

EXHIBIT A
DRAFT RESOLUTION

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

In the matter of the application of:

Heiser (PLN160076)
RESOLUTION NO.

Resolution by the Monterey County Zoning
Administrator:

- a) Finding the project categorically exempt from the California Environmental Quality Act provisions, CEQA Section 15303(a); and
- b) Approve a Combined Development Permit consisting of: 1) A Coastal Administrative Permit and Design Approval for construction of a 9,056-square foot single-family dwelling with an 802-square foot garage; and 2) A Coastal Development Permit the removal of four Monterey Pines and one Coast Live Oaks.

1246 Portola Road, Pebble Beach (APN: 008-293-024-000)

The Heiser application came on a public hearing before the Monterey County Zoning Administrator on March 2, 2017. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **PROJECT DESCRIPTION** - The proposed project is a Combined Development Permit consisting of: 1) A Coastal Administrative Permit and Design Approval for construction of a 9,056-square foot single-family dwelling with an 802-square foot garage; and 2) A Coastal Development Permit the removal of.
EVIDENCE:
 - a) On February 5, 2016, an application was submitted requesting a permit to allow the construction of a new single family dwelling and removal of seven protected trees.
 - b) The project includes construction of one single family dwelling in a residential zone.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN160076.
2. **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 2012 Del Monte Forest Land Use Plan;
 - the 2012 Monterey County Coastal Implementation Plan, Part 5, Regulations for Development in the Del Monte Forest Land Use Plan Area;
 - Monterey County Zoning Ordinance (Title 20);Potential conflicts with the Forest and Scenic Resources policies of the Del Monte Forest Land Use Plan and the Coastal Implementation Plan Part 5 were identified during review relative to minimizing tree removal, minimizing visibility of the proposed structure when viewed from Point Lobos State Park, simple and direct access, and harmony of the design with the site and setting (Monterey pine forest). Applicants redesigned the home to: 1) avoid an oak tree previously proposed for removal; 2) moving the house away from a large Cypress alleviating the need to substantially trim the tree thereby preserving the trees visual screening potential; 3) reducing the previously proposed terraced landscaping areas on the rear elevation; and 4) by planting replacement trees to screen the development in a manner consistent with Condition #7. With these revisions, the plans are consistent with applicable policies and regulations.
- b) The parcel is zoned “LDR/1.5-D (CZ)” [Low Density Residential, 1.5 acre per unit with a Design Control Overlay in the Coastal Zone], which allows the establishment of a single-family dwelling, subject to the approval of a Coastal Administrative Permit in each case.
- c) The proposed single-family dwelling conforms to Section 20.14.060, *Site Development Standards*. The proposed 9,056-square foot dwelling unit would meet or exceed all setback requirements; the maximum 30 foot structure would meet or exceed all height standards; the dwelling unit would cover 14.8 percent of the lot, where 15 percent lot coverage is permitted; and the structure would result in a total floor area of 9,858 square feet (FAR of 16.7 percent), where 10,313 square feet would be allowed (FAR of 17.5 percent); and the 820-square foot, three-car garage would meet the parking regulations of Chapter 20.58. Therefore, the proposed dwelling unit meets all zoning and development standards of the “LDR/1.5-D (CZ)” District.
- d) The proposed single-family dwelling unit meets the findings for Coastal Development and Coastal Administrative Permits per Subsections 20.70.050 (B) and 20.76.050 (C):
 - 1) The subject property upon which the dwelling unit is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions, and any other applicable provisions of the County code. The site is currently vacant.
 - 2) The site is physically suitable for the proposed use. The site is designated for residential development, previously contained a

single family residence, and has access to adequate water and sewer services (see also Finding 2).

3) The establishment of the proposed dwelling unit on a 1.35-acre site will not be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood or to the general welfare of the County. The development includes construction of one single family dwelling on a residential lot within a residential neighborhood.

4) The project, as redesigned, and as conditioned to provide screening, complies with the Monterey County Local Coastal Program (see also Evidence a above and Evidence e and f below).

e) Policies of the Del Monte Forest Land Use Plan require that projects be sited and designed to minimize tree removal (Policies 30-37). As designed, the project would require removal of four Monterey Pine trees and one Coast Live Oak. Two of the pines are in poor condition and are infested with bark beetles. The other two trees are in fair condition and are located within the proposed home and driveway footprints. The project is sited on the lot in the area that previously contained a single family dwelling and is highly disturbed. The proposed dwelling would expand the developed footprint on the site requiring removal of trees that are in poor health at the perimeter of the area already disturbed on the site. The southeastern portion of the property contains a small stand of pines that will be unaffected by the development. A condition has been added that requires planting of at least eight Monterey Pines and five Coast Live Oak trees as replacements for those removed for construction (Condition #7). Replacement plants will help provide for healthier/younger forest on the site and provide visual screening of the development.

f) The site is located in the area shown in Figure 3 of the Del Monte Forest Land Use Plan as visible from Point Lobos State Park and Point Lobos is visible from the site. Policies 48 and 52 of the Del Monte Forest Land Use Plan require siting and design of new development to avoid having a significant adverse impact on public views, specifically those views mapped in Figure 3, to minimize the need for tree removal and alterations to natural landforms, to harmonize with the natural setting, and to maximize the effectiveness of screening vegetation. The project has been revised to avoid impacts to trees that would provide visual screening along the southern side of the property, specifically the large Cypress tree at the rear of the property. A condition of approval requiring planting new trees, as replacement for those removed, in an area that will provide screening of the development, and to avoid trimming the large Cypress tree, has been included in the conditions for this project(Condition #7). To protect night-time views, a condition requiring shielded exterior lighting has been applied to minimize impacts on nighttime views (Condition #6). In addition, overall impacts

have been minimized by reducing landscaped areas to better harmonize with the site consistent with the applicable Policies of the Del Monte Forest Land Use Plan.

- g) Policy 1 of the Del Monte Forest Land Use Plan requires driveways to be designed to provide simple and direct access to the development. A driveway with a circular turnaround to meet Fire Department standards for access and maneuverability of emergency vehicles is proposed. In addition, a driveway and small motor court off of the circular arrival court/turnaround area are requested. This motor court off of the arrival court is not a simple or direct; however, the additional motor court area provides parking outside of the turnaround area as requested by the Pebble Beach Community Services District (Fire) for emergency access reasons. Locating additional parking area outside of the turnaround, in the front of the house (a more direct access) would substantially detract from the visual quality of the approach and architectural design and would not substantially reduce overall paved areas. Given these specific factors, the driveway appears to balance the policy requirements with emergency access and design considerations.
- h) The project planner conducted a site inspection on December 16, 2016, and verified that the project on the subject parcel conforms to the attached plans.
- i) The proposed project was reviewed by the Del Monte Forest Land Use Advisory Committee (LUAC) on May 19, 2016. The LUAC recommended approval of the project by a vote of 7 ayes, 0 noes, with 1 absent with the recommendation that an oval design for the driveway turnaround would be more desirable than a circle. The oval design has been included in the final project plans.
- j) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN160076.
- k) As designed and conditioned, and based on the unique circumstances of this case, the project adequately balances requirements of the Del Monte Forest Land Use Plan policies with the right for residential development on the lot and the project.

2. **FINDING:**

EVIDENCE: a)

SITE SUITABILITY – The site is physically suitable for the use proposed.

The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, RMA-Public Works, RMA- Environmental Services, Environmental Health Bureau, Water Resources Agency, and Pebble Beach Community Services District. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Conditions recommended have been incorporated.

- b) Potential impacts to forest resources, archaeological resources, and Soil suitability were identified during review. The following reports have

been prepared to address the potential impacts:

- “Tree Resource Assessment Report” prepared by Frank Ono, February 22, 2016 with letter addendum dated June 10, 2016 (LIB160293).
- “Biotic Assessment” prepared by J.B. Froke, Ph.D, dated April 4, 2016 (LIB160295).
- “Preliminary Archeological Assessment” prepared by Mary Doane, B.A. and Gary S. Breschini, Ph.D, Archeological Consulting, on December 23, 2014 (LIB160292).
- “Geotechnical Investigation” prepared by Soil Surveys Group, Inc., on April 18, 2016 (LIB160296).

The above-mentioned technical report prepared by an outside consultant concluded that the site is suitable for the proposed project. County staff has independently reviewed these reports and concurs with the conclusions with the exception of the forest impacts which have been satisfactorily addressed with revisions to the design.

- c) The project is located in a Very High Fire Hazard Zone within a State Responsibility Area. The project has been reviewed by Pebble Beach Community Services District to ensure that adequate setbacks and emergency access are provided.
- d) Necessary public facilities are available to serve the development. Water will be provided by CAL-AM and sewer will be provided by the Carmel Area Wastewater District.

3. FINDING:

DESIGN - The location, size, configuration, materials, and colors of structures and fences are designed consistent with the neighborhood character and the project will not significantly impact public views as conditioned.

EVIDENCE:

- a) The proposed development is consistent with the underlying development standards, the custom home character of the surrounding neighborhood, and is appropriately located on the site. Impacts of the home have been balanced with visual policies and forest resource protection goals of the Del Monte Forest Land Use Plan by requiring minor revisions in the plan.
- b) Minor modifications to the design have been made since a Zoning Administrator site visit on December 16, 2016 and the Zoning Administrator hearing on January 26, 2017. Modifications to the design resulted in the retention of one oak tree that was previously proposed for removal, moving the house forward on the lot to avoid trimming and impacts to an existing Cypress tree that will provide visual screening of the development, minimization of encroachment of development within the root zone of trees near the development footprint, and a reduction in terraced landscape areas that were previously proposed on the rear elevation. With revisions incorporated, the project better meets the Forest Resource goals and policies of the Del Monte Forest Land Use Plan. A condition has been added to ensure on-site tree replacement.

Tree replacement will aid in forest health at the site and help provide visual screening. In addition, as recommended by the Forest Management Plan, conditions of approval have been added requiring tree and root protection prior to construction; a raptor/migratory bird nesting survey prior to tree removal; removal of invasive plant species, and appropriate techniques for pruning of roots and trees when necessary (Conditions 7-11, Exhibit B).

- c) A standard condition of approval will require the applicant to submit a Lighting Plan for review and approval prior to issuance of any construction permits to ensure all lighting is intended for the project site (i.e., unobtrusive, down-lit, harmonious with the local area), and off-site glare if fully controlled. Implementation of the proposed design techniques and the standard condition (Condition 6, Exhibit B) of approval for exterior lighting will protect nighttime views in the area.

4. FINDING:

PUBLIC ACCESS – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE: a)

No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.146.130 of the Monterey County Coastal Implementation Plan can be demonstrated.

- b) The subject property is not described as an area where the Local Coastal Program requires public access.

5. FINDING:

CEQA Exemption - On the basis of the whole record before the Monterey County Zoning Administrator, there is no substantial evidence that the proposed project as designed and conditioned will have a significant effect on the environment. The CEQA Exemption prepared for the project reflects the independent judgment and analysis of the County.

EVIDENCE: a)

CEQA Guidelines Section 15303 (a) exempts construction of one single-family residence in a residential zone. The project involves the construction of one single-family dwelling unit; the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan; and the area in which the project is located is not environmentally sensitive.

6. FINDING:

APPEALABILITY - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission

- EVIDENCE:** a) On April 27, 2016 an application for development of a single family home and removal of trees was submitted to the RMA – Planning Division.

- b) On May 19, 2016, the application was deemed complete pursuant to the Permit Streamlining Act.
- c) On May 19, 2016, the project was reviewed by the Del Monte Forest Land Use Advisory Committee who unanimously recommended approval of the project.
- d) On November 10, 2016 the project was by the Zoning Administrator at the request of staff;
On December 8, 2016 the project was continued by the Zoning Administrator for a public hearing site visit;
On December 16, 2016 the Zoning Administrator conducted a site visit.
On January 26, 2017, the Zoning Administrator considered the project, requested additional information and continued the hearing to February 23, 2017.;
On February 23, 2017, the Zoning Administrator considered revisions to the project and adopted a resolution of intent to approve the project as designed. The approval date was set for March 2, 2017.
- e) The Zoning Administrator's decisions is appealable to the Board of Supervisors pursuant to Section 20.86.030.A of the Monterey County Zoning Ordinance.
- f) The project is appealable by/to the Coastal Commission pursuant to Section 20.86.080.A.3 of the Monterey County Zoning Ordinance because the application involves development between the sea and the first through public road.

DECISION

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

- a) Find the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 of the guidelines; and
- b) Approve a Combined Development Permit consisting of: 1) A Coastal Administrative Permit and Design Approval for construction of a 9,056-square foot single-family dwelling with an 820-square foot garage; and 2) A Coastal Development Permit for the removal of five protected trees, including four Monterey Pines and one Coast Live Oaks, in general conformance with the attached plan and subject to the attached 18 conditions of approval, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 2nd day of March, 2017:

Mike Novo, Zoning Administrator

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

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

Monterey County RMA Planning

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

PLN160076

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development permit (PLN160076) allows construction of a 9,056 square foot single family dwelling with a 802 square foot garage and the removal of four protected trees. The property is located at 1246 Portola Road, Pebble Beach (Assessor's Parcel Number 008-293-024-000), Del Monte Forest Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "A Combined Development Permit (Resolution Number ***) consisting of: 1) a Coastal Administrative Permit to allow the construction of a 9,056 square foot single family dwelling with a 802 square foot garage; and 2) a Coastal Development Permit for the removal of four protected trees; and 3) a Design Approval was approved by the Zoning Administrator for Assessor's Parcel Number 008-293-024-000 on February 23, 2017. The permit was granted subject to 17 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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

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

Responsible Department: RMA-Planning

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

(RMA - Planning)

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

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

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

4. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-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. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)

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

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

Responsible Department: RMA-Planning

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

(RMA - Planning)

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

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

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

7. PD048 - TREE REPLACEMENT/RELOCATION

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| Responsible Department: | RMA-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: <ul style="list-style-type: none">- Replacement trees shall consist of eight (8) five gallon or larger Monterey pines and five (5) five gallon or larger Coast live oaks. Replacement pine trees shall be located, sized, and sufficient in number to screen views of the home from Point Lobos State Park. The tree replacement size and location shall be coordinated with the RMA - Planning Department and a certified Forester. |
| Compliance or Monitoring Action to be Performed: | Replacement tree(s) shall be included within the planting palette for the landscape plan . (RMA - Planning) |
| Compliance or Monitoring Action to be Performed: | The Owner/Applicant shall coordinate location, number, and size of the tree replacement with RMA-Planning and the arborist. Once replacement planting locations are approved, the Owner/Applicant shall submit evidence of tree replacement to RMA-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. Additional trees may be requested to achieve the goal of screening the home from views from Point Lobos State Park. |

8. PD050 - RAPTOR/MIGRATORY BIRD NESTING

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

9. PDSP01 - TREE PROTECTION DURING CONSTRUCTION (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In order to ensure protection of trees in proximity of construction activities, the following shall occur:

All trenching, grading, or any other digging or soil removal 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. The qualified arborist or forester, in consultation with the project architect, shall direct any minor field adjustments that may be needed.

Grading, excavation, or construction of foundations in proximity of tree Nos. 2976 (16-inch Monterey pine), 2994 (28-inch Monterey pine), 2995 (18-inch Monterey pine), and 2999 (21-inch Monterey cypress) shall be hand dug and/or alternative foundation designs implemented to ensure the health of trees during construction of the foundation.

Majority of excavation near tree No. 2985 (43-inch Monterey cypress) shall be at a distance of at least 15-feet away from the trunk and shall be hand dug. Closer excavation for the construction of proposed retaining walls shall be monitored by a qualified arborist or forester to identify and protect the root area to insure that no roots are damaged or destabilized. Limbing of the Cypress tree, other than as may be required for fire safety, shall not be allowed without written approval from the Director of Planning.

Trenching for the retaining wall and driveway adjacent to any tree shall be hand dug where practical and any roots larger than 3-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 root damaged during grading or excavation shall be exposed to sound tissue and cut cleanly with a saw.

If construction activities result in the destabilization or negatively affect the life of any trees, all work shall be halted and appropriate permits for removal of the tree(s) shall be obtained prior to commencement of work.

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| Compliance or Monitoring Action to be Performed: | Prior to issuance of grading or building permits, the applicant shall submit a copy of the contract with a qualified arborist or forester encompasses all work specified in this condition to RMA-Planning for review and approval. |
| | During construction activities, the applicant shall provide RMA-Planning with verification that the protection measures specified in this condition are being implemented. |
| | Prior to final of grading or building permits, the applicant shall schedule and inspection with RMA-Planning to verify that all protected trees in proximity of construction activities have remained intact. The applicant shall provide RMA-Planning with a letter from the qualified arborist or forester certifying that grading and construction activities have complied with this condition. |
| | If any trees are harmed during construction and removal is warranted, all work shall halt and the applicant shall obtain all necessary permits to allow removal prior to commencement of work. |

10. PDSP02 - REMOVAL OF INVASIVE PLANT SPECIES (NON-STANDARD)

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| Responsible Department: | RMA-Planning |
| Condition/Mitigation Monitoring Measure: | The landscape plan shall include the removal of existing, and prohibition of use within the planting palette, for the following noxious invasive plant species: Acacia, Myoporum, Cortaderia, Hedra, Genista (Cytisus), and Pittosporum. |
| Compliance or Monitoring Action to be Performed: | Landscape plans submitted to RMA-Planning for review and approval prior to issuance building permits, shall include a note encompassing the language within this condition. |

11. EROSION CONTROL PLAN

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| Responsible Department: | Environmental Services |
| Condition/Mitigation Monitoring Measure: | The applicant shall submit an erosion control plan in conformance with the requirements of Monterey County Code Chapter 16.12. The erosion control plan may be combined with the grading plan provided it is clearly identified. The erosion control plan shall include a construction entrance, concrete washout, stockpile area(s), material storage area(s), portable sanitation facilities and waste collection area(s), as applicable. (RMA-Environmental Services) |
| Compliance or Monitoring Action to be Performed: | Prior to issuance of any grading or building permits, the applicant shall submit an erosion control plan to RMA-Environmental Services for review and approval. |

12. GEOTECHNICAL CERTIFICATION

| | |
|---|--|
| Responsible Department: | Environmental Services |
| Condition/Mitigation Monitoring Measure: | The applicant shall provide certification from a licensed practitioner that all development has been constructed in accordance with the recommendations in the project Geotechnical Investigation. (RMA- Environmental Services) |
| Compliance or Monitoring Action to be Performed: | Prior to final inspection, the owner/applicant shall provide RMA-Environmental Services a letter from a licensed practitioner. |

13. GRADING PLAN

Responsible Department: Environmental Services

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

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

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

14. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

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

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

15. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

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

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

16. INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

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

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

17. WR001 - DRAINAGE PLAN

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a drainage plan, prepared by a registered civil engineer, to mitigate on-site and off-site impacts from impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a drainage plan with the construction permit application.

The Building Services Department will route a plan set to the Water Resources Agency for review and approval.

VILLA PORTOLA
1246 PORTOLA ROAD
PEBBLE BEACH, CA

Prepared by: _____

PRELIMINARY

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Action:
PLANNING SUBMITTAL 04.15.16
REV. PLAN SUBMITTAL 06.16.16
BUILDING SUBMITTAL 08.04.16
PLANNING UPDATE 09.15.16
PLAN CHECK 1 10.21.16

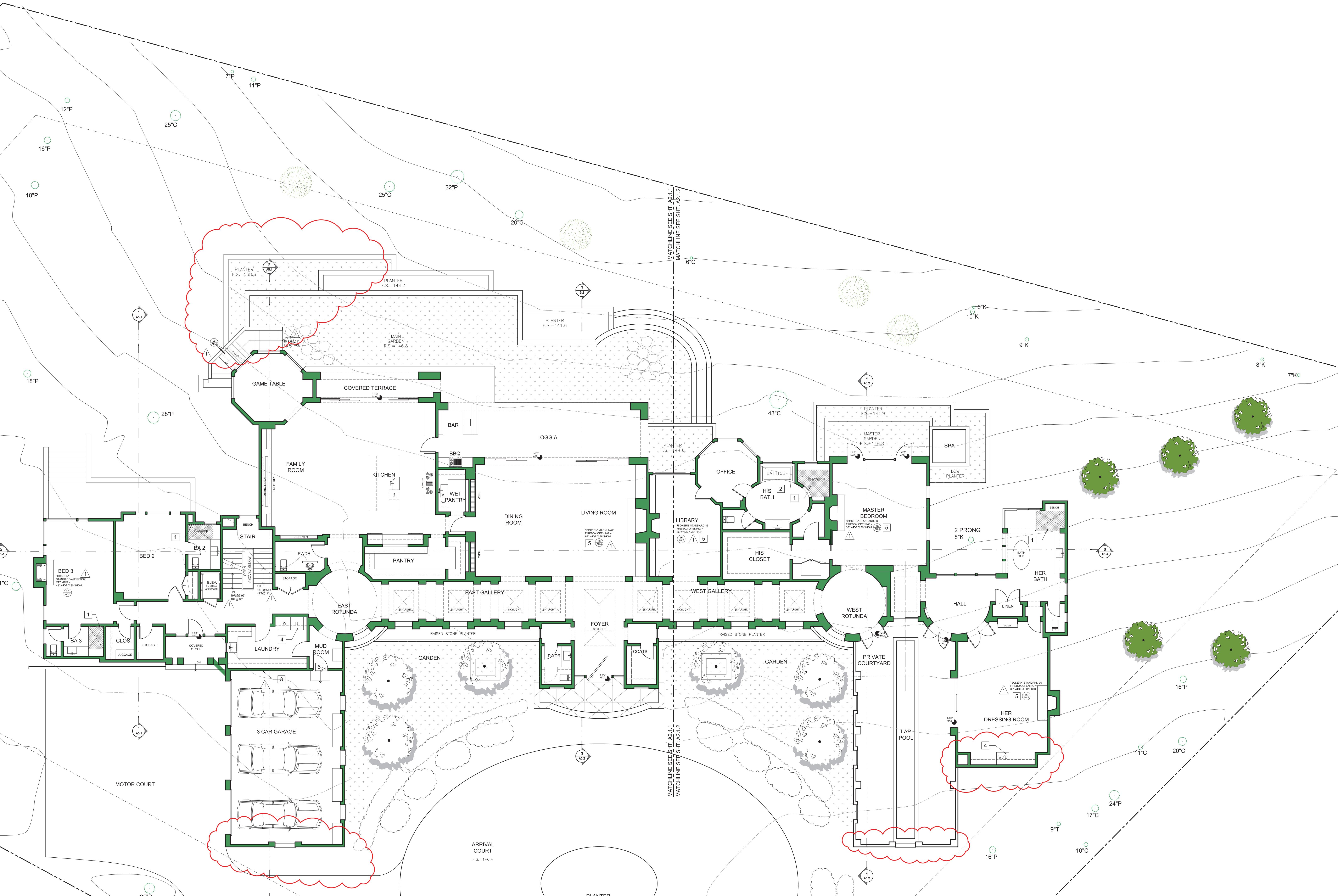
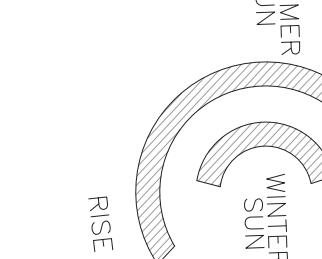
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Description:
MAIN LEVEL PLAN

Sheet No:
A-2.1

MAIN LEVEL PLAN

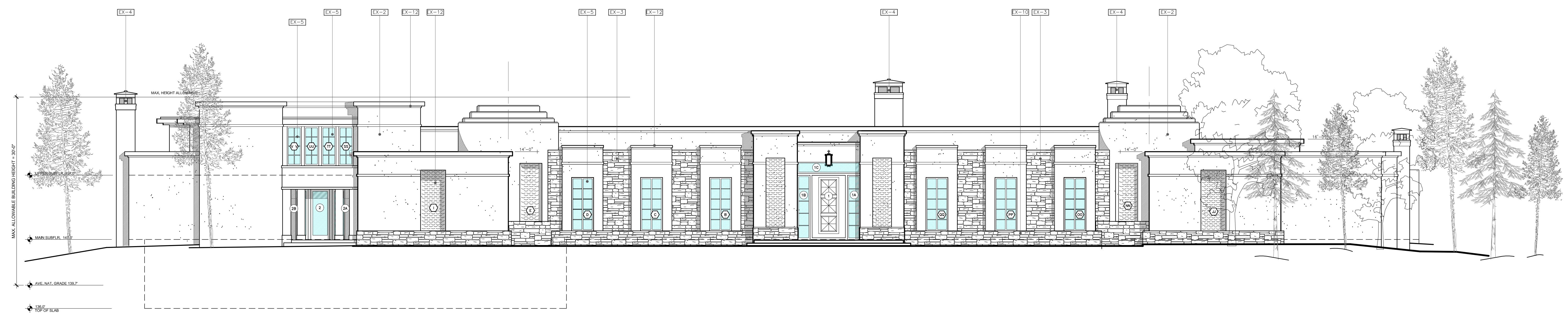
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PLANTER



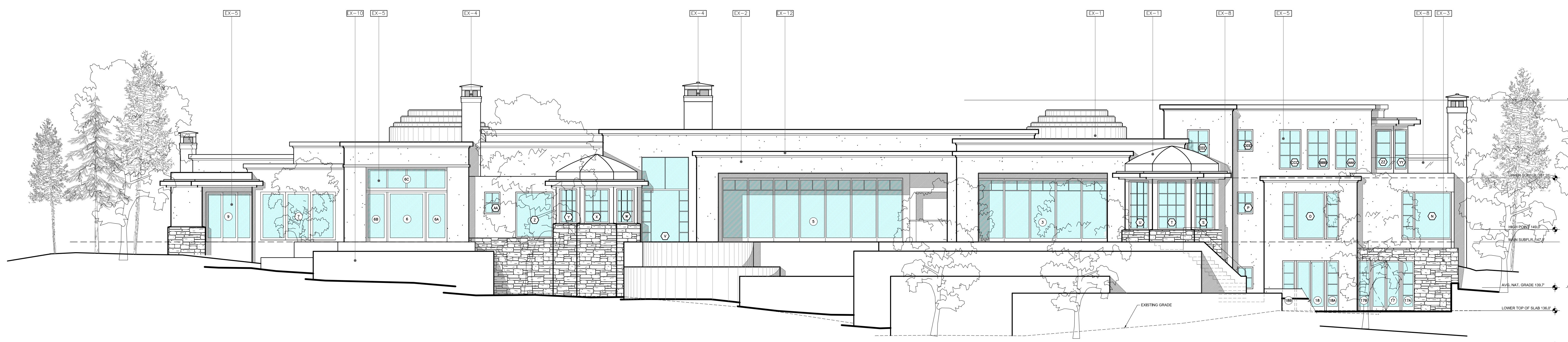
KEY NOTES

- 1 SHOWER WITH NON-ABSORBENT FLOOR, CURB AND UP ADJACENT WALLS MIN. 72". TEMPERED GLASS DOOR AND PANELS.
- 2 PROVIDE MIN. 12" SQ. ACCESS DOOR OR SOLID COPPER PLUMBING FITTINGS AT TUB FIXTURES.
- 3 1/2" TYPE X' GYP BRD ALL WALLS AND CEILING OF THIS ROOM.
- 4 DRYER LINE TO OUTSIDE AIR w/ 10' HOSE MAX. 14'0" LONG, WITH TWO 90° ANGLES. PROVIDE MAINTENANCE ACCESS FOR PERIODIC CLEANING WHERE BOOSTER IS REQUIRED.
- 5 FIREPLACE BY ISOKERN SELECTED MODEL SIZE SHOWN ON PLANS. SOLID FUEL (WOOD BURNING w/ GAS LOG LITER LINE (NOT CONSTANT PILOT LITE).
- ESR 231 BY EARTHICORE, CSI 103100.
- PROVIDE APPROVED INSTALLATION INSTRUCTIONS ARE TO BE ON THE JOB SITE AT TIME OF INSTALLATION.
- FIREPLACE GAS OUTLET LOG LIGHTER CONTROL VALVE(S) SHALL BE INSTALLED PER MANUFACTURERS INSTALLATION INSTRUCTIONS AND WITH-IN 6 FEET MAXIMUM FROM GAS OUTLET.
- GLASS DOORS (THE FITTING) SHALL BE INSTALLED AT FIREBOX OPENING.
- FIREPLACE GAS LINE w/ 10' MAKE-UP AIR LINE.
- WITH MTL. UL LISTED FLUE TO MFG MTL. CAP (SPARK ARRESTER), INSTALLED PER SELECTED MFG LISTING IN FRAMED CHIMNEY CHASE. MAINTAIN MIN 2" CLEARANCE BETWEEN WOOD FRAMING & UNIT (INCLUDES MFG FLUE). PROVIDE NON-FLAMMABLE FIREBOX OPENING WITH MIN. 12" WIDE FACING INCREASE FOR COMBUSTIBLE FLAME. PROVIDE 20" DEEP HEARTH. PROVIDE RETRACTABLE (CONCEALED) METAL-GATED SCREEN. KEY LOCATION & ADDITIONAL INFORMATION, SEE INTERIOR DESIGN AS OCCURS.
- 6 DOOR BETWEEN GARAGE AND THE MUD ROOM SHALL BE 20 MINUTE FIRE-RATED WITH A SELF-CLOSER.



NORTH ELEVATION

SCALE: 1/8"=1'-0"



SOUTH ELEVATION

SCALE: 1/8"=1'-0"

| KEY NOTES | |
|--|--|
| SPECIFIC TO ELEVATIONS SHTS A6.1, A6.2 | |
| EX-1 | METAL ROOFING |
| EX-2 | 3 COAT STUCCO FINISH |
| EX-3 | THIN STONE VENEER |
| EX-4 | CHIMNEY SHROUD |
| EX-5 | DOORS & WINDOWS |
| EX-6 | SECTIONAL GARAGE DOOR |
| EX-7 | GUTTER & DOWNSPOUTS |
| EX-8 | GLASS GUARDRAIL - SEE DETAIL 3/A-8.3 |
| EX-9 | NOT USED |
| EX-10 | LANDSCAPE/RETAINING WALL STUCCO OR STONE |
| EX-11 | GUTTER GUARD |
| EX-12 | STONE CROWN |
| EX-13 | CLAY GRILL |
| EX-13 NOT USED | |

Prepared by: _____

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Action:

PLANNING SUBMITTAL

04.15.16

BUILDING SUBMITTAL

08.04.16

PLAN CHECK 1

10.21.16

Date: 01.11.16

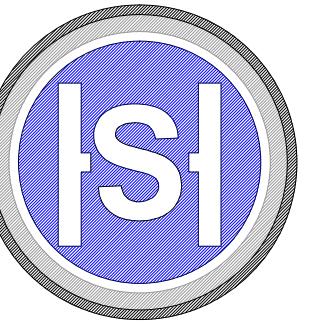
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Description:

EXTERIOR
ELEVATIONS

Sheet No:
A-6.1



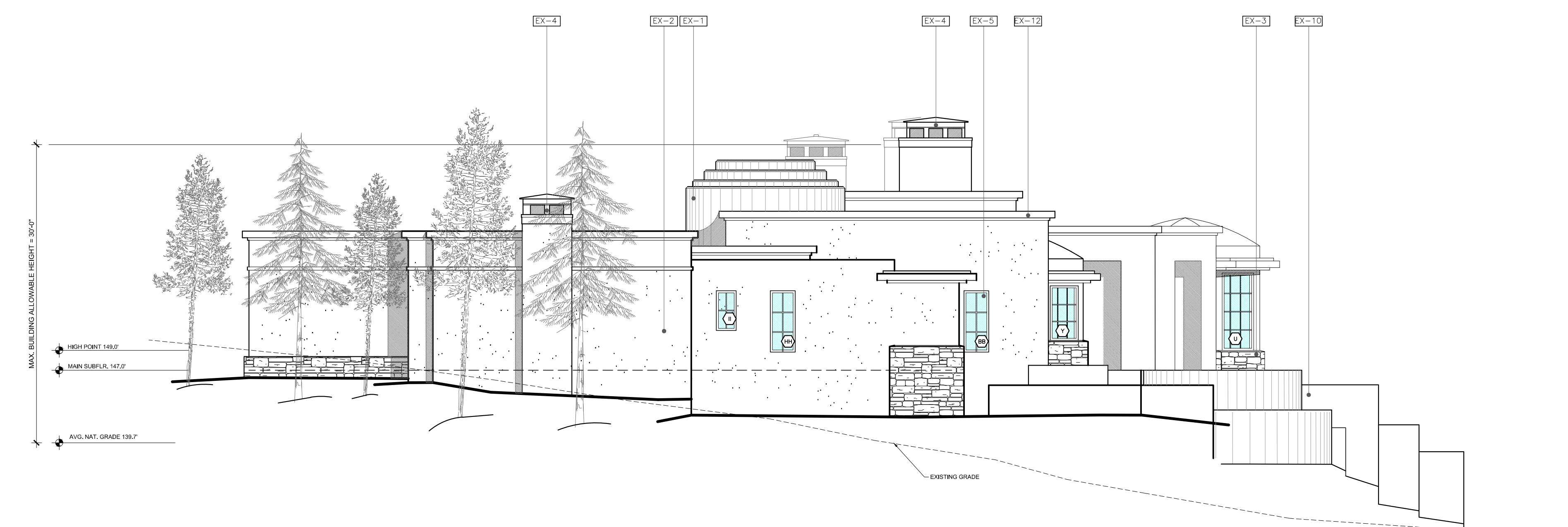
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P.O. BOX 221092
CARMEL, CA 93922
TEL: 831.624.4363
www.sterlinghuddleson.com

VILLA PORTOLA
1246 PORTOLA ROAD
PEBBLE BEACH, CA



EAST ELEVATION

SCALE: 1/8"=1'-0"



WEST ELEVATION

SCALE: 1/8"=1'-0"

KEY NOTES SPECIFIC TO ELEVATIONS SHTS A6.1, A6.2

Prepared by: _____

| | |
|-------|--|
| EX-1 | METAL ROOFING |
| EX-2 | 3 COAT STUCCO FINISH |
| EX-3 | THIN STONE VENEER |
| EX-4 | CHIMNEY SHROUD |
| EX-5 | DOORS & WIINDOWS |
| EX-6 | SECTIONAL GARAGE DOOR |
| EX-7 | GUTTER & DOWNSPOUTS (NOT USED) |
| EX-8 | GUARDRAIL |
| EX-9 | NOT USED |
| EX-10 | LANDSCAPE/RETAINING WALL STUCCO OR STONE |
| EX-11 | GUTTER GUARD (NOT USED) |
| EX-12 | STONE CROWN |
| EX-13 | CLAY GRILL |
| EX-14 | NOT USED |

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Action:
PLANNING SUBMITTAL
04.15.16
BUILDING SUBMITTAL
08.04.16

Date: 01.11.16
Scale: 1/8"=1'-0"
Drawn:
Description:
EXTERIOR ELEVATIONS
Sheet No: A-6.2

VILLA PORTOLA

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PEBBLE BEACH, CA

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Action:
PLANNING SUBMITTAL
04.15.16
REV. PLAN SUBMITTAL
06.15.16
BUILDING SUBMITTAL
08.04.16
PLANNING UPDATE
09.15.16
PLAN CHECK 1
10.21.16

Date: 09.21.16
Scale: 1/8"=1'-0"
Drawn:
Description:
MAIN
LEVEL PLAN


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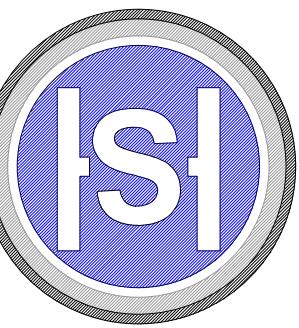
MAIN LEVEL PLAN

SCALE: 1/8"=1'-0"

KEY NOTES

- SHOWER WITH NON-ABSORBENT FLOOR, CURB AND UP ADJACENT WALLS MIN. 72". TEMPERED GLASS DOOR AND PANELS.
- PROVIDE MIN. 12" SQ. ACCESS DOOR OR SOLID COPPER PLUMBING FITTINGS AT TUB FIXTURES.
- 1/2" TYPE 'X' GYP BRD ALL WALLS AND CEILING OF THIS ROOM.
- DOVER VALVE TO OUTSIDE AIR w/1/2" HOSE MAX. 14'-0" LONG, WITH TWO 90° ANGLES. PROVIDE MAINTENANCE ACCESS FOR PERIODIC CLEANING WHERE BOOSTER IS REQUIRED.
- FIREPLACE BY ISOKERN SELECTED MODEL SIZE SHOWN ON PLANS. SOLID FUEL (WOOD) BURNING w/GAS LOG LITE LINE (NOT CONSTANT PILOT LITE). ESR 2316, BY EARTHCORE, CSI 103100. PROVIDE APPROVED INSTALLATION INSTRUCTIONS ARE TO BE ON THE JOB SITE AT THE TIME OF INSTALLATION. FIREPLACE GAS OUTLET LOG LIGHTER CONTROL VALVE(S) SHALL BE INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND WITHIN 6-FEET MAXIMUM FROM GAS OUTLET. GLASS DOORS (TIGHT FITTING) SHALL BE INSTALLED AT FIREBOX OPENING. PROVIDE APPROVED MAKE-UP AIR LINE. PROVIDE APPROVED LOG LITE LINE. LOG LITE LINE SHALL BE INSTALLED WITH MTL. UL LISTED FLUE TO MFG. MTL CAP (SPARK ARRESTER). PROVIDED SELECTED MFG LISTING IN FRAMED CHIMNEY CHASE, MAINTAIN MIN 2" CLEARANCE BETWEEN WOOD FRAMING & UNIT (INCLUDES MFG FLUE). PROVIDE NON-COMBUSTIBLE FIREBOX LINING WITH MIN. 12" WIDE FACING (INCREASE FOR COMBUSTIBLE FACING) AND 20" DEEP HEARTH. PROVIDE RETRACTABLE (CONCEALED) METAL GRATED SCREEN. KEY LOCATION & ADDITIONAL INFORMATION, SEE INTERIOR DESIGN AS OCCURS.
- DOOR BETWEEN GARAGE AND THE MUD ROOM SHALL BE 20 MINUTE FIRE-RATED WITH A SELF-CLOSER.

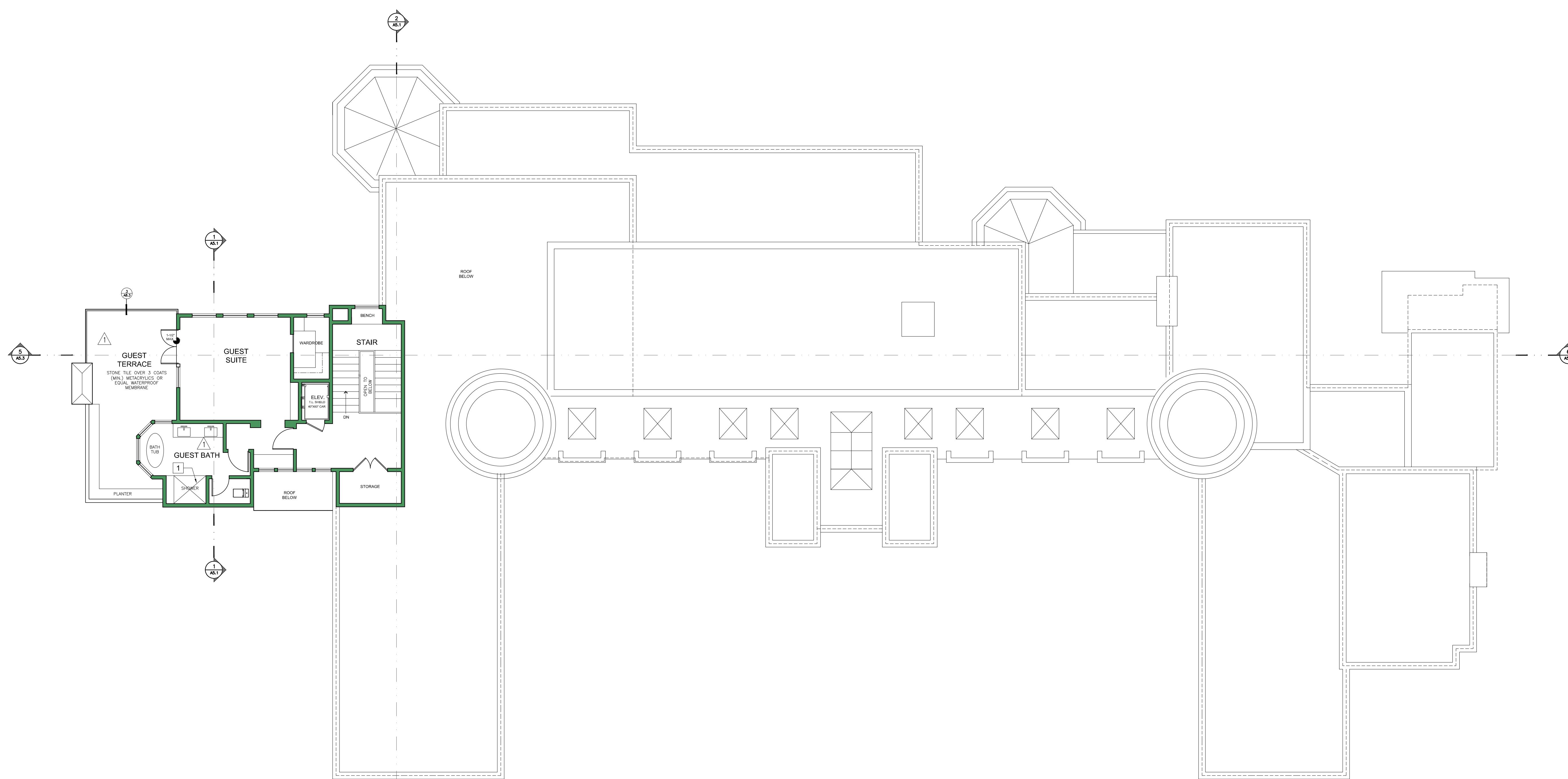




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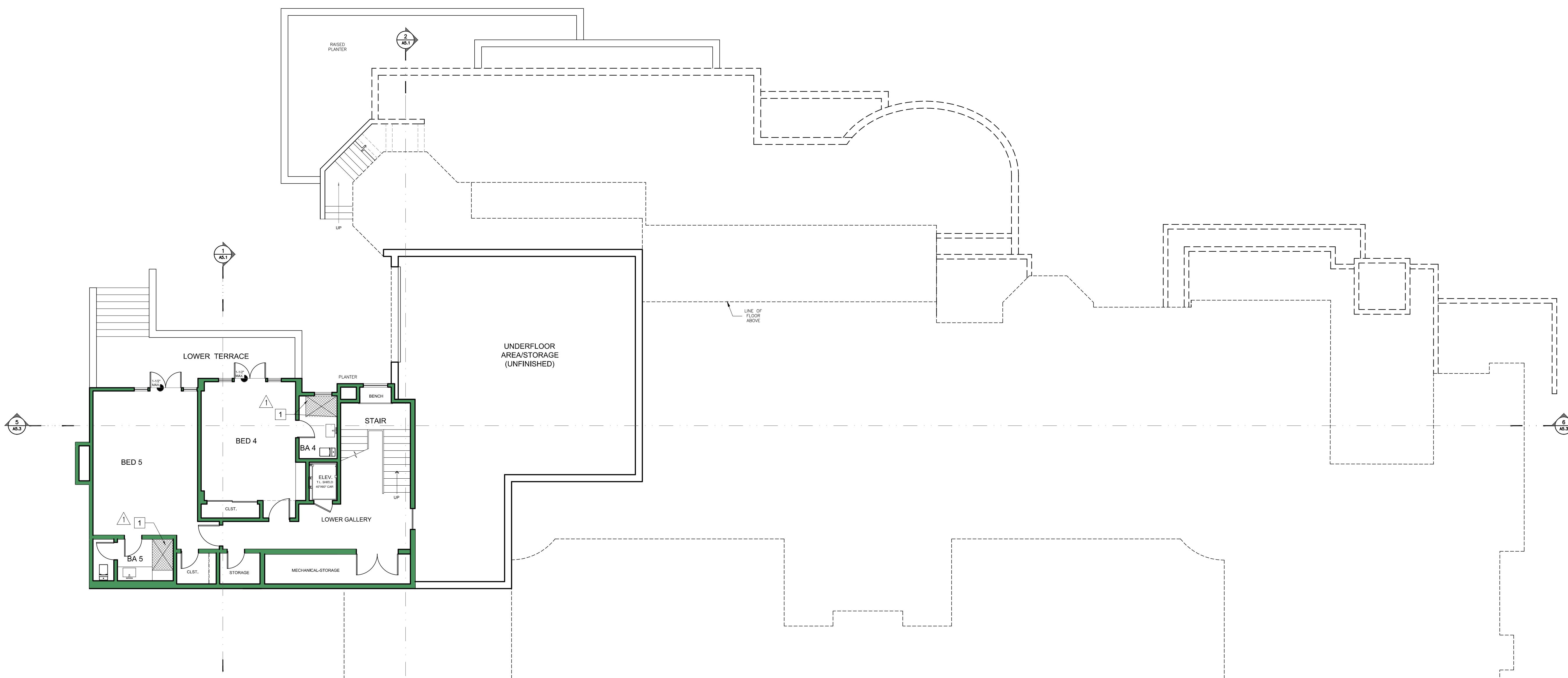
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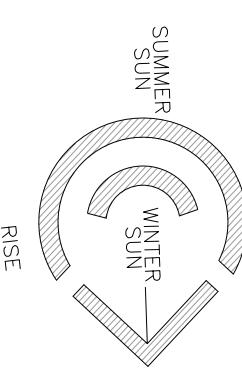
VILLA PORTOLA
1246 PORTOLA ROAD
PEBBLE BEACH, CA

UPPER LEVEL PLAN

SCALE: 1/8"=1'-0"



LOWER LEVEL PLAN

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Scale: 1/8"=1'-0"
Drawn:
Description: UPPER & LOWER LEVEL PLANSSheet No: A-2.2
SCALE: 1/8"=1'-0"

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PLAN CHECK 1 10.21.16