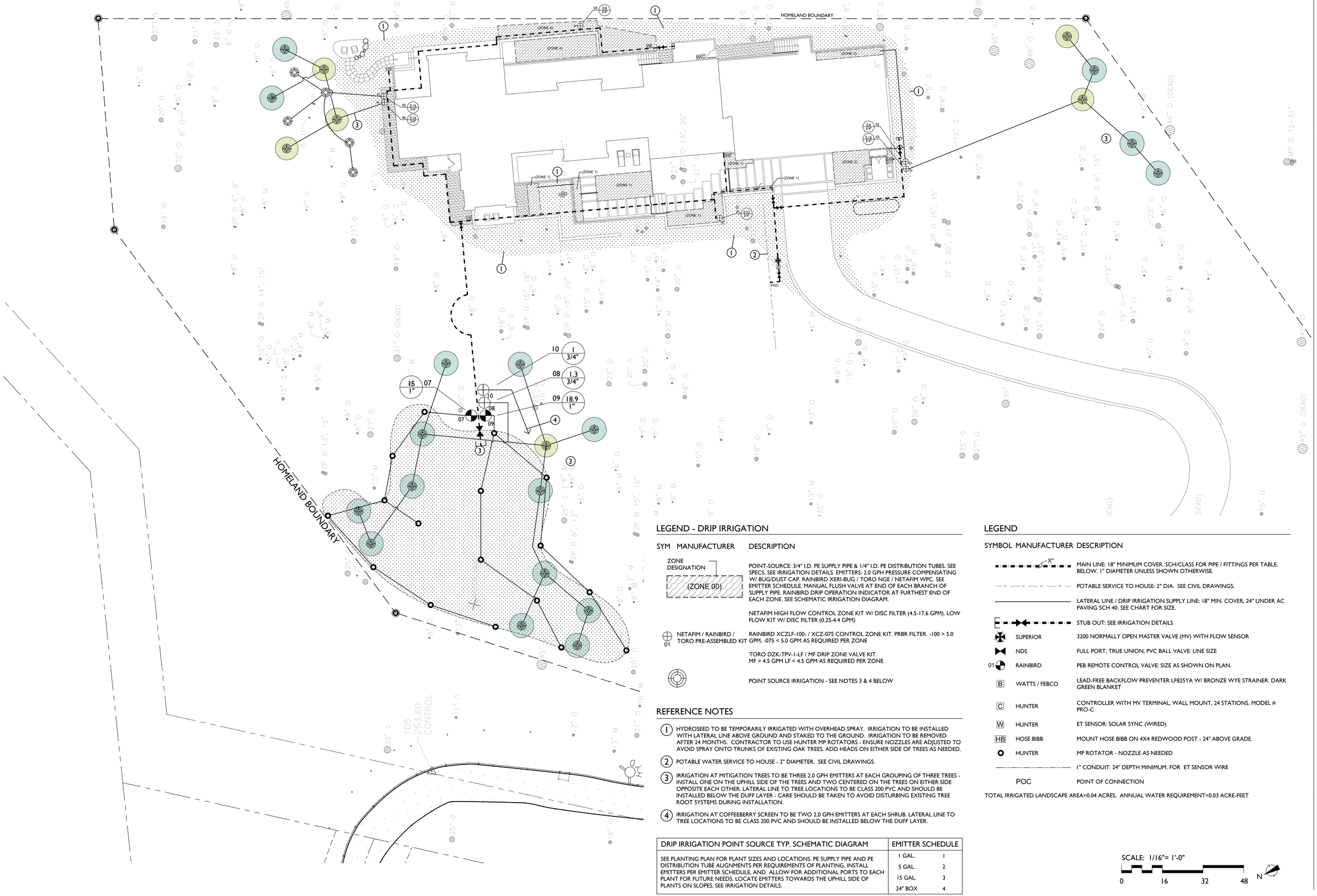
PROJECT NO: 2022-05
DATE: 10/18/2023

REVISIONS:
DATE DESCRIPTION

SHEET NAME:
IRRIGATION NOTES

SHEET NO:
L-4.0

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LEGEND - DRIP IRRIGATION

SYM	MANUFACTURER	DESCRIPTION
ZONE DESIGNATION (ZONE 00)		POINT-SOURCE: 3/4" I.D. PE SUPPLY PIPE & 1/4" I.D. PE DISTRIBUTION TUBES. SEE SPECS. SEE IRRIGATION DETAILS. EMITTERS: 2.0 GPH PRESSURE COMPENSATING W/ BUG/DUST CAP. RAINBIRD XERI-BUG / TORO NGE / NETAFIM WPC. SEE EMITTER SCHEDULE. MANUAL FLUSH VALVE AT END OF EACH BRANCH OF SUPPLY PIPE. RAINBIRD DRIP OPERATION INDICATOR AT FURTHEST END OF EACH ZONE. SEE SCHEMATIC IRRIGATION DIAGRAM.
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REFERENCE NOTES

1. HYDROSEED TO BE TEMPORARILY IRRIGATED WITH OVERHEAD SPRAY. IRRIGATION TO BE INSTALLED WITH LATERAL LINE ABOVE GROUND AND STAKED TO THE GROUND. IRRIGATION TO BE REMOVED AFTER 24 MONTHS. CONTRACTOR TO USE HUNTER MP ROTATORS - ENSURE NOZZLES ARE ADJUSTED TO AVOID SPRAY ONTO TRUNKS OF EXISTING OAK TREES. ADD HEADS ON EITHER SIDE OF TREES AS NEEDED.
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	15 GAL.	3
	24" BOX	4

LEGEND

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	NDS	FULL PORT, TRUE UNION, PVC BALL VALVE: LINE SIZE
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W	HUNTER	ET SENSOR: SOLAR SYNC (WIRED)
HB	HOSE BIBB	MOUNT HOSE BIBB ON 4X4 REDWOOD POST - 24" ABOVE GRADE.
	HUNTER	MP ROTATOR - NOZZLE AS NEEDED
		1" CONDUIT: 24" DEPTH MINIMUM. FOR ET SENSOR WIRE
POC		POINT OF CONNECTION

TOTAL IRRIGATED LANDSCAPE AREA=0.04 ACRES. ANNUAL WATER REQUIREMENT=0.03 ACRE-FEET

SCALE: 1/16"= 1'-0"

0 16 32 48 N

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT
SHAUN PHILLIPS
NO. 6332
Signature
11-30-23
Renewal Date
10-18-23
Date
STATE OF CALIFORNIA

PROJECT NAME:

FISCHELL-MILLLER RESIDENCE

PROJECT ADDRESS:

40 ARROYO SEQUOIA
CARMEL, CA 93923

APN: 239-091-040

ISSUANCE:

DESIGN REVIEW BOARD
FINAL REVIEW

PROJECT NO: 2022-05
DATE: 10/18/2023

REVISIONS:

DATE	DESCRIPTION

SHEET NAME:

IRRIGATION PLAN

SHEET NO:

L-4.1

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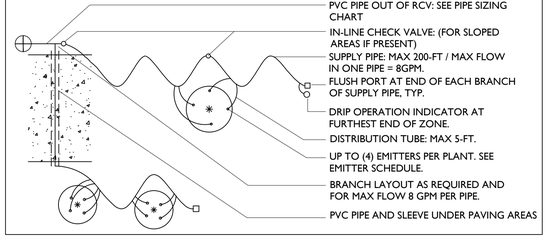


PIPE SIZING CHART - SCH 40 MP ROTATOR LATERALS	
POINT-SOURCE DRIP SUPPLY LINES	
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3/4" IS MINIMUM PIPE SIZE.	

0.6 / 3/4" XX — FLOW G.P.M; VALVE NUMBER; VALVE SIZE

DRIP IRRIGATION POINT SOURCE TYP. SCHEMATIC DIAGRAM	EMITTER SCHEDULE	
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	5 GAL.	2
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	24" BOX	4

PE PIPE TYPICAL LAYOUT



MONTEREY COMPLIANCE STATEMENT

I CERTIFY THAT THIS LANDSCAPING AND IRRIGATION PLAN COMPLIES WITH ALL MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF NATIVE, DROUGHT-TOLERANT, NON-INVASIVE SPECIES; LIMITED TURF; AND LOW-FLOW, WATER CONSERVING IRRIGATION FIXTURES.

SIGNED	NAME	CLA#	DATE
	SIMON PHILLIPS	4532	10-18-2023

LEGEND - DRIP IRRIGATION

SYM	MANUFACTURER	DESCRIPTION
ZONE DESIGNATION (ZONE 00)		POINT-SOURCE: 3/4" I.D. PE SUPPLY PIPE & 1/4" I.D. PE DISTRIBUTION TUBES. SEE SPECS. SEE IRRIGATION DETAILS. EMITTERS: 2.0 GPH PRESSURE COMPENSATING W/ BUG/DUST CAP. RAINBIRD XERI-BUG / TORO NGE / NETAFIM WPC. SEE EMITTER SCHEDULE. MANUAL FLUSH VALVE AT END OF EACH BRANCH OF SUPPLY PIPE. RAINBIRD DRIP OPERATION INDICATOR AT FURTHEST END OF EACH ZONE. SEE SCHEMATIC IRRIGATION DIAGRAM.
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SYMBOL	MANUFACTURER	DESCRIPTION
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	HUNTER	MP ROTATOR - NOZZLE AS NEEDED
		1" CONDUIT: 24" DEPTH MINIMUM. FOR ET SENSOR WIRE
POC		POINT OF CONNECTION

TOTAL IRRIGATED LANDSCAPE AREA=0.04 ACRES. ANNUAL WATER REQUIREMENT=0.03 ACRE-FEET

SCALE: 1/8"= 1'-0"

0 8 16 24 N

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT — SIMON PHILLIPS — NO. 4532 — STATE OF CALIFORNIA
Signature 11-30-23
Reviewed Date 10-18-23
Date

PROJECT NAME:

FISCHELL-MILLLER RESIDENCE

PROJECT ADDRESS:

40 ARROYO SEQUOIA
CARMEL, CA 93923

APN: 239-091-040

ISSUANCE:

DESIGN REVIEW BOARD FINAL REVIEW

PROJECT NO: 2022-05
DATE: 10/18/2023

REVISIONS:

DATE	DESCRIPTION

SHEET NAME:

IRRIGATION PLAN

SHEET NO:

L-4.2

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SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT
SARAH PHILLIPS
NO. 6323
Signature
11-30-23
Renewal Date
10-18-23
Date
STATE OF CALIFORNIA

PROJECT NAME:

FISCHELL-MILLLER RESIDENCE

PROJECT ADDRESS:

40 ARROYO SEQUOIA
CARMEL, CA 93923

APN: 239-091-040

ISSUANCE:

DESIGN REVIEW BOARD FINAL REVIEW

PROJECT NO: 2022-05
DATE: 10/18/2023

REVISIONS:

DATE	DESCRIPTION

SHEET NAME:

LIGHTING PLAN

SHEET NO:

L-5.0

FIXTURE LEGEND

SYM	TYPE	MANUFACTURER	LAMP	LUMENS	COMMENTS
	WALL LIGHT	SPJ Lighting SPJ-FB-275-3	2W LED	150	SEE 1/L-5.0
	PATH LIGHT	SPJ-SQ100F	2W LED	150	SEE 2/L-5.0
	PILASTER LIGHT	SPJ570-SS-D	2W LED	150	SEE 3/L-5.0

SCALE: 1/8"= 1'-0"

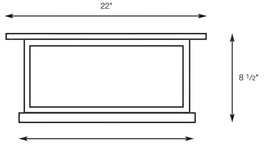
0 8 16 32 N

SPJ LIGHTING INC.
specification sheet

SPECIFICATION SHEET

SPJ570-D

Column



Unlimited LED Lumen Packages & Color Temperatures Available!

SPJ-A19 12V 2W or 4W

FB-MP1000 120V 10W 1000 LUMENS WARM DIMMING

MODEL:	SPJ570-D
MATERIAL :	Marine Grade Stainless Steel
FINISH :	Specify
GLASS :	Specify
ELECTRICAL :	120v
SOCKET :	1 Medium Base
LAMP :	2W LED

SPJ LIGHTING LED Option

Stainless steel requires regular cleaning and maintenance, much like household appliances, to maintain its luster and to prevent tarnishing or the appearance of rust like stains.

Specify Wet Location UL

DRAWN BY: MMC	BASE DESIGN: SPJ	DATE: 01-10-10

SPJ LIGHTING INC.
2107 Chico Avenue
South El Monte, CA 91733
(800) 469-3637 FAX: (626) 433-4839

3 PILASTER LIGHT



SPJ-SQ100-F

Model:	SPJ-SQ100-F
Shown:	Satin Brass
Material:	Solid Brass
Finish:	Specify
Electrical:	12V
Engine:	FB-LS2
Lumens:	150
Color Temp:	2700K
Mounting:	1/2" NPT. Dual Fin Spike Incl.
LED:	Nichia Forever Bright

2 PATH LIGHT



Model: **SPJ-FB-275-3**
Finish: Matte Bronze

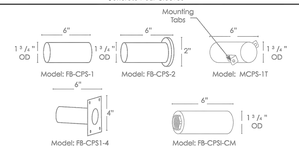
Forever Bright

SPECIFICATION FEATURES

Finish:	Our naturally etched finishes will withstand the test of time. All finishes are individually treated insuring consistency. Our meticulous application results in a fixture that truly becomes "a one of a kind".
Electrical:	Available in 8-15V or 120V
Labels:	ETL Standard Wet Label C-ETL

Concrete Pour Sleeves

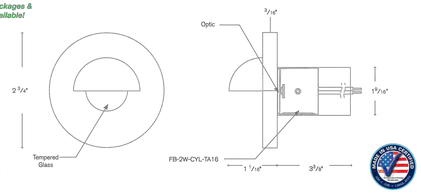
The Versatile GDG Series



DESCRIPTION

Model#:	SPJ-FB-275-3
Engine:	FB-2W-CYL-TA16 (standard)
Lumens:	150
Optic:	Wide Angle Flood
Color Temp:	2700K
Electrical:	8-15V, 120V
Mounting:	Recessed
LED:	Nichia

Unlimited LED Lumen Packages & Color Temperatures Available!



ETL Wet Listed

ORDERING INFORMATION

Model#	Finishes	Wattage	Optics	Lumens	Color Temp.	Electrical
SPJ-FB-275-3	MBR	2W	WIDE ANGLE FLOOD	150	2700K	8-15V
	V = Verde M = Moss AG = Aged Brass MBR = Matte Bronze SB = Satin Brass	GM = Gun Metal B = Black R = Rusty PVDP = PVD Polished PVDS = PVD Satin	2W Wide Angle Flood	150	2700K 4000K 5000K	8-15V 120V

WWW.SPJLIGHTING.COM

1 WALL LIGHT

G:\.shortcut-targets-by-id\1UT5kqxKUXUlHsYLVRkJga3OHRPDj3BhD\2022-05 Fischell Miller Residence SLP\CAD\2022-05_L-5.0 Lighting.dwg 10/17/2023

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Exhibit D

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APN#: 239-091-040
Lot#: 115
Address: 40 Arroyo Sequoia

February 2024

SANTA LUCIA PRESERVE

February 13, 2024

Eric Miller
Eric Miller Architects, Inc.
eric@ericmillerarchitects.com
RE: Lot 115 Fischell Residence – DRB Final Approval

Dear Mr. Miller,
Thank you for submitting the final plans for the Fischell residence. The Design Review Board has reviewed and approved the plans that were submitted on October 25, 2023.

If there are any changes, please digitally submit the revised plans to the DRB for review and approval. Once the owners are ready to start construction, please contact Design and Construction Services to set up a Pre-Construction meeting.

Congratulations! It has been a pleasure working with your design team on this project. If you have any questions, please feel free to contact me at 831-620-6825 or via email at Cdaroczy@SantaLuciaPreserve.com.

Regards,

Cameron A. Daroczy
Design and Construction Services Administrator

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Exhibit E

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Santa Lucia Community Services District

One Rancho San Carlos Road
Carmel, California 93923
(831) 620 -6791

DIRECTORS

Mark Boitano
Barbara Santry
Cary Whitfield
Scot Smythe
Melissa Thorme

ADVISORS
Robert Latta
Jack Peat

February 13, 2024

Monterey County Planning & Building Inspection Department
168 West Alisal Street, 2nd Floor
Salinas, California 93901

Re: APN 239-091-040 (Lot 115 – 40 Arroyo Sequoia, Santa Lucia Preserve)

CAN and WILL SERVE NOTICE

To Whom It May Concern:

The Santa Lucia Preserve Community Services District (CSD) is the public agency responsible for providing domestic water and sewer service for lands within the Santa Lucia Preserve that are proposed for development. The purpose of this letter is to advise all concerned parties that the CSD will supply sufficient water flow and pressure to comply with both Health and Fire flow standards for this parcel.

In addition, this lot is proposed to be served by the wastewater reclamation facility at the Santa Lucia Preserve. Please be advised that the wastewater plant is currently operational and Lot 115 can be immediately connected to the plant for sewer services.

Thank you for your attention in this matter. Please don't hesitate to contact me if there are any questions.

Sincerely,

Aimee Dahle
Executive Assistant to the General Manager
Santa Lucia Community Services District

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Exhibit F

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40 Arroyo Sequoia, Carmel CA
Fischell Residence Tree Resource Assessment
and
Management Plan

Prepared for:

Tim Fischell

Prepared by:

Ono Consulting
Society of American Foresters Members
ISA Certified Arborist #WE-0536A
ISA Board Certified Master Arborist WE-9388B
1213 Miles Avenue
Pacific Grove, CA 93950

September 30, 2023

Owner:

Tim Fischell
2348 Sheffield Drive
Kalamazoo, MI 49008

Architect:

Eric Miller Architects
211 Hoffman Avenue
Monterey, CA 93940

Forester and Arborist

Ono Consulting
ISA Certified Arborist #WE-0536A
ISA Board Certified Master Arborist WE-9388B
1213 Miles Ave
Pacific Grove, CA 93950

SUMMARY

Development is proposed for 40 Arroyo Sequoia (Lot 115), Carmel, CA. Native trees forest this site, therefore, a tree assessment/arborist report has been prepared that identifies and addresses the effects that the construction project may have on the existing tree resources on-site. This report also lists recommendations for the retention or removal of trees on the project. The report is also to be used as a management plan for the development of the property.

The project proposes to construct a new single-family home and driveway that requires the removal of Oak trees located on-site and the protection of other oaks identified for retention. In studying this project, 28 trees are proposed for removal (1 Oak is a Landmark size) because they are in the structure and driveway footprint and/or will be impacted by grading:

- Coast live oak- six (6), no landmark sized
- Valley oak- 22, one is landmark size, and six are dead

Additional trees will need to be monitored due to their proximity to the construction and grading areas as to whether they may be safely retained or if they need to be removed for safety reasons.

ASSIGNMENT/SCOPE OF PROJECT

To ensure the protection of the tree resources on-site, Ono Consulting was requested for an assessment of the trees in proximity to proposed development areas, and an arborist report to be prepared and documented in a report to work in conjunction with other conditions for approval of the building permit application. To accomplish this assignment, the following tasks have been completed;

- Evaluate health, structure, and preservation suitability for each tree within or adjacent (50 feet or less) to the proposed development of trees greater than or equal to six diameter inches at 24 inches above grade.
- Review proposed building site plans as provided by Eric Miller, Architect.
- Make recommendations for alternative methods and preconstruction treatments to facilitate tree retention.
- Create preservation specifications, as it relates to numbered trees keyed to an annotated Tree Location Map.
- Determine the number of trees affected by construction that meet "Landmark" criteria as defined by the County of Monterey, Title 21 Monterey County Zoning Ordinance; as well as mitigation requirements for those to be affected.
- Document findings in the form of a report as required by the County of Monterey Planning Department.

LIMITATIONS

This assignment is limited to the review of a plan submitted to me by Eric Miller, architect dated July 7, 2023, to assess potential construction effects on trees within or adjacent to construction activities. A previous design was studied, however, this assessment has been made specifically of this plan and a plan presented to me by Seven Springs landscape architect. Only the grading and erosion details that are discussed in this report are those that relate to tree health.

PURPOSE AND GOAL

This tree resource assessment/arborist report is prepared for this parcel due to proposed construction activities that are intended to improve the land located at lot 115, 40 Arroyo Sequoia, Carmel CA. The purpose of the assessment is to determine what trees will be affected by the proposed project. Oak trees are considered protected trees as defined by the County of Monterey, Title 21 Monterey County Zoning Ordinance (sec 21.260.260).

The goal of this plan is to protect and maintain the Greater Monterey Land Use Plan forested resources through adherence to development standards, which allow the protection, and maintenance of its forest resources. Furthermore, it is the intended goal of this assessment report to aid in planning to offset any potential effects of the proposed development on the property while encouraging forest stability and sustainability, perpetuating the forested character of the property and the immediate vicinity.

INTRODUCTION

This forest management plan is prepared for Mr. Tim Fischer for lot 115, 40 Arroyo Sequoia, Carmel, CA by Ono Consulting, Urban Foresters, and Certified Arborists due to the proposed construction. Monterey County's Zoning Ordinance Sec. 21.64.260D requires a forest management plan when tree removal is necessary of native trees six inches in diameter or greater to preserve and maintain the forest and its beneficial uses. The County identifies Oak trees as native tree species that require special consideration for management.

SITE DESCRIPTION

1) Assessor's Parcel Number: 239-091-040-000

2) Location: 40 Arroyo Sequoia (lot 115), Carmel CA 93923

3) Parcel size: 38.66 Acres

4) Existing Land Use: The parcel is vacant, zoned RC/40DS

5) Slope: The parcel is sloped with slopes greater than 25%

6) Soils and Vegetation: The soils and associated vegetation are as follows:

   SoG-Sheridan coarse sandy loam, 30 to 75 percent slopes are steep and very steep soil on hills and mountains. The dominant vegetation is oak and grass or grass type. In some areas, however, there are stands of mixed conifers and hardwoods and very little grass.
   Jc - Junipero-Sur complex is an intermingled soil with slopes ranging from 50 to 85 percent. The Junipero soil has moderate productivity for ponderosa pine (site index averages about 70 to 80). The seedling mortality and windthrow hazard are slight. The equipment limitation is severe because of the slope. The Sur soil has low productivity (site index averages 50 to 60). The vegetation on the Sur soil consists mostly of tanoak, madrone, black oak, and laurel. The seedling mortality is moderate, and the windthrow hazard is slight. Runoff is very rapid, and the erosion hazard is very high with this soil type.
   SoE-Sheridan coarse sandy loam, 15 to 30 percent slopes are moderately steep soil on rounded hills. The vegetation associated with this soil is open grass, grass and oak type, or it consists of madrone, scattered pine (Coulter and ponderosa), and brush. Runoff is rapid, and the erosion hazard is moderate.

7) Forest Condition and Health: The forest condition and health, evaluated with the use of the residual trees and those of the surrounding trees, is a mixture of Coast live Oak and Valley oak with a few Madrone. The ground cover under the canopy is composed of grasses and poison oak. Tree spacing varies on-site (averaging over 20-foot spacing); some areas are extremely congested, having many smaller diameter trees. There are gaps in the canopy with open grassy areas. Mortality is observed within the stand in congested treed areas due to competition for light and nutrients. The oak forest appears to be intact overall but moderately degraded in areas due to the past development of roads and other developed parcels.

BACKGROUND/PROJECT DESCRIPTION

Ono Consulting was contacted by the Eric Miller Architects office, representing Mr. Fischell, who requested a review and assessment of trees on this property to work in conjunction with other conditions for approval of the building permit application. The assessment is to focus on the proposed improvements that include a driveway and fire turnouts to a new structure and parking area. The design intends on preserving trees to the greatest extent feasible, maintaining the viewshed, and general aesthetic quality of the area while complying with county codes. All field reviews are only focused on the area immediately surrounding the proposed development. The assessment of each tree concluded with an opinion of whether the tree should be removed, or preserved, based on the extent and effect of construction activity on the short- and long-term health of the tree. Trees adjacent to the proposed development were located, tagged, measured, inspected, and recorded. The tree's critical root zones (CRZ) were evaluated using the trees' crown spreads as predictions for the tree's critical root system.

OBSERVATIONS/DISCUSSION

The following list includes observations made while on-site and summarizes details discussed during this stage of the planning process.

- The 2.7 homeland site is forested primarily with Oak trees (Quercus sp.) and Madrone (Arbutus sp.). It is estimated to have approximately 260 trees (96 trees/acre), 210 were tagged and inventoried; the homeland contains 14 tagged landmark-size oak trees (24" in diameter or more).
- 28 trees – 27 are measuring 23" in diameter or less and one landmark-sized oak (measuring 24" in diameter or greater) is proposed for removal. Within this amount 6 trees are dead, making a total of 22 live trees, 27 less than 23" in diameter, and one live landmark-size oak that is to be removed. Removal is required because the trees are either in the structure and/or driveway footprint:

PROJECT ASSESSMENT/CONCLUSION

This proposal to build a single-family residence and driveway is planned to maintain the existing oak woodland environment and allow the forest to continue to exist and regenerate over time. The project requires the removal of 22 live oaks. The trees to be removed are in the driveway and building site. These removals are the minimum necessary for this design to succeed and do not pose a risk of substantial adverse impact on other valuable resources on the site. Areas of oaks are growing in a compacted stand, in need of thinning for reduced fuel load. The design maintains the existing 38+ acres of oak woodland environment and allows the woodland to continue to exist and regenerate over time.

Short Term Impacts

Site disturbance must occur during the driveway and home construction. Short-term site impacts are confined to the construction envelope and immediate surroundings where trees will be removed and trimmed, and root systems reduced. The pruning of tree crowns above 30% and reduction of root area may have a short-term impact on those trees treated, including a reduction of growth, dieback, and potentially death. Every attempt has been made to recommend removing those trees likely to experience severe decline and death as a result of planned activities.

Short and/or Long-Term Effects

Site disturbance will occur during building and driveway construction. Short-term site effects are confined to the construction envelope and immediate surroundings where 38 trees are proposed to be removed and trimmed and root systems reduced. The pruning of tree crowns above 30% and reduction of root area may have a short-term effect on those trees treated, including a reduction of growth, dieback, and potentially death. No significant long-term effects on the forest ecosystem are anticipated. The project as proposed is not likely to significantly reduce the availability of wildlife habitats over the long term.

Laws, Policies, and Regulations Reviewed

Monterey County Code Section 21.64.260 addresses the preservation of oaks and other protected trees. The purpose of the Ordinance is to provide regulations for the protection and preservation of such trees. The threshold diameter size for this code is 6 inches. This document is designed to conserve and protect the residual trees long-term adhering to the following.

The Greater Monterey Peninsula Area Plan is part of the Monterey County General Plan, a long-range planning document that addresses all aspects of future growth, development, and conservation. The Plan describes the natural resources of the Monterey Peninsula and identifies constraints for development. Implementation of the plan requires the development of ordinances for the protection of resources and ongoing review. The ordinances include zoning regulations, subdivision regulations, and individual project reviews under the California Environmental Quality Act.

The Oak Woodlands Conservation Act addresses the protection and land conversion of trees in the genus Quercus, the primary tree species located on the parcel. The Act requires protection and mitigation for the removal of any Oak greater than 5 inches in diameter.

Design Guidelines and Regulations (Design Guidelines) (section 2.16 tree removal), adopted by the Santa Lucia Preserve Association (SLPA) to ensure all improvements at the Santa Lucia Preserve (The Preserve) protect and enhance the natural beauty of the community.

RECOMMENDATIONS

Pre-Construction Meeting

It is recommended that a project arborist/forester be retained and before the start of construction a meeting and training session shall be conducted to communicate and instruct personnel about tree removal, retention, and protection. The pre-construction meeting will include instructions on required tree protection and exclusionary fencing installed before grading, excavation, and construction procedures.

Meeting attendees should include all involved parties such as site clearance personnel, construction managers, heavy equipment operators, and tree service operators. A certified professional such as a Monterey County-qualified forester or County-qualified arborist will conduct training. A list of pre-construction attendees and the materials discussed may be maintained to be provided to the county.

Meeting attendees must agree to abide by tree protection and instructions as indicated during the meeting and agree to ensure tree protection will remain in place during the entire construction period.

Tree Removal and Replacement

At this time, the removal of 22 live trees are candidates for removal on this project due to the construction footprint, tree condition, and rooting characteristics of the trees. All other trees are to remain and be protected from construction effects.

203	Coast live oak	6"	
206	Valley oak	14"	dead
575	Coast live oak	11"	
576	Valley oak	6"	
577	Coast live oak	20"	
578	Valley oak	15"	
579	Valley oak	11"	
580	Valley oak	11"	
584	Valley oak	23, 23"	
585	Valley oak	8, 8"	
586	Valley oak	15"	
587	Valley oak	15"	
595	Valley oak	20"	
596	Valley oak	13"	dead
597	Coast live oak	17"	
598	Valley oak	18"	
599	Coast live oak	15, 8"	
600	Valley oak	6"	dead
601	Valley oak	25”	Landmark size
602	Valley oak	15"	
603	Valley oak	15"	
603.1	Valley oak	18"	
642	Valley oak	12"	
643	Valley oak	8"	dead
644	Coast live oak	8"	
645	Valley oak	6"	dead
646	Valley oak	9"	
647	Valley oak	11"	dead

(Yellow rows are dead trees, green are landmark size)

22 live trees will be removed. Trees are required to be replaced following a landscape plan prepared by a qualified landscape architect or designer. The Santa Lucia Preserve Guidelines require mitigation of tree removal at a ratio of 3:1 for all trees over 6 inches in diameter, measured 24 inches above natural grade, and 5:1 for all “Landmark” size trees (24 inches in diameter or greater as measured 24 inches above natural grade).

Because trees do not grow evenly spaced in rows like in an orchard, to simulate natural regeneration trees and a more natural feeling of multiple trunked trees rather than single individual stems, replanting will be replaced in clusters of odd numbers of three or more, allowing more open spaces and fire defensibility. Wherever possible snags will be retained for habitat value unless shown to be hazardous.

Tree Protection (During any Construction)

Before the commencement of any construction activity, the following tree protection measures shall be implemented by the owner and approved by a qualified arborist or forester:

- Trees located adjacent to the construction area shall be protected from damage by construction equipment using temporary fencing set out to tree drip lines and through the wrapping of trunks with protective materials. No stripping of topsoil or grubbing of understory shall occur in tree preservation zones.
- Fenced areas and trunk protection materials shall remain in place during the entire construction period. Should access to the area be necessary a Professional Forester or Certified Arborist must be contacted to inspect the site for a recommended course of action.
- Fencing shall consist of chain-link, hay bales, or plastic mesh reinforced with dimensional lumber. Again, fencing shall be set to the tree dripline unless previously approved by a qualified professional.
- Fencing is not to be attached to the tree but free-standing or self-supporting so as not to damage trees. Fencing shall be rigidly supported and shall stand a minimum height of four feet above grade and should be placed to the farthest extent possible from the base of the trees to protect the area within the trees' drip line (no closer than 10-12 feet away from the base of a tree or 5 times (5x's) the trunk diameter, whichever is furthest).
- In cases where access or space is limited for tree protection, it is permissible to protect the tree within the 10–12-foot distance after determination and approval by a qualified forester or arborist.
- Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, cleaning of concrete or plaster, and/or dumping of spoils or materials shall not be allowed adjacent to trees on the property especially within or near fenced areas.

During grading and excavation activities:

- All trenching, grading, or any other digging or soil removal that is expected to encounter tree roots shall be monitored by a qualified arborist or forester to ensure against drilling or cutting into or through major roots. Again, no stripping of topsoil or grubbing of understory shall occur in tree preservation zones.
- The project architect and/or qualified arborist shall 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 shall be done by hand where practical and any roots greater than 2 inches in diameter shall be bridged or pruned appropriately.
- Any roots that must be cut shall 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 shall be exposed to sound tissue and cut cleanly with a saw.

When significant roots 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, the work shall and a determination 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 effects, such as hand digging, bridging, or tunneling under roots, etc.

Best Management Practices

The trees preserved around the construction site will have the greatest chance of success if the following practices are adhered to:

A) Do not deposit any fill around trees, which may compact soils and alter water and air relationships. Avoid depositing fill, parking equipment, or staging construction materials near existing trees. Covering and compacting soil around trees can alter water and air relationships with the roots. Fill placed within the dripline may encourage the development of oak root fungus (*Armillaria mellea*). As necessary, trees may be protected by boards, fencing, or other materials to delineate protection zones.

B) Pruning shall be conducted so as not to unnecessarily injure the tree. General principles of pruning include placing cuts immediately beyond the branch collar, making clean cuts by scoring the underside of the branch first, and for live oak, avoiding the period from February through May.

C) Native live oaks are not adapted to summer watering and may develop crown or root rot as a result. Do not regularly irrigate within the drip line of oaks. Native, locally adapted, drought-resistant species are the most compatible with this goal.

D) Root cutting should occur outside of the springtime. Late June and July would likely be the best. Pruning of the live crown should not occur from February through May.

E) Oak material greater than 3 inches in diameter remaining on-site for more than one month that is not cut and split into firewood should be covered with clear plastic that is dug in securely around the pile. This will discourage infestation and dispersion of bark beetles.

F) A mulch layer up to approximately 4 inches deep should be applied to the ground under selected oaks following construction. Only 1 to 2 inches of mulch should be applied within 1 to 2 feet of the trunk, and under no circumstances should 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 or in the case of fire defensible space a rock mulch may be used instead.

G) If trees 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.

All approved construction, trenching, or grading within the root zone of retention trees shall observe the following minimum tree protection standards:

- Hand trenching at the point or line of grade cuts closest to the trunk to expose major roots. In cases where rock or unusually dense soils prevent hand trenching, mechanical excavation may be approved on a case-specific basis by the planning department, if work inside the dripline is closely supervised by the applicant to prevent tearing or other significant damage to major roots.
- Exposed major roots shall be cut with a saw to form a smooth surface and avoid tearing or jagged edges.
- Absorbent tarp or heavy cloth fabric shall be placed over new grade cuts where roots are exposed and secure by stakes. 2"-4" of compost or wood chip should then be applied over the tarp for moisture retention. The tarped areas shall be thoroughly watered twice a week until backfilling is accomplished. At the time of backfilling the tarp shall be removed because research shows that buried tarp material tends to wick moisture from the ground into the atmosphere and may incidentally degrade the roots, which have been protected.
- Wherever feasible, foundations within a root zone shall be of post and beam construction to eliminate root pruning or removal.
- Planting beneath retained trees shall take into consideration the water requirement of the tree to prevent damage from over or under-watering. Planting beneath oak trees should be avoided. At a minimum, all new irrigation should be directed away from the trunks of oak trees. Do not plant lawns within the root zones of oak trees.

FUEL MANAGEMENT PLAN

The Fuel Management Standards (FMS) address the Lot-based landscaping guidelines for fuel management actions based on vegetation types and outline the process, Owners must follow to implement fuel management.

Lot-specific Fuel Management Plan: The Owner must provide a Lot-specific fuel management plan (FMP) prepared by a consultant who is qualified to make vegetation management and defensible space prescriptions in the wildland-urban interface. The purpose of the FMP is to ensure the general standards outlined in the FMS are sufficient to protect the home and to provide site-specific recommendations for specific features found on the Homeland. Before being implemented, the Lot-specific FMP must be reviewed and approved by The Conservancy and the DRB.

The lot-specific FMP required by the DRB includes California's Department of Forestry and Fire Protection (CalFire) which has instituted a set of rules and guidelines for vegetation management and fire safety for homes in the wildland-urban interface (WUI). The rules adopted by CalFire are to reduce the fuels around homes and allow firefighters a better chance to combat the increasing wildfires that have been occurring in California.

Following regulations set forth by Public Resources Code 4291, vegetative fuel needs to be mitigated in the areas adjacent to the home site and right of way (driveway and road).

To accomplish this, sites are broken down into two (2) "Zones" for the identification of fuel management areas. Fuel management shall be performed in concert will all county, state, and federal regulations, and a qualified biologist shall be called if any sensitive habitat is encountered.

Recommended mitigation treatments and fuel descriptions are by mapped Zones:

- Zone 1 – Homesite area, fuel management is most intense. The zone extends 30 feet from the proposed home and does not extend past property lines.
- Zone 2 – Landscape area, fuel management is less aggressive. The zone extends 30-100 feet from the proposed home. The zone does not extend into neighboring properties.

Fuel Modification

The lot-specific FMP shall be more specific but in general native and non-native grasses, and shrubs shall be cut or mowed to a height of no more than four inches to allow rootstock to remain to hold soils together. Poison oak and vines shall be removed from all tree trunks. Large native shrubs are to be retained in a mosaic fashion to keep native species while still maintaining horizontal spacing. Large pieces of deadwood shall be removed to eliminate fuel jackpots (piles and concentrated areas) and to reduce the risk of insect brooding. Large dead branches shall also be removed from tree crowns to reduce deadfall onto the forest floor.

Fire Defensible Space (PRC 4291 Amended January 1, 2021)

California's Department of Forestry and Fire Protection (CalFire) has instituted a set of rules and guidelines for vegetation management and fire safety for homes in the wildland-urban interface (WUI). These rules have been adopted to reduce the fuels around homes and allow firefighters a better chance to combat the increasing wildfires that have been occurring in California. The law (Public Resource Code 4291) is as follows.

(a) A person who owns, leases, controls, operates, or maintains a building or structure in, upon, or adjoining a mountainous area, forest-covered lands, brush-covered lands, grass-covered lands, or land that is covered with flammable material, shall at all times do all of the following:

(1) (A) Maintain a defensible space of 100 feet from each side and from the front and rear of the structure, but not beyond the property line, except as provided in subparagraph (B). The amount of fuel modification necessary shall consider the flammability of the structure as affected by building material, building standards, location, and type of vegetation. Fuels shall be maintained in a condition so that a wildfire burning under average weather conditions would be unlikely to ignite the structure. This subparagraph does not apply to single specimens of trees or other vegetation that are well-pruned and maintained so as to effectively manage fuels and not form a means of rapidly transmitting fire from other nearby vegetation to a structure or from a structure to other nearby vegetation. The intensity of fuel management may vary within the 100-foot perimeter of the structure, with more intense fuel reductions being utilized between 5 and 30 feet

around the structure, and an ember-resistant zone is required within 5 feet of the structure, based on regulations promulgated by the board, in consultation with the department, to consider the elimination of materials in the ember-resistant zone that would likely be ignited by embers. The promulgation of these regulations by the board is contingent upon an appropriation by the Legislature in the annual Budget Act or another statute for this purpose. Consistent with fuel management objectives, steps should be taken to minimize erosion. For the purposes of this subparagraph, "fuel" means any combustible material, including petroleum-based products and wildland fuels.

(B) A greater distance than that required under subparagraph (A) may be required by state law, local ordinance, rule, or regulation. Clearance beyond the property line may only be required if the state law, local ordinance, rule, or regulation includes findings that the clearing is necessary to significantly reduce the risk of transmission of flame or heat sufficient to ignite the structure, and there is no other feasible mitigation measure possible to reduce the risk of ignition or spread of wildfire to the structure. Clearance on adjacent property shall only be conducted following written consent by the adjacent landowner.

(C) An insurance company that ensures an occupied dwelling or occupied structure may require a greater distance than that required under subparagraph (A) if a fire expert, designated by the director, provides findings that the clearing is necessary to significantly reduce the risk of transmission of flame or heat sufficient to ignite the structure, and there is no other feasible mitigation measure possible to reduce the risk of ignition or spread of wildfire to the structure. The greater distance may not be beyond the property line unless allowed by state law, local ordinance, rule, or regulation.

(2) Remove that portion of a tree that extends within 10 feet of the outlet of a chimney or stovepipe.

(3) Maintain a tree, shrub, or other plant adjacent to or overhanging a building free of dead or dying wood.

(4) Maintain the roof of a structure free of leaves, needles, or other vegetative materials.

(5) Before constructing a new building or structure or rebuilding a building or structure damaged by a fire in an area subject to this section, the construction or rebuilding of which requires a building permit, the owner shall obtain a certification from the local building official that the dwelling or structure, as proposed to be built, complies with all applicable state and local building standards, including those described in subdivision (b) of Section 51189 of the Government Code, and shall provide a copy of the certification, upon request, to the insurer providing course of construction insurance coverage for the building or structure. Upon completion of the construction or rebuilding, the owner shall obtain from the local building official, a copy of the final inspection report that demonstrates that the dwelling or structure was constructed in compliance with all applicable state and local building standards, including those described in subdivision (b) of Section 51189 of the Government Code, and shall provide a copy of the report, upon request, to the property insurance carrier that insures the dwelling or structure.

(b) A person is not required under this section to manage fuels on land if that person does not have the legal right to manage fuels, nor is a person required to enter upon or to alter

property that is owned by any other person without the consent of the owner of the property.

(c) (1) Except as provided in Section 18930 of the Health and Safety Code, the director may adopt regulations exempting a structure with an exterior constructed entirely of nonflammable materials; or, conditioned upon the contents and composition of the structure, the director may vary the requirements respecting the removing or clearing away of flammable vegetation or other combustible growth with respect to the area surrounding those structures.

(2) An exemption or variance under paragraph (1) shall not apply unless and until the occupant of the structure, or if there is not an occupant, the owner of the structure, files with the department, in a form as the director shall prescribe, a written consent to the inspection of the interior and contents of the structure to ascertain whether this section and the regulations adopted under this section are complied with at all times.

(d) The director may authorize the removal of vegetation that is not consistent with the standards of this section. The director may prescribe a procedure for the removal of that vegetation and make the expense a lien upon the building, structure, or grounds, in the same manner that is applicable to a legislative body under Section 51186 of the Government Code.

(e) (1) The board, in consultation with the department, shall develop, periodically update, and post on its Internet website a guidance document on fuels management pursuant to this chapter. The guidance document shall include, but not be limited to, regionally appropriate vegetation management suggestions that preserve and restore native species that are fire resistant or drought tolerant, or both, minimize erosion, minimize water consumption, and permit trees near homes for shade, aesthetics, and habitat; and suggestions to minimize or eliminate the risk of flammability of nonvegetative sources of combustion such as woodpiles, propane tanks, decks, and outdoor lawn furniture.

(2) On or before January 1, 2023, the board, in consultation with the department, shall update the guidance document to include suggestions for creating an ember-resistant zone within five feet of a structure, based on regulations promulgated by the board, in consultation with the department, to consider the elimination of materials in the ember-resistant zone that would likely be ignited by embers. The implementation of this paragraph is contingent upon an appropriation by the Legislature in the annual Budget Act or another statute for this purpose.

(f) (1) The department shall do both of the following:

(A) Recommend to the board the types of vegetation or fuel that are to be excluded from an ember-resistant zone based on the probability that vegetation and fuel will lead to ignition by the ember of a structure as a part of the update to the guidance document pursuant to paragraph (2) of subdivision (e).

(B) Make reasonable efforts to provide notice to affected residents describing the requirements added by the amendments to paragraph (1) of subdivision (a) made in Assembly Bill 3074 of the 2019–20 Regular Session before the imposition of penalties for violating those requirements.

(2) The implementation of this subdivision is contingent upon an appropriation by the Legislature in the annual Budget Act or another statute for this purpose.

(g) (1) The requirement for an ember-resistant zone pursuant to paragraph (1) of subdivision (a) shall not take effect for new structures until the board updates the regulations,

pursuant to paragraph (1) of subdivision (a), and the guidance document, pursuant to paragraph (2) of subdivision (e).

(2) The requirement for an ember-resistant zone pursuant to paragraph (1) of subdivision (a) shall take effect for existing structures one year after the effective date for the new structures.

(h) The department shall not change defensible space inspection practices and forms or enforcement to implement the requirement for an ember-resistant zone until the director makes a written finding, which the director shall post on the department's internet website, that the Legislature has appropriated sufficient resources to do so.

(i) For purposes of this section, a structure for the purpose of an ember-resistant zone shall include any attached deck. This section does not limit the authority of the board or the department to require the removal of fuel or vegetation on top of or underneath a deck pursuant to this section.

(j) As used in this section, "person" means a private individual, organization, partnership, limited liability company, or corporation.

Detailed descriptions of the firebreaks are described in sections (A) and (B) of Public Resource Code 4291. These spacings are to be used in and around home sites.

Zone 1 extends 30 feet out from buildings, structures, decks, etc.

- Maintain a non-combustible zone 0-5 feet from structures.
- Remove all dead plants, grass, and weeds (vegetation).
- Remove dead or dry leaves and pine needles from your yard, roof, and rain gutters.
- Trim trees regularly to keep branches a minimum of 10 feet from other trees.
- Remove branches that hang over your roof and keep dead branches 10 feet away from your chimney.
- Relocate any wood piles into Zone 2.
- Remove or prune flammable plants and shrubs near windows.
- Remove vegetation and items that could catch fire from around and under decks.
- Create a separation between trees, shrubs, and items that could catch fire, such as patio furniture, wood piles, swing sets, etc.

Zone 2 extends 100 feet out from buildings, structures, decks, etc.

- Cut or mow annual grass down to a maximum height of 4 inches.
- Create horizontal spacing between shrubs and trees.
- Create vertical spacing between grass, shrubs, and trees.
- Remove all dead trees.
- Remove fallen leaves, needles, twigs, bark, cones, and small branches. However, they may be permitted to a depth of 3 inches.

AGREEMENT BY LANDOWNER

The following standard conditions are made a part of all Monterey County Forest Management Plans:

A. Management Objectives

1. Minimize erosion to prevent soil loss and siltation.
2. Preserve natural habitats including native forests, understory vegetation, and associated wildlife.
3. Prevent forest fire.
4. Preserve scenic forest canopy as located within the Critical Viewshed (any public viewing area).
5. Preserve landmark trees to the greatest extent possible as defined below.

B. Management Measures

1. Tree Removal: No tree will be removed without a Forest Management Plan or an Amended Forest Management Plan.

2. Application Requirements: Trees proposed for removal will be conspicuously marked by flagging or by paint. The proposed removal of native trees greater than six inches will be the minimum necessary for the proposed development. Removal not necessary for the proposed development will be limited to that required for the overall health and long-term maintenance of the forest, as verified in this plan or subsequent amendments to this plan.

3. Landmark Trees: All landmark trees will be protected from damage if not permitted to be removed as a diseased tree, which threatens to spread the disease to nearby healthy trees, or as a dangerous tree, which presents an immediate danger to human life or structures. Landmark oaks are trees that are visually, historically, or botanically significant specimens or are greater than 24 inches or more in diameter at breast height (DBH), or more than 1,000 years old.

4. Dead Trees: Because of their great value for wildlife habitat (particularly as nesting sites for insect-eating birds) large dead trees will normally be left in place. Smal1er dead trees will normally be removed to reduce the fire hazard. Dead trees may be removed at the convenience of the owner.

5. Thinning: Trees less than six inches in diameter breast height may be thinned to promote the growth of neighboring trees, without first developing a Forest Management Plan.

6. Protection of Trees: All trees other than those approved for removal shall be retained and maintained in good condition. Trimming, where not injurious to the health of the tree, may be performed wherever necessary in the judgment of the owner, particularly to reduce personal safety and fire hazards. Retained trees that are located close to the construction site shall be protected from inadvertent damage by construction equipment through wrapping of trunks with protective materials, bridging or tunneling under major roots where exposed in foundation or utility trenches, and other measures appropriate and necessary to protect the well-being of

the retained trees.

7. Fire prevention: In addition to any measures required by the local California Department of Forestry fire authorities, the owner will;

A) Maintain a spark arrester screen atop each chimney.
B) Maintain spark arresters on gasoline-powered equipment.
C) Establish a "greenbelt" by keeping vegetation in a green growing condition to a distance of at least 50 feet around the house.
D) Break up and clear away any dense accumulation of dead or dry underbrush or plant litter, especially near landmark trees and around the greenbelt.

8. Use of fire (for clearing, etc.): Open fires will be set or allowed on the parcel only as a forest management tool under the direction of the Department of Forestry authorities, pursuant to local fire ordinances and directives.

9. Clearing Methods: Brush and other undergrowth, if removed, will be cleared through methods, which will not materially disturb the ground surface. Hand grubbing, crushing, and mowing will normally be the methods of choice

10. Irrigation: To avoid further depletion of groundwater resources, prevent root diseases, and otherwise maintain favorable conditions for the native forest, the parcel will not be irrigated except within developed areas. Caution will be exercised to avoid overwatering around trees.

11. Exotic Plants: Care will be taken to eradicate and avoid the introduction of the following pest species:

A) Pampas grass
B) Genista (Scotch broom, French broom)
C) Eucalyptus (large types)

Amendments

The Monterey County Director of Planning may approve amendments to this plan, provided that such amendments are consistent with the provisions of the discretionary permit or building submittal. Amendments to this Forest Management Plan will be required for proposed tree removal not shown as part of this Plan when the proposed removal fans within the description of a Forest Management Plan or Amendment to an existing Forest Management Plan.

Amended Forest Management Plan

A) An amended Forest Management Plan shall be required when:

1. The Monterey County Director of Planning has previously approved a Forest Management Plan for the parcel.
2. The proposed tree removal as reviewed as part of a development has not been shown in the previously approved Forest management plan

B) At a minimum, the Amended Forest Management Plan shall consist of:

1. A plot showing the location, type, and size of each tree proposed for removal, as well as the location and type of trees to be replanted,
2. A narrative describing reasons for the proposed removal, alternatives to minimize the amount and impacts of the proposed tree removal, tree replanting information, and justification for the removal of trees outside of the developed area is proposed.

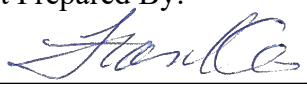
Compliance

It is further understood that failure to comply with this Plan will be considered a failure to comply with the conditions of the Use Permit.

Transfer of Responsibility

This plan is intended to create a permanent forest management program for the site. It is understood, therefore, that in the event of a change of ownership, this plan shall be as binding on the new owner as it is on the present owner. As a permanent management program, this Plan will be conveyed to the future owner upon the sale of the property.

Report Prepared By:



Frank Ono, SAF Member #48004 & ISA Arborist #WE-0536A — September 30, 2023 Date

Recommendations Agreed to by landowner:

_____ _____
Landowner — Date

Forest Management Plan approved by:

_____ _____
Director of Planning — Date

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Tree Chart

The following chart shows trees located within the homeland area, not all trees were tagged and inventoried due to slope and/or inaccessibility)
Chart – Key CLO - Coast live oak (*Quercus agrifolia*), VO Valley oak (*Quercus lobata*), Bay – Madrone (*Arbutus menziesii*)
Highlighted rows are landmark size (24" diameter or greater)

Tree #	DBH	D2	Species	Height	Spread	CRZ	Health	Structure	Remove	Comments
202	15	6	Coast live oak	30	25	12	Fair	Fair		
203	6		Coast live oak	10	6	7	Fair	Fair	x	Driveway
204	15		Coast live oak	30	25	12	Fair	Fair		
205	51		Valley oak	15	0	0	Dead	Poor		
206	14		Valley oak	0	0	0	Dead	Poor	x	Driveway
207	20		Coast live oak	40	30	15	Fair	Fair		
208	15		Coast live oak	35	25	10	Fair	Fair		
209	23		Coast live oak	30	30	15	Fair	Fair		
210	15		Coast live oak	35	25	15	Fair	Fair		
211	45		Valley oak	0	0	0	Dead	Poor		
212	35		Coast live oak	45	30	20	Fair	Fair		
501	19		Valley oak	40	25	12	Fair	Poor		Codominant Stems
502	15		Coast live oak	30	20	10	Fair	Fair		
503	11		Coast live oak	12	15	7	Fair	Fair		
504	15	11	Valley oak	40	25	12	Fair	Fair		
505	16	15	Valley oak	40	25	12	Fair	Poor		Codominant Stems
506	15	11	Valley oak	30	30	15	Fair	Poor		Codominant Stems, 11" stem is dead
507	15		Valley oak	35	15	7	Fair	Fair		
508	13		Valley oak	30	20	10	Fair	Fair		
509	7		Coast live oak	15	10	5	Fair	Poor		Severe Bow
510	31		Valley oak	40	35	17	Fair	Fair		
511	11	6	Madrone	25	10	5	Fair	Fair		Double Stem

Tree #	DBH	D2	Species	Height	Spread	CRZ	Health	Structure	Remove	Comments
512	7		Madrone	20	10	5	Fair	Fair		
513	6		Coast live oak	10	8	4	Fair	Fair		Suppressed
514	6		Madrone	15	8	4	Fair	Poor		Misshaped Stem
515	6		Madrone	20	8	4	Fair	Fair		
516	6		Madrone	20	8	4	Fair	Fair		
517	15		Valley oak	15	12	6	Fair	Poor		Codominant Stems
518	6		Coast live oak	10	8	4	Fair	Fair		Suppressed
519	10		Valley oak	25	6	3	Dead	Fair		
520	6		Madrone	20	8	4	Fair	Fair		
521	18	15	Madrone	20	10	5	Fair	Fair		Double Stem
522	6		Madrone	15	6	3	Fair	Fair		
523	8		Madrone	20	10	5	Fair	Fair		
524	6		Madrone	25	10	5	Fair	Fair		
525	15	15	Madrone	35	20	10	Fair	Fair		Double Stem
526	16		Madrone	35	25	12	Fair	Fair		
527	13		Madrone	25	15	7	Fair	Fair		
528	8		Madrone	15	10	5	Fair	Fair		
529	6		Valley oak	15	10	5	Fair	Fair		
530	13	8	Coast live oak	15	15	7	Fair	Fair		Double Stem
531	25		Coast live oak	25	25	12	Fair	Fair		
532	6		Valley oak	10	8	4	Fair	Fair		
533	6		Madrone	20	6	3	Fair	Fair		
534	6		Madrone	20	6	3	Fair	Fair		
535	26		Madrone	30	15	7	Fair	Fair		
536	10		Valley oak	20	15	7	Fair	Fair		
537	20		Valley oak	25	20	10	Poor	Fair		Stem Decay
538	20		Madrone	30	25	12	Fair	Fair		

Tree #	DBH	D2	Species	Height	Spread	CRZ	Health	Structure	Remove	Comments
539	30		Valley oak	15	20	10	Dead	Fair		
540	27		Coast live oak	30	30	15	Fair	Fair		
542	8		Valley oak	25	8	4	Fair	Fair		
543	8		Valley oak	25	10	5	Dead	Fair		
544	15		Valley oak	35	12	6	Fair	Fair		
545	15		Valley oak	15	15	7	Fair	Fair		
546	12		Madrone	25	10	5	Fair	Fair		
547	10		Valley oak	30	12	6	Fair	Poor		Severe Sweep
548	8		Valley oak	20	12	6	Fair	Fair		
549	7		Valley oak	30	15	7	Fair	Fair		
550	6		Valley oak	15	10	5	Fair	Fair		
551	13		Valley oak	15	15	7	Fair	Fair		
552	15	12	Valley oak	25	20	10	Fair	Fair		Double Stem
553	9	8	Madrone	25	15	7	Fair	Fair		Double Stem
554	6		Madrone	20	10	5	Fair	Fair		
555	15	14	Valley oak	25	30	15	Fair	Fair		Double Stem
556	8		Valley oak	25	10	5	Fair	Fair		
557	8	6	Valley oak	25	20	10	Fair	Fair		Double Stem
558	8		Valley oak	25	10	5	Fair	Fair		
559	8		Madrone	15	10	5	Fair	Fair		
560	6		Valley oak	15	6	3	Fair	Fair		
561	23		Coast live oak	35	40	20	Fair	Fair		
562	9		Valley oak	35	12	6	Fair	Fair		
563	7		Madrone	25	12	6	Poor	Fair		Dying Crown
564	8		Valley oak	20	15	7	Fair	Fair		
565	7	7	Valley oak	20	15	7	Fair	Fair		Double Stem
566	27		Coast live oak	45	40	20	Fair	Fair		
567	6		Valley oak	15	8	4	Fair	Fair		

Tree #	DBH	D2	Species	Height	Spread	CRZ	Health	Structure	Remove	Comments
568	8		Valley oak	15	10	5	Fair	Fair		
569	6	6	Valley oak	15	8	4	Fair	Fair		
570	7		Valley oak	20	8	4	Fair	Fair		
571	19		Coast live oak	35	25	12	Fair	Fair		
572	8		Valley oak	20	8	4	Fair	Fair		
573	20		Coast live oak	35	30	15	Fair	Fair		
574	10		Valley oak	35	15	7	Fair	Fair		
575	11		Coast live oak	30	25	12	Fair	Fair	x	Remove Building
576	6		Valley oak	30	15	7	Fair	Fair	x	Remove Wall
577	20		Coast live oak	30	25	12	Fair	Fair	x	Remove Driveway
578	15		Valley oak	25	12	6	Fair	Fair	x	Remove Building
579	11		Valley oak	20	12	6	Poor	Fair	x	Thinning Crown, Remove Building
580	11		Valley oak	20	10	5	Fair	Fair	x	Remove Building
581	15		Valley oak	20	15	7	Fair	Fair		
582	15		Valley oak	20	15	7	Fair	Fair		Adjacent deck
583	15		Valley oak	15	15	7	Fair	Fair		
584	23	23	Valley oak	30	4	20	Fair	Fair	x	Double Stem, Remove Building
585	8	8	Valley oak	25	12	6	Poor	Fair	x	Remove Building, Thinning Crown
586	15		Valley oak	30	12	5	Fair	Fair	x	Remove Building
587	15		Valley oak	30	10	5	Fair	Fair	x	Remove Building
588	15	,15,15,15	Coast live oak	40	45	22	Fair	Fair		
589	13		Coast live oak	15	15	7	Fair	Fair		
590	15		Coast live oak	25	20	10	Fair	Fair		
591	11		Valley oak	8	0	0	Dead	Fair		Snag
592	21		Coast live oak	35	35	17	Fair	Fair		
593	21		Coast live oak	35	25	12	Fair	Fair		
594	20	13	Coast live oak	35	35	17	Fair	Fair		Double Stem
595	20		Valley oak	25	30	15	Fair	Fair	x	Remove Building

Tree #	DBH	D2	Species	Height	Spread	CRZ	Health	Structure	Remove	Comments
596	13		Valley oak	15	0	0	Dead	Fair	x	Remove Building
597	17		Coast live oak	25	30	15	Fair	Fair	x	Remove Building
598	18		Valley oak	15	12	6	Fair	Fair	x	Remove Building
599	15	8	Coast live oak	25	15	7	Fair	Fair	x	Double Stem, Remove Building
600	6		Valley oak	15	0	0	Dead	Fair	x	Remove Building
601	25		Valley oak	30	20	10	Fair	Fair	x	Remove Building
602	15		Valley oak	25	12	6	Fair	Fair	x	Remove Building
603	15		Valley oak	25	12	6	Fair	Fair	x	Remove Building
603.1	18		Valley oak	35	15	7	Fair	Fair	x	Remove Building
604	26		Coast live oak	30	25	12	Fair	Fair		
605	6		Coast live oak	15	0	0	Dead	Fair		
606	19		Coast live oak	30	20	10	Fair	Fair		
607	8	8	Valley oak	30	20	10	Fair	Fair		
608	35		Coast live oak	35	30	15	Fair	Fair		
609	8		Valley oak	8	10	5	Fair	Poor		Severe Lean
610	15		Valley oak	30	15	7	Fair	Fair		
611	21		Coast live oak	40	35	17	Fair	Fair		
612	15		Valley oak	10	0	0	Dead	Fair		Snag
613	19		Valley oak	30	20	10	Fair	Fair		
614	15		Valley oak	20	20	10	Fair	Fair		
615	12		Valley oak	30	15	7	Fair	Fair		
616	15		Valley oak	20	20	10	Fair	Fair		
617	21	20	Valley oak	35	25	12	Fair	Fair		Double Stem
618	15	15	Valley oak	25	20	10	Fair	Fair		Double Stem
619	25		Valley oak	40	30	15	Fair	Fair		
620	16		Valley oak	35	25	12	Fair	Fair		
621	20		Valley oak	25	15	7	Fair	Fair		
622	17		Coast live oak	25	20	10	Fair	Fair		

Tree #	DBH	D2	Species	Height	Spread	CRZ	Health	Structure	Remove	Comments
623	13		Valley oak	35	12	6	Fair	Fair		
624	23	15	Valley oak	40	35	17	Fair	Fair		Double Stem
625	14		Valley oak	30	25	12	Fair	Fair		
626	15		Valley oak	35	25	12	Fair	Fair		
627	15		Valley oak	30	20	10	Fair	Fair		
628	6		Coast live oak	8	8	4	Fair	Fair		
629	6		Valley oak	10	8	4	Fair	Fair		
630	19		Valley oak	40	30	15	Fair	Fair		
631	6		Coast live oak	8	10	5	Fair	Fair		
632	15		Coast live oak	30	30	15	Fair	Fair		
633	8		Coast live oak	25	12	6	Fair	Fair		
634	19	19	Valley oak	35	30	15	Fair	Fair		Double Stem
635	24		Valley oak	35	20	10	Fair	Fair		
636	24		Valley oak	12	0	0	Dead	Fair		Snag
637	16		Valley oak	35	12	6	Fair	Fair		
638	6		Valley oak	30	8	4	Fair	Fair		
639	15		Valley oak	20	8	4	Fair	Fair		
640	6		Valley oak	15	0	0	Dead	Fair		Snag
641	20		Valley oak	35	20	10	Fair	Fair		
642	12		Valley oak	30	15	7	Fair	Fair	x	Driveway
643	8		Valley oak	12	0	0	Dead	Fair	x	Snag, driveway
644	8		Coast live oak	10	12	6	Fair	Fair	x	Driveway
645	6		Valley oak	15	0	0	Dead	Fair	x	Snag, Driveway
646	9		Valley oak	15	8	4	Fair	Fair	x	Driveway
647	11		Valley oak	15	0	0	Dead	Fair	x	Snag, Driveway
648	9		Valley oak	30	6	3	Poor	Poor		Dying Crown, Misshapen Stem
649	15		Valley oak	30	12	6	Fair	Poor		Codominant Stems
650	16		Valley oak	12	0	0	Dead	Fair		Snag

Tree #	DBH	D2	Species	Height	Spread	CRZ	Health	Structure	Remove	Comments
651	16		Valley oak	15	10	5	Fair	Poor		Severe sweep
652	15		Valley oak	20	10	5	Fair	Fair		
653	8		Valley oak	12	12	6	Fair	Fair		
654	15		Valley oak	30	25	12	Fair	Fair		
655	11		Coast live oak	30	30	15	Fair	Fair		
656	28		Coast live oak	35	35	17	Fair	Fair		
657	15		Valley oak	25	25	12	Fair	Poor		Severe lean
658	16		Coast live oak	20	15	12	Fair	Fair		
659	6		Madrone	15	12	6	Fair	Fair		
660	21		Valley oak	30	20	10	Fair	Fair		
661	15		Coast live oak	25	30	15	Fair	Fair		
662	15		Valley oak	30	15	7	Fair	Fair		
663	20		Coast live oak	40	30	15	Fair	Poor		Severe Lean
664	15		Valley oak	30	15	7	Fair	Fair		
665	6		Valley oak	30	8	4	Fair	Fair		
666	14		Coast live oak	30	15	7	Fair	Fair		
667	15		Coast live oak	25	30	15	Fair	Fair		
668	11		Valley oak	30	30	15	Fair	Fair		
669	10		Valley oak	30	15	7	Fair	Fair		
670	8		Valley oak	25	15	7	Poor	Fair		Dying Crown,
671	8		Valley oak	30	10	5	Fair	Fair		
672	18		Valley oak	35	15	7	Fair	Fair		
673	6		Valley oak	20	0	0	Dead	Fair		Snag
674	18	15	Valley oak	35	25	12	Fair	Fair		Double Stem
675	20	15	Valley oak	40	35	17	Fair	Fair		
676	6		Coast live oak	6	6	3	Fair	Fair		
677	15		Coast live oak	30	25	12	Fair	Fair		
678	15		Valley oak	35	30	15	Fair	Fair		

Tree #	DBH	D2	Species	Height	Spread	CRZ	Health	Structure	Remove	Comments
679	6		Valley oak	25	10	5	Fair	Fair		
680	6		Coast live oak	20	12	6	Fair	Fair		
681	6		Coast live oak	10	6	3	Poor	Fair		Suppressed
682	11		Coast live oak	20	15	7	Fair	Fair		
683	6		Valley oak	25	15	7	Fair	Fair		
684	23		Madrone	35	20	10	Fair	Fair		
685	6		Coast live oak	12	12	6	Fair	Fair		
686	20		Valley oak	40	40	20	Fair	Fair		
687	20		Valley oak	35	30	15	Fair	Poor		Severe Lean
688	23		Coast live oak	35	35	17	Fair	Fair		
689	8		Coast live oak	10	12	6	Fair	Fair		
690	18		Valley oak	30	35	17	Fair	Fair		
691	8		Valley oak	25	15	7	Fair	Fair		
691.1	6		Valley oak	8	0	0	Dead	Fair		Snag
692	6		Valley oak	15	0	0	Dead	Fair		Snag
693	15		Valley oak	30	25	12	Fair	Fair		
694	10		Coast live oak	35	15	7	Fair	Fair		
695	6		Coast live oak	40	25	12	Fair	Fair		
696	19		Coast live oak	40	30	15	Fair	Fair		
697	13		Coast live oak	40	35	17	Fair	Fair		
698	13		Madrone	30	25	12	Fair	Fair		
699	35		Valley oak	45	55	22	Poor	Fair		Severe Stem Decay, Termites

HOMELAND BOUNDARY

HOMELAND BOUNDARY

LEGEND

- EXISTING TREE: PRESERVE AND PROTECT
- EXISTING TREE: TO BE REMOVED
- TREE PROTECTION FENCING: SEE NOTES BELOW - FENCING WILL BE SHOWN INSTALLED FOLLOWING THIS PLAN AND THE TREE RESOURCE ASSESSMENT AND MANAGEMENT PLAN PREPARED BY FRANK ONO AND DATED 9/30/2023.

REFERENCE NOTES

1. REMOVE LIMBS THAT ARE LEANING TOWARD HOUSE AT THE DIRECTION OF THE PROJECT ARBORIST.
2. MITIGATION TREE PLANTING ZONES: MITIGATION TREES TO BE 5 GAL COAST LIVE OAKS AND VALLEY OAKS.
SEE SHEET L-1.2 FOR MITIGATION PLANTING.

TREE REMOVAL LIST

TREE # PER ARBORIST REPORT	SPECIES	DBH	
TREE REMOVAL - 6" - 23"			
203	COAST LIVE OAK	6"	
206	UNKNOWN	14"	DEAD
575	COAST LIVE OAK	11"	
576	VALLEY OAK	6"	
577	COAST LIVE OAK	20"	
578	VALLEY OAK	15"	
579	VALLEY OAK	11"	
580	VALLEY OAK	11"	
584	VALLEY OAK	23, 23"	
585	VALLEY OAK	8, 8"	
586	VALLEY OAK	15"	
587	VALLEY OAK	15"	
595	VALLEY OAK	20"	
596	VALLEY OAK	13"	DEAD
597	COAST LIVE OAK	17"	
598	VALLEY OAK	18"	
599	COAST LIVE OAK	15, 8"	
600	VALLEY OAK	6"	DEAD
602	VALLEY OAK	15"	
603	VALLEY OAK	15"	
603.1	VALLEY OAK	18"	
642	VALLEY OAK	12"	
643	VALLEY OAK	8"	DEAD
644	COAST LIVE OAK	8"	
645	VALLEY OAK	6"	DEAD
646	VALLEY OAK	9"	
647	VALLEY OAK	11"	DEAD
SUBTOTAL		27	
TOTAL DEAD		6	
TOTAL ALIVE		21	
MITIGATION REQUIREMENT AT 3:1			
TOTAL - 63			
TREE REMOVAL - 24" + LANDMARK TREE			
601	VALLEY OAK	25"	
TOTAL		1	
MITIGATION REQUIREMENT AT 5:1			
TOTAL - 5			

TOTAL MITIGATION - 68

TREE PROTECTION NOTES

NO SIGNIFICANT TREE AS DEFINED BY THE SANTA LUCIA PRESERVE OR MONTEREY COUNTY MAY BE REMOVED OR TRIMMED UNLESS AUTHORIZED BY THESE PROJECT DOCUMENTS INCLUDING THE ONO CONSULTING CONSTRUCTION IMPACT ASSESSMENT AND MANAGEMENT PLAN.

1) TREE PROTECTION ZONES (TPZ) - ESTABLISH A TPZ FOR TREES TO REMAIN AS SHOWN ON PLANS BY INSTALLING METAL LINK OR HIGH VISIBILITY PLASTIC FENCING (MINIMUM 5 FEET HIGH) SUPPORTED BY WOOD OR METAL STAKES ALONG THE LIMITS OF GRADING WHEREVER THEY OCCUR WITHIN 20' OF ITS TRUNK. FENCED AREAS SHALL BE MAINTAINED IN A NATURAL CONDITION AND NOT COMPACTED.

2) NO STORAGE OF EQUIPMENT OR CONSTRUCTION MATERIALS OR PARKING OF VEHICLES OR OPERATION OF EQUIPMENT IS PERMITTED WITHIN THE TPZ.

3) NO SOIL MAY BE REMOVED FROM WITHIN THE DRIPLINE OF ANY TREE AND NO FILL OF ADDITIONAL SOIL CAN EXCEED TWO INCHES (2") WITHIN THE DRIPLINES OF TREES, UNLESS IT IS PART OF APPROVED CONSTRUCTION AND IS REVIEWED BY THE PROJECT ARBORIST.

4) EXCAVATION SHALL BE MINIMIZED IN TREE ROOT ZONES. CONTRACTOR TO CONSIDER UTILITY TRENCH ALIGNMENTS PRIOR TO BEGINNING EXCAVATION TO MINIMIZE ENCROACHMENT INTO ROOT ZONES. ROOTS EXPOSED BY EXCAVATION MUST BE PRUNED CLEANLY AND RE-COVERED AS QUICKLY AS POSSIBLE TO PROMOTE CALLUSING, CLOSURE AND HEALTHY REGROWTH. WHERE EXCAVATION IS WITHIN TREE DRIPLINES, THE PROJECT ARBORIST SHALL REVIEW ON SITE DURING EXCAVATION AND ADVISE ON BEST METHODS TO MINIMIZE DAMAGE TO TREE. ALL ROOTS OVER 1" TO BE CUT CLEANLY WITH A SAW. EXPOSED ROOTS SHOULD BE DRAPED IMMEDIATELY WITH AT LEAST TWO LAYERS OF UNTREATED BURLAP OR CARPETS SECURED TO COVER THE EXCAVATED SURFACE TO A DEPTH OF 3 FEET. BURLAP OR CARPETING (OR TEMPORARY FILL) SHALL BE SOAKED NIGHTLY AND KEPT IN PLACE UNTIL THE EXCAVATED SURFACE IS BACKFILLED AND WATERED.

5) SELECTIVELY PRUNE ANY TREE CROWNS THAT LEAN INTO THE CONSTRUCTION AREA. PRUNING TO BE DONE UNDER THE SUPERVISION OF THE PROJECT ARBORIST. CROWNS OF TREES THAT LEAN INTO THE CONSTRUCTION AREA SHOULD BE PRUNED PRIOR TO COMMENCEMENT OF EXCAVATION AND CONSTRUCTION TO MINIMIZE POTENTIAL FOR INADVERTENT DAMAGE.

6) ALL TREE WORK SHALL BE PERFORMED BY PROFESSIONAL, QUALIFIED TREE SERVICE PERSONAL AND SHALL BE MONITORED BY THE PROJECT ARBORIST. OAKS SHALL NOT BE TRIMMED DURING SPRING AND EARLY SUMMER WHEN NEW GROWTH IS MOST RAPID.

FOR ADDITIONAL INFORMATION REGARDING TREE PROTECTION/REMOVAL SEE FISCHELL RESIDENCE TREE RESOURCE ASSESSMENT AND MANAGEMENT PLAN PREPARED BY ONO CONSULTING. ALL TREE PROTECTION MEASURES DESCRIBED IN THE REPORT ARE TO BE FOLLOWED AT ALL TIMES DURING CONSTRUCTION.
DATED: JUNE 1, 2022.

SCALE: 1/16"= 1'-0"

0 16 32 48 N

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT — SARAH PHILLIPS — NO. 6525 — Signature — 11-30-23 — Renewal Date — 10-05-23 — Date — STATE OF CALIFORNIA

PROJECT NAME:

FISCHELL-MILLLER RESIDENCE

PROJECT ADDRESS:

40 ARROYO SEQUOIA
CARMEL, CA 93923

APN: 239-091-040

ISSUANCE:

DESIGN REVIEW BOARD FINAL REVIEW

PROJECT NO: 2022-05
DATE: 10/05/2023

REVISIONS:

DATE	DESCRIPTION

SHEET NAME:

TREE REMOVAL PLAN

SHEET NO:

L-1.1

G:\.shortcut-targets-by-id\1UT5bqxKJXUiHsYLVRKJga3OHRPDj3BhD\2022-05 Fischell Miller Residence SLP\CAD\2022-05_L-1.0 Fuel Mgmt.dwg 9/29/2023

HOMELAND BOUNDARY

HOMELAND BOUNDARY

WATER VAULT

105
263.60
CONTROL

TREE MITIGATION NOTES

MITIGATION TREES TO BE 5 GAL. COAST LIVE OAKS AND VALLEY OAKS.

QUERCUS AGRIFOLIA (COAST LIVE OAK) - 18
QUERCUS LOBATA (VALLEY OAK) - 50
TOTAL - 68

TREES TO BE TEMPORARILY IRRIGATED FOLLOWING PLANTING FOR FIVE YEARS.

IRRIGATION TO BE INSTALLED ABOVE THE GROUND AND TO INCLUDE DRIP EMITTERS AT EACH TREE CONTROLLED VIA AN AUTOMATIC VALVE.

THE HOME OWNER SHALL BE RESPONSIBLE FOR MAINTAINING AND REPLACING TREES DURING THE FIVE YEAR MAINTENANCE PERIOD.

DURING THE FIVE-YEAR MAINTENANCE PERIOD, DEAD OR DYING TREES SHALL BE REPLACED WITH TREES OF THE SAME SPECIES AND SIZE - AT THE END OF THE FIVE-YEAR PERIOD, ALL DEAD OR DYING TREES SHALL BE REPLACED AT THE PROJECT PROPONENT'S COST AND MAINTAINED ACCORDINGLY.

MITIGATION TREE: THREE 5 GAL. COAST LIVE OAKS - EACH SYMBOL SHALL REPRESENT THREE TREES PLANTED IN THE SAME HOLE.

MITIGATION TREE - THREE 5 GAL. VALLEY OAKS - EACH SYMBOL SHALL REPRESENT THREE TREES PLANTED IN THE SAME HOLE.

SCALE: 1/16"= 1'-0"

0 16 32 48 N

SEVEN SPRINGS STUDIO
LANDSCAPE ARCHITECTS

2548 EMPIRE GRADE
SANTA CRUZ, CA 95060
831.466.9617

LICENSED LANDSCAPE ARCHITECT
SARAH PHILLIPS
NO. 6323
Signature
11-30-23
Renewal Date
10-05-23
Date
STATE OF CALIFORNIA

PROJECT NAME:

FISCHELL-MILLLER RESIDENCE

PROJECT ADDRESS:

40 ARROYO SEQUOIA
CARMEL, CA 93923

APN: 239-091-040

ISSUANCE:

DESIGN REVIEW BOARD FINAL REVIEW

PROJECT NO: 2022-05
DATE: 10/05/2023

REVISIONS:

DATE	DESCRIPTION

SHEET NAME:

TREE MITIGATION PLAN

SHEET NO:

L-1.2

G:\.shortcut-targets-by-id\1UT5kqxKuXUjHhsYLVRkJga3OHRPDj3BhD\2022-05 Fischell Miller Residence SLP\CAD\2022-05_L-1.0 Fuel Mgmt.dwg 9/29/2023

Exhibit G

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LOT-SPECIFIC FUEL MANAGEMENT PLAN

SEPTEMBER 28, 2023

DOCUMENT PREPARED IN COORDINATION WITH:

SANTA LUCIA PRESERVE

SANTA LUCIA CONSERVANCY

LOT 115 FUEL MANAGEMENT PLAN

40 ARROYO SEQUOIA; APN 239-091-040

PREPARED BY BENJAMIN R. EICHORN

CENTRAL COAST LAND MANAGEMENT

CERTIFIED WILDFIRE MITIGATION SPECIALIST NFPA

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LOT 115 FUEL MANAGEMENT PLAN

PURPOSES

This Lot-Specific Fuel Management Plan ("Plan") has been prepared by Benjamin R. Eichorn, NFPA - Certified Wildfire Mitigation Specialist and owner of Central Coast Land Management, for the homeowners, Tim and Anne Fischell, and has been reviewed and approved by the Santa Lucia Conservancy. The purposes of this Plan are to guide the implementation of vegetation management and to provide for the Owner sufficient defensible space and fire safety around the home on Lot 115, as required by California Public Resources Code 4291, while still maintaining the natural and aesthetic values of the Santa Lucia Preserve. This plan is pursuant to the Fuel Management Plan for the Santa Lucia Preserve as it may be updated from time to time, to implement the vegetation treatments outlined in the Fuel Management Standards for the Santa Lucia Preserve, available from the Conservancy's webpage (http://www.slconservancy.org/), attached hereto and incorporated by reference herein.

The Santa Lucia Conservancy's wildfire related responsibilities are to ensure the protection of the natural values protected by the easements. The Santa Lucia Conservancy reviews and approves all lot-specific fuel management plans, as they are developed and updated from time to time, prior to their implementation. Conservancy staff are also available to offer support and guidance in landowners' efforts to plan and implement fuel management activities.

It is important to note that the creation of a Lot-Specific Fuel Management Plan and subsequent implementation of the prescribed treatments found below do not guarantee that the property will be 100% fire-safe, but it will improve fire-fighter safety and lessen potential structural damage.



VICINITY MAP

CURRENT CONDITIONS

Through a site visit on August 14, 2023, the following conditions were observed by Benjamin Eichorn (all photos by Benjamin R. Eichorn).



FIGURE 1. PHOTO OF LOT 115 TYPICAL VEGETATION.

STRUCTURES

There is one Main Residence planned for construction within the Homeland. The proposed hardscape surrounding the home and the driveway leading to the home represent 24,613 square feet (including the portion of the driveway that passes through Lot 116).

LOCATION

Lot 115 is located in the southeastern portion of The Preserve, at 40 Arroyo Sequoia. Lot 115 has a 2.691-acre Homeland situated in the Southeast portion of a 36.68 acre Lot. Lot 115 abuts Lot 116 to the northwest, Lot 114 to the North, Lot Parcel S to the East, Lot Parcel J to the South, and Lot 117 to the West.

The property can be accessed via Rancho San Carlos Road or Robinson Canyon Road. For purposes of this Plan, Rancho San Carlos Road will be considered the primary access route. After entering through the Gatehouse of the Santa Lucia Preserve, proceed straight on Rancho San Carlos Road until Ranch San Carlos Road dead ends into Robinson Canyon Road. Exit the Preserve gate and turn right onto Robinson

Canyon Road. Travel straight on Robinson Canyon Road and turn left, re-entering the Preserve gate onto San Clemente Trail. Travel straight on San Clemente Trail and turn right onto Arroyo Sequoia. Follow Arroyo Sequoia to Lot 115, 40 Arroyo Sequoia, at the end of the roundabout on Arroyo Sequoia. Note that Lot 115 shares a driveway with Lot 116, 38 Arroyo Sequoia (lot 115 is on the left, 116 on the right).

Fire station distances and estimated drive times are provided in Table 1 below.

Station Name	Address	Distance (in miles)	Drive Time (minutes, est.)
Santa Lucia Preserve Corporate Yard	121 Rancho San Carlos Road	2.7	5-10
Santa Lucia Preserve Gatehouse	1 Rancho San Carlos Road	11.6	25-30
Cypress Fire Department	3775 Rio Road	15.5	35
Mid Valley #5 Fire Department	8455 Carmel Valley Road	10.8	25-30

TABLE 1. FIRE STATION LOCATION, DISTANCE FROM LOT 115 AND ESTIMATED DRIVE TIME.



FIGURE 2. AERIAL MAP OF LOT 115. THICK LINES ARE PARCEL BOUNDARIES, THIN LINES ARE HOMELAND BOUNDARIES.

ROADS OR TRAILS

Lot 115 is accessed from Rancho San Carlos Road, as described above. The driveway to the residence from the named road is narrow, shared with Lot 116, and is more than 900 feet in length. The driveway traverses a moderate to steep grade, containing multiple turns. The driveway does not pose a hindrance to access or maintenance but offers few places for two vehicles to pass one another.

To exit The Preserve, travel north, down the driveway to Arroyo Sequoia. Proceed on Arroyo Sequoia to San Clemente Trail, turn left, exit the Preserve gate, and turn right onto Robinson Canyon Road. Then turn left onto Rancho San Carlos Road, reentering through the Preserve gate, and proceed straight on Rancho San Carlos Road to the Preserve Gate House.

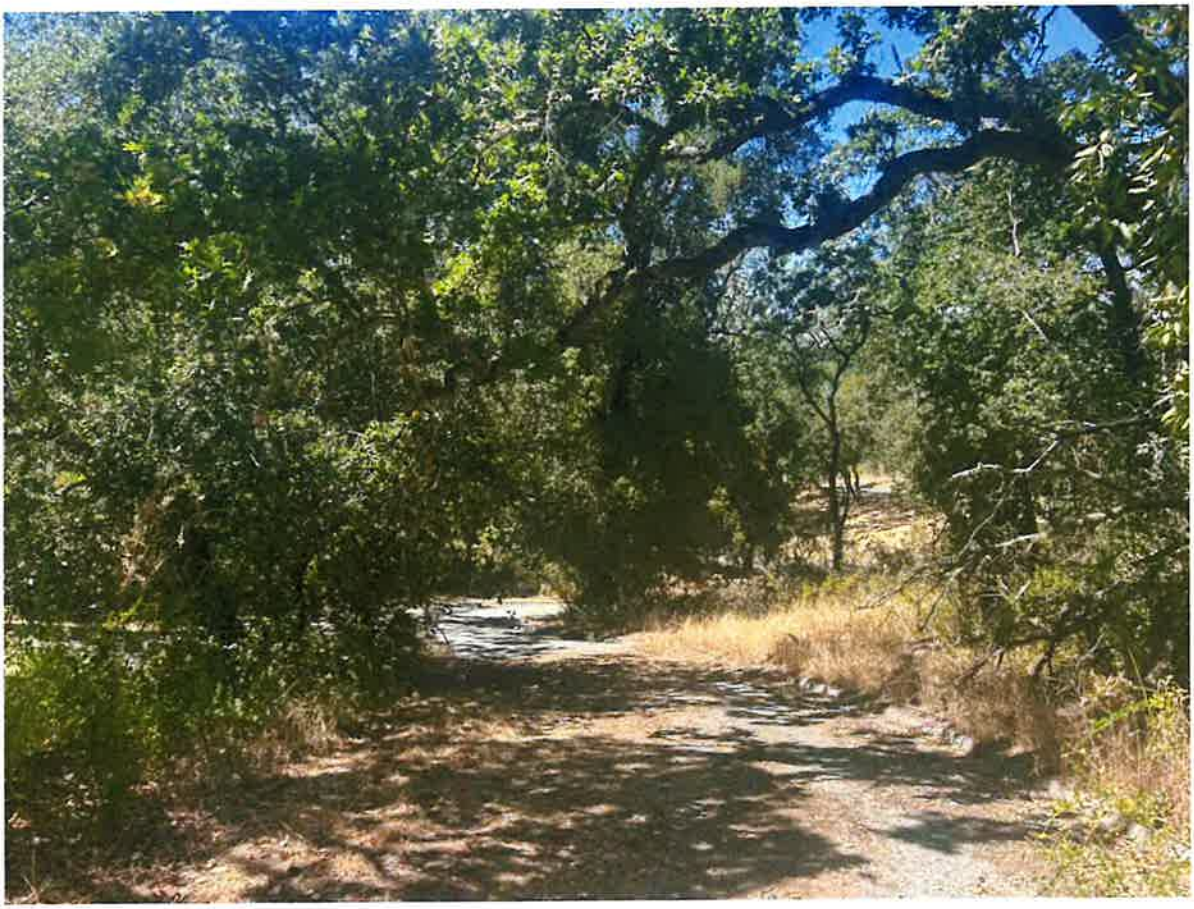


FIGURE 3. PHOTO OF LOT 115'S ACCESS ROUTE.

TERRAIN

The lot is located on a small ridge, with slopes oriented to the North, East and Southeast, offering expansive views of the Santa Lucia Range. The entire lot is best characterized by moderate to steeply sloped terrain, with an elevation range of 1,500 to 2,150 feet. The terrain on the Homeland and Openlands does not restrict fuel management, though hand work may be necessary in steeper areas less than are accessible for equipment, particularly the Oak Savannah zone to the Southeast of the proposed home.

The predominant wind flows through the area from the northwest, except for north/northeasterly "offshore" seasonal winds in the fall and winter.

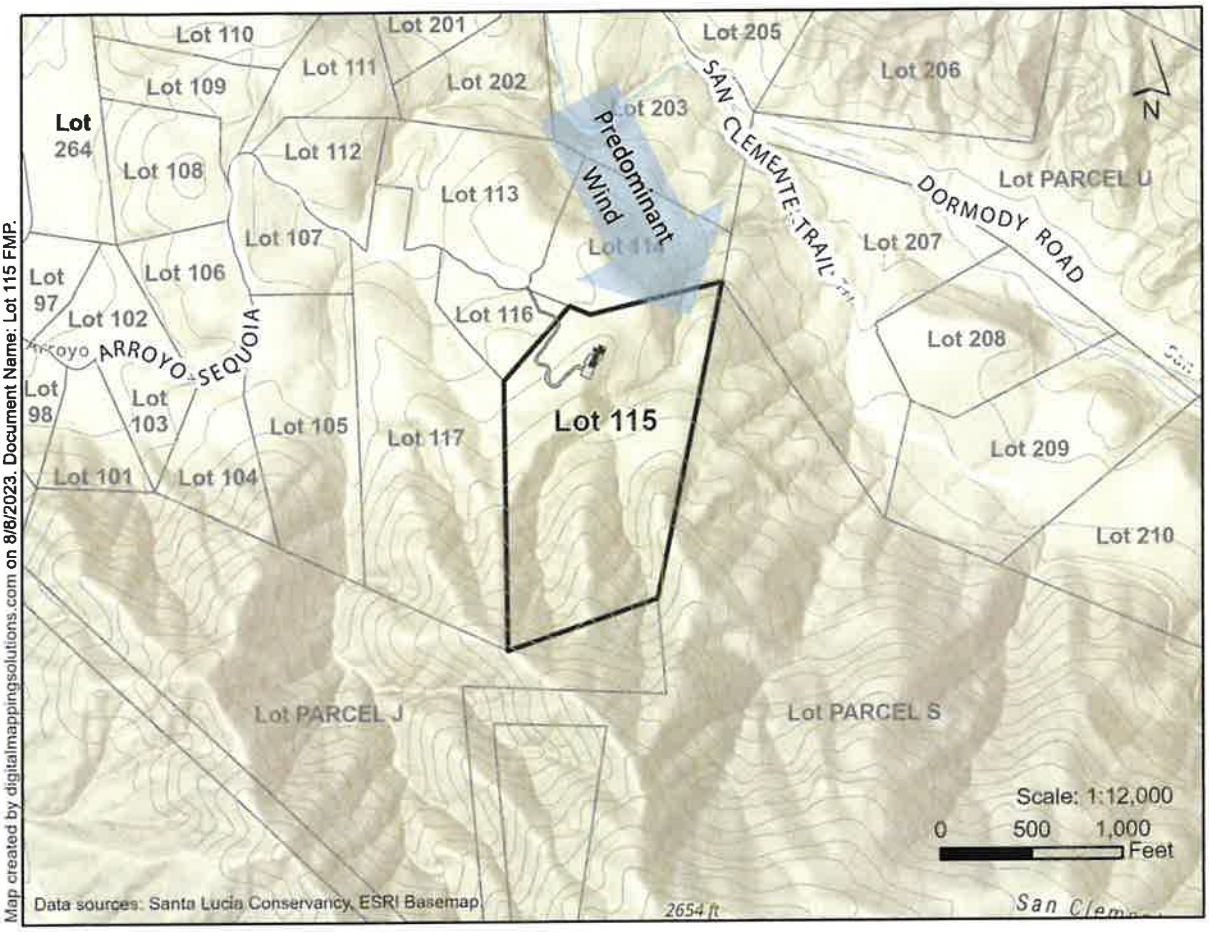


FIGURE 4. TOPOGRAPHIC MAP OF LOT 115. LARGE BLUE ARROW INDICATES WIND FLOWS AROUND LOT 115, WHICH ARE INFLUENCED BY TERRAIN.

VEGETATION

There are three vegetation types mapped on Lot 115: California black oak (Cbo), the dominant vegetation type throughout the lot's Homeland and the Southwest and Northeast portions of the lot, Valley oak (VaOa) to the immediate North and East of the Homeland, and Coast live oak (Clo) comprising the majority of the Openlands Southeast of the planned home.

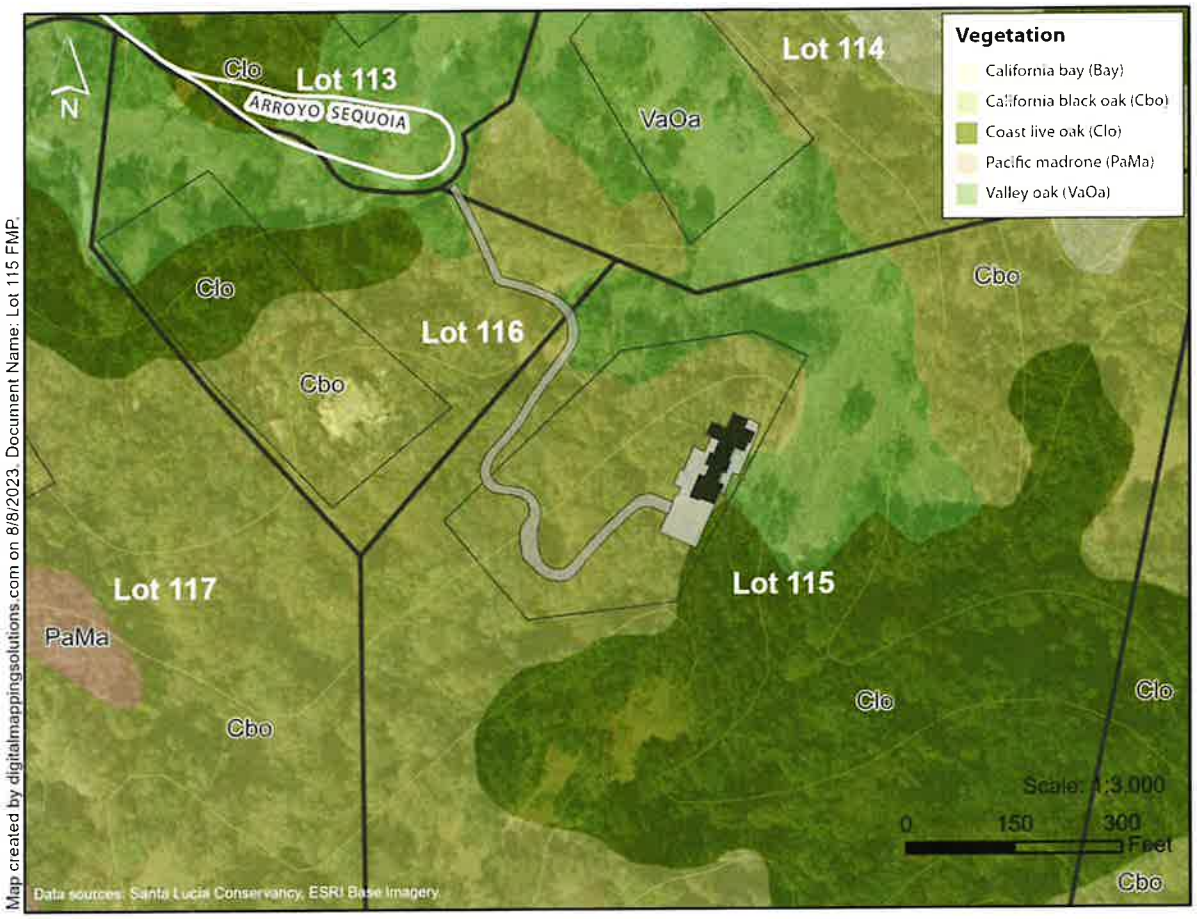


FIGURE 5. VEGETATION MAP OF LOT 115.

During the site visit on August 14, 2023, the grasses and shrubs in the areas mapped as California black oak (Clo) to the West of the planned home appeared to have been recently mowed.

Low-hanging oak branches along the driveway and throughout the treatment zones will need to be pruned, and the understory mowed seasonally, according to prescriptions below, specifically in the area mapped as Oak Woodland in Figure 7 below.

General observations of the vegetation on Lot 115 include the following: (1) Very little vegetation management work appears to have been done in the recent past, aside from the mowing mentioned above, (2) Hand work (i.e. mowing with a weedwhacker as opposed to heavy equipment) is recommended in the Oak Savannah zone Southeast of the planned home due to the steepness of the terrain, (3) Due to the desire for privacy and screening (particularly from the nearby home on Lot 116), some low-hanging tree branches may be retained as long as leaves and other debris are removed down to bare mineral soil below and adjacent to them, according to prescriptions below.

Further guidance on managing fuel loads and recommended measures to be taken to protect the planned structures are outlined below.

FIRE HAZARD

The majority of vegetative fuels found on lot 115 are comprised of annual grasses, oak woodland and oak savannah species; these fuel types produce fires that are usually non-threatening when the grasses and shrubby "ladder fuels" are maintained. Because of the open nature of these vegetation types, fire behavior can be expected to be relatively low if grasses are regularly mowed, shrubs do not become dense and tall and if tree canopies above ladder fuels are pruned regularly and according to prescriptions. If a well-developed understory is present, fire behavior can be anticipated to be unpredictable, potentially more destructive, and difficult to control.

Fire behavior modeling indicates that under current conditions, a wildfire on the property would burn with high fire intensity throughout the Homeland. If left untreated, some areas, including the Oak Woodland zones adjacent to the proposed home site, have predicted flame lengths greater than 12 feet. See Figure 6 below for details.

Fire spread rates in annual grasslands can be quite fast even if predicted flame lengths are not particularly tall. Maintenance of mowed or grazed grass around the structures reduces the threat of fire from this vegetation type to acceptable levels, which is especially important below the home since fire tends to move uphill more quickly. Wherever a regular mowing or grazing regimen is maintained (according to prescriptions), minimal flame lengths and slower rates of fire spread can be expected. Note: Fire behavior modeling does not take into consideration current management practices which include mowing throughout the Homeland and into the Openlands.

If a fire were to develop in the untreated zones, longer flame lengths could be produced and possibly cause the trees to torch the oak canopy and threaten the structures on the property. Fuel management on the site will be needed to maintain a low level of understory shrubby growth ("ladder fuels") and reduce densely accumulated dead debris on the forest floor. Prune the bottom branches of trees according to prescriptions below to limit the possibility of torching or crowning. This is especially important in the California black oak (Cbo) vegetation zone (Oak Woodland treatment zone) on the center of the homeland and the Northern slope (including the driveway zone), where dense ladder fuels were observed on August 14, 2023.

A worst-case fire scenario would be a fast-moving wildfire moving uphill through the property from the southeast (i.e. either spotting from a larger wildfire, or originating along a nearby road or adjacent property), aided by strong winds, which normally occur in the afternoon. The structures could be threatened as fire moves up slope especially quickly when aided by wind and receptive fuels such as dry grasses and shrubby ladder fuels. Another worst-case scenario would involve the driveway becoming compromised by a fast-moving wildfire, impeding emergency ingress by fire-fighting personnel or emergency egress for the residents.

Once a regular fuel management regimen is adopted and implemented on Lot 115 according to the prescriptions of this lot-specific Fuel Management Plan and the standards set by the Santa Lucia Conservancy, wildfire risk exposure will be significantly reduced.

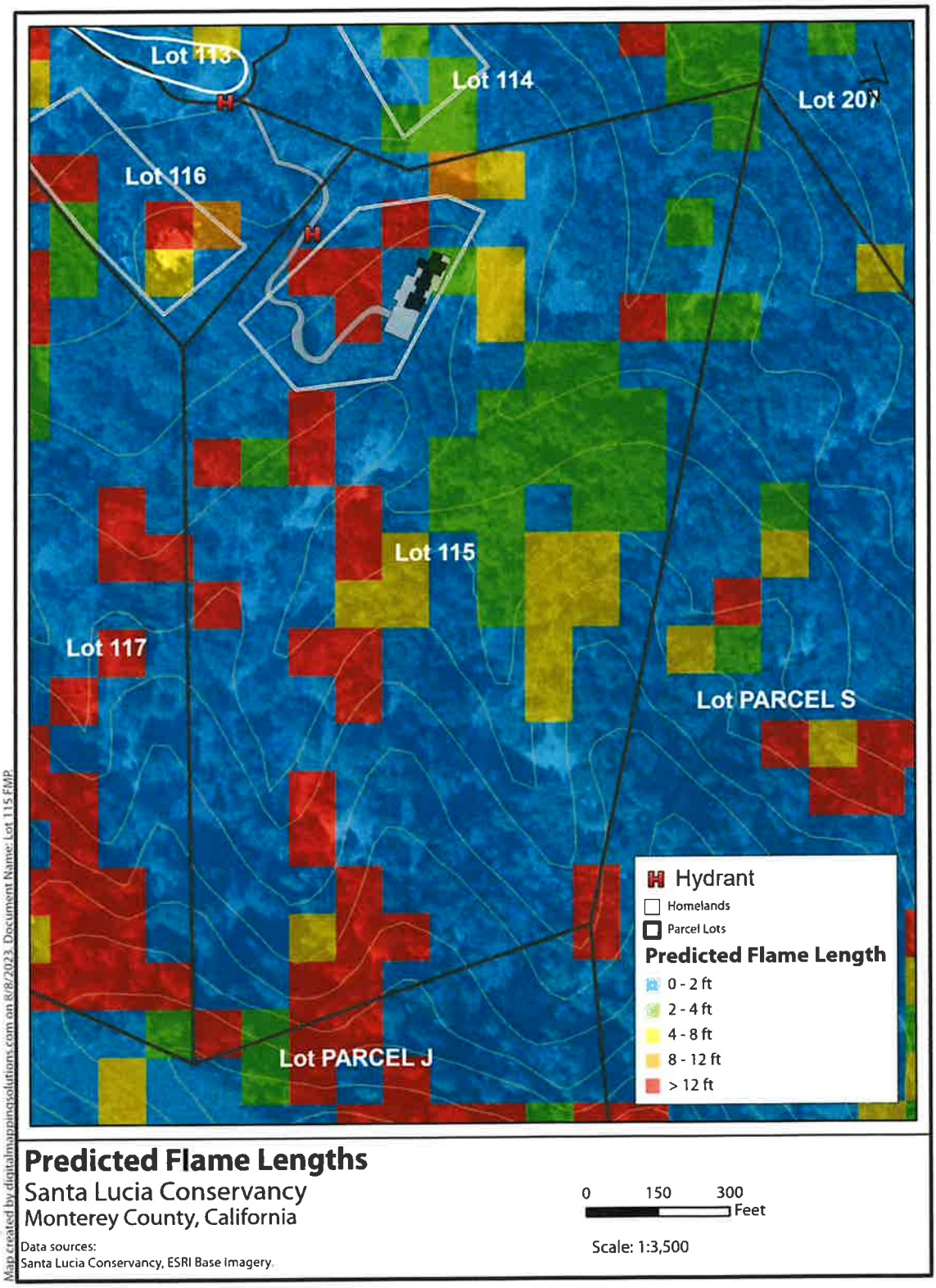


FIGURE 6. MAP OF PREDICTED FLAME LENGTHS ON LOT 115 (PRE-TREATMENT).

FUEL MANAGEMENT

In addition to the Fuel Management Treatment Zones, the Santa Lucia Preserve Fuel Management Standards outline Best Management Practices to help ensure implementation of each Lot-Specific Plan is conducted in a manner that minimizes environmental impacts. Please keep in mind the following when implementing treatments recommended in this plan:

1. Treatments shall be scheduled and implemented for the appropriate season.
    a. Trees should be pruned between November and April.
    b. Mowing should occur late spring to early summer. Timing of mowing affects the species composition in subsequent years. A lot-specific plan may advise for the appropriate timing and frequency to retain desirable wildflowers, native grasses, or protected species.
2. Native vegetation should be retained as much as possible when creating and maintaining enough defensible space and safe access to protect watershed functions and scenic values.
3. Vegetation management in the Openlands is only permitted with a Fuel Management Plan or multi-year Openlands Management Plan with the Conservancy.
4. Use of vehicles in the Openlands shall be limited to the area necessary for treatment.
5. As part of the annual vegetation management, it is strongly advised that noxious weeds which act as a ladder fuel or have the potential to intensify fire behavior such as French broom, yellow star thistle, and poison hemlock be eradicated from the property. Any vegetation management that is outside of the designated fuel treatment zones of this Fuel Management Plan and in the Openlands requires an Openlands Management Plan with the Conservancy.

For additional guidance on ways to minimize environmental impacts, please refer to the Best Management Practices for Fuel Management section of the Santa Lucia Preserve Fuel Management Standards.

If the treatments described below are implemented, two-foot flames are expected throughout the Homeland of Lot 115, and no flame lengths should exceed 8 feet in height throughout the Openlands. Fuels that produce smaller flame lengths prevent ember production and are the result of fuel mitigation treatments in zones located at various distances from the structure, based on existing vegetation and terrain in and around Lot 115. In each zone, the distance is constrained by the distance to the property boundary; in no case does this fuel management plan authorize the landowner to take fuel management actions beyond the property boundary. However, the owner is encouraged to request approval from the Conservancy and reach an agreement with adjacent landowners to implement additional recommended fuel management treatments that occur beyond Lot 115's property boundary. The homeowner must fulfill compliance with the Fuel Management Standards.

Each zone has a unique set of standards by which compliance will be gauged. Treatments in each zone are fully described in the Fuel Management Standards. Unless specified here, treatments must be consistent with the Standards. ***Exceptions and additional actions are noted in bold, underlined italics.***

The fuel management zones on Lot 115 are:

1. Non-combustible Zone, for a width of 5 feet from structure
2. Landscaping Zone, per landscaping plans
3. Driveway Zone, for a width of 15 feet from edge of pavement
4. Grassland Zone, for a width of 30 feet from structures
5. Oak Woodland Zone, to a distance of 150 feet from structures
6. Oak Savannah Zone, to a distance of 150 feet from structures

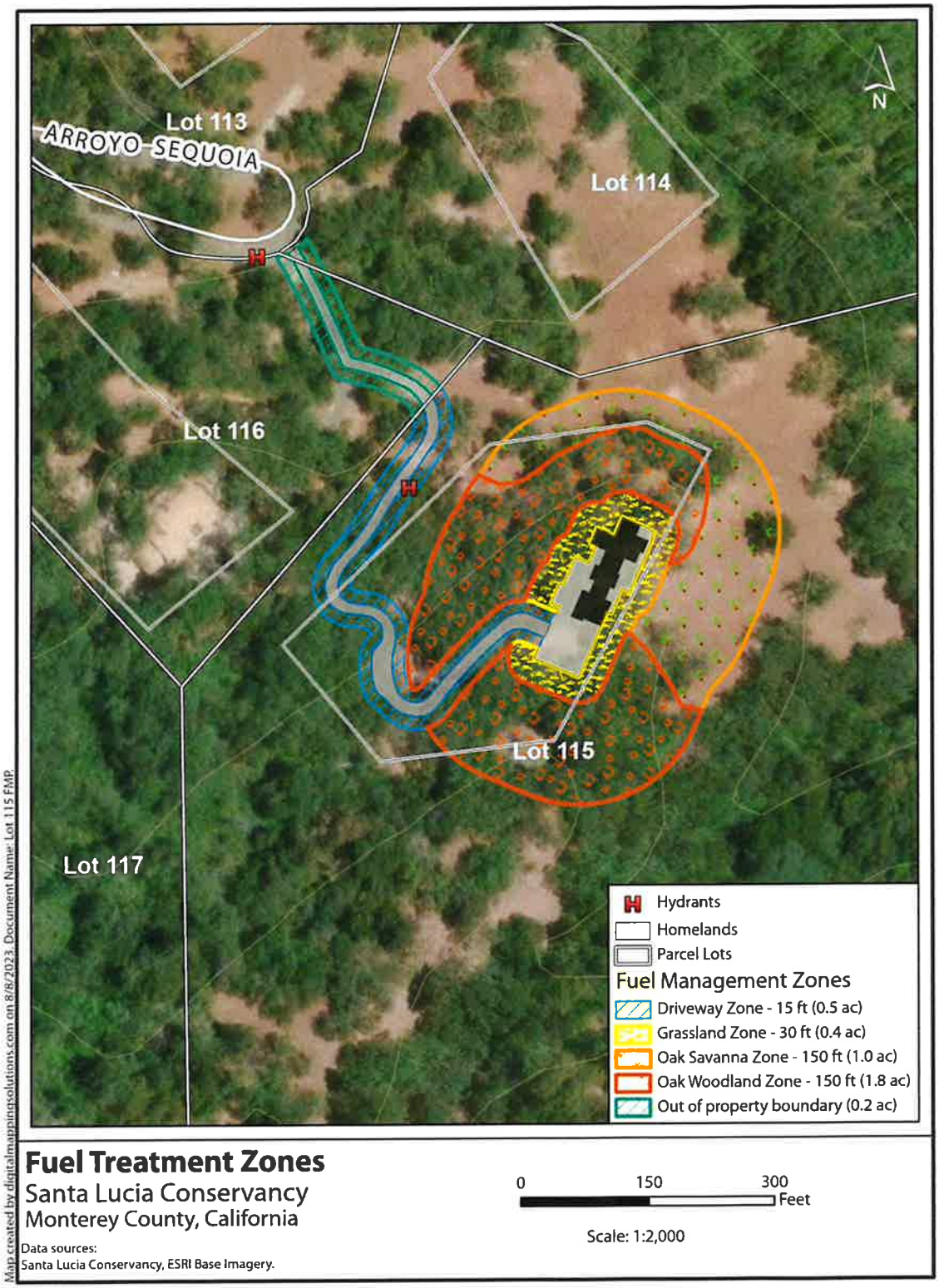


FIGURE 7. LOT 115 FUEL MANAGEMENT MAP WITH ZONES DELINEATED.

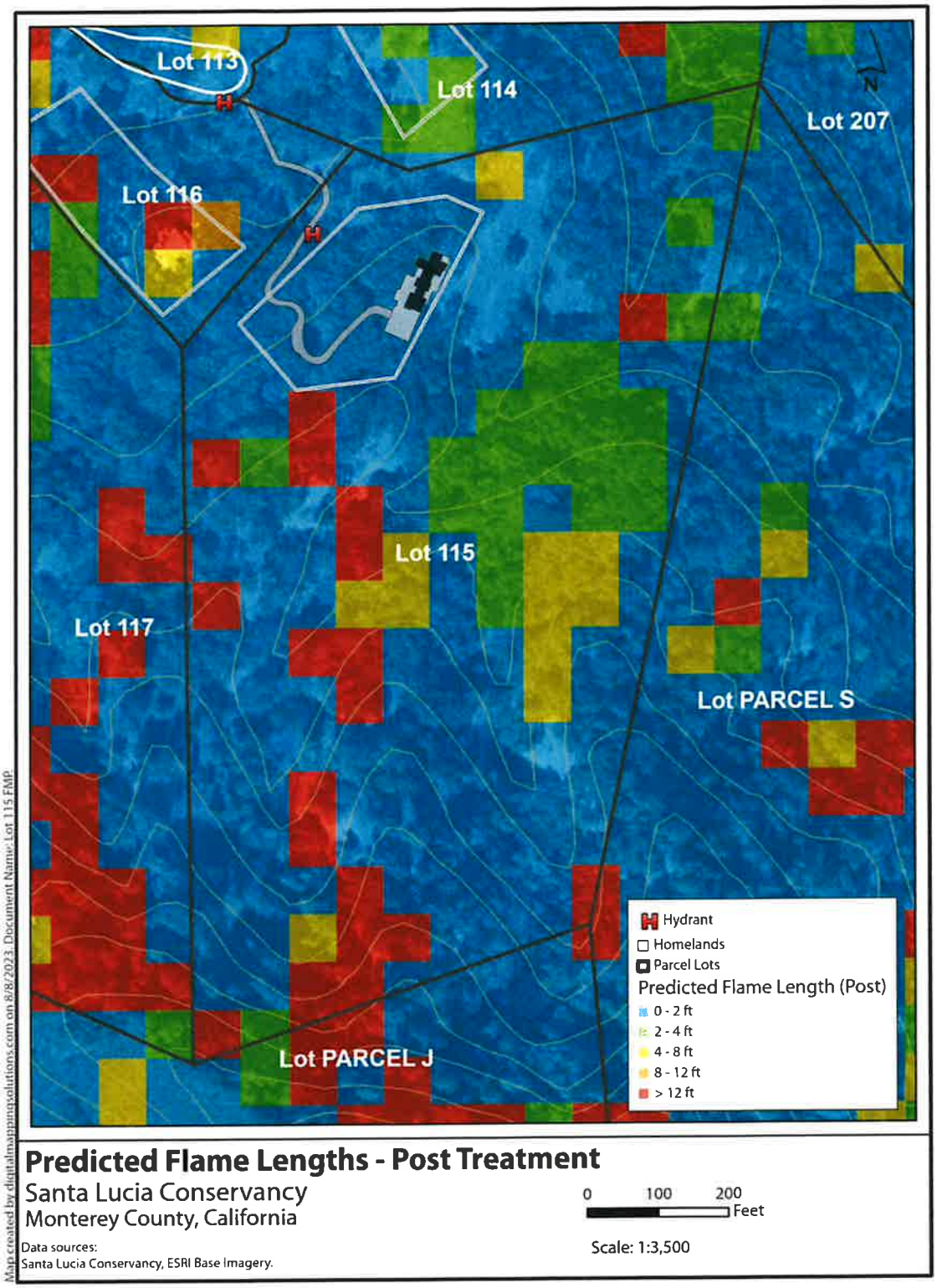


FIGURE 8. MAP OF PREDICTED FLAME LENGTHS ON LOT 115 (POST - TREATMENT).

For reference, here are the fuel management standards for the zones found on Lot 115.

NON-COMBUSTIBLE ZONE – TO A DISTANCE OF 5 FEET

*A non-combustible zone should be maintained within a 5-foot buffer around structures **including decks**.*

Hardscape surfaces (such as patios, gravel, and bare soil) are examples of non-combustible surfaces. Wood mulch is not considered non-combustible.



FIGURE 9. EXAMPLE OF BENEFICIAL USE OF HARDSCAPE AS PART OF THE NON-COMBUSTIBLE ZONE (PHOTO NOT OF LOT 115).

The most important steps a homeowner can take to improve the wildfire resilience of their home are to regularly remove leaf litter from roof valleys and gutters, cover any exterior vents with non-combustible, non-corrosive 1/8" gauge mesh or less, and ensure that all materials located within the first five feet extending out from the base of the exterior wall and decks are 100% Non-Combustible.

Once the home is built according to Wildland Urban Interface codes (Chapter 7A of the California Building Code), do not allow leaf litter to accumulate on the roof, in gutters or adjacent to the exterior walls and remove combustible items (baskets, wicker furniture, cushions, brooms, etc.) from the non-combustible zone when leaving home for long periods of time or if evacuation is necessary (only if time allows).

LANDSCAPING ZONE – WITHIN ENTIRE LANDSCAPED AREA

Approved landscaping must be designed and maintained to minimize flammability. All landscaping occurs within the Homeland area.



FIGURE 10. MAINTAIN SPACE BETWEEN PLANTINGS, AVOID USE OF THICK LAYERS OF COMBUSTIBLE MULCH, AND REGULARLY REMOVE LEAF AND NEEDLE LITTER FROM THE LANDSCAPE ZONE (PHOTO NOT OF LOT 115).

Ornamental landscaping often results in large amounts of shrubby flammable vegetation being planted near structures. Many commonly used landscape plants, such as conifers, flammable woody shrubs, and tall ornamental grasses, **should be avoided** because they may create a fire threat to a home that would otherwise be fire safe. All plant material that is removed from the landscaping must be composted within the Homeland or removed from The Preserve and disposed of properly. In no case can material from the Landscaping Zone be left in the Openlands and must be processed if it will remain in the Homeland. The spacing between landscaping plants and volume of landscaping biomass should mimic the Oak Woodland Zone, and landscape areas should be maintained according to the recommendations in the Oak Woodland Zone.

DRIVEWAY ZONE – 15 FEET FROM EDGE OF DRIVEWAY PAVEMENT

Safe ingress and egress must be maintained along the driveway.

The Driveway Zone is important to allow for safe passage and to provide a location where firefighter resources can travel and engage in fire response. The treatments required correspond to vegetation type.

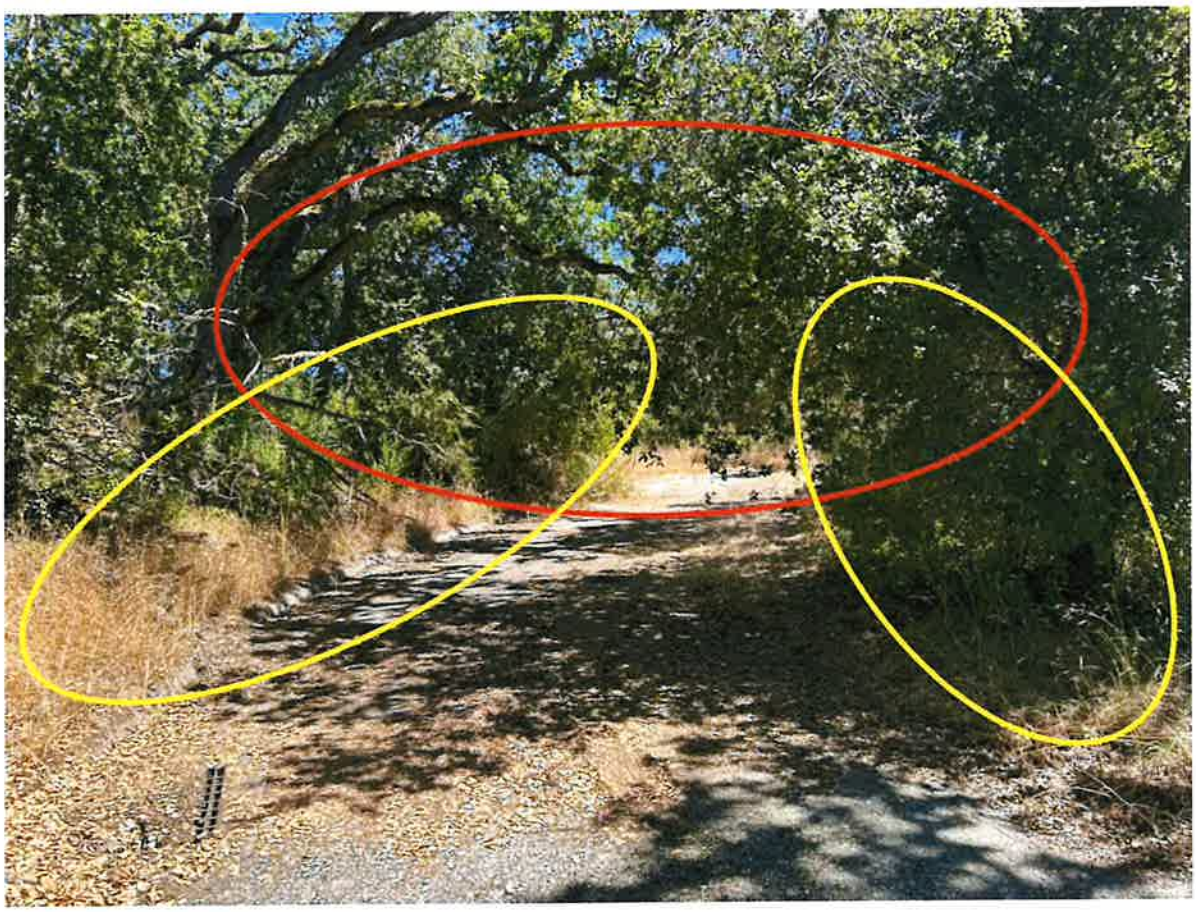


FIGURE 11. TYPICAL DRIVEWAY CONDITIONS FOUND ON LOT 115. REMOVE LOW HANGING BRANCHES TO 15 FEET VERTICAL CLEARANCE FROM ROAD SURFACE (EX. AREA CIRCLED RED), REMOVE LADDER FUELS NEAREST ROAD SURFACE AND MOW TO 15FT ON EITHER SIDE OF ROADWAY ONCE NATIVE GRASSES HAVE SET SEED (EX. AREAS INDICATED IN YELLOW). TREAT OAK WOODLAND AREAS TO 30 FEET FROM PAVEMENT EDGE, WHICH MAY BE FURTHER THAN INDICATED BY THE AREAS CIRCLED ABOVE.

a. Grassland, and the understory of all Oak Savanna, and Oak Woodland vegetation should be mowed within 15 feet from the pavement edges, according to the recommendations in the Grassland Zone.
b. All Chaparral, Coastal Scrub, and Oak/Shrub Woodland vegetation should be treated to 30 feet from the pavement edge, according to their respective recommendations.
c. All tree branches extending over driveway surfaces should be pruned to ensure 15 feet of vertical clearance. Whenever possible, healthy overhanging branches higher than 15 feet should be left in place to shade driveway areas and thereby reduce weed and understory growth.

d. Every residential structure shall have a dedicated fire hydrant and a hammerhead or other safe turnaround for fire equipment access as detailed in the Santa Lucia Preserve Design Guidelines. Vegetation around these facilities must be maintained as needed to ensure visibility and access, vegetation must be cleared three feet around fire hydrant.
e. **Note: Owner must coordinate with neighboring owner of Lot 116 to maintain fuels along driveway found outside of the Lot 115 property boundary.**

A minimum 3-foot radius from each fire hydrant shall be free of vegetation.

Prescriptions for tree pruning:

a. All branches, living or dead, less than 3 inches diameter in width and less than either 8 feet from the ground or three times the height of any understory shrubs whichever is greater, shall be removed (Figure 12).
b. Living branches that are greater than 3 inches in diameter but lower than 8 feet in height can be retained, provided that the area within the drip-line of trees is maintained. Oaks with live limbs resting on the ground need not be removed, but all ground debris around and beneath the limbs must be removed to reduce fire risk.
c. Dead limbs less than 8 feet in height shall be removed.

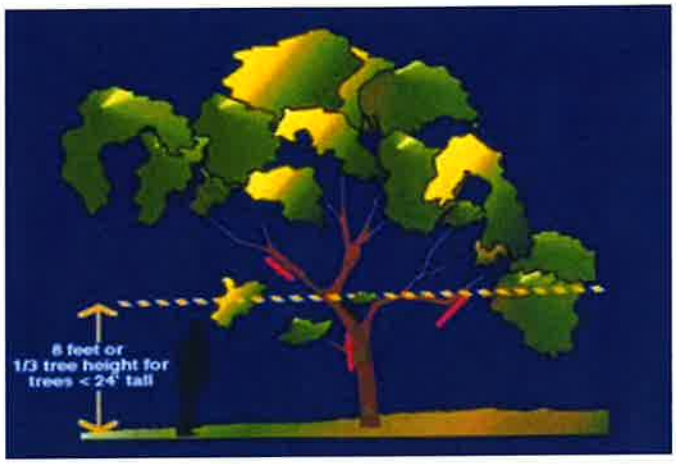


FIGURE 12. CREATE VERTICAL SPACING UNDER LOWER TREE BRANCHES BY REMOVING SMALL TREE BRANCHES FROM THE BOTTOM 8 FT OF THE TREE OR FROM THE BOTTOM ONE-THIRD OF THE TREE, WHICHEVER IS LESS.

d. In landscaped areas, healthy tree branches less than 3 inches in diameter or 8 inches diameter if split or diseased, should be removed to provide vertical clearance of 3 times the height of the understory plants, or 8 feet above understory plants, whichever is greater.
e. For trees shorter than 24 inches in height, remove lower 1/3 of branches smaller than 3 inches in diameter, or alternatively, treat as a shrub grouping.
f. Once initial pruning is accomplished, tree pruning is likely to be needed infrequently, on an interval of about once every 3 to 5 years.
g. Do not thin or prune the tree canopy, as this will promote more understory shrub growth as well as lower parts of the tree, and will result in increased risk that fire will spread to the tree canopy.
h. Sometimes small trees may need to be cut to the ground in order to achieve the separation of the ground level from the tree canopy, or because mowing equipment cannot avoid the small trees. **In all circumstances, removal of seedlings and saplings of black oak, valley oak, or blue oak in the Openlands requires prior approval from the Santa Lucia Conservancy.**

GRASSLAND ZONE – TO A DISTANCE OF 30 FEET FROM STRUCTURES

Grassland zones must be mowed at least once annually in late spring or early summer.



FIGURE 14. TYPICAL GRASSLAND CONDITIONS FOUND ON LOT 115.

Because grasslands dry and become flammable at the start of every summer, grassland areas will need annual attention, typically by mowing prior to the beginning of each summer. By mowing in late spring, native grasses and wildflowers are retained and may contribute in a lower-hazard condition. Woody weed species such as French broom, poison hemlock and thistles must be completely removed annually.

a. Within 30 feet from structures, all annual grassland areas should be mowed in early summer to maintain a minimum height of 4 inches during the summer.
b. Native perennial grasses and wildflower stands should not be mowed more frequently than 60 days, ideally shortly after they have set seed. This may require a delayed mowing schedule in wetter years to maintain their density. Consult with the Conservancy staff as needed.
c. Trees growing within the Grassland Zone should be treated according to the recommendations made in the Oak Woodland Zone.
d. Coyote bush, and a number of other shrub species, growing within the grassland zone, may be removed to maintain open herbaceous grasslands as part of an approved Lot-Specific Plan.

Understory plants should be kept short, and small lower tree branches should be removed.



FIGURE 15. LOWER BRANCHES OF TREES SHOULD BE PRUNED TO 8 FT IN HEIGHT OR 1/3 THE TREE'S HEIGHT, WHICHEVER IS LESS (EX. AREA CIRCLED IN RED ABOVE). CARE SHOULD BE TAKEN TO REMOVE ONLY BRANCHES SMALLER THAN 3 INCHES IN DIAMETER.

The understory of oak woodland habitat includes shade tolerant shrubs and grasslands. The goal of this standard is to maintain an existing oak woodland with a short-statured understory of herbaceous plants and shrubs, and a tree canopy at least 8 feet above the ground. An initial treatment will be required to prune smaller branches of trees up to 8 feet above the ground and to reduce density and stature of understory shrubs. After the initial treatment, annual maintenance will be needed to cut back shrub sprouts in order to maintain a maximum height of 2.5 feet.

Prescriptions for understory maintenance:

a. Within 30 feet from structures, at the beginning of each summer, ensure that the herbaceous understory is maintained at a maximum height of 4 inches.

b. Understory vegetation should not be completely removed. Instead, selectively remove flammable species like coyote bush, and prune-back and remove dead branches from less-flammable desirable species such as coffee berry, currant, and wild rose.

c. Native understory shrubs are to be kept free of dead branches and no more than 2.5 feet in height.

d. Leaf litter depth should be kept to no greater than 4 inches.

Prescriptions for tree pruning:

Refer to page 16.

OAK SAVANNA ZONE – TO A DISTANCE OF 150 FEET

Grass under trees should be mowed annually, and small-diameter lower tree branches should be pruned.



FIGURE 16. TYPICAL OAK SAVANNAH CONDITIONS FOUND ON LOT 115.

Oak savannas consist of scattered oaks growing within a grassy understory, and both trees and grass should be maintained to provide a vertical separation between the ground and the tree canopy. This corresponds to the area mapped as Valley Oak in Figure 5 above. According to fire behavior predictions, many areas of oak savanna are expected to produce flame lengths less than 4 feet before treatment. Mowing grass under and around trees reduces fire intensity and rate of spread of fire to an acceptable level, and diminishes the possibility that fire can climb into tree canopy. Pruning the small lower tree branches, as noted below, will reduce the possibility fire can spread into the tree crowns. Woody weed species such as French broom, poison hemlock and thistles must be completely removed annually.

Prescriptions for grass mowing:

a. Within 30 feet of structures, all grassland areas should be mowed in early summer to a height of four inches, according to the recommendations in the Grassland Zone.
b. Within ***150 feet*** of structures, all grass growing under trees, out to 6 feet beyond the driplines of trees, should be mowed in early summer to a height of four inches.
c. Within ***30-150 feet*** of structures (depending on slope and other factors), grass growing in the open, away from trees, does not need to be mowed.

Prescriptions for removing dead wood on the ground:

a. Throughout the Fuel Management Zones, remove all dead branches on the ground smaller than 6-inch diameter.
b. Large dead material located within the fuel management zone may be removed or relocated as recommended by a Lot-Specific Plan. Dead limbs larger than 8 inches in diameter, in the Fuel Management Zones within the Openlands, should remain on the site if isolated from dead material that is smaller than 4-inches in diameter, if not under a tree canopy, or if moved at least 100 feet from the structure. Large woody material by itself does not ignite readily and does not produce long flames. Retaining these features in open areas serves a beneficial purpose of retaining soil moisture and supports important wildlife, including native pollinators. Once dead logs become rotted through and friable, they should be removed or scattered in the general area to avoid a concentration of lighter fuels.



FIGURE 17. LARGE LOGS MAY REMAIN WITHIN THE TREATMENT ZONE UNTIL THEY BECOME FRIABLE.

Prescriptions for tree pruning:

Refer to Page 16.

ACKNOWLEDGE, RELEASE, AND HOLD HARMLESS AGREEMENT

In consideration of the Santa Lucia Conservancy's approval of this Plan, by signing below, the undersigned acknowledge and agree that:

1) Owner has read this Plan;
2) The current conditions described in this Plan generally characterize the existing conditions of Lot 115;
3) Owner is solely responsible for implementing and maintaining vegetation consistent with this Plan. Any duty for wildfire protection or suppression (for Lot 115) on the part of the Santa Lucia Conservancy to Owner is limited to approval of the plan of action embodied in this Plan.
4) Owner assumes all risks of any manner or degree arising from or in connection with wildfire (on Lot 115) and hereby waives, releases and forever discharges the Santa Lucia Conservancy and its officers, directors, agents, employees and other representatives from any and all liability arising from or in connection with the preparation this Plan or its implementation by any person or entity;
5) In the event of any dispute arising out of this agreement, the prevailing party shall be entitled to collect its reasonable attorneys' fees, costs and expenses from the other party.

Executed at Carmel, California and effective as of the latest date set forth opposite the signatures below.

HOMEOWNER

By [signature] Oct 4, 2023

Tim and Anne Fischell, Owners — Date
Lot 115, 40 Arroyo Sequoia
Santa Lucia Preserve, Carmel, CA, 93923

Reviewed and approved by:

SANTA LUCIA CONSERVANCY

By Jamison Watts Oct 5, 2023

Jamison Watts — Date
Executive Director

PHOTOS OF LOT 115

The following photos, not used elsewhere in this document, are provided as a record of conditions found on-site during our site visit on August 14, 2023.

DRIVEWAY ZONE – Genista will need to be removed along roadside (top right)






OAK WOODLAND ZONE







OAK SAVANNAH ZONE






FIRE HYDRANT – Keep a 3' radius clear of combustible debris at all times



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Exhibit H

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Satellite photo of the project parcel – APN 239-091-040. Note that the driveway from Arroyo Sequoia traverses neighboring parcel 239-091-041.

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Exhibit I

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Proposed site of single family dwelling - Facing North

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Exhibit J

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EXHIBIT J

Addendum Pursuant to the California Environmental Quality Act ARTICLE 11 Section 15164

FISCHELL
Planning File No. PLN230310

1. Introduction

This technical addendum has been prepared pursuant to Article 11 Section 15164 of the California Environmental Quality Act Guidelines to address minor changes to the project analyzed in the Santa Lucia Preserve Final Environmental Impact Report, certified February 6, 1996, by Board of Supervisors Resolution No. 96-059. A Combined Development Permit (PC94067), Resolution 96-060, implemented the EIR and Forest Management Plan, prepared by Ralph Osterling Consultants, Inc. (incorporated in the Santa Lucia Preserve Resource Management Plan). The Combined Development Permit consisted of a Vesting Tentative Subdivision Map, Major Use Permits for Tree Removal, and Development on Slopes in excess of 30 percent; among other components. The environmental impacts were addressed within the Santa Lucia Final Environmental Impact Report, EIR #94-005, Resolution 96-059. The approved Combined Development Permit included a Use Permit for removal of 1,480 trees (451 trees for home sites and 1,029 trees driveway construction). One of the parcels created by the final map for the subdivision Phase B (Lot 115) is the subject site of this addendum. None of the conditions described in Section 15162 calling for preparation of a subsequent EIR or negative declaration have occurred.

2. Scope and Purpose of this Addendum

This addendum describes minor changes being made to the original 1996 Santa Lucia Preserve Final Environmental Impact Report and provides clarification on the site-specific conditions for the proposed residential development. The Fischell project (PLN230310) entails a Combined Development Permit which includes:

a. An Administrative Permit and Design Approval for a 4,847 square foot single family dwelling with an 1,142 square foot garage;
b. A Use Permit to allow the removal of 28 protected trees (22 Valley Oaks & 6 Coastal Oaks); and
c. A Use Permit for development on slopes in excess of 30%.

The project grading includes approximately 880 cubic yards of cut and 515 cubic yards of fill.

Analysis of the impacts from tree removal in this subdivision was provided by the Forest Management Plan for the Rancho San Carlos Subdivision of the Santa Lucia Preserve prepared by Ralph Osterling Consultants Inc. on February 18, 1994. This parcel (Lot 115) of the Santa Lucia Preserve subdivision was allotted the removal of two (2) oak trees for this building site. A Tree Resource Assessment and Arborist Report prepared by Urban Tree Management, Inc. for Lot 115, dated September 23, 2023, concluded the tree removal will not affect the quality of the surrounding oaks or any other habitat on the site. A total of 232 oak trees were inventoried within the 2.69-acre homeland boundary (building envelope).

The 1996 Santa Lucia Preserve Final Environmental Impact Report estimated the removal of 1,480 trees as part of the buildout of Phases A-C. Approximately 52.3% of the lots in Phases A-C (133 of 254) have been built out while removal of allotted trees stands at approximately 48.9% (724 of 1,480). The 28 trees proposed for removal on Lot 115 for this project would represent an additional 1.9 % of the total trees approved for removal. As a whole, the Santa Lucia Preserve Subdivision (Phase A-C/Rancho San Carlos) is well under the tree removal approved and analyzed by the EIR and is on a pace to remain at, or slightly under, the approved tree removal limits.

Tree replacement requirements from for the Santa Lucia Preserve Phase C (Condition No. 24 of PC94067) have been incorporated as a project condition. A total of 68 trees will be replanted in accordance with the Osterling Reforestation Plan prepared for the Rancho San Carlos subdivision. This amount represents a 3:1 replacement ratio for non-landmark trees and 5:1 replacement ration for landmark trees as recommended by the arborist and to compensate for possible failure of some new trees to achieve a 90 percent success rate. Note that 6 deceased trees will be removed, and that these trees are not required to be replaced.

3. Conclusion

The purpose of this addendum is to identify minor technical changes and provide clarifications of the site-specific conditions and the scope of work for the proposed tree removal. Staff has reviewed the Rancho San Carlos Subdivision Environmental Impact Report, EIR#94-005, Resolution 96-059, and the proposed residential development for consistency with the environmental considerations contained within. Staff finds that the site-specific conditions and the scope of work on the site including tree removal are not substantial changes and therefore do not warrant the preparation of a subsequent environmental document.

Exhibit F

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Phase A-C								
Lot #	**Prev. Lot #**	**FMP/ Allotted Trees**	**Assessor's Parcel #**	**Permit Status**	**Built? (1 = yes)**	**Phase**	**Hearing Body**	**Trees Removed**	**Tree Removal Notes/Details**
1	PT-1	0	239-021-001	Un-built		A	N/A	0	
2	PT-2	0	239-031-015	Un-built		A	N/A	0	PLN050468 - VOID
3	PT-3	0	239-021-002	PLN070532	1	A	DIR. OF PLN	0	RES #070532
4	PT-4	0	239-021-003	PLN040139	1	A	DIR. OF PLN	16	RES #040139 13 removed, 3 dead, total of 16. Check development area
5	PT-7	0	239-021-004	Un-built		A	N/A	0	PLN090032: Adjustment to homeland boundary
6	PT-5	0	239-021-005	PLN060739	1	A	DIR. OF PLN	3	TRM230358 Trees: 3 Monterey Pines
7	PT-14	0	239-021-006	PLN080286, PLN110278	1	A	ZA	3	RES #080286 Trees: 3 Coastal Live Oaks - in condition compliance
8	PT-15	1	239-021-007	PLN010201	1	A	ZA	14	RES #010201
9	SJ-4	0	239-021-008	PLN020062	1	A	PC	17	RES #02045
10	SJ-5	0	239-021-009	PLN230222	1	A	DIR. OF PLN	0	RES #23-083
11	SJ-6	9	239-021-010	PLN000092	1	A	ZA	0	RES # 000092
12	SJ-7	5	239-031-001	PLN030069	1	A	DIR. OF PLN	2	RES #030069
13	SJ-8	0	239-031-002	PLN000351	1	A	ZA	12	RES #000351
14	SJ-9	0	239-031-003	PLN000551	1	A	ZA	21	RES #00551
15	SJ-10	0	239-031-004	PLN100294	1	A	DIR. OF PLN	0	RES #10-032
16	SJ-12	3	239-031-005	CMB040001	1	A	DIR. OF PLN	0	RES #040001
17	SJ-11	0	239-031-006	PLN010562	1	A	MINOR SUB.	1	Minor Subdivision #010562
18	SJ-13	0	239-031-007	PLN070549	1	A	DIR. OF PLN	0	RES #070549
19	SJ-14	1	239-031-023	PLN030455	1	A	DIR. OF PLN	1	RES #PLN030455
20	SJ-15	7	239-031-022	Un-built		A	N/A	0	
21	SJ-16	0	239-031-010	Un-built		A	N/A	0	PLN110134- withdrawn
22	SJ-18	3	239-031-011	PLN140929		A	N/A	5	TR010013 Trees: 1 Valley Oak RES #15-028 Trees: 4 - in condition
23	SJ-17	7	239-031-012	Un-built		A	N/A	0	
24	SJ-20	4	239-031-013	PLN000603	1	A	ZA	0	No resolution found online in Accela (says approved to build) or in the
25	M-35	3	239-031-014	PLN060394	1	A	ZA	2	condition compliance, in condition compliance - RES #060394
26	SF-4	0	239-051-040	PLN130764 / PLN000336	1	A	DIR. OF PLN	3	PLN000336 requested 9, but original permit was suspended. TRM10016: 1
27	SF-38	0	239-041-001	Un-built		A	N/A	0	
28	SF-39	0	239-041-002	Un-built		A	N/A	0	
29	SF-40	0	239-041-003	Un-built		A	N/A	0	
30	SF-41	0	239-041-004	Un-built		A	N/A	0	
31	SF-42	0	239-041-005	PLN110519		A	N/A	0	No Record Found
32	SF-14	0	239-051-001	PLN160594	1	A	DIR. OF PLN	1	RES #17-007 , in condition compliance
33	SF-12	0	239-051-002	CMB040033	1	A	DIR. OF PLN	0	RES #040033
34	N/A	0	239-051-003	PLN000037	1	A	ZA	18	RES #000037 Trees: 18
35	SF-13	7	239-051-004	PLN000074	1	A	ZA	15	According to RES . #000074, a condition was added that the project be
36	SF-15	4	239-051-005	Un-built		A	N/A	0	
37	SF-17	0	239-051-006	Un-built		A	N/A	0	
38	SF-18	0	239-051-007	PLN240004		A	N/A	0	Still in application request
39	SF-19	17	239-051-008	PLN220148		A	N/A	11	PLN220148 : RES #22-062 Trees: 11 oaks approved for removal - in

Phase A-C								
Lot #	Prev. Lot #	FMP/ Allotted Trees	Assessor's Parcel #	Permit Status	Built? (1 = yes)	Phase	Hearing Body	Trees Removed	Tree Removal Notes/Details
40	SF-20	1	239-051-009	PLN060224	1	A	DIR. OF PLN	6	TRM220143 Trees: 2 , RES #17-018 Trees: 3 , RES #060224 Trees: 1
41	SF-21	2	239-051-010	PLN140745		A	DIR. OF PLN	2	RES #15-010
42	SF-7	13	239-051-011	Un-built		A	N/A	0	
43	SF-23	0	239-051-012	PLN220091	1	A	DIR. OF PLN	4	TRM240001 , TRM220082
44	SF-24	0	239-051-013	CMB040002	1	A	DIR. OF PLN	0	RES #040002
45	SF-25	0	239-051-014	PLN000031	1	A	ZA	0	RES #000031
46	SF-49	0	239-051-015	PLN050191	1	A	DIR. OF PLN	0	RES #050191
47	SF-8	0	239-051-016	PLN010231	1	A	PC	10	RES #02021
48	SF-28	11	239-051-017	PLN000054	1	A	ZA	3	RES #000054
49	SF-29	11	239-051-018	Un-built		A	N/A	0	
50	SF-30	12	239-051-019	Un-built		A	N/A	0	
51	SF-31	19	239-051-020	PLN990445	1	A	ZA	26	RES #990445
52	SF-32	0	239-051-021	PLN000396	1	A	ZA	0	RES #000369 - Expired
53	SF-16	0	239-051-022	Un-built		A	N/A	0	
54	SF-47	0	239-051-023	PLN210210	1	A	DIR. OF PLN	1	TRM210192
55	SF-34	24	239-051-024	CMB040018	1	A	DIR. OF PLN	0	RES #040018
56	N/A	0	239-051-025	CMB040016	1	A	DIR. OF PLN	0	PLN030654 - Void
57	SF-36	0	239-051-026	PLN180236	1	A	DIR. OF PLN	0	RES #18-058 - Expired
58	SF-37	0	239-051-027	PLN010178	1	A	ZA	4	RES #010078
59	SF-48	0	239-051-028	PLN020074	1	A	ZA	3	RES #020074
60	SF-33	0	239-051-029	CMB030011	1	A	DIR. OF PLN	0	No resolution found online in Accela (says approved to build) or in the
61	SF-9	0	239-051-030	Un-built		A	N/A	0	
62	SF-44	0	239-051-031	DA010537	1	A	DIR. OF PLN	0	inclusionary housing units
63	SF-43	1	239-061-001	Un-built		A	N/A	0	
64	SF-45	1	239-061-002	Un-built		A	N/A	0	
65	SC-23	0	239-061-003	PLN020021 /PLN080500		A	N/A	0	employee housing
66	SF-46	1	239-061-004	Un-built		A	N/A	0	
67	SC-93	0	239-061-005	PLN220152	1	A	DIR. OF PLN	2	TR010023 Trees: 1 Valley Oak , 1 Black Oak
68	SF-5	10	239-051-032	Un-built		A	N/A	0	
69	SF-3	0	239-051-033	PLN210111	1	A	DIR. OF PLN	1	TRM210122 Trees: 1 Valley Oak
70	SJ-21	0	239-051-034	PLN000507 /PLN040536	1	A	DIR. OF PLN	2	RES #040536 2 madrone trees were removed
71	SF-1	0	239-051-035	PLN020690 /CMB050019	1	A	DIR. OF PLN	0	RES #050019
72	SF-2	0	239-051-036	PLN070058	1	A	PC	18	RES. #07033
73	SF-6	0	239-051-037	PLN020074	1	A	ZA	3	RES. #020074
74	SF-11	3	239-051-038	PLN110600	1	A	DIR. OF PLN	3	RES. #12-011
75	SF-10	0	239-051-039	PLN230273	1	A	12	12	Application submitted
76	SC-19	0	239-091-001	Un-built		B	N/A	0	

Phase A-C								
Lot #	**Prev. Lot #**	**FMP/ Allotted Trees**	**Assessor's Parcel #**	**Permit Status**	**Built? (1 = yes)**	**Phase**	**Hearing Body**	**Trees Removed**	**Tree Removal Notes/Details**
77	SC-20	0	239-091-002	Un-built		B	N/A	0	
78	SC-28	6	239-091-003	PLN100565	1	B	PC	24	RES #11-049: 23 oaks and 1 madrone, so would it be 24 trees?
79	SC-29	0	239-091-004	PLN140971	1	B	DIR. OF PLN	0	RES #15-027 Although one tree is approved, there were no trees removed.
80	SC-27	0	239-091-005	PLN030612	1	B	DIR. OF PLN	2	RES #030612
81	SC-24	0	239-091-006	PLN210321	1	B	DIR. OF PLN	1	TRM210193 1 Valley Oak , RES #22-020
82	SC-25	0	239-091-007	PLN020004	1	B	ZA	0	RES #020004 , in condition compliance
83	SC-94	0	239-091-008	Un-built		B	N/A	0	.
84	SC-96	0	239-091-009	Un-built		B	N/A	0	
85	SC-32	0	239-091-010	Un-built		B	N/A	0	
86	SC-33	1	239-091-011	PLN060051	1	B	ZA	13	RES #060051
87	SC-34	0	239-091-012	PLN230079	1	B	PC	21	Condition Compliance, RES #23-041
88	SC-35	0	239-091-013	Un-built		B	N/A	0	
89	SC-37	0	239-091-014	PLN060230	1	B	DIR. OF PLN	3	RES #060230
90	SC-38	0	239-091-015	Un-built		B	N/A	0	
91	SC-39	0	239-091-016	PLN100635	1	B	ZA	2	RES #11-036
92	SC-97	0	239-091-017	Un-built		B	N/A	0	
93	SC-30	0	239-091-018	DA010536	1	B	DIR. OF PLN	0	Inclusionary Housing. No tree removal identified.
94	SC-42	1	239-091-019	PLN180007	1	B	DIR. OF PLN	0	
95	SC-43	1	239-091-020	PLN000634	1	B	ZA	14	RES #000634 - Trees:10 oaks, 1 maple, 1 coffeeberry, and 1 bay.
96	SC-44	0	239-091-021	Un-built		B	N/A	0	
97	SC-46	7	239-091-022	Un-built		B	N/A	0	
98	SC-47	3	239-091-023	Un-built		B	N/A	0	
99	SC-31	2	239-091-024	Un-built		B	N/A	0	
100	SC-95	0	239-091-025	Un-built		B	N/A	0	
101	SC-49	1	239-091-026	PLN040729	1	B	DIR. OF PLN	1	RES #040729 Trees: 1 oak removed
102	SC-48	3	239-091-027	PLN070158	1	B	PC	11	RES. #08012
103	SC-50	7	239-091-028	PLN120064	1	B	DIR. OF PLN	1	RES #12-050
104	SC-51	2	239-091-029	Un-built		B	N/A	0	
105	SC-52	0	239-091-030	Un-built		B	N/A	0	
106	SC-53	1	239-091-031	PLN110457	1	B	DIR. OF PLN	1	RES #11-027 - Trees: 1 tree to be removed, 2 relocated
107	SC-58	10	239-091-032	PLN160511	1	B	DIR. OF PLN	5	RES #17-043 Trees: 5 Oak
108	SC-54	0	239-091-033	Un-built		B	N/A	0	
109	SC-55	0	239-091-091	Un-built		B	N/A	0	
110	SC-100	0	239-091-090	Un-built		B	N/A	0	
111	SC-56	3	239-091-036	PLN130001	1	B	DIR. OF PLN	8	PLN 140275 Trees: 4 , RES #13-039
112	SC-57	4	239-091-037	Un-built		B	N/A	0	
113	SC-60	2	239-091-038	Un-built		B	N/A	0	
114	SC-62	0	239-091-039	Un-built		B	N/A	0	
115	SC-63	2	239-091-040	PLN230310	1	B	N/A	28	Application submitted

Phase A-C								
Lot #	**Prev. Lot #**	**FMP/ Allotted Trees**	**Assessor's Parcel #**	**Permit Status**	**Built? (1 = yes)**	**Phase**	**Hearing Body**	**Trees Removed**	**Tree Removal Notes/Details**
116	SC-61	0	239-091-041	PLN010396	1	B	ZA	22	TR030015 , RES #010396
117	SC-59	1	239-091-042	Un-built		B	N/A	0	
118	SC-65	7	239-091-043	PLN140660	1	B	PC	26	RES #15-017 , in condition compliance
119	SC-7	0	239-091-044	PLN230176	1	B	N/A	0	Currently deemed complete, needs to go to hearing
120	N/A	0	239-091-045	PLN230219		B	N/A	0	in condition compliance
121	SC-8	0	239-091-046	PLN230219	1	B	DIR. OF PLN	3	RES #24-003 , in condition compliance
122	SC-9	0	239-091-047	PLN110198	1	B	DIR. OF PLN	4	PLN120140 - Trees: 1 , RES #11-025 Trees: 3 Oaks
123	N/A	0	239-091-048	Un-built		B	N/A	0	
124	N/A	0	239-091-049	PLN210295	1	B	DIR. OF PLN	0	PLN210295 RES #22-052 Trees: 1 Coast live oak and 1 Madrone - VOID
125	N/A	0	239-091-050	Un-built		B	N/A	0	
126	SC-14	0	239-091-051	CMB070021	1	B	DIR. OF PLN	0	No resolution found online in Accela (says approved to build) or in the
127	SC-15	0	239-091-052	PLN150425	1	B	ZA	1	RES #14-003 Trees: 1
128	SC-16	0	239-091-053	Un-built		B	N/A	0	
129	SC-17	0	239-091-054	PLN090341	1	B	DIR. OF PLN	1	PLN090341 Trees: 1
130	SC-18	0	239-091-055	PLN100177	1	B	DIR. OF PLN	0	No resolution found online in Accela (says approved to build) or in the
131	SC-6	0	239-091-056	PLN160702	1	B	N/A	1	RES #17-009 Trees: 1 Oak
132	N/A	0	239-091-057	Un-built		B	N/A	0	
133	PN-1	0	239-071-001	PLN010500	1	B	ZA	1	RES #010500 Trees: 1
134	PN-2	0	239-071-002	Un-built		B	N/A	0	PLN010040 - Void
135	M-34	2	239-041-006	PLN070299	1	A	PC	8	TRM220166 Trees: 1 Coastal Live Oak , RES. #07049.5 Trees: 7
136	M-32	0	239-041-007	Un-built		A	N/A	0	
137	M-50	0	239-041-008	PLN210295	1	A	DIR. OF PLN	2	RES #22-052 , in condition compliance
138	M-29	0	239-041-009	Un-built		A	N/A	0	
139	M-19	14	239-041-010	PLN050120	1	A	PC	34	RES. #05034
140	M-20	0	239-041-011	Un-built		A	N/A	0	
141	N/A	0	239-041-012	PLN040021	1	A	DIR. OF PLN	0	RES # PLN040021
142	M-21	5	239-041-013	PLN010315	1	A	ZA	21	TRM210103 & PLN010315
143	N/A	0	239-041-014	PLN170042	1	A	ZA	2	RES #17-049 , in condition compliance
144	M-22	3	239-041-015	PLN060727	1	A	ZA	5	RES #060727, TRM200158, TRM210116
145	M-23	22	239-041-016	PLN110365	1	A	DIR. OF PLN	18	RES #11-026
146	N/A	0	239-041-017	Un-built		A	N/A	0	
147	M-24	19	239-041-018	PLN000680	1	A	ZA	32	RES#000680 Trees: 31 22 Coastal Oaks and 9 Black Oaks , TRM101812
148	M-25	11	239-041-019	PLN030565	1	A	DIR. OF PLN	0	RES #030565
149	M-26	0	239-041-020	PLN000288	1	A	ZA	8	TRM210289 Trees: 1 , PLN000288 Trees: 7
150	M-27	11	239-041-021	PLN160823	1	A	DIR. OF PLN	12	RES #17-005 Trees: 10 Oaks , TRM180104 Trees: 2 Oaks
151	M-28	5	239-041-022	PLN030572	1	A	DIR. OF PLN	1	RES #030572
152	M-30	2	239-041-023	Un-built		A	N/A	0	
153	M-31	7	239-041-024	Un-built		A	N/A	0	

Phase A-C								
Lot #	**Prev. Lot #**	**FMP/ Allotted Trees**	**Assessor's Parcel #**	**Permit Status**	**Built? (1 = yes)**	**Phase**	**Hearing Body**	**Trees Removed**	**Tree Removal Notes/Details**
154	M-33	2	239-041-025	PLN000073	1	A	ZA	15	RES #000073, TR010044
155	T-33	0	239-091-058	PLN070182	1	B	ZA	1	RES #070182 , in condition compliance
156	SC-1	0	239-091-059	PLN010031	1	B	ZA	0	RES #010031
157	SC-2	0	239-091-060	PLN000588	1	B	ZA	2	TR020003: 1 Valley Oak & 1 Black Oak , RES #000588
158	SC-3	0	239-091-061	PLN030363	1	B	DIR. OF PLN	0	PLN030363 - Permit expired. PLN130857 - Given out.
159	T-32	0	239-091-062	PLN040696	1	B	DIR. OF PLN	0	RES #010031
160	T-31	0	239-091-063	CMB070036	1	B	DIR. OF PLN	3	RES #070036 Trees: 2 Oaks & 1 Transplanted
161	SC-5	0	239-091-064	PLN060682	1	B	DIR. OF PLN	1	RES #060682 Trees: 1 Madrone
162	SC-4	0	239-091-065	PLN020320	1	B	DIR. OF PLN	1	RES #020320 Trees: 1 Oak
163	T-27	0	239-091-066	Un-built		B	N/A	0	
164	T-28	0	239-091-067	Un-built	1	B	DIR. OF PLN	0	RES #18-051
165	T-50	0	239-091-068	PLN180294	1	B	DIR. OF PLN	0	RES #18-072 Trees: 1 Oak approved , permit has expired
166	SC-13	0	239-091-069	PLN010078	1	B	ZA	1	TRM230274
167	SC-92	0	239-091-070	PLN000582	1	B	ZA	1	RES #000582
168	SC-91	0	239-091-071	CMB040006	1	B	DIR. OF PLN	0	RES #040016
169	SC-64	0	239-091-072	PLN040582	1	B	DIR. OF PLN	0	RES #04582
170	T-1	6	239-091-073	Un-built		B	N/A	0	
171	T-2	1	239-091-074	PLN120549	1	B	DIR. OF PLN	3	RES #13-015 Trees: 1 tree removed, 2 trees relocated
172	T-3	0	239-091-075	Un-built		B	N/A	0	
173	T-4	0	239-091-076	Un-built		B	N/A	0	
174	T-5	0	239-091-077	PLN010095	1	B	ZA	0	RES #010095
175	T-6	0	239-091-078	Un-built		B	N/A	0	
176	T-8	0	239-091-079	Un-built		B	N/A	0	
177	T-9	0	239-091-080	PLN010096	1	B	ZA	0	RES #010096
178	T-10	0	239-091-081	PLN120822	1	B	ZA	1	RES #010096
179	T-11	0	239-091-082	PLN020527	1	B	DIR. OF PLN	2	RES #020527
180	T-7	0	239-091-083	PLN000457	1	B	ZA	1	FILE NO. 030350
181	T-12	0	239-091-084	Un-built		B	N/A	0	
182	T-13	3	239-071-003	PLN050093	1	B	DIR. OF PLN	5	RES #050093
183	T-14	0	239-071-004	PLN070033//CMB070033	1	B	DIR. OF PLN	1	RES #070033
184	SJ-1	0	239-011-022	PLN020216	1	C	PC	13	RES. #02082: 1 oak tree to be relocated. The resolution only approved for
185	SJ-2	0	239-011-023	PLN060548 /PLN090069	1	C	PC	45	RES. #07012: 18 trees to be relocated.
186	SJ-3	0	239-011-024	PLN020115	1	C	PC	3	RES. #03032
187	PT-44	0	239-111-001	PLN160778	1	C	DIR. OF PLN	0	No tree removal proposed, in condition compliance
188	PT-13	0	239-111-002	Un-built		C	N/A	0	
189	PT-12	0	239-111-003	PLN210275	1	C	ZA	3	RES #22-040 , in condition compliance
190	PT-8	0	239-111-004	PLN220187	1	C	DIR. OF PLN	0	in condition compliance
191	PT-11	0	239-111-005	Un-built		C	N/A	0	

Phase A-C								
Lot #	**Prev. Lot #**	**FMP/ Allotted Trees**	**Assessor's Parcel #**	**Permit Status**	**Built? (1 = yes)**	**Phase**	**Hearing Body**	**Trees Removed**	**Tree Removal Notes/Details**
192	PT-10	0	239-111-006	PLN050214	1	C	DIR. OF PLN	0	RES #050214
193	PT-9	0	239-111-007	Un-built		C	N/A	0	
194	M-1	1	239-111-008	PLN020234	1	C	ZA	4	RES #020234
195	M-3	0	239-111-009	PLN180039	1	C	PC	5	Trees: 4 oaks and 1 madrone - in condition compliance
196	M-5	0	239-111-010	Un-built		C	N/A	0	
197	M-6	3	239-111-011	PLN220100	1	C	DIR. OF PLN	0	PLN020192- Void / 1 Coastal Live Oak removed
198	M-7	0	239-111-012	PLN150677	1	C	PC	11	11 oaks - in condiction compliance
199	M-8	0	239-111-013	PLN220130	1	C	PC	5	RES #23-007 Trees: 5 Oaks
200	M-4	0	239-111-014	PLN010202		C	ZA	0	Expired
201	SC-66	0	239-131-001	PLN010011	1	C	ZA	1	RES #010011
202	SC-67	3	239-131-002	PLN050736	1	C	DIR. OF PLN	4	TRM230304 Trees: 1 hazardous oak tree. RES #050736 Trees: 1 Valley
203	SC-85	5	239-131-003	Un-built		C	N/A	0	
204	SC-68	0	239-131-004	PLN010012	1	C	ZA	0	RES #010012
205	SC-86	0	239-131-005	PLN160448	1	C	DIR. OF PLN	1	RES #16-074
206	SC-69	3	239-131-006	Un-built		C	N/A	0	PLN100567: Booster Pump Station
207	SC-87	12	239-131-007	Un-built		C	N/A	0	
208	SC-88	0	239-131-008	Un-built		C	N/A	0	
209	SC-89	3	239-131-009	Un-built		C	N/A	0	
210	SC-90	4	239-131-010	Un-built		C	N/A	0	
211	PN-3	0	239-071-005	PLN030393	1	B	DIR. OF PLN	0	RES #030393
212	N/A	0	239-071-006	PLN100567		B	N/A	0	
213	PN-4	0	239-071-007	PLN060060	1	B	DIR. OF PLN	0	RES #060060
214	PN-5	0	239-071-008	PLN030160	1	B	DIR. OF PLN	0	RES #030160
215	N/A	0	239-071-009	PLN030137	1	B	DIR. OF PLN	0	RES #030137
216	PN-7	0	239-071-010	Un-built		B	N/A	0	PLN020200- Void
217	PN-8	0	239-071-011	Un-built		B	N/A	0	PLN060072 - Void
218	M-18	11							Lot on Vested Preliminary Map, not Final Map
219	M-17	8							Lot on Vested Preliminary Map, not Final Map
220	MN-9	0							Lot on Vested Preliminary Map, not Final Map
221	M-10	0							Lot on Vested Preliminary Map, not Final Map
222	M-11	0							Lot on Vested Preliminary Map, not Final Map
223	M-13	0	239-111-015	PLN030346	1	C	ZA	0	PLN030346 - Expired.
224	M-14	0	239-111-016	Un-built		C	N/A	0	
225	M-15	0	239-111-017	PLN100678	1	C	DIR. OF PLN	0	RES #11-006
226	M-16	5	239-111-018	Un-built		C	N/A	0	
227	SC-70	2	239-131-011	Un-built		C	N/A	0	
228	SC-71	0	239-131-012	Un-built		C	N/A	0	
229	SC-72	11	239-131-013	Un-built		C	N/A	0	
230	SC-73	2	239-131-014	Un-built		C	N/A	0	

Phase A-C									
Lot #	**Prev. Lot #**	**FMP/ Allotted Trees**	**Assessor's Parcel #**	**Permit Status**	**Built? (1 = yes)**	**Phase**	**Hearing Body**	**Trees Removed**	**Tree Removal Notes/Details**
231	SC-74	2	239-131-015	CMB080007	1	C	DIR. OF PLN	2	RES # 080007 Trees: 1 tree removed, 1 tree relocated.
232	SC-75	0	239-131-016	Un-built		C	N/A	2	Legal lot, 14 Long Ridge Trail, waiting on records team for physical file.
233	SC-76	0	239-131-017	Un-built		C	N/A	0	
234	SC-77	0	239-131-018	CMB050002	1	C	DIR. OF PLN	0	RES #050002
235	SC-78	0	239-131-019	PLN120310	1	C	DIR. OF PLN	0	RES #12-040
236	SC-79	9	239-131-020	Un-built		C	N/A	0	
237	SC-80	0	239-131-021	CMB060020	1	C	DIR. OF PLN	0	RES #060020
238	SC-81	0	239-131-022	PLN010316	1	C	ZA	0	PLN010569 - Withdrawn
239	SC-82	0	239-131-023	PLN130333	1	C	DIR. OF PLN	1	RES #13-058 Trees: 1 relocated , in condition compliance
240	SC-83	0	239-131-024	Un-built		C	N/A	0	
241	SC-84	1	239-131-025	Un-built		C	N/A	0	
242	T-30	1	239-121-001	PLN070583	1	C	DIR. OF PLN	2	RES # - unable to open file.
243	T-26	0	239-121-002	PLN030564	1	C	DIR. OF PLN	0	in condition compliance
244	T-25	0	239-121-003	CMB050009	1	C	DIR. OF PLN	0	RES #050009
245	T-19	1							Lot on Vested Preliminary Map, not Final Map
246	N/A	0							Lot on Vested Preliminary Map, not Final Map
247	T-22	0	239-121-004	Un-built		C	N/A	0	
248	T-23	0	239-121-005	Un-built		C	N/A	0	
249	T-20	1	239-121-006	PLN050528	1	C	DIR. OF PLN	1	RES #050528
250	T-21	0	239-121-007	Un-built		C	N/A	0	PLN060665 - Withdrawn
251	T-15	0	239-121-008	PLN070166	1	C	DIR. OF PLN	1	RES #070166
252	T-16	0	239-121-009	Un-built		C	N/A	0	PLN220277 - Eager
253	T-17	0	239-121-010	PLN220291	1	C	N/A	0	in condition compliance
254	T-18	0	239-121-011	Un-built		C	N/A	0	
		445			**149**			**724**	Built: 52.3**%** Tree Removal Approved (PC94067): **1,480** Road Improvement Tree

Phase D						
Lot #	**Assessor's Parcel #**	**Status**	**Phase**	**Hearing Body**	**Trees Removed**	**Notes**
D1	239-101-011	PLN050572	D	DIR. OF PLN	1	TR010029: 1 oak tree.
D2	239-101-012	Un-built	D	N/A	N/A	
D3	239-101-013	Un-built	D	N/A	1	TR010028: 1 oak tree.
D4	239-101-014	PLN040761	D	PC	38	RES. #05032
D5	239-101-015	CMB030009	D	DIR. OF PLN	0	
D6	239-101-016	Un-built	D	N/A	0	
D7	239-101-017	PLN060760	D	PC	33	RES. #07037
D8	239-101-018	PLN220370	D	ZA	3	RES #23-021
D9	239-101-031	Un-built	D	N/A	N/A	
D10	239-101-020	PLN060626	D	DIR. OF PLN	2	TRM180263
D11	239-101-021	Un-built	D	N/A	N/A	PLN000690: Lot Line Adjustment
D12	239-101-022	PLN220213	D	PC	7	RES #23-006
D13	239-101-023	Un-built	D	N/A	N/A	
D14	239-101-024	CMB070039	D	DIR. OF PLN	0	
D15	239-101-025	PLN200302	D	DIR. OF PLN	3	RES #21-043 , in condition compliance
D16	239-101-026	PLN010535	D	DIR. OF PLN	N/A	in condition compliance
D17	239-101-027	Un-built	D	N/A	N/A	
D18	239-101-033	Un-built	D	N/A	N/A	
D19	239-101-029	PLN210021	D	DIR. OF PLN	N/A	in condition compliance
D20	239-101-034	Un-built	D	N/A	N/A	
					86	Built: **30%**

Tree Removal Update August 2019

Phase E							
Lot #	**Assessor's Parcel #**	**Status**	**Phase**	**Hearing Body**	**Approved Removal**	**Trees Removed**	**Notes**
E1	239-102-004	PLN220043	E	PC	0	2	in condition compliance, RES #23-012
E2	239-102-005	PLN170815	E	DIR. OF PLN	0	N/A	
E3	239-102-006	CMB080003	E	DIR. OF PLN	0	2	RES #05-46
E4	239-102-007	PLN120834	E	N/A	0	0	PLN120834 (set for hearing) - no trees proposed for removal
E5	239-102-008	PLN140416	E	N/A	0	0	RES #14-049
E6	239-102-009	Un-built	E	N/A	0	1	TRM230224
E7	239-102-010	PLN210324	E	N/A	0	3	PLN210324: 3 trees to be removed, 9 trees to get replanted
E8	239-102-011	PLN120833	E	DIR. OF PLN	6	11	RES #070029 Trees: 7 removed , PLN140031 Trees: 1 removed , RES #13-023 Trees: 3 removed.
E9	239-102-012	PLN060370	E	DIR. OF PLN	20	16	RES #060370 Trees: 16 removed
E10	239-102-013	Un-built	E	N/A	5	N/A	
E11	239-102-014	Un-built	E	N/A	0	N/A	
E12	239-102-015	PLN100587	E	DIR. OF PLN	2	1	RES #10-048
E13	239-102-016	Un-built	E	N/A	0	N/A	
E14	239-102-017	PLN170401	E	DIR. OF PLN	2	2	RES #17-049
E15	239-102-018	PLN160790	E	PC	0	6	RES #10-033 Trees: 5 Coastal Live Oaks , RES #17-030 Trees: 1
E16	239-102-019	PLN060510	E	PC	0	26	RES. #07047 Trees: 26 Pine Trees removed.
E17	239-102-020	Un-built	E	N/A	10	N/A	
E18	239-102-021	PLN080350	E	PC	9	54	RES #17-020 Trees: 26 Trees , RES. #09040. Trees: 28 Trees (5 oak trees to be relocated.)
E19	239-102-022	PLN120328	E	DIR. OF PLN	12	12	RES #12-027
E20	239-102-023	Un-built	E	N/A	25	N/A	
E21	239-102-024	Un-built	E	N/A	0	N/A	
E22	239-102-025	PLN0060599	E	DIR. OF PLN	32	28	RES #060599 Trees: 28 removed.
E23	239-102-026	PLN110095	E	DIR. OF PLN	42	35	RES #11-019
E24	239-102-027	Un-built	E	PC	33	36	RES # 19-032 (PLN190059) 36 oaks
E25	239-102-028	Un-built	E	N/A	33	N/A	
E26	239-102-029	PLN16103	E	DIR. OF PLN	31	12	RES #16-029
E27	239-102-030	Un-built	E	N/A	0	N/A	
E28	239-102-031	PLN090058	E	ZA	18	16	RES #23-001 Trees: 9 , RES #10-010 Trees: 7 , PLN090058(Not sure if this tree removal occurred
E29	239-102-032	Un-built	E	N/A	0	N/A	
					280	**263**	Tree removal approved in PLN010001: Road /Driveway: **15** Residential Development: **280**
							Built-out: **34.4%**
					280	**152**	Total Count if approved for Lot E15
							Built-out: **34.4%**

PHASE F							
Lot #	**Assessor's Parcel #**	**Status**	**Phase**	**Hearing Body**	**Approved Removal**	**Trees Removed**	**Notes**
F1	239-151-001	PLN130842	F	N/A	1	N/A	
F2	239-151-002	DA040250	F	DIR. OF PLN	0	0	
F3	239-151-003	Un-built	F	N/A	1	N/A	See Condition #13-J and 27 (PLN010278)
F4	239-151-004	Un-built	F	N/A	0	N/A	
F5	239-151-005	PLN130167	F	DIR. OF PLN	0	0	
F6	239-151-006	Un-built	F	N/A	3	N/A	
F7	239-151-007	Un-built	F	N/A	0	N/A	
F8	239-151-008	DA050390	F	DIR. OF PLN	0	0	
F9	239-151-009	PLN210334	F	DIR. OF PLN	0	1	RES #23-035
F10	239-151-010	Un-built	F	N/A	0	N/A	
F11	239-151-011	Un-built	F	N/A	0	N/A	
F12	239-151-012	Un-built	F	N/A	0	N/A	
					5	**1**	Tree removal approved in PLN010278: **12** Road/Driveway: **7** Residential Development: **5** Built: **25%**

County of Monterey

Board Report

Legistar File Number: PC 25-082

Item No.6

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

September 24, 2025

Introduced: 9/17/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

PLANNING COMMISSION REFERRALS

County of Monterey
Planning Commission

Agenda Item No.6

Legistar File Number: PC 25-082

Item No.6

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

September 24, 2025

Introduced: 9/17/2025
Version: 1

Current Status: Agenda Ready
Matter Type: Planning Item

PLANNING COMMISSION REFERRALS

Exhibit A

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County of Monterey Planning Commission Referrals

MEETING:		**8/27/2025**
SUBJECT:		Planning Commission Referrals
DEPARTMENT:		Housing & Community Development Department

Item #	PC Ref #	Assignment Date	Referred By	Planner	Item	Report	Status
1	18.08	7/25/18	Diehl/Daniels	TBD	Request for an update on Tiny Homes. Referral revised 09/08/2021 by Commissioner Diehl requested the matter be revisited in light of recent State and local policy direction on ADUs	A report was be provided to the Planning Commission January 11, 2022 on the Inland ADU Ordinance and EHB Policies. A report on tiny homes was presented at a meeting in April 2022. The Planning Commission requested a follow up based upon further analysis by staff. During the October 26, 2022 meeting the Planning Commission requested informtaiton on approved and pending ADU applications. Staff presented addiitional ADU information in conjunction with the periodic housing pipeline report on December 7, 2022. **Staff will return to the Planning Commission later in 2025 or early 2026 to discuss the County's policy on tiny homes/tiny homes on wheels for use as temporary and/or permanent housing. Staff recently responded to a related public inquiry from Big Sur, and staff's response is attached for the Commission's information.**	Pending
2	18.11	10/31/18	Duflock/Diehl	Gonzales/Fowler (EHB)	Request for a report on the rebuild of properties affected by wildfires from 2015 to currently, including information specific to the number of rebuilds, determining where rebuilding hurdles may exist, and brainstorming on ways to improve.	Reports were provided to the Planning Commission on April 24, 2024 and September 25, 2024. Staff recomment this become a recurring annual summer update report and discussion at the Planning Commission. Staff anticipates returning to the Commission in **September** 2025.	Ongoing (Annual)
3	19.01	11/13/19	Diehl	Marshall	Request Staff to return with a semi-annual status report regarding any workforce housing or affordable housing applications within the County.	This semi-annual report "housing pipeline" report was presented to the Planning Commission at its April 9, 2025 meeting, combined with the annual housing element report. **A subsequent mid-year status update in late October 7, 2025**.	Ongoing (Semi-Annual)

Item #	PC Ref #	Assignment Date	Referred By	Planner	Item	Report	Status
4	21.1	9/8/21	Getzelman	Beretti	Request for update to the Wireless Telecommunication Ordinance and establish objective design standards	Planning staff worked with the Planning Commission Ad Hoc committee on an update to the ordinance and the objective design criteria. An Ad Hoc meeting to discuss the draft ordinance was conducted on December 20, 2021. Per Ad Hoc direction, certain sections of the draft ordinance are to be revised and brought back for further Ad Hoc review. The Wireless Telecommunications Ordinance remains on the Long-Range Planning Work Program for FY 2025-26,however, it is not yet assigned and active. A status update was presented to the Planning Commission on April 9, 2025 as part of the General Plan/Housing Element Annual Report and Long-Range Planning Work Program.	Ongoing
5	22.2(b)	3/9/22	Diehl	Sanchez	Request for a semi-annual status update on the required Community Plans for all Community Areas designated in the 2010 General Plan plus Coastal Land Use Plans updates.	Semi-Annual status updates to be provided January and July each year. First quarterly of 2025 presented January 8, 2025. Next **September 2025.**	Ongoing (Semi-Annual)

Item #	PC Ref #	Assignment Date	Referred By	Planner	Item	Report	Status
6	22.3	3/30/22	Diehl	Sanchez	Request for quarterly progress on drafting a Development Evaluation System as directed by General Plan policy.	The Development Evaluation System (DES) remains a high priority item on the Long-Range Planning Work Program for the current Year 2024-2025. A status update was presented to the Planning Commission on April 24, 2024 as part of the General Plan/Housing Element Annual Report and Long-Range Planning Work Program, then again on June 26, 2024 and September 25, 2024. At the 9/25/24 meeting, PC requested staff include with each quareterly update a list of projects that processed/are in process that would have used DES if it were in place. **As of August 27, 2025, there has been no activity realated to DES, and it remains a priority project via the General Plan/Housing Element Implementation and Long-Range Planning Work Program for Yeasr 25-26 and staff anticipates merging this effort with Housing Element Sixth Cycle implementation moving forward. The next quarterly status update anticipated October 2025.**	Ongoing (Quarterly)
7	22.5	9/14/22	Diehl	Guthrie	Request status and process for updating the Housing Element including opportunities for public invovelment.	The Draft Housing Element Sixth Cycle Update (Draft HEU6) was submitted to the California Department of Housing and Community Development (CA HCD) on August 29, 2024 for CA HCD's 90-day review period ending November 19, 2024. A status update was presented to Planning Commission on January 8, 2025 and staff recieved Board of Supervisors direction at its March 11, 2025 meeting and **an updated Draft HEU6 was resubmitted for 2nd 60-day State HCD review on June 26, 2025.**	Ongoing

Item #	PC Ref #	Assignment Date	Referred By	Planner	Item	Report	Status
8	22.6	9/14/22	Diehl	Beretti	Request to consider a draft zoning code amendment providing flexibility for open framework structures to exceed lot coverage and revist the regulations related to structural connections between primary and accessory structures.	Planning staff will present at future meeting. Any interested party may request an interpretation related to these matters in the interim.	Pending
9	22.7	3/29/23	Diehl & Mendoza	Sanchez	Request a presentation then quraterly updates on Pajaro River Levee improvement plans and Pajaro Community flood recovery efforts.	>Monthly updates are presented to the Pajaro Regional Flood Management Agency regarding Pajaro River at Watsonville Project, including a project map, and can be accessed at https://www.prfma.org/meeting-agendas. >The County of Monterey Department of Emergency Services maintains the Pajaro Recover webpage, and updated information on recovery efforts can be accessed at https://www.readymontereycounty.org/recover/pajaro-recovery.	Ongoing (See webpages)
10	23.1	11/8/23	Shaw	Beretti	Request to consider revising County Code to increase public notice requirements for actions requiring public hearings to all owners of real property within three hundred (300) feet of the real property that is the subject of the public hearing for properties, to five hundred (500) feet.	Planning staff will present at a future meeting, in combination with PC Referral 24.3.	Pending
11	24.1	5/29/24	Mendoza/Work	Sanchez	Request presentation regarding rebuild status of property in Pajaro just one bridge along Porter Drive; Updated 1/29/2025 for staff to inform the Commission when there are major activities/status changes regarding demolition and redevelopment of the property.	As of May 6, 2025, demolition permit has been pulled and contractor is engaged to begin demolition. Proposed rebuild project redesign underway (PLN200234).	On-Going (As Appropriate)

Item #	PC Ref #	Assignment Date	Referred By	Planner	Item	Report	Status
12	24.2	6/1/24	Work	Beretti	Request to have semi-annual reports regarding the San Lucas drinking water supply issue and history.	Planning staff provided a status update report at the December 11, 2024 Planning Commission meeting. At that meeting the Commission requested to receive on-going updates regarding this matter. Staff plans to provide the Commission with semi-annual updates.	Ongoing (Semi-Annual)
13	24.3	6/5/24	Shaw	Beretti	Request to receive information regarding HCD's public outreach and notification procedures for various planning matters, and consider opportunities to improve public engagement and outreach.	Planning staff will present at a future meeting, in combination with PC Referral 23.1.	Pending
14	24.5	8/28/24	Daniels	Beretti	Keep the Planning Commission apprised regarding the Vacation Rental regulations status and discussions for the Coastal Zone.	Staff will provide udpates to Planning Commission as Vacation Rental Ordinance (Title 20) is submitted to and considered by the California Coastal Commission. Coastal Commission staff has preliminarily reviewed the County regulations, have scheduled an extension of the County application for it's 2/5/25 meeting, and tenatively plan to present to the Coastal Commission for consideration at its **August 2025 meeting in southern California**.	On-Going
15	24.7	Summer 2024	Daniels/Diehl	Scariot/Wikle	Provide report regarding process for consideration of enacting a moratorium on new visitor serving units in the Big Sur Coast Land Use Plan area, pending the comprehensive update of the BSLUP.	Staff provided a report to the Planning Commission on January 29, 2025. The Commission did not support a moratorium, however, did request staff explore an interpretation of what is considered a "Rustic Campground".	On-going

Item #	PC Ref #	Assignment Date	Referred By	Planner	Item	Report	Status
16	24.8	10/25/2024	Mendoza	Scariot/Gonzalez (EHB)	Provide information and status regarding regulations and enforcement efforts to curb unpermitted food vendors.	At its June 25, 2025 meeting, the Planning Commission emphasized the high priority of this matter; the Planning Commission will prepare a letter to the Board (to be on future PC agenda, when drafted) with recommendation to support increasing resources toward enforcement efforts to curb unpermitted food vendors. Staff still anticipates presenting at the Board in the coming months, as follow up to the February 12, 2025 presentation to the Planning Commission.	On-going
17	24.9	9/25/2024	Diehl	Cappi (EHB)/J.Bowling	Review and provide a report regarding use/permissibility of composing toilets and other self-containment units given new technologies.	Staff anticipates providing a report to the Planning Commission in Summer 2025.	Pending
18							

Exhibit B

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COUNTY OF MONTEREY
HOUSING AND COMMUNITY DEVELOPMENT
Craig W. Spencer, Director

HOUSING | PLANNING | BUILDING | ENGINEERING | ENVIRONMENTAL SERVICES
1441 Schilling Pl. South, 2nd Floor (831)755-5025
Salinas, California 93901 **www.co.monterey.ca.us**

16 September 2025

SENT VIA EMAIL
Mary.Milner@HCD.ca.gov

Mary Milner
HCD Representative II
Department of Housing and Community Development
651 Bannon Street
Sacramento, CA 95811

Subject: CA HCD LOI - County of Monterey 6th Cycle Housing Element Update – Email Request for Update on Progress and Revised Timeline

Dear Ms. Milner,

Thank you for the opportunity to share a status update on the progress of the County of Monterey Sixth Cycle Housing Element update in response to your request.

Since the County's most recent correspondence on February 20, 2025, with you, the County resubmitted on June 25, 2025, the draft Housing Element Sixth Cycle Update ("HEU6") to the state Department of Housing and Community Development ("CA HCD") for the second review period of 60 days. The County received a findings letter from CA HCD on August 25, 2025, and met in an Office Hour by video with the state reviewers of the draft HEU6 on prior to receiving the formal comment letter. The discussion was helpful in clarifying the state's findings for the County to develop responsive revisions. The CA HCD findings letter indicates that the County's draft element addresses many of the statutory requirements described in CA HCD's November 18, 2024 review; however, revisions are necessary to substantially comply with State Housing Element Law (Gov. Code, § 65580 et seq)

The County has the goal to receive a finding of substantial compliance with state housing and planning law after the state reviews the next submittal for the third review period of the HEU6 draft. Once the state's mandatory 60-day review period is completed, the HEU6 team looks forward to polishing the document with minor revisions, prior to Commission recommendation and Board adoption. For the County to reach this goal, efforts got underway quickly after the County received CA HCD findings letter on August 25, 2025 (attached), to address the state's review findings.

Concurrently, with refining our draft Housing Element Update, the County is in the process of preparing a Programmatic Environmental Impact Report ("PEIR") pursuant to the California Environmental Quality Act ("CEQA"). Notice of Preparation of the draft PEIR was available for a 30-day public review period from October 21st through November 20th, 2024. The County held a noticed Public Scoping Meeting on November 7, 2024. The draft environmental document is required to circulate for a typical 45-day public review and comment period. Response to comments will become part of the Final PEIR.

The County team continues working to incorporate analysis and synthesis of additional data to inform responsive edits and updates to the draft HEU6 for submittal to CA HCD by November 24, 2025, for the next 60-day review period.

Please accept the following revised timeline:

SUMMER 2025

- August 25, 2025: Received formal HCD findings, after 60-day review
- August 26, 2025 – October 25, 2025: Incorporate HCD findings and revise draft Housing Element

FALL 2025

- Week of November 3, 2025 – November 7, 2025: Schedule Office Hour Check in CA HCD Review Team prior to release of Public Draft to ensure County is on track for HEU Certification
- Week of November 10, 2025 – November 14, 2025: Publish HEU draft for 7-day public review
- November 24, 2025: Submit revised Draft to CA HCD
- Week of November 24, 2025 – November 28, 2025: Release public draft PEIR for 45-day review period

WINTER 2026

- Week of January 5, 2025 – January 9, 2025: draft PEIR 45-day review period ends, and staff begins response to comments for Final PEIR
- January 26, 2026: Receive findings from CA HCD
- February 11, 2026: Planning Commission Public Hearing to recommend to the Board of Supervisors to certify the Final PEIR and adopt the revised HEU and Zoning Amendments
- February 24, 2026: Board of Supervisor Public Hearing to certify the Final PEIR and adopt the revised HEU and Zoning Amendments

SPRING 2026

- March 9, 2026: Submit adopted HEU to HCD for Certification

The County looks forward to submitting to CA HCD the revised draft housing element by November 24, 2025. Please feel free to contact me if you have any questions or require additional information.

Sincerely,

Sarah Wikle

Sarah Wikle, Principal Planner
Phone: (831) 784-5700
Email: wikles@countyofmonterey.gov

Cc: File REF220020
Sonia M. De La Rosa, County Administrative Officer
Nick Chiulos, Chief Assistant County Administrative Officer

Debbie Paolinelli, Assistant County Administrative Officer
Craig Spencer, HCD Director
Melanie Beretti, AICP, Chief of Planning
Jaime Scott-Guthrie, Senior Planner
Darby Marshall, Housing Programs Manager
Kelly Donlon, Chief Assistant County Counsel
Junius Barrie, California Department of Housing and Community Development, Accountability

Enclosure – State HCD Findings Letter (dated and received August 25, 2025)

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
651 Bannon Street, Suite 400
Sacramento, CA 95811
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

August 25, 2025

Craig W. Spencer, Director
Department of Housing and Community Development
County of Monterey
1441 Schilling Place, South Second Floor
Salinas, CA 93901

Dear Craig W. Spencer:

RE: County of Monterey's 6th Cycle (2023-2031) Revised Draft Housing Element

Thank you for submitting the County of Monterey's (County) revised draft housing element received for review on June 26, 2025. Pursuant to Government Code section 65585, the California Department of Housing and Community Development (HCD) is reporting the results of its review. In addition, HCD considered public comments from California Rural Legal Assistance, LandWatch, City of Marina, City of Monterey and various citizens related to Tarpy Flats pursuant to Government Code section 65585, subdivision (c).

The revised draft housing element addresses many statutory requirements described in HCD's November 18, 2024, review; however, revisions will be necessary to substantially comply with State Housing Element Law (Gov. Code, § 65580 et seq). The enclosed Appendix describes the revisions needed to comply with State Housing Element Law.

As a reminder, the County's 6th cycle housing element was due December 15, 2023. As of today, the County has not completed the housing element process for the 6th cycle. The County's 5th cycle housing element no longer satisfies statutory requirements. HCD encourages the County to revise the element as described above, adopt, and submit to HCD to regain housing element compliance.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the County should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have

previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

A jurisdiction that did not adopt a compliant housing element within 120 days from the statutory deadline (December 15, 2023) must rezone sites within one year of the statutory deadline and meet requirements pursuant to Government Code sections 65583, subdivision (c)(1)(A) and 65583.2, subdivisions (c), (h) and (i), as applicable. As this year has passed and Programs H-2.D (By-Right Approval on Reuse of Prior Housing Opportunity Sites) and H-3.A (Rezoning for Higher-Density Residential Development) have not been completed to meet all statutory requirements, the housing element is out of compliance and will remain out of compliance until the rezoning has been completed and submitted to HCD to meet all statutory requirements. Once the County completes the rezoning, a copy of the resolution or ordinance should be transmitted to HCD. HCD will review the documentation and issue correspondence updating the status of the County's housing element compliance.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities program, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the County will meet housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the County to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Land Use and Climate Innovation at: https://www.lci.ca.gov/planning/general-plan/guidelines.html.

HCD is committed to assisting the County in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Mao Lee, of our staff, at Mao.Lee@hcd.ca.gov.

Sincerely,



Paul McDougall
Senior Program Manager

Enclosure

APPENDIX
COUNTY OF MONTEREY

The following changes are necessary to bring the County's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at https://www.hcd.ca.gov/planning-and-community-development/hcd-memos. Among other resources, the housing element section contains HCD's latest technical assistance tool, Building Blocks for Effective Housing Elements (Building Blocks), available at https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks and includes the Government Code addressing State Housing Element Law and other resources.

A. Housing Needs, Resources, and Constraints

1. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2…shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A).)*

   Local and Regional Patterns and Trends: The element includes meaningful analysis related to patterns and trends of those socio-economic characteristics at a broader regional level. For example, the element discusses many disparities between coastal and inland areas. To supplement this analysis, the element should also discuss patterns and trends of socio-economic characteristics within each of the communities or planning areas (comparing neighborhoods or areas). This assessment should incorporate local data and knowledge and other relevant factors (see below), particularly in smaller rural areas, to better evaluate patterns of disparities in access to opportunities.

   Identified Sites and Affirmatively Furthering Fair Housing (AFFH): The element now largely addresses this requirement. However, similar to the above finding, the element should also address the number of units by income group and location, any isolation of the regional housing need allocation (RHNA) by income group within each of the communities or planning areas. The analysis should be supported by local data and knowledge and other relevant factors and programs should be added or modified as appropriate to promote inclusive and equitable communities within each of the communities and at a county level. For example, based on the outcomes of this analysis, the element should add or modify programs to promote housing mobility (choices and affordability throughout communities) and enhance place-based strategies toward community revitalization.

Local Data and Knowledge and Other Relevant Factors: While the element provides some general information on the history of the County, it should utilize local data and knowledge and other relevant factors to supplement the data and maps and better examine pattens within communities and across communities. Examples of local data and knowledge include local and regional advocates, public comments (e.g., CRLA), service providers, County officials, past surveys and plans and assessments of community conditions such as parks, streets, sidewalks and infrastructure. Examples of other relevant factors including historical land use, infrastructure availability, zoning, governmental and nongovernmental spending including transportation investments, demographic trends, historical patterns of segregation, or other information that may have impeded housing choices and mobility. HCD will send additional guidance under separate cover.

Contributing Factors to Fair Housing: Upon a complete analysis, the element must re-assess and prioritize contributing factors to fair housing issues that are unique to the unincorporated areas of Monterey County and add or modify programs as appropriate.

2. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

   Progress in Meeting the RHNA: The element must still demonstrate the affordability and availability of pending projects. For affordability, the element indicates some units will accommodate units affordable to lower-income and moderate-income households but should demonstrate affordability based on actual or anticipated sales prices and rents or other mechanisms that ensure affordability (e.g., deed restrictions). For availability, the element should update the status and discuss remaining steps, any known barriers and likelihood of construction in the planning period, including accounting for the chances of expired or unused entitlements in the planning period.

   Infrastructure: While the element generally describes water and sewer capacity, including limitations and the planned number of units in each of the service areas, it should describe or list the existing and planned water and sewer capacity in each of districts or community areas relative to planned residential capacity. If the capacity is uncertain or dynamic due to complicating factors, the element should at least describe whether the existing and planned capacity is adequate for planned residential capacity and, if inadequate, the magnitude of the gap in providing capacity. Based on the outcomes of a complete analysis, the element must add or modify programs.

Environmental Constraints: The element now describes various potential constraints (Table 7.11) on a community plan level and some environmental constraints on a site-by-site basis but should expand the application of various potential constraints to identified sites. For example, the analysis (Table 7.15), starting on page 7-219, could incorporate the broader set of potential constraints such as shape, agricultural preservation strategies, coastal zone compatibility or easements.

Suitability of Nonvacant Sites: The element demonstrates the potential for redevelopment on many of the identified nonvacant sites. However, the element should include additional analysis for Sites 31 (Bunker Hill Drive), 40 (Aguajito Road), 50 (303 Salinas Road) and 51 (70-80 Porter Drive). The analysis should address the extent to which existing uses may constitute an impediment to additional residential development; past experience in converting existing uses to higher density residential development; the current market demand for the existing use and existing leases or other contracts or conditions that perpetuate the existing use. Please see HCD's prior review and technical assistance.

Publicly-Owned Sites: The element now includes a sample schedule for the development of publicly-owned sites but must still analyze status, necessary steps, any known barriers to development in the planning period, actual or anticipated development schedule, including anticipated completion dates and add or modify programs based on the analysis.

Electronic Sites Inventory: For your information, pursuant to Government Code section 65583.3, the County must submit an electronic sites inventory with its adopted housing element. The County must utilize standards, forms, and definitions adopted by HCD. Please see HCD's housing element webpage at https://www.hcd.ca.gov/community-development/housing-element/index.shtml#element for a copy of the form and instructions. The County can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance.

Zoning for a Variety of Housing Types:

- *Emergency Shelters:* The element now explains emergency shelters are permitted by right and Programs will address parking requirements and new definitions of emergency shelters. However, the element must still clarify that emergency shelters are permitted *without discretionary action* and analyze development standards as potential constraints on emergency shelters including but not limited to proximity criteria, bed limits and the operations plan, particularly neighborhood plan. Based on a complete analysis, the element should add or modify programs as appropriate.

- *Transitional and Supportive Housing*: The element states transitional and supportive housing are permitted in all zones allowing residential uses but Table 3-38 (p. 3-151) shows transitional and supportive housing are excluded from some zones that allow single family uses. The element should include actions to address this identified constraint and amend zoning to permit transitional and supportive housing as a residential use in all zones allowing residential uses and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone.

3. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures... (Gov. Code, § 65583, subd. (a)(5).)*

   Local Processing and Permit Procedures: The element now discusses processing timelines but must still list and analyze approval findings for a typical multifamily development that complies with the general plan and zoning. This analysis should specifically address impacts on approval certainty.

   On/Off-Site Improvements: While the element includes a brief discussion of on- and off-site improvements, it must still analyze their impact as potential constraints on housing costs. For example, the element could address the impact on total development costs.

   Inclusionary Housing: The element now explains the relationship between the inclusionary requirement and State Density Bonus Law but must still analyze the County's inclusionary housing requirements, including its impacts as potential constraints on the development of housing for all income levels. The analysis should evaluate the inclusionary broader policy's implementation framework, including the percentage of new residential construction that is dedicated to affordable housing, threshold requirements, alternatives for compliance, the types of options and incentives offered, and any other factors that may impact housing costs.

B. Housing Programs

1. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be*

identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (Gov. Code, § 65583, subd. (c)(1).)

As noted in Finding A2, the element does not include a complete site analysis; therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the County may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. In addition, the element should be revised as follows:

- *Program H-2.A* (Encourage, Incentivize and Monitor Accessory Dwelling Units): While the Program commits to implement alternative actions if assumptions in the sites inventory are not met, it should also commit to a timeline earlier in the planning period (e.g., within 12 months).

- *Program H-3.A and H-3.C* (Rezoning for the Shortfall of RHNA Capacity): As noted in the prior review, the element appears to indicate that sites will be rezoned with a minimum density of 20 units per acre and, in some cases, a maximum allowable density of 20 units per acre. While this minimum density proposal is required to meet statutory requirements, a maximum allowable density that is the same as the required minimum density would require a precise development proposal and does not allow a range of allowable densities. This lack of a range of allowable densities presents a constraint on development. The element should consider a range of allowable densities to promote development feasibility (e.g., 20 to 30 units per acre).

- *Program H-2.E* (Mid-Cycle Review): The Program should commit to alternative actions earlier in the planning period (e.g., within 12 months).

- *Program H-3.D* (Coordination with Public Entities): The Program should also commit to a schedule of actions to facilitate development in the planning period in stride with assumptions in the inventory such as numerical objectives; removing barriers to development; facilitating entitlements, assisting with funding and issuing building permits. In addition, alternative actions should have discrete timing such as by 2027 instead of benchmarking to housing element certification.

- *Infrastructure and Large Sites*: As noted in Finding A2, Programs must be added or modified based on a complete analysis. Further, all relevant actions must have discrete timing (e.g., by 2027) to have a beneficial impact in the planning period.

- Program H-2.C (Maintain/Update the Sites Inventory – Pipeline Projects): In addition to assessing progress in the entitlement process, the Program should

commit to progress toward completion in the planning period and assumed affordability of pipeline projects.

- *Program H-4.G* (Zoning Ordinances and General Plan Efficiencies: For by right permanent supportive housing, the Program should correct the citation from Government Code section 65621 to 65651 and commit to discrete timing earlier in the planning period. Regarding emergency shelters, the Program should specifically commit to address identified constraints such as bed limits and amending the definition of emergency shelters.

2. *The Housing Element shall contain programs which assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households. (Gov. Code, § 65583, subd. (c)(2).)*

   The element should add or modify programs to assist in the development of housing for lower-income and special needs households, as follows:

   - *Program H-5.G* (Farmworker Housing): The Program must include specific commitment and discrete timing to have a beneficial impact for farmworkers in the planning period. In response, the Program only commits to "explore", "collaborate" and take action "as needed". In addition, the Program should clearly commit to identify and pursue new and existing housing and funding opportunities at least annually.

   - *H-5.M (Persons Experiencing Homelessness)*: The Program should commit to discrete timing (e.g., at least annually and ongoing).

   - *Program H-2.Q* (Sufficient Water and Sewer Resources): For establishing priority water and sewer service, the Program should have discrete timing such as by 2027 instead of benchmarking to housing element certification

3. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)*

   As noted in Findings A3 and A4, the element requires a complete analysis of potential governmental and nongovernmental constraints. Depending upon the results of that analysis, the County may need to revise or add programs and address and remove or mitigate any identified constraints.

4. *Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics... (Gov. Code, § 65583, subd. (c)(5).)*

   As noted in Finding A1, the element requires a complete AFFH analysis. Depending upon the results of that analysis, the County may need to revise or add programs. In addition, goals and actions must specifically respond to the analysis and to the identified and prioritized contributing factors to fair housing issues and must be significant and meaningful enough to overcome identified patterns and trends. Actions must have specific commitment, milestones, geographic targeting and metrics or numerical targets and, as appropriate, address housing mobility enhancement, new housing choices and affordability in higher opportunity or higher income areas, place-based strategies for community revitalization and displacement protection. For example, the element must add significant and meaningful housing mobility actions to overcome the existing patterns in the County related to the broader region and place-based strategies toward community revitalization in areas of relatively higher concentrations of lower-income households and poverty.

C. Quantified Objectives

Establish the number of housing units, by income level, that can be constructed, rehabilitated, and conserved over a five-year time frame. (Gov. Code, § 65583, subd. (b)(1 & 2).)

The element now increases rehabilitation and conservation objectives but could consider rehabilitation objectives in stride with the needs of the community. For example, the element notes a rehabilitation need of 861 units which indicates a much stronger rehabilitation need than 15 units for the eight-year planning period.