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

In the matter of the application of:

Luca and Katrina Maestri TRS (PLN140353)

RESOLUTION NO. 18-028

Resolution by the Monterey County Planning
Commission:

- 1) Adopting a Mitigated Negative Declaration;
- 2) Approving a Combined Development Permit consisting of:
 - a. Coastal Administrative Permit and Design Approval for the construction of a 10,776-square foot tri-level single family residence with an 802-square foot attached garage;
 - b. Coastal Administrative Permit and Design Approval for the construction of a 999-square foot attached Accessory Dwelling Unit;
 - c. Coastal Development Permit to allow the removal of two Monterey pine trees (one 8-inch and one 12-inch) and two declining Monterey cypress trees (one 21-inch and 24-inch multi-trunk and one 17-inch, 17-inch, 24-inch, and 24-inch multi-trunk);
 - d. Coastal Development Permit to allow development within 100-feet of environmentally sensitive habitat, and
 - e. Coastal Development Permit to allow development within 750-feet of a positive archaeological site; and
- 3) Adopting a Mitigation Monitoring and Reporting Plan

[PLN140353, Luca and Katrina Maestri, TRS, 3180
17-Mile Drive, Del Monte Forest Land Use Plan
(APN: 008-491-024-000)]

The Maestri application (PLN140353) came on for public hearing before the Monterey County Planning Commission on June 27, 2018. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
- EVIDENCE:**
- a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 1982 Monterey County General Plan;
 - Del Monte Forest Land Use Plan (DMF LUP);
 - Monterey County Coastal Implementation Plan Part 5 (CIP); and
 - Monterey County Zoning Ordinance (Title 20);No conflicts were found to exist. Communications were received during the course of review of the project indicating inconsistencies with the text, policies, and regulations in these documents. Comments were addressed where appropriate. Comments found to have no merit were fully analyzed to ensure no issues remain. The subject property is located within the coastal zone; therefore, the 2010 Monterey County General Plan does not apply.
 - b) The property is located at 3180 17-Mile Drive (Assessor’s Parcel Number 008-491-024-000), Del Monte Forest Land Use Plan. The parcel is zoned Low Density Residential, 2-acres per unit, Design Control, Coastal Zone or “LDR/2-D(CZ),” which allows for residential uses and accessory uses to primary residential uses. The project is for the construction of a single family dwelling with an attached garage and an accessory dwelling unit which is an allowed land use for this site.
 - c) Accessory Dwelling Unit (ADU) – Policy 76 of the DMF LUP encourages ADUs as appropriate means of providing affordable housing for caretakers, convalescent help, domestic employees, and others. New ADUs shall comply with all land use plan development standards. ADUs do not count towards density pursuant to Section 20.147.090.B.3 of the CIP and may be permitted at the maximum rate of one per lot. To consolidate development, the proposed ADU is attached to the main dwelling, which meets the setback, lot coverage, and floor area ratio requirements of the LDR zoning district, consistent with this policy and corresponding implementation regulation.
 - d) Design Control – Policy 66 of the DMF LUP requires County design review of all development in Del Monte Forest. Design Control or “D” overlay district, as provided in Chapter 20.44 of Title 20, requires design review of structures to assure protection of public viewshed, neighborhood character, and visual integrity without imposing undue restrictions on private property. Existing improved residential lots within proximity of the subject property contain dwellings that vary in setback from 17-Mile Drive and architectural style (e.g. Modern with sharp clean lines, Spanish with the use of stucco and clay roofing, and Gothic with high pitched roofs and the use of stone) but are of similar size and massing. The architectural style of the Maestri dwelling is neoclassic with symmetrical design features and variations in color and material. At the center, is a formal full-height entry porch with limestone columns, a material continuously used throughout the structure as the exterior walls, window sills and surrounds, and

entablature are made of light beige cut limestone. The standing seam roof, gutters, downspouts, and chimney caps will be made of zinc, a bluish-silver metal with a dull finish. Bronzed metal will be used for door and window casings and balcony posts and glass railings will be used in between the balcony posts. The majority of an existing wire fence along 17-Mile Drive will remain, except for the formal entry at the driveway approach consisting of four 6-foot tall columns separated by a span of cut stone 3-feet in height topped with burnished stainless steel pickets. The design, materials, and colors are consistent with the existing character of the neighborhood. Siting of the dwelling is consistent with visual resource policies of the DMF LUP (see Finding 5).

- e) Visual Sensitivity – Figure 3 of the DMF LUP illustrates that the subject property is within the viewshed of Point Lobos and 17-Mile Drive. As demonstrated in Finding 5, the project is consistent with DMF LUP policies and CIP regulations for the protection of scenic and visual resources and no issues remain.
- f) Tree Removal – Forest resource policies of the DMF LUP and standards contained in Section 20.147.050 of the CIP provide for protection of native forest areas and require development to be sited to minimize the amount of tree removal to the greatest extent feasible. As demonstrated in Finding 7, the project is consistent with DMF LUP policies and CIP regulations for forest resources and no issues remain.
- g) Environmentally Sensitive Habitat Areas (ESHA) – The proposed project allows development within ESHA. As demonstrated in Findings 6, 7, 8 and 9, the development, as sited, conditioned, and mitigated, is the least environmentally damaging alternative.
- h) Development within 750-feet of a Known Archaeological Resource – In accordance with Policy 58 of the DMF LUP and Section 20.147.080.B of the CIP, an Archaeological Report (see Finding 2, Evidence b) was submitted with the application. This report identified a potential for archaeological resources to exist onsite. As explained in Finding 8, mitigation measures have been incorporated to reduce potential impacts to these resources to a less than significant level. Therefore, the project is consistent with the Archaeological Resource protection policies of the DMF LUP and the standards found in Section 20.147.080 of the CIP.
- i) Public Access – As demonstrated in Finding 10, the development is consistent with public access policies of the DMF LUP.
- j) The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review on December 1, 2016. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the development required environmental review and approval at a public hearing. The LUAC reviewed the project and recommended approval with no suggested changes.
- k) Staff conducted site inspections on June 24, 2014; September 18, 2015; November 4, 2016; April 4, 2017; and January 29, 2018 to verify that the project on the subject property conforms to the plans listed above.

- l) 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 PLN140353.
- m) As demonstrated in Finding 9, the strict application of the DMF LUP policies and development standards would deny reasonable use of the property. The proposed project is consistent with the allowed uses provided for in the Low Density Residential zoning district and the project has been sited, design, conditioned, and mitigated to be the least environmentally damaging alternative project. Therefore, approval is consistent with Section 20.02.060.B of Title 20.

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

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, Pebble Beach Community Services District (Fire), RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. 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 archaeological resources, biological resources, soil/slope stability, and geological hazards were identified. The following reports have been prepared and submitted with the application:
 - “A Biological Assessment of the Residence of Luca and Katrina Maestri” (LIB170328) prepared by Jeffrey B. Froke, Ph. D, Pebble Beach, CA., May 23, 2017.
 - “Maestri Residence Tree Resource Assessment Forest Management Plan” (LIB170329) prepared by Frank Ono, Certified Arborist, Pacific Grove, CA., May 2, 2017.
 - “Archaeological Letter” dated June 13, 2014 and “Update” dated November 11, 2016 (LIB140245) prepared by Archaeological Consulting, Salinas, CA.
 - “Luca and Katrina Maestri Residence Supplemental Tree Biology Report” (LIB160353) prepared by Adrian Juncosa, Ph. D. of EcoSynthesis scientific & Regulatory Services Inc., Truckee, CA., June 19, 2017.
 - “Feasibility Study for Assessor’s Parcel Number 008-491-024-000” (LIB160356) prepared by EMC, Monterey, CA., May 2008.
 - “Geological Hazards Report and Bluff Retreat Study,” dated January 12, 2016 and “Update,” dated November 19, 2016 (LIB160354) prepared by Earth Systems Pacific, Hollister, CA.
 - “Soils Engineering Investigation for The Maestri Residence” (LIB160355) prepared by LandSet Engineers, Inc., Salinas, CA., June 2014.
 - “Maestri Residence Wetland Determination” (LIB160357) prepared by Adrian Juncosa, Ph. D. of EcoSynthesis Scientific & Regulatory Services, Inc., Truckee, CA., July 13, 2015.

The above-mentioned technical reports prepared by outside consultants demonstrate that there are no physical or environmental constraints

indicating the site is not suitable for the residential use. County staff has independently reviewed these reports and concurs with their conclusions.

- c) The residential use of the project is allowed in the Low Density Residential zoning of subject property and is suitable for the site.
- d) Staff conducted site inspections on June 24, 2014; September 18, 2015; November 4, 2016; April 4, 2017; and January 29, 2018 to verify that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN140353.

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 was reviewed by RMA-Planning, Pebble Beach Community Services District (Fire), RMA-Public Works, Environmental Health Bureau, RMA-Environmental Services, and Water Resources Agency (WRA). The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities will be provided. On August 15, 2014, the Environmental Health Bureau deemed the project application complete and found that domestic water service provided by Cal Am through the Pebble Beach Community Services District and wastewater service provided by Carmel Area Wastewater District through the Pebble Beach Community Services District acceptable.
 - c) The project application includes a preliminary drainage plan addressing stormwater control. To ensure the final plans are consistent with WRA regulations, the project has been conditioned requiring the owner/applicant to submit a stormwater management plan for review and approval prior to issuance of construction permits.
 - d) Policy 38 of the Del Monte Forest Land Use Plan requires new development to be sited and designed to minimize risk from geologic, flood, or fire hazards and assure stability and structural integrity; and to not threaten the stability of a site, contribute significantly to erosion, geologic instability, or destruction of the site or surrounding areas. As demonstrated Geological Hazards Report and Bluff Retreat Study submitted for the project (Finding 2, Evidence b), the bedrock at the southwest corner of the property has been weakened by subsurface drainage and susceptible to wave run-up action, resulting in an average rate of retreat of approximately 2 to 3 inches per year. The development is approximately 19-feet from the coastal bluff's edge, but out of the path of retreat. The project geologist concludes that the proposed setback is adequate to assure stability and does not include

recommendations for relocating the structure (at present or future) or the need for shoreline armoring over the life of the project.

- e) The project has been reviewed by RMA-Environmental Services for consistency with County health and safety codes for grading (Monterey County Code Section 16.08) and erosion control (Monterey County Code Section 16.12). No issues were identified and conditions of approval have been incorporated to ensure project implementation meets these requirements and development occurs in accordance with recommendations of the geotechnical report (Finding 2, Evidence b).
- f) Staff conducted site inspections on June 24, 2014; September 18, 2015; November 4, 2016; April 4, 2017; and January 29, 2018 to verify that the site is suitable for this use.
- g) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN140353.

4. **FINDING:** **NO VIOLATIONS** - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

- EVIDENCE:**
- a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and is not aware of any violations existing on subject property.
 - b) Staff conducted site inspections on June 24, 2014; September 18, 2015; November 4, 2016; April 4, 2017; and January 29, 2018. County records were researched to assess if any violation exists on the subject property.
 - c) There are no known violations on the subject parcel.
 - d) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN140353.

5. **FINDING:** **VISUAL SENSITIVITY** – The project, as proposed and conditioned, is compatible with the existing scenic and visual resources of Del Monte Forest and is consistent with the applicable scenic and visual resource protection policies set forth in the Del Monte Forest Land Use Plan (DMF LUP) and the Monterey County Coastal Implementation Plan, Part 5 (CIP).

- EVIDENCE:**
- a) Visual Sensitivity Determination – Figure 3 of the DMF LUP illustrates that the subject property is within the viewshed of Point Lobos and 17-Mile Drive. In accordance with Section 20.147.070.A.1 of the CIP, the project planner conducted site inspections on June 24, 2014; September 18, 2015; November 4, 2016; April 4, 2017; and January 29, 2018 to determine whether the project is within the public viewshed or affects visual access from public viewing areas. The subject property is within the viewshed of 17-Mile Drive and project is subject to DMF LUP scenic and visual resource protection policies.
 - b) Views from 17-Mile Drive – Existing views of the property from 17-Mile Drive consist of Monterey cypress forest habitat in the foreground and fragmented views of the Pacific Ocean obscured by existing vegetation. The elevation of the site drops from east to west, and

because of this topography feature, views of the rocky coastline cannot be seen from 17-Mile Drive. Policies 53 and 56 require new development, including fences, constructed between 17-Mile Drive and the sea to be designed and sited to minimize obstructions of and degradation to views from the road to the sea. Policy 84 requires development fronting on 17-Mile Drive to maintain an adequate natural buffer to protect public views of, from, and along the 17-Mile Drive corridor. In accordance with the aforementioned policies, the structure is been setback more than 150 feet from 17-Mile Drive, within an existing gap in the cypress tree canopy at an elevation 15-feet lower than the elevation at 17-Mile Drive. The portion of the structure facing 17-Mile Drive includes a large bank of windows which will create a new source of glare, impacting daytime and nighttime views. This issue is addressed through Mitigation Measure 13 which requires submittal and approval of an exterior lighting plan and the use of windows with a lower visual transmittance of light.

- c) Views from Point Lobos – Point Lobos State Reserve is 4 miles south of the project site and the proposed structure is setback approximately 119-feet from the landward edge of the mean high water line. Views of the structure would be difficult with unaided vision which is compatible with visual resource policies of the DMF LUP. However, the portion of the structure facing Point Lobos includes a large bank of windows which will create a new source of glare, impacting daytime and nighttime views. This issue is addressed through Mitigation Measure 13 which requires submittal and approval of an exterior lighting plan and the use of windows with a lower visual transmittance of light.
- d) Siting of Development – Policy 47 states that development with the potential to adversely impact views shall only be allowed where it protects, preserves, and if feasible enhances, such scenic resources. Policy 48 states development within areas identified in Figure 3 shall be sited and designed to avoid blocking or having a significant adverse impact on significant public views. Visual and biological resource policies limits development on least visually prominent are of the property. Consistent with these policies, the project is sited away from 17-Mile Drive and maintains the existing Monterey cypress forest to provide vegetative screening resulting in minimizing impacts to the greatest extent feasible.
- e) Design of Structures and Improvements – As discussed in Finding 1, Evidence d, the design, materials, and colors are consistent with the existing character of the neighborhood. The structure is sited and designed to harmonize with the natural setting and is not be visually intrusive as it allows the Monterey cypress forest in the foreground to remain the prominent visual feature of the site.
- f) Vegetation – Policy 51 prohibits live tree removal in undeveloped areas unless it is consistent with all other land use plan policies. Policy 52 requires development to provide an adequate structural setback to minimize the need for tree removal and alteration to natural landforms. Policy 54 requires that structures in public view of scenic areas utilize non-invasive native vegetation and topography to help provide visual compatibility and, when such structures cannot be sited outside of

public view, to provide screening from public viewing areas. The structure is setback over 150 feet from 17-Mile Drive within the least visible portion of the property and consistent with other siting criteria for development within ESHA. See Finding 7 for further discussion.

- g) Long-term Protection – Policies 47 and 49 requires open space conservation and scenic easements, to the fullest extent feasible for visually prominent areas. As demonstrated in Findings 6 and 8, a mitigation measure has been incorporated requiring the owner to convey all areas outside of the 13,058 square foot development envelope area to the Del Monte Forest Conservancy through a Conservation and Scenic Easement Deed for the protection of ESHA. Implementation of this mitigation results in the protection of scenic values of the site, consistent with these policies.
- h) The project planner reviewed plans, project staking, and visual simulations of the proposed development to verify that the structures will not impact visual resources or public visual access.

6. **FINDING:** **ENVIRONMENTALLY SENSITIVE HABITAT AREAS** – The project minimizes impacts on environmentally sensitive habitat areas (ESHA) in accordance with the applicable goals and policies of the 1982 Monterey County General Plan (1982 GP); Del Monte Forest Land Use Plan (DMF LUP); Monterey County Coastal Implementation Plan, Part 5 (CIP); and the Monterey County Zoning Ordinance (Title 20).

- EVIDENCE:**
- a) ESHA Determination – As described in subsequent Evidence b, biological reports were submitted for the project. These reports confirm the presence of Monterey cypress forest habitat (including individual cypress trees, canopies, and root systems) throughout the property, small fragmented wetland areas on the eastern portion of the property, and coastal bluff and rocky supratidal habitat on the westernmost portion of the property. The entire property is consistent with the DMF LUP’s definition of ESHA.
 - b) Report Requirement – Policies 12 and 16 and implementing regulations found in Section 20.147.040.B of the CIP, requires submittal of a biological report for developments proposed in or near documented ESHA. Policy 20 requires development within indigenous Monterey cypress habitat mapped in Figure 2a of the DMF LUP to be accompanied by a coordinated biological/arborist report. As demonstrated in Finding 2, Evidence b, the applicant has submitted the required reports. These reports meet the required elements described in the Section 20.147.040.B of the CIP.
 - c) Monterey Cypress Forest Habitat – Figure 2a of the DMF LUP, demonstrates that the subject property is within the range of indigenous Monterey cypress habitat and is therefore subject to the requirements of Policy 20 and implementing regulations contained in Section 20.147.040.D.2 of the CIP.
 - d) Monterey Cypress Forest Habitat (Critical Habitat Area) – The critical habitat area (CHA) of a site is the portion of Monterey cypress habitat that is to be avoided to protect against potential damage or degradation of cypress habitat, including the microhabitat of individual cypress

trees. Policy 20 defines CHA to be, at a minimum, the area within a 10-foot buffer applied to the outermost drip lines of all Monterey cypress trees on and adjacent to the site and any other areas on the site that are deemed critical to preservation of existing cypress trees, on and off site, or that are to be avoided due to high habitat sensitivity and/or cypress habitat preservation purposes for other reasons. The eastern portion of the site contains an almost continuous forest canopy, which is then broken up by a gap towards the west in the middle portion of the property. Consistent with the policy requirement, project plans submitted illustrates both the CHA and site improvements. The plans show Balcony Nos. 1 & 2 and the Covered Terrace encroaching into the CHA; however, the applicant intends to canteliver these areas above the ground and avoid land disturbance. The bulk of the improvements are within development area envelope outside of the CHA, except for the access driveway, a portion of the motor court that also serves as a fire truck turn around, the formal entry gate, and trash/utility pad. There are no alternatives available that would allow the driveway access to be located outside of the CHA.

- e) Monterey Cypress Forest Habitat (Relative Habitat Sensitivity) – Policy 20 requires that habitat areas be ranked from the highest to lowest sensitivity in terms of potential adverse impacts from development. Consistent with this policy requirement, the biological assessment (Froke, LIB170328) and supplemental tree biology report (Juncosa, LIB160353) analyzed the physical attributes of the project site and ranked areas from highest to lowest relative sensitivity to determine potential adverse impacts caused by development. These attributes, or factors, included the integrity of native vegetation, potential and timeline for revegetation resulting from disturbance, the interrelationship between different vegetation strata, presence of wetlands, and micro-watershed functions. Based on these criteria, it was determined that the eastern, higher elevation portion of the site towards 17-Mile Drive, excluding portions of fill from construction of the 17-Mile Drive roadway, contains the highest sensitivity areas. The eastern portion is entirely within the CHA. The bulk of the improvements are within the lowest sensitivity area, except for above mentioned improvement within the CHA.
- f) Monterey Cypress Forest Habitat (Siting of Development) – Policy 20 of the DMF LUP and Section 20.147.040.D.2 of the CIP provide specific standards for development within Monterey cypress habitat. These standards include: siting and design of development to avoid adverse impacts to individual cypress and cypress habitat, development shall be compatible with the objective of protecting cypress habitat, avoid potential damage or degradation of cypress habitat and located within existing hardscaped areas and outside of the dripline of individual cypress trees, fences shall be designed to protect view of natural habitat from 17-Mile Drive, and open space conservation and scenic easements shall be dedicated on undeveloped areas of the property. Siting of the dwelling is located within a gap in the Monterey cypress forest canopy in an area with relatively lower habitat sensitivity (see Evidence e). Due to site configuration and the location of the main

access road, 17-Mile Drive, it is not feasible to develop the property without traversing through the eastern portion containing highly sensitive Monterey cypress forest habitat or over wetland features (FEW-1). Therefore, the project has been designed to create a meandering permeable driveway to avoid individual cypress trees and install a bridge to avoid disruption of the wetland. Mitigation Measures 1 through 5 require: monitoring of grading and construction activities, installation of protective fencing, utilizing best management practices, implementation of tree and root protection methods during grading/excavation, and utilizing arborist recommended pruning guidelines. Mitigation Measure 12 has been incorporated require final adequate bridge design to prevent impacts to FEW-1. These mitigations require the applicant to contract with a certified arborist or qualified forester, a qualified biologist, and a qualified wetland delineator to ensure proper implementation of the mitigation measures and verification works has been completed in accordance with their requirements. Although the subject property is currently vacant and the project will result in the creation of 11,977 square feet of new surface coverage, the project has been sited, designed, conditioned, and mitigated to provide an overall net benefit to the cypress habitat on the subject property and surrounding area (also see Evidence g).

- g) Monterey Cypress Forest Habitat (Restoration) – The project is consistent with Policy 15 as the concept landscape plan submitted with the application includes restoration and/or enhancement of ESHA areas with limited ornamental planting native to the Del Monte Forest consistent with Section 20.147.040.C.10 of the CIP within the development envelope area. Mitigation Measure No. 6 has been incorporated to ensure a final Landscape and Habitat Restoration plan is submitted prior to issuance of construction permit which shall include the eradication of exotic/invasive species and onsite restoration of Monterey cypress habitat. Mitigation Measure No. 10 has been incorporated requiring the applicant to place all areas outside of the development envelope area within a permanent conservation easement which shall be conveyed to the Del Monte Forest Conservancy, consistent with Policies 13 and 20 of the DMF LUP.
- h) Wetlands – The eastern half of the subject property contains 5 distinct fragmented wetland features. FEW-1 is approximately 0.028-acres in size and runs the length of the property in a north/south direction. FEW-2 abuts FEW-1 and is approximately 0.011-acres in size. FEW-3 is a 0.032-acre depressed area abutting the western edge of the unpaved path/road. FEW-4 is 0.007-acres and approximately 30-feet from 17-Mile Drive. FEW-5 is 0.003 acres and is located on the southeastern portion of the property. Policy 25 of the DMF LUP requires a setback/buffer of at least 100 feet as measured from the edge of wetlands and prohibits landscape alterations within the setback/buffer area unless accomplished in conjunction with restoration and enhancement, and unless it is demonstrated that no significant disruption of environmentally sensitive habitat areas will result. As assessed in the Wetland Delineation report (Juncosa, LIB160355), the driveway and turnaround is less than 100-feet from FEW-1, FEW-3, and

FEW-4. Due to site constraints, relocation of the driveway is not feasible. Although the project avoids direct impacts to these wetland areas, creation of vehicular access would have a potential impact to FEW-1. To avoid disruption to this feature, the driveway includes a bridge to span the wetland. Mitigation Measure 12 has been incorporated requiring the owner/applicant to consult with a licensed civil engineer and project biologist to ensure the bridge is adequately sized and constructed to accommodate the maximum required vehicle load during construction and for the operational component of the project. Restoration activities of the unpaved path/road are also required to ensure the integrity of FEW-1 is maintained (Mitigation Measure 10).

- i) Coastal Bluff – Development will occur approximately 19-feet inland from the coastal bluff area. Although the project will not directly impact this ESHA, there is potential to create indirect impacts to ocean animals cause by new light sources, erosion, and drainage. Mitigation Measure 13 has been incorporated requiring the applicant to submit an exterior lighting plan to ensure lighting is not directed towards the ocean and windows facing the ocean are designed to allow lower visual transmittance of light. The project has been reviewed by the Water Resources Agency and RMA-Environmental Services and conditions of approval requiring submittal of final grading/erosion control plan and a final drainage plan. Implementation of the approved plan will ensure temporary and operational components of the projects meet County requirements.
- j) Wildlife – No special status wildlife species were found onsite. However, Del Monte Forest provides habitat for birds, deer, and other wildlife. To ensure construction activities are consistent with the Migratory Bird Treaty Act of 1918, a standard condition of approval has been incorporated requiring a qualified biologist conduct a bird survey prior to construction activities during bird nesting season.
- k) Tree Removal in ESHA – As discussed in subsequent Finding 7, the project includes the removal of 4 protected trees within ESHA.
- l) Consistency with Development Standards within ESHA – Consistency with the preceding ESHA policies result in a project consistent with standards for development within ESHA listed in Section 20.147.040.C of the CIP and the criteria to grant said permit have been met.
- m) Consistency with the Coverage Development Standard for Monterey Cypress Habitat – Sub-Section 20.147.040.D.2(c)(1) of the CIP lists specific standards for development on undeveloped lots within Monterey cypress habitat. These standards include a requirement for development to be no more than 15 percent of the cypress habitat area. As proposed, the project results in 13,058 square feet of new surface coverage, or 14.84 percent of the subject parcel. The bulk of the improvements are located within the development area envelope and outside of the Critical Habitat Area (CHA). The access driveway, a portion of the motor court that also serves as a fire truck turn around, the formal entry gate, and trash/utility pad would be located within the CHA; however, there are no alternatives available that would allow these improvements to be located outside of the CHA. (Also see information discussed in the preceding evidences of this finding.)

- n) Consistency with Section 20.02.060.B of Title 20 – As demonstrated in Finding 9, the strict application of the DMF LUP policies and development standards would deny reasonable use of the property. The proposed project is consistent with the allowed uses provided for in the Low Density Residential zoning district and the project has been sited, design, conditioned, and mitigated to be the least environmentally damaging alternative project. Therefore, approval is consistent with Section 20.02.060.B of Title 20.
- o) Staff conducted site inspections on June 24, 2014; September 18, 2015; November 4, 2016; April 4, 2017; and January 29, 2018 to verify that the site and proposed project meet the criteria for an exemption.
- p) 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 PLN140353.

7. **FINDING:** **TREE REMOVAL** – Tree removal conforms with Del Monte Forest Land Use Plan (DMF LUP) policies and Coastal Implementation Plan (CIP) standards regarding water and marine resources, environmentally sensitive habitat areas, and scenic visual resources. The development has been sited, designed, and conditioned to minimize tree removal and protect retained trees.
- EVIDENCE:**
- a) The project includes the removal of two Monterey pine trees (one 8-inch and one 12-inch) and a clump of declining Monterey cypress trees (a 21-inch and 24-inch multi-trunk and a 17-inch, 17-inch, 24-inch, and 24-inch multi-trunk). alternative analysis has determined that due to site constraints, no available design and/or location alternatives that would allow for the avoidance of tree removal or limb pruning are available.
 - b) In accordance with Policy 31 of the DMF LUP and Section 20.147.050.B of the CIP, a Tree Resource Assessment Forest Management Plan and Supplemental Tree Biology Report (see Finding No. 2, Evidence b) has been submitted for the project. These reports meet the required elements described in the CIP.
 - c) Tree removal is limited to an area less than 400 square feet, which is less than 3% of the total development envelope. Therefore, tree removal does not significantly contribute to soil erosion of the site.
 - d) Tree that are removed do not significantly contribute to the scenic qualities of the site and are located over 200-feet from 17-Mile Drive. Their removal will not expose the development or detract from the scenic value of the area.
 - e) Policy No. 83 of the DMF LUP encourages clustering of development as a means of preserving forest resources. Previous design iterations did not require tree removal, but proposed an additional 4,500 square feet of development footprint. As explained in Finding No. 6, the tree removal allows for a more consolidated footprint. This reduction allows an increased distance from the building footprint to a healthy 36-inch Monterey cypress tree by 7-feet as well as an increased setback from 17-Mile Drive and the southern property line. As documented by the reports listed in Evidence b above, the two cypress trees (Tree Nos. 1764 and 1765) are in poor condition as they have succumbed to beetle and termite activity, a fire scared trunk basal area and root crown, and

little live crown area and the project arborist and biologists recommend their removal to reduce a future threat to structures and surrounding healthy trees.

- f) Due to site constraints and as a result of balancing policies for the protection of ESHA and scenic resources, the tree removal is the minimum amount required in this case.

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

- EVIDENCE:**
- a) Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15064.a.1 require environmental review if there is substantial evidence that the project may have a significant effect on the environment.
 - b) Monterey County RMA-Planning prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the offices of RMA-Planning and is hereby incorporated by reference (PLN140353).
 - c) The Initial Study identified several potentially significant effects, but the applicant has agreed to proposed mitigation measures that would avoid the effects, or mitigate the effects, to a point where clearly no significant effects would occur.
 - d) All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval. A Condition Compliance and Mitigation Monitoring and/or Reporting Plan has been prepared in accordance with Monterey County regulations, is designed to ensure compliance during project implementation, and is hereby incorporated herein by reference. The applicant must enter into an “Agreement to Implement a Mitigation Monitoring and/or Reporting Program” as Condition No. 5 of project approval.
 - e) The Draft Mitigated Negative Declaration (“MND”) for PLN140535 was prepared in accordance with CEQA and circulated for public review from October 31, 2017 through November 30, 2017 (SCH#: 2017111006). Comments from the project applicant, Coastal Commission staff, and the representative of a neighboring property owner were received. The project applicant provided additional information to clarify statements in the IS/MND and submitted suggested revisions for a recirculated IS/MND. The Coastal Commission staff found the biological discussion, identified impacts to Monterey cypress habitat and wetland areas, and the proposed mitigation measures to reduce those impacts to a less than significant level adequate and did not provide any recommended changes. Commission staff did request clarification of the aesthetics discussion and the potential impact to public views when viewed from 17-Mile Drive. The representative of the neighboring property owner had concerns with potential inadequacy of the IS/MND’s discussion on the identified baseline condition of the site, discussion of the environmental

- setting, delineation of wetland areas, vegetation and tree removal, and consistency with Policy 20 of the DMF LUP. These comments have been addressed in the recirculated MND discussed in Exhibit f below.
- f) The Draft Mitigated Negative Declaration (“MND”) for PLN140535 was prepared in accordance with CEQA and circulated for public review from May 9, 2018 through June 8, 2018. The suggested revisions provided by the applicant were incorporated in the document where appropriate. To address Coastal Commission staff’s comment on aesthetics, additional graphics and discussion were provided to clarify that there are no existing views of the shoreline and due to topography and protected vegetation on the site, the structure would not resulting in a significant visual impact. The extensive comments provided by the neighbor’s representative were addressed throughout the recirculated IS/MND. Additional technical detail was added to clarify the environmental setting of the property. The discussion on wetland determination in the coastal zone was expanded upon, providing additional technical detail and explanation¹. Policy 20 of the DMF LUP was amended prior to recirculation of the IS/MND. Therefore, the respective discussion includes analysis of the project in light of the policy’s new language and implementing regulations contained in Section 20.147.040.D.2 of the CIP.
- g) Comments on the recirculated IS/MND were received from the project applicant and the neighboring property owner’s representative. Staff also received correspondence from the project applicant addressing the comment letter submitted by the neighbor’s representative. The applicant provided clarification of consistency requirements specified in Section 20.02.060.B of Title 20 and Section 30010 of the California Coastal Act relative to the project and Policies 8 and 20 of the DMF LUP, which establishes standards for approving development in ESHA. Clarification of tree removal, wetlands, and project implementation were also provided. No significant changes were recommended. Comments received from the neighbor’s representative stated that the project setting described still did not accurately: disclose the significance of the Monterey cypress forest habitat on the site, identify the critical habitat area, disclosed impacts to the public viewshed, use proper methodology to delineate wetland areas, and states that evidence provided does not support that the project is the least environmentally damaging alternative. Staff has determined that the information disclosed in the IS/MND accurately describes the setting and impacts to ESHA and public viewshed. No significant changes to the IS/MND are required to address these comments. No issues remain.
- h) Issues that were analyzed in the Mitigated Negative Declaration include: aesthetics, agriculture and forest resources, air quality, biological resources, cultural resources, geology/soils, greenhouse gas emissions, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, transportation/traffic, tribal cultural resources, and utility/service systems.

¹ See guidance provided to the California Coastal Commission by biologist Dr. John Dixon during a commission workshop held on November 10, 2005.

- i) The project was found to have potential impacts to biological, cultural, and tribal cultural resources. As discussed in Findings 1, 2, 5, 6, 7, and 9, mitigation measures have been incorporated to reduce impacts to these resources to a less than significant level.
- j) Evidence that has been received and considered includes: the application, technical studies/reports (see Finding 2), staff reports that reflect the County's independent judgment, and information and testimony presented during public hearings. These documents are on file in RMA-Planning (PLN140353) and are hereby incorporated herein by reference.
- k) Staff analysis contained in the Initial Study and the record as a whole indicate the project could result in changes to the resources listed in Section 753.5(d) of the California Department of Fish and Game (CDFG) regulations. All land development projects that are subject to environmental review are subject to a State filing fee plus the County recording fee, unless the Department of Fish and Game determines that the project will have no effect on fish and wildlife resources. The site supports indigenous Monterey cypress habitat and wetland features. For purposes of the Fish and Game Code, the project may have a significant adverse impact on the fish and wildlife resources upon which the wildlife depends. The Initial Study was sent to the California Department of Fish and Game for review, comment, and to recommend necessary conditions to protect biological resources in this area. Therefore, the project will be required to pay the State fee plus a fee payable to the Monterey County Clerk/Recorder for processing said fee and posting the Notice of Determination (NOD).
- l) Monterey County RMA-Planning, located at 1441 Shilling Place, 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the Mitigated Negative Declaration is based.

9. **FINDING:** **TAKINGS** – No building permit, grading permit, land use discretionary permit, coastal administrative permit, coastal development permit, exemption, categorical exclusion, or other permit relative to land use may be approved if it is found to be inconsistent with the Monterey County Local Coastal Program. An exception may be considered if the strict application of the area land use plan policies denies all reasonable use of the subject property. In accordance with Section 20.02.060.B of Title 20, the decision making body, in this case the Planning Commission, finds that the parcel is otherwise undevelopable due to policies of the Del Monte Forest Land Use Plan, other than for reasons of public health and safety; that the grant of a coastal development permit would not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and land use designation in which the subject property is located; that the parcel is not located within the critical viewshed of Big Sur as defined in Section 20.145.020 and Section 20.145.030 and in the Big Sur Land Use Plan; that any development being approved is the least environmentally damaging alternative project; and the development being approved under these provisions shall be one of the "allowable uses" as listed

under the parcel's zoning classification and that it shall be appealable to the California Coastal Commission in all cases.

- EVIDENCE:** a) Policy 8 limits new land uses within environmentally sensitive habitat areas (ESHA) to those that are dependent on the resources therein and Policy 71 states that environmentally sensitive habitat areas shall remain undeveloped except for resource-dependent development that will not significantly disrupt habitat values. As demonstrated in Finding No. 6 above, the entire Maestri parcel is considered ESHA, thus constraining development such that avoidance of disrupting ESHA is not feasible. Uses allowed in the Low Density Residential zoning district are limited to those that are residential, agricultural, public and quasi-public, recreational, and utility-type in nature. None of these uses are considered resource-dependent development, dependent specifically on Monterey cypress forest habitat, wetlands, or coastal bluffs. Therefore, denial of the project would deny all reasonable, and allowed pursuant to zoning, use of the subject property.
- b) Policy 20 requires indigenous Monterey cypress habitat to be protected from development impacts, enhanced, restored, and maintained. Policy 20 and its implementing regulations (Section 20.147.040.2.c.1 of the CIP) acknowledges the potential infeasibility for improvements on undeveloped lots to be sited only within non-cypress habitat portions of the site and recognizes how this limitation could result in a regulatory taking. Therefore, for development on vacant lots of record, the CIP refers to the standards in Section 20.02.060.B of Title 20 for ensuring development will result in the least amount of impact to the habitat and represent the least environmentally damaging alternative project. In order to make this finding, development shall be required to minimize development of structures and impervious surfaces to the amount needed to reduce environmental impacts to the greatest extent possible and shall be required to locate the development on the least environmentally sensitive portion of the parcel. All development pursuant to this section shall also satisfy the established requirements for protection and enhancement of cypress habitat values as specified in Sections 20.147.040.D.2.c.1 and 20.147.040.D.2.c.2.d, e, and f. As demonstrated in Finding 6, the dwelling has been sited outside of both the critical habitat area and the portion of the site with the highest relative habitat sensitivity. The development has been modified during the application process, decreasing the development area by 4,500 square feet, in order to reduce impacts to ESHA to the greatest extent feasible. The project, as proposed and mitigated, includes restoration of Monterey cypress forest habitat and places a scenic conservation easement outside of the development envelope area as well as provides for off-site restoration. Based on the above language and Findings 6 and 8, the development has been found to minimize the structural footprint and impervious surfaces to the amount needed to reduce environmental impacts to the greatest extent possible.
- c) Allowed Use and Special Privilege – Approval of the project would not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the Residential – Low Density land use designation. Residentially developed properties within the

Indigenous Monterey cypress forest habitat area shown in Figure 2A of the DMF LUP are of similar in character and size as the project.

- d) Sufficiency of the Property Owners Interest – The current property owner’s purchased the property January 2, 2014 for \$9,000,000. Fair market value of the property at that time was \$9,506,208. Annual property tax paid for the property is currently \$98,000, which increases by 4% per year. From 2013 to 2018, costs incurred associated with this permit have been approximately \$943,200. A comparable market analysis conducted October 2013 compared the vacant subject property with a listing for a residentially developed property located at 3184 17-Mile Drive which sold for \$9,500,000. An updated comparable market analysis prepared May 29, 2018 compared the subject property with three residentially developed properties located at 3167 Del Ciervo Road, 3184 17-Mile Drive, and 3188 17-Mile Drive. The median listing price was \$9,500,000 and the average was \$9,316,667. This information demonstrates that the current property owners have a sufficient real property interest.
- e) Economic Impact of Denial – Denial would deprive the owners of all economically viable use. None of the uses allowed in the Low Density Residential zoning district are considered development dependent on Monterey cypress forest habitat, wetlands, or coastal bluffs. No identified resource-dependent uses have been identified that would have an investment-backed expectation then that of the project. Based on the residential zoning of the property and similar residential developments approved in the area, it is reasonable for the property owner to believe establishment of a dwelling on the site would be allowed.
- f) The project does not constitute a nuisance and is consistent with development standards for public health and safety. In accordance with Section 20.14.040 of Title 20, a single family residence and ancillary structures are principally allowed uses in the Low Density Residential zoning district. As demonstrated in Finding 2, the site has been found to be suitable for the proposed development.

10. **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) Figure 8 – Major Public Access & Recreational Facilities, of the Del Monte Forest Land Use Plan (DMF LUP) indicates that the subject property is not described in an area where physical public access is required.
 - b) Figure 3 – Visual Resources, of the Del Monte Forest Land Use Plan indicates that the subject property in an area where the Local Coastal Program requires visual public access. DMF LUP Policies 123 and 137 state that development shall not block significant public views and shall be compatible with the goal of retaining and enhancing public visual access, noting that specific attention to visual access along 17-Mile Drive corridor shall be given. As explained in Finding No. 5, the

structure does not significantly block existing public views from 17-Mile Drive.

- c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
- d) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN140353.
- e) Staff conducted site inspections on June 24, 2014; September 18, 2015; November 4, 2016; April 4, 2017; and January 29, 2018.

11. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.
- EVIDENCE:**
- a) Section 20.86.010 of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.
 - b) Section 20.86.080 of the Monterey County Zoning Ordinance states that the proposed project is subject to appeal by/to the Coastal Commission because the site is located between the sea and the first public road, the project is within 300 feet to the top of the seaward face of any coastal bluff, and it involves development that is permitted in the Low Density Residential zoning district as a conditional use.

DECISION

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

1. Adopt a Mitigated Negative Declaration.
2. Approve a Combined Development Permit consisting of:
 - a. Coastal Administrative Permit and Design Approval for the construction of a 10,776-square foot tri-level single family residence with an 802-square foot attached garage;
 - b. Coastal Administrative Permit and Design Approval for the construction of a 999-square foot attached Accessory Dwelling Unit;
 - c. Coastal Development Permit to allow the removal of two Monterey pine trees (one 8-inch and one 12-inch) and two declining Monterey cypress trees (one 21-inch and 24-inch multi-trunk and one 17-inch, 17-inch, 24-inch, and 24-inch multi-trunk);
 - d. Coastal Development Permit to allow development within 100-feet of environmentally sensitive habitat; and
 - e. Coastal Development Permit to allow development within 750-feet of a positive archaeological site.
3. Adopt a Mitigation Monitoring and Reporting Program.

All of which subject to the attached conditions attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 27th day of June, 2018 upon motion of Commissioner Diehl, seconded by Commissioner Getzelman, by the following vote:

AYES: Diehl, Duflock, Getzelman, Gonzalez, Mendoza, Padilla, Roberts, Vandevere, Wizard

NOES: None

ABSENT: Ambriz, Padilla
ABSTAIN: None


Jacqueline R. Onciano, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON

JUL 03 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 ~~JUL 13 2018~~

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS / IS NOT 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 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

PLN140353

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN140353) allows: 1) Coastal Administrative Permit and Design Approval for the construction of a 10,776 square foot tri-level single family residence with a 802 square foot attached garage, 2) Coastal Administrative Permit and Design Approval to allow the construction of a 999 square foot attached Accessory Dwelling Unit, 3) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat (indigenous Monterey cypress habitat), and 4) Coastal Development Permit to allow development within 750 feet of a positive archaeological site. The property is located at 3180 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-491-024-000), 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 18-028) was approved by Planning Commission for Assessor's Parcel Number 008-491-024-000 on June 27, 2018. The permit was granted subject to 37 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 building permits or commencement of the use. (RMA - Planning)

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

3. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (County Counsel)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, or recordation of Certificates of Compliance, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the County Counsel for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the Office of County Counsel.

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

Responsible Department: RMA-Planning

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

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

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

5. PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring and/or Reporting Plan (Agreement) in accordance with Section 21081.6 of the California Public Resources Code and Section 15097 of Title 14, Chapter 3 of the California Code of Regulations. Compliance with the fee schedule adopted by the Board of Supervisors for mitigation monitoring shall be required and payment made to the County of Monterey at the time the property owner submits the signed Agreement. The agreement shall be recorded. (RMA - Planning)

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

- 1) Enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring Plan.
- 2) Fees shall be submitted at the time the property owner submits the signed Agreement.
- 3) Proof of recordation of the Agreement shall be submitted to RMA-Planning.

6. PD011(A) - TREE REMOVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Tree removal shall not occur until a construction permit has been issued in conformance with the appropriate stage or phase of development in this permit. Only those trees approved for removal shall be removed. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to tree removal, the Owner/ Applicant/ Tree Removal Contractor shall demonstrate that a construction permit has been issued prior to commencement of tree removal.

7. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: RMA-Planning

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

Compliance or Monitoring Action to be Performed: No more than 30 days prior to ground disturbance or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit to RMA-Planning a nest survey prepared by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

8. EROSION CONTROL PLAN

Responsible Department: Environmental Services

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

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

9. 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 Report.

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.

10. GEOTECHNICAL REPORT

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Geotechnical Report with project specific recommendations. The report shall include data regarding the nature, distribution, and strength of existing soils, as well as, a description of the site geology and any applicable geologic hazards. (RMA – Environmental Services)

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

11. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Grading Plan incorporating the recommendations from the project Geotechnical Report. 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.

12. INSPECTION-PRIOR TO LAND DISTURBANCE (DURING THE RAINY SEASON)

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.

13. 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.

14. 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.

15. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, applicant shall pay the Regional Development Impact Fee (RDIF) pursuant to Monterey Code Chapter 12.90. The fee amount shall be determined based on the parameters adopted in the current fee schedule.

Compliance or Monitoring Action to be Performed: Prior to issuance of Building Permits Owner/Applicant shall pay Monterey County Building Services Department the traffic mitigation fee. Owner/Applicant shall submit proof of payment to the DPW.

16. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to the RMA-Planning Department and the Department of Public Works for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project and shall provide the following information:
Duration of the construction, hours of operation, an estimate of the number of truck trips that will be generated, truck routes, number of construction workers, parking areas for both equipment and workers, and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the Construction/grading phase of the project.

Compliance or Monitoring Action to be Performed:

1. Prior to issuance of the Grading Permit or Building Permit Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the RMA-Planning Department and the Department of Public Works for review and approval.
2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

17. WR049 - WATER AVAILABILITY CERTIFICATION

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide the Monterey County Water Resources Agency proof of water availability in the form of a complete Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permit, the owner/applicant shall submit a Water Release Form to the Water Resources Agency for review and approval.

A copy of the Water Release Form can be obtained at the Monterey Peninsula Water Management District, the Water Resources Agency, or online at:
www.mcwra.co.monterey.ca.us.

18. WRSP1 - STORMWATER MANAGEMENT PLAN - DEL MONTE FOREST

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall incorporate measures to ensure runoff is minimized and stormwater infiltration is maximized. New development including replaced impervious surfaces shall comply with the freshwater and marine resource policies of the Del Monte Forest Area Land Use Plan. Provisions shall be made to collect and conduct runoff to drainage areas/devices capable of polluted runoff filtration/treatment (e.g., vegetated filtration strips, detention/retention basins, storm drains, etc). A registered civil engineer or other qualified professional shall design a stormwater management plan to the satisfaction of the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permits, the Owner/Applicant shall submit a stormwater management plan to the Water Resources Agency for review and approval.

19. WRSP2 - DRIVEWAY RUNOFF - DEL MONTE FOREST

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall incorporate permeable materials or surfaces into the project design. The new or replaced driveway surface shall comply with the freshwater and marine resource policies of the Del Monte Forest Area Land Use Plan. The driveway surface shall be designed to minimize runoff through the use of permeable materials, filtration strips, engineered collection/treatment units, or similar. A registered civil engineer or other qualified professional shall design the driveway runoff measures to the satisfaction of the Water Resources Agency. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to issuance of any construction permits, the Owner/Applicant shall submit details for the pervious driveway design to the Water Resources Agency for review and approval.

20. WRSP3 - WRA INSPECTION - PRIOR TO FINAL

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with the Water Resources Agency to ensure all necessary drainage and stormwater controls are in place and the project is compliant with respective water resources policies. This inspection requirement shall be noted on the stormwater management plan. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the Owner/Applicant shall schedule an inspection with the Water Resources Agency.

21. MM01 - (PART 1 OF 2) MONITORING OF GRADING AND CONSTRUCTION ACTIVITIES

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: For the protection of Monterey cypress forest habitat, wetland habitat, and native reptiles and birds; and order to ensure grading and construction activities are conducted in accordance with the recommendations contained in the Maestri Tree Assessment and Forest Management Plan (Planning File LIB170329), the Maestri Biological Assessment (Planning File LIB170328), the Supplemental Tree Biology Report (Planning File LIB160353), and the Maestri Residence Wetland Determination (Planning File LIB160355); the owner/applicant shall enter into a contract with a certified arborist or qualified forester (project arborist/forester), a qualified biologist (project biologist), and a qualified wetland delineator (project wetland delineator). The owner/applicant shall agree that a letter certifying consistency shall be submitted to RMA-Planning prior to issuance of construction permits. Each contract shall include:

- Review the construction documents (grading plan, building plan, and construction management plan) to verify consistency with the preliminary plans and reports listed above.
- Review and approval of the protective fencing plan in accordance Mitigation Measure No. 2.
- Review and approval of grading, building, and construction management plans (including any future modified construction plans) for consistency with and incorporation of Mitigation Measure No. 3.
- Review the Final Landscape and Habitat Restoration Plan in accordance with Mitigation Measure No. 6.
- The owner/applicant shall delegate responsibility and authority to the project biologist to stop construction in the event the work is found to be inconsistent with the approved plans, BMP's, or if tree resources are not adequately protected. The contractor and project biologist, and if necessary, the project arborist/forester and/or project wetland delineator, shall develop a plan to remediate and/or revise procedures and methods to accomplish the objective of Mitigation Measure Nos. 2 through 12.
- Prepare and submit quarterly monitoring reports to RMA-Planning for review and approval summarizing required actions that occurred in accordance with the scope of work and the status and effectiveness of implementation of Mitigation Measure Nos. 2 through 12.
- Prepare and submit a final report to RMA-Planning for review and approval indicating that the protection measures in place were successful.

(RMA-Planning)

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

Mitigation Measure Monitoring Action No. 1a: Prior to the issuance of construction permits for grading or building, the owner/applicant shall submit to RMA-Planning a copy of the contract between the owner/applicant and a certified arborist or qualified forester (referred to as the project Arborist/forester). The contract shall be submitted to the RMA-Planning for review and approval. Should RMA-Planning find the contract incomplete or unacceptable, the contract will be returned to the owner/applicant and a revised contract shall be re-submitted for review and approval. In addition to the contract requirements established in Mitigation Measure No. 1, the scope of work performed by the project arborist/forester shall also include the following:

- Develop and implement a tree (from root to canopy) education program for construction personnel. The program shall include, but not be limited to, what the protected tree resource look like, where they can be found, and locations of any special protection areas. Construction personnel sign in sheets verifying biological training was administered and received shall be incorporated within the required quarterly monitoring reports.
- Establish set criteria by which successful implementation of Mitigation Measure Nos. 4 and 5 shall be determined.
- Verify successful implementation of Mitigation Measure Nos. 4 and 5.

Mitigation Measure Monitoring Action No. 1b: Prior to the issuance of construction permits for grading or building, the owner/applicant shall submit to RMA-Planning a copy of the contract between the owner/applicant and a qualified biologist (referred to as the project biologist). The contract shall be submitted to the RMA-Planning for review and approval. Should RMA-Planning find the contract incomplete or unacceptable, the contract will be returned to the owner/applicant and a revised contract shall be re-submitted for review and approval. In addition to the contract requirements established in Mitigation Measure No. 1, the scope of work performed by the project biologist shall also include the following:

- Develop and implement a biological education program for construction personnel. The program shall include, but not be limited to, what the protected biological resource look like, where they can be found, and locations of any special protection areas. Construction personnel sign in sheets verifying biological training was administered and received shall be incorporated within the required quarterly monitoring reports.
- Establish set criteria by which successful implementation of Mitigation Measure Nos. 2, 3, 7, 8, 9, 11, and 12 shall be determined, including the long-term success of Mitigation Measure Nos. 7, 8, and 9.

21. MM01 - (PART 2 OF 2) MONITORING OF GRADING AND CONSTRUCTION ACTIVITIES

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: For the protection of Monterey cypress forest habitat, wetland habitat, and native reptiles and birds; and order to ensure grading and construction activities are conducted in accordance with the recommendations contained in the Maestri Tree Assessment and Forest Management Plan (Planning File LIB170329), the Maestri Biological Assessment (Planning File LIB170328), the Supplemental Tree Biology Report (Planning File LIB160353), and the Maestri Residence Wetland Determination (Planning File LIB160355); the owner/applicant shall enter into a contract with a certified arborist or qualified forester (project arborist/forester), a qualified biologist (project biologist), and a qualified wetland delineator (project wetland delineator). The owner/applicant shall agree that a letter certifying consistency shall be submitted to RMA-Planning prior to issuance of construction permits. Each contract shall include:

- Review the construction documents (grading plan, building plan, and construction management plan) to verify consistency with the preliminary plans and reports listed above.
- Review and approval of the protective fencing plan in accordance Mitigation Measure No. 2.
- Review and approval of grading, building, and construction management plans (including any future modified construction plans) for consistency with and incorporation of Mitigation Measure No. 3.
- Review the Final Landscape and Habitat Restoration Plan in accordance with Mitigation Measure No. 6.
- The owner/applicant shall delegate responsibility and authority to the project biologist to stop construction in the event the work is found to be inconsistent with the approved plans, BMP's, or if tree resources are not adequately protected. The contractor and project biologist, and if necessary, the project arborist/forester and/or project wetland delineator, shall develop a plan to remediate and/or revise procedures and methods to accomplish the objective of Mitigation Measure Nos. 2 through 12.
- Prepare and submit quarterly monitoring reports to RMA-Planning for review and approval summarizing required actions that occurred in accordance with the scope of work and the status and effectiveness of implementation of Mitigation Measure Nos. 2 through 12.
- Prepare and submit a final report to RMA-Planning for review and approval indicating that the protection measures in place were successful.

(RMA-Planning)

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

Mitigation Measure Monitoring Action No. 1c: Prior to the issuance of construction permits for grading or building, the owner/applicant shall submit to RMA-Planning a copy of the contract between the owner/applicant and a qualified biologist for wetland delineation (referred to as the project wetland delineator). The contract shall be submitted to the RMA-Planning for review and approval. Should RMA-Planning find the contract incomplete or unacceptable, the contract will be returned to the owner/applicant and a revised contract shall be re-submitted for review and approval. In addition to the contract requirements established in Mitigation Measure No. 1, the scope of work performed by the project arborist/forester shall also include the following:

- Develop and implement a wetland education program for construction personnel. The program shall include, but not be limited to, what the protected wetland habitat looks like, where habitat can be found, and locations of any special protection areas. Construction personnel sign in sheets verifying biological training was administered and received shall be incorporated within the required quarterly monitoring reports.

Mitigation Measure Monitoring Action No. 1d: Prior to the final of construction permits for grading or building, the owner/applicant shall submit to RMA-Planning final reports prepared by the project arborist/forester, project biologist, and project wetland delineator to RMA-Planning for review and approval. The final report shall document mitigation measures that were implemented and their success. Any deviation from measures, occurrences of halting construction, and/or any other issues shall be identified and how the protection objectives have been met shall be explained.

22. MM02 - PROTECTIVE FENCING

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In order to prevent construction activities from damaging tree resources, wetland habitat, and/or native reptiles and birds onsite, the owner/applicant, in consultation with the project arborist/forester, project biologist, and project wetland delineator, shall develop a protective fencing plan. The fencing plans shall be submitted to RMA-Planning for review and approval. The owner/applicant shall incorporate the fencing plan within the construction plans for grading and/or building.
(RMA-Planning)

Compliance or Monitoring Action to be Performed: Mitigation Measure Monitoring Action No. 2a: Prior to issuance of construction permits for grading and building, the owner/applicant shall develop a protection fencing plan, in consultation with the project arborist/forester, project biologist, and project wetland delineator. The applicant shall submit the finalized protective fencing plan to RMA-Planning for review and approval and the RMA-Planning approved protective fencing plan shall be incorporated into the approved set of job-site and office-copy construction plans for grading and building. The plans shall incorporate following components:

- A project site plan clearly delineating all resources and areas to be protected, all locations where protective fencing shall be installed, and identify the protective fencing materials to be used.
- Signatures of the project arborist/forester, project biologist, and project wetland delineator and their corresponding statements certifying that the protective fencing plan is consistent with Mitigation Measure No. 2.
- Protective fencing materials shall consist of chain link, snowdrift, hay bales, or mesh/field fencing (with openings greater than 1-inch and consistent with the California Coastal Commission 2012 bulletin on Wildlife-Friendly Plastic-Free Netting in Erosion and Sediment Control Products). If hay bales are used, bales shall be composed of sterile or clean straw, e.g. rice straw, free of seed and weed elements and certified as weed-free by the hay vendor.
- Protection fencing shall remain in place and be maintained in proper working order during the entire construction period.
- Tree Protection – Protection fencing for trees shall be free-standing and placed at a minimum of 5 to 10-feet from the trunk. If this setback is not feasible, the project arborist/forester, and if necessary the project biologist, shall clearly notate these areas on the site plan as “special tree protection areas” as well as include viable alternative protection measures such as wrapping of the trunk.
- Wetland Habitat Protection – Due to potential fluctuation of hydrology on the site, the established protective fencing location(s) for wetland habitats shall be modified if project wetland delineator identifies a greater protection area is warranted. Any change to the plan shall be documented in the reporting requirements outlined in Mitigation Measure No. 1.
- Native Reptiles and Birds Protection – The installation of any mesh-reinforced silt fencing shall be consistent with the BMP’s outlined in Mitigation Measure No. 3.

Mitigation Monitoring Action No. 2b. Prior to final of construction permits for grading and building, the owner/applicant shall submit documentation that implementation of the protective fencing plan has been successful to RMA-Planning for review and approval.

23. MM03 - BEST MANAGEMENT PRACTICES

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In order to ensure construction activities include best management practices that provide overall protection measures for tree resources, wetland habitat, and native reptiles and birds onsite, the following shall be included as a note on the construction plans.

- Depositing fill, parking equipment, or staging construction materials near existing trees shall be prohibited.
- Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, and/or dumping of materials shall prohibited adjacent to trees and within protective fenced areas.
- Tree material greater than 3-inches in diameter remaining on site more than one month that is not cut and split into firewood shall be covered with clear plastic that is dug in securely around the pile to discourage infestation and dispersion of bark beetles.
- If trees along near the development are visibly declining in vigor, a Professional Forester or Certified Arborist should be contacted to inspect the site to recommend a course of action.
- Use of mulch – The use of a temporary 4-inch layer of mulch shall be placed at the edges of the tree protection perimeter. Placement of mulch, or any other materials, near the base of trees shall be prohibited.

(RMA-Planning)

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

Mitigation Measure Monitoring Action No. 3b: Prior to final of construction permits for grading and/or building, RMA-Planning staff shall field verify that implementation of the best management practices was successful.

24. MM04 - TREE PROTECTION STANDARDS DURING GRADING AND EXCAVATION - ROOT PROTECTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In order to ensure impacts to cypress trees during excavation, trenching, and construction of foundations are minimized, the following measures shall be implemented and approved by the arborist/forester:

- The project arborist/forester shall be on site during excavation activities to direct any minor field adjustments that may be needed. If necessary, the project architect shall be consulted if field adjustments require redesign of the structure.
- All trenching, grading or any other digging or soil removal that is expected to encounter tree roots shall be monitored by a qualified arborist or forester to ensure against drilling or cutting into or through major roots.
- Root cutting shall occur outside of the springtime. Late June and July would likely be the best. Pruning of the live crown should not occur February through May.
- Trenching for retaining walls or footings located adjacent to any tree shall be done by hand where practical and any roots greater than 3-inches diameter shall be bridged or pruned appropriately.
- Removal of the organic layer of the upper soil profile for installation of the driveway and motor court shall be done by hand. If any roots encountered are larger than 1 -inch, they shall be preserved within the aggregate base material, subject to evaluation by the project arborist/forester.
- Installation of utility connections shall be outside cypress driplines to the greatest extent feasible. Trenching shall be accomplished by hand, air, or water, with all roots larger than 1-inch to be preserved to the greatest extent, compatible with the placement of the utility conveyances into their trenches.
- Any roots that must be cut shall be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment.
- Any roots damaged during grading or excavation shall be exposed to sound tissue and cut cleanly with a saw. This activity shall be observed or conducted by the project arborist/forester.

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

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

(RMA-Planning)

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

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

25. MM05 - PRUNING GUIDELINES

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Pruning of retained trees is expected for this site and shall be limited to only those areas necessary for a safe working and living environment. In order to ensure long-term health of each individual tree, the owner/applicant shall incorporate these specified guidelines during tree pruning activities.

- Pruning shall be conducted by the project arborist/forester and/or their designee. General-principals shall include of pruning include not to unnecessarily injure the tree, placing cuts immediately beyond the branch collar, and making clean cuts by scoring the underside of the branch first.
- Pruning shall be limited to trees that have major deadwood that present significant risk or are exhibiting some structural defect or disease that must be compensated.
- Trees shall be monitored for health and vigor after pruning. Decline of health and vigor of any tree pruned shall be treated as appropriately recommended by the project arborist/ forester.
- Trees shall be pruned first for safety, next for health, and finally (only if necessary), for aesthetics.
- Type of pruning is determined by the size of branches to be removed. General guidelines for branch removal are:
 - o Fine Detail pruning – Limbs under 2-inches in diameter are removed.
 - o Medium Detail Pruning – Limbs between 2 and 4-inch in diameter.
 - o Structural Enhancement – Limbs greater than 4-inches diameter.
 - o Broken and cracked limbs – Will be removed in high traffic areas of concern.
- Crown thinning is the cleaning out of or removal of dead diseased, weakly attached, or low vigor branches from a tree crown. All trees shall be assessed on how a tree will be pruned from the top down.
 - o Trimmers shall favor branches with strong, U- shaped angles of attachment and where possible remove branches with weak, V-shaped angles of attachment and/or included bark.
 - o Lateral branches shall be evenly spaced on the main stem of young trees and areas of fine pruning.
 - o Branches that rub or cross another branch may be removed where possible.
 - o Lateral branches may be no more than one-half to three-quarters of the diameter of the stem to discourage the development of codominant stems where feasible.
 - o Trimmers shall not remove more than one-quarter of the living crown of a tree at one time. If it is necessary to remove more, it shall be conducted over successive years.
- Crown raising removes the lower branches of a tree to provide clearance for buildings, vehicles, pedestrians and vistas.
 - o Live branches on at least two-thirds of a tree's total height shall be maintained wherever possible as the removal of many lower branches will hinder the development of a strong stem.
 - o All basal sprouts and vigorous epicormic sprouts shall be removed where feasible.
- Crown reduction is used to reduce the height and/or spread of trees and is used for maintaining the structural integrity and natural form of a tree.
 - o Crown reduction pruning shall be used only when absolutely necessary. Pruning cuts shall be at a lateral branch that is at least one third the diameter of the stem to be removed wherever possible.
 - o When it is necessary to remove more than half of the foliage from a branch it may be necessary remove the entire branch.

(RMA-Planning)

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

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

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

26. MM06 - SUBMITTAL OF FINAL LANDSCAPE AND HABITAT RESTORATION PLAN

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

In order to ensure landscape planting and habitat restoration meets the intent of the preliminary landscape/restoration plan, incorporates the recommendations contained in the Maestri Tree Assessment and Forest Management Plan (Planning File LIB170329), the Maestri Biological Assessment (Planning File LIB170328), the Supplemental Tree Biology Report (Planning File LIB160353), and the Maestri Residence Wetland Determination (Planning File LIB160355); and is consistent with the development restrictions illustrated in the Conservation Easement Site Plan and the Monterey Cypress Habitat Site Plan, the owner/applicant shall submit a Final Landscape and Habitat Restoration Plan to RMA-Planning for review and approval. The plan shall incorporate the requirements and implementation actions established in Mitigation Measure Nos. 7, 8, and 9.
(RMA-Planning)

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

Mitigation Measure Monitoring Action No. 6a: Prior to issuance of construction permits for grading or building, the owner/applicant shall submit a final Landscape and Habitat Restoration Plan incorporating:

- A statement signed by the project arborist/forester indicating review and approval of the plan.
- A statement signed by the project biologist indicating review and approval of the plan.
- A statement signed by the project wetland delineator indicating review and approval of the plan.
- Omits any reference to Zone 1 planting or improved surface paths/walkways outside of the development envelope consistent with the Conservation Easement Site Plan and the Monterey Cypress Habitat Site Plan (both dated 4/27/18). Paths or walkways outside the development envelope shall be bare, mineral soils.
- Installation of a root inhibitory material in accordance with Mitigation Measure No. 7.
- Eradication of exotic species in accordance with Mitigation Measure No. 8.
- Monterey cypress habitat restoration in accordance with Mitigation Measure No. 9.

Mitigation Measure Monitoring Action No. 6b: Prior to final of construction permits for grading or building, the owner, applicant, or contractor of record shall notify RMA-Planning that installation of landscape and restoration has been completed. This notification shall include written documentation from the project arborist/forester, biologist, and wetland delineator stating installation of landscaping and restoration has occurred according to the Final Landscape and Habitat Restoration Plan. RMA-Planning staff shall conduct a final site visit to verify successful implementation.

27. MM07 - PROTECTION FROM EXCESSIVE ROOT COMPETITION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In order to ensure individual Monterey cypress trees, Monterey cypress forest habitat, and Monterey cypress forest understory on the subject property is protected from long-term impacts caused by excessive root competition, degradation of the vigor of existing native understory vegetation, and preclusion of natural regeneration of Monterey cypress and other native species within the ESHA, caused by dense planting on an adjacent property, the owner/applicant shall install material that inhibits the growth of new roots along the border of the southern property line. Proper installation and maintenance of the root barrier shall be included on the Final Landscape and Restoration plan for the project.
(RMA-Planning)

Compliance or Monitoring Action to be Performed: Mitigation Measure Action No. 7: Prior to issuance of construction permits for grading or building, the owner/applicant shall submit Final Landscape and Habitat Restoration Plan incorporating information describing proper installation and maintenance of a root-inhibitory material (BioBarrier® or functional equivalent) along the southern parcel boundary. This material shall not affect the woody roots of existing mature trees, but inhibit the growth of small lateral roots that subsequently will proliferate into the major parts of the root systems of the new plantings.

28. MM08 - EXOTIC SPECIES ERADICATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: To preserve and enhance the existing Monterey cypress understory focused exotic plant eradication shall be instituted on the property. Exotic species eradication shall be included as part of the final Landscape and Restoration Plan. Invasive Prickly Moses (*Acacia verticillata*), Hottentot fig or "freeway iceplant" (*Carpobrotus edulis*), and sea fig (*C. chilensis*) shall be thoroughly removed from the site. Eradication shall include hand-pulling of the central root system(s) of the acacia(s) and solarize or apply herbicide to kill the iceplant. Eradication shall minimize soil disturbance and avoid root impacts to native cypress tree critical root zones. Acacia vegetation shall be promptly and responsibly disposed of at an approved offsite solid waste facility and the dead iceplant shall remain in place to avoid causing erosion.
(RMA-Planning)

Compliance or Monitoring Action to be Performed: Mitigation Measure Monitoring Action No. 8: Prior to issuance of construction permits for grading or building, the owner/applicant shall submit a Final Landscape and Restoration Plan incorporating measures for the eradication of exotic species specified in Mitigation Measure No. 8. Kill and removal of the exotic and invasive vegetation through the use of pesticides shall be carried out by a Qualified Applicator certified by the California Department of Pesticide Regulation.

29. MM09 - RESTORATION OF MONTEREY CYPRESS HABITAT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In order to ensure the subject property maintains a “high-value and self-functioning” habitat ecology of the Monterey cypress forest habitat, the Final Landscape and Habitat Restoration plan shall incorporate specific measures to achieve restoration and/or enhancement and shall include the following:

- Restoration area:
 - o The southeast corner and alongside the boundary with the southerly neighbor shall be utilized for replanting and restoration. Replanting of Monterey cypress trees shall occur in a natural placement and distribution of saplings to better complement and increase present Monterey cypress cover as high-value and self-functioning forest habitat.
 - o The eastern side of the property shall be restored by improving the understory associated with the overall cypress forest. Restoration planting shall include woody and herbaceous cover consisting of exclusively native species.
 - o All other areas of Monterey cypress habitat outside of the building envelope shall be restored and/or enhanced through measures identified in the biological/arborist reports.
- Replacement Monterey cypress trees shall be a 5-gallon stock or as determined by the landscape architect and verified by the project biologist, and obtained from a local genetic stock species. Cypress seedlings found near or within proposed construction area shall be retained through the careful digging of the plant and placement in containers for safe keeping until replanting can occur.
- Habitat management and landscaping onsite shall emphasize the value of bare mineral soils and light-duff cover site-wide. The selection of understory vegetation shall utilize groundcover plants that do not form dense thatch or litter, e.g., compatible species including Seaside Fleabane, Douglas Iris and Seaside Bentgrass.
- Ornamental landscape planting shall be consistent with the requirements set forth in Section 21.147.040.C.10 of the DMF LUP, which states that the use of plant species native to the Del Monte Forest shall be required. A limited amount of landscape located immediately around developed areas may include non-native, non-invasive plant species, subject to review and approval of a Landscape Plan by RMA-Planning.
(RMA-Planning)

Compliance or Monitoring Action to be Performed: Mitigation Measure Monitoring Action No. 9: Prior to issuance of construction permits for grading or building, the owner/applicant shall submit a Final Landscape and Habitat Restoration Plan incorporating Monterey cypress habitat restoration activities specified in Mitigation Measure No. 9.

30. MM10 - PERMANENT CONSERVATION EASEMENT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In order to ensure implementation of LUP Policy Nos. 13 and 20, all areas of environmentally sensitive habitat outside of the approved development envelope shall be placed into a permanent conservation easement and conveyed from the property owner to the County of Monterey or the Del Monte Forest Conservancy to protect the cypress habitat, delineated wetlands, and coastal bluff habitat.
(RMA-Planning)

Compliance or Monitoring Action to be Performed: Mitigation Measure Monitoring Action No. 10. Prior to final of construction permits for grading or building, the owner/applicant shall develop, in consultation with the project biologist, arborist, and appropriate fire authority, a Permanent Open Space and Conservation easement for all areas outside of the development envelope that contain cypress habitat, delineated wetlands, and coastal bluff habitat. The conservation easement shall also include language which details the areas and extent of fire clearance needed to satisfy the requirements of the appropriate fire agency. The owner/applicant shall submit a final draft of the easement to RMA-Planning and the Coastal Commission for review and approval. Once the language has been approved by the respective agencies, the easement shall be conveyed to the County of Monterey or the Del Monte Forest Conservancy and approved by the Board of Supervisors as may be required. This easement shall be recorded with the Monterey County Records Office.

31. MM11 - RESTORATION AND ENHANCEMENT OF OFF-SITE MONTEREY CYPRESS HABITAT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All areas of new coverage shall be offset through restoration and/or enhancement (as high value and self-functioning Monterey cypress habitat) of an off-site area located within the Monterey cypress habitat area, as mapped in Del Monte Forest Land Use Plan Figure 2a at a ratio of 2:1 and/or payment of a mitigation fee, commensurate with the cost to restore/enhance such an area, to an acceptable public agency or private group effectively able to both manage such a fee and to implement such measures. Such off-site restoration/enhancement areas shall be selected for their potential to result in the greatest amount of overall benefit to the native Monterey cypress habitat in the Del Monte Forest.
(RMA-Planning)

Compliance or Monitoring Action to be Performed: Mitigation Measure Monitoring Action No. 11a: Prior to issuance of construction permits for grading or building, the owner/applicant shall work with RMA-Planning and the Del Monte Forest Conservancy to determine if there is an appropriate off-site area for restoration or if an off-set fee shall be paid.

Mitigation Measure Monitoring Action No. 11b: Prior to final of construction permits for grading or building, the owner/applicant shall submit sufficient evidence to RMA-Planning demonstrating compliance with Mitigation Measure No. 11.

32. MM12 - ADEQUATE BRIDGE DESIGN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In order to ensure the proposed bridge allowing vehicular access over the identified wetland feature FEW-1 to the development site would not significantly impact the wetland feature, the owner/applicant shall work in consultation with a licensed civil engineer and project biologist to develop an appropriately sized bridge that will accommodate the widest and heaviest vehicle load that would drive over it. Should a temporary bridge be used during construction, the owner/applicant shall work in conjunction with a licensed civil engineer and the project biologist to develop an appropriately sized bridge adequate to accommodate the width and weight of a typical construction equipment utilizing the bridge. The biologist shall confirm that either design adequately protects the wetland area.
(RMA-Planning)

Compliance or Monitoring Action to be Performed: Mitigation Measure Action No. 12a: Prior to issuance of construction permits for grading or building, the owner/applicant shall submit to RMA-Planning a final civil drawings and details incorporating measures for adequate bridge design specified in Mitigation Measure No. 12. These details shall include construction methods avoiding disruption of FEW-1 during construction/installation of the bridge. The plans shall be accompanied by a note or letter from the project biologist indicating review and approval of the proposed design.

Mitigation Measure Monitoring Action No. 12b: Prior to final of construction permits for grading or building, the owner/applicant shall submit to RMA-Planning a final compliance letter from both the civil engineer and project biologist stating that bridge has been installed according to the plans and the wetland feature has been protected. RMA-Planning staff shall conduct a final site visit to verify successful installation.

33. MM13 - 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. Outdoor lighting capable of shining toward the ocean and onto coastal rocks from locations alongside (north and south) and westward of the single family dwelling. Exterior windows on the structure shall be designed to allow a lower visual transmittance of light. The applicant shall submit 3 copies of an exterior lighting plan to RMA-Planning 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 RMA-Planning, prior to the issuance of building permits.
(RMA-Planning)

Compliance or Monitoring Action to be Performed: Mitigation Measure Action No. 13a. Prior to issuance of construction permits for building, the owner/applicant shall submit 3 copies of an exterior lighting incorporating the criteria specified in Mitigation Measure No. 13 to RMA-Planning for review and approval.

Mitigation Measure Action No. 13b. Prior to final of construction permits for building, the owner/applicant shall submit evidence to RMA-Planning documenting that exterior lighting has been installed and will be maintained in accordance with the approved lighting plan. RMA-Planning staff shall conduct a final site visit to verify successful installation.

34. MM14 - ONSITE ARCHAEOLOGICAL MONITOR

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In order to reduce potential impacts to cultural resources that may be discovered during development of the site, a qualified archaeological monitor shall be present during soil disturbance activities. If at any time, potentially significant archaeological resources or intact features are discovered, the monitor shall temporarily halt work until the find can be evaluated by the archaeological monitor. If the find is determined to be significant, work shall remain halted until mitigation measures have been formulated, with the concurrence of the RMA-Planning, and implemented.
(RMA-Planning)

Compliance or Monitoring Action to be Performed: Mitigation Measure Monitoring Action No. 14a: Prior to issuance of construction permits for grading or building, the owner/applicant shall include a note on the construction plans encompassing the language contained in Mitigation Measure No. 14. The owner/applicant shall submit said plans to RMA-Planning for review and approval.

Mitigation Measure Monitoring Action No. 14b: Prior to issuance of construction permits for grading or building, the owner/applicant shall submit to RMA-Planning a copy of the contract between the owner/applicant and a qualified archaeological monitor. The contract shall include provisions requiring the monitor be present during all activities involving soil disturbance, how sampling of the excavated soil will occur, authorizing the monitor to stop work in the event resources are found, and any other logistical information such as providing the monitor sufficient notice of when soil disturbance will occur. In addition, the contract shall include preparation of a report suitable for compliance documentation to be prepared within four weeks of completion of the data recovery field work. The contract shall be submitted to RMA-Planning for review and approval. Should RMA-Planning find the contract incomplete or unacceptable, the contract will be returned to the owner/applicant and a revised contract shall be re-submitted for review and approval.

Mitigation Measure Monitoring Action No. 14c: If archaeological resources are unexpectedly discovered during construction, work shall be halted on the parcel until the find can be evaluated and appropriate mitigation measures are formulated and implemented. Data recovery shall be implemented during the construction and excavation monitoring. If intact cultural features are exposed, they shall be screened for data recovery using the appropriate method for site and soil conditions. The owner/applicant shall allow the onsite Tribal Monitor (see Mitigation Measure No. 16) an opportunity to make recommendations for the disposition of potentially significant cultural materials found.

Mitigation Measure Monitoring Action No. 14d: A final technical report containing the results of all analyses shall be completed within one year following completion of the field work. This report shall be submitted to RMA-Planning and the Northwest Regional Information Center at Sonoma State University.

35. MM15 - UNIDENTIFIED CULTURAL RESOURCES

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Due to the development's proximity to previously recorded archaeological sites, there is potential for human remains to be accidentally discovered during excavation. In order to ensure uncovered remains are handled properly, work shall be halted within 50-meters (165-feet) of the find until evaluation by a qualified professional archaeologist occurs. If archaeological resources or human remains are inadvertently encountered, RMA-Planning and a qualified archaeologist shall be immediately contacted by the responsible individual on-site. When contacted, the project planning and archaeologist shall immediately visit the site to determine the extent of the resources and develop property mitigation measures required for the discovery.
(RMA-Planning)

Compliance or Monitoring Action to be Performed: Mitigation Measure Monitoring Action No. 15a: Prior to issuance of construction permits for grading or building, the owner/applicant shall include a note on the construction plans encompassing the language within Mitigation Measure No. 15. The owner/applicant shall submit plans to RMA-Planning for review and approval.

Mitigation Measure Monitoring Action No. 15b: If human remains are accidentally discovered during construction activities, there shall be no further excavation or disturbance within 50-meters (165-feet) of the find until an evaluation by a qualified archaeologist can be performed. In addition, the following actions shall occur:

- The owner, applicant, or contractor shall contact Monterey County RMA-Planning and inform the project planner of the find.
- The owner, applicant, or contractor shall contact the Monterey County Coroner to determine that no investigation of the cause of death is required.
- If the coroner determines the remains to be Native American:
 - The coroner shall contact the Native American Heritage Commission and RMA-Planning within 24-hours.
 - The Native American Heritage Commission shall identify the person or persons from the recognized local tribe of the Esselen, Salinan, Costanoan/Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendent.
 - The most likely descendent may make recommendations to the landowner or person responsible for the excavation work, for means of treating or disposition of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993. When human remains are exposed, Health and Safety Code Section 7050.5 requires that no further excavation or disturbance occurs in the area and that the County Coroner is called so that the coroner can verify that remains are not subject to medical jurisprudence. Within 24-hours of notification, the coroner calls the Native American Heritage Commission if the remains are known or thought to be Native American. The Native American Commission reports to the most likely descendant (MLD). The MLD has 48 -hours to respond. All work shall halt within 50-meter radius until an osteologist can examine the remains, and a treatment plan for any said remains has been provided by the MLD.

36. MM16 - PROTECTION OF CULTURAL RESOURCES AND SACRED PLACES

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In order to reduce potential impacts to cultural resources and sacred places, earth disturbance activities shall be observed by a Native American Tribal Monitor for the Ohlone/Costanoan-Esselen Nation (OCEN), as approved by the OCEN Tribal Council. If more than one earth moving equipment is deployed at different locations the same time, more than one tribal monitor shall be present during those periods. If at any time, potentially significant cultural resources, sacred places, or intact features are discovered, the contractor shall temporarily halt work until the find can be evaluated by the tribal monitor and archaeological monitor. If the find is determined to be significant, work shall remain halted until mitigation measures have been formulated, with the concurrence of RMA-Planning, and implemented. This mitigation shall service notice that the OCEN Tribal Council has requested that any sacred burial items discovered be given to the tribe by the property owner. This mitigation shall work in conjunction with the measures for the protection of archaeological resources listed in Mitigation Measure No. 14.
(RMA-Planning)

Compliance or Monitoring Action to be Performed: Mitigation Monitoring Action No. 16a: Prior to issuance of construction permits for grading or building, the owner/applicant shall include a note on the construction plans encompassing the language contained in Mitigation Measure No. 16. The owner/applicant shall submit said plans to RMA-Planning for review and approval.

Mitigation Monitoring Action No. 16b: Prior to issuance of construction permits for grading or building, the owner/applicant shall submit a contract with an OCEN approved Native American Tribal Monitor to RMA-Planning for review and approval. The contract shall outline logistics for monitoring during earth disturbance activities as well as how uncovered cultural resources will be handled, in coordination with the project archaeologist.

Mitigation Monitoring Action No. 16c: An on-site preconstruction meeting shall be held between the applicant, the archaeologist, and OCEN Tribal monitor, and contractor to discuss and assure the understanding of the mitigation measures required of this permit and scheduling of construction with regard to monitoring. Prior to issuance of any construction permits for grading or construction, the preconstruction meeting between all parties shall be conducted and a letter summarizing what was discussed shall be submitted to RMA-Planning.

Mitigation Monitoring Action No. 16d: During earth disturbance activities, the OCEN approved Native American Tribal Monitor shall be onsite observing the work, consistent with the approved contract discussed in Mitigation Measure No. 16. Prior to final of construction permits for grading or building, the owner/applicant shall submit a letter for the Native American Tribal Monitor verifying all work was done consistent with the contract to RMA-Planning.

37. PDSP001 - ACCESSORY DWELLING UNIT (RESTRICTED USE)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Accessory Dwelling Unit shall not be utilized for short term rental purposes. (RMA-Planning)

Compliance or Monitoring Action to be Performed: On-Going

THE MAESTRI RESIDENCE

3180 17 MILE DR.

PLANNING PACKAGE

PEBBLE BEACH, CA 93953



DRAWING INDEX

SHEET NO.	DESCRIPTION	DATE
ARCHITECTURAL		
A0.0	COVER SHEET / DRAWING INDEX	SEPTEMBER 20, 2017
A1.0	PROJECT INFO / SITE PLAN	SEPTEMBER 20, 2017
A1.01	PROJECT INFO / COLOR SITE PLAN	SEPTEMBER 20, 2017
A1.02	CONSERVATION EASEMENT SITE PLAN	SEPTEMBER 20, 2017
A1.1	GATE / FENCE PLAN-ELEV.	SEPTEMBER 2, 2017
A2.0	MAIN LEVEL PLAN	SEPTEMBER 2, 2016
A3.0	UPPER LEVEL PLAN	SEPTEMBER 2, 2016
A4.0	LOWER LEVEL PLAN	SEPTEMBER 2, 2016
A5.0	ROOF PLAN	SEPTEMBER 2, 2016
A6.0	EXTERIOR ELEVATIONS	SEPTEMBER 2, 2016
A6.1	EXTERIOR ELEVATIONS	SEPTEMBER 2, 2016
CIVIL		
C100	PROJECT INFORMATION OVERALL SITE PLAN	AUGUST 2, 2017
C200	GRADING AND DRAINAGE PLAN	AUGUST 2, 2017
C300	EROSION AND SEDIMENT CONTROL PLAN	AUGUST 2, 2017
C400	CONSTRUCTION MANAGEMENT PLAN	AUGUST 2, 2017
LANDSCAPE		
L-1	TITLE & INDEX SHEET	NOVEMBER 11, 2016
L-2	WATER USE CALCS	NOVEMBER 11, 2016
L-3	IRRIGATION PLAN	NOVEMBER 11, 2016
L-4	PLANTING PLAN	NOVEMBER 11, 2016
L-5	DETAILS AND SPECIFICATIONS	NOVEMBER 1, 2016

JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

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STAMPS:

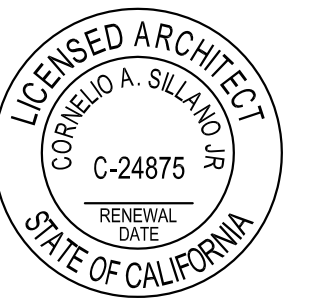
PROJECT/CLIENT:

MAESTRI
RESIDENCE

PROJECT ADDRESS:

3180 17 MILE DR.
PEBBLE BEACH,
CA 93953

APN: 008-491-024



DATE: SEPTEMBER 02, 2016
PLANNING RE-SUBMITTAL

REVISIONS:

- △ 09-20-2017 CONSERVATION EASEMENT REVISIONS
- △
- △
- △
- △
- △

COVER SHEET/
DRAWING INDEX

SHEET NO.

A0.0

PROJECT INFORMATION

■ LOT AREA: 87,991.2 S.F. (2.02 Ac.)
 ■ LOT COVERAGE CALCULATIONS:

	PROPOSED TOTAL
MAIN HOUSE	5,448
3-CAR GARAGE	802
COVERED TERRACE	488
BALCONY 1	262
BALCONY 2	77
TOTAL	7,077

■ LOT COVERAGE ALLOWED: 13,199 SF (15%)
 ■ LOT COVERAGE PROPOSED: 7,077 SF (8%)

■ F.A.R. CALCULATIONS
 MAIN BUILDING

	PROPOSED TOTAL
LOWER FLOOR	3,279
MAIN FLOOR	5,380
UPPER FLOOR	2,117
GUEST SUITE	999
3-CAR GARAGE	802
TOTAL	12,577

■ F.A.R. ALLOWED: 15,398.46 SF (17.5%)
 ■ F.A.R. PROPOSED: 12,557 SF (14.3%)

* - NOT INCLUDED IN THE F.A.R. (ENTIRELY BELOW GROUND)

LOWER FLOOR	723
MECH/ELECTRICAL/STORAGE	812
TOTAL	1,535

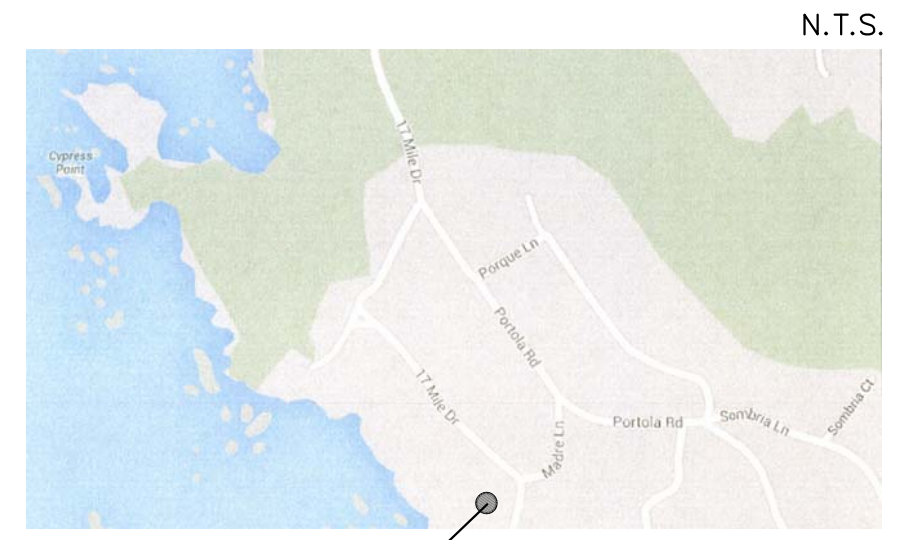
LOT COVERAGE:	PLANNING SUBM. 07/28/14	PROPOSED REVISIONS 04/29/16	PROPOSED REVISIONS 09/02/16
STRUCTURE	6,762 SF	6,913 SF	6,250 SF
TERRACES	1,728 SF	1,316 SF	827 SF
SUB-TOTAL	8,490 SF	8,229 SF	7,077 SF
PERMEABLE DRIVEWAY	6,927 SF	5,208 SF	4,710 SF
GENERATOR & UTILITIES	190 SF	190 SF	190 SF
SUB-TOTAL	9,639 SF	5,398 SF	4,900 SF
TOTAL SITE COVERAGE	18,129 SF	13,627 SF	11,977 SF

- LUCA AND KATRINA MAESTRI
 P.O. BOX 55
 PEBBLE BEACH, CA 93953
 PH. (978) 530-6868
- PROJECT ADDRESS:
 3180 17 MILE DRIVE
 PEBBLE BEACH, CA 93953
- PROJECT SCOPE:
 SINGLE FAMILY MULTI-STORY RESIDENCE
 W/ATTACHED 3-CAR GARAGE AND ATTACHED SECOND UNIT
- OCCUPANCY: R-3, U
 ■ CONST. TYPE: V-B
 ■ A.P.N. 008-491-024
 ■ ZONING: LDR/2 -D (CZ)
 ■ STORIES: MULTI-STORY
 ■ MAX MAIN BLDG. HT: 30 FT
 ■ GRADING: SEE CIVIL DRAWINGS 2
 ■ TREE REMOVAL: (1) 8" PINE, (1) 12" PINE
 SEE SUPPLEMENTAL ARBORIST REPORT /
 FOREST MANAGEMENT PLAN REGARDING
 DECLINING CYPRESS TREES
- TOPOGRAPHY: SLOPING
 ■ PROJECT CODE COMPLIANCE:
 2016 CBC, CMC, CPC, CFC, CEC,
 CALIFORNIA RESIDENTIAL CODE,
 CALIFORNIA GREEN BUILDING CODE
 CALIFORNIA ENERGY CODE
 ■ ENERGY METHOD: TITLE-24 ANALYSIS

LEGEND

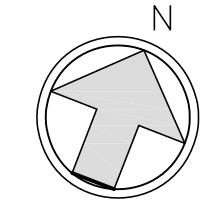
- MAIN LEVEL
- ▨ UPPER LEVEL
- ▭ DRIVEWAY (PERMEABLE STONE PAVERS)
- ▭ TERRACE (STONE TILE)

VICINITY MAP



SITE PLAN

1/16"=1'-0"



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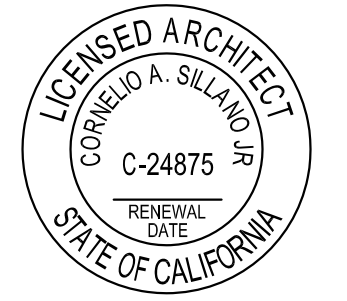
PROJECT/CLIENT:

MAESTRI RESIDENCE

PROJECT ADDRESS:

3180 17 MILE DR.
PEBBLE BEACH, CA 93953

APN: 008-491-024



DATE: SEPTEMBER 02, 2016
PLANNING RE-SUBMITTAL

REVISIONS:

△	09-20-2017 CONSERVATION EASEMENT REVISIONS
△	04-27-2018 CYPRESS HABITAT
△	
△	
△	
△	

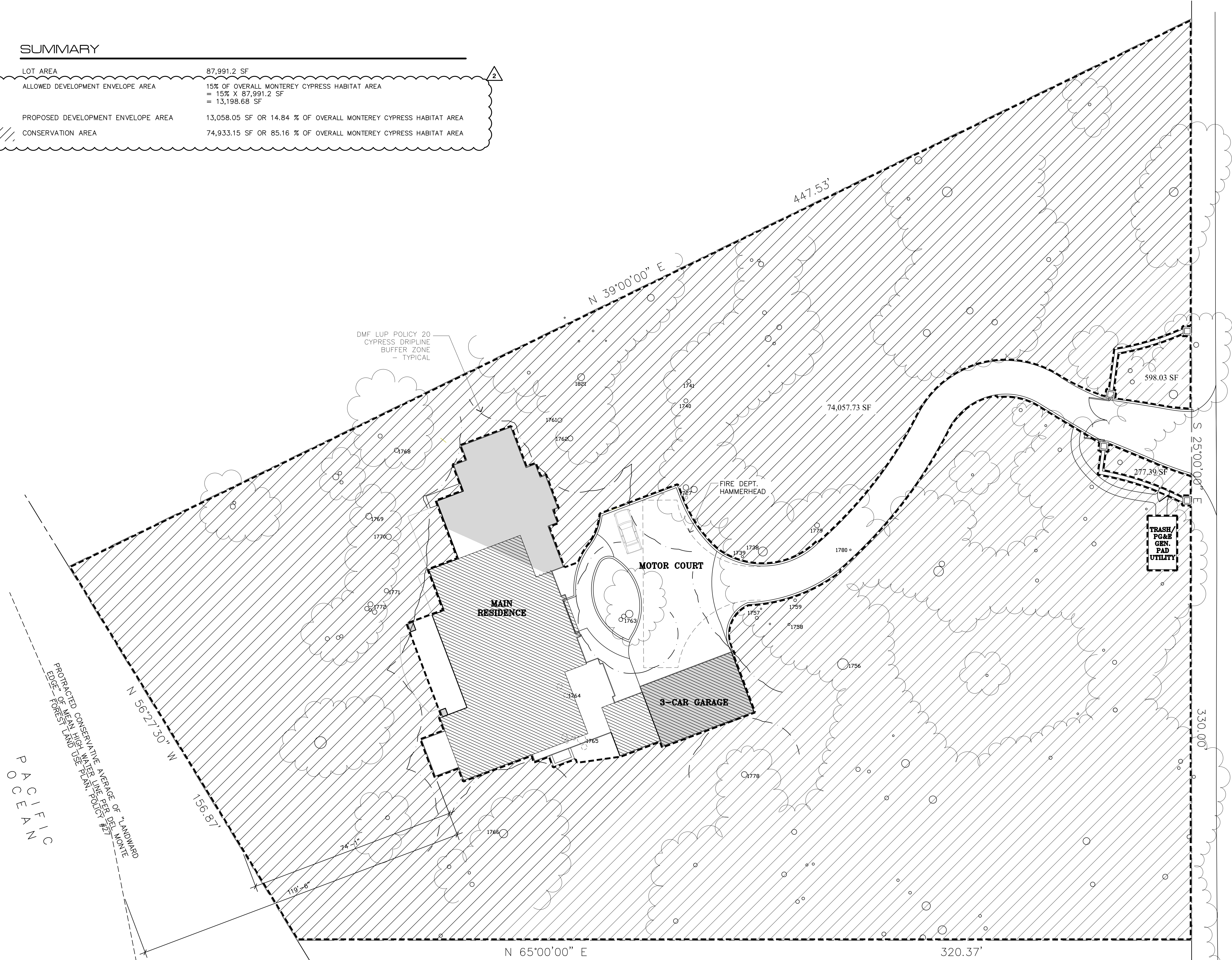
PROJECT INFO. / SITE PLAN

SHEET NO.

A1.0

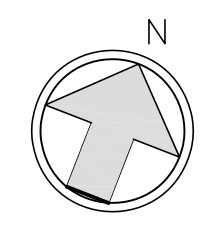
SUMMARY

LOT AREA	87,991.2 SF
ALLOWED DEVELOPMENT ENVELOPE AREA	15% OF OVERALL MONTEREY CYPRESS HABITAT AREA = 15% X 87,991.2 SF = 13,198.68 SF
PROPOSED DEVELOPMENT ENVELOPE AREA	13,058.05 SF OR 14.84 % OF OVERALL MONTEREY CYPRESS HABITAT AREA
CONSERVATION AREA	74,933.15 SF OR 85.16 % OF OVERALL MONTEREY CYPRESS HABITAT AREA



SITE PLAN - REVISED CONCEPTUAL CONSERVATION EASEMENT

1/16"=1'-0"



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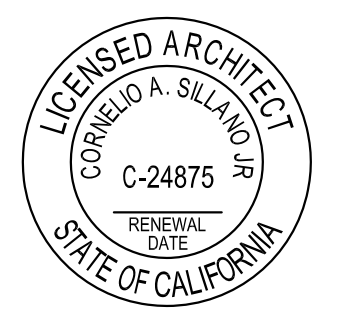
PROJECT/CLIENT:

**MAESTRI
RESIDENCE**

PROJECT ADDRESS:

**3180 17 MILE DR.
PEBBLE BEACH,
CA 93953**

APN: 008-491-024



DATE: **09-01-2017**
**REVISED CONCEPTUAL
CONSERVATION EASEMENT
CALIFORNIA COASTAL COM.**

REVISIONS:

△	09-20-2017 CONSERVATION EASEMENT REVISIONS
△	04-27-2018 CYPRESS HABITAT
△	
△	
△	
△	

**CONSERVATION
EASEMENT
SITE PLAN**

SHEET NO.

A1.02

SUMMARY

LOT AREA 87,991.20 SF
 MONTEREY CYPRESS HABITAT AREA (PER DMF LUP FIG. 2a) 87,991.20 SF
 ALLOWED DEVELOPMENT ENVELOPE AREA AS A PERCENTAGE OF MONTEREY CYPRESS HABITAT 15% X 87,991.20 SF = 13,198.68 SF
 PROPOSED DEVELOPMENT ENVELOPE AREA = 11,806.77 SF OR 13.42%

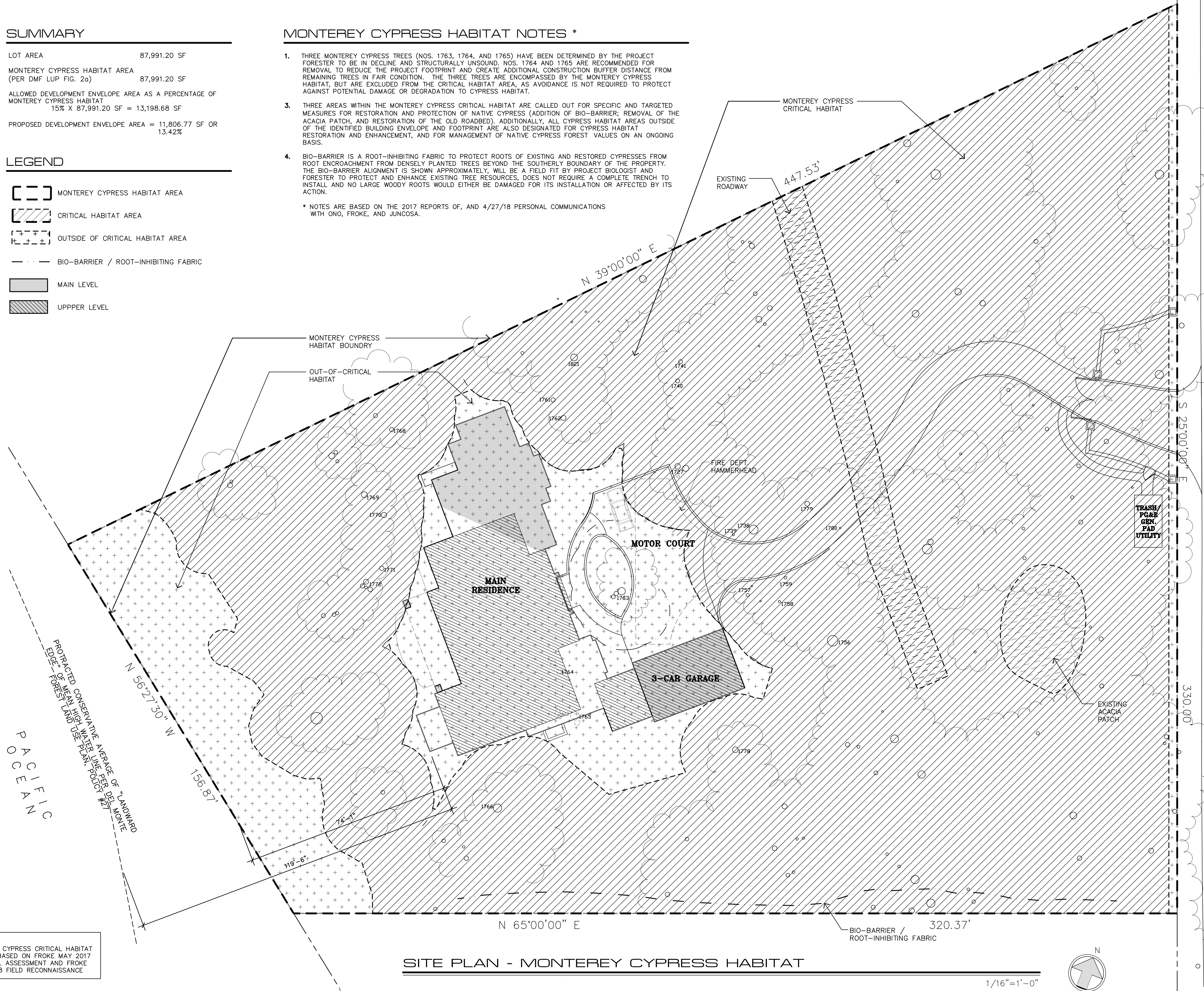
LEGEND

- MONTEREY CYPRESS HABITAT AREA
- CRITICAL HABITAT AREA
- OUTSIDE OF CRITICAL HABITAT AREA
- BIO-BARRIER / ROOT-INHIBITING FABRIC
- MAIN LEVEL
- UPPER LEVEL

MONTEREY CYPRESS HABITAT NOTES *

1. THREE MONTEREY CYPRESS TREES (NOS. 1763, 1764, AND 1765) HAVE BEEN DETERMINED BY THE PROJECT FORESTER TO BE IN DECLINE AND STRUCTURALLY UNSOUND. NOS. 1764 AND 1765 ARE RECOMMENDED FOR REMOVAL TO REDUCE THE PROJECT FOOTPRINT AND CREATE ADDITIONAL CONSTRUCTION BUFFER DISTANCE FROM REMAINING TREES IN FAIR CONDITION. THE THREE TREES ARE ENCOMPASSED BY THE MONTEREY CYPRESS HABITAT, BUT ARE EXCLUDED FROM THE CRITICAL HABITAT AREA, AS AVOIDANCE IS NOT REQUIRED TO PROTECT AGAINST POTENTIAL DAMAGE OR DEGRADATION TO CYPRESS HABITAT.
2. THREE AREAS WITHIN THE MONTEREY CYPRESS CRITICAL HABITAT ARE CALLED OUT FOR SPECIFIC AND TARGETED MEASURES FOR RESTORATION AND PROTECTION OF NATIVE CYPRESS (ADDITION OF BIO-BARRIER; REMOVAL OF THE ACACIA PATCH, AND RESTORATION OF THE OLD ROADBED). ADDITIONALLY, ALL CYPRESS HABITAT AREAS OUTSIDE OF THE IDENTIFIED BUILDING ENVELOPE AND FOOTPRINT ARE ALSO DESIGNATED FOR CYPRESS HABITAT RESTORATION AND ENHANCEMENT, AND FOR MANAGEMENT OF NATIVE CYPRESS FOREST VALUES ON AN ONGOING BASIS.
3. BIO-BARRIER IS A ROOT-INHIBITING FABRIC TO PROTECT ROOTS OF EXISTING AND RESTORED CYPRESSES FROM ROOT ENCROACHMENT FROM DENSELY PLANTED TREES BEYOND THE SOUTHERLY BOUNDARY OF THE PROPERTY. THE BIO-BARRIER ALIGNMENT IS SHOWN APPROXIMATELY, WILL BE A FIELD FIT BY PROJECT BIOLOGIST AND FORESTER TO PROTECT AND ENHANCE EXISTING TREE RESOURCES, DOES NOT REQUIRE A COMPLETE TRENCH TO INSTALL AND NO LARGE WOODY ROOTS WOULD EITHER BE DAMAGED FOR ITS INSTALLATION OR AFFECTED BY ITS ACTION.

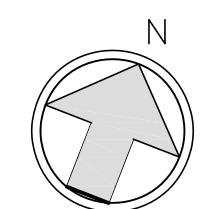
* NOTES ARE BASED ON THE 2017 REPORTS OF, AND 4/27/18 PERSONAL COMMUNICATIONS WITH ONO, FROKE, AND JUNCOSA.



NOTE:
 MONTEREY CYPRESS CRITICAL HABITAT MAPPING BASED ON FROKE MAY 2017 BIOLOGICAL ASSESSMENT AND FROKE APRIL 2018 FIELD RECONNAISSANCE

SITE PLAN - MONTEREY CYPRESS HABITAT

1/16"=1'-0"



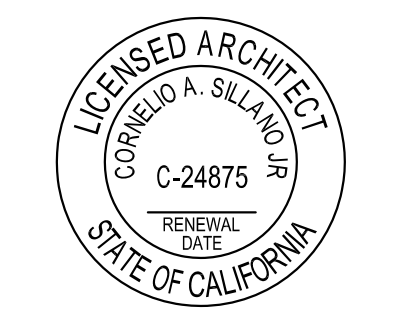
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STAMPS:

PROJECT/CLIENT:
MAESTRI RESIDENCE
 PROJECT ADDRESS:
**3180 17 MILE DR.
 PEBBLE BEACH,
 CA 93953**
 APN: 008-491-024



DATE: 04-27-2018

REVISIONS:

1	09-20-2017 CONSERVATION EASEMENT REVISIONS
2	04-27-2018 CYPRESS HABITAT
3	
4	
5	
6	

MONTEREY CYPRESS HABITAT SITE PLAN
 SHEET NO.
A1.03

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STAMPS:

PROJECT/CLIENT:

**MAESTRI
RESIDENCE**

PROJECT ADDRESS:

**3180 17 MILE DR.
PEBBLE BEACH,
CA 93953**

APN: 008-491-024

DATE: SEPTEMBER 02, 2016

PLANNING RE-SUBMITTAL

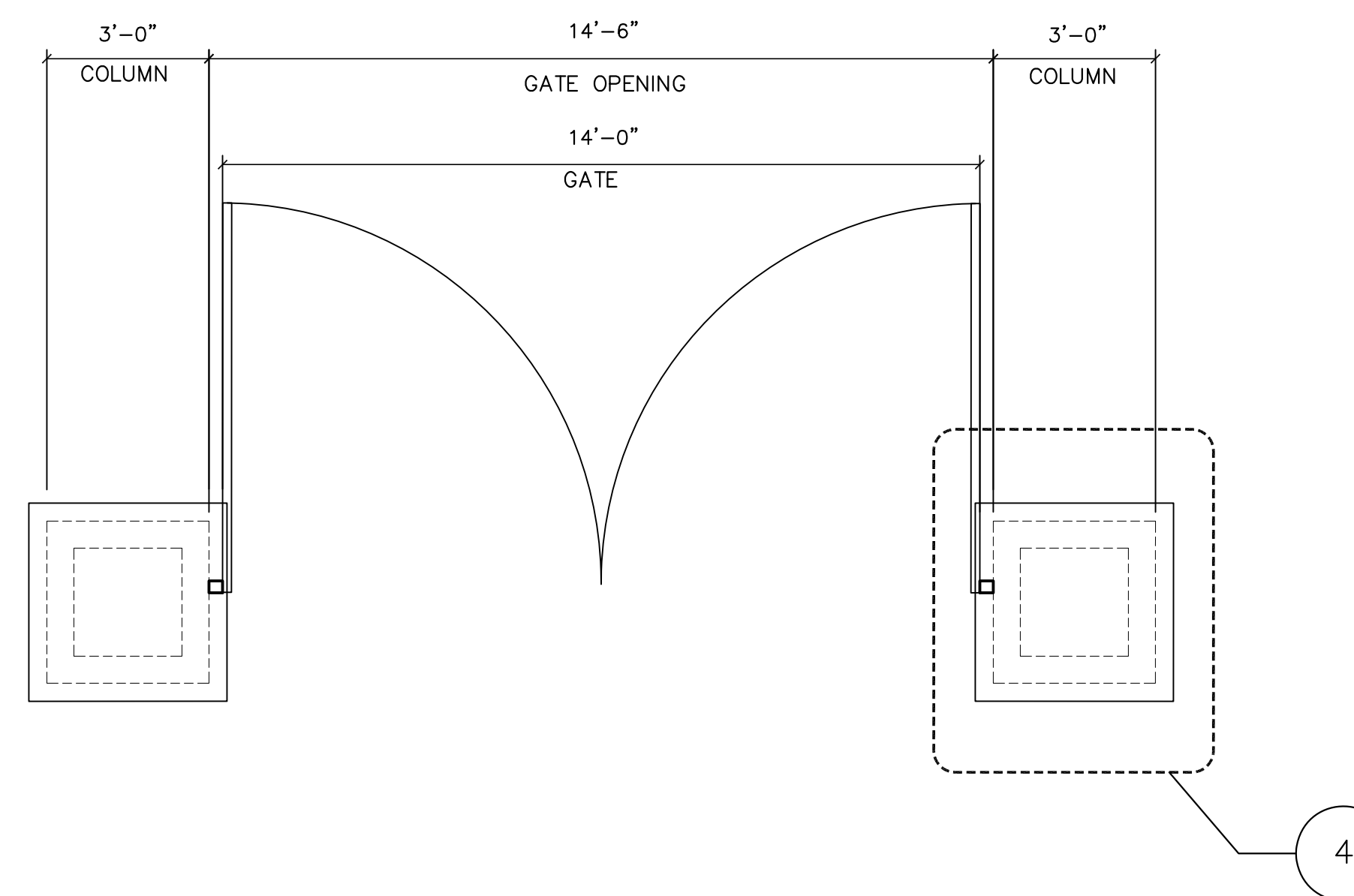
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**GATE/ FENCE
PLAN- ELEV.**

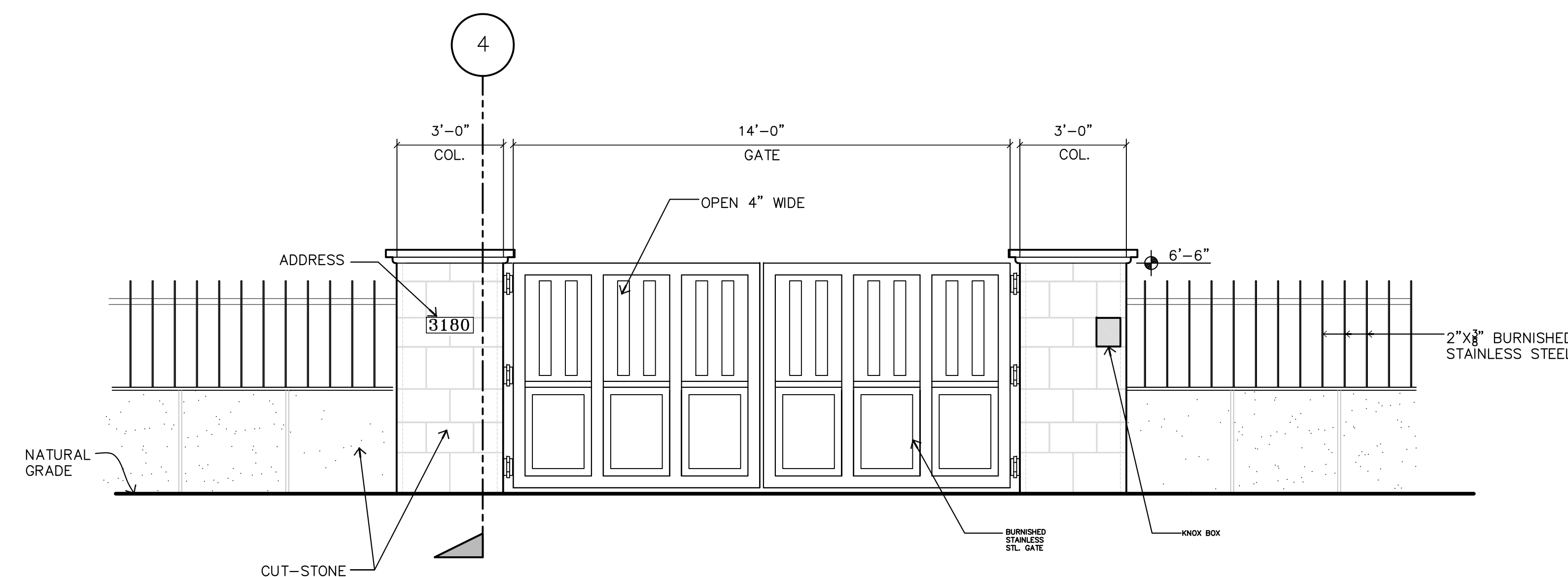
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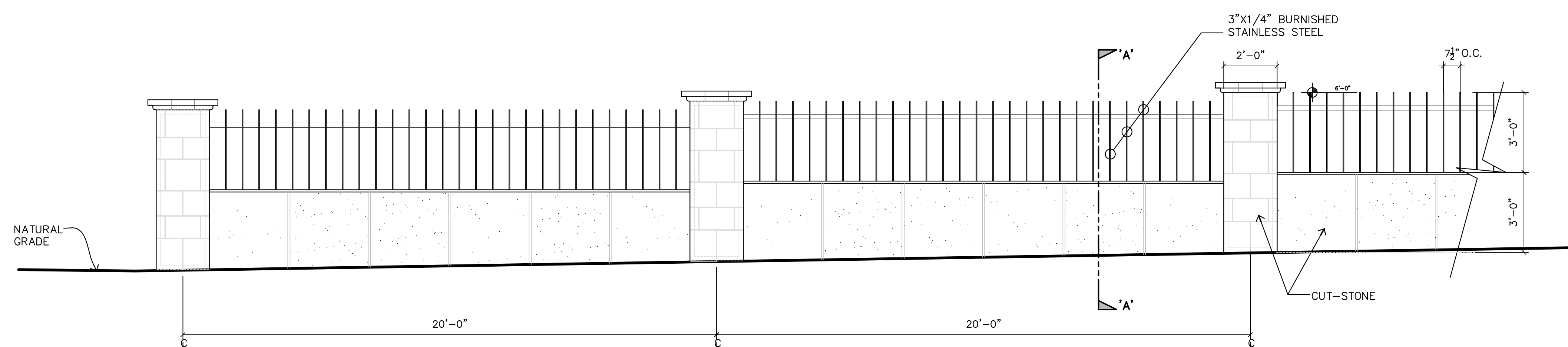
1 ENTRY GATE PLAN

3/8"=1'-0"



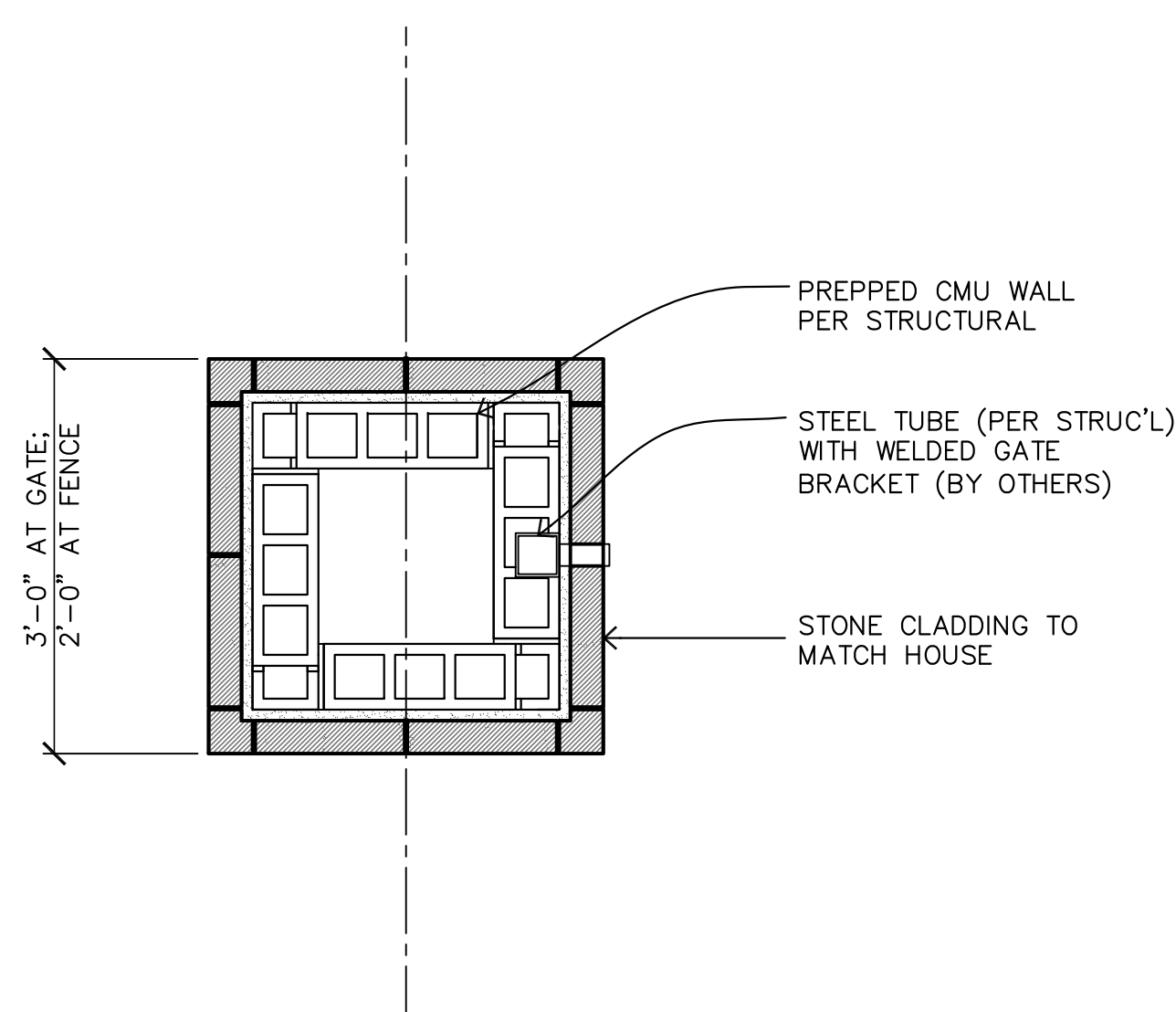
2 ENTRY GATE ELEVATION

3/8"=1'-0"



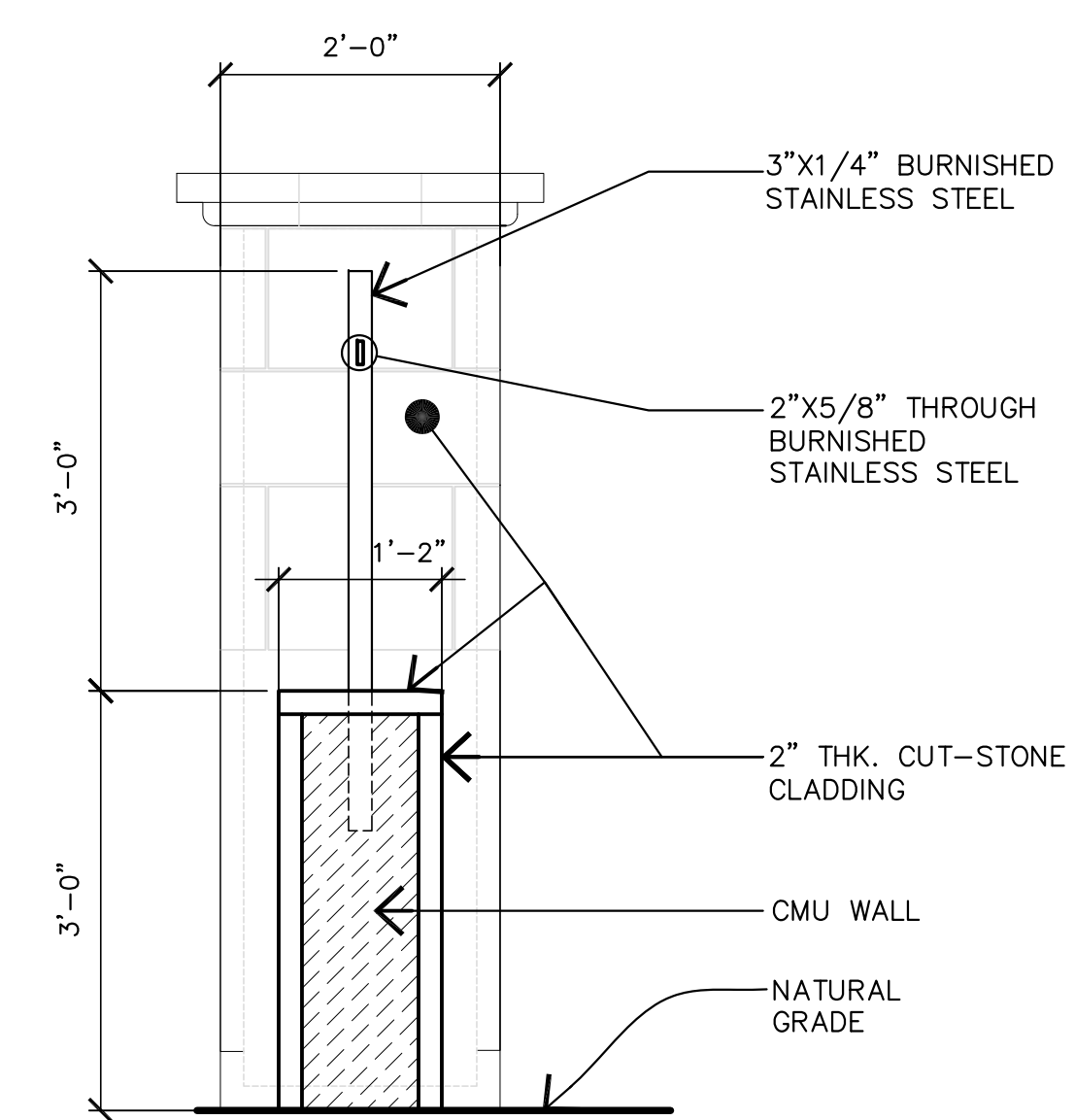
3 FENCE/ COLUMN ELEVATION

3/8"=1'-0"



4 COLUMN DETAIL

3/4"=1'-0"



SECTION 'A-A'

3/4"=1'-0"

DISCLAIMER:
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STAMPS:

PROJECT/CLIENT:

**MAESTRI
RESIDENCE**

PROJECT ADDRESS:

**3180 17 MILE DR.
PEBBLE BEACH,
CA 93953**

APN: 008-491-024

DATE: SEPTEMBER 02, 2016

PLANNING RE-SUBMITTAL

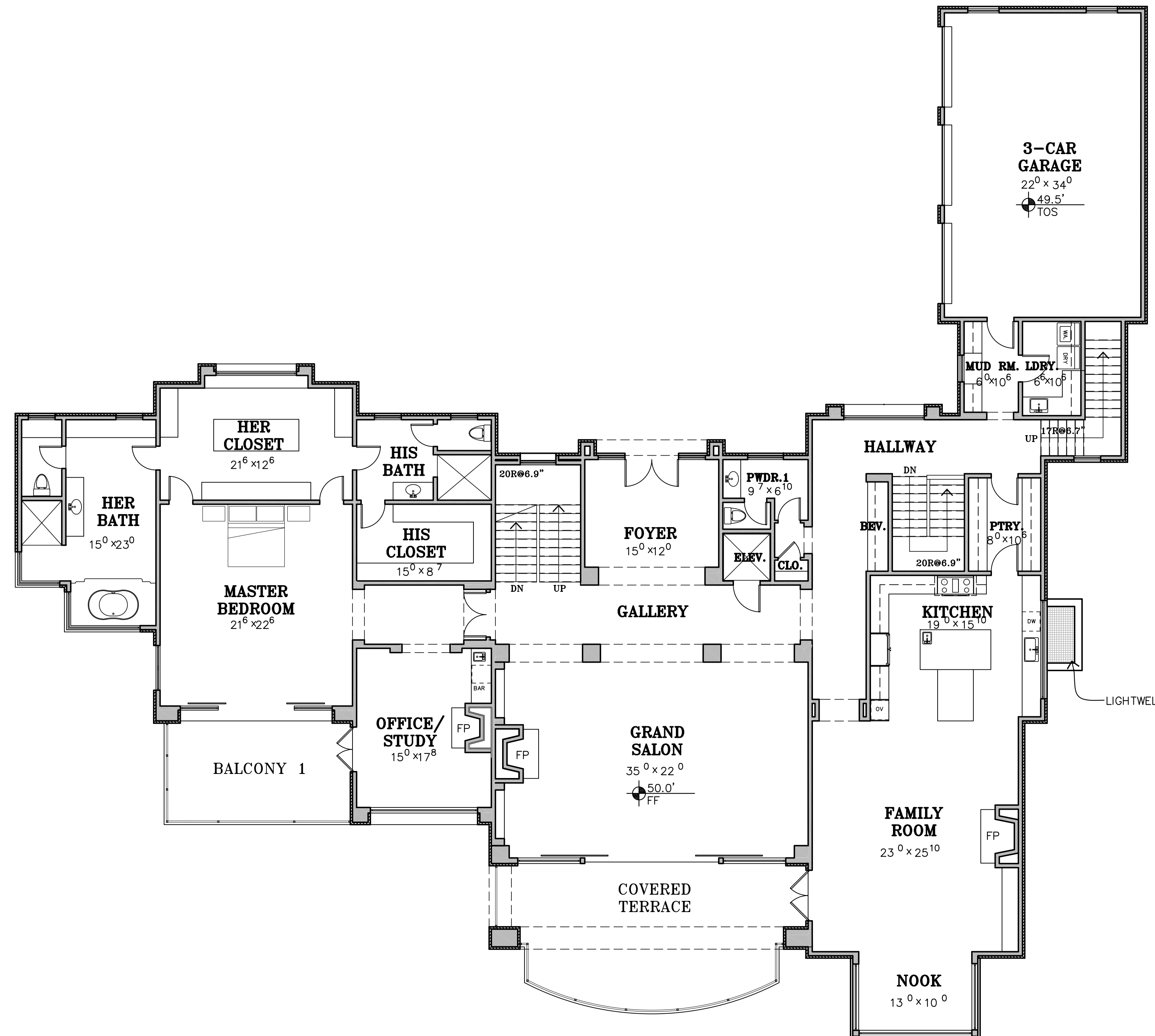
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**MAIN LEVEL
PLAN**

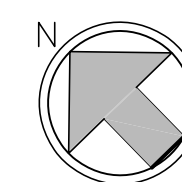
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MAIN LEVEL PLAN

1/8" = 1'-0"



WALL LEGEND

- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.
- STONE VENEER

MAIN & UPPER



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PROJECT/CLIENT:

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RESIDENCE**

PROJECT ADDRESS:

**3180 17 MILE DR.
PEBBLE BEACH,
CA 93953**

APN: 008-491-024

DATE: SEPTEMBER 02, 2016

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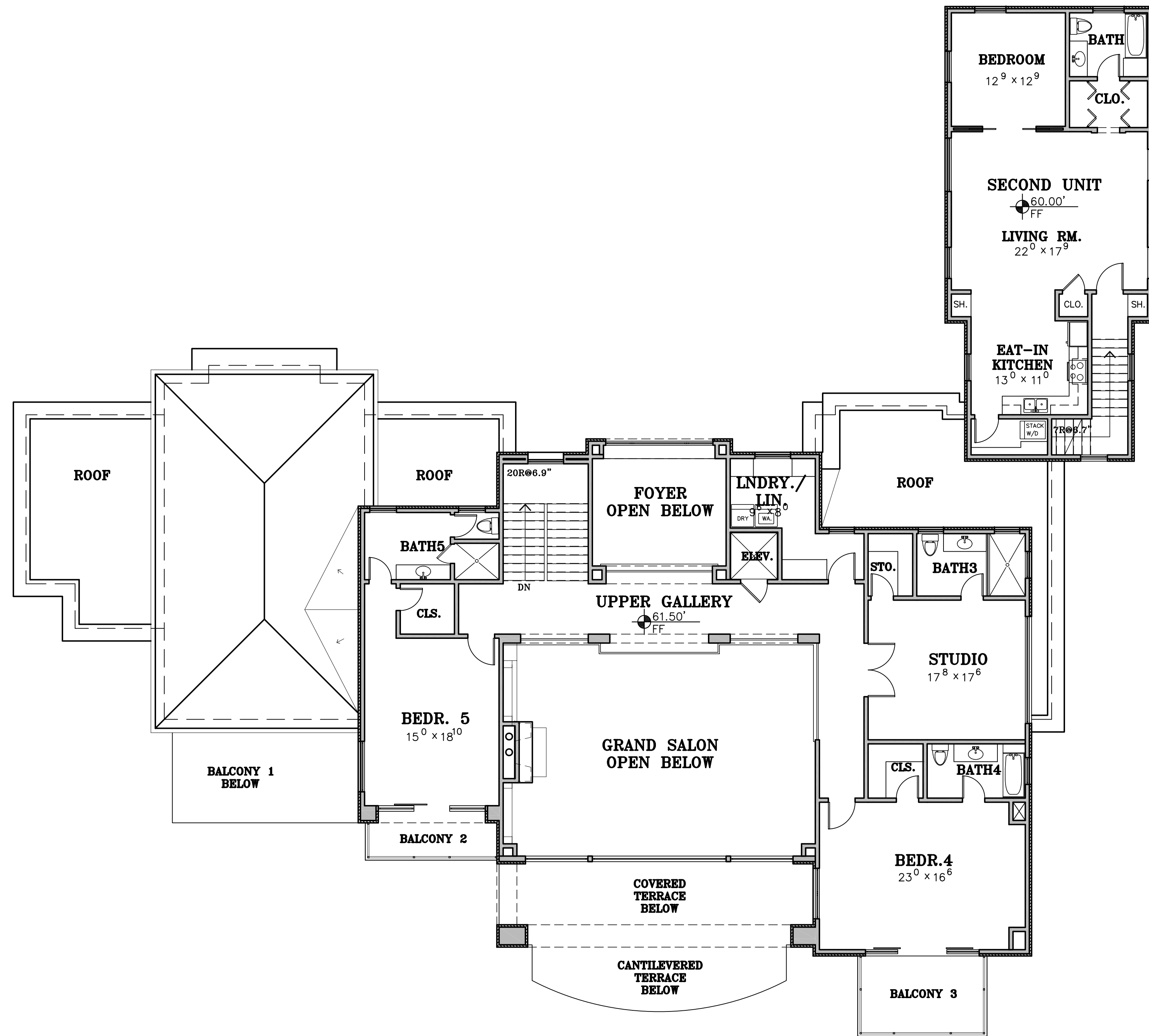
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**UPPER LEVEL
PLAN**

SHEET NO.

A3.0

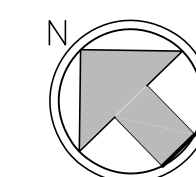


WALL LEGEND

- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.
- STONE VENEER

UPPER LEVEL PLAN

1/8" = 1'-0"



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PROJECT/CLIENT:

**MAESTRI
RESIDENCE**

PROJECT ADDRESS:

**3180 17 MILE DR.
PEBBLE BEACH,
CA 93953**

APN: 008-491-024

DATE: SEPTEMBER 02, 2016

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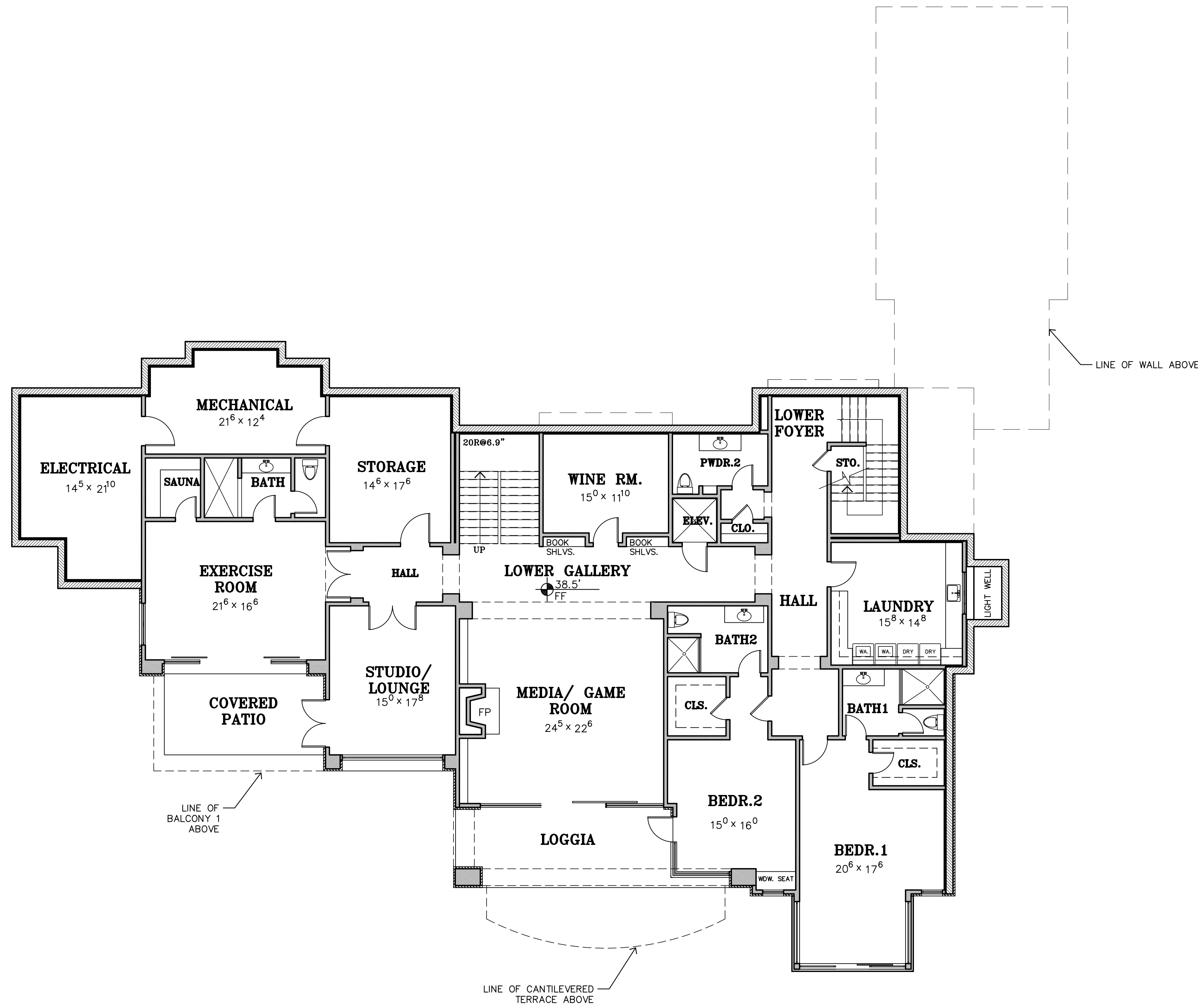
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**LOWER LEVEL
PLAN**

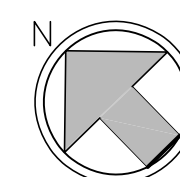
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A4.0



LOWER LEVEL PLAN

1/8" = 1'-0"



LEGEND

HATCHED AREA NOT INCLUDED IN F.A.R. ENTIRELY BELOW GRADE

WALL LEGEND

2X6 EXTERIOR STUD FRAMED WALL
2X4 INTERIOR STUD FRAMED WALL, U.O.N.
 STONE VENEER
 CMU WALL - SEE STRUCTURAL DWG'S

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PROJECT/CLIENT:

**MAESTRI
RESIDENCE**

PROJECT ADDRESS:

**3180 17 MILE DR.
PEBBLE BEACH,
CA 93953**

APN: 008-491-024

DATE: SEPTEMBER 02, 2016

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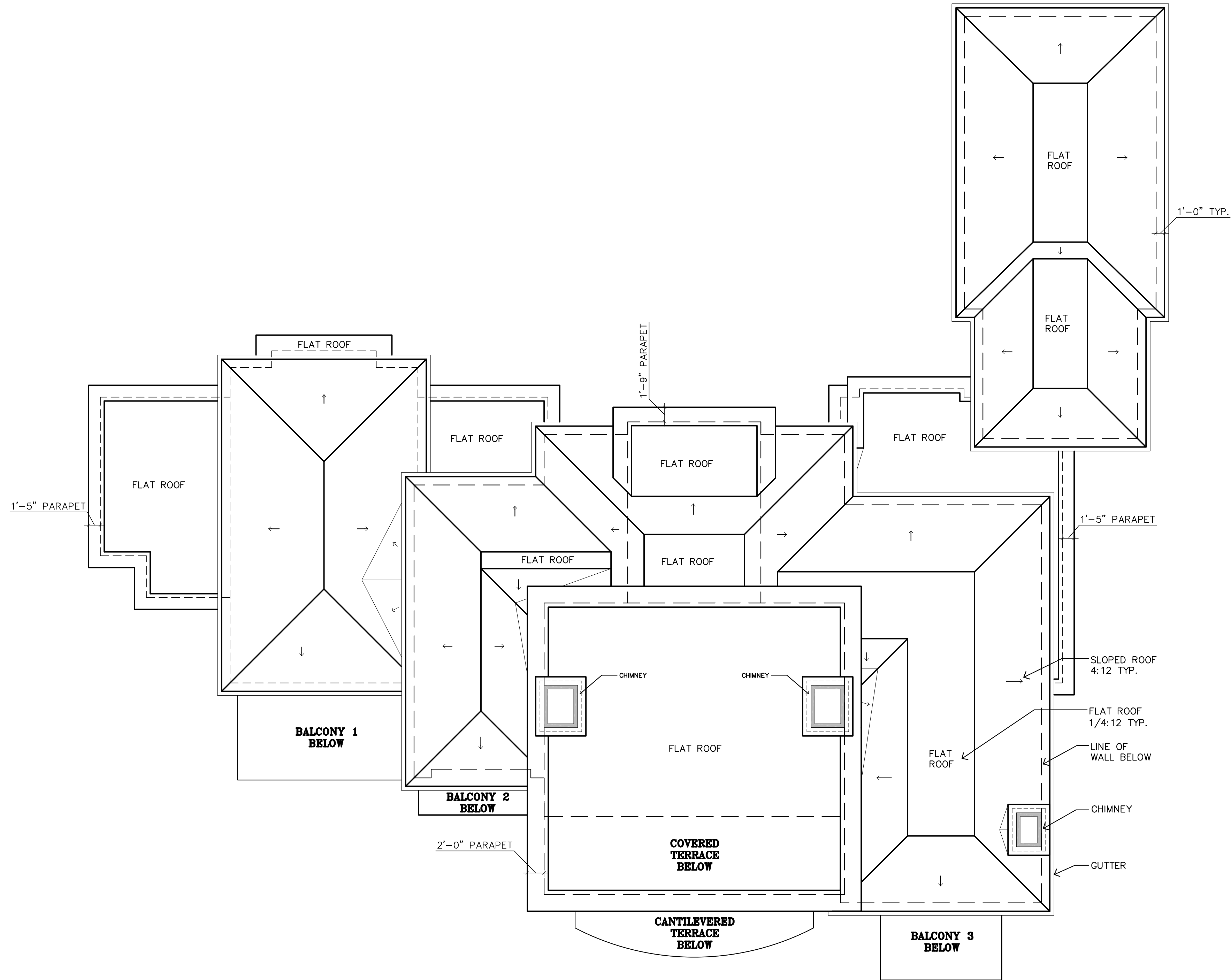
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**ROOF
PLAN**

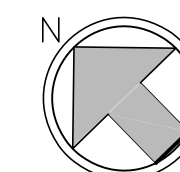
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ROOF PLAN

1/8"=1'-0"



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STAMPS:

PROJECT/CLIENT:

**MAESTRI
RESIDENCE**

PROJECT ADDRESS:

**3180 17 MILE DR.
PEBBLE BEACH,
CA 93953**

APN: 008-491-024

DATE: SEPTEMBER 02, 2016

PLANNING RE-SUBMITTAL

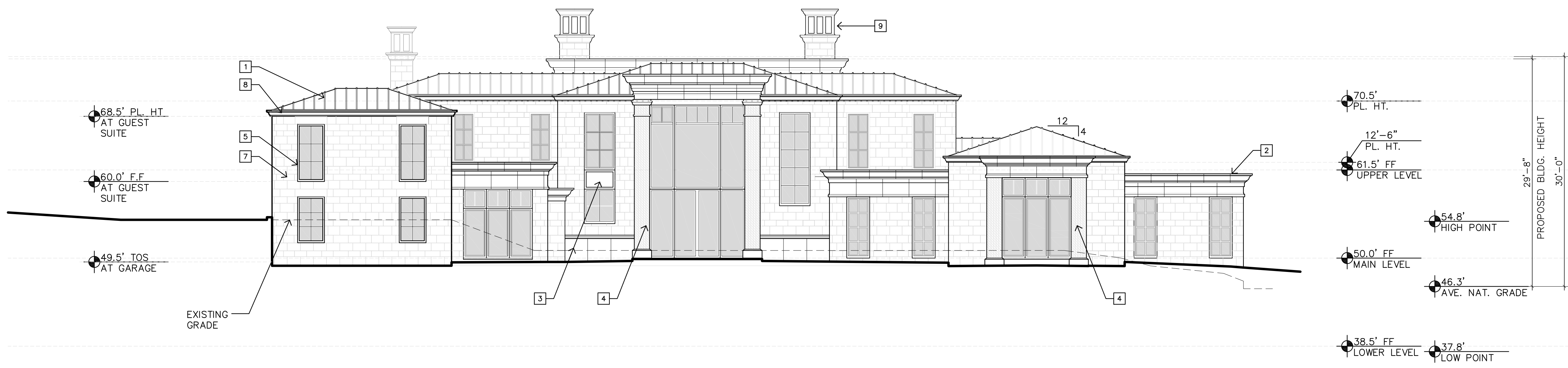
REVISIONS:

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**EXTERIOR
ELEVATIONS**

SHEET NO.

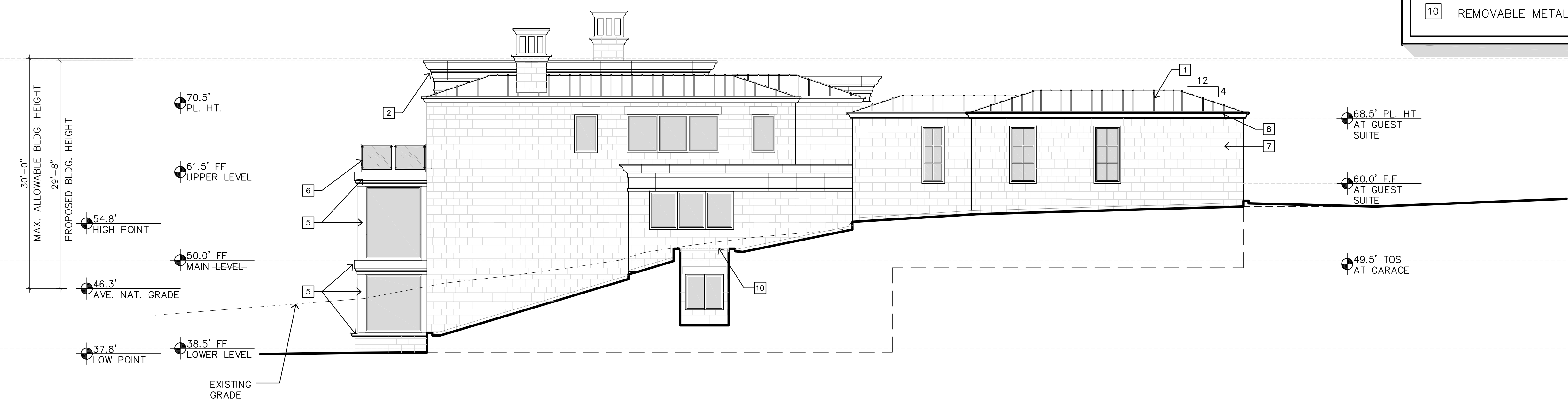
A6.0



NORTHEAST ELEVATION

1/8"=1'-0"

EXTERIOR FINISH LEGEND	
1	STANDING SEAM ZINC ROOF
2	LIMESTONE ENTABLATURE
3	LIMESTONE SURROUND, SILLS ETC.
4	LIMESTONE COLUMNS
5	BRONZE EXTERIOR DOORS AND WINDOWS
6	BRONZE/ GLASS RAILINGS
7	CUT LIMESTONE EXTERIOR WALLS
8	ZINC GUTTER AND DOWNSPOUTS
9	ZINC CHIMNEY CAP
10	REMOVABLE METAL GRATE

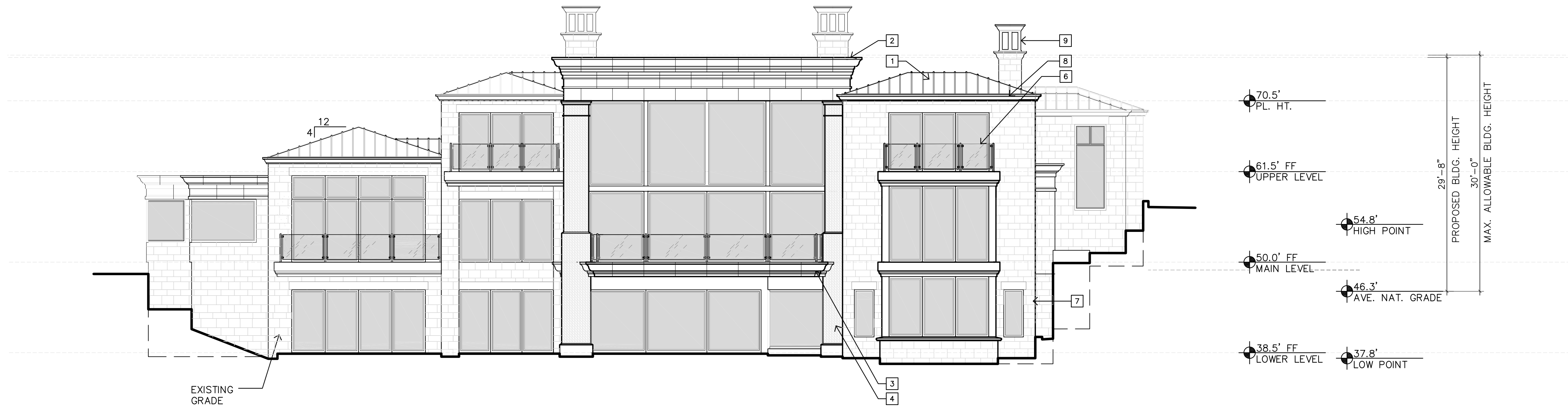


SOUTHEAST ELEVATION

1/8"=1'-0"

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STAMPS:



SOUTHWEST ELEVATION

1/8"=1'-0"

EXTERIOR FINISH LEGEND

- 1 STANDING SEAM ZINC ROOF
- 2 LIMESTONE ENTABLATURE
- 3 LIMESTONE SURROUND, SILLS ETC.
- 4 LIMESTONE COLUMNS
- 5 BRONZE EXTERIOR DOORS AND WINDOWS
- 6 BRONZE/ GLASS RAILINGS
- 7 CUT LIMESTONE EXTERIOR WALLS
- 8 ZINC GUTTER AND DOWNSPOUTS
- 9 ZINC CHIMNEY CAP
- 10 REMOVABLE METAL GRATE

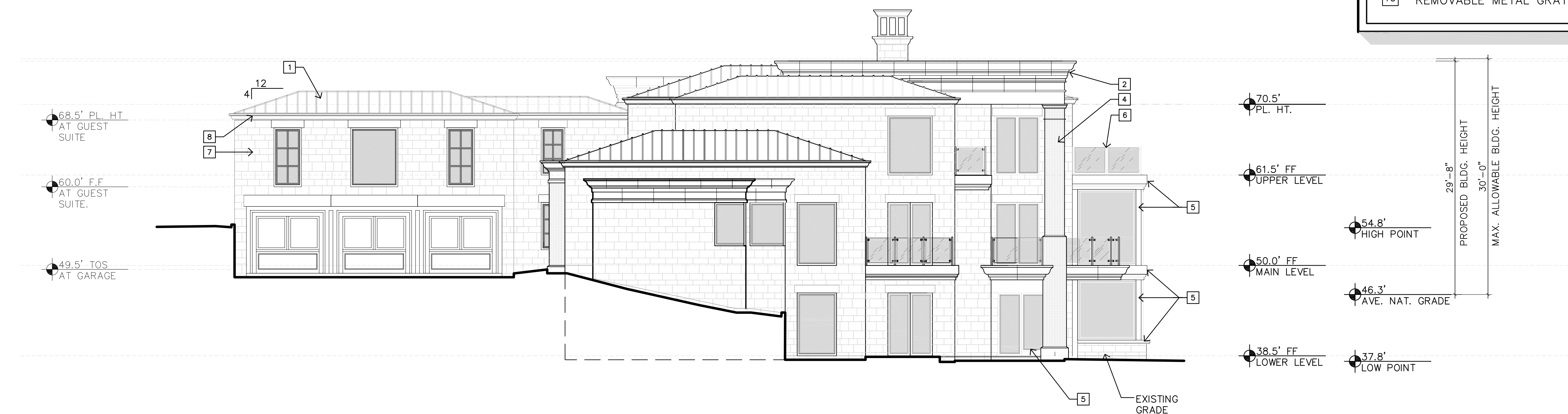
PROJECT/CLIENT:

**MAESTRI
RESIDENCE**

PROJECT ADDRESS:

**3180 17 MILE DR.
PEBBLE BEACH,
CA 93953**

APN: 008-491-024



NORTHWEST ELEVATION

1/8"=1'-0"

DATE: SEPTEMBER 02, 2016

PLANNING RE-SUBMITTAL

REVISIONS:

- △ 09-20-2017 CONSERVATION EASEMENT REVISIONS
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**EXTERIOR
ELEVATIONS**

SHEET NO.

A6.1

GENERAL NOTES:

- ALL WORK SHALL BE IN ACCORDANCE WITH THE CURRENT COUNTY OF MONTEREY MUNICIPAL CODE AND CONSTRUCTION REGULATIONS, AS WELL AS WITH THE REGULATIONS OF ALL OTHER GOVERNMENT AGENCIES WITH JURISDICTION.
- NO WORK SHALL BE STARTED WITHOUT FIRST NOTIFYING THE BUILDING DEPARTMENT AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- WORK, INCLUDING DELIVERIES AND MOVEMENT OF MACHINERY, IS ONLY ALLOWED BETWEEN 8AM AND 5PM, MONDAY THROUGH FRIDAY. NO WORK IS ALLOWED ON WEEKENDS OR LEGAL HOLIDAYS.
- ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY WILL REQUIRE AN ENCROACHMENT PERMIT FROM THE GOVERNING JURISDICTION.
- THE CONTRACTOR SHALL KEEP ADJACENT ROADS AND STREETS OPEN FOR TRAVEL BY THE PUBLIC, ADJACENT PROPERTY OWNER, THEIR VISITORS AND GUESTS AT ALL REASONABLE TIMES. BLOCKAGE OF A STREET OR ROAD EXCEEDING FIVE MINUTES IS A VIOLATION OF THE GOVERNING MUNICIPAL CODE.
- ANY CONSTRUCTION SITE THAT IS VISIBLE FROM THE PUBLIC RIGHT-OF-WAY MUST BE ADEQUATELY SCREENED TO THE SATISFACTION OF THE BUILDING OFFICIAL. SCREENING SHALL CONSIST OF MATERIALS APPROVED BY THE BUILDING OFFICIAL AND MUST BE IDENTIFIED ON THESE PLANS.
- ANY DISTURBANCE OF THE WATER SERVICE LATERAL OR METER MUST BE APPROVED IN ADVANCE BY THE WATER PURVEYOR.
- SANITARY SEWER CLEANOUT, OR THE SEWER LATERAL DOWNSTREAM OF THE CLEANOUT AT THE PROPERTY LINE MUST BE APPROVED IN ADVANCE BY THE PEBBLE BEACH COMMUNITY SERVICE DISTRICT.
- CONTRACTOR TO CONTACT GEOTECHNICAL/SOILS ENGINEER AT LEAST 5 DAYS PRIOR TO COMMENCEMENT OF GRADING WORK, OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER/SOILS ENGINEER.
- THE CONTRACTOR OR ANY SUBCONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT ONE CALL PROGRAM 48 HOURS IN ADVANCE OF PERFORMING EXCAVATION WORK BY CALLING THE TOLL-FREE NUMBER 800-227-2600. EXCAVATION IS DEFINED AS BEING 18 OR MORE INCHES IN DEPTH BELOW THE EXISTING GROUND.
- EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY, ALL YEAR ROUND.
- A COPY OF ALL FIELD REPORTS/COMPACTION TESTS, AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY AT SCHEDULED INSPECTIONS.
- CUT AND FILL SLOPES SHALL BE NO STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL.
- GRADE SLOPE SHALL BE A MINIMUM OF 2% AWAY FROM THE BUILDING.
- THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS, BOTH ABOVE GROUND AND UNDERGROUND AS NECESSARY FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
- THE CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND SHALL NOTIFY THE ENGINEER OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- ANY DISCREPANCIES OR OMISSIONS FOUND IN THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE DESIGN ENGINEER IMMEDIATELY. THE DESIGN ENGINEER WILL CLARIFY DISCREPANCIES OR OMISSIONS, IN WRITING, WITHIN A REASONABLE TIME.
- CONTRACTOR SHALL MINIMIZE THE VOLUME OF RECYCLABLE MATERIALS SENT TO AREA LANDFILLS.
- THE EXPORTED SOILS FROM THIS SITE SHALL BE REMOVED AND DISPOSED OF IN A MANNER AND LOCATION ACCEPTABLE TO THE COUNTY FOLLOWING THE REQUIREMENTS OF ALL APPLICABLE COUNTY, STATE, AND FEDERAL LAWS OR ORDINANCES.
- SOIL COMPACTION SHALL BE BASED ON THE GEOTECHNICAL REPORT.
- RETAINING WALLS SHALL REQUIRE A SPECIAL BUILDING PERMIT.
- PAD ELEVATION/S SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
- THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY THE REMOVAL OF TOPSOIL AND OTHER UNSUITABLE MATERIALS AS DETERMINED BY THE SOILS ENGINEER.
- NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4 INCHES IN DEPTH.

GRADING NOTES:

- DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
- ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
- RUNOFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
- THE GRADING INSPECTOR MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
- VEGETATION REMOVAL BETWEEN OCTOBER 15TH AND APRIL 15TH SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. DURING THIS PERIOD, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY.
- DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT.
- TEMPORARY CUT SLOPES FOR EXCAVATIONS, SHALL CONFORM WITH RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION AND OSHA SAFETY REQUIREMENTS.

DRAINAGE NOTES:

- ALL PIPES SHALL BE HDPE OR SDR-35 TYPE.
- CONTRACTOR SHALL INSTALL CLEANOUTS AT ENDS AND BENDS WHERE APPLICABLE.
- ALL SURFACE DRAIN PIPES SHALL BE MIN 6" SOLID PIPE.
- DROP INLETS SHALL BE CHRISTY V24 OR APPROVED EQUIVALENT.
- 6" TO 8" AREA DRAINS TO BE SPECIFIED BY ARCHITECT.
- GRATE FINISHES TO BE SPECIFIED BY ARCHITECT.

SURVEY NOTES:

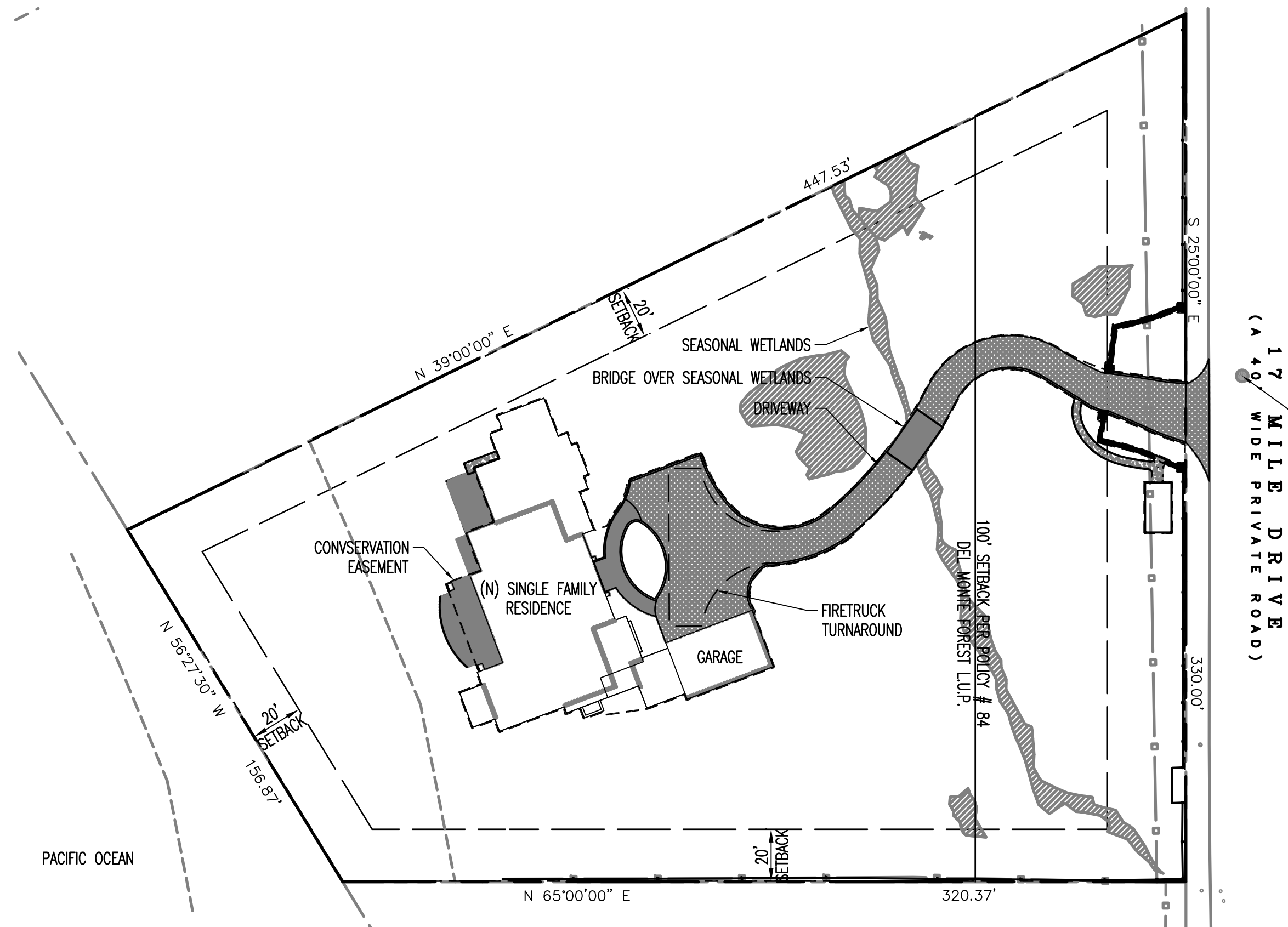
- TOPOGRAPHIC SURVEY WAS PROVIDED BY LANDSET ENGINEERS, INC., DATED 05-07-14.
- BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED BY OTHERS. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.
- UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.

MAESTRI RESIDENCE

3180 17 MILE DRIVE

PEBBLE BEACH, CALIFORNIA 93953

APN: 008-491-024



SITE BENCHMARK
SEWER MANHOLE
ELEVATION=69.50'

PROJECT INFORMATION:

PROJECT NAME: MAESTRI RESIDENCE
 PROJECT ADDRESS: 3180 17 MILE DRIVE
 PEBBLE BEACH, CA 93953
 APN: 008-491-024
 PURPOSE OF GRADING: NEW SINGLE FAMILY RESIDENCE
 APPLICANT: LUCA AND KATRINA MAESTRI
 P.O. BOX 55
 PEBBLE BEACH, CA 93953
 ARCHITECT: INTERNATIONAL DESIGN GROUP
 721 LIGHTHOUSE AVE
 PACIFIC GROVE, CA 93950
 GEOTECHNICAL ENGINEER: LANDSET ENGINEERS, INC.
 520B CRAZY HORSE CANYON ROAD
 SALINAS, CA 93907
 CIVIL ENGINEER: BENAMINI ASSOCIATES, INC.
 720 YORK STREET, #114
 SAN FRANCISCO, CA 94110
 PH 415.550.2600
 HRS OF OPERATION: 8:00AM TO 5:00PM
 MONDAY THROUGH FRIDAY.
 DUST CONTROL: CONTROLLED BY WATER
 EQUIPMENT: STANDARD EQUIPMENT
 FOR GRADING A
 SINGLE FAMILY RESIDENCE.

GEOTECHNICAL INVESTIGATION:

ALL WORK TO COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION PREPARED BY LANDSET ENGINEERS, INC. PROJECT #1318-03, DATED JUNE 2014.

BENCHMARK:

PROJECT BENCHMARK IS THE TOP CENTER OF A SANITARY SEWER MANHOLE LID, LOCATED IN THE CENTERLINE OF 17 MILE DRIVE, ELEVATION = 69.50'.

GRADING QUANTITIES:

ESTIMATES ONLY; NOT FOR BIDDING. DOES NOT INCLUDE FOOTING/FOUNDATION MATERIAL; NO EXPANSION FACTOR

	CUT (CY)	FILL (CY)
SITE	400	400
DRAINAGE	50	0
TOTAL	450	400

FOOTING AND FOUNDATION QUANTITIES:

	CUT (CY)	FILL (CY)
MAIN HOUSE	2600	0
TOTAL EXPORT	2650	

AREA BREAKDOWN:

TOTAL GROSS LOT AREA:	87,817 SF (2.016 ACRES)
PRE-PROJECT IMPERVIOUS SURFACE:	0 SF
POST-PROJECT IMPERVIOUS SURFACE:	7,465 SF
AREA OF DISTURBANCE:	25,000 SF (0.57 ACRES)

CIVIL SHEET INDEX:

SHEET	DESCRIPTION
C100	PROJECT INFORMATION - OVERALL SITE PLAN
C200	GRADING AND DRAINAGE PLAN
C300	EROSION & SEDIMENT CONTROL PLAN
C400	CONSTRUCTION MANAGEMENT PLAN

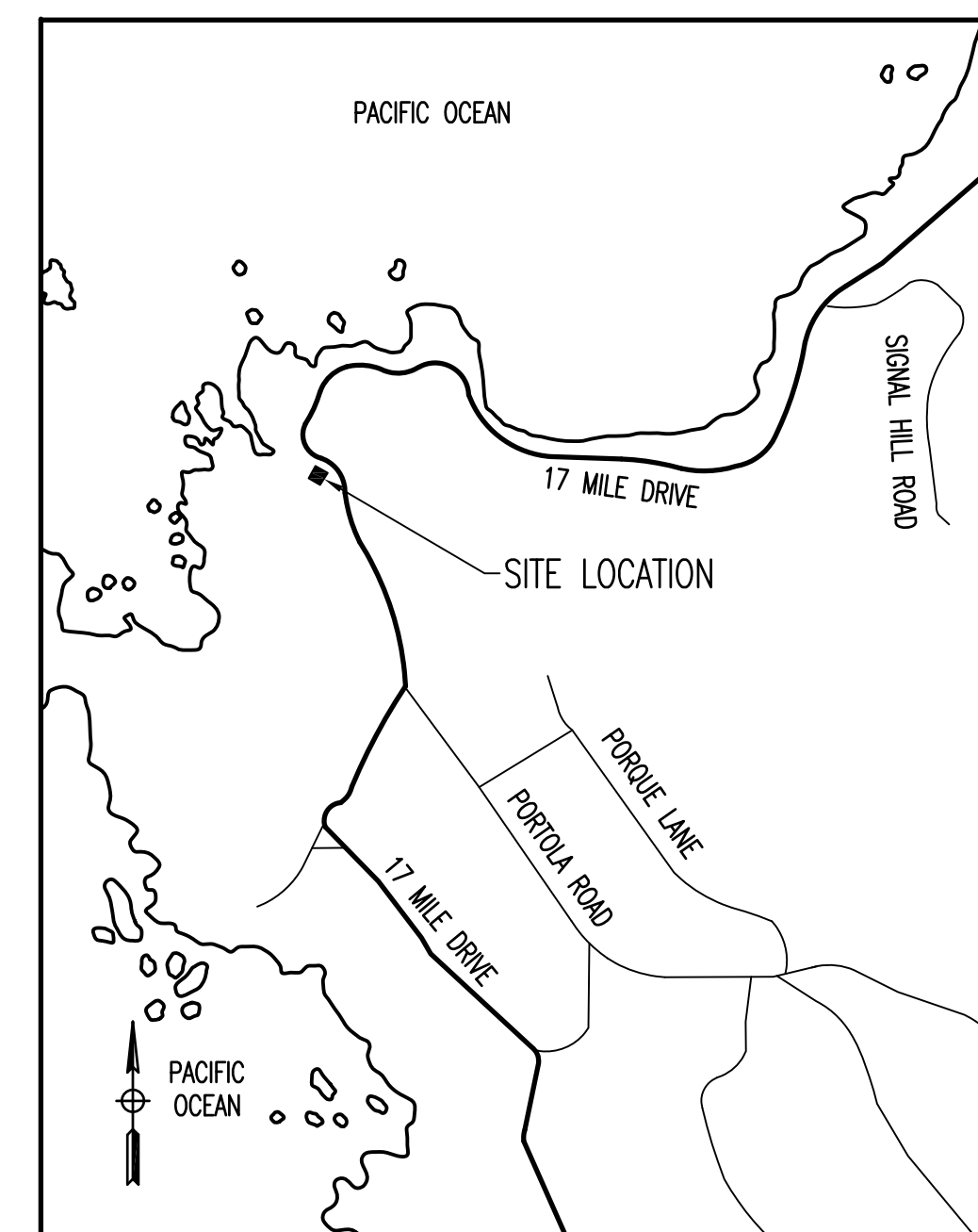
LEGEND & ABBREVIATIONS:

	RETAINING WALL	AD	AREA DRAIN
	FLATWORK	BFPD	BACKFLOW PREVENTION DEVICE
	SOLID PIPE	CB	CATCH BASIN
	PROPERTY LINE	DI	DROP INLET
	CONSERVATION EASEMENT	DS	DOWNSPOUT
	SURFACE FLOW	E	EXISTING
	DRAIN INLET	FFE	FINISHED FLOOR ELEV.
	EXISTING TREE	FG	FINISHED GRADE
	SPLASH BLOCK	ICV	IRRIGATION CONTROL VALVE
		INV	INVERT
		SS	SANITARY SEWER
		SD	STORM DRAIN
		TYP	TYPICAL
		WM	WATER METER
		WV	WATER VALVE

NOTES:

- OUTSIDE THE TRENCH REMOVE & REPLACE 6" SECTION MINIMUM. MATCH EXISTING FINISH GRADE AND MAINTAIN EXISTING FLOW. WHERE PAVEMENT HAS BEEN UNDERMINED, SAWCUT AND REMOVE. PAVEMENT TO PROVIDE 6" MINIMUM OF UNDISTURBED BASE SECTION.
- MOISTURE CONDITION TO A MINIMUM 5% OVER OPTIMUM MOISTURE CONTENT.
- NATIVE MATERIAL MAY BE USED AS TRENCH BACKFILL MATERIAL IF IT MEETS THE REQUIREMENTS FOR ENGINEERED FILL. WHERE NATIVE BACKFILL MATERIAL IS NOT SUITABLE FOR TRENCH BACKFILL USE IMPORTED SAND SE GREATER THAN OR EQUAL TO 30, COMPACT TO 95% RELATIVE COMPACTION, MINIMUM.

1 TYPICAL TRENCH SECTION
NO SCALE



2 VICINITY MAP
NO SCALE

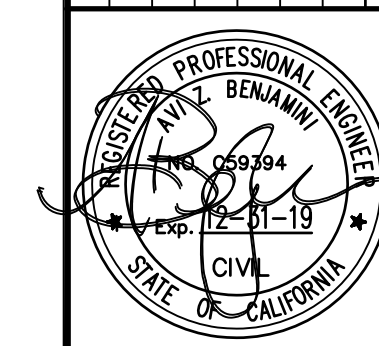
UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA



DIAL TOLL FREE 1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG



NO.	DATE	DESCRIPTION	BY	APPROVED
C	05/07/2018	REVISIONS	AB	
F	04/27/2018	REVISIONS	AB	
E	12/18/2017	REVISIONS	AB	
D	08/02/2017	REVISIONS	AB	
C	01/30/2017	REVISIONS	AB	
B	10/05/2016	REVISIONS	AB	
A	07/28/2014	REVISIONS	AB	



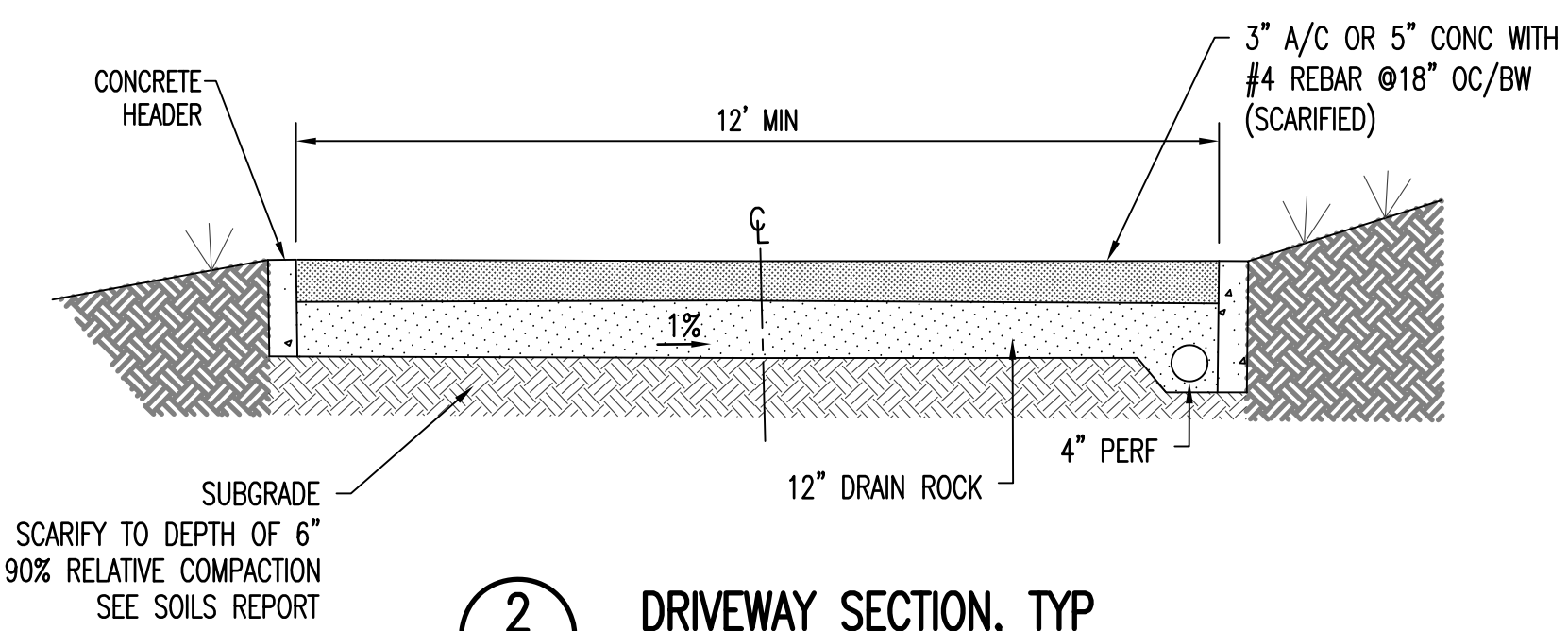
Benjamini Associates, Inc.
 720 York St., #114
 San Francisco, CA 94110
 415.550.2600

MAESTRI RESIDENCE
3180 17 MILE DRIVE
PEBBLE BEACH, CA 93953
APN: 008-491-024

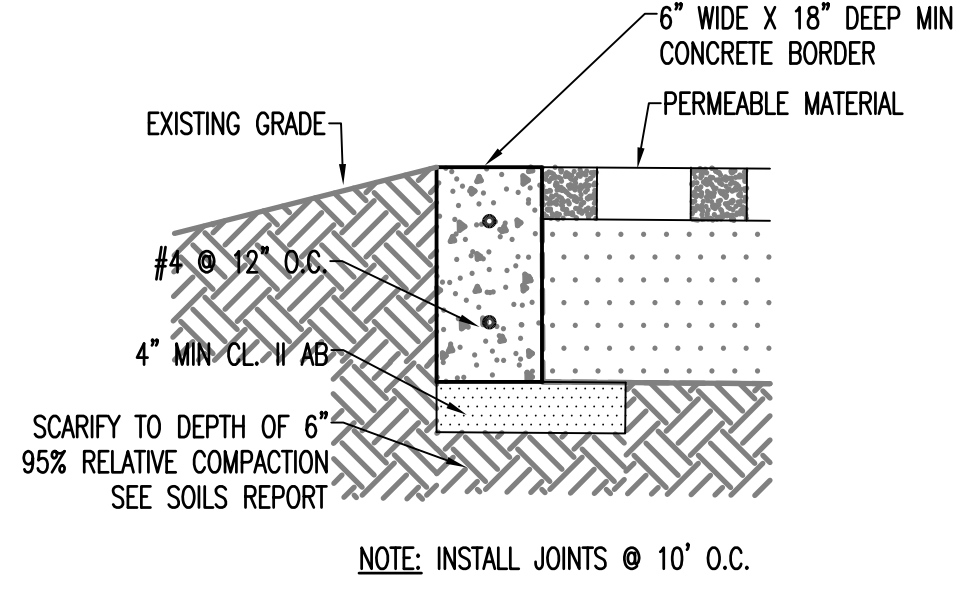
NEW RESIDENCE
CIVIL IMPROVEMENTS
PROJECT INFORMATION
OVERALL SITE PLAN

DATE	JUNE 2014
SCALE	AS SHOWN
DESIGN	AB
DRAWN	RW
PROJECT	14066
SHEET	1 of 4

C100

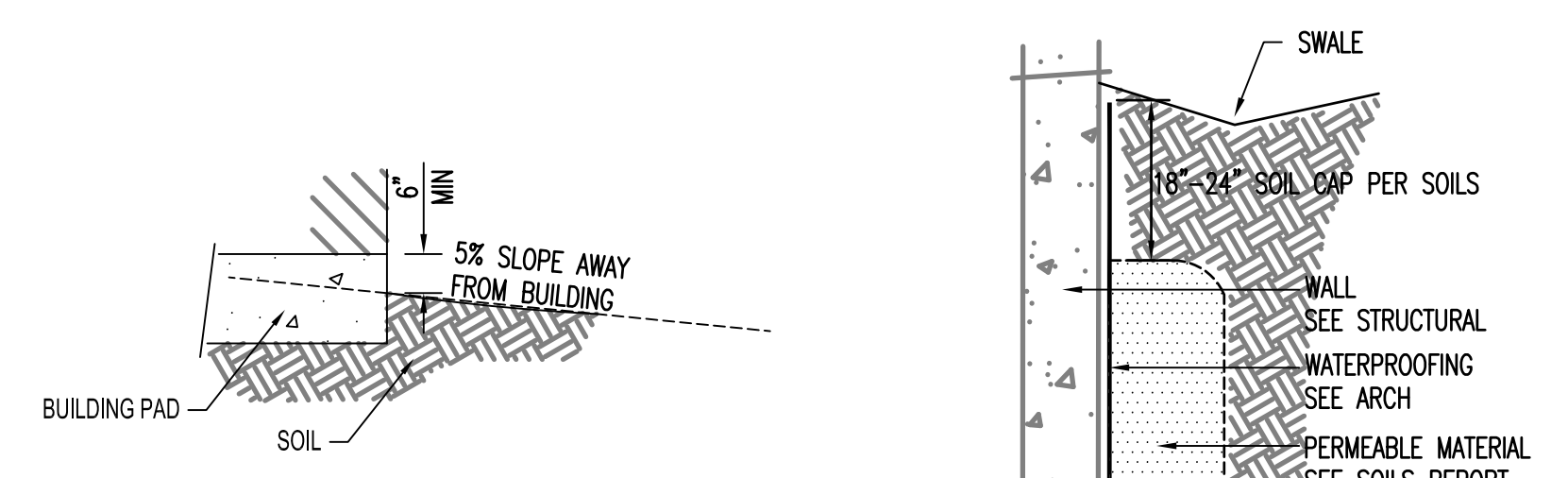


2 DRIVEWAY SECTION, TYP
NOT TO SCALE

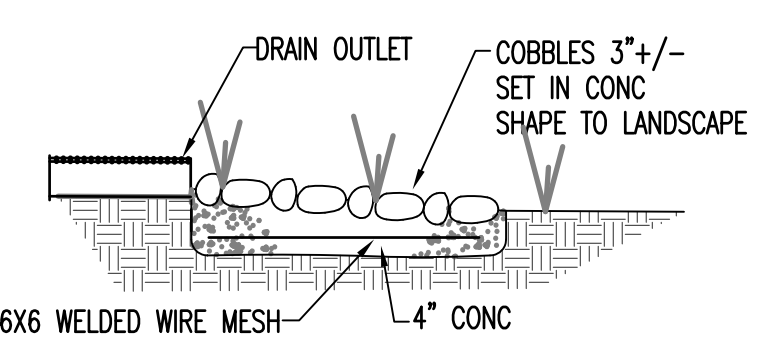


13 FLUSH CONCRETE HEADER
NO SCALE

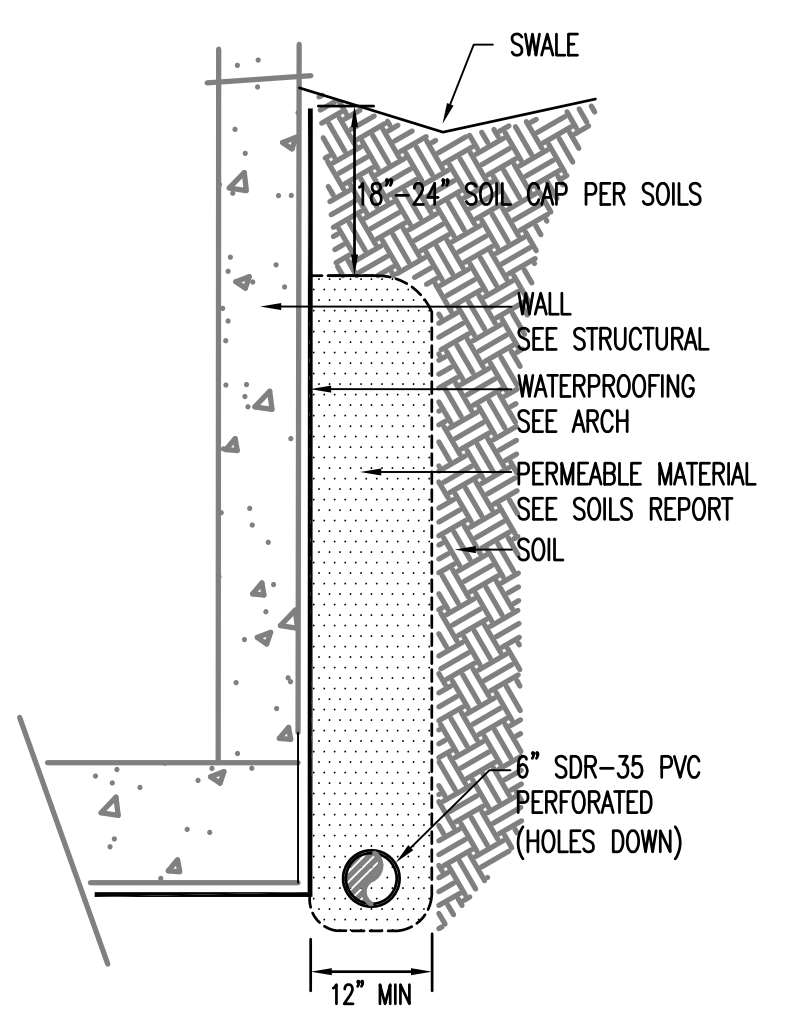
WETLANDS NOTE:
1. CONTRACTOR SHALL DELINEATE SEASONAL WETLAND IN FIELD WITH FIBER ROLL AND FLAGGING
2. NO GRADING OR WORK SHALL OCCUR WITHIN WETLAND AREA.



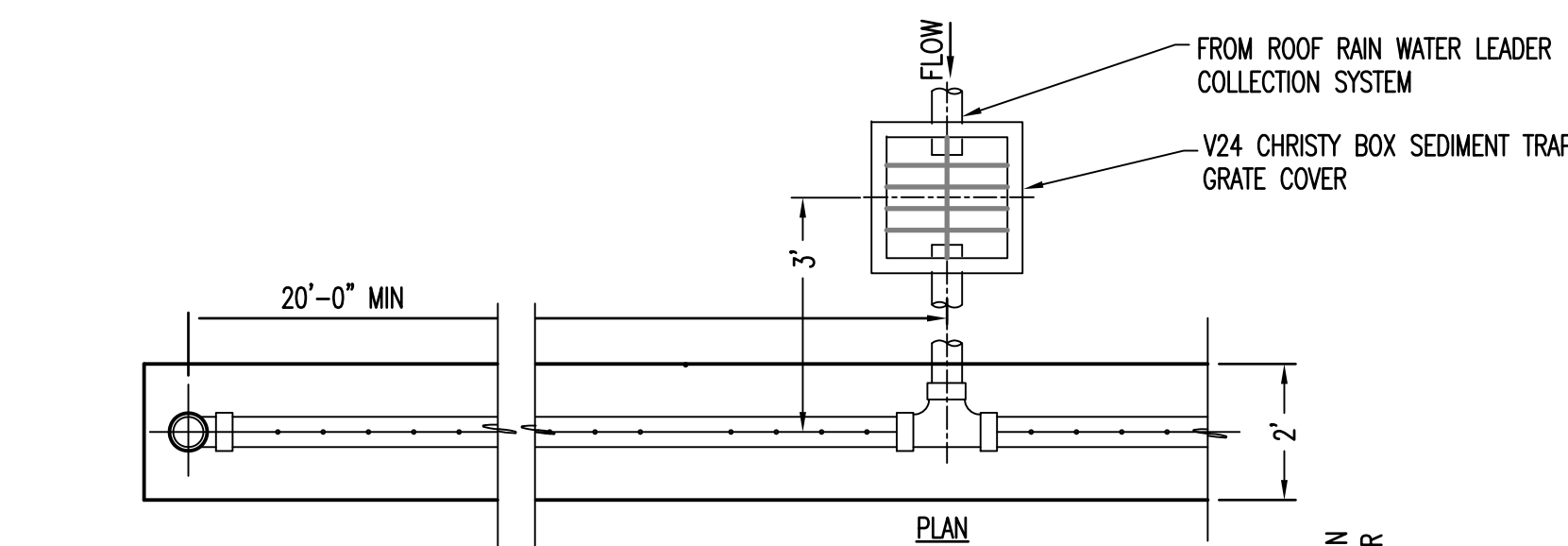
BUILDING EDGE DETAIL
NOT TO SCALE



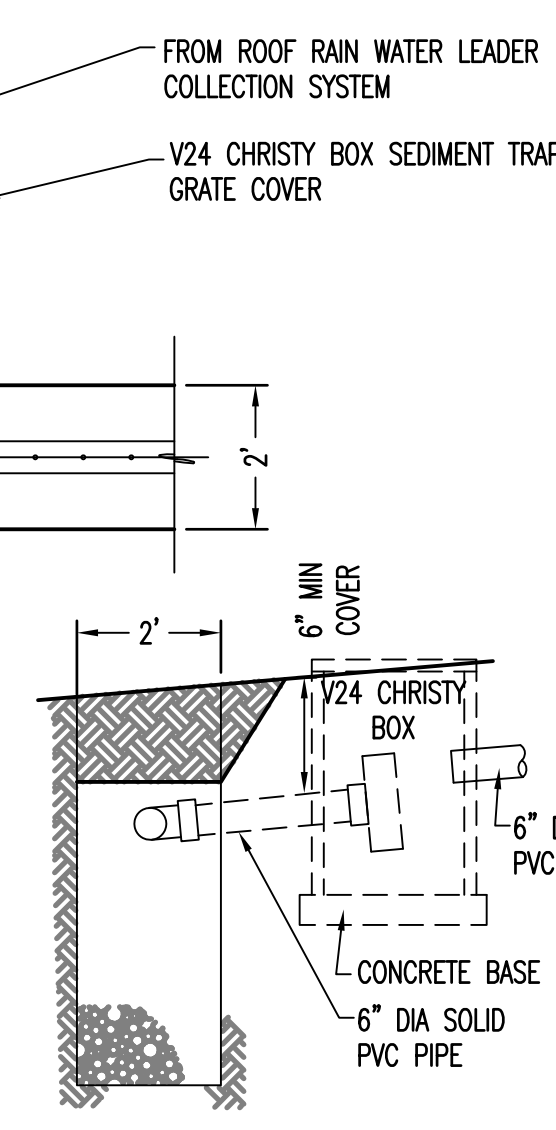
DAYLIGHT OUTLET
NO SCALE



WALL DRAIN
NO SCALE



ELEVATION

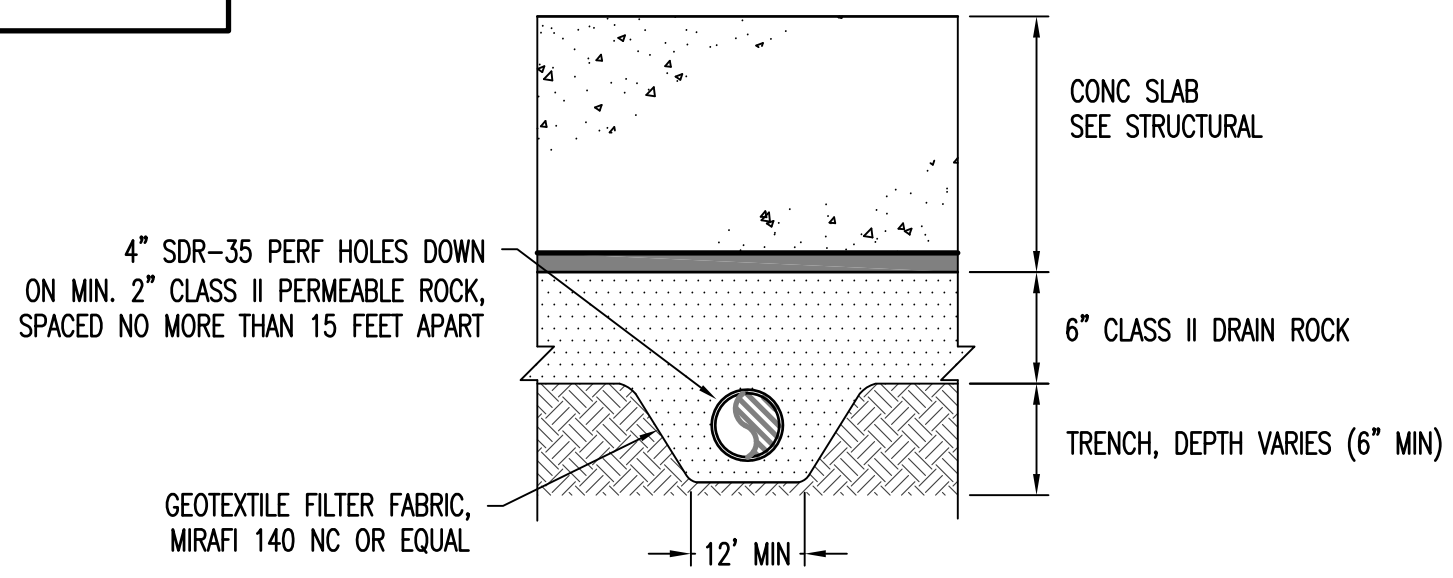


SECTION

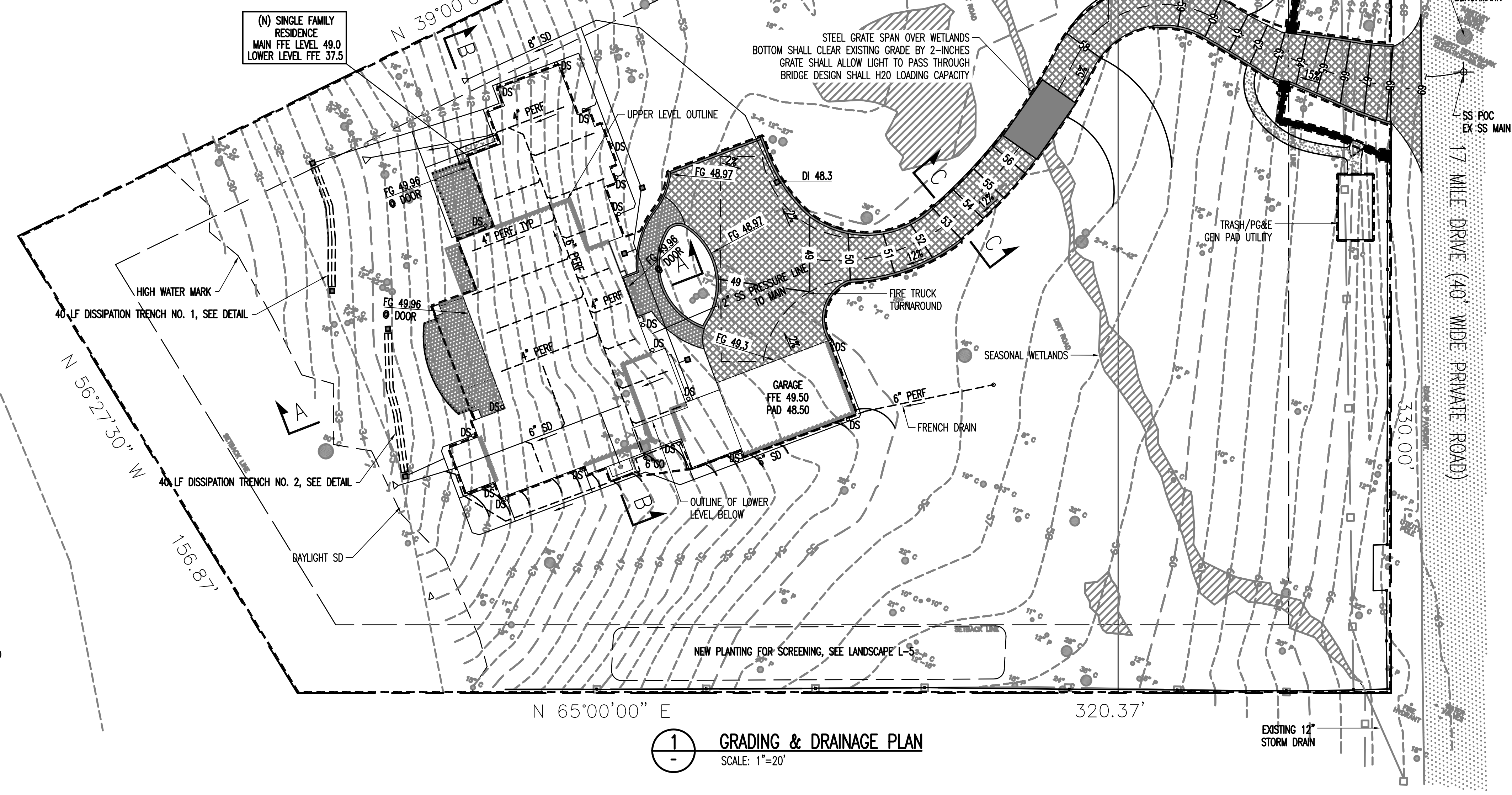
- NOTES:**
1. DISPERSION PIPE SHALL BE LEVEL AND TRENCH SHALL BE PARALLEL TO SITE CONTOURS.
2. DISPERSION TRENCH SHALL BE A MINIMUM OF 20' FROM STRUCTURE.
3. FINAL PLACEMENT OF ANY SUBSURFACE STRUCTURE SHALL BE DETERMINED BY SOILS ENGINEER.

TRENCH	IMPERVIOUS AREA	TRENCH WIDTH	TRENCH DEPTH	MIN. TRENCH LENGTH 107CF TRENCH/1000SF AREA
#1	3302 SF	2FT	5FT	36 FT
#2	3799 SF	2FT	5FT	41 FT

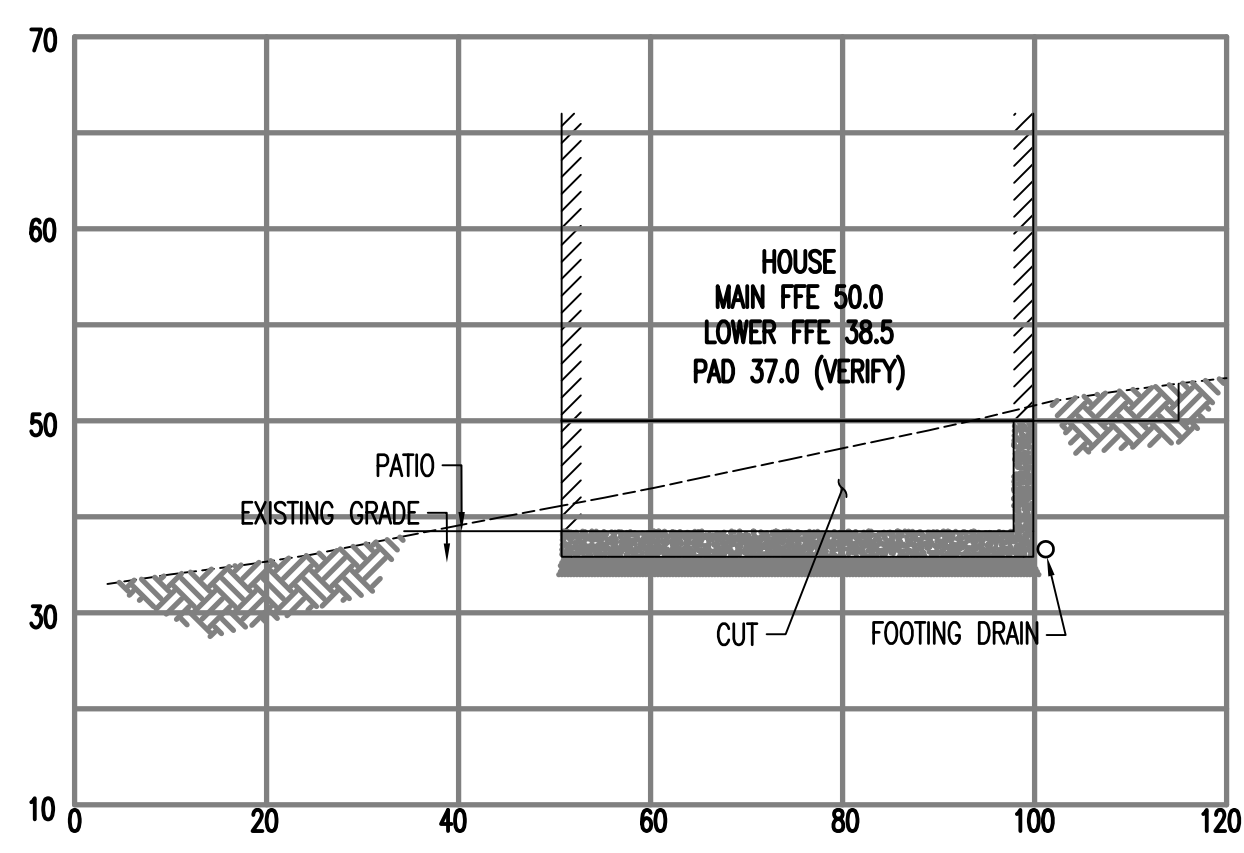
STORMWATER CONTROL OUTLET
NO SCALE



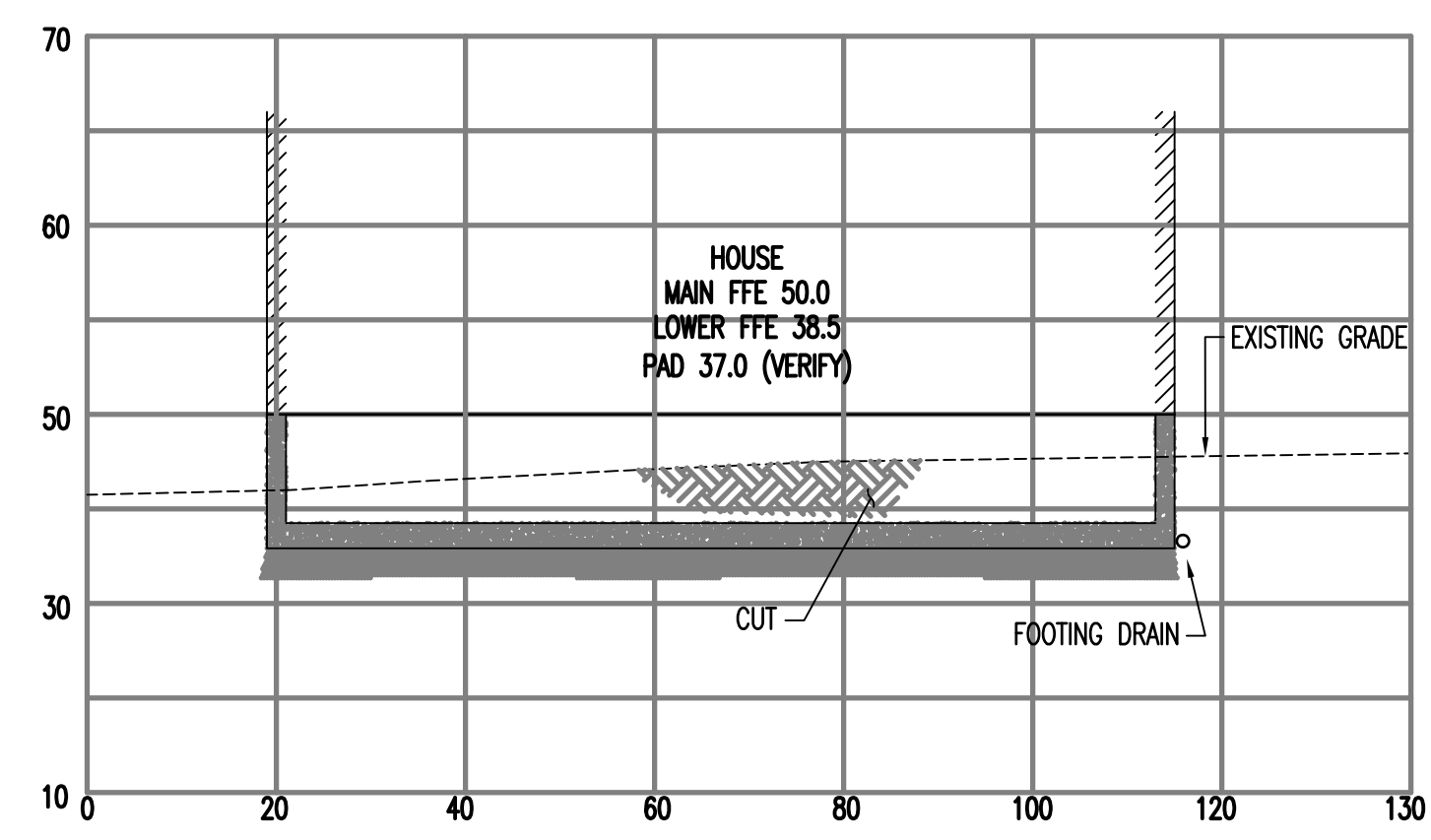
SLAB DRAIN
NO SCALE



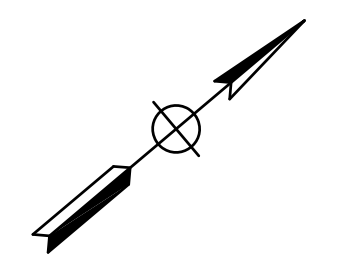
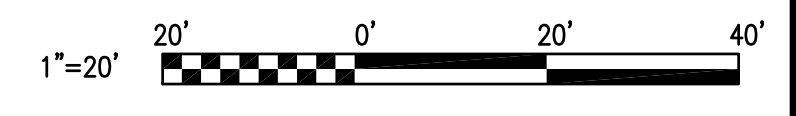
1 GRADING & DRAINAGE PLAN
SCALE: 1"=20'



A SECTION
SCALE: 1"=20'

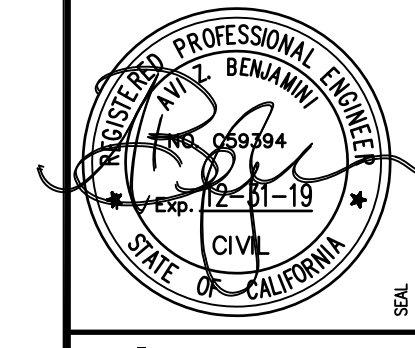


B SECTION
SCALE: 1"=20'



REVISIONS

NO.	DESCRIPTION	DATE	APPROVED
C	FENCE, CONSERVATION EASEMENT REV	05/07/2018	AB
F	WALKWAY REVISIONS	04/27/2018	AB
E	DRIVEWAY REVISIONS	12/18/2017	AB
D	DRAINAGE REVISIONS	08/02/2017	AB
C	DRIVEWAY REVISIONS	01/30/2017	AB
B	FOR PERMIT	10/05/2016	AB
A	PLANNING PERMIT SUBMITTAL	07/28/2014	AB



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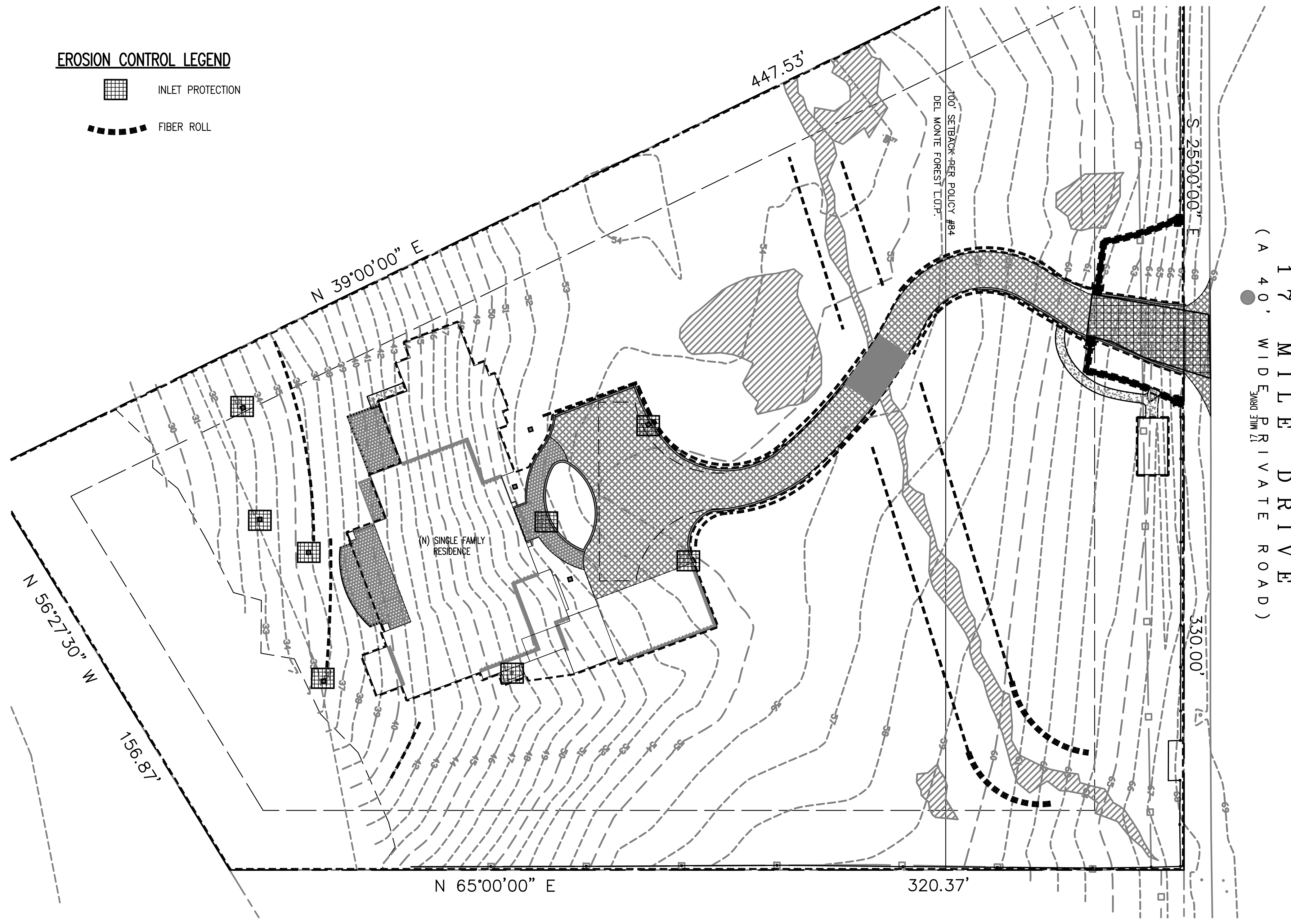
NEW RESIDENCE
CIVIL IMPROVEMENTS
GRADING AND DRAINAGE PLAN

DATE	JUNE 2014
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DRAWN	RW
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C200

EROSION CONTROL LEGEND

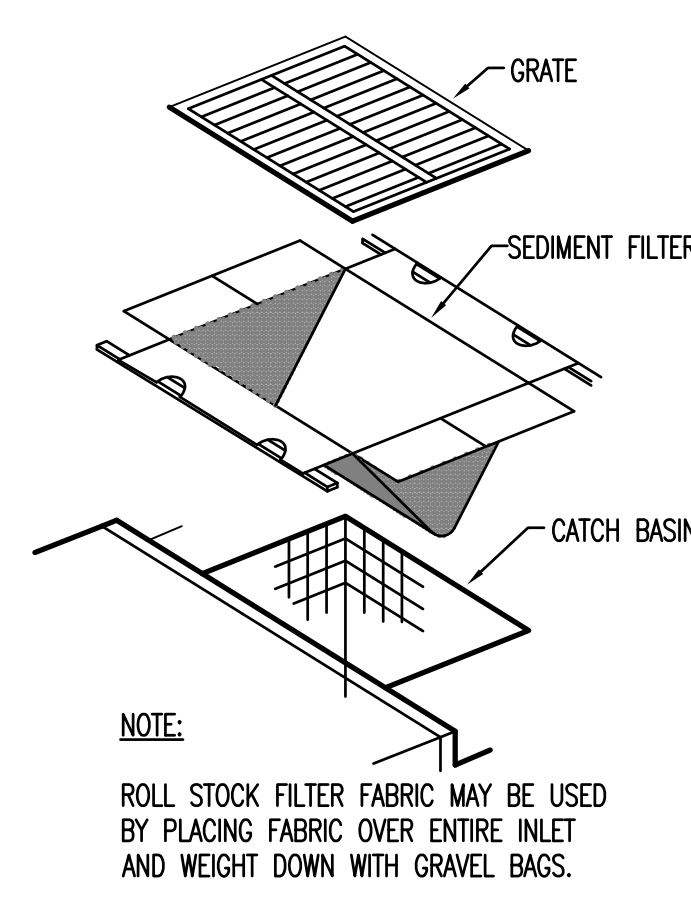
-  INLET PROTECTION
-  FIBER ROLL



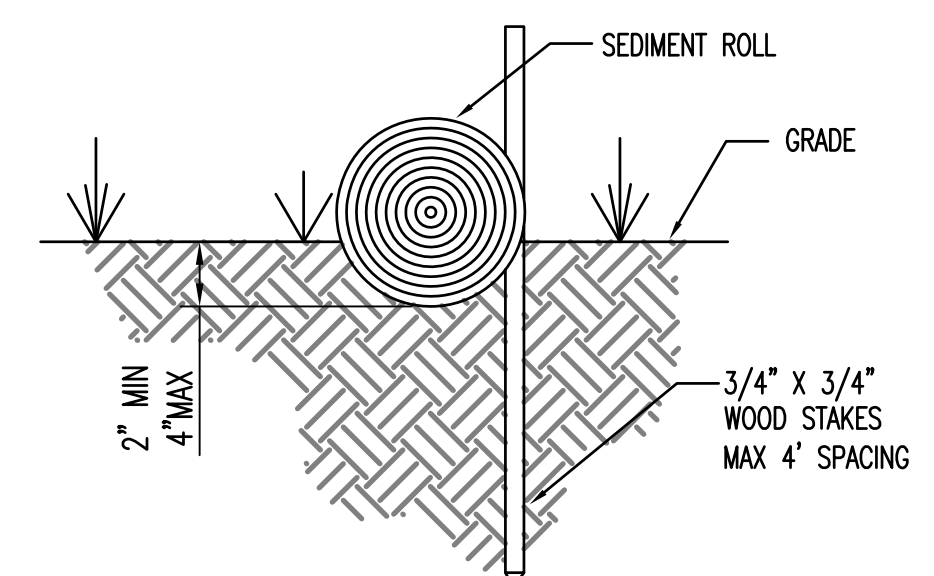
EROSION AND SEDIMENT CONTROL NOTES:

1. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION. SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4 INCHES IN DEPTH.
2. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED IN ACCORDANCE WITH APPROVED METHODS ESTABLISHED BY THE SOILS ENGINEER.
3. STABILIZE ALL GRADED AREAS WITH VEGETATION, CRUSHED STONE, RIPRAP, OR OTHER GROUND COVER AS SOON AS GRADING IS COMPLETED OR IF WORK IS INTERRUPTED FOR 14 WORKING DAYS OR MORE. USE MULCH TO STABILIZE AREAS TEMPORARILY WHERE FINAL GRADING MUST BE DELAYED.
4. STOCKPILES, BORROW AREAS AND SPOIL AREAS SHALL BE STABILIZED TO PREVENT EROSION AND SEDIMENTATION.
5. APPLY SEED, FERTILIZER AND STRAW MULCH, THEN TRACK OR PUSH IN THE MULCH WITH AN APPROVED MECHANICAL MEANS OR BY HAND.
6. ALL DISTURBED SURFACES MUST BE PROTECTED FROM EROSION. ALL YEAR ROUND, EROSION CONTROL MEASURES MUST BE IN PLACE AND CONTINUOUSLY MAINTAINED. DISTURBANCE OF SURFACE VEGETATION DURING CONSTRUCTION SHALL BE KEPT TO A MINIMUM.
7. DISTURBED AREAS SHOULD BE SEEDED, FERTILIZED, AND MULCHED TO PREVENT EROSION DURING WINTER MONTHS. INSTALL STRAW BALE SILTATION BARRIER AS SHOWN ON PLAN.
8. ALL CUT AND FILL SLOPES SHALL BE PLANTED WITH A SEED MIXTURE THAT WILL YIELD THE FOLLOWING RATE OF APPLICATION OR APPROVED EQUAL.
9. PERMANENT PLANTINGS ON DISTURBED AREAS: 1-GALLON @ 18"-24" O.C.: CALIFORNIA NATIVE AND/OR MEDITERRANEAN PLANT MIX
10. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE BY START OF CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. CONDITIONS OF EPCP SHALL BE FOLLOWED AT ALL TIMES, YEAR AROUND. REFER TO EROSION CONTROL PLANS/DETAILS FOR ADDITIONAL REQUIREMENTS.
11. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS AND FILING ALL PLANS WITH THE RELATED AGENCIES ASSOCIATED WITH THEIR WORK. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, PERMITS FOR STORAGE OF HAZARDOUS MATERIALS, BUSINESS PLANS, PERMITS FOR STORAGE OF FLAMMABLE LIQUIDS, GRADING PERMITS, OR OTHER PLANS OR PERMITS REQUIRED BY CITY. ALL PROPERTY OWNERS, CONTRACTORS, OR SUBCONTRACTORS WORKING ON-SITE ARE INDIVIDUALLY RESPONSIBLE FOR OBTAINING AND SUBMITTING ANY BUSINESS PLANS OR PERMITS REQUIRED BY CITY, STATE OR LOCAL AGENCIES.
12. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED, AT ALL TIMES, UNTIL DISTURBED AREAS ARE STABILIZED. CHANGES TO THIS PLAN TO MEET FIELD CONDITIONS WILL BE MADE ONLY WITH THE APPROVAL OF, OR AT THE DIRECTION OF THE OWNER, CHANGES MADE TO SUIT FIELD CONDITIONS WILL BE MADE ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE OWNER. CHANGES MADE TO SUIT FIELD CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CIVIL ENGINEER AND COUNTY FOR COMMENT AND APPROVAL.
13. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AS NECESSARY AT THE END OF EACH WORKING DAY OR AFTER SIGNIFICANT RAIN.
14. IF SIGNIFICANT SEDIMENT OR OTHER VISUAL SYMPTOMS OF IMPURITIES ARE NOTICED IN THE STORM WATER, CONTACT THE CIVIL ENGINEER IMMEDIATELY.
15. CONTRACTOR IS RESPONSIBLE FOR INSPECTION AND RESTORATION OF ALL ASPECTS OF THE EROSION CONTROL PLAN. SEDIMENT ON THE SIDEWALKS AND GUTTERS SHALL BE REMOVED BY SHOVEL OR BROOM AND DISPOSED APPROPRIATELY.
16. ALL EMPLOYEES, CONTRACTORS, AND SUBCONTRACTORS ARE RESPONSIBLE FOR CONFORMING TO THE ELEMENTS SHOWN ON THIS PLAN AND RELATED DOCUMENTS.
17. CONTRACTOR TO EMPLOY BEST MANAGEMENT PRACTICES (BMP'S) IN ACCORDANCE WITH THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION.
18. ALL DUMPSTERS OR OTHER TRASH STORAGE ENCLOSURES SHALL BE UTILIZED SOLELY FOR NON-HAZARDOUS MATERIALS.
19. DURING THE RAINY SEASON, ALL PAVED AREAS WILL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS, THE SITE SHALL BE MAINTAINED SO THAT A MINIMUM OF SEDIMENT-LADEN RUNOFF ENTERS THE STORM DRAIN SYSTEM. THESE PLANS SHALL REMAIN IN EFFECT UNTIL THE IMPROVEMENTS ARE ACCEPTED BY THE TOWN OF ATHERTON AND ALL SLOPES ARE STABILIZED.
20. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE COUNTY.
21. REMOVE SPOILS PROMPTLY AND AVOID STOCKPILING OF FILL MATERIALS WHEN RAIN IS FORECAST. IF RAIN IS FORECAST OR APPARENT, STOCKPILED SOILS AND OTHER MATERIALS SHALL BE COVERED WITH PLASTIC OR A TARP, AT THE REQUEST OF THE COUNTY.
22. STORE, HANDLE AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES SO AS TO PREVENT THEIR ENTRY INTO THE STORM DRAIN SYSTEM. CONTRACTOR MUST NOT ALLOW CONCRETE, WASHWATERS, SLURRIES, PAINT OR OTHER MATERIALS TO ENTER THE CATCH BASINS, STORM DRAINAGE, OR ENTER SITE RUNOFF.
23. USE FILTRATION OR OTHER APPROVED MEASURES TO REMOVE SEDIMENT FROM DEWATERING EFFLUENT.
24. NO CLEANING, FUELING OR MAINTAINING VEHICLES ON SITE SHALL BE PERMITTED TO ALLOW DELETERIOUS MATERIALS FROM ENTERING THE CATCH BASINS, STORM DRAINAGE, OR ENTER SITE RUNOFF.
25. EROSION CONTROL MEASURES TO BE EMPLOYED PER "EROSION AND SEDIMENT CONTROL FIELD MANUAL", CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD CENTRAL COAST REGION.
26. GRADE AWAY FROM SEWER VENTS TO PREVENT SEDIMENT FROM ENTERING CULVERTS.
27. DISTURBANCE OF SURFACE VEGETATION DURING CONSTRUCTION SHALL BE KEPT TO A MINIMUM.
28. CONTRACTOR SHALL BE RESPONSIBLE FOR STREET SWEEPING TO KEEP DUST, SOIL, AND OTHER CONSTRUCTION DEBRIS FROM LEAVING PROJECT SITE.
29. CONTRACTOR WILL PROVIDE AND MAINTAIN A CAL-TRANS APPROVED CONCRETE WASH OUT. CONTRACTOR WILL PROVIDE AND MAINTAIN ACCESS TO WASH OUT FACILITIES.
30. CONTRACTOR SHALL SUSPEND EXCAVATION AND GRADING ACTIVITY WHEN WINDS (INSTANTANEOUS GUSTS) EXCEED 25 MPH.
31. CONTRACTOR SHALL INSTALL SANDBAGS OR OTHER EROSION CONTROL MEASURES TO PREVENT SILT RUNOFF TO PUBLIC RIGHT-OF-WAYS.
32. CONTRACTOR SHALL SWEEP STREETS DAILY WITH WATER SWEEPERS, IF VISIBLE AMOUNTS OF SOIL MATERIAL ARE CARRIED ONTO PUBLIC STREETS.
33. CONTRACTOR SHALL PAVE, APPLY WATER THREE TIMES DAILY, OR APPLY NON-TOXIC SOIL STABILIZERS ON ALL UNPAVED PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES, TO MINIMIZE DUST POLLUTION.

1 EROSION & SEDIMENT CONTROL PLAN
SCALE: 1"=20'

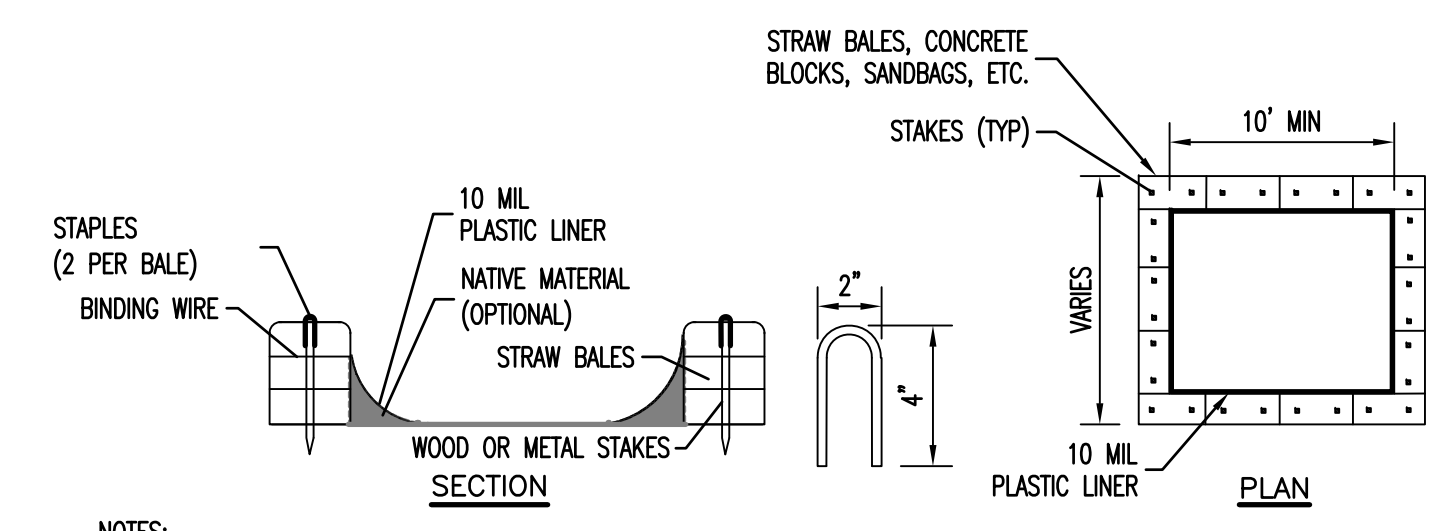


2 INLET FILTER
NO SCALE



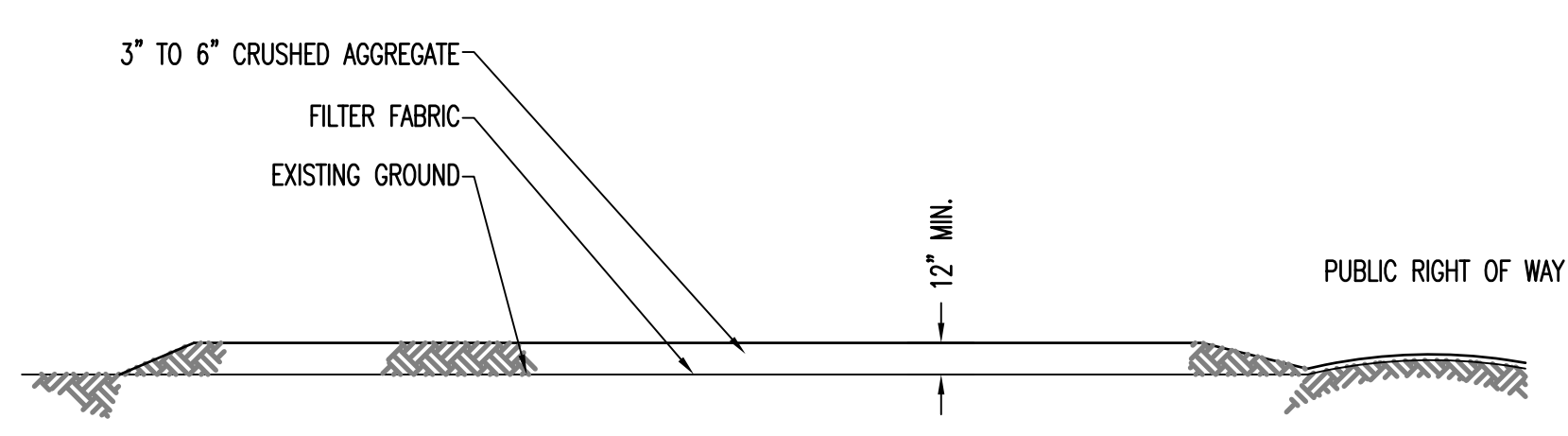
- NOTES:**
1. COIL ROLLS WRAPPED IN TUBULAR NETTING SUPPLIED IN 20'-25' ROLLS.
 2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH, 2" TO 4" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.

3 FIBER ROLL
NO SCALE

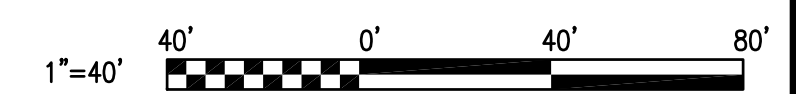


- NOTES:**
1. ACTUAL LAYOUT DETERMINED IN FIELD
 2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY

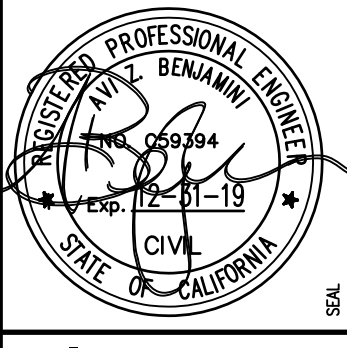
4 CONCRETE WASHOUT
NO SCALE



5 STABILIZED CONSTRUCTION ENTRANCE
NO SCALE



REVISIONS	DATE	APPROVED
F WALKWAY REVISIONS	04/27/2018	AB
E DRIVEWAY REVISIONS	12/18/2017	AB
D DRAINAGE REVISIONS	08/02/2017	AB
C DRIVEWAY REVISIONS	01/30/2017	AB
B FOR PERMIT	10/05/2016	AB
A PLANNING PERMIT SUBMITTAL	07/28/2014	AB



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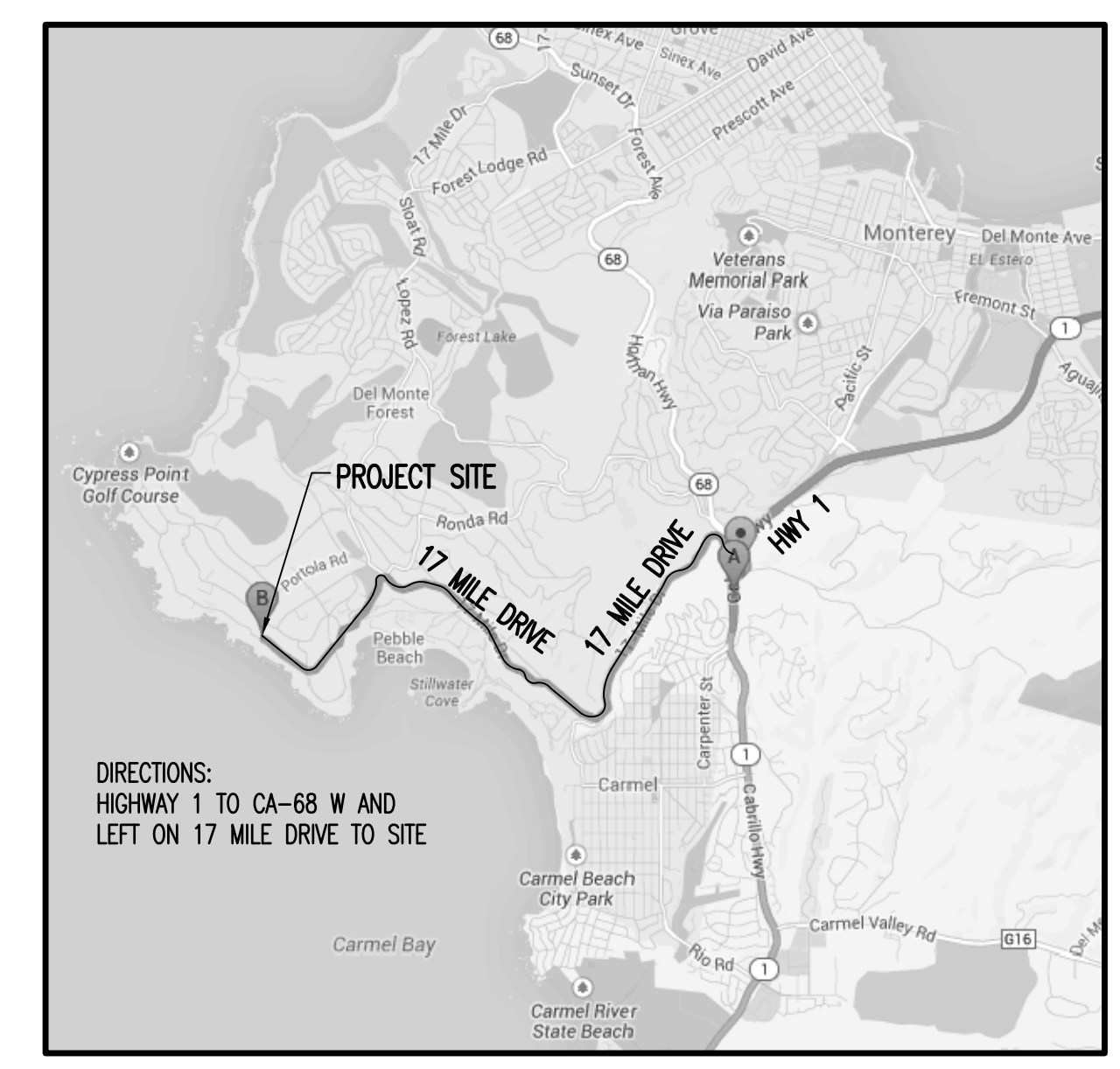
NEW RESIDENCE
CIVIL IMPROVEMENTS
EROSION AND SEDIMENT CONTROL PLAN

DATE	JUNE 2014
SCALE	AS SHOWN
DESIGN	AB
DRAWN	RW
PROJECT	14066
SHEET	3 OF 4

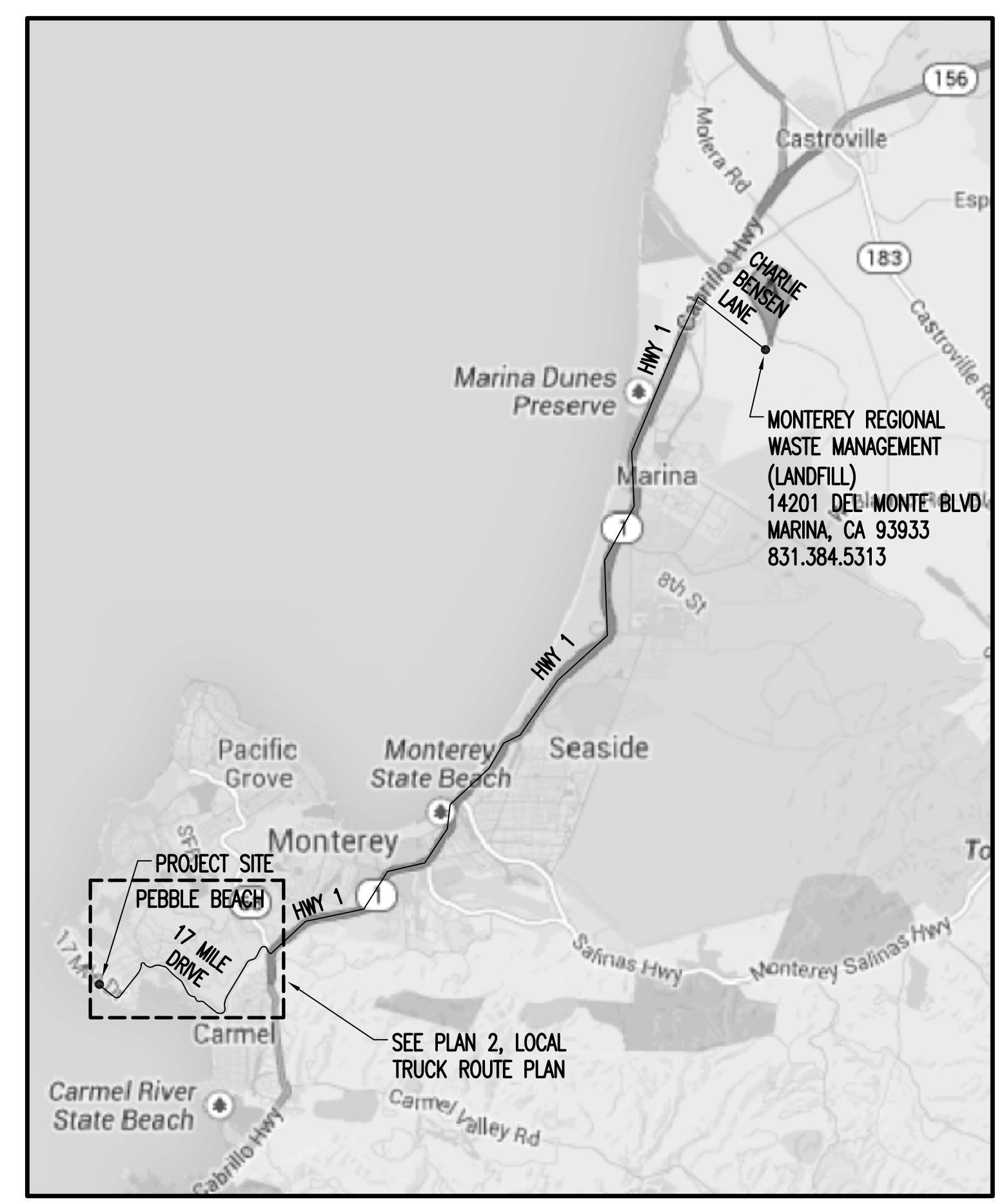
C300



1
-
EXCAVATION STAGING PLAN
SCALE: 1"=40'



3A
-
LOCAL TRUCK ROUTE PLAN
NTS



3B
-
OVERALL TRUCK ROUTE PLAN
NTS

EXCAVATION STAGING:

ADDITIONAL SOIL MATERIAL FROM EXCAVATION AREA WILL BE PLACED AS FILL. USE MOTOR COURT FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREA.

CMP PROJECT INFO:

ADDRESS: 3180 17 MILE DRIVE
PEBBLE BEACH, CA

OWNER: LUCA AND KATRINA MAESTRI
P.O. BOX 55
PEBBLE BEACH, CA 93953

SITE CONTACT: JUN SILLANO, INTERNATIONAL DESIGN GROUP,
831.646.1261

PROJECTED START DATE: 2017
(60 DAYS TO COMPLETE GRADING)

PROJECTED END DATE: 2018

HOURS OF OPERATION: 8:00AM TO 4:30PM MONDAY THROUGH FRIDAY

AMOUNT OF GRADING: 20 CUBIC YARDS MAX PER DAY

NUMBER OF TRUCK TRIPS GENERATED: 15 MAX PER DAY

NUMBER OF CONSTRUCTION WORKERS: 10 MAX AT ANY TIME

CONSTRUCTION STAGING NOTES:

- IF JOB TRAILER IS TO BE UTILIZED, IT MUST BE LOCATED WITH IN THE PROPERTY OUTSIDE OF THE BUILDING SETBACKS.
- IF STORAGE UNIT OR DUMPSTER IS TO BE UTILIZED, IT MUST BE LOCATED WITH IN THE PROPERTY OUTSIDE OF THE BUILDING SETBACKS.
- CONSTRUCTION FENCING WILL ONLY BE UTILIZED FOR TREE PROTECTION.
- THERE SHALL BE NO DELIVERIES OR RUNNING OF EQUIPMENT PRIOR TO 8:00 AM. FAILURE TO COMPLY WITH CONSTRUCTION HOURS MAY RESULT IN A STOP WORK NOTICE.
- AT NO TIME SHALL THE STREET BE CLOSED OR BLOCKED. FLAGMEN SHALL BE USED AT ALL TIMES WHEN DELIVERIES OR CONSTRUCTION RESTRICT ANY PORTION OF THE RIGHT OF WAY.

HAUL ROUTE NOTE:

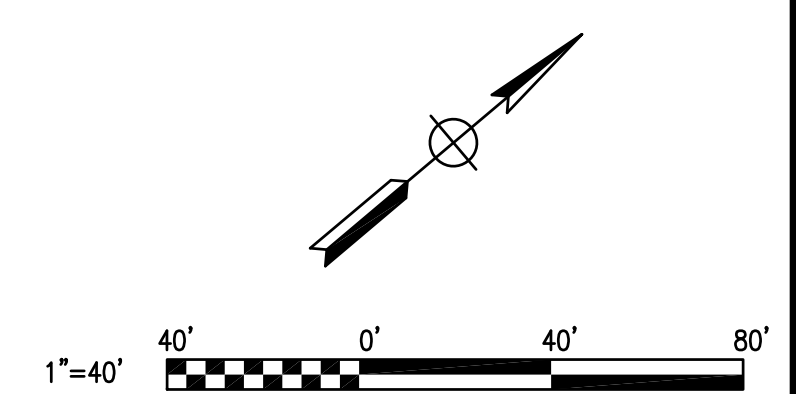
HAUL TRUCKS SHALL ENTER THE SITE BY BACKING UP DRIVEWAY FROM 17 MILE DRIVE. HAUL TRUCKS SHALL EXIT SITE IN THE SAME PATH. VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE ON 17 MILE DRIVE. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE DRIVEWAY/MOTOR COURT AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE PLANS 3A/B FOR TRUCK ROUTING PLANS.

WORKER PARKING NOTE:

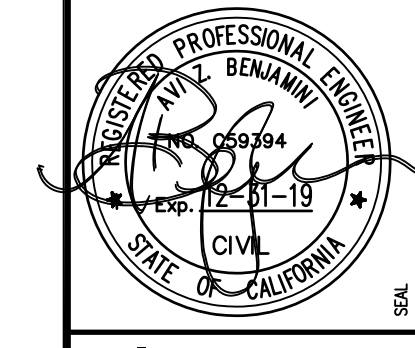
ONSITE PARKING FOR WORKERS IS LIMITED. WORKERS WILL BE SHUTTLED TO THE SITE TO MINIMIZE ON-SITE PARKING. THE LOCATION OF THE OFF-SITE PARKING WILL BE PROVIDED BY THE PROJECT ARCHITECT.

LIMITS OF CONSTRUCTION:

ALL CONSTRUCTION SHALL STAY WITHIN THE BOUNDARY SHOWN. PROTECT TREES, VEGETATION, AND SEASONAL WETLANDS.



NO.	DESCRIPTION	DATE	APPROVED
C	FENCE, CONSERVATION EASEMENT	05/07/2018	AB
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D	DRAINAGE REVISIONS	08/02/2017	AB
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B	FOR PERMIT	10/05/2016	AB
A	PLANNING PERMIT SUBMITTAL	07/28/2014	AB
	SYMBOL		
	DESCRIPTION		
	REVISIONS		



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MAESTRI RESIDENCE
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APN: 008-491-024

NEW RESIDENCE
CIVIL IMPROVEMENTS
CONSTRUCTION MANAGEMENT PLAN

DATE	JUNE 2014
SCALE	AS SHOWN
DESIGN	AB
DRAWN	RW
PROJECT	14066
SHEET	4 OF 4

C400

FUEL MANAGEMENT:

- THE SITE PLAN ILLUSTRATES THE AREA OF VEGETATION AROUND THE PROPOSED STRUCTURE AND THE GENERAL EXTENT OF EXISTING VEGETATION: TREES, SHRUBS AND GRASSES IN THE UPPER AREAS OF THE PROPERTY. REFER TO THE PROJECT ARBORIST FRANK ONO, REPORT UPDATE MAY 2017 FOR TREE TRIMMING SECTION NEAR THE DWELLING. THE PROPOSED LANDSCAPING WILL CONFORM TO LEGAL REQUIREMENTS OF THE STATE OF CALIFORNIA STATE GOVERNMENT CODE 51182 SECTION 4291, "DEFENSIBLE SPACE". STATE LAW CURRENTLY REQUIRES A 100-FOOT DEFENSIBLE SPACE.
- THE PROPOSED PLANT SPECIES WITHIN IN THE EXISTING 100-FOOT CIRCLE FROM THE STRUCTURE AND WITHIN THE DEVELOPMENT BOUNDARY TO THE PROPERTY LINE IS DEFENSIBLE FIRE AS A MANAGEMENT ZONE. NEW PLANTS ARE LOW PYROPHYTIC TYPES & ARE TO BE WELL SPACED APART TO FURTHER INCREASE FIRE SAFETY. ADDITIONALLY IN THE PROPOSED HABITAT RESTORATION LOW STATURE HERBS AND GRASSES HAVE BEEN SELECTED, AND FINALLY THIN SOILS WILL POINT UP PERIODIC BARE GROUND. HEIGHT OF VEGETATION: GRASS AND FORBES SHALL BE MAINTAINED NOT TO EXCEED 18-INCHES. CLEARANCE BETWEEN SHRUB GROUPINGS IS RECOMMENDED AT FOUR FOOT MINIMUM AND MAXIMUM 40 FEET FOR SAFE EFFECT.
- FURTHER SITE MAINTENANCE TO DECREASE POTENTIAL FIRE FUELS ON SITE BY MAINTAINING SURFACE LITTER OF NEEDLES, TWIGS AND CONES. PER STATE FIRE CODE RECOMMENDATIONS SHALL BE PRACTICED TO A THREE-INCH MINIMUMS DEPTH IN THESE OPEN AREAS. FOR MULCHING TO ENSURE THE CYPRESS TREE HABITAT AROUND INDIVIDUAL TREES REFER TO ARBORIST FRANK ONO'S REPORT AND ADDENDUM OF A FOUR INCH (4) TREE GROUND MULCH FROM THE CYPRESS DEL MONTE FOREST.
- REMOVAL OF TWO (2) PINES TREES IN THE DRIVEWAY PROPOSED. ADDITIONAL DECLINING CYPRESS IN THE BUILDING ENVELOPE ALSO OCCURS. PLEASE REFER TO THE FOREST MANAGEMENT PLAN AND THE IDG SITE PLAN.

LANDSCAPE DESIGN SCOPE:

3180 17-Mile Drive APN 008-491-024 2.02 Acres

THESE LANDSCAPE PLANS ARE BASED UPON THE FOREST MANAGEMENT REPORT (FRANK ONO, May 2, 2017 ISA Certified Arborist) / BIOLOGICAL ASSESSMENT REPORT (JEFFERY B. FROKE PhD 12 Sept 2015 + 2017) / & WETLAND DETERMINATION REPORT (ADRIAN JUNCOSA PhD 13 July 2015) & SUPPLEMENTAL TREE BIOLOGY REPORT (ADRIAN JUNCOSA PhD 19 June 2017).

THE CONSULTANT'S REPORT ASSESSMENTS ALL POINT TO THE A SUCCESSFUL ADAPTIVE RESOURCE MANAGEMENT WITH EARLY DETECTION AND A RAPID RESPONSE TO PROTECT AND CONTINUED SUCCESSFUL STEWARDSHIP FOR THIS ENVIRONMENTALLY SIGNIFICANT HABITAT AREA (ESHA).

COUPLED WITH PRESERVATION FOR IDENTIFIED MAPPED AREAS (OR ZONES) ON THE PROPERTY, THIS PRELIMINARY LANDSCAPE PLAN ADDRESSES THE ZONES IN THE TREE RESOURCE ASSESSMENT BIOLOGICAL REPORTS. THE LANDSCAPE PLAN FOLLOWS THE LUP POLICY 21 TO PROTECT THE INDIGENOUS *CUPPRESSUS MACROCARPA* BY NOT ALTERING WITH NEW PLANTING OR WATERING WITH THIS SENSITIVE HABITAT AREA. EXOTIC PLANT SPECIES ARE TO BE REMOVED. SEEDING FROM THE ADJACENT NATIVE CROCKER GROVE COLLECTED HERBS AND GRASSES IS DESCRIBED AT SAFE HABITAT DISTANCED FROM THE TREE DRIP LINE PERIMETERS (SEE LANDSCAPE PLAN AND HABITAT RESTORATION PRELIMINARY PLANS SHEETS L-4 & L-6 PLANS). ZONE PLANTING: ALSO REFERRED TO AS HYDRO-ZONE IS A CORRELATION TO THE AMOUNT OF POTENTIAL WATER USED. THIS IS EXPANDED IN RULE 142.1 WATER EFFICIENT LANDSCAPE REQUIREMENT WHICH FOLLOWS THE STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE GOVERNMENT CODE SECTION 65595 WHICH INCLUDES WATER USE ALLOTMENT CALCULATIONS (MAWA & ETWU CALCULATIONS) ON SHEET L-2.

ZONE #1: THIS ZONE OCCUPIES AND IS CONFINED TO THE OUTDOOR AREAS NEAREST THE HOUSE STRUCTURE. PLANTING IN THESE AREA ARE DO NOT REQUIRE EXCESSIVE WATER AND INCORPORATES NATIVE PLANTS DRAWN FROM A THE PROXIMATE DEL MONTE FOREST PLANT COMMUNITY. PERMANENT BOUNDARIES SUCH AS: DRIVEWAY, CURBS PATHS, TERRACE & LOW STONE WALLS DEFINE THIS ZONE AS DRAWN AS THE DEVELOPMENT BOUNDARY LINE. PLANTINGS FROM THIS HOUSE ZONE TRANSITION TO (ZONE #2) WITH MANY OF THE SAME NATIVE PLANT SPECIES. PLANTERS CLOSEST TO THE HOUSE ARE INCLUSIVE NOT ONLY OF NATIVE PLANTS TO THE DEL MONTE FOREST BUT INCLUDES PLANTS SPECIFIC AND INCLUSIVE OF THE CROCKER GROVE RESERVE.

ZONE #2: THIS ZONE IS DEFINED AS THE SHORELINE BLUFF WEST OF THE HOUSE. PLANTING IN THIS ZONE IS MADE-UP NATIVE CALIFORNIA FLORA WEST FROM 17-MILE DRIVE TO THE SHORELINE BLUFF. ALL THESE PLANT SPECIES ARE AS IN ALL ZONES SELECTIONS FROM PROXIMATE AREAS ALONG THE COAST AND ARE GROWN FOR THE PROJECT. SOME ALREADY EXIST IN THE LOCAL NURSERY TRADE.

ZONE #3: THIS ZONE OCCUPIES THE LANDSCAPE BEYOND ZONE #1 EAST TO THE 17-MILE DRIVE. PLANTS IN ZONE #3 ARE NATIVE HABITAT PLANTS STRICTLY FROM THE CROCKER GROVE ENVIRONS. PLANT SPECIES IN ZONE #3 ARE TO BE REINTRODUCED HERE IN BOTH THE LANDSCAPE PLAN (L-4) AND THE HABITAT RESTORATION PLAN (L-6). PER THE DEL MONTE LAND USE POLICY NO SCREEN PLANTINGS ALONG THE STREET IS PROPOSED. FOLLOWING PROJECT ARBORIST FRANK ONO'S FOREST MANAGEMENT REPORT, NATIVE SOURCE CYPRESS TREES AT STAGGERED SPACING ALONG THE PROPERTY PERIMETERS AS THE INTRODUCED ON THE NEIGHBORING SOUTH PROPERTY LINE & IS TO BE MONITORED. ADJUSTMENTS DURING TREE MONITORING MAY POINT TO REMOVAL OF WEAKER NEW TREES OVER THE REVIEW TIME PERIOD TO ALLOW FOR A MORE HEALTHY STEWARDSHIP OF THE NATIVE NEW CYPRESS TREES BY SLIGHTLY OVER PLANTING FROM THE ON SET OF THE PROJECT. TIME HERE WILL NOT BE LOST BY AN EARLY IN GROUND REFORESTATION MONITORED PROGRAM WITH THE PROJECT ARBORIST, BIOLOGIST AND LANDSCAPE ARCHITECT. WHERE WEST FACING SALT LADEN WINDS MAY DAMAGE NEW PLANTINGS A WIND FABRIC IS SPECIFIED. MANY OF THE CYPRESS HABITAT PLANTINGS WILL NEED NOT ONLY TO BE SPECIAL CONTRACT GROWN GROWN BUT FROM SEED APPROVED PERMITTED SOURCE FROM THE NEAR BY HABITAT.

THE ENTIRE SITE BEYOND THE DEVELOPMENT BOUNDARY LINE SHALL BE CONSIDERED AS THE SCENIC & CONSERVATION AREA. TO ASSURE THE SUCCESS FOR THE RESTORATION OVERSIGHT MAINTENANCE PLANT PROGRAM REVIEW WITH THE ARBORIST, BIOLOGIST AND LANDSCAPE ARCHITECT HAS BEEN PROPOSED. PROCEDURAL METHODOLOGY AND TIMING IS TO BE OUTLINED IN THE CONSTRUCTION DOCUMENTS. CURRENTLY THE LANDSCAPE PLANS SHEET L-6 IDENTIFIES PLANT SPECIES TO BE INCORPORATED INTO THE CYPRESS HABITAT AND PROXIMATE TO THE WETLANDS. PLANTING AND IRRIGATION SPECIFICATIONS SHEET L-5 IDENTIFIES PLANTS USED WITH IN THE DEVELOPMENT ZONE AND APPROPRIATE PLANT SPECIES APPROPRIATE AND ADJACENT TO THE DEVELOPMENT ZONE FOUND WITHIN THE NATIVE CYPRESS HABITAT OF THE CROCKER GROVE RESERVE & WILL BE FURTHER DESCRIBED IN THE HABITAT RESTORATION PLAN CONSTRUCTION PLAN SET.

Landscape Design Statement:

3180 17-Mile Drive
Pebble Beach, California APN: 008-491-024

I Scott Hall, a registered California Landscape Architect (#3405), certify that these Preliminary Landscape Planting and Irrigation Plans comply with all Monterey County and Local Coastal Plan conditions for approval and intent thereof.

The Preliminary Planting Plan include the use of Native California Water Saving ("drought tolerant") plant species and do not include non-native or invasive plant species. All plants chosen within the Development Area in ZONE #1 & ZONE #2 are Native to the Del Monte Forest west of 17-Mile Drive. Plant species outside of the Development Line in the front and sides of the house are plant species from the Crocker Grove Reserve. All plants used have been checked against the Del Monte Forest Data Base compile by VERN YADON 2001. One half of the total irrigation stations will be abandoned after these native plants are established.

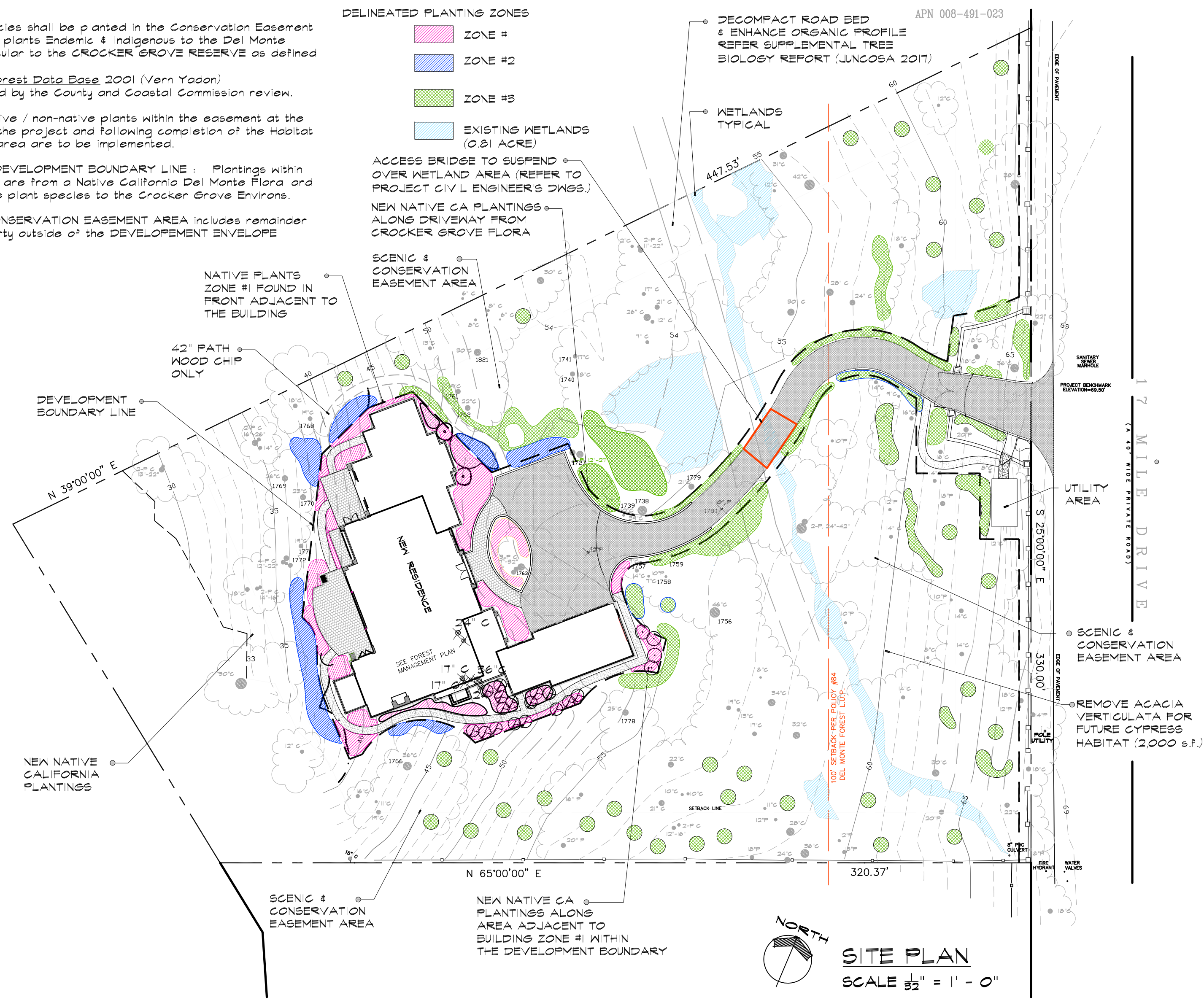
This Water efficient landscape follows the State's Model Efficient Landscape Ordinance pursuant to Government Code Section #65592 as managed by the Monterey Peninsula Water Management District Rule 142.1 Interpretation. A thorough water use analysis for the landscape using MAWA (Maximum Allowable Water Allocation) and the ETWU (Estimated Total Water Use) Formulas. From these methods by estimating square foot areas and predicting individual plant type & the water use to establish and yearly estimated yearly water use.

The responsible and appropriate Water Saving plant species selected here is reflected in the Irrigation use of a LOW FLOW water saving Irrigation delivery system. The water conserving system is Drip type Irrigation which follows water ordinance #35539 + #3190. Irrigation outside of the Development Area is to be abandoned after the second year establishing. No irrigation is designed around the existing Cypress Trees.

Scott Hall, registered California Landscape Architect #3404

CLARIFICATION:

- No plant species shall be planted in the Conservation Easement Area except plants endemic & indigenous to the Del Monte Forest particular to the CROCKER GROVE RESERVE as defined in the Del Monte Forest Data Base 2001 (Vern Yadon) and approved by the County and Coastal Commission review.
- Control invasive / non-native plants within the easement at the beginning of the project and following completion of the Habitat Restoration area are to be implemented.
- The DEVELOPMENT BOUNDARY LINE: Plantings within the Boundary are from a Native California Del Monte Flora and include Native plant species to the Crocker Grove Environs.
- SCENIC & CONSERVATION EASEMENT AREA includes remainder of the property outside of the DEVELOPMENT ENVELOPE



SHEET INDEX: Preliminary Plans

L-1	TILE SHEET / PLANT AREAS / FIRE INFO
L-2	LANDSCAPE WATER ALLOCATION
L-3	IRRIGATION DELIVERY SYSTEM
L-4	PLANTING PLAN
L-5	DETAILS & SPECIFICATIONS PLANTING & IRRIGATION
L-6	LANDSCAPE RESTORATION PLAN

Luca & Katrina Maestri Garden Design

PRELIMINARY LANDSCAPE & RESTORATION PLAN

TITLE SHEET & INTRODUCTION NOTES CLARIFIED

AS SHOWN

Revisions

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Title & Index Sheet

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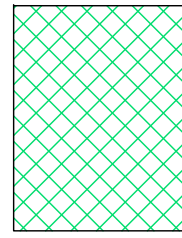
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MAWA & ETWU NOTES

Proposed Planted Areas Water Use



Luca & Katrina Maestri
 3180 17-Mile Drive
 Pebble Beach, Ca APN 008-491-024

MAWA (Maximum Allowable Water Allocation)
 These calculations have been prepared by Scott Hall, Landscape Architect (California State License #3405)
 The total interior fixture credits for the 12,577 s.f. house is based upon 60.3 fixture house water units.
 The allowable landscape fixture units (50%) are 30.15 fixture units. However, the actual used total irrigated areas are nearly 20% per cent less than the allowed. The site is divided into use zones with two (#2) and three (#3) as the temporary for 2 year plant establishment for native California flora and endemic regional plant spp. These Outlier areas for water use establishing native plants, once established after a two (2) full seasons, leaves a possible 2,800 sq. feet to irrigate. This becomes a possible 61% drop off of the allowable total water use.

NOTE: ALL Drip Irrigation outside of the Development Zone as Marked shall be abandoned once the plants are established or after year Two (2).

The actual water for use for the landscape long term will be less than figured. The start up allowable water use is proven in the calculations below:

FORMULAS AND DATA: Definitions:

MAWA - Maximum Applied Water Allowance (Gallons / Year)

MAWA
 Acre-Feet / Year = $\frac{Eto \times ETadj \times LA \times 0.623}{325851}$

Eto = Reference Evapotranspiration (measured inches per year)
 ET adj = ET Adjustment Factor = $K L / IE = 0.50 / 0.625 = 0.80$

MAWA = $\frac{36.61 \times 0.59 \times 7,508 \text{ sq. ft.} \times 0.623}{(Eto) (Etaj) (square feet) (Adj Factor)}$ = 101,755 Gallons Per Year

Maximum 72 Fixture Units available or equivalent of 50% of allowed house fixtures.

Landscape Fixture Units = $39.80 / 100 = 0.398$ (Acre Feet per year) For Landscaped Area Of 7,508sq. ft
 Monthly Totals: $\frac{MAWA}{\text{Month}} = \frac{Eto \text{ for Month} \times \text{Annual MAWA}}{\text{Annual Eto}}$

LA = Landscape Area of Site (Square Feet) = 7,508 s.f.

0.623 = Conversion Factor for Gallons

KL = Average Landscape Coefficient = 0.50

IE = Target Irrigation Efficiency of 62.5% (0.625)

Eto (Pacific Grove) Station # 193 Reference for Evapotranspiration

(Inches per Year) = 36.61 / 325,851 = Gallons - Per - Acre - Feet

Area Total Irrigated low volume spray & drip maximum = 7,508 square feet

*Note: Plants do not occupy every square inch.

MAWA = $\frac{36.61 \times 0.585 \times 7,508 \text{ s.f.} \times 0.623}{325,851}$ = .31 (Acre Feet Per Year)

Water use by month MAWA

Maestri Residence

MAWA MONTH	FACTOR	GALLONS MONTH
January	1.47	4,019.87
February	1.90	5,195.76
March	3.11	8,504.63
April	4.20	11,485.35
May	4.77	13,044.08
June	4.82	13,180.81
July	4.05	11,075.16
August	3.61	9,871.93
September	3.15	8,614.02
October	2.85	7,793.63
November	1.81	4,949.64
December	1.47	4,019.87
Total Year Budget		101,754.76

ESTIMATED TOTAL WATER USE / ETWU

Maestri Residence

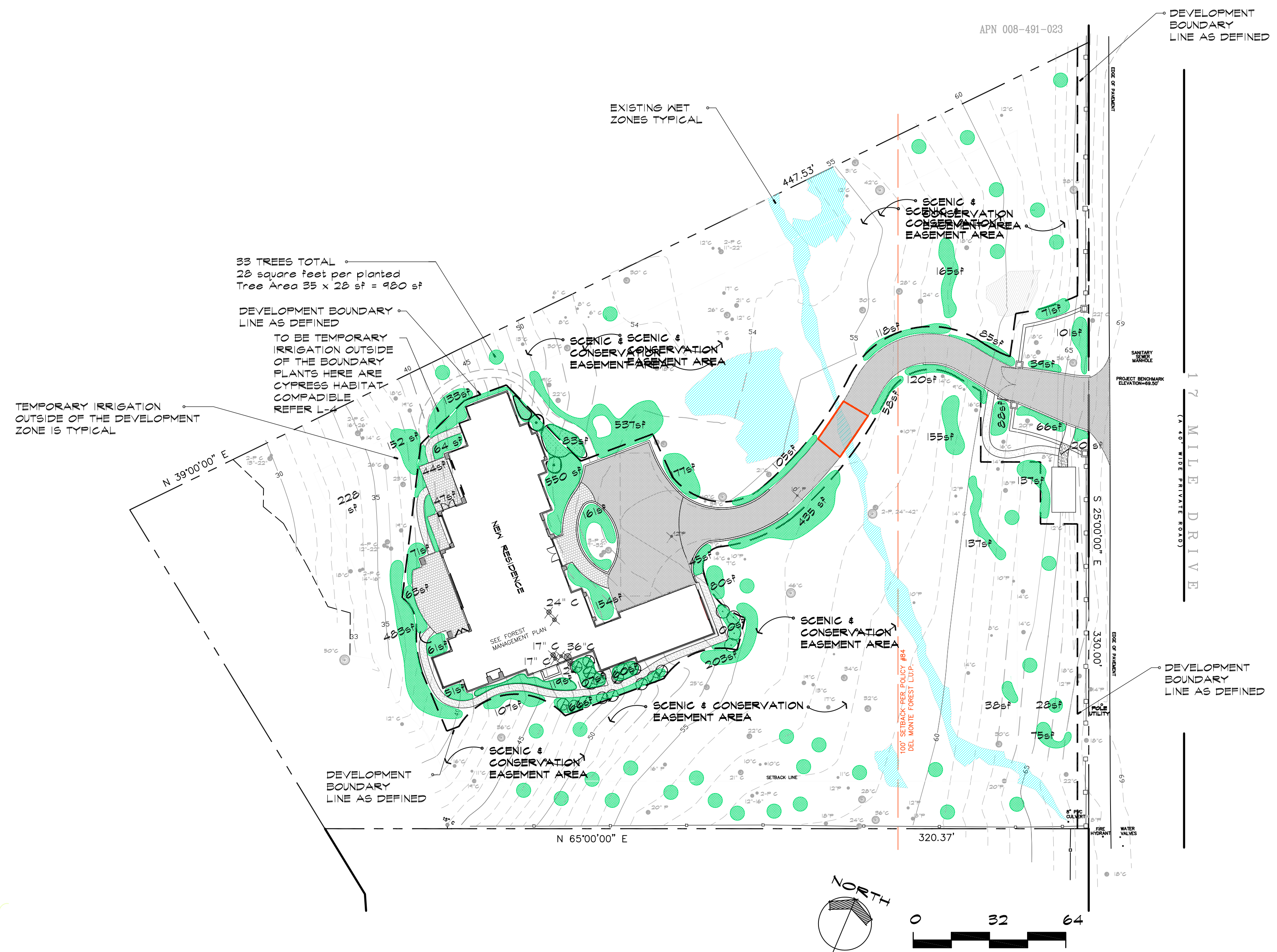
Hydrozone #	Annual ETO	Effective rainfall	plant factor	landscape area (sq. ft.)	DUXME	gal conversion	total gallons
1	36.61	5.92	0.50	325.00	0.90	0.623	3,452.20
2	36.61	5.92	0.50	1,963.00	0.90	0.623	20,851.28
3	36.61	5.92	0.50	1,615.00	0.90	0.623	17,154.77
4	36.61	5.92	0.70	790.00	0.90	0.623	11,748.10
5	36.61	5.92	0.50	920.00	0.90	0.623	9,772.38
6	36.61	5.92	0.50	560.00	0.90	0.623	5,948.40
7	36.61	5.92	0.50	1,047.00	0.90	0.623	11,121.39
8	36.61	5.92	0.50	288.00	0.90	0.623	3,059.18
				7,508.00		TOTAL	83,107.70

Annual estimated applied water = (Eto-ER) x Pf x LA x .623/ DU x ME
 ETO=reference ET; ER=Effective rainfall (Eto for Dec-Feb); Pf=Plant factor;
 LA= Landscape area by hydrozone; .623= conversion factor to gallons; DU=Distribution Uniformity
 ME= Management Efficiency

Annual estimated applied water = total sum of gallons from Hydrozones 1-11

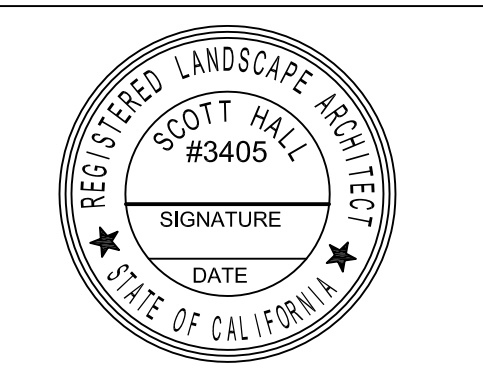
Annual estimated Total Water use (ETWU) = 83,107.70 gallons
MAWA = 101,755.00 gallons/year
CIMIS based Pacific Grove Weather Station #193 Eto Values by 36.61(in)
0.26 acrefeet/year
0.31 acrefeet/year

Definitions:
 Acre/FT = 325,732.900
 KL = 0.500
 IE = 0.900
 Et adj = 30.690
 Annual ETO = 36.610
 DuxMe = 0.900
 Gallon Conversion = 0.623



Revisions

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Water Use Calcs

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IRRIGATION MATERIALS LIST

IRRIGATION CONTROLLER:
 WEATHERMATIC Smart Line 1600 series
 Locate controller inside Utility Area : Verify with Landscape Architect . Building Contractor will provide line voltage for hook-up and GFI

RAIN SENSOR / WEATHERMATIC SLWS
 Attach rain sensor to Utility Area Fence, orient and interface with Controller.

Drip Emitter Set UP
 Emitter Model Netafim ARKAL 3/4" Drip Filter + 30 PSI Senniger Regulator pressure-compensating Emitters Tubing as needed by Argifrim Company. Use 1 gallon per hour model.

PVC Pipe to designated areas. Fit polyethylene pipe and drip fittings to PVC and connect drip emitters. Distribute emitters around perimeter of plants. Larger trees use concentric circle pipe.

Drip Tec Line or Equal
 Emitter Type is a soaker type
Drip Tec Line or Equal

P.O.C Point of Connection
 1. Brass Matco (mfg.) Gate Valve no less than 1/2" Below Pipe Diameter Verify connection
 2. Install Inline Brass casing Y" Filter before backflow unit
 3. Install Min. 1" Wilkens or Febco Backflow preventer
 Note: The Contractor shall be responsible for certificate of testing by a licensed American water Works Agent.

Submit approved test results to Owner and Landscape Architect

Remote Valve:
 1" Valve Weathermatic 2000 Series
 Valves to be placed into 10" Round Carson or Equal Irrigation Boxes

Emitter Schedule:
 15 gallon Shrubs & Trees 4 / 1 gallon per hour emitters
 5 gallon Shrubs & Trees 2 / 1 gallon per hour emitters
 1 gallon Shrubs & Trees 1 / 1 gallon per hour emitters

NOTE:
 • FOUR (4) OF THE EIGHT (8) IRRIGATION ZONES MOST LIKELY WILL BE PHASED OUT FOLLOWING THE NATIVE FLORA ESTABLISHES IN THESE COVERED AREAS. LIMITED WATERING FOLLOWING THE FIRST WILL YIELD THE SECOND INFREQUENT DEEP IRRIGATING.
 • DETAILS SEE SHEET L-5
 • NO IRRIGATION AROUND EXISTING CYPRESS TREES IS TO BE FOLLOWED. COORDINATE WITH PROJECT ARBORIST

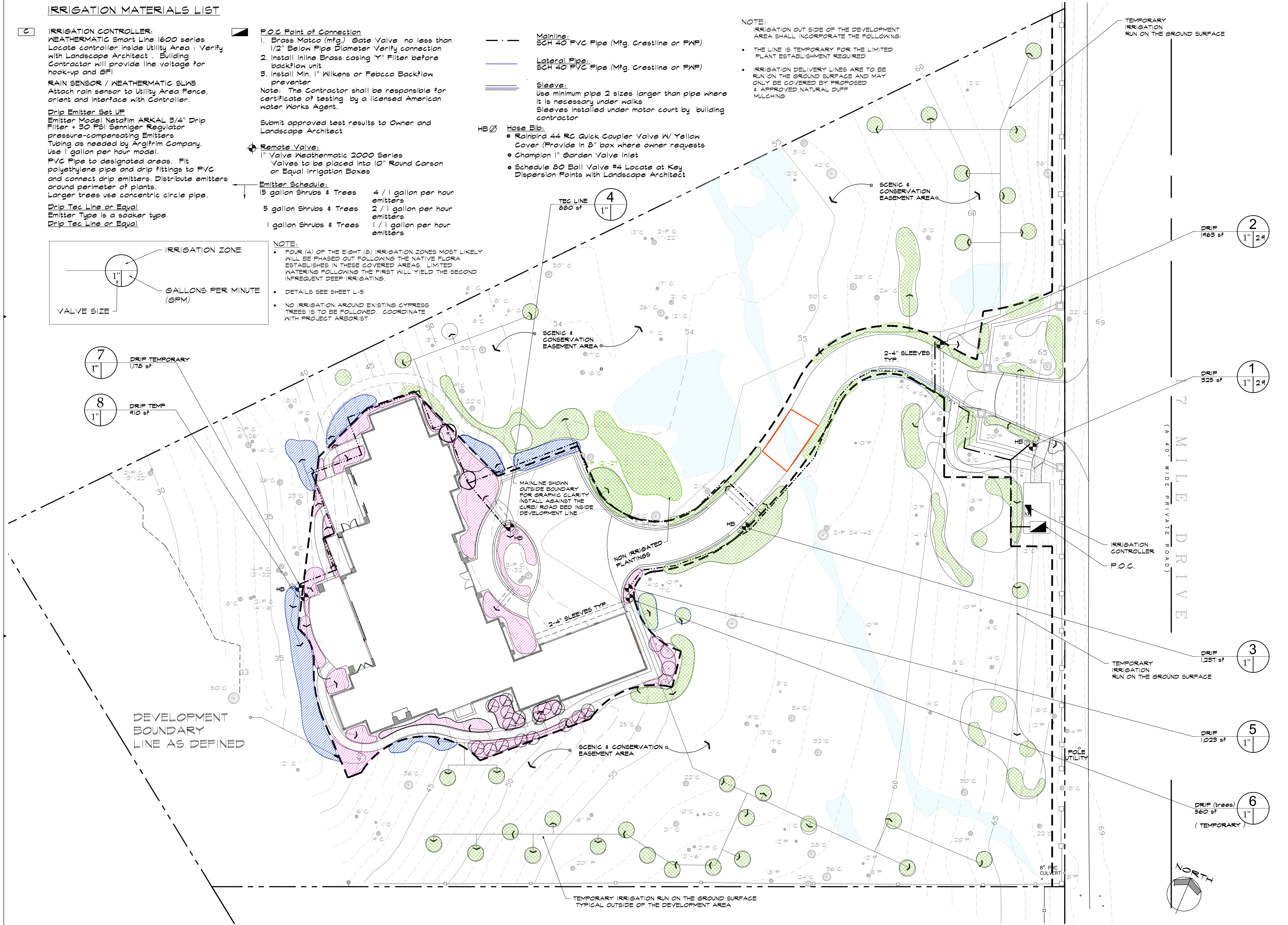
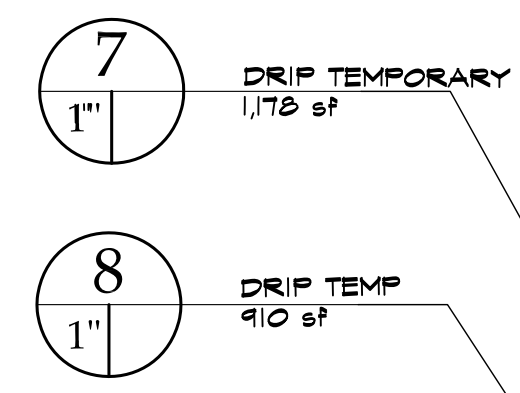
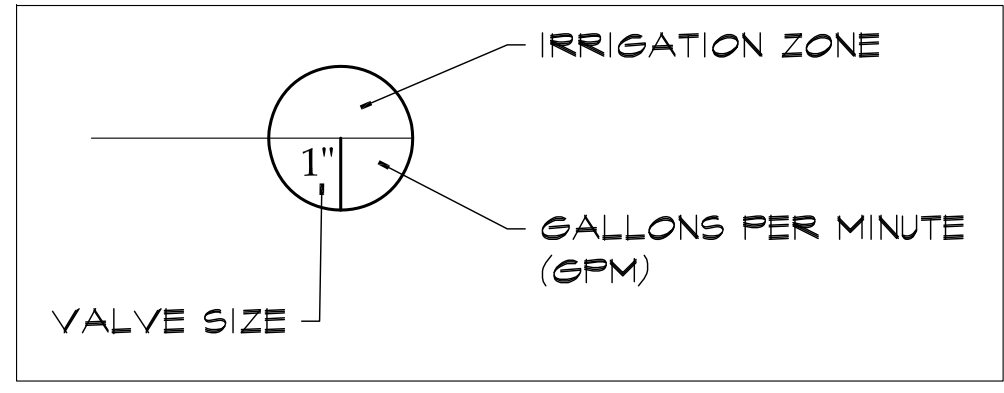
Mainline:
 SCH 40 PVC Pipe (Mfg. Crestline or PWP)

Lateral Pipe:
 SCH 40 PVC Pipe (Mfg. Crestline or PWP)

Sleeve:
 Use minimum pipe 2 sizes larger than pipe where it is necessary under walks
 Sleeves installed under motor court by building contractor

Hose Bib:
 • Rainbird 44 RC Quick Coupler Valve W/ Yellow Cover (Provide in 2" box where owner requests)
 • Champion 1" Garden Valve Inlet
 • Schedule 80 Ball Valve #4 Locate at Key Dispersion Points with Landscape Architect

NOTE:
 IRRIGATION OUT SIDE OF THE DEVELOPMENT AREA SHALL INCORPORATE THE FOLLOWING:
 • THE LINE IS TEMPORARY FOR THE LIMITED PLANT ESTABLISHMENT REQUIRED
 • IRRIGATION DELIVERY LINES ARE TO BE RUN ON THE GROUND SURFACE AND MAY ONLY BE COVERED BY PROPOSED & APPROVED NATURAL DUFF MULCHING



Revisions

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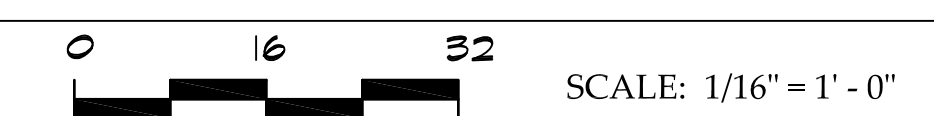
Irrigation Plan

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LANDSCAPE IRRIGATION PLAN



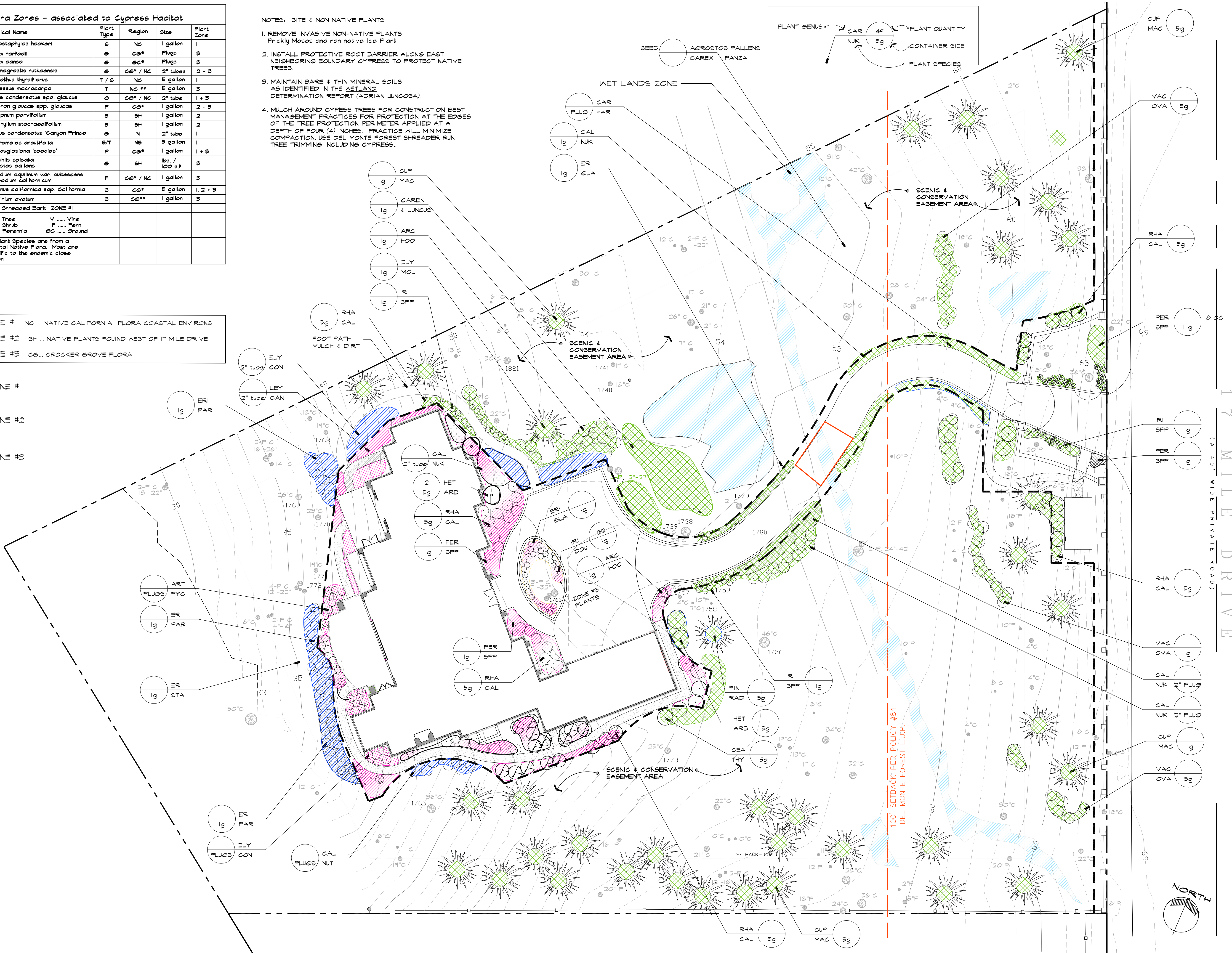
PLANT LIST:
Three Native Flora Zones - associated to Cypress Habitat

Symbol	Botanical Name	Plant Type	Region	Size	Plant Zone
ARC HOO	Arctostaphylos hookeri	S	NC	1 gallon	1
CAR BRE	Carex hartwegii	E	CS*	Plug	3
CAR PAN	Carex pansa	E	CS*	Plug	3
CAL NUT	Calamagrostis nutkaensis	E	CS* / NC	2" tubes	2 + 3
CEA THY	Ceanothus thyrsiflorus	T / S	NC	5 gallon	1
CUP MAC	Cupressus macrocarpa	T	NC **	5 gallon	3
ELY CON	Elymus condensatus ssp. glaucus	E	CS* / NC	2" tube	1 + 3
ERI GLA	Erigeron glaucus ssp. glaucus	F	CS*	1 gallon	2 + 3
ERI PAR	Erigeron parvifolius	S	SH	1 gallon	2
ERI STA	Eriophyllum stachaeoides	S	SH	1 gallon	2
LEY CON	Leymus condensatus 'Canyon Prince'	E	N	2" tube	1
HET ARB	Heteromeles arbutifolia	S/T	NS	5 gallon	1
IRI SPP	Iris douglasiana 'species'	F	CS*	1 gallon	1 + 3
SEED	Distichlis spicata Agrostis pallens	E	SH	lb. / 100 s.f.	3
FER SPP	Pteridium aquilinum var. pubescens Polypodium californicum	F	CS* / NC	1 gallon	3
RHA CAL	Rhamnus californica ssp. californica	S	CS*	5 gallon	1, 2 + 3
VAC OVA	Vaccinium ovatum	S	CS**	1 gallon	3
MULCH	Fine Shredded Bark	ZONE #1			
PLANT TYPE:	T Tree S Shrub P Perennial	V Vine F Fern GC Ground			
PLANT REGION:	All Plant Species are from a Coastal Native Flora. Most are specific to the endemic close region.				

- NOTES: SITE & NON NATIVE PLANTS
1. REMOVE INVASIVE NON-NATIVE PLANTS
Prickly Moses and non native Ice Plant
 2. INSTALL PROTECTIVE ROOT BARRIER ALONG EAST NEIGHBORING BOUNDARY CYPRESS TO PROTECT NATIVE TREES.
 3. MAINTAIN BARE & THIN MINERAL SOILS AS IDENTIFIED IN THE WETLAND DETERMINATION REPORT (ADRIAN JUNCOSA).
 4. MULCH AROUND CYPRESS TREES FOR CONSTRUCTION BEST MANAGEMENT PRACTICES FOR PROTECTION AT THE EDGES OF THE TREE PROTECTION PERIMETER APPLIED AT A DEPTH OF FOUR (4) INCHES. PRACTICE WILL MINIMIZE COMPACTION. USE DEL MONTE FOREST SHREDDER RUN TREE TRIMMING INCLUDING CYPRESS.

ZONE #1 NC ... NATIVE CALIFORNIA FLORA COASTAL ENVIRONS
 ZONE #2 SH ... NATIVE PLANTS FOUND WEST OF 17 MILE DRIVE
 ZONE #3 CS ... CROCKER GROVE FLORA

ZONE #1
 ZONE #2
 ZONE #3



Revisions

PLANT ZONES / CLARIFICATION

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PRELIMINARY LANDSCAPE PLANTING PLAN

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

Symbol	Botanical Name	Plant Type	Region	Size	
ARC HOO	Arctostaphylos hookeri	S	NC	1 gallon	
CAR BRE CAR BRE	Carex brevicaulis Carex hartfordii	E	CS*	Plugs	
CAR PAN	Carex pansa	E	CS*	Plugs	
CAL NUK	Calamagrostis nutkaensis	F	SC*	3" tube	
CEA THY	Ceanothus thyrsiflorus	T / S	NC	5 gallon	
CUP MAC	Cupressus macrocarpa	T	SC*	5 gallon	
ELY CON	Elymus condensatus spp. glaucus	E	NC	4" tube	
ERI GLA	Eriogon glaucus spp. glaucus	F	SC*	1 gallon	
ERI PAR	Eriogonum parvifolium	S	SH	1 gallon	
ERI STA	Eriophyllum stachaeoidifolium	S	SH	1 gallon	
HET ARB	Heteromeles arbutifolia	T / S	NC	5 gallon	
LEY CON	Leymus condensatus 'Canyon Prince'	E	SH	1 gallon	
IRI DOU	Iris douglasiana 'species'	F	CS*	1 gallon	
PTE SPP	Pteridium aquilinum var. pubescens Polypodium californicum	F	CS*	1 gallon	
RHA CAL	Rhamnus californica spp. California	S	NC**	5 gallon	
VAC OVA	Vaccinium ovatum	S	CS*		
MULCH	Fine Mini-Bark Around Building 3'd			Cycle	
PLANT TYPE:	T Tree S Shrub P Perennial	V Vine F Fern SC Ground			
PLANT REGION:	NC Native California Flora SH Coastal Bluff SC* Cypress Habitat Flora		ZONE # 1 ZONE # 2 ZONE # 3		DM Forest & Crocker Nest 17-Mile Dr. CROCKER GROVE

USE OF MULCH:

Responsible Plant Mulching Notes:

Plantings around the house within ZONE #1 shall be mulched with a fine graded and uniform bark chip mulch of Fir barks and including redwood. The depth in this area as prescribed by Water Resource Agency shall be Three (3) inch depth.

Plantings within the Development Boundary but away from the house shall incorporate double run chipped clean tree trimmings from the Del Monte Forest applied at a three (3) inch depth.

Open Habitat areas away from the Development Boundary line shall be further studied for maintaining moisture and using forest duff.

Around the outer protective barriers for the existing Cypress trees it has been recommended Four (4) inches of Del Monte Forest tree trimmings largely compiled of Cypress trees shall be applied to mitigate possible soil compaction during the construction (refer to Frank Ono, project Arborist letter December 27, 2017).

No Mulching is to occur along the path (abandon road) running North - South. Bare mineral soils are exposed and identified in the Wetlands report (Juncosa) and shall remain exposed as per the author's prescription for regeneration of these plant types and plant community (Refer to the report Page 20).

TOPSOIL SOIL MIX SPECIFICATIONS:

Note:

- Full Planter mix around Building
- Modified mix & native soil in outlying areas -- to be fully determined with soil test analysis for Working Drawings

Chemical Properties:

- Soil reaction (ph) shall be slightly acid to alkaline in reaction as a saturated paste.
- The concentrations of soluble salts as measured on the extract from a saturated paste shall be less than 4.0 ds/m.
- Cation exchange capacity shall be a minimum of 30.0 milliequivalents per 100 grams Nitrogen shall be sufficient to provide for decomposition of the organic matter of the mix

Physical Properties:

- Moisture holding capacity shall be a minimum of 40% after drainage on a volume basis
- Air filled porosity shall be a minimum of 15% on a volume basis.
- Water infiltration rate shall be a minimum of 2 inches per hour at saturation

SITE SOIL IMPORT / NOT COMPOST

- 40% loamy sandy soil (70% Sand, 10-15% clay, 0-30% silt)
 - 30% neutralized redwood shavings and shredded bark
 - 30% organic humus such as aged chicken manure
- The topsoil salinity level is not to exceed 3.5 - 4mm mole (elec. conductivity).

A soil Sample with soil report shall be provided to the Landscape Architect prior to soil delivery.

CLARIFICATIONS TO THE INITIAL STUDY REPORT FOR THE PRELIMINARY LANDSCAPE PLAN REVIEW:

Page 6 Figure 9.

The North-South Path / abandoned road has been addressed in the Preliminary Landscape & Restoration Plan (reference SHEET 6). The direction here, which will be further addressed in the Construction Document Landscape Planting & Restoration Plans is to respect and enhance the wetland area and the bare mineral soils (ref. Adrian Juncosa, PhD as described in the Wetlands Determination report). The path decomposition shall be in the center portion of the path area and is to be further enhanced for replanting. The outer edges or third shall remain as unscarified soil and kept firm soil to buttress any run off into the wetland areas. The plant type in this area shall conform to the Wetland Determination plant species which are:

- OBL Obligate always found within the wetlands and
- FACN Facultative-wetland, generally found in this zone
- FAC Facultative or equally found with in this habitat zone

The list of these plants found on site is referenced from the Wetlands Determination Report Table 1 and is incorporated within the Landscape Planting & Restoration Plant Lists on Sheets L-5 and L-6.

The overall Preliminary Landscape Area includes approximately 1500 square feet for planting Native California Flora from the Del Monte Forest in three (3) Zones drawn from the Biological Reports: - Jeffery Froke, PhD; Adrian Juncosa, PhD, and compiled Del Monte Forest Plant Matrix by Vern Yadan, 2001)

LISTED HERE ARE THE THREE LANDSCAPE PLANTING ZONES:

Note that Zone #3 is part of the Habitat restoration and as such incorporates exclusively plant species from the Crocker Grove Reserve.

ZONE #1 : Outdoor areas nearest the house structure are drawn from a California flora and confined within curb and walks within the proposed Development Boundary line as depicted on the plans.

ZONE #2 : Coastal Bluff made up of California Native Plants found west of the 17-Mile Drive. Species here too are intended to be collected from local seed and cuttings.

ZONE #3 : Cypress Habitat. Plants here are inclusive of those species found in and around the Crocker Grove Reserve. Plant species selected on the Preliminary Lists have been compared to those found in the Reserve from observation, biological reports for the project and in depth Del Monte Forest Data Base plants as compiled under the direction of Vern Yadan. Additional Monterey Cypress from indigenous seed shall also be used to promote the future Cypress Habitat and grove.

Restoration Care around the Wetlands therefore as identified within the Landscape Preliminary Plan set Sheet L-6 responds to both Adrian Juncosa, PhD and Jeffery B. Froke, PhD analysis reported analysis.

PLANT INTRODUCTIONS:

Introduction of planting nearby wetlands shall be composed of plant species that are compatible with the habitat & currently found plant species within the Wetland Zones. Refer to L-6 Preliminary Habitat restoration list of Juncosa and Carex spp.

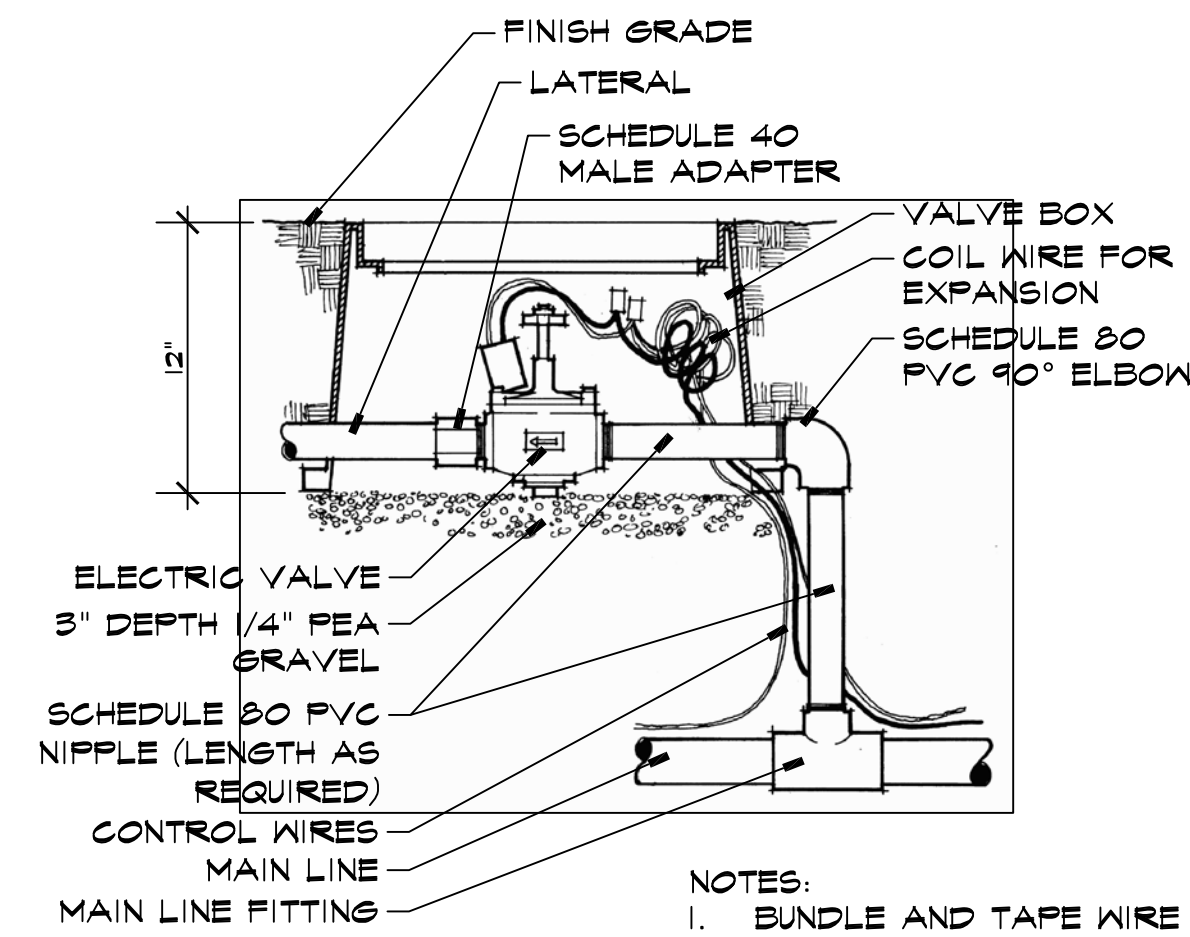
IRRIGATION:

For the success in planting shrubs and trees the an Irrigation system which employs Drip Irrigation delivery system has been recommended. Lines shown outside of the Development Boundary line shall be placed above ground or on the surface as a temporary start-up for the limited time needed to successfully establish the plants.

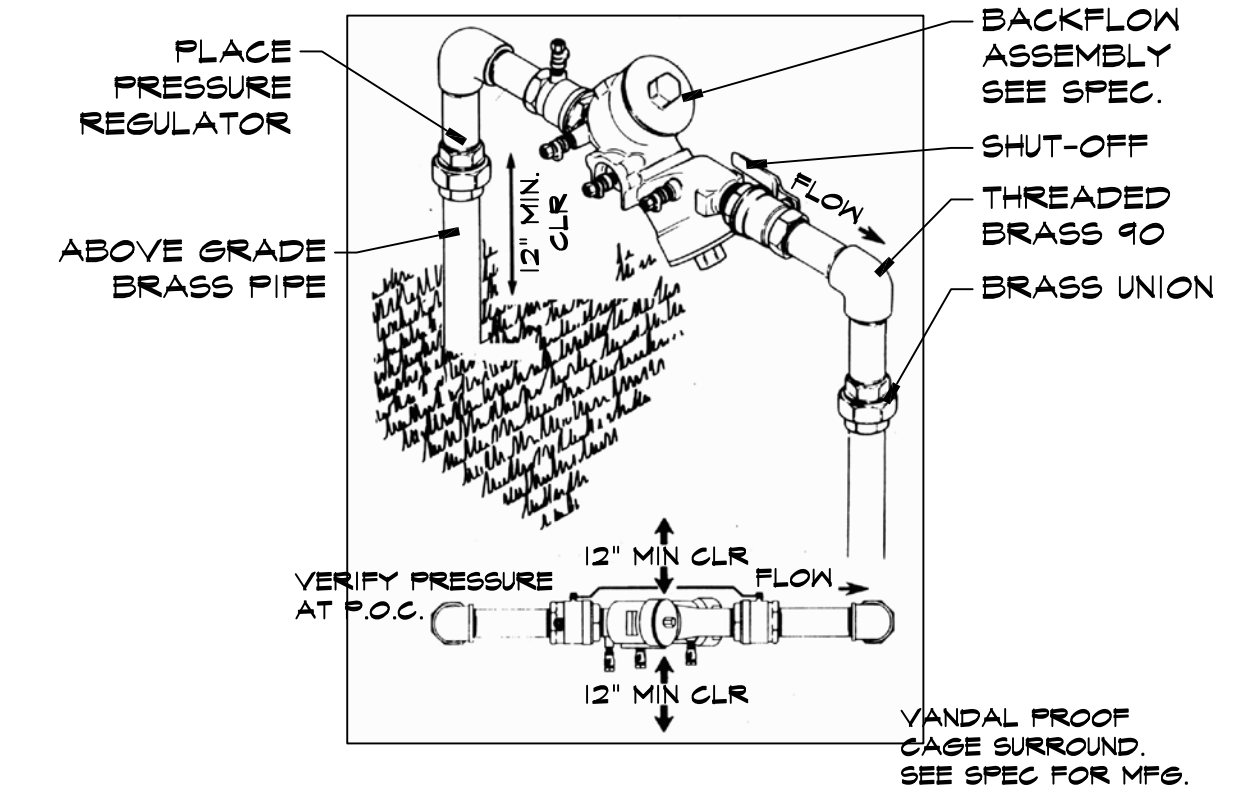
MONITORING ACTIONS:

All restoration shall be in accordance with the adopted Mitigation Measures and Monitoring Actions and with the Biological Assessment (Froke, May 2017), Forest Management Plan (Ono May 2017) and 'Supplement (December 2017) Plan', and Supplemental Tree Biology Report (Juncosa June 2017) as provided in the consultants reports

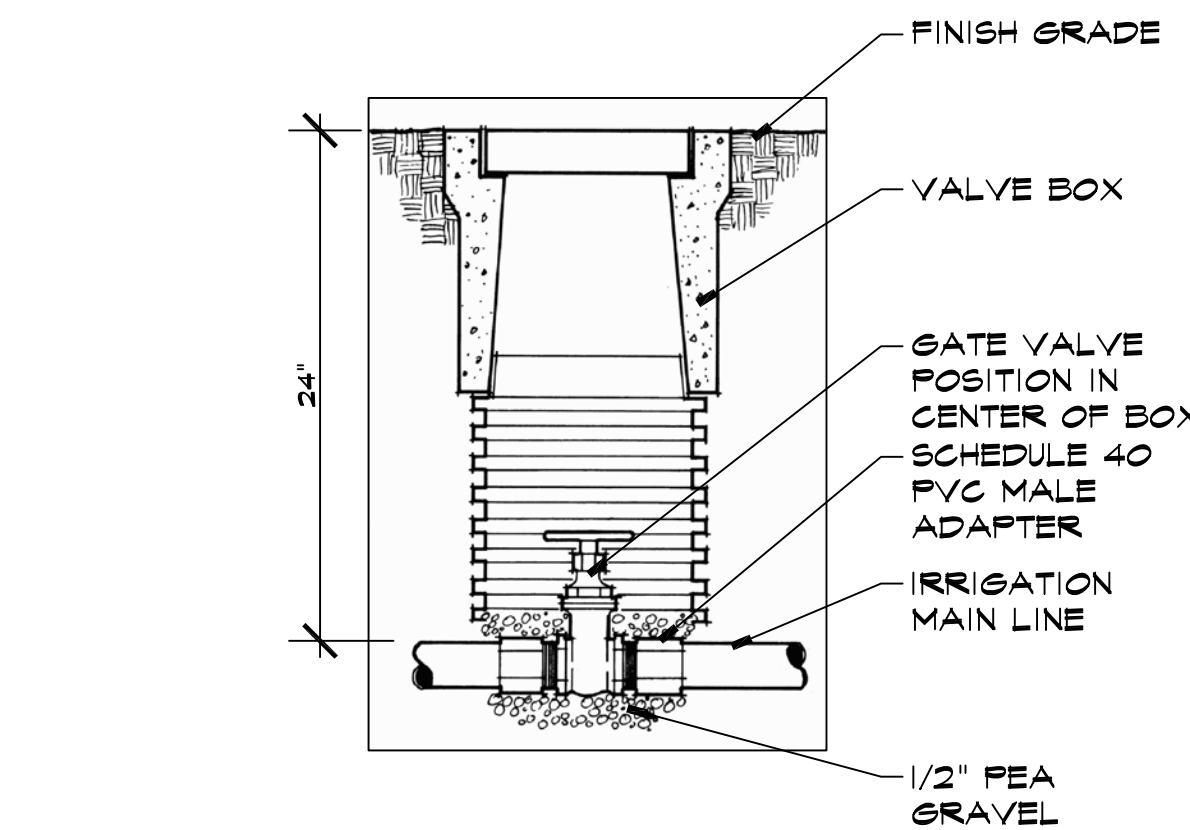
The Monitoring program in Zone #1 is called out as a Two-Year program for the plants around the building. Monitoring of Zone 2 and Zone 3 plantings will be described in the consulting contracts required by Mitigation Measures 1 & 2.



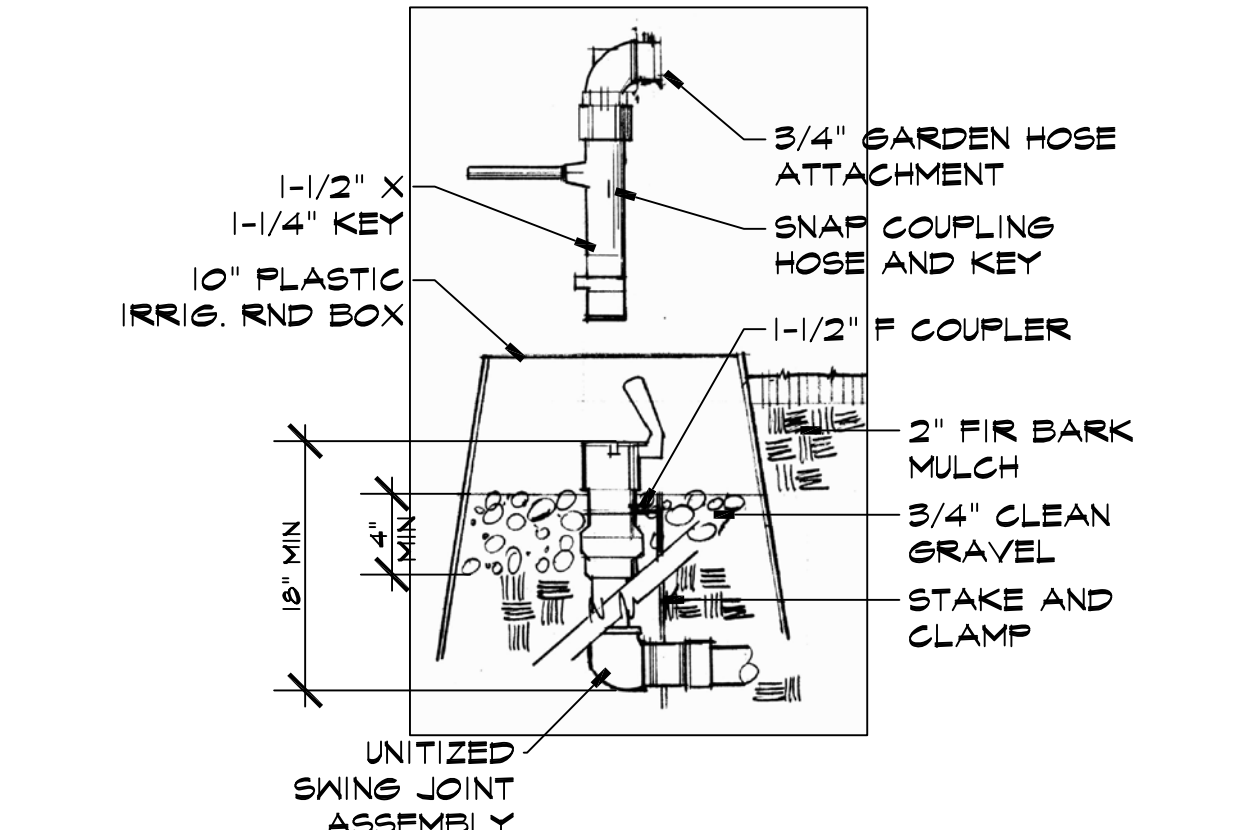
○ REMOTE IRRIGATION VALVE
NTS



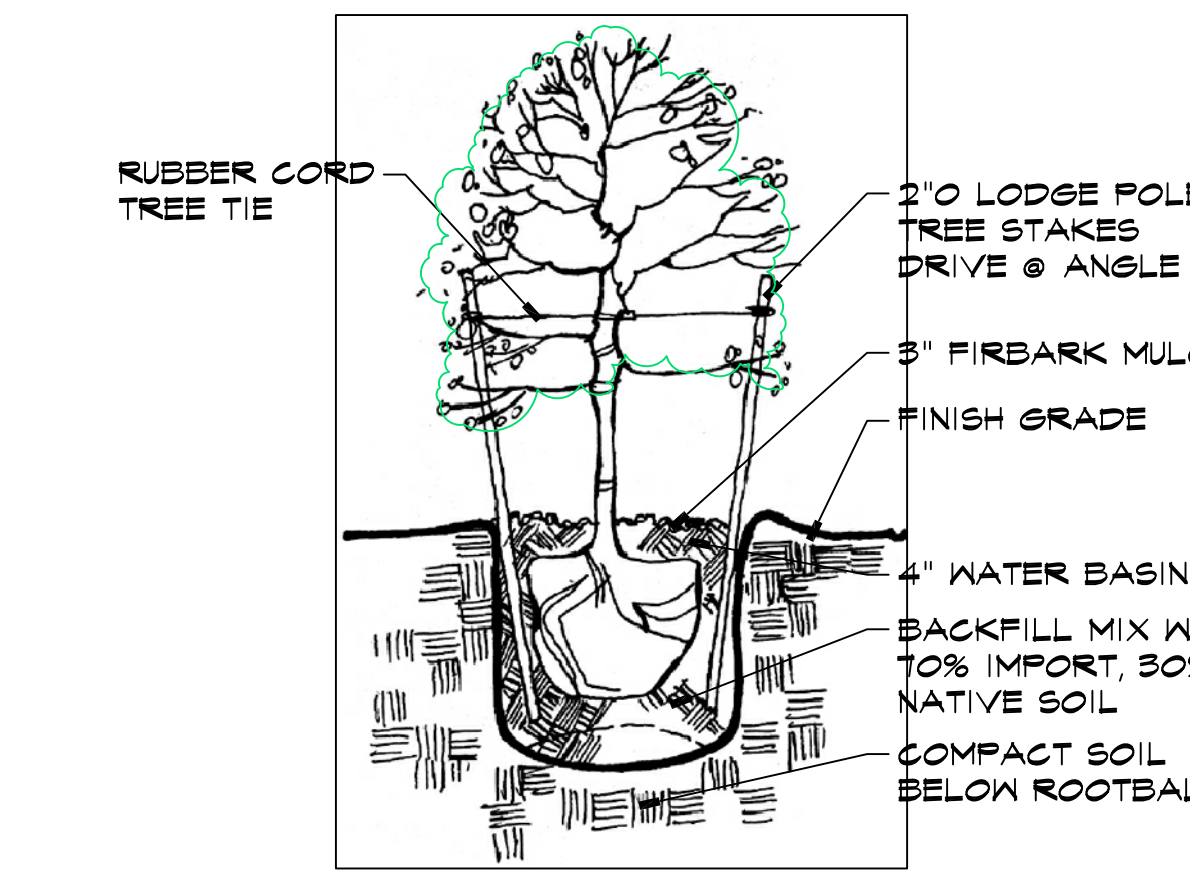
○ BACKFLOW ASSEMBLY
NTS



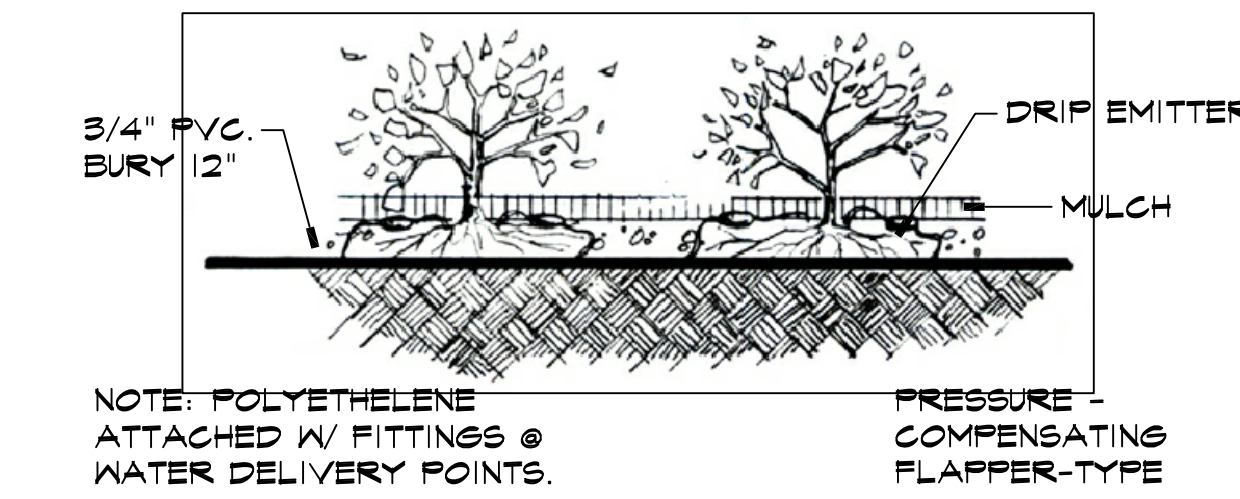
○ GATE VALVE SHUT-OFF
NTS



○ QUICK COUPLER
NTS



○ TREE PLANTING & STAKING
NTS



○ DRIP IRRIGATION DISPERSAL
NTS

Revisions

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REGISTERED LANDSCAPE ARCHITECT
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SIGNATURE
DATE
STATE OF CALIFORNIA

Maestri Residence
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Details & Specifications

Page Title:

Job # 18016
Date Printed: 01-02-2018
Revision
Drawn By MASH
Sheet

CYPRESS HABITAT + BLUFF RESTORATION PLANT LIST

Botanical Name	Plant Type	Region	Plant Zone
<i>Agrostis pallens</i>	E	CS*	2 + 3
<i>Carex hartwegii</i>	E	CS*	3
<i>Carex pansa</i>	E	CS*	3
<i>Calamagrostis nutkanaensis</i>	E	CS*	3
<i>Cyperus macrocarpa</i>	T	CS*	2 + 3
<i>Distichlis spicata</i>	E	CS*	2 + 3
<i>Elymus condensatus</i> spp. <i>glauca</i>	E	CS*	3
<i>Erigeron glaucus</i> spp. <i>glaucus</i>	F	CS*	2 + 3
<i>Iris douglasiana</i> 'species'	F	CS*	2 + 3
<i>Juncus effusus</i>	E	CS*	3
<i>Juncus mexicanus</i>	E	CS*	3
<i>Pteridium aquilinum</i> var. <i>pubescens</i>	F	CS*	3
<i>Rosa californica</i>	S	CS*	3
<i>Rhamnus californica</i> spp. <i>californica</i>	S	CS*	3
<i>Vaccinium ovatum</i>	S	CS**	3

PLANT TYPE:	T	V	F	S
Tree	Tree	Vine	Fern	Shrub
Shrub	Shrub	Fern	Shrub	Shrub
Perennial	Perennial	Ground	Ground	Ground

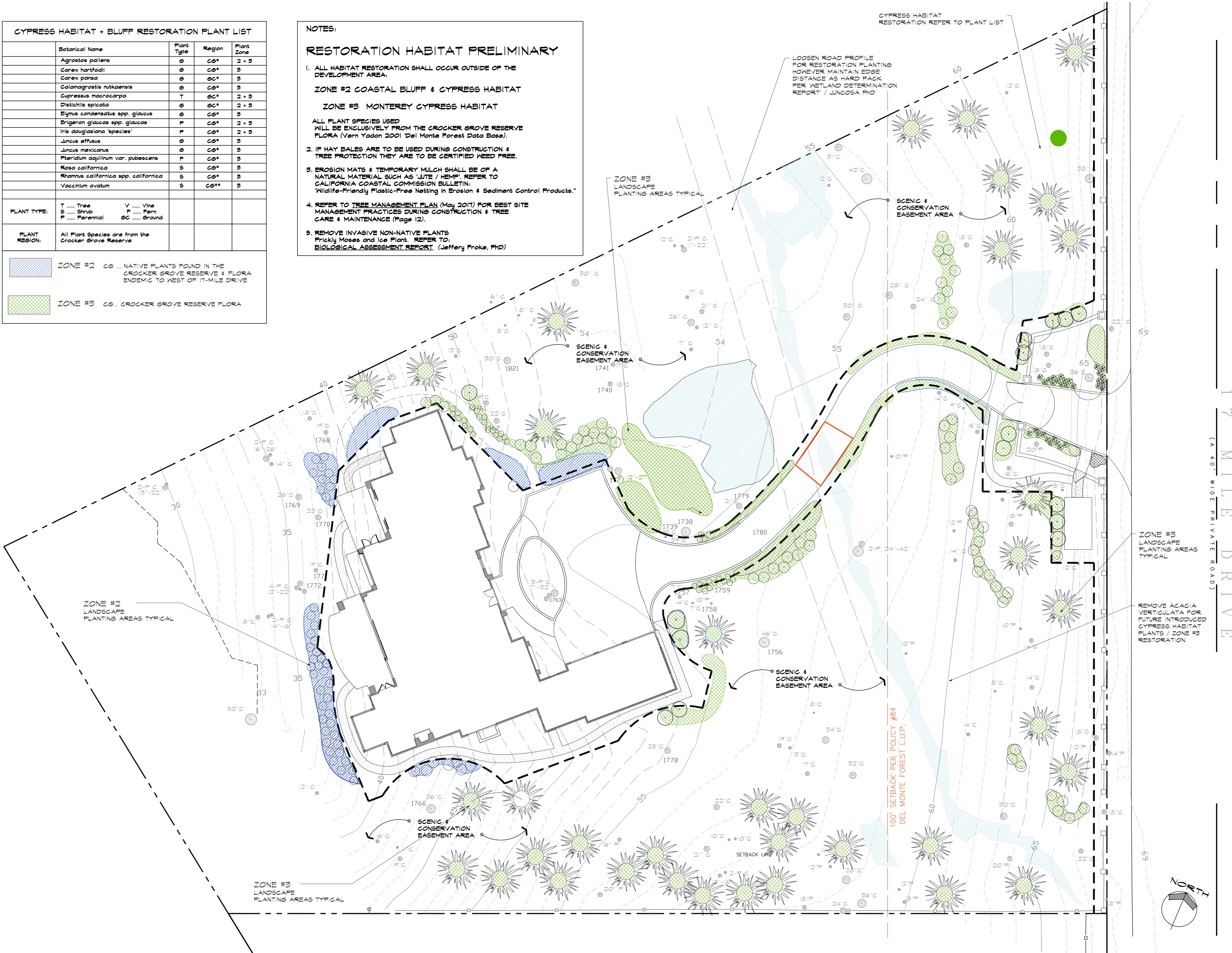
PLANT REGION: All Plant Species are from the Crocker Grove Reserve

ZONE #2 CS... NATIVE PLANTS FOUND IN THE CROCKER GROVE RESERVE & FLORA ENDEMIC TO WEST OF 17-MILE DRIVE
 ZONE #3 CS... CROCKER GROVE RESERVE FLORA

NOTES:

RESTORATION HABITAT PRELIMINARY

- ALL HABITAT RESTORATION SHALL OCCUR OUTSIDE OF THE DEVELOPMENT AREA.
ZONE #2 COASTAL BLUFF & CYPRESS HABITAT
ZONE #3 MONTEREY CYPRESS HABITAT
 ALL PLANT SPECIES USED WILL BE EXCLUSIVELY FROM THE CROCKER GROVE RESERVE FLORA (Vern Yacon 2001 'Del Monte Forest Data Base').
- IF HAY BALES ARE TO BE USED DURING CONSTRUCTION & TREE PROTECTION THEY ARE TO BE CERTIFIED NEED FREE.
- EROSION MATS & TEMPORARY MULCH SHALL BE OF A NATURAL MATERIAL SUCH AS LITE / HEMP. REFER TO CALIFORNIA COASTAL COMMISSION BULLETIN: 'Wildlife-Friendly Plastic-Free Netting in Erosion & Sediment Control Products.'
- REFER TO TREE MANAGEMENT PLAN (May 2017) FOR BEST SITE MANAGEMENT PRACTICES DURING CONSTRUCTION & TREE CARE & MAINTENANCE (Page 12).
- REMOVE INVASIVE NON-NATIVE PLANTS Prickly Moses and Ice Plant. REFER TO: BIOLOGICAL ASSESSMENT REPORT (Jeffery Froke, PhD)



Revisions

PLANT ZONES / CLARIFICATION

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REGISTERED LANDSCAPE ARCHITECT
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 STATE OF CALIFORNIA

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Restoration Plan

Page Title:

Job # 18016
 Date Printed: 01-02-2018
 Revision
 Drawn By MASH
 Sheet

L-6
 of: 6 Sheets

PRELIMINARY HABITAT RESTORATION PLAN

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

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