

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

In the matter of the application of:

MARTINEZ FAMILY TRUST (PLN110247-AMD1)

RESOLUTION NO. 18-008

Resolution by the Monterey County Zoning
Administrator:

1. Considering an Addendum together with the Mitigated Negative Declaration; and
2. Approving an Amendment to a previously approved Combined Development Permit (PLN110247) to allow:
 - a) After-the-fact reconfiguration of an existing driveway and reduction of the non-conforming impervious site coverage from 6,448.6 square feet to 3,276 square feet (create a 2,332.9 square foot of pervious driveway and 363 square feet of pervious paving north of garage); create a new 291.3 square foot fireplace terrace; a new 83 square foot fire pit terrace wall; 275.8 square feet of new steps, 882.1 square feet of walkways, 1,528.6 square feet of impermeable driveway at garage entry and 470.5 square feet at the asphalt drive apron;
 - b) Convert an existing 567-square foot Caretaker's unit into a wine cellar; and
 - c) A Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat. Materials and colors to match the existing structure.

1631 Sonado Road, Pebble Beach, Del Monte
Forest Land Use Plan (APN: 008-201-013)

The Amendment to a Combined Development Permit application (PLN110247) came on for a public hearing before the Monterey County Zoning Administrator on February 22, 2018. 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 AND EVIDENCE

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies.
EVIDENCE: a) Staff has reviewed the project as contained in the application and accompanying materials for consistency with the following applicable text, policies, and regulations:

- Del Monte Forest Land Use Plan
 - Coastal Implementation Plan (CIP) (Part 5)
 - 1982 Monterey County General Plan; and
 - Monterey County Zoning Ordinance (Title 20)
- b) The property is located at 1631 Sonado Road, Pebble Beach (Assessor's Parcel Number 008-201-013-000), Del Monte Forest Land Use Plan, Coastal Zone. The parcel is zoned Low Density Residential/1.5 units per acre, with a Design Control overlay (Coastal Zone) [LDR/1.5-D (CZ)]. LDR zoning allows residential development as a principal use subject to the granting of a Coastal Administrative Permit. A previously approved permit (PLN110247) was brought before the Zoning Administrator on March 29, 2012 (Resolution 12-010).
- c) The 1.153-acre (50, 212 square feet) lot was created with Rancho El Pescadero Map, Lot 18, Block 157-A, recorded in the Office of the Monterey County Recorder on June 11, 1959 in Volume X-2 of Surveys, Page 25, and is thus a legal lot.
- d) Original Project. On March 29, 2012, the Zoning Administrator approved a Combined Development Permit (PLN110247) consisting of: 1) a Coastal Administrative Permit to allow a 441.6 square foot first story addition, a 254.2 square foot garage addition, and a 422.6 second story addition to an existing 4,453 square foot two-story single family dwelling with an attached 745.3 three-car garage; the reconfiguration of an existing driveway and courtyard area reducing the non-conforming impervious coverage from 6,448.6 square feet to 1,389.1 square feet (create a new 5,059.5 square foot pervious driveway and a new 1,812.4 square foot pervious courtyard); a new 9 foot tall, 79.5 feet long courtyard wall; 77 linear feet of new garden walls 4 feet tall; 28 square feet of new courtyard steps with a new fountain and fire pit; 2) a Coastal Development Permit to convert an existing 567 square foot guesthouse into an attached Caretaker's unit; 3) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and 3) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and a Design Approval to allow color and material changes to the exterior of the existing residence (new white plaster siding dark brown, stained wood trim doors and windows, steel guard rails and Carmel stone veneer). A Design Approval (PLN140268) was subsequently approved for this parcel.
- e) Amendment. Under this Amendment, a Code Enforcement case (17CE00449) would be cleared to approve after-the-fact hardscape modifications affecting the non-conforming impervious site coverage. The Amendment would also allow the conversion of an existing 567-square foot caretaker's unit into a wine cellar and an after-the-fact Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat. Materials and colors to match the existing structure.
- f) Site Visit. Staff conducted site inspections on August 9 and October 20, 2017 to verify that the project on the subject parcel conforms to the plans listed above.

- g) Revised Project. Revised plans were submitted on January 10, 2018 to illustrate the increased impervious site coverage and redesigned driveway. After the Design Approval (PLN140268), the applicant was to reduce the existing non-conforming impervious coverage from 6,448.6 square feet to 1,961 square feet under, however, the applicant actually decreased the impervious site coverage from 6,448.6 to 3,476.7 square feet. The revision also includes a new landscape plan and the conversion of a Caretaker's Unit into a wine cellar.
- h) Building Site Coverage. The allowed floor area ratio (FAR) for LDR/1.5 is 17.5%, the current FAR for this lot is 11.8%. Therefore, the project as proposed meets the site development standards.
- i) Pescadero Watershed. The non-conforming 6,448.6 square feet of impervious surfaces were reduced by 2,971.9 square feet. Coupled with the structural surface coverage, the total site coverage amounts to 8,291 square feet. Therefore, the proposed project is consistent with the Pescadero Watershed building site coverage and does not exceed the 9,000 square foot site coverage limitation.
- j) Design. Pursuant to Chapter 20.44 of the Monterey County Zoning Ordinance, Title 20, a Design Control Zoning District ("D" zoning overlay), regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The proposed exterior colors, materials and finishes- predominantly dark brown plaster siding with beige accents, stone paving, sesame cobblestone- are appropriate for the neighborhood and will blend in with the surrounding environment. PLN140268 indicated that materials and colors would be reverted from the originally approved permit to match the existing single family dwelling.
- k) The application, project plans, and related supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development can be found in Project File PLN110247-AMD1.

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

- EVIDENCE:**
- a) The project was previously reviewed for site suitability by the following departments and agencies: RMA-Planning, Pebble Beach Community Service District, RMA-Public Works, Environmental Health Bureau, Water Resources Agency and the California Coastal Commission. Ongoing, unmet and partially met conditions recommended by these agencies will be transferred to the new project file.
 - b) The following updated reports were prepared for the revised project:
 - Updated letter from original project biologist, January 6, 2018
 - Landscape impact assessment, Thompson Wildland Management, October 4, 2017

3. **FINDING:** **HEALTH AND SAFETY** - The establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the particular case, be detrimental to the health, safety,

peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvements in the neighborhood, or to the general welfare of the County.

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: RMA-Planning, Pebble Beach Community Service District, RMA-Public Works, Environmental Health Bureau, Water Resources Agency and the California Coastal Commission. Ongoing, unmet or partially met conditions will be carried over to this Amendment and modified accordingly. The following conditions will be transferred from PLN110247:

- Condition No. 3: Cultural Resources (On-going)
- Condition No. 8: Easement- DMF Conservation (Partially Met)
- Condition No. 13: Driveways (Partially Met)
- Condition No. 14: Gates (Partially Met)
- Condition No. 15: Addresses for Buildings (Partially Met)
- Condition No. 16: Defensible Space Requirements (Partially Met)
- Condition No. 17: Roof Construction (Partially Met)
- Condition No. 18: Mitigation Measure 1 (Not Met)
- Condition No. 19: Mitigation Measure 2 (Partially Met)
- Condition No. 20: Mitigation Measure 3 (Partially Met)
- Condition No. 21: Mitigation Measure 4 (Partially Met)

4. **FINDING:** In addition, this specific project will include two (2) new conditions. **EXISTING VIOLATIONS** - The subject property is currently not in compliance with all rules and regulations pertaining to zoning uses and other applicable provisions of the County's zoning ordinance.

EVIDENCE: a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and found an open code enforcement case (17CE00449) on this parcel for non-compliance with conditions of approval. This Amendment will clear the code enforcement case.

5. **FINDING:** **CEQA (Addendum):** - An Addendum to a previously certified Mitigated Negative Declaration (MND) was prepared pursuant to Code of Regulations, Title 14, Section 15164 to reflect changes or additions in the project that do not cause substantial changes or new information that would require major revisions to the adopted MND.

a) A Mitigated Negative Declaration (MND) was prepared for PLN110247 and was circulated between February 27, 2012 and March 27, 2012. Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15162, when an MND has been certified, no subsequent MND 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.

- b) The project includes an increase to the impervious coverage. PLN110247 approved 1,389.1 square feet of impervious site coverage to be counted against the total site coverage under the Pescadero Watershed limitations. PLN140268 allowed the applicant to increase the impervious site coverage from 1,389.1 to 1,961 square feet. Instead of decreasing the non-conforming impervious hardscape by 4,487.6 square feet, however, the applicant reduced the impervious surfaces by 2,971.9 square feet (the proposed impervious hardscape is now 3,476.7 square feet).
- c) The previously approved driveway design required the applicant to reconfigure the driveway's shape; specifically, the driveway's setback from the nearest Yadon's rein orchids was to be increased by two (2) feet to avoid the plants' root system. Through its many iterations, the driveway design changed and ultimately resulted in the removal of the identified Yadon's piperia.
- d) The previously approved project has four (4) mitigation measures that will be carried over to this permit. Mitigation Measures #1, #2, #3, and #4 are included for the protection of environmentally sensitive habitat areas.
- e) According to the original project biologist and the original project planner, the removal of three (3) Yadon's rein orchids near the existing driveway had been recommended for removal and a conservation easement totaling of 5,458.5 square feet was to serve as mitigation for construction-related impacts; however, the avoidance of these orchids was eventually found to be feasible by redesigning the driveway. The Initial Study states: "[T]he County and the applicant have agreed that the best course for the project would be to mitigate the potential for impact by redesigning the driveway in a manner that avoids removal and incorporates protection and monitoring measures to ensure that the resource is not damaged or destroyed during construction activities."
- f) After reviewing the compliance text for Condition No. 18/Mitigation Measure 1, staff recognizes that the language leaves room for interpretation and its ambiguity could lead to confusion. For example, the condition states that "development as proposed cannot be provided without impacting some plants," and "the County requested that the Applicant redesign the driveway alignment in order to avoid the disturbance or removal (take) of a federally-listed species." Without certain mandatory terms like "shall" or "must," there is reasonable expectation that the applicant may not fully realize the intent of the condition. For this reason, staff recommends modifying three of the four mitigation measures (MM1, 2, and 3).

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

- EVIDENCE:**
- a) Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20) states that the proposed project is appealable to the Board of Supervisors.
 - b) Section 20.86.080 of the Monterey County Zoning Ordinance (Title 20) states that the proposed project is subject to appeal by an applicant or an aggrieved person who has exhausted all County appeals, or by any two

(2) members of the California Coastal Commission because this project is between the sea and the first through public road paralleling the sea.

DECISION

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

1. Consider an Addendum together with the Mitigated Negative Declaration; and
2. Approve an Amendment to a previously approved Combined Development Permit (PLN110247) to allow:
 - a) After-the-fact reconfiguration of an existing driveway and reduction of the non-conforming impervious site coverage from 6,448.6 square feet to 3,276 square feet (create a 2,332.9 square foot of pervious driveway and 363 square feet of pervious paving north of garage); create a new 291.3 square foot fireplace terrace; a new 83 square foot fire pit terrace wall; 275.8 square feet of new steps, 882.1 square feet of walkways, 1,528.6 square feet of impermeable driveway at garage entry and 470.5 square feet at the asphalt drive apron;
 - b) Convert an existing 567-square foot Caretaker's unit into a wine cellar; and
 - c) A Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat.
Materials and colors to match the existing structure.

In general conformance with the attached plans and subject to thirteen (13) conditions of approval, both being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 22nd day of February, 2018:



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON **FEB 26 2018**

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 **MAR 08 2018**

(Coastal Projects)

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

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

NOTES

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

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

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

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

Form Rev. 5-14-2014

Monterey County RMA Planning

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

PLN110247-AMD1

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This is an Amendment to a previously approved Combined Development Permit (PLN110247) which allows: a) After-the-fact reconfiguration of an existing driveway and reduction of the non-conforming impervious site coverage from 6,448.6 square feet to 3,276 square feet (create a 2,332.9 square foot of pervious driveway and 363 square feet of pervious paving north of garage); create a new 291.3 square foot fireplace terrace; a new 83 square foot fire pit terrace wall; 275.8 square feet of new steps, 882.1 square feet of walkways, 1,528.6 square feet of impermeable driveway at garage entry and 470.5 square feet at the asphalt drive apron; b) Convert an existing 567-square foot Caretaker's unit into a wine cellar; and c) A Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat. Materials and colors to match the existing structure. The property is located at 1631 Sonado Road, Pebble Beach (Assessor's Parcel Number 008-201-013-000), 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 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 The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "An Amendment] (Resolution Number 18-008) was approved by the Zoning Administrator for Assessor's Parcel Number 008-201-013 on February 22, 2018. 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 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 Prior to the issuance of grading and building permits, certificates of compliance, or
Monitoring commencement of use, whichever occurs first and as applicable, the Owner/Applicant
Action to be Performed: 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 If, during the course of construction, cultural, archaeological, historical or
Monitoring Measure: 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 The Owner/Applicant shall adhere to this condition on an on-going basis.
Monitoring

Action to be Performed: 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. PD022(B) - EASEMENT-DMF CONSERVATION & SCENIC

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: A conservation and scenic easement shall be conveyed to the Del Monte Forest Foundation 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. The easement shall be developed in consultation with a certified professional and the Del Monte Forest Foundation. 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 Foundation is unable to adequately manage these easements for the intended purpose of scenic and visual resource protection. An easement deed shall be submitted to the Director of the RMA - Planning Department for review and approval prior to issuance of grading and building permits.

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

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

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

5. FIRE007 - DRIVEWAYS

Responsible Department: Fire

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

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of grading and/or building permit, the applicant or owner shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.
2. Prior to final building inspection, the applicant or owner shall schedule Fire Department clearance inspection.

6. FIRE008 - GATES

Responsible Department: Fire

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

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of grading and/or building permit, the applicant or owner shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.
2. Prior to final building inspection, the applicant or owner shall schedule Fire Department clearance inspection.

7. FIRE011 - ADDRESSES FOR BUILDINGS

Responsible Department: Fire

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

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of building permit, the applicant or owner shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.
2. Prior to final building inspection, the applicant or owner shall schedule Fire Department clearance inspection.

8. FIRE019 - DEFENSIBLE SPACE REQUIREMENTS - (STANDARD)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: Manage combustible vegetation within a minimum of 100 feet of structures (or to the property line). Limb trees 6 feet up from ground. Remove limbs within 10 feet of chimneys. Additional and/or alternate fire protection or firebreaks approved by the fire authority may be required to provide reasonable fire safety. Environmentally sensitive areas may require alternative fire protection, to be determined by Reviewing Authority and the Director of Planning and Building Inspection. (Pebble Beach Community Services District)

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of grading and/or building permit, the applicant or owner shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.
2. Prior to final building inspection, the applicant or owner shall schedule Fire Department clearance inspection.

9. FIRE029 - ROOF CONSTRUCTION - (CYPRESS FPD & PEBBLE BEACH CSD)

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: All new structures, and all existing structures receiving new roofing over 25 percent or more of the existing roof surface within a one-year period, shall require a minimum of ICBO Class A roof construction. (Pebble Beach Community Services District)

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of building permit, the applicant or owner shall enumerate as "Fire Dept. Notes" on plans.
2. Prior to final building inspection, the applicant or owner shall schedule Fire Department clearance inspection.

10. MITIGATION MEASURE 1

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: MM#1 In the event the removal of the Hooker's manzanita cannot be avoided, replacement of Hooker's Manzanita shall be completed within the Conservation and Scenic Easement area at a 3:1 ratio in order to enhance the existing habitat value within the Conservation and Scenic Easement.

Compliance or Monitoring Action to be Performed: Monitoring Action #1A
Monitoring inspections on the Martinez Family Trust Property shall be done by a qualified biologist once within two weeks of the transplantation of Hooker's or shaggy-bark manzanita and once within the three months following the recordation of the conservation and scenic easement, and once per year, in the spring season, for the following five years.

Each year during the five year period, a qualified biologist will submit a report to the Director of Planning/ Planning staff verifying the condition of the newly planted manzanita and shall submit a replanting plan and schedule with success criteria to replace any plants fail to survive the first year of the five year monitoring period. The report should also include an update on the condition of approximately 50 Yadon's piperia protected in the conservation easement area. In the event that the Yadon's piperia are not thriving or have sustained losses, the biologist should make a recommendation on the replacement ratio if appropriate.

11. MITIGATION MEASURE 2

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: MM #2 -Some Hooker's manzanitas and Shaggy-barked manzanitas are located outside of the footprints of the new home additions, new courtyard and new driveway, but are close to where development will take place and require protection from impacts. Therefore, to minimize construction-related impacts to sensitive species at the site, the locations of Yadon's rein orchids (Yadon's piperia), Hooker's Manzanita, and Shaggy-barked manzanitas shall remain flagged during the course of construction. Temporary orange construction fencing shall be placed around the plants in the construction areas to avoid construction-related impacts to trees and sensitive plants at the subject property. Prior to commencement of construction, all construction project manager and sub-contractors shall be instructed on the importance of the fencing and avoiding impacts to the sensitive plants on site. Storage and staging areas for construction shall be on already paved or cleared land and shall not be in or close to any areas of natural habitat, especially natural habitat marked by orange construction fencing.

All healthy native trees and shrubs on the property shall be protected from all impacts that may occur before, during and after construction. This includes protection from direct damage to the branches and roots of the plants, deposition, or removal of soil around the plants, and compaction of soil around the plants through vehicle use. Care shall be taken to make sure that the soil levels within driplines and especially around the trunks of native trees and shrubs are not altered and to make sure that drainage slopes away from trunks. These plants should be flagged, if necessary, during the installation of the home additions, new courtyard, and new driveway to make their locations obvious.

Compliance or Monitoring Action to be Performed: Monitoring Action #2A - Prior to the issuance of grading or building permits, the applicant shall submit evidence to the Resource Management Agency (RMA) - Planning Department for review and approval that the plant species locations are flagged and that temporary orange construction fencing has been installed that clearly identifies access, construction, staging, and building footprint areas.

Monitoring Action #2B - Prior to the issuance of grading or building permits, the applicant shall submit a statement to the RMA-Planning Department for review and approval from the appropriate construction project manager demonstrating that they have been informed of the purpose and trained on the importance of avoiding the sensitive plant species on site.

Monitoring Action #2C - Prior to final of the building permits, the applicant shall submit photos of the protective fencing on the property to the RMA - Planning Department for review and approval after construction to document that plant and tree protection has been successful or if follow-up remediation or additional permits are required.

12. MITIGATION MEASURE 3

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: MM#3 - To reduce long-term impacts of residentially-related uses within the sensitive habitat, landscaping at the site shall be minimized as much as possible. New landscaping adjacent to the home and driveway shall be compatible with the identified sensitive species and shall include native plants and drought-tolerant ornamental/exotic species identified on the November 6, 2017 Landscape Plan and approved by the Zoning Administrator on February 22, 2018. Additionally, the landscaping plans shall include removal of invasive species at the site where possible without affecting the sensitive plants. Most of the property, other than the landscaped area around the home, shall remain in its current natural state. Restoration plantings shall be composed of native plants of local origin. It is recommended that other plantings on the property, including garden areas near the home, if desired, shall also be composed primarily of native plants of local origin. A native seed mix from stock of local origin shall be used to restore impacted native understory and ground cover as well as for erosion control.

Less than one third of branches shall be removed from any native tree or shrub that may need to be trimmed. Less than one third of area under the dripline of any native tree or shrub should be paved. There should be no pavement closer than four feet from the trunks of trees unless permeable pavement is used in these areas and surface roots are deep enough to allow paving without their extensive removal.

Other than approved plantings (i.e. agave tequilana, meyer lemon tree, prickly pear), invasive exotic plants shall, as much as possible, be removed from the property. Invasive exotics observed to be on the property on my survey are: Acacia (*Acacia longifolia*), silver wattle (*Acacia dealbata*), French broom (*Genista monspessulana*) and pampas grass (*Cortaderia jubata*) and related plants, Hottentot fig, sea fig or "ice plant" (*Carpobrotus* sp.), certain kinds of Eucalyptus such as blue gum (*Eucalyptus globulus*), certain kinds of Acacias, such as the wattles, and ground covers, such as periwinkle (*Vinca* sp.), and capeweed (*Arctotheca calendula*). These plants and others like them can quickly spread through local natural habitats and seriously degrade them.

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

Monitoring Action #3A - Prior to the issuance of grading or building permits, the applicant shall submit landscape plans to a qualified biologist for review and approval in order to verify that the plans coordinate with the recommendations made in the project's biological report. The applicant shall submit the landscape plans, the biologist's concurrence with the plan, and the contractor's estimate to the RMA - Planning Department for review and approval. Landscaping plans shall include the recommendations from the Biological Survey and the tree replacement planting 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.

Monitoring Action #3B - Prior to issuance of Building Permits, the Owner/Applicant shall submit one (1) set landscape plans of approved by the RMA - Planning Department, a Maximum Applied Water Allowance (MAWA) calculation, and a completed -Residential Water Release Form and Water Permit Application- to the Monterey County Water Resources Agency for review and approval.

Monitoring Action #3C - Prior to issuance of Building Permits, the Owner/Applicant shall submit the RMA - Planning Department approved landscape plans, 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 shall submit an approved water permit from the MPWMD to the RMA - Building Permit

Monitoring Action #3D - Prior to Occupancy, the Owner/Applicant shall install the landscaping or submit a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate to the Monterey County RMA - Planning Department.

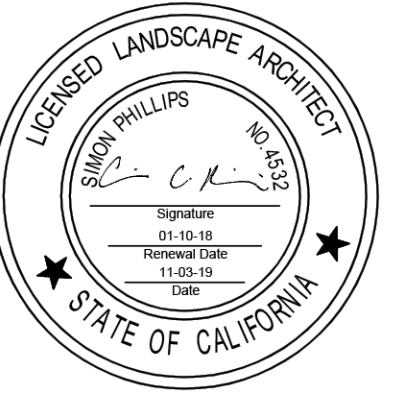
Monitoring Action #3E - On an on-going basis, the Owner/Applicant shall maintain all landscaped areas and fences in a litter-free, weed-free, healthy, growing condition. In the conservation easement area specifically (which covers 5,458.5 square feet), the applicant shall maintain the Monterey Cypress hedge in a manner which allows the understory to have access to sunlight; branches to be contained.

13. MITIGATION MEASURE 4

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: MM#4 - The area of the property containing the vast majority of the Yadon's rein orchids (approximately 50 were observed), as well as many Hooker's manzanitas, Shaggy-barked manzanitas, Monterey pines and Coast live oaks, will be dedicated in a conservation and scenic easement in order to permanently protect the population of Yadon's rein orchids and other sensitive species, native species and their habitat on the property (see site plan Attachment No. 2). This 5,458.5 square foot area will serve as mitigation to offset previously-stated impacts. Therefore, a Conservation and Scenic Easement shall be conveyed to the Del Monte Forest Foundation over those portions of the property where habitats of rare endangered and sensitive native plants exist. The easement shall be developed in consultation with a certified professional and the Del Monte Forest Foundation. 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 Foundation is unable to adequately manage these easements for the intended purpose of scenic and visual resource protection. An easement deed shall be submitted to the Director of the RMA - Planning Department for review and approval prior to issuance of grading and building permits.

Compliance or Monitoring Action to be Performed: Monitoring Action #4A - Prior to the issuance of grading or building permits, the applicant 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 RMA - Planning Department for review and approval. The applicant shall also submit a signed and notarized Subordination Agreement, if applicable. The easement shall be submitted to the Board of Supervisors for acceptance and shall be recorded before the building permit is finalized.



LEGEND

- Existing AC Paving: Install AC overlay over existing drive - review paving options with paving contractor.
- Crushed Gravel: 3/8" California Gold over 8" compacted pervious Class II base.
- Crushed Gravel: 3/8" California Gold
- Drive Paving: 'Sesame' cobblestone, 4" x 4" with natural cleft finish. Available from Eco Outdoor USA: 831.247.9234. Grout set over 6" concrete sub-slab with #3 rebar at 16" O.C. both ways centered in slab, 3" clear at edges and full depth joints. Grout color to be determined in field. Hold grout down 1/8" from top surface of stone. Install concrete subslab over 6" compacted Class II base.
- Stone Paving - Wet Set: 'La Roche' - Tumbled finish, 16" x 32" x 3/4" thick. Running Bond Pattern. Available from Eco Outdoor USA: 831.247.9234. Grout set over 4" concrete sub-slab with #3 rebar at 16" o.c. both ways, centered in slab, 3" clear at edges and full depth joints. Set stone over anti-fracture membrane. Grout color to be determined in field. Install concrete subslab over 4" compacted Class II base.
- Stone Paving - Wet Set: 'La Roche': Large: 16" x 32" x 3/4" thick - Hammered finish. Small: 4" x 32" x 3/4" thick - Hammered finish. Grout set over 4" concrete sub-slab with #3 rebar at 16" o.c. both ways, centered in slab, 3" clear at edges and full depth joints. Set stone over anti-fracture membrane. Grout color to be determined in field. Available from Eco Outdoor USA: 831.247.9234. Contractor to stagger joints so they do not align. Install concrete subslab over Class II base.
- Stone Steps: 'La Roche' - Hammered finish with snapped natural edge on visible riser faces. 16" x 48" x 5" thick. Available from Eco Outdoor USA: 831.247.9234. Grout set over concrete sub steps, grout color to be determined in field. With continuous reveal in stone for under-step track light.
- Stone Wall: 18" wide finish dimension. CMU with stone veneer. See General Notes.
- MEDG Metal Edge: Ryerson or equal.
- PA Planting Area: See Planting Plan

PROJECT DATA

Reconfigure an existing driveway and courtyard reducing the non-conforming site impervious coverage from 6,448.6 square feet to 3,276.7 square feet (create a 2,332.9 square foot of pervious driveway and 363.0 square foot pervious paving north of the garage) create a new 291.3 square foot fireplace terrace; a new 5'-6" tall, 83.0 square foot firepit terrace wall, 275.8 square feet of new steps, 882.1 square feet of walkways, 1,528.6 square feet of impermeable driveway at garage entry and 470.5 square feet at the asphalt drive apron.

LOT SIZE:	(1.156 AC)	50,355.36 SF
ZONING:		LDR/1.5D [CZ]
APN:		008-201-013-000
ADDRESS:		LOT 18 BLOCK 157A
TYPE OF CONSTRUCTION:		TYPE V-B
OCCUPANCY:		R-3
		U-3 (Garage Only)

SITE COVERAGE	
TOTAL SITE COVERAGE ALLOWED PER PESCADERO WATERSHED REQUIREMENTS	9,000.0 SF
BUILDING FOOTPRINT APPROVED SEE ATTACHED STUDIO SCHICKETANZ DRAWINGS A-0.1 AND A-1.1	
IMPER. COVERAGE PROPOSED	3,476.7 SF
TOTAL SITE COVERAGE PROPOSED	8,291.0 SF

PROJECT:

MARTINEZ RESIDENCE
 1631 SONADO ROAD
 PEBBLE BEACH, CA

ISSUANCE:

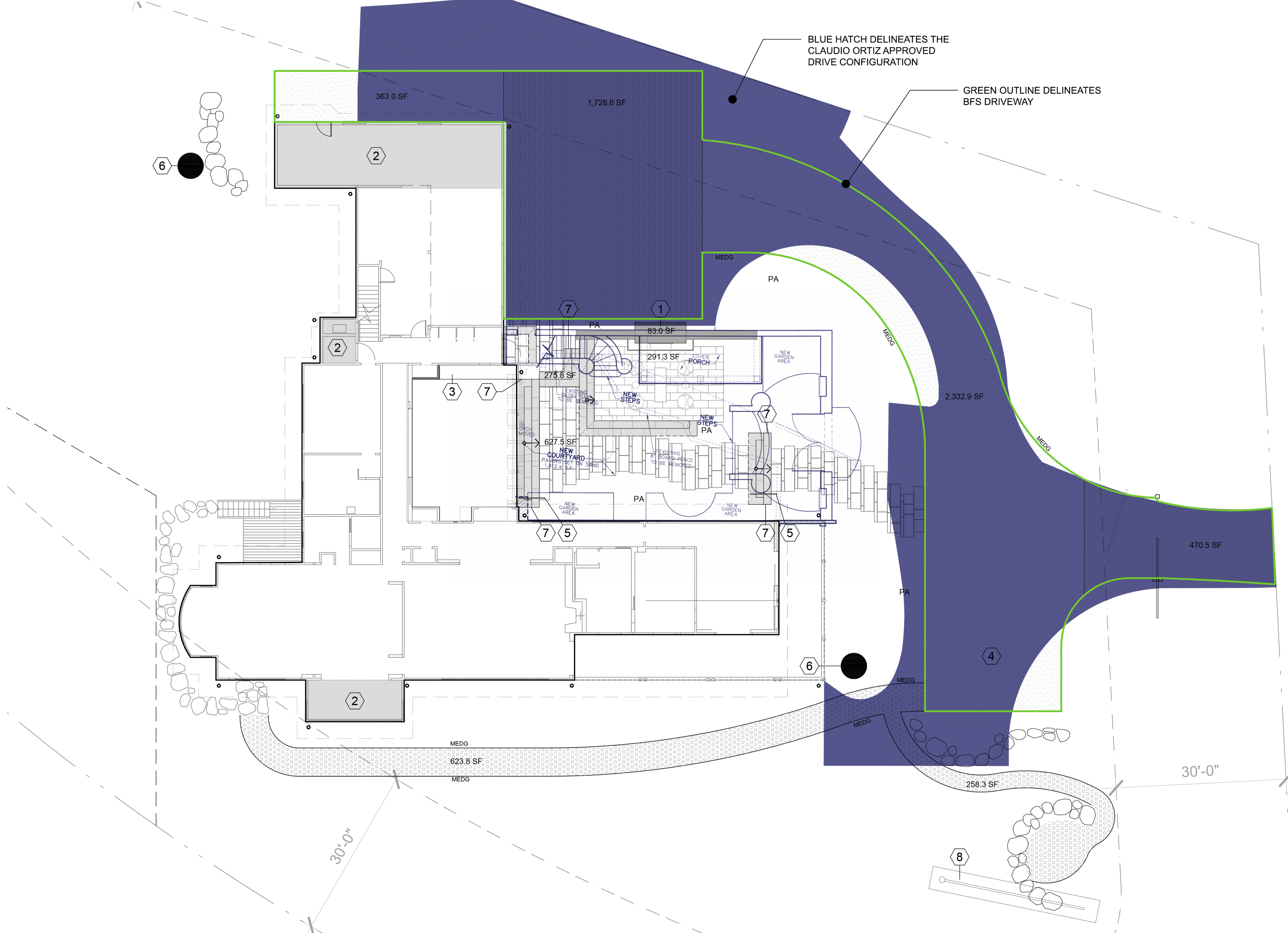
03/14/2017	BID SET
09/20/2017	COUNTY SUBMITTAL
10/06/2017	COUNTY SUBMITTAL
10/24/2017	COUNTY SUBMITTAL
11/03/2017	COUNTY SUBMITTAL
01/10/2018	COUNTY SUBMITTAL

REVISION:

PROJECT NO: 16.092
 DATE: 01/10/2018
 SCALE: 1"= 10'-0"
 DRAWN | CHECKED: KB/SP
 SHEET:

LANDSCAPE CONSTRUCTION PLAN

SHEET NO:



GENERAL NOTES

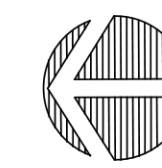
1. Walking surfaces shall comply with CBC 11B-403 Walking Surfaces. All finishes shall be slip resistant.
2. All walls to be waterproofed below grade and have perforated back drains connected to site drainage system.
3. Wall veneer to be 'Cascade'. Cascade to incorporate 30% jumpers distributed evenly throughout the wall. Available from GraniteRock: 831.392.3700. Wall veneer to be installed following standard masonry practices.
4. Contractor to prepare mock-up for all stone finishes for review in field.
5. Grout color to be determined in field.
6. Seal all flatwork stone with color enhancing sealer. Contractor to prepare samples of sealed stone for review and approval prior to ordering stone.
7. Cobble to be 'Eggshell' pebble. Size to be 30-50mm. Available from Eco Outdoor USA: 831.247.9234.

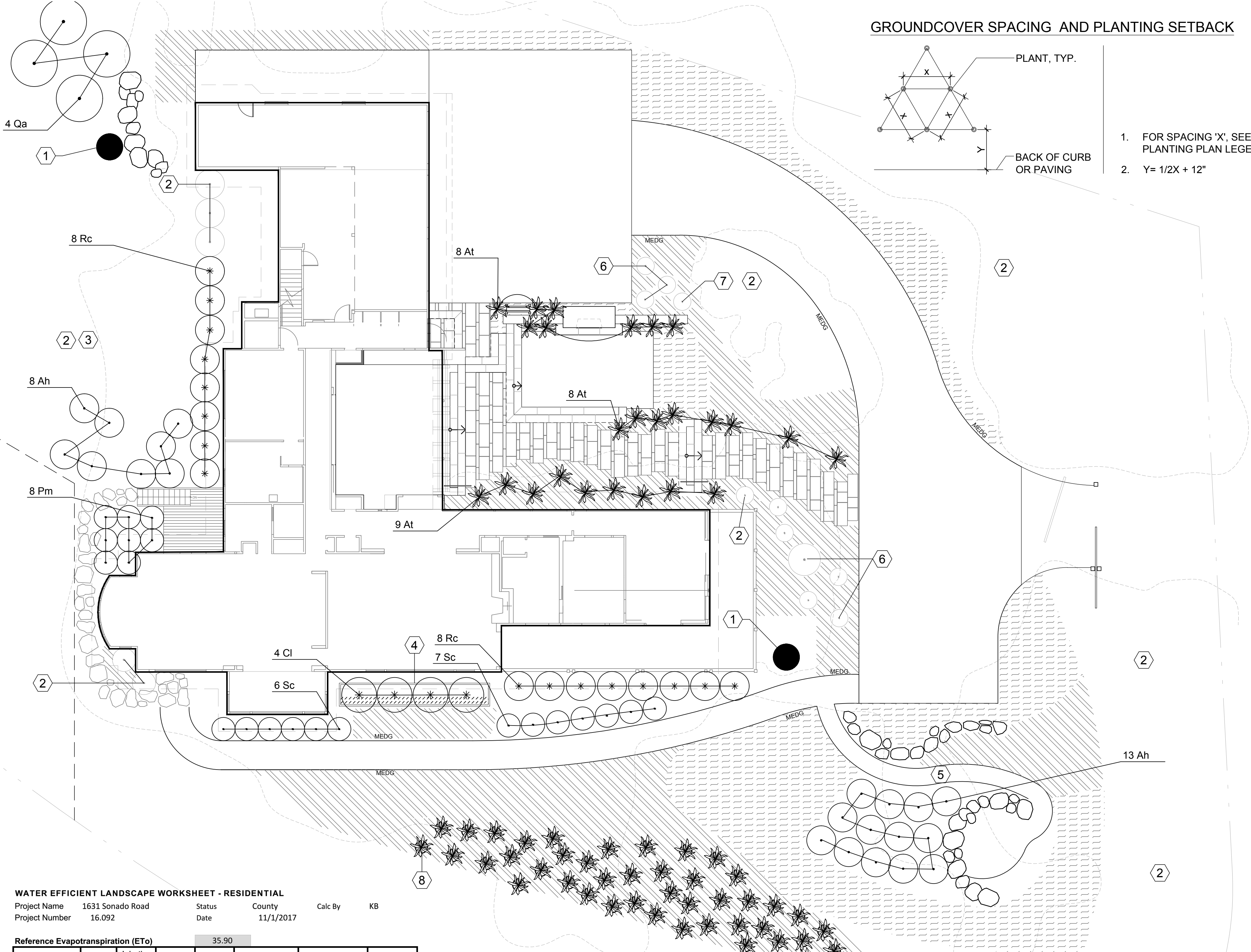
REFERENCE NOTES

- 1 Fireplace: See 1/L-2.0
- 2 Building Additions: See approved Architectural Drawings dated 3/28/14
- 3 Built-in Seat: See Interior Design Drawings
- 4 Guest Parking
- 5 Ornamental Steel Handrail: To match guardrail posts and top rail.
- 6 Existing Tree: Preserve and Protect
- 7 Install 'Cascade' stone veneer on ends of stair walls below tread material where visible.
- 8 Storm Drain Field: 30' x 4' x 6' deep with double row of 4" perf pipe backfilled with drain rock. With 12" dia riser.

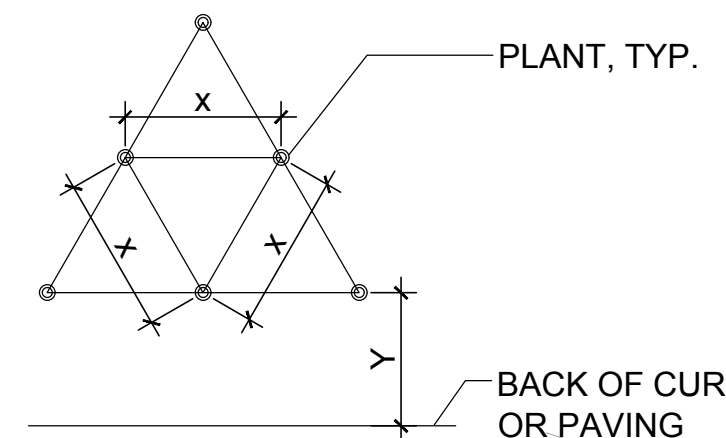
COMPARISON IN LOT COVERAGE

DRIVEWAY	
CLAUDIO ORTIZ PLANS	
PERVIOUS PAVING:	5,059.5 SF
IMPERVIOUS PAVING (DRIVE APRON BEFORE GATE):	470.5 SF
TOTAL:	5,530.0 SF
BFS LANDSCAPE ARCHITECTS PLANS	
PERVIOUS PAVING:	2,695.9 SF
IMPERVIOUS PAVING:	2,199.1 SF
TOTAL:	4,895.0 SF
COURTYARD	
CLAUDIO ORTIZ PLANS	
PERVIOUS PAVING:	1,812.4 SF
IMPERVIOUS PAVING:	0.0 SF
TOTAL:	1,812.4 SF
BFS LANDSCAPE ARCHITECTS PLANS	
PERVIOUS PAVING:	0.0 SF
IMPERVIOUS PAVING:	1,277.6 SF
TOTAL:	1,277.6 SF





GROUNDCOVER SPACING AND PLANTING SETBACK



- FOR SPACING 'X', SEE PLANTING PLAN LEGEND
- Y = 1/2X + 12"

TREES



Improved Meyer Lemon



Coast Live Oak

SHRUBS



Blue Agave



Hooker's Manzanita



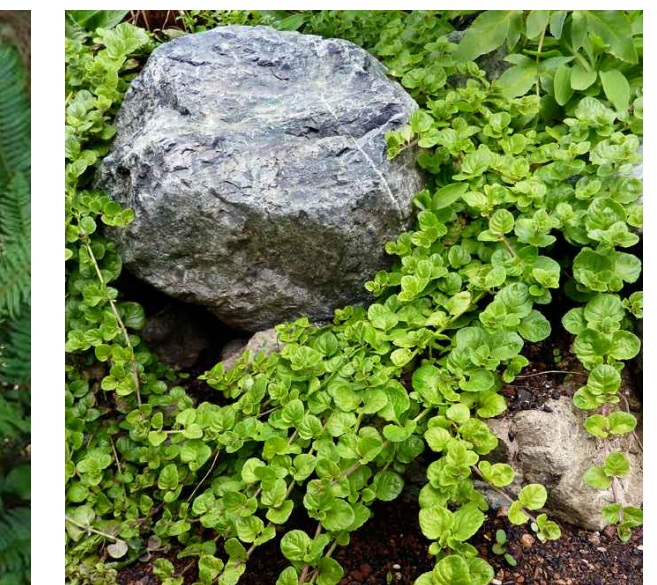
Coffeeberry



Cleveland Sage



Western Sword Fern



Yerba buena

GROUNDCOVER



Emerald Carpet Manzanita



Pacific Mist Manzanita

PLANT LEGEND

*WUC CODE	BOTANICAL NAME	COMMON NAME	SIZE	CHARACTER
Trees				
M	CI	Citrus lemon 'Improved Meyer'	Improved Meyer Lemon	15 Gal.
VL	Qa	Quercus agrifolia	Coast Live Oak	24" Box Multi-trunked, 3 canes min.
Shrubs				
VL	At	Agave tequiliana	Blue Agave	Relocated from on site
L	Ah	Arctostaphylos hookeri	Hooker's Manzanita	5 Gal.
M	Pm	Polystichum munitum	Western Sword Fern	5 Gal.
L	Rc	Rhamnus californica	Coffeeberry	15 Gal.
L	Sc	Salvia clevelandii	Cleveland Sage	5 Gal.
Groundcovers				
M	Arctostaphylos 'Emerald Carpet'	Emerald Carpet Manzanita	5 Gal.	@ 3' O.C.
L	Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita	5 Gal.	@ 3.5' O.C.
L	Satureja douglasii	Yerba buena	1 Gal.	@ 24" O.C.

GENERAL NOTES

- Landscape Architect to approve plant material BEFORE plant layout commences.
- Landscape Architect to approve layout of all plants BEFORE planting commences.
- Apply pre-emergent herbicide to all planting areas.
- Prepare soils analysis and amend, and fertilize existing soil per analysis recommendations. Pre-mix amendments into soil before backfilling plant pits - do not mix inside pits. Break large clods into small pieces.
- Plant shrubs and groundcovers per Spacing Diagram above
- Install mulch to all planting areas - 3" thick.
- All planting to be installed with gopher baskets. Gopher baskets to be closed bottom, fabricated from 3/4 inch hexagonal pattern 20 gauge wire. Wire edge at the top is to be uncut and free of sharp points. Treat galvanized wire chemically to remove galvanizing prior to installation. Pre-approved product: Root Guard Gopher Wire Basket, distributed by Digger's Products, Santa Cruz, CA - (831) 462-6096, www.gopherbasket.com. 15 gal. size for trees and 5 gal. size for 1 gal. plants, 1 gal. size for 4" pots. 15 gal. size shall have wire galvanized prior to weaving. Sizes smaller than 15 gal. - wire cage galvanized after weaving.
- Prior to finish grading operations or at least four weeks before proposed planting operations, take a sample each of the topsoil and sub-soil, from 0"-12" deep, in at least three separate locations across the site, or as directed by the Owners Representative. Mix the samples from the locations to provide a composite sample, representative of the entire site, combined volume of samples not less than 2 quarts. Forward the soil samples to the Testing Lab for testing and recommendations as to exact fertilizers and soil amendments to be used in planting, A05 analysis or approved equal. Amendment and fertilizer recommendations by the Testing Lab shall be specific to the proposed amendments to be used and include the amendment lab test / sample ID number and testing date as reference. Generic recommendations will be rejected and will require specific recommendations to be re-obtained from the Testing Lab. For planting recommendations shall reference the amendment test report by number.

REFERENCE NOTES

- Existing Tree to remain: Preserve and protect.
- Existing Planting to remain: Preserve and protect.
- Biologist to monitor planting for 5 years after installation and report to the county per Mitigation Measure 1.
- Planter Pot: 4' wide steel box. Northern face of box to be 6" above finish grade and southern face of box to be 16" from finished grade. Lemons and yerba buena to be planted in planter pots. Planter pots to be recessed into ground and mulched.
- Crushed Gravel path: 3' wide; 4" deep. Verify location in field with Landscape Architect
- Existing Agave: To remain. Preserve and Protect
- Existing Prickly Pear Cactus: Preserve and Protect
- Existing Agave: 44 plants to be removed and planted in potted containers.

*** 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

WATER EFFICIENT LANDSCAPE WORKSHEET - RESIDENTIAL

Project Name 1631 Sonado Road Status County Calc By KB
Project Number 16.092 Date 11/1/2017

Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method ^a s or d	Irrigation Efficiency (IE) ^c	ETAF (PF/IE)	Landscape Area (sq ft)	ETAF x Area	Estimated Total Water Use (ETWU) ^d	
Regular Landscape Areas								
1 Front Garden	0.3	d	0.81	0.37	2135	790.74	17600.31	
2 Back/West Garden	0.3	d	0.81	0.37	5705	2112.96	47030.33	
					Totals (A)	7840 (B)	2903.70 (C)	64630.64
Special Landscape Areas								
4			1.00		0	0.00	0.00	
					Totals (C)	0 (D)	0.00	
						ETWU Total	64630.64	
						Maximum Allowed Water Allowance (MAWA)	95976.50	

^aHydrozone #/Planting Descript. ^bIrrigation Method overhead spray or drip ^cIrrigation Efficiency (IE)^c 0.75 for spray head 0.81 for drip ^dETWU (Annual Gallons Required) = Eto E.g 1) front lawn 2) low water use plantings 3) medium water use planting
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)	2903.70
Total Area	(A)	7840.00	
Average ETAF	B ÷ A	0.37	

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)	2903.70
Total Area	(A+C)	7840.00
Sitewide ETAF	(B+D) ÷ (A+C)	0.37

PROJECT: MARTINEZ RESIDENCE
1631 SONADO ROAD
PEBBLE BEACH, CA

ISSUANCE: 03/14/2017 BID SET
09/20/2017 COUNTY SUBMITTAL
10/06/2017 COUNTY SUBMITTAL
10/24/2017 COUNTY SUBMITTAL
11/03/2017 COUNTY SUBMITTAL

REVISION:

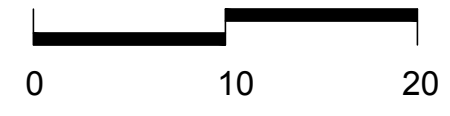
PROJECT NO: 16.092
DATE: 10/03/2017
SCALE: 1" = 10'-0"
DRAWN | CHECKED: KB/SP
SHEET:

PLANTING PLAN

DESIGN STATEMENT

I have complied with the criteria of the MCWD design standards and applied them accordingly for the efficient use of water in the landscape design plan.

Simon Phillips
Signed Name CL# 4532 Date 11-03-2017



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