

Exhibit B

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EXHIBIT B
DRAFT RESOLUTION

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

In the matter of the application of:

LUNDQUIST (PLN150150)

RESOLUTION NO. 18 -

Resolution by the Monterey County Planning
Commission:

1. Considering an Addendum together with a previously-adopted Mitigated Negative Declaration, pursuant to Section 15164 of the CEQA Guidelines;
2. Approving an Amendment to a previously-approved Combined Development Permit (PLN110114) consisting of:
 - a) a Coastal Administrative Permit and Design Approval to allow demolition of a 2,083 square foot single-family dwelling with 740 square feet of deck area and a 249 square foot attached carport, and construction of an 8,886 square foot single-family dwelling with 1,296 square feet of balcony area and a 1,106 square foot detached garage, driveway, replacement of an existing wood fence with a stone wall and a new driveway entrance gate, restoration of existing paths and driveway to native Monterey Cypress habitat, and associated grading;
 - b) a Coastal Development Permit to allow the removal of one dead Monterey cypress tree;
 - c) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat;
 - d) a Coastal Development Permit to allow development within 750 feet of known archaeological resources; and
 - e) a Coastal Development Permit to allow development on slopes exceeding 30 percent; and
3. Adopting a Mitigation Monitoring and Reporting Plan.

3224 17-Mile Drive, Pebble Beach, Del Monte
Forest Land Use Plan, Coastal Zone (APN: 008-
472-006-000)

The Richard C. and Melanie F. Lundquist TRS application (PLN150150) came on for public hearing before the Monterey County Planning Commission on February 14, 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 / NO VIOLATIONS** – The proposed project and/or use, as conditioned and mitigated, is consistent with the 1982 Monterey County General Plan, the Del Monte Forest Land Use Plan, the Monterey County Coastal Implementation Plan (Part 5), and the requirements of the applicable zoning ordinance (Title 20), to include Monterey County Code (MCC) Chapter 20.14 (Low Density Residential Zoning District) and Chapter 20.44 (Design Control Zoning District), and other County ordinances related to land use development. No violations exist on the property.
- 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; and
 - Monterey County Zoning Ordinance (Title 20).No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
 - b) The property is located at 3224 17-Mile Drive, Pebble Beach (Assessor's Parcel Number 008-472-006-000), Del Monte Forest Land Use Plan, Coastal Zone. The parcel is zoned Low Density Residential, 2 acres per unit, with a Design Control Overlay (Coastal Zone) [LDR/2-D (CZ)], which allows single-family dwellings and accessory structures as principal uses, subject to granting of applicable coastal development permits. Therefore, the project is an allowed land use for this site.
 - c) Tree Removal: The removal of sensitive trees or trees located in an environmentally sensitive habitat area requires a Coastal Development Permit pursuant to CIP Section 20.147.050.A. The project includes the removal one dead 7-inch Monterey cypress tree to accommodate the construction of the garage. Arborist reports (LIB120030 and LIB150181) were prepared for the project to evaluate potential impacts to the forest due to construction of the proposed project. All of the recommendations for tree protection contained in the arborist report have been incorporated into the project design. The tree will be replaced with three trees propagated from trees indigenous to Pebble Beach in a site determined by the project arborist. Tree removal has been minimized to the extent possible and the project has been designed to protect retained trees from damage by construction equipment.
 - d) Setback Policy and Exception: Pursuant to DMF LUP Policy 84, new development requires a 100-foot setback from the centerline of 17-Mile Drive to maintain the public viewshed along 17-Mile Drive. As

proposed, the single-family dwelling meets the required 100-foot setback from the centerline of 17-Mile Drive.

Pursuant to an allowed setback exception identified in MCC Section 20.62.040.N (Height and Setback Exceptions), the proposed detached garage will be 9 feet from the front property line. The setback exception allows detached garages to encroach into the front setback up to 5 feet from the front property line where the elevation of the front half of the lot at a point 50 feet from the centerline of the traveled roadway is 7 feet above or below the grade of said centerline. In this case, the elevation drops between approximately 7 feet and 13 feet from the centerline of 17-Mile Drive to points 50 feet into the front of the lot. Placement of the garage in this location would not impact the public viewshed because the Applicant has proposed a subterranean structure with restored habitat above, and is therefore consistent with the intent of DMF LUP Policy 84.

- e) Design: Pursuant to MCC Chapter 20.44, the proposed project site and surrounding area are designated as a Design Control Zoning District (“D” zoning overlay), which regulates the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The proposed structure color and material finishes include earth-toned stone and masonry (honed and natural granite), steel window and door frames with a bronze patina finish, and pre-weathered/gray zinc metal roofing. The proposed finishes are consistent with other dwellings in the neighborhood and with the surrounding residential neighborhood character, and blend with the surrounding natural environment.
- f) Scenic and Visual Resources: The proposed development is consistent with DMF LUP Scenic and Visual Resource Policies, and will not block significant public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity. Based on the proposed structural siting compared to the location of the existing single-family dwelling, and extensive large tree canopy screening, the development proposal would not significantly interfere with visual access along 17-Mile Drive or to the ocean.

The proposed single-family dwelling would be constructed within the same approximate development footprint and visual alignment as the existing residence, with minor shifts to avoid large Monterey cypress located near the building footprint, and has been designed to minimize obstructions to and degradation of views from 17-Mile Drive to the ocean, and to not interfere with public visual access to the Lone Cypress. The height increase of the single-family dwelling has been carefully sited to ensure alignment with existing natural visual obstructions on the site (i.e., existing trees). The proposed structures would not significantly intensify visual impacts over the existing residential use of the site, and would be visually compatible with other structures in the site vicinity.

The proposed stone wall will be 4 to 6 feet tall as measured from the finished grade. Antique bronze fencing, in 12.5-foot long sections, will

be inserted at seven locations along the wall and antique bronze fencing with stone pillars will be utilized at the new driveway entrance. The antique bronze fencing is strategically-designed to allow full views across the site to the ocean and the Lone Cypress. Of the approximately 410-foot front property line, 155 feet, or over one third of the length, will be open design fencing.

In addition, the County has applied a condition to require a conservation and scenic easement over those undeveloped portions of the parcel, including most of the southern half of the property, which will provide a large area for visual access to the ocean from 17-Mile Drive. As proposed, conditioned, and mitigated the project is consistent with applicable LUP visual resource policies, assures protection of the public viewshed, and is consistent with neighborhood character.

- g) Review of Development Standards: The development standards for the LDR zoning district are identified in Monterey County Code (MCC) Section 20.14.060. Required setbacks in the LDR district for main dwelling units are 30 feet (front), 20 feet (rear), and 20 feet (sides). In addition, to maintain the public viewshed along 17-Mile Drive, Del Monte Forest Land Use Plan Policy 84 requires a 100-foot setback from the centerline of 17-Mile Drive for new development (see Evidence d above). The proposed single-family dwelling setbacks are 100 feet (front), 36 feet and 235 feet (sides), and 58 feet (rear). As proposed, the residence meets or exceeds all required setbacks. The corresponding maximum structure height is 30 feet. The proposed height for the single-family dwelling is 26.67 feet.

The allowed site coverage maximum in the LDR zoning district is 15 percent, and the allowed floor area ratio maximum in the LDR/2 zoning district is 17.5 percent. The property is 1.68 acres or 73,230 square feet, which would allow site coverage of 10,985 square feet and floor area of 12,815 square feet. As proposed, the project would result in site coverage of 4,647 square feet or 6.34 percent, and floor area of 9,439 square feet or 12.88 percent.

Therefore, as proposed, the project meets all required development standards.

- h) Del Monte Forest Land Use Plan Policy 20: LUP Policy 20 identifies indigenous Monterey cypress habitat as ESHA, and regulates use and development in or adjacent to indigenous Monterey cypress habitat areas. The policy requires development to be compatible with the objective of protecting this environmentally sensitive coastal resource. The previous text of Policy 20 (approved in 2012) suggested that only remodels which stay within existing hardscape footprints can be approved. The undesired consequence of this language was that good projects which modified existing encroachments like excessive hardscapes, and provided a net benefit to overall cypress habitat could still be determined to be inconsistent with the policy. This project falls into that category of projects which provide a net benefit to cypress habitat, but was interpreted by the Coastal Commission to be inconsistent with Policy 20. The Lundquist project, as approved by the

Planning Commission in 2013, triggered the need to amend Policy 20, not only for this project, but for other projects west of 17-Mile Drive from Pescadero Point to Cypress Point.

On December 6, 2016, following collaboration between County and Coastal Commission staff to revise Policy 20, the Board of Supervisors adopted a Resolution of Intent (Resolution of Intent No. 16-321) to amend the text of the Del Monte Forest Area Land Use Plan and to adopt an ordinance to amend the text of Section 20.147.040.D.2 of the Coastal Implementation Plan regulating development within the indigenous Monterey cypress habitat. The purpose of the amendment was to recognize residential projects in the Del Monte Forest that may alter their existing footprint following confirmation that the project would substantially improve existing Monterey cypress habitat.

On May 10, 2017, the California Coastal Commission certified the amendment to Policy 20 and its associated development regulations, with modifications. The Planning Commission reviewed the Coastal Commission's version of the amendment on October 25, 2017, and recommended approval to the Board of Supervisors. On December 12, 2017, the Board of Supervisors adopted the amendment with the recommended modifications. On February 7, 2018, the Coastal Commission concurred with the Commission's Executive Director's determination of adequacy.

To confirm a project's net benefit to the Monterey cypress habitat, a project must meet each of the following requirements:

1. The project must not harm any existing individual Monterey cypress tree;
2. The project must reduce the existing legally established baseline for building and site coverage to increase Monterey cypress habitat;
3. All areas outside of the approved development envelope must be restored to and enhanced as high value and self-functioning Monterey cypress habitat and placed into a permanent conservation easement;
4. An off-site area shall be restored and/or enhanced and/or an off-site mitigation fee shall be collected based upon a 2:1 ratio assessed against all areas of new coverage and applied to benefit the native Monterey cypress habitat in the Del Monte Forest; and
5. The new development must be sited and designed in such a way as to avoid the critical root zone and the most sensitive habitat areas of the site as much as possible and use alternative construction methods for development in critical root zone areas.

The proposed development and restoration represents an opportunity to increase and promote Monterey cypress native habitat by over 9,700 square feet. As proposed, the project would create 3,214 square feet of new hardscape, primarily from the re-alignment of the driveway to improve ingress to and egress from the site, and another 664 square feet of hardscape in existing disturbed areas. However, the project would also

involve the restoration of 4,191 square feet of hardscape, resulting in a 313-square foot net reduction of hardscape on the site, including 119 square feet of hardscape from existing critical root zone areas. Additionally, the project proposes the restoration of over 9,700 square feet of Monterey cypress habitat through the removal of non-native Monterey cypress and ice plant.

Overall, the project incorporates recommendations for improving the health and viability of the habitat system as a component of the development, and satisfies the requirements of the newly-adopted Policy 20. Restoration would be partially accomplished by removing all of the existing planted landscaping beyond the footprint of the proposed new residence, and preparing these areas for future Monterey cypress germination. All Monterey cypress habitat area outside of the proposed development envelope would be restored to and/or enhanced as high value and self-functioning Monterey cypress habitat. As proposed, conditioned, and mitigated, the project would result in significant improvements over the existing site development pattern by: moving structural and hardscape development away from existing Monterey cypress trees; reducing the landscaped area on the parcel; increasing the amount of easement and protected habitat area; and by promoting the health and vitality of the Monterey cypress habitat to the maximum extent possible. Therefore, the project is consistent with the amended Policy 20 and the development standards in the amended Del Monte Forest Coastal Implementation Plan Section 20.17.040.D.2 (Development Standards for Monterey Cypress Habitat).

- i) Development on Slopes Exceeding 30 Percent: Development on slopes that exceed 30 percent is prohibited unless there is no feasible alternative that would allow development to occur on slopes of less than 30 percent, or the proposed development better achieves the goals, policies and objectives of the Monterey County General Plan and the Del Monte Forest Land Use Plan than other development alternatives. See Finding No. 5.
- j) Environmentally Sensitive Habitat Areas (ESHA): Development within 100 feet of ESHA must minimize impacts in accordance with the applicable goals and policies of the Del Monte Forest Land Use Plan. See Finding No. 6.
- k) Cultural Resources: County records identify the project site is within an area of high sensitivity for prehistoric cultural resources, and the project includes a Coastal Development Permit to allow development within 750 feet of known archaeological resources. Archaeological reconnaissance (LIB110216 and LIB150180) of the parcel revealed three prehistoric sites located on the project parcel (CA-MNT-166, 167, and 168), which extend onto the adjacent Lone Cypress parcel. Due to the potential for archaeological resources identified on the parcel, auger testing was conducted in the crawl space under the existing house, and in the area of the proposed garage and connecting tunnel. This testing confirmed that cultural deposits are not present on the portion of the parcel along 17-Mile Drive, nor in the location of the garage and tunnel. The auger testing further confirmed that all midden under the existing residence was

significantly disturbed during construction of the foundation and residence, and no intact midden was found. Although testing concluded that cultural resources would not likely be disturbed during project construction, the County will require mitigation measures to ensure monitoring and protection of resources that could potentially be discovered during excavation activities. Additionally, based on tribal consultation which occurred on December 8, 2015, the County has revised Mitigation Measure No. 8 to include a tribal monitor during all site excavation activities.

- l) Public Access: See Finding No. 7.
- m) Development within 50 feet of a coastal bluff: As proposed, conditioned, and mitigated, the project is consistent with applicable policies of the Del Monte Forest Land Use Plan regarding hazards and protection of resources. See Finding Nos. 2, 3, 4, 5, and 6; and supporting evidence.
- n) County review confirms the findings and evidence of Planning Commission Resolution No. 13-007 approved on March 13, 2013 (RMA-Planning File No. PLN110114). All potential impacts were assessed in the original permit action, and the Amendment is in keeping with the action of the appropriate authority. As approved and amended, this Amendment to the previously-approved Combined Development Permit (RMA-Planning File No. PLN 150150) will become and be referred to as the approved permit.
- o) Conditions of Approval: All applicable conditions of approval from PLN110114 have been carried forward to PLN150150. Based on current regulations and review procedures, the following conditions of approval have either been deleted, added, or modified:
 - The Water Resources Agency added two conditions of approval (WRA SP1 – Drainage Plan and WR049 – Water Availability Certification).
 - RMA-Environmental Services added four conditions of approval (Grading Plan and Inspections).
 - RMA-Planning deleted two conditions of approval that were repetitive of other conditions or mitigation measures [PD044 – Resource Conservation Easement was repetitive of PD022(B) and PD003(B) – Cultural Resources was repetitive of Mitigation Measure No. 8].
 - RMA-Planning added two conditions of approval [PD005 – Fish and Game Fee, and PD014(A) – Exterior Lighting Plan].
 - The Pebble Beach Community Services District (Fire Protection District) deleted three conditions of approval that are either obsolete or no longer required (Fire 008 – Gates, Fire 011 – Addresses for Buildings, and Fire 019 – Defensible Space Requirements). Fire 007 – Driveways was retained because it is a non-standard condition.

The new conditions of approval were added to address the increased project scope involving the demolition and rebuild of the single-family dwelling. The conditions have been incorporated into the attached Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan, and are incorporated herein by reference. Mitigation

Measure No. 8 was modified to add reference to the new single-family dwelling and a tribal monitor (see Finding No. 4, Evidence f).

- p) Lot Legality: The 1.68-acre lot is identified as Parcel 6, within Block 472, on Assessor's Map Book 8, Page 47, in both 1964 (Volume 1) and 1972 (Volume 3). Thus, the property is a legal lot of record.
- q) 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. Monterey County RMA-Planning and RMA-Building Services records were reviewed, and the County is not aware of any active violations existing on the subject property.
- r) The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC, at a duly-noticed public meeting on June 4, 2015, voted unanimously (5 – 0) to support the project as proposed.
- s) The project planner conducted a site inspection on April 4, 2017, and reviewed the project application materials and County records to verify that the project on the subject parcel conforms to the plans listed above.
- t) 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 Files PLN110114 and PLN150150.

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, RMA-Public Works, RMA-Environmental Services, Pebble Beach Community Services District (Fire Protection District), 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) The following reports have been prepared:
 - Biotic Survey & Impact Assessment (LIB080032) prepared by Jean Ferreira, Carmel, CA, dated January 11, 2008;
 - Biological Assessment (LIB110215) prepared by Fred Ballerini, Pacific Grove, CA, dated May 18, 2011;
 - Preliminary Cultural Reconnaissance (LIB110216) prepared by Susan Morley, Marina, CA, dated April 2011;
 - Geotechnical Investigation for Proposed New Driveway Alignment, Site Wall and Detached 4-Car Garage (LIB110217) prepared by Haro, Kasunich and Associates, Watsonville, CA, dated May 2011;
 - Tree Resource Evaluation Construction Impact Analysis (LIB120030) prepared by Maureen Hamb, WCISA Certified Arborist, Santa Cruz, CA, dated June 2011, and letter reports dated August 31, 2011 and February 8, 2013;
 - Preliminary Cultural Resources Reconnaissance (LIB150180) prepared by Susan Morley, Marina, CA, dated March 2015;

- Updated Tree Resource Evaluation Construction Impact Analysis (LIB150181) prepared by Maureen Hamb, WCISA Certified Arborist, Santa Cruz, CA, dated April 2015;
 - Amended Biological Assessment (LIB150182) prepared by Fred Ballerini, Pacific Grove, CA, dated March 23, 2015;
 - Geotechnical Engineering Report for Proposed Single Family Residence (LIB150183) prepared by Beacon Geotechnical, Inc., Paso Robles, CA, dated March 16, 2015; and
 - Phase I Historic Review (LIB150184) prepared by Kent Seavey, Pacific Grove, CA, dated March 18, 2015.
- c) County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed.
 - d) County staff conducted a site inspection on April 4, 2017, 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 Files PLN110114 and PLN150150.

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

- EVIDENCE:**
- a) The project was reviewed by RMA-Planning, RMA-Public Works, RMA-Environmental Services, Pebble Beach Community Services District (Fire Protection District), Environmental Health Bureau, and Water Resources Agency. 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 are available. The existing single-family dwelling has public water and sewer connections provided by the California American Water Company and the Pebble Beach Community Services District/Carmel Area Wastewater District, respectively, and will continue to use these same connections. The Environmental Health Bureau reviewed the project application, and did not require any conditions.
 - c) See also Finding Nos. 1 and 2, and supporting evidence.
 - d) 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 Files PLN110114 and PLN150150.

4. **FINDING:** **CEQA (Addendum)** - An Addendum to a previously adopted Mitigated Negative Declaration (MND) was prepared pursuant to Code of Regulations, Title 14, Section 15164, to reflect changes or additions

- in the project that do not cause substantial changes or new information that would require major revisions to the adopted MND.
- EVIDENCE:**
- a) The County prepared and circulated a Mitigated Negative Declaration (MND; SCH No. 2012061087) for the previously-approved Combined Development Permit (PLN110114). The Monterey County Planning Commission considered and adopted the MND on March 13, 2013 (Planning Commission Resolution No. 13-007).
 - b) An Addendum to the project MND was prepared pursuant to Code of Regulations, Title 14, Section 15164 (CEQA Guidelines).
 - c) The Addendum (attached as Exhibit E to the February 14, 2018, staff report to the Planning Commission) reflects the County's independent judgment and analysis.
 - d) Pursuant to Section 15164 of the CEQA Guidelines, some changes or additions to the project are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.
 - e) Pursuant to Section 15162 of the CEQA Guidelines, there are no changes proposed in the project that would require major revisions to the prior MND due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects. The MND included mitigation measures that addressed potential impacts to aesthetics, cultural (archaeological) resources, biological resources, and forest resources (trees). The County has considered the proposed project, as amended, and determined its scope does not alter the primary conclusions in the Initial Study prepared for RMA-Planning File No. PLN110114.

Based on review of the current application, plans, and a site visit on April 4, 2017, no other potentially significant issues were identified for the proposed project. The current proposal does not alter the analysis or conclusions reached by the previous study. As proposed, the Amendment would reduce the identified significant impact regarding aesthetics. Proposed modifications to the wall and fence design increases public visual access to the forest, as well as white water and blue water views across the property.

- f) The MND adopted for the previously-approved Combined Development Permit identified potential impacts to aesthetics, biological resources, cultural resources, geology/soils, greenhouse gas emissions, and land use/planning. The proposed project will have the same or fewer impacts than the previous project:
 - No native trees will be removed; only one dead Monterey cypress and the planted non-native Monterey cypress along the fence line will be removed;
 - The approved fence and wall design has been further modified to further increase public views from 17-Mile Drive (see Evidence e above);
 - The proposed project will result in a net gain of 9,702 square feet of Monterey cypress habitat through the removal of hardscape, non-native cypress, and ice plant. This number also includes a net

gain of 119 square feet of Monterey cypress critical root zone area that will be restored;

- The proposed project, with the adoption of Amended Policy 20, is consistent with the Del Monte Forest Land Use Plan;
- The proposed project will require the modification of Mitigation Measure No. 8 to clarify that a qualified archeological monitor and tribal monitor be present during the excavation for the new house, in addition to the excavation for the new driveway, fence, and garage. This clarification of the mitigation measure is not considerably different from that adopted with the previous MND and does not constitute new information of substantial importance that was not known at the time the previous MND was considered and adopted.

- g) The previously-recommended Mitigation Measures No. 1 (fence design), No. 2 (remove planted cypress), No. 3 (tree protection), No. 4 (protection of critical root zone during excavation), No. 5 (sensitive plant species), No. 6 (Monterey cypress restoration plan), No. 7 (biologist pre-construction survey), No. 8 (archaeological monitor during excavation), and No. 9 (fencing for archaeological site) continue to apply to the proposed project.
- h) County staff conducted a site inspection on April 4, 2017, to verify that the project, as revised, would not result in conditions requiring the preparation of a subsequent MND.
- i) Monterey County RMA-Planning, located at 1441 Schilling 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 MND is based.
- j) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project Files PLN110114 and PLN150150.

5. **FINDING:** **DEVELOPMENT ON SLOPE** – The proposed development better achieves the goals, policies and objectives of the Monterey County General Plan and Del Monte Forest Land Use Plan and the Monterey County Zoning Ordinance (Title 20) than other development alternatives.

- EVIDENCE:**
- a) In accordance with the applicable policies of the Del Monte Forest Land Use Plan (LUP) and the Monterey County Zoning Ordinance (Title 20), a Coastal Development Permit is required and the finding to grant said permit has been met.
 - b) The project includes application for development on slopes exceeding 30 percent. The project will require the excavation of an area of approximately 160 square feet on a slope greater than 30 percent to re-align the driveway as well as a small area for the construction of the garage. Monterey County Code (MCC) Title 20 Section 20.64.230 provides for an exception on the development on a 30 percent slope if the slope is man-made and less than 100 square feet. The subject slope is man-made; however, it is over 100 square feet and therefore requires a coastal development permit.

- c) As discussed in Finding No. 1, Evidence f, the project site is located within the protected public viewshed from 17-Mile Drive. Other potential locations for the garage that would not require development on a slope greater than 30 percent would be visible from 17-Mile Drive and would block existing views across the site. As designed, the proposed garage will be built into the slope between the residence and 17-Mile Drive, and will not be visible from 17-Mile Drive or block views across the site. Therefore, the project better achieves the LUP Key Scenic and Visual Resources Policy, which only allows development that does not block significant public views and does not significantly adversely impact public views and scenic character, especially along the 17-Mile Drive corridor.
- d) As discussed in Finding No. 6, the project site is located within environmentally sensitive Monterey cypress habitat area (ESHA). Alternate alignments and locations for the driveway were analyzed and found to have greater impacts to ESHA. The garage and new driveway are designed to minimize impacts to ESHA, and thus better achieve the ESHA policies of the LUP, which require that all improvements within the cypress habitat be designed to avoid potential damage or degradation to the habitat.
- e) The Planning Commission shall require such conditions of approval and changes in the development as it may deem necessary to ensure compliance with MCC Section 20.64.230.E.2 (Condition Nos. 12, 13, 14, 15, 16, and 17 – Erosion Control Plan, Grading Plan, Inspections, and Geotechnical Certification).
- f) The subject project minimizes development on slopes exceeding 30 percent in accordance with the applicable goals and policies of the applicable area plan and zoning codes.
- g) The project planner conducted a site inspection on April 4, 2017, to verify that the proposed project minimizes development on slope exceeding 30 percent.
- h) 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 Files PLN110114 and PLN150150.

6. **FINDING:** **ESHA** – The subject project minimizes impact on environmentally sensitive habitat areas in accordance with the applicable goals and policies of the applicable area plan and zoning codes.

- EVIDENCE:**
- a) The project includes application for development within 100 feet of environmentally sensitive habitat areas (ESHA). In accordance with the applicable policies of the Del Monte Forest Land Use Plan (LUP) and the Monterey County Zoning Ordinance (Title 20), a Coastal Development Permit is required and the finding to grant said permit has been met.
 - b) The property is located within the mapped indigenous Monterey cypress habitat area within the Del Monte Forest, and the entire site is considered to be Monterey cypress habitat. Del Monte Forest LUP Policies 20 and 72 require the protection of Monterey cypress trees within their indigenous range (as delineated in LUP Figure 2a), and

siting and design of projects to avoid potential damage or degradation of Monterey cypress habitat. Project work will occur within the mapped area of the Monterey cypress indigenous habitat; however, the proposed project development has been sited and designed to avoid adverse impacts to individual cypress trees and cypress habitat, and will result in no impacts to Monterey cypress habitat. Moreover, as proposed, the project would result in significant improvements over the existing site development pattern by moving structural and hardscape development away from existing Monterey cypress trees, reducing the landscaped area on the parcel, increasing the amount of easement and protected habitat area, and by promoting the health and vitality of the Monterey cypress habitat to the maximum extent possible.

- c) Consistent with LUP Policy 12, biological reports (LIB110215 and LIB150182) prepared by Fred Ballerini were submitted to identify and address any potential impacts the project may have to biological resources. The reports found that the site supports Monterey cypress, Monterey pine, Ocean bluff milk-vetch and Small-leaved lomatium, all sensitive plant species that are rare or endangered in their native ranges. The ecological communities that support native stands of either or both species are designated as environmentally sensitive habitat in the LUP. Arborist reports (LIB120030 and LIB150181) prepared by Maureen Hamb were submitted to identify and address potential impacts to trees on the site. Measures recommended in the reports to avoid impacts to Monterey cypress trees and ESHA have been incorporated as Mitigation Measure Nos. 3 – 7. See also Finding No. 2, Evidence b.
- d) The Del Monte Forest LUP Key ESHA Policy calls for all environmentally sensitive habitat areas of the Del Monte Forest Area to be protected, maintained, and, where possible, enhanced and restored. The proposed project consists of the demolition of a 2,083 square foot one-story single-family dwelling with 740 square feet of deck area and a 249-square foot attached carport, and the construction of an 8,886 square foot two-story single-family dwelling with a subterranean level, 1,296 square feet of balcony area, and a 1,106 square foot detached garage. The proposed project would create 3,214 square feet of new hardscape; however, the project also involves the restoration of 4,191 square feet of existing hardscape, resulting in a 313-square foot net reduction of hardscape on the site. In addition, the project proposes the restoration of 9,700 square feet of degraded Monterey cypress habitat through the removal of non-native Monterey cypress and ice plant.
- e) Pursuant to LUP Policies 8 and 13, the project has been designed to be compatible with the long-term maintenance of the Monterey cypress habitat and to prevent impacts that would significantly degrade the protected habitat. The County has applied a condition requiring dedication of a Conservation and Scenic Easement Deed over those areas of the property not approved for development to ensure long-term protection of the habitat.
- f) LUP Policy 20: See Finding No. 1, Evidence g.
- g) The project planner conducted a site inspection on April 4, 2017, to verify ESHA locations and potential project impacts to ESHA.

- h) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project Files PLN110114 and PLN150150.

7. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.147.130 of the Monterey County Coastal Implementation Plan can be demonstrated.
 - b) The subject project site is not described as an area where the Local Coastal Program requires physical public access (Figure 8, Major Public Access and Recreational Facilities, in the Del Monte Forest Land Use Plan).
 - c) The subject project site is identified as an area where the Local Coastal Program requires visual public access (Figure 3, Visual Resources, in the Del Monte Forest Land Use Plan). See Evidence e below.
 - d) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - e) Based on review of the project location on the west (i.e., ocean) side of 17-Mile Drive, the development proposal will not interfere with visual access along 17-Mile Drive. The proposed development is consistent with Del Monte Forest Land Use Plan Policies 123 and 137, and will not block significant public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity. The design and siting of the proposed single-family dwelling and the wall would not adversely impact the public viewshed over the existing baseline. See also Finding No. 1, Evidence f.
 - f) The project planner conducted a site inspection on April 4, 2017, and reviewed plans and visual simulations of the proposed development to verify that the structures will not impact public access or visual resources/access.
 - g) 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 Files PLN110114 and PLN150150.
8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Board of Supervisors and the California Coastal Commission.
- a) Board of Supervisors: Pursuant to Section 20.86.030 of the Monterey County Zoning Ordinance (Title 20), an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
 - b) California Coastal Commission: Pursuant to Section 20.86.080.A of the Monterey County Zoning Ordinance (Title 20), the project is subject to

appeal by/to the California Coastal Commission because it involves development between the sea and the first through public road paralleling the sea, development within 300 feet of the mean high tide line of the sea where there is no beach, development within 300 feet of the top of the seaward face of any coastal bluff, and development that is permitted in the underlying zone as a conditional use (i.e.; development within 100 feet of environmentally sensitive habitat, development within an area of positive archaeological reports, and development on slopes exceeding 30 percent).

DECISION

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

- 1) Consider the Addendum together with the previously-adopted Mitigated Negative Declaration, pursuant to Section 15164 of the CEQA Guidelines;
- 2) Approve an Amendment to a previously-approved Combined Development Permit (PLN110114) consisting of a Coastal Administrative Permit and Design Approval to allow the demolition of a 2,083 square foot single-family dwelling with 740 square feet of deck area and a 249 square foot attached carport, and construction of an 8,886 square foot single-family dwelling with 1,296 square feet of balcony area and a 1,106 square foot detached garage, driveway, replacement of an existing wood fence with a stone wall and a new driveway entrance gate, restoration of existing paths and driveway to native Monterey Cypress habitat, and associated grading; a Coastal Development Permit to allow the removal of one dead Monterey Cypress tree; a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; a Coastal Development Permit to allow development within 750 feet of known archaeological resources; and a Coastal Development Permit to allow development on slopes exceeding 30 percent; in general conformance with the attached plans and subject to thirty (30) conditions of approval, all being attached hereto and incorporated herein by reference; and
- 3) Adopt the attached Mitigation Monitoring and Reporting Program.

PASSED AND ADOPTED this 14th day of February, 2018, upon motion of _____, seconded by _____, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Jacqueline R. Onciano, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO THE APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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

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

NOTES

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

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

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

Monterey County RMA Planning

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

PLN150150

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Amendment (PLN150150) to a previously-approved Combined Development Permit (PLN110114) allows demolition of a 2,083 square foot single-family dwelling with 740 square feet of deck area and a 249 square foot attached carport, and construction of an 8,886 square foot single-family dwelling with 1,296 square feet of balcony area and a 1,106 square foot detached garage, driveway, replacement of an existing wood fence with a stone wall and a new driveway entrance gate, restoration of existing paths and driveway to native Monterey Cypress habitat, and associated grading; removal of one dead Monterey cypress tree; development within 100 feet of environmentally sensitive habitat; development within 750 feet of known archaeological resources; and development on slopes exceeding 30 percent. The property is located at 3224 17-Mile Drive, Pebble Beach (Assessor's Parcel Number 008-472-006-000), 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 RMA Chief of Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (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 -) was approved by the Planning Commission for Assessor's Parcel Number 008-472-006-000 on February 14, 2018. The permit was granted subject to thirty (30) 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 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 RMA-Planning.

3. 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 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 RMA-Planning prior to the recordation of the final/parcel map, the start of use, or the issuance of building permits or grading permits.

4. 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 and Reporting 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.

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

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The 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 also identify removal of unpermitted bluff-top lighting installed by a previous owner. The exterior lighting plan shall be subject to approval by RMA-Planning prior to final of the building permit. (RMA-Planning)

Compliance or Monitoring Action to be Performed: An exterior lighting plan shall be incorporated into final building plans.

Prior to final/occupancy, the Owner/Applicant/Contractor shall submit evidence demonstrating that the lighting has been installed according to the construction plan, including removal of unpermitted bluff-top lighting. Removal of the unpermitted bluff-top lighting shall also be field-verified by RMA-Planning staff.

On an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with this condition and County requirements.

6. PD016 - NOTICE OF REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "The following reports have been prepared for this property: Geotechnical Investigation for Proposed New Driveway Alignment, Site Wall and Detached 4-Car Garage, Lundquist Property (LIB110217), prepared by Haro, Kasunich and Associates, Watsonville, CA, dated May 2011; Tree Resource Evaluation Construction Impact Analysis (LIB120030) prepared by Maureen Hamb, WCISA Certified Arborist, Santa Cruz, CA, dated June 2011, and letter update reports dated August 31, 2011 and February 8, 2013; and Biological Assessment of Richard and Melanie Lundquist Property (LIB110215) prepared by Fred Ballerini, Pacific Grove, CA, dated May 18, 2011; and are on file in Monterey County RMA-Planning. All development shall be in accordance with these reports." (RMA-Planning)

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

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

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

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: A conservation and scenic easement shall be conveyed to the Del Monte Forest Conservancy over those portions of the property where environmentally sensitive habitats, remnant native sand dune habitats, habitats of rare, endangered and sensitive native plants and animals, archaeological resources, and visually prominent areas exist in accordance with the procedures in Monterey County Code § 20.64.280.A. The easement conveyance shall include funding adequate to ensure the management and protection of the easement area over time. The easement shall be developed in consultation with a certified professional and the Del Monte Forest Conservancy Inc. A Subordination Agreement shall be required, where necessary. These instruments shall be subject to approval by the County as to form and content, shall provide for enforcement, if need be, by the County or other appropriate agency, and name the County as beneficiary in event the Conservancy is unable to adequately manage these easements for the intended purpose of scenic and visual resource protection. An easement deed shall be submitted to, reviewed, and approved by the RMA Chief of Planning and the Executive Director of the California Coastal Commission, and accepted by the Board of Supervisors prior to final or the building permits. (RMA-Planning)

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

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

Prior to recording the parcel/final map or prior to the issuance of grading and building permits, the Owner/Applicant, shall submit a signed and notarized Subordination Agreement, if required, to RMA-Planning for review and approval

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

8. PD029 - HOURS OF OPERATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Demolition, site preparation, grading, and construction activities shall occur between the hours of 8 am - 5 pm, Monday through Friday. No work shall occur on weekends or holidays due to the proximity of the site to the Lone Cypress. (RMA-Planning)

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant/Contractor shall comply with the hours of operation.

9. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of three (3) years, to expire on February 14, 2021, unless use of the property or actual construction has begun within this period. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to the expiration date stated in the condition, the Owner/Applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the RMA Chief of Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

10. PD041 - HEIGHT VERIFICATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the RMA Chief of Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA-Planning and RMA-Building Services)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the RMA Chief of Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

11. 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.

12. 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 may be combined with the grading plan provided it is clearly identified. The erosion control plan shall include as necessary: construction entrance, concrete washout, stockpile area(s), material storage area(s), portable sanitation facilities and waste collection area(s). The following notes shall be included on the erosion control plan:

- Dust from grading operations shall be controlled.
- Prior to commencement of any land disturbance, the owner/applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County grading and erosion control regulations.
- During construction, the owner/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.
- Prior to final inspection, the owner/applicant shall schedule an inspection with RMA-Environmental Services to ensure that all disturbed areas have been stabilized and that all temporary erosion and sediment control measures that are no longer needed have been removed. (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.

13. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a grading plan incorporating the requirements of Monterey County Code Chapter 16.08 and the project geotechnical report recommendations. The geotechnical inspection schedule shall be included on the plan. The applicant shall provide certification from the licensed practitioner that the grading plan incorporates the geotechnical report recommendations. (RMA-Environmental Services)

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

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

14. INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall schedule an inspection with RMA-Environmental Services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County regulations. (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.

15. 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. (RMA-Environmental Services)

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

16. 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. (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.

17. 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 Reports. (RMA-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall provide RMA-Environmental Services a letter from a licensed practitioner.

18. FIRE007 - DRIVEWAYS

Responsible Department: Fire

Condition/Mitigation Monitoring Measure: (NON-STANDARD) Driveways shall not be less than 11.5 feet wide unobstructed, with an unobstructed vertical clearance of not less than 14 feet. The grade for all driveways shall not exceed 15 percent. Where the grade exceeds 8 percent, a minimum structural roadway surface of 0.17 feet of asphaltic concrete on 0.34 feet of aggregate base shall be required. The driveway surface shall be capable of supporting the imposed load of fire apparatus (22 tons), and be accessible by conventional-drive vehicles, including sedans. For driveways with turns 90 degrees and less, the minimum horizontal inside radius of curvature shall be 25 feet. For driveways with turns greater than 90 degrees, the minimum horizontal inside radius curvature shall be 28 feet. For all driveway turns, an additional surface of 4 feet shall be added. All driveways exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near the midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided at no greater than 400-foot intervals. Turnouts shall be a minimum of 12 feet wide and 30 feet long with a minimum of 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall long with a minimum 25-foot taper at both ends. Turnarounds shall be required on driveways in excess of 150 feet of surface length and shall be located within 50 feet of the primary building. The minimum turning radius for a turnaround shall be 40 feet from the center line of the driveway. If a hammerhead/T is used, the top of the "T" shall be a minimum of 60 feet in length. (Pebble Beach Community Services District)

Compliance or Monitoring Action to be Performed:

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

19. WRSP1 - DRAINAGE PLAN (NON-STANDARD CONDITION)

Responsible Department: Water Resources Agency

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

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

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

20. 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.

21. MM001 - AESTHETICS - WALL/FENCE DESIGN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Mitigation Measure No. 1: In order to prevent adverse impacts to the existing scenic vista and to the scenic character of the site due to the replacement of the existing fence, and to ensure that the project complies with the Visual Resources and Public Access policies of the Del Monte Forest Land Use Plan, the proposed wall/fencing along 17-Mile Drive shall be designed and sited to minimize obstruction of views from the road to the sea. The proposed wall/fencing shall be designed so as to not impair views from 17-Mile Drive over the existing condition. The wall/fence shall be constructed as shown on the plans dated July 5, 2017 (attached to the February 14, 2018 staff report to the Planning Commission) and as staked and flagged. Said plans include the following: 1) number of opening increased to six 12-foot wide and one 15.5-foot wide open-design antique bronze fencing sections; 2) the wing walls at each opening are reduced to not more than 4 feet-6 inches long; and 3) the height of sections D, F, G and H are reduced by 1, 1, 2 and 0.5 feet respectively. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Monitoring Action No. 1a: Prior to the issuance of a building or grading permit, the applicant/owner shall submit plans for the wall/fencing to RMA-Building Services and RMA-Planning for review and approval as described in this Mitigation Measure. The approved wall/fencing plans shall be incorporated into the plans for the construction permits required for the project.

Monitoring Action No. 1b: The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection.

Monitoring Action No. 1c: Prior to final inspection the applicant/owner shall provide evidence from a licensed civil engineer or surveyor to RMA-Building Services and RMA-Planning for review and approval, that the height of the wall/fence from the benchmark is consistent with what was approved on the building permit associated with this project and that the replacement fence has been constructed in accordance with the approved plans.

22. MM002 - AESTHETICS -

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Mitigation Measure No. 2: In order to prevent adverse impacts to the existing scenic vista and to the scenic character of the site due to the planting of Monterey cypress trees of non-indigenous stock along the front fence line, and to prevent adverse impacts to the native Monterey cypress forest, the applicant/owner shall remove all such recently planted trees from the property. The trees shall be removed under the supervision of a qualified arborist to ensure that only non-indigenous trees are removed. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Monitoring Action No. 2: Prior to the issuance of a building or grading permit, the applicant/owner shall submit evidence to RMA-Planning that all recently planted non-indigenous Monterey cypress trees on the property have been removed. Such evidence shall consist of a letter from a qualified arborist describing the number and location of the trees that were removed.

23. MM003 - TREE PROTECTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Mitigation Measure No. 3: In order to prevent adverse impacts to trees, prior to the issuance of a construction permit, a qualified arborist shall supervise the installation of the tree protection measures as set forth in the Tree Resource Evaluation Construction Impact Analysis (LIB120030) prepared by Maureen Hamb, dated June 2011 (arborist report). Such tree protection measures shall remain in place throughout construction and shall not be removed until all construction activities are complete. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by a certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. When access to the protected areas becomes necessary, it shall be reviewed by both the contractor and the project arborist, and the arborist shall have the authority to supervise such access. Stockpiling of materials or parking within the critical root zone of trees shall not be allowed. The text of this measure shall be included as a note on the construction plans. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Monitoring Action No. 3a: Prior to the issuance of a grading or building permit, the Owner/Applicant shall submit proof to RMA-Planning that the tree protection measures have been installed as prescribed. Such proof shall be in the form of a letter from the arborist and photographs of the protection measures in place. The owner/applicant shall submit evidence that the text of this measure appears as a note on the construction plans.

Monitoring Action No. 3b: Prior to final inspection, the Owner/Applicant shall provide verification from the arborist that the tree protection measures have been successful. If additional mitigation measures are determined to be required, they shall be formulated and implemented by the monitoring arborist, after review and approval by RMA-Planning.

24. MM004 - TREE PROTECTION - MONITORING REQUIRED

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

Mitigation Measure No. 4: In order to prevent adverse impacts to trees located in close proximity to the project due to construction activities, a qualified arborist shall be present during all excavation and soil disturbing activities associated with grading, construction and restoration conducted within the critical root zone (CRZ) of any tree. The CRZ for each tree is included in the arborist report prepared for the project. Roots greater than one inch will be inspected and evaluated by the project arborist. If necessary, as determined by the arborist, the root will be retained, wrapped in protective material (foam pipe wrap) and bridged to the specifications of the arborist. The arborist shall supervise or perform the pruning of any tree roots as necessary. The arborist shall have the authority to require such special construction methods as he/she determines are necessary to protect the trees, including but not limited to designing the wall footings to span over tree roots, tunneling under tree roots or placement of a grade beam above grade. If it appears to the arborist that any tree has experienced or will experience death or damage due to construction activities, all work shall stop within the CRZ of the tree and the arborist/Owner/Applicant shall immediately contact RMA-Planning to determine whether additional permits or modification of the project is required. Following construction and for a period of not less than five (5) years, trees whose Critical Root Zone (CRZ) is within the areas impacted by construction shall be monitored annually by a qualified arborist. If any noticeable decline in the health of any tree is observed, additional Monterey cypress trees of indigenous stock shall be planted onsite at a one-to-one ratio in a suitable location as determined by the arborist..

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

Monitoring Action No. 4a: Prior to issuance of a construction permit, the applicant shall provide to RMA-Planning a copy of the contractual agreement with a qualified arborist to provide the required monitoring services to RMA-Planning for review and approval.

Monitoring Action No. 4b: Prior to final inspection the Applicant or arborist shall also submit evidence of on-site monitoring, including arborist certification regarding the success of the measures, to RMA-Planning. If additional mitigation measures are determined to be required, they shall be formulated and implemented by the monitoring arborist, after review and approval by RMA-Planning. The requirements of this measure shall be included as a note on all grading and building plans.

Monitoring Action No. 4c: Beginning one year after final inspection of the project, the Applicant shall submit annual monitoring reports by the arborist, subject to RMA-Planning approval, for five (5) years. The reports shall document the status of the health of all trees being monitored and any required replacement plantings.

25. MM005 - SENSITIVE SPECIES REPLACEMENT PLANTINGS REQUIRED

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

Mitigation Measure No. 5: In order to mitigate for the removal of sensitive plant species on the site the following re-planting measures shall apply:

1. Small-leaved lomatium: all of the lomatium plants located within the area of the proposed driveway and garage (minimum of 86 plants) shall be salvaged from the site prior to the issuance of a grading or building permit and grown out by a reputable native plant nursery familiar with the growing requirements of the Small-leaved lomatium. The salvaged lomatium shall be re-planted on the site in the fall months to coincide with the arrival of the rainy season.
2. Ocean bluff milk-vetch: Ocean bluff milk-vetch seed shall be collected from several locations on the property to ensure genetic diversity and shall be propagated for a fall out-planting. The plants shall be replaced on the site at a 3:1 ratio (minimum of 6 plants), as recommended by the project biologist.
3. Monterey pine: Any Monterey pine tree saplings removed from the construction zone shall be re-planted on the site.
4. Monterey cypress: The one dead Monterey cypress that is located within the footprint of the proposed garage shall be removed. Three replacement Monterey cypress trees propagated from trees indigenous to Pebble Beach shall be planted on the site in addition to the Monterey cypress that are required to be planted as part of the Monterey Cypress Habitat Restoration Plan. Any native Monterey cypress seedlings or saplings that are removed from the footprint of the proposed development shall be transplanted to another location on the site under the supervision of a qualified arborist. Mitigation revegetation locations for Items 1 and 2 shall be determined by the project biologist in consultation with the project arborist. Mitigation revegetation locations for Items 3 and 4 shall be determined by the project arborist. The re-planting plan shall be submitted to RMA-Planning for review and approval prior to issuance of a grading or building permit. The Applicant/Owner shall submit a monitoring report prepared by the project biologist documenting the success of the planting to RMA-Planning 6 months after the initial planting and then annually for 2 years. The replanting shall be considered successful when 95 percent of replanted trees and 85 percent of other planted native vegetation have survived and are evaluated by the project biologist and project arborist as being in good health. In the event of loss of plant materials due to mortality, the plants shall be replaced and the monitoring shall begin again. (RMA-Planning)

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

Monitoring Action No. 5a: Prior to the issuance of grading or building permit, the Applicant/Owner shall submit the planting/restoration plan to RMA-Planning for review and approval.

Monitoring Action No. 5b: Prior to final inspection, the Applicant/Owner shall submit evidence to RMA-Planning that the planting plan has been implemented.

Monitoring Action No. 5c: The Applicant/Owner shall submit a monitoring report prepared by a qualified biologist 6 months after the evidence required in 5b above has been submitted, and then annually for a minimum of 2 years or until the replanting has been deemed successful. The monitoring reports shall include an evaluation of the health status of the plantings and recommendations regarding measures to improve the success of the plantings if they are not thriving. The Applicant/Owner shall implement the recommendations. The requirement for monitoring reports shall end after 2 ½ years or whenever the required success rate of 95 percent survival for trees and 85 survival percent for other vegetation has been met, whichever occurs later.

26. MM006 - MONTEREY CYPRESS HABITAT RESTORATION PLAN

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

Mitigation Measure No. 6: To mitigate for the removal of native Monterey cypress habitat, the Applicant/Owner shall prepare and implement a Monterey Cypress Habitat restoration plan for the existing asphalt driveway and the existing gravel paths and parking areas and all other areas that will be disturbed due to construction. The restoration plan shall be prepared by a qualified biologist in consultation with a qualified arborist and shall include measures to protect adjacent Monterey cypress trees during the restoration. Installation of the restoration plan shall be done under the supervision of a qualified biologist. The restoration plan shall also include a planting plan that includes mulching, the installation of Monterey cypress trees propagated from trees indigenous to Pebble Beach, appropriate Monterey cypress forest understory plants and a plan for the eradication of non-native species. Plants and seeds shall consist of appropriate local ecotypes of plant species and site-specific seed and/or cuttings shall be utilized. It is not expected that restoration to native Monterey cypress habitat will require excessive plantings. The removal of non-native species and installation of mulch and minimal appropriate native plantings to allow native understory plants to regenerate in areas that do not require erosion control plantings is preferable. The Applicant/Owner shall submit a monitoring report prepared by the project biologist documenting the success of the restoration to RMA-Planning 6 months after the initial planting and then annually for 2 years. The restoration shall be considered successful when 95 percent of replanted trees and 85 percent of other planted native vegetation have survived and are evaluated by the project biologist and project arborist as being in good health, and 100 percent of non-native invasive plants within the restoration areas have been eradicated. In the event of loss of plant materials due to mortality, the plants shall be replaced and the monitoring shall begin again. (RMA-Planning)

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

Monitoring Action No. 6a: Prior to the issuance of a grading or building permit, the Applicant/Owner shall submit the Monterey Cypress Habitat Restoration Plan and a copy of the contractual agreement with a qualified biologist for review and approval to RMA-Planning for review and approval.

Monitoring Action No. 6b: Prior to final inspection, the Applicant/Owner shall submit a report to RMA-Planning from the project biologist documenting that the restoration plan has been implemented.

Monitoring Action No. 6c: The Applicant/Owner shall submit a monitoring report prepared by a qualified biologist 6 months after the evidence required in 5b above has been submitted, and then annually for a minimum of 2 years or until the restoration has been deemed successful. The monitoring reports shall include an evaluation of the health status of the plantings and recommendations regarding measures to improve the success of the plantings if they are not thriving. The Applicant/Owner shall implement the recommendations. The requirement for monitoring reports shall end after 2 ½ years or whenever the required success rate of 95 percent survival for trees and 85 percent survival for other vegetation has been met, whichever occurs later.

27. MM007 - BIOLOGICAL RESOURCES PRECONSTRUCTION SURVEY REQUIRED

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Mitigation Measure No. 7: In order to minimize potential biological impacts to animal resources and habitat, prior to the commencement of work, the project biologist shall perform a preconstruction survey for special status plant and wildlife species, including nesting birds. There shall be no removal of a special status species without prior approval of RMA-Planning. For 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. Limits of construction to avoid an active nest shall be established in the field with flagging, fencing, or other appropriate barriers, and construction personnel. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Monitoring Action No 7a: Prior to issuance of a grading or building permit, applicant/owner shall submit a copy of the contract with a biologist to perform the pre-construction surveys to RMA-Planning.

Monitoring Action No. 7b: 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 active raptor or migratory bird nests occur within the project site or immediate vicinity.

Monitoring Action No. 7c: If active raptor or migratory bird nests are present, the project biologist shall establish an appropriate buffer plan around the nests and limits of construction shall be established in the field.

28. MM008 - ARCHAEOLOGICAL MONITORING REQUIRED

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

Mitigation Measure No. 8: 1) In order to prevent adverse impacts to cultural resources, a qualified archaeological monitor and tribal monitor shall be present during excavation and soil disturbing activities associated with: a) the excavation for the new single-family dwelling, driveway, fence, and garage; and b) removal and restoration of the existing driveway and paths. 2) The monitor shall have the authority to temporarily halt work to examine any potentially significant materials. 3) If human remains are identified, work shall be halted to within a safe working distance, the Monterey County Coroner must be notified immediately and if said remains are determined to be Native American, the Native American Heritage Commission shall be notified as required by law. 4) If potentially significant archaeological resources are discovered, work shall be halted in the area of the find until it can be evaluated and, in consultation with the lead agency, appropriate mitigation measures be formulated and implemented. 5) If suitable materials are recovered, a minimum of two samples (as selected by the archaeological monitor and tribal monitor) shall be submitted for radiocarbon dating in order to provide a basic chronology of the site. 6) If intact, significant features should be encountered, the archaeologist and tribal monitor shall recommend appropriate mitigation measures. Features are human burials, hearths, house floors, and/or caches of stone tools. A feature is artifactual and cannot be moved but must be documented in place, in situ. 7) A monitoring report shall be produced by the qualified archaeologist to document any findings and to evaluate the significance of the cultural resource. 8) The Applicant shall retain a qualified archaeologist to monitor and ensure conduct of the requirements of the mitigation and monitoring plan. (RMA-Planning)

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

Monitoring Action No. 8: Prior to issuance of a construction permit, the applicant shall provide to RMA-Planning a copy of the contractual agreement with a qualified archaeologist for review and approval. The Applicant or archaeologist shall also submit evidence of on-site monitoring, including archaeologist certification, to RMA-Planning. If additional measures are determined to be required to minimize impacts, they shall be formulated by a qualified archaeologist, reviewed and approved by RMA-Planning, and implemented by the monitoring archaeologist. The requirements of this measure shall be included as a note on all grading and building plans.

29. MM009 - ARCHAEOLOGICAL RESOURCES EXCLUSIONARY FENCING

Responsible Department: RMA-Planning

**Condition/Mitigation
Monitoring Measure:**

Mitigation Measure No. 9: During demolition, construction and restoration, the archaeological site shall be protected with exclusionary fencing to minimize the potential for unanticipated impacts to cultural resources. (RMA-Planning)

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

Monitoring Action No. 9: Prior to the issuance of a demolition permit, the applicant shall submit evidence of exclusionary fencing to RMA-Planning for review and approval. The requirements of this measure shall be included as a note on all grading and building plans.

30. PDSP001 - OFF-SITE RESTORATION (NON-STANDARD)

Responsible Department: RMA-Planning

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

Compliance or Monitoring Action to be Performed: Prior to issuance of any demolition, grading, or construction permits, the Owner/Applicant shall pay an off-site mitigation fee to a public agency or private group acceptable to the County effectively able to administer such a fee.

Prior to occupancy, off-site restoration shall be initiated by a public agency or private group acceptable to the County effectively able to implement such measures.

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MATERIAL & LIGHT FIXTURE SAMPLES

NOTE: FINAL REVIEW OF ACTUAL PAINT/STAIN ON STRUCTURE TO BE STAFF APPROVED.



GRANITE ROCK WALL



PRE-WEATHERED ZINC STANDING SEAM ROOF



BRONZE WINDOWS & DOORS, PATINA FINISH



HONED GRANITE



WALL SCONCES AT EXTERIOR DOORS ON MAIN LEVEL, APPROX. 35 WATTS EA.



RECESSED LED ROPE WALL WASHERS AT EXT. WALKWAYS, APPROX 12 WATTS EA.

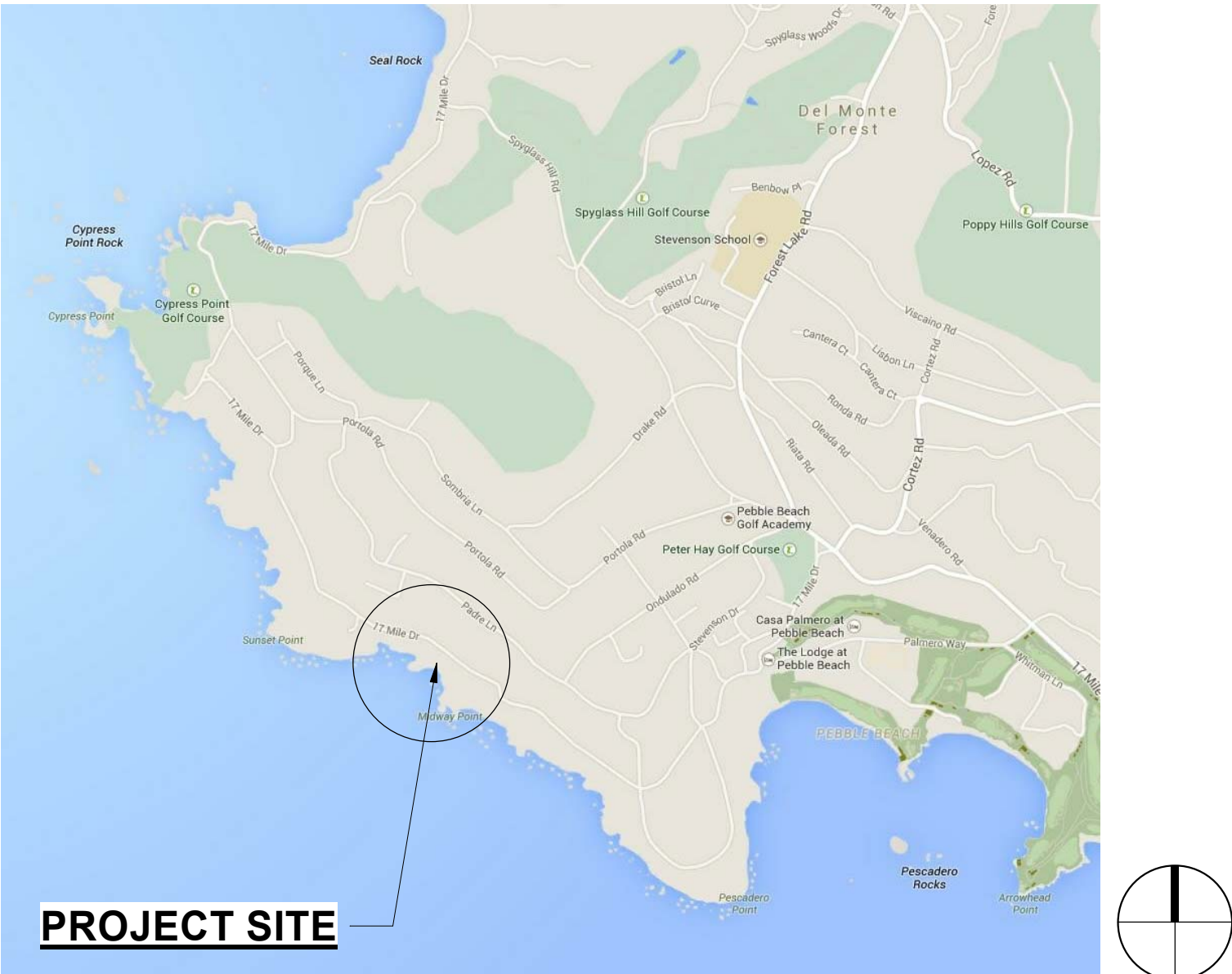


4" LED RECESSED LIGHT FIXTURE BELOW EAVES AND BALCONIES, SALT RESISTANT, APPROX. 9.5 WATTS EA.

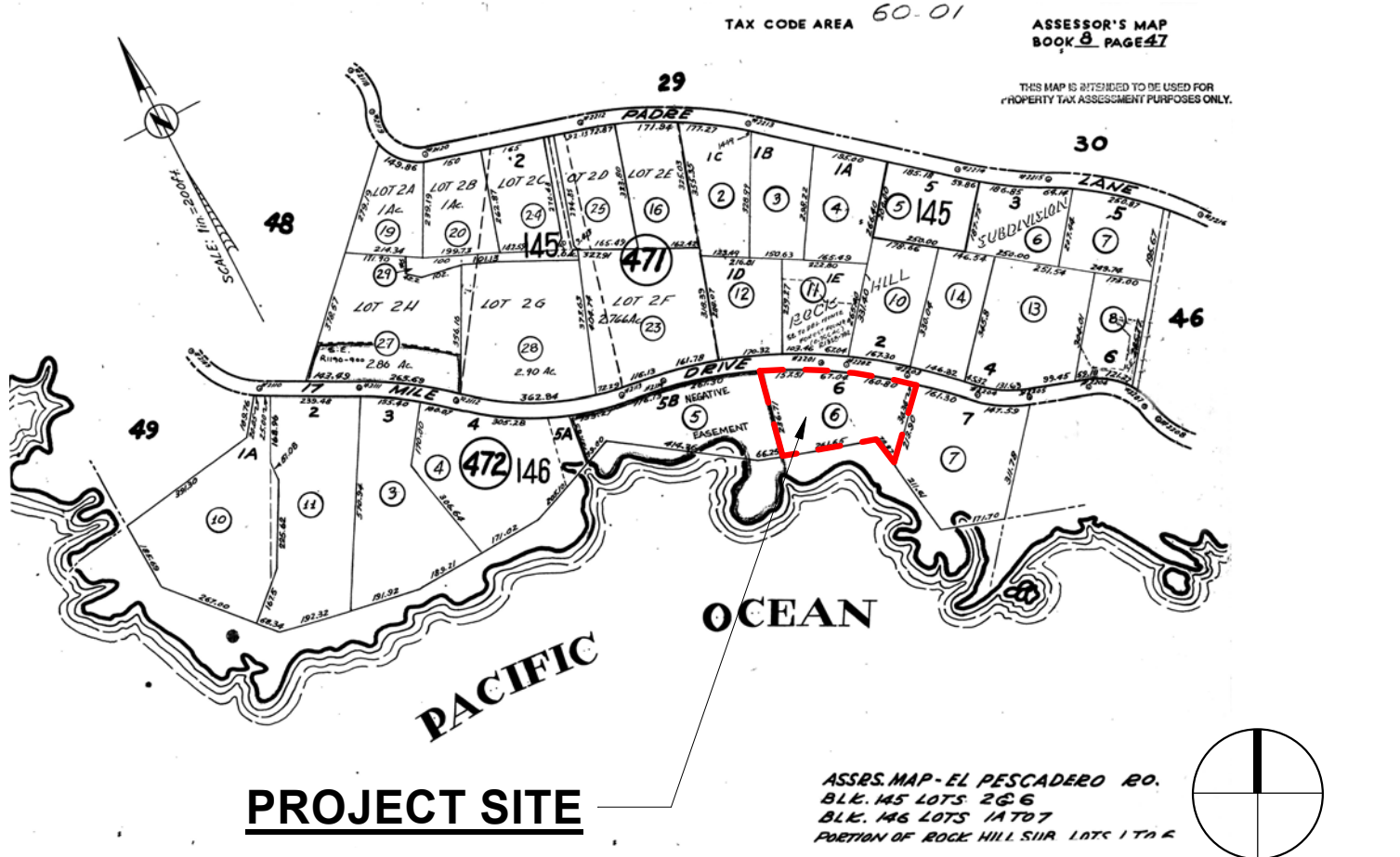
SHEET INDEX

G1.0	COVER SHEET
A1.0	PROPOSED SITE PLAN
A1.1	ROUGH GRADING / SLOPE & CONSTRUCTION DRAINAGE PLAN
A1.2	CONSTRUCTION MANAGEMENT PLAN
A1.4	STREET WALL AND FENCING PLANS & ELEVS
A1.5	STREET WALL AND FENCING PLANS & ELEVS
A2.1	LOWER FLOOR LEVEL
A2.2	MAIN FLOOR LEVEL
A2.3	UPPER FLOOR LEVEL
A2.4	ROOF PLAN
A2.5	GARAGE FLOOR PLAN
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A3.3	EXTERIOR ELEVATIONS
A3.4	BUILDING SECTIONS
A3.5	BUILDING SECTIONS

VICINITY MAP



PARCEL MAP



SCOPE OF WORK

AMENDMENT OF COMBINED COASTAL DEVELOPMENT PERMIT PLN110114 TO INCLUDE DEMOLITION OF AN EXISTING 2,083 SF SINGLE FAMILY HOME TO CONSTRUCT A NEW 8,886 SF SINGLE FAMILY HOME.

PROJECT TEAM

OWNER	RICHARD LUNDQUIST 1809 Paseo del Sol Palos Verdes Estates, CA 90274 Phone: 310-640-1520
ARCHITECT	STUDIO CARVER ARCHITECTS, INC. P.O. Box 2684, Carmel, CA 93921 Phone: 831-622-7837 Fax: 831-624-0364 E-mail: Robert@StudioCarver.com Contact: Robert Carver, AIA, Leed AP
SURVEYOR	JON D. HAGEMEYER 25170 Randall Way Carmel, CA 93923 Phone: 831-624-6888 Contact: Jon D. Hagemeyer

PROJECT INFORMATION

PROPERTY ADDRESS	3224 Seventeen Mile Drive Pebble Beach, CA 93953
LEGAL DESCRIPTION	Lot 6, Block 146 of Assessor's Map, Book 6, Page 47
APN	008-472-006-000
ZONING	LDR/2-D(CZ)
GENERAL PLAN LAND USE DESIGNATION	RESIDENTIAL
LOT SIZE	73,230 SQ. FT. (1.68 ACRES)
MAX. HEIGHT ALLOWED ABOVE AVG. NATURAL GRADE	30'-0"
(P) MAX. HEIGHT ABOVE AVG. NATURAL GRADE	26'-8"

BUILDING AREA & SITE COVERAGE

EXISTING DEVELOPMENT AS APPV'D PERSUANT TO PLN110114:

(E) HOUSE FLOOR AREA	2,083 SQ. FT.
(E) CARPORT AREA	249 SQ. FT.
(E) GARAGE AREA (APPROVED)	1,106 SQ. FT.
(E) DECK AREA	740 SQ. FT.

PROPOSED DEVELOPMENT:

(P) HOUSE FLOOR AREA:	
LOWER LEVEL	3,399 SQ. FT.
MAIN LEVEL	3,138 SQ. FT.
UPPER LEVEL	2,349 SQ. FT.
TOTAL AREA	8,886 SQ. FT.

(P) BALCONY AREA:	
MAIN LEVEL	571 SQ. FT.
UPPER LEVEL	725 SQ. FT.
TOTAL AREA	1,296 SQ. FT.

FLOOR AREA RATIO ALLOWED = 17.50%	
(E) FLOOR AREA RATIO	(2,083 SQ. FT. HOUSE + 249 SQ. FT. CARPORT + 553 SQ. FT. 1/2 GARAGE) 2,885 SQ. FT./73,230 SQ. FT. = 0.0394 OR 3.94%
(P) FLOOR AREA RATIO	(8,886 SQ. FT. HOUSE + 553 SQ. FT. 1/2 GARAGE) 9,439 SQ. FT./73,230 SQ. FT. = 0.1288 OR 12.88%

TOTAL LOT COVERAGE ALLOWED = 15%	
(E) TOTAL LOT COVERAGE	(2,382 SQ. FT. HOUSE + 740 SQ. FT. DECK + 249 SQ. FT. CARPORT + 553 SQ. FT. 1/2 GARAGE) 3,924 SQ.FT./73,230 SQ. FT. = 0.0535 OR 5.35%
(P) TOTAL LOT COVERAGE	(3,523 SQ. FT. HOUSE + 571 SQ. FT. BALCONY + 553 SQ. FT. 1/2 GARAGE) 4,647 SQ.FT./73,230 SQ. FT. = 0.0634 OR 6.34%

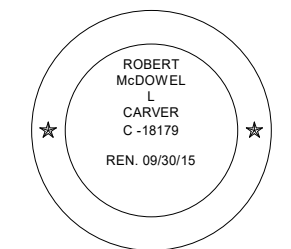
MISCELLANEOUS

WATER SOURCE	CAL AM
SEWER SYSTEM	PUBLIC
TREES TO BE REMOVED	NONE
GRADING ESTIMATES	26 CU.YDS. - FILL 1,367 CU. YDS. - CUT 1,341 CU. YDS - NET CUT
REQUIRED PARKING	2 SPACES/UNIT
PROPOSED PARKING	4 SPACES

NOT FOR CONSTRUCTION

LUNDQUIST RESIDENCE

3224 17 MILE
DRIVE PEBBLE
BEACH,
CALIFORNIA



SCHEMATIC DESIGN

P.O. BOX 2684
CARMEL, CA 93921
T 831.622.7837 F 831.624.0364
WWW.STUDIOCARVER.COM

STUDIO CARVER
ARCHITECTURE + PLANNING + INTERIOR DESIGN



REVISION #

1 Date 1 Revision 1

ARCHITECTURAL COVER SHEET

Scale: @ 24x36
Drawn By: SBP
Job: 1026

G1.0

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PROJECT DATA SUMMARY

APN	008-472-006-000
ZONING	LDR/2-D(CZ)
GENERAL PLAN LAND USE DESIGNATION	RESIDENTIAL
LOT SIZE	73,230 SQ. FT. (1.68 ACRES)

EXISTING DEVELOPMENT AS APPV'D PURSUANT TO PLN110114:

(E) HOUSE FLOOR AREA	2,083 SQ. FT.
(E) CARPORT AREA	249 SQ. FT.
(E) GARAGE AREA (APPROVED)	1,106 SQ. FT.
(E) DECK AREA	740 SQ. FT.

PROPOSED DEVELOPMENT:

(P) HOUSE FLOOR AREA:	
LOWER LEVEL	3,399 SQ. FT.
MAIN LEVEL	3,138 SQ. FT.
UPPER LEVEL	2,349 SQ. FT.
TOTAL AREA	8,886 SQ. FT.

(P) BALCONY AREA:	
MAIN LEVEL	571 SQ. FT.
UPPER LEVEL	725 SQ. FT.
TOTAL AREA	1,296 SQ. FT.

FLOOR AREA RATIO ALLOWED = 17.50%

(E) FLOOR AREA RATIO	
(2,083 SQ. FT. HOUSE + 249 SQ. FT. CARPORT + 553 SQ. FT. 1/2 GARAGE)	
2,885 SQ. FT./73,230 SQ. FT. = 0.0394 OR 3.94%	

(P) FLOOR AREA RATIO	
(8,886 SQ. FT. HOUSE + 553 SQ. FT. 1/2 GARAGE)	
9,439 SQ. FT./73,230 SQ. FT. = 0.1288 OR 12.88%	

TOTAL LOT COVERAGE ALLOWED = 15%

(E) TOTAL LOT COVERAGE	
(2,382 SQ. FT. HOUSE + 740 SQ. FT. DECK + 249 SQ. FT. CARPORT + 553 SQ. FT. 1/2 GARAGE)	
3,924 SQ. FT./73,230 SQ. FT. = 0.0535 OR 5.35%	

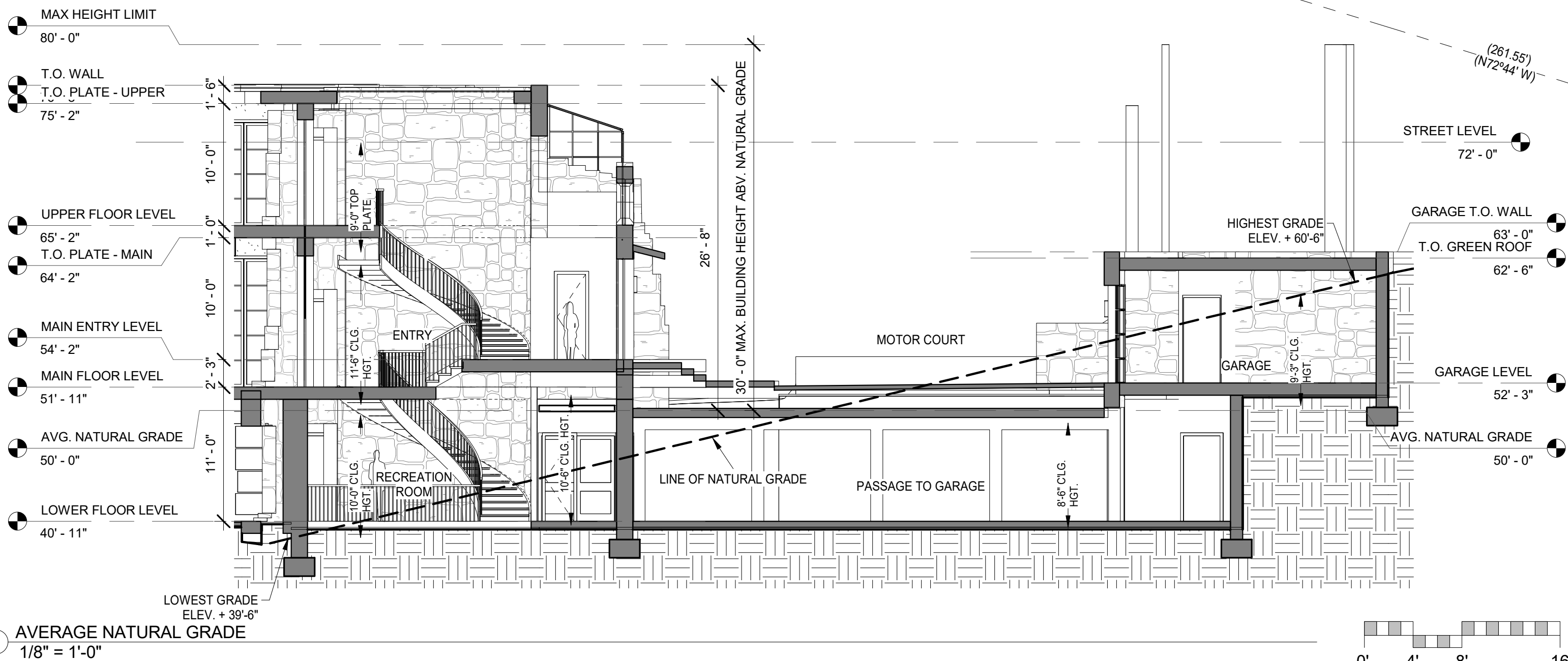
(P) TOTAL LOT COVERAGE	
(3,523 SQ. FT. HOUSE + 571 SQ. FT. BALCONY + 553 SQ. FT. 1/2 GARAGE)	
4,647 SQ. FT./73,230 SQ. FT. = 0.0634 OR 6.34%	

(P) IMPERVIOUS COVERAGE	
1) STRUCTURES:	
(P) HOUSE	3,523 SQ. FT.
(P) BALCONY	571 SQ. FT.
(E) GARAGE, 1/2 (APPROVED)	553 SQ. FT.
TOTAL	4,647 SQ. FT.
2) SURFACES:	
(P) ENTRY STEPS	40 SQ. FT.
(P) SITE WALLS & ENTRY COLUMNS	581 SQ. FT.
TOTAL	621 SQ. FT.

TREES TO BE REMOVED	NONE
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GRADING ESTIMATES	
26 CU.YDS. - FILL	
1,367 CU. YDS. - CUT	
1,341 CU. YDS - NET CUT	

REQUIRED PARKING	2 SPACES/UNIT
PROPOSED PARKING	4 SPACES



LANDSCAPE NOTES:

1. DUE TO THE IMPORTANCE OF NATIVE HABITAT ON THE SITE NO LANDSCAPING IS PROPOSED FOR THE PROJECT.
2. ALL (E) TREES WITHIN THE 100' MANAGEMENT ZONE MEET MONTEREY COUNTY STANDARDS FOR FUEL MANAGEMENT. REFER TO ARBORIST'S REPORT FOR MORE INFORMATION.
3. REFER TO SHEET 3.1 FOR HABITAT RESTORATION PLAN.

GENERAL NOTES:

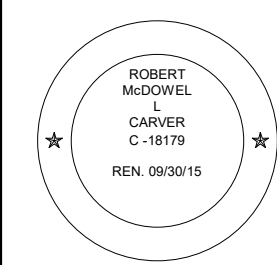
1. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT IN WRITING OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL PROTECT EXISTING TREES AND ROOT SYSTEM. ALL EXCAVATION AROUND EXISTING TREES SHALL BE MADE BY HAND.
3. CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES NOTIFICATION. STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT MONTEREY COUNTY RMA-PLANNY AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES UNCOVERED.
4. ALL GRADING WORK SHALL CONFORM TO THE GEOTECHNICAL REPORTS PREPARED FOR THIS PROJECT.

SITE SPECIFIC NOTES:

1. ALL NEW FOUNDATIONS WITHIN 3'-0" OF A SETBACK WILL REQUIRE PROOF OF SURVEY OR LOCATION OF EXISTING PROPERTY CORNERS FOR ON-SITE MEASUREMENT PURPOSES PRIOR TO POURING CONCRETE AND AN AVG. GRADE BENCHMARK SHALL BE SET TO MEASURE THE 2ND STORY HEIGHT.
2. NO NATIVE TREES SHALL BE REMOVED WITHOUT ISSUANCE OF A TREE REMOVAL PERMIT FROM THE PEBBLE BEACH COMPANY AND ANY NATIVE TREES REMOVED SHALL BE REPLACED/MITIGATED WITH AN APPROVED REPLANTING PLAN USING NATIVE ENDEMIC TREES SUCH AS COAST LIVE OR MONTEREY CYPRESS/PINE.
3. ALL DRIVEWAY CONNECTIONS TO THE PEBBLE BEACH COMPANY ROAD RIGHT-OF-WAY SHALL BE ASPHALT AND SHALL BE MAINTAINED BY THE APPLICANT.

LUNDQUIST RESIDENCE

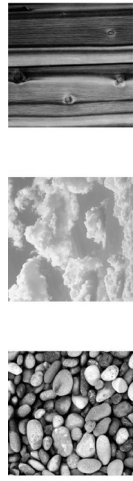
3224 17 MILE
DRIVE PEBBLE
BEACH,
CALIFORNIA



SCHEMATIC DESIGN

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△ REVISION #

ARCHITECTURAL PROPOSED SITE PLAN

Scale: As indicated
@ 24x36
Drawn By: SBP
Job: 1026

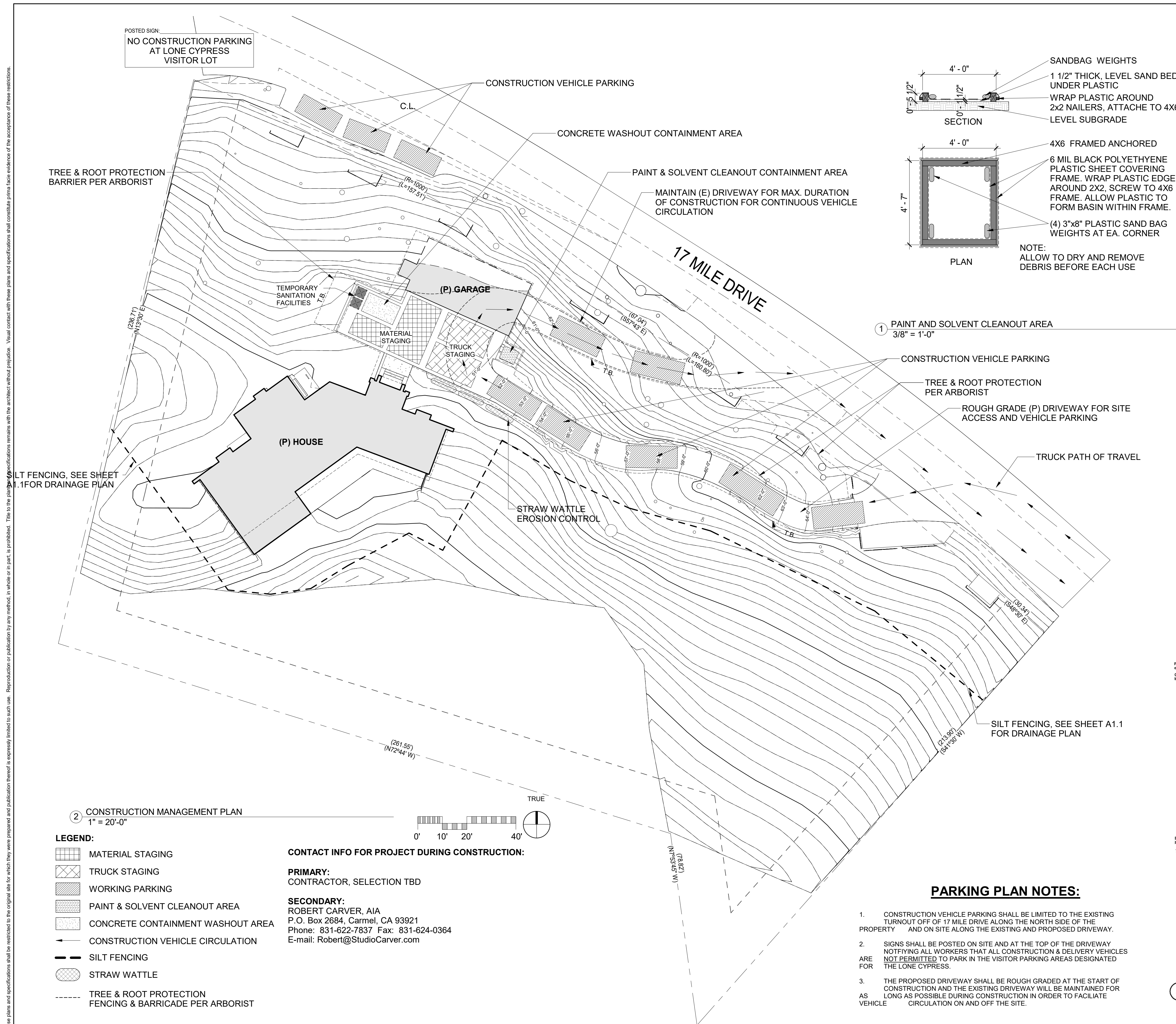
A1.0

7/6/2017

7/6/2017 10:14:02 AM

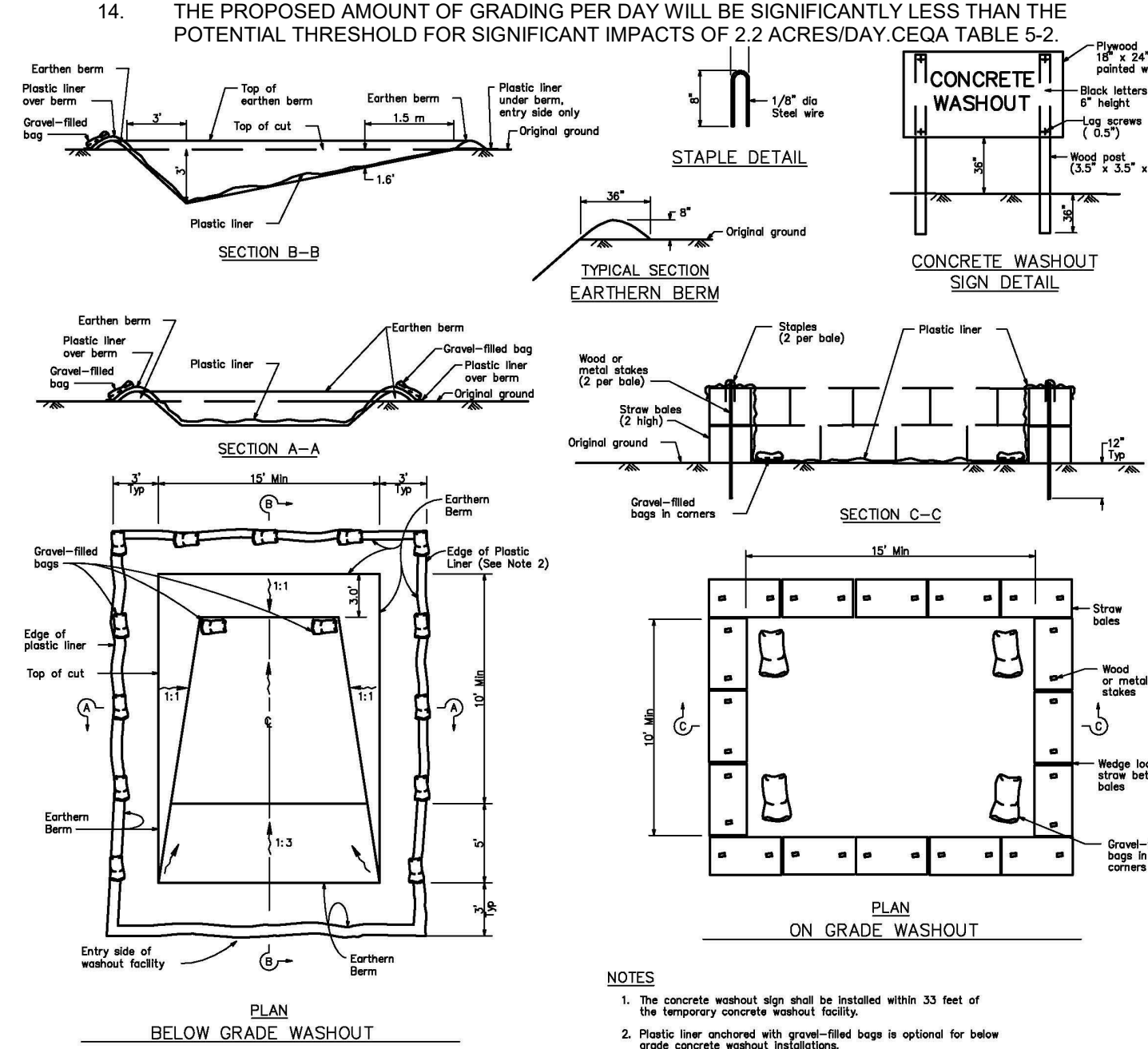
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CONSTRUCTION MANAGEMENT NOTES:

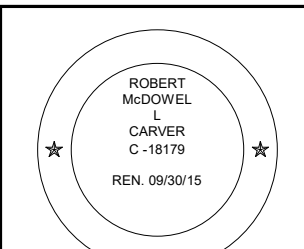
1. DURATION OF CONSTRUCTION IS APPROX. 18 MONTHS STARTING FROM THE DATE PERMITS ARE ISSUED.
2. WORK SHALL BE PERFORMED BETWEEN THE HOURS OF 7 AM AND 6 PM. WORK PERFORMED BEFORE 6AM SHALL BE NON-CONSTRUCTION ACTIVITY (QUIET HOUR)
3. AN ESTIMATED 168 TRUCK TRIPS WILL BE NECESSARY FOR THE GRADING PHASE OF THE PROJECT.
1,367 CU.YD. CUT - 26 CU.YD. FILL = 1,341 CU. YD.
1,341 CU. YD. / 8 CU.YD. PER TRUCK = 168 TRUCK TRIPS
4. TRUCKS WILL BE ROUTED TO AND FROM THE SITE USING 17 MILE DR. VIA THE HIGHWAY 1 ENTRANCE.
5. THE NUMBER OF WORKERS WILL VARY THROUGH OUT THE CONSTRUCTION. WORKERS ONSITE WILL RANGE FROM 2 TO 12.
6. EROSION CONTROL PROTECTION TO BE INSTALLED PER THE PERMITTED PLANS.
7. STERILE STRAW WATTLES SHALL BE PLACED BEFORE AND DURING RAIN STORM EVENTS TO CONTAIN STORM WATER AND EROSION DURING CONSTRUCTION.
8. ALL ON AND OFF-ROAD DIESEL EQUIPMENT SHALL NOT IDLE FOR MORE THAN 5 MINUTES.
9. SUBSTITUTE GASOLINE-POWERED IN PLACE OF DIESEL-POWERED EQUIPMENT, WHERE FEASIBLE.
10. USE ALTERNATIVELY FUELED CONSTRUCTION EQUIPMENT ON-SITE WHERE FEASIBLE, SUCH AS COMPRESSED NATURAL GAS (CNG), LIQUEFIED NATURAL GAS (LNG), PROPANE OR BIODIESEL.
11. CONSTRUCTION TRUCK TRIPS WILL BE SCHEDULED DURING NON-PEAK HOURS TO REDUCE PEAK HOUR EMISSIONS.
12. DUST CONTROL MEASURES WILL BE IMPLEMENTED INCLUDING THE USE WATER TRUCKS OR SPRINKLER SYSTEMS IN SUFFICIENT QUANTITIES TO PREVENT AIRBORNE DUST FROM LEAVING THE SITE. WATERING FREQUENCY SHALL BE INCREASED WHENEVER WIND SPEEDS EXCEED 15 MPH. RECLAIMED (NON-POTABLE) WILL BE USED WHENEVER POSSIBLE.
13. ALL TRUCKS HAULING DIRT, SAND, SOIL, OR OTHER LOOSE MATERIALS ARE TO BE COVERED OR SHOULD MAINTAIN AT LEAST TWO FEET OF FREEBOARD (MINIMUM VERTICAL DISTANCE BETWEEN TOP OF LOAD AND TOP OF TRAILER) IN ACCORDANCE WITH CVC SECTION 2314.
14. THE PROPOSED AMOUNT OF GRADING PER DAY WILL BE SIGNIFICANTLY LESS THAN THE



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RESIDENCE

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DRIVE PEBBLE
BEACH,
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**ARCHITECTURAL
CONSTRUCTION
MANAGEMENT
PLAN**

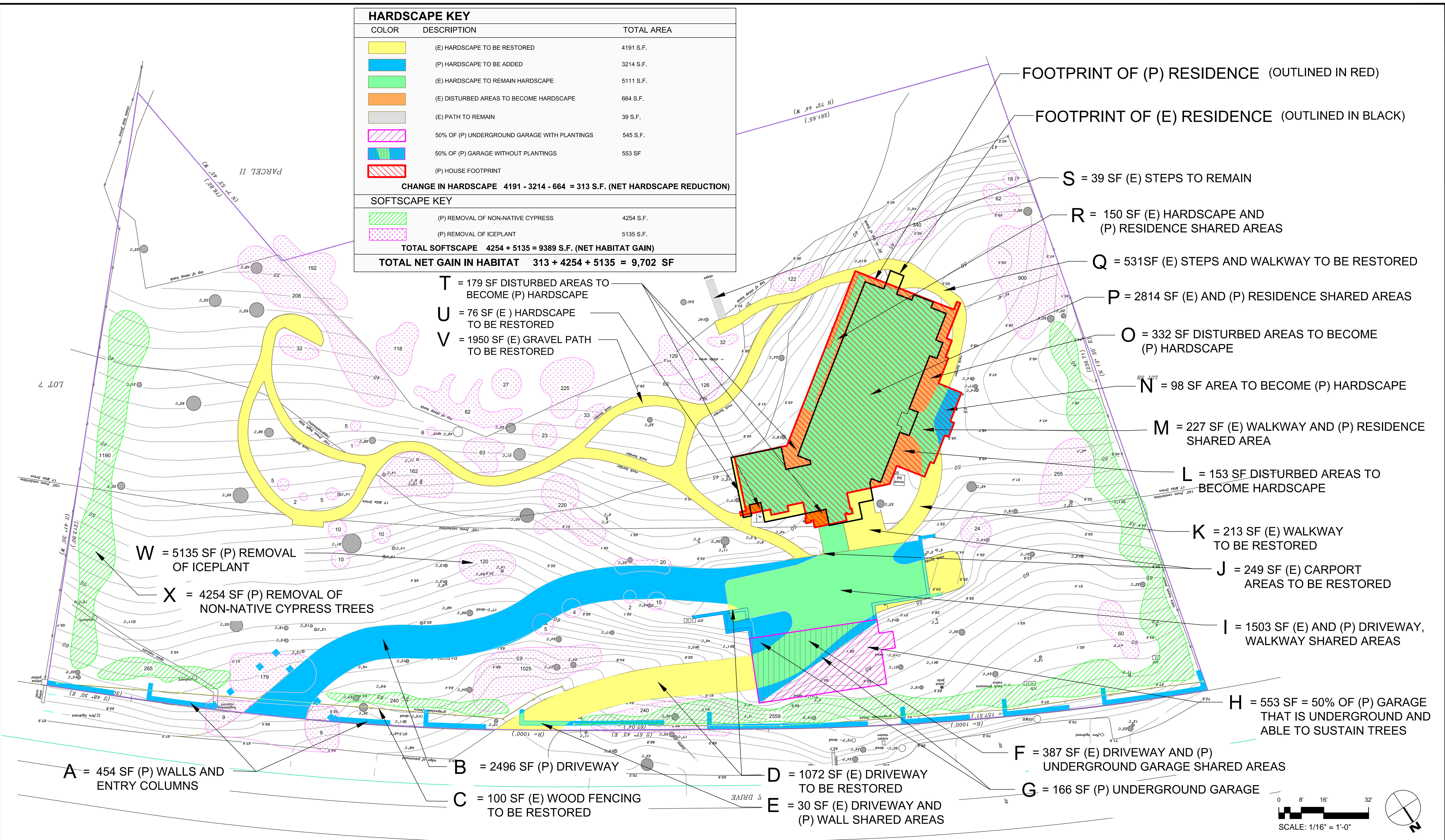
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Drawn By:	SBP
Job:	1026

A1.2

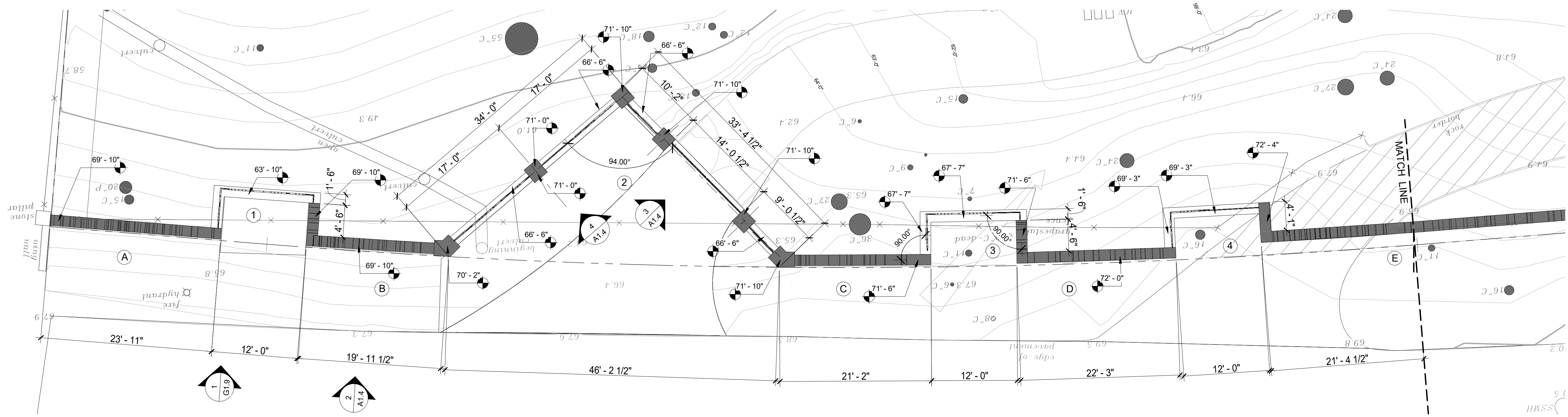
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7/6/2017 10:14:46 AM

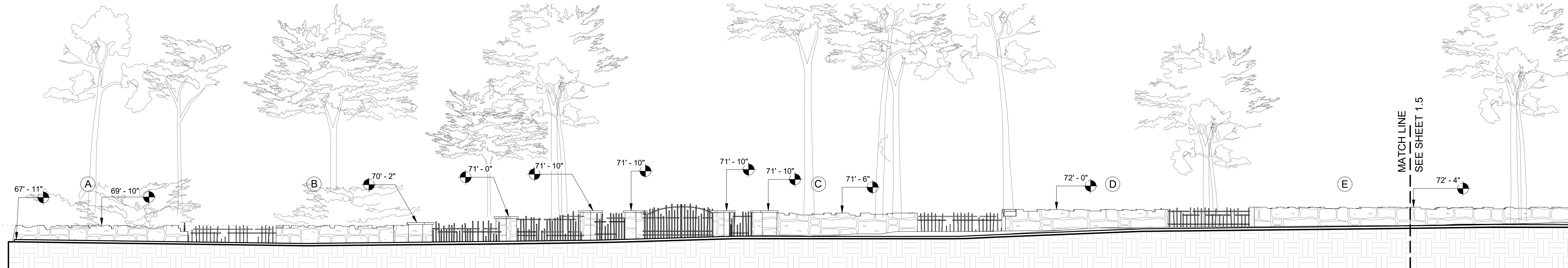
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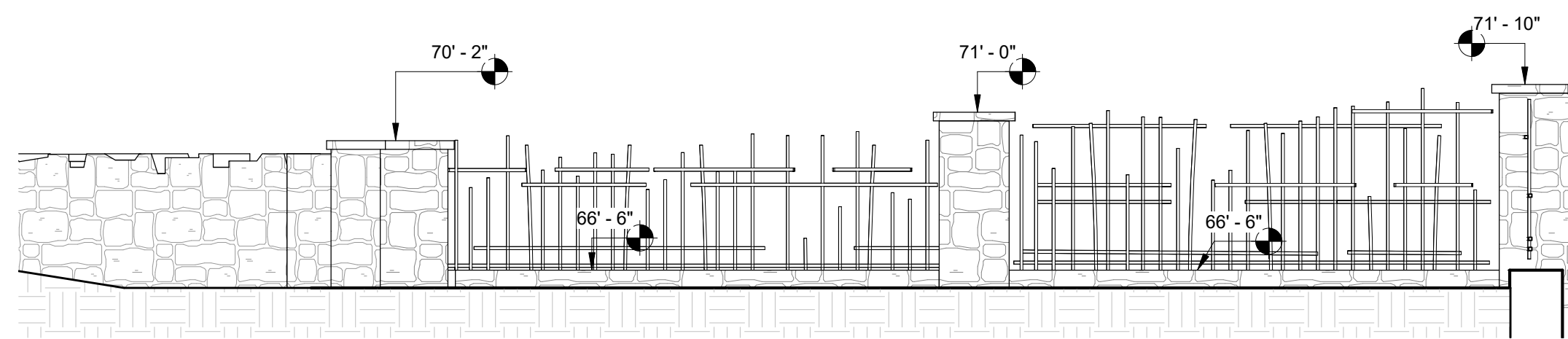
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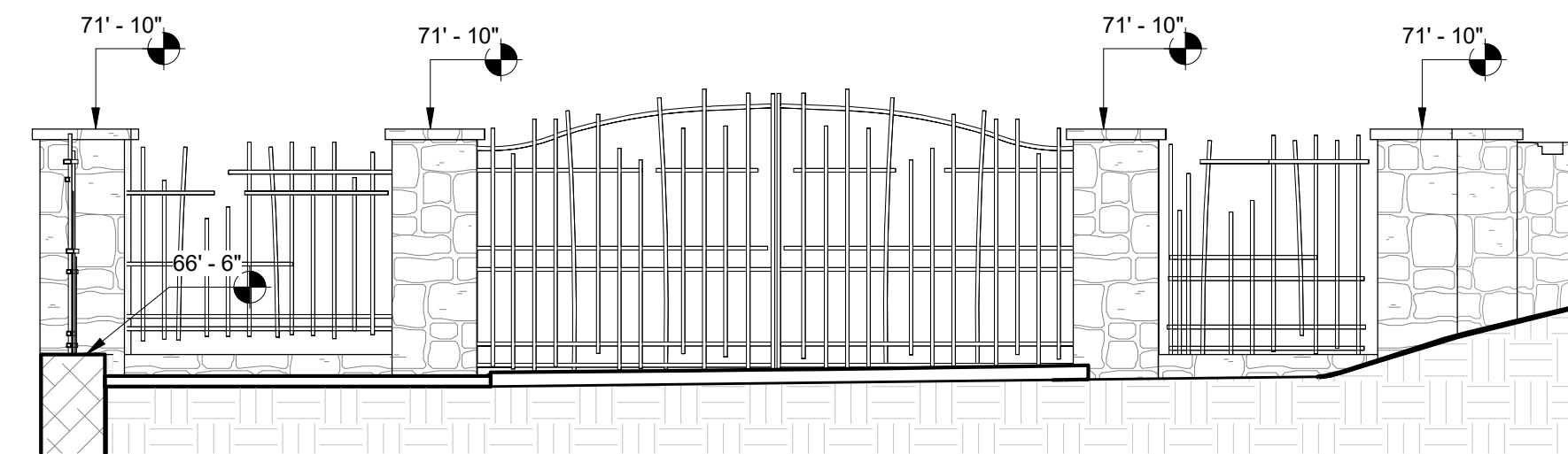
1 SITE PLAN - ENLARGED WALL LAYOUT 1
1/8" = 1'-0"



2 SITE WALL ELEVATION - SECTIONS A-E
1/8" = 1'-0"



4 ENLARGED FENCE ELEVATION
1/4" = 1'-0"

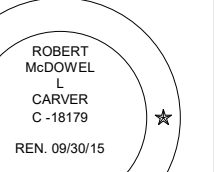


3 ENTRY GATE ELEVATION
1/4" = 1'-0"

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ARCHITECTURAL SITE DETAILS - WALL LAYOUT

Scale: As indicated
@ 24x36
Drawn By: Author
Job: 1026

A14

7/5/2017

7/6/2017 10:15:51 AM

[illegible]

Architectural elevation drawing of a building facade. The drawing shows a long, low building with a stone wall in the foreground. The wall is composed of large, irregular stones. Behind the wall, there are several trees of varying heights and styles. The building has a flat roof and large windows. The drawing is labeled with dimensions and callouts:

- 72' - 4" (height of the wall on the left)
- 71' - 10" (height of the wall in the middle-left)
- 71' - 10" (height of the wall in the middle-right)
- 72' - 0" (height of the wall in the middle-right)
- 75' - 0" (height of the wall on the right)
- 76' - 4" (height of the wall on the far right)
- 76' - 4" (height of the wall on the far right)

Callouts include:

- SEE SHEET A1.5 MATCH LINE (on the left)
- F (on the wall in the middle-left)
- G (on the wall in the middle-right)
- H (on the wall on the right)
- J (on the wall on the far right)

STREET ELEVATIONS OF WALL
SECTIONS F-J

7/6/2017 10:16:28 AM

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① ENTRANCE GATE VIEW

SCHEMATIC DESIGN	Date: JANUARY 24, 2014	VIEW OF ENTRANCE GATE	<div></div> <div>STUDIO CARVER ARCHITECTURE + PLANNING + INTERIOR DESIGN</div> <div>PO BOX 2684 CARMEL CA 93921 · USA T 831.622.7837 · F 831.624.0364 WWW.STUDIOCARVER.COM</div>	SHEET: G1.11
	Scale: @ 11" x 17"	LUNDQUIST RESIDENCE		
	Drawn By: MP	3224 17 MILE DRIVE PEBBLE BEACH, CALIFORNIA		
	Job: 1026			

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1 Wall Section A and B Through Opening

SCHEMATIC
DESIGN

9/10/2014 4:55:25 PM

Date: JANUARY 24,
2014
Scale: @ 11" x 17"
Drawn By: MP
Job: 1026

WALL SECTION A AND B THROUGH OPENING
LUNDQUIST RESIDENCE
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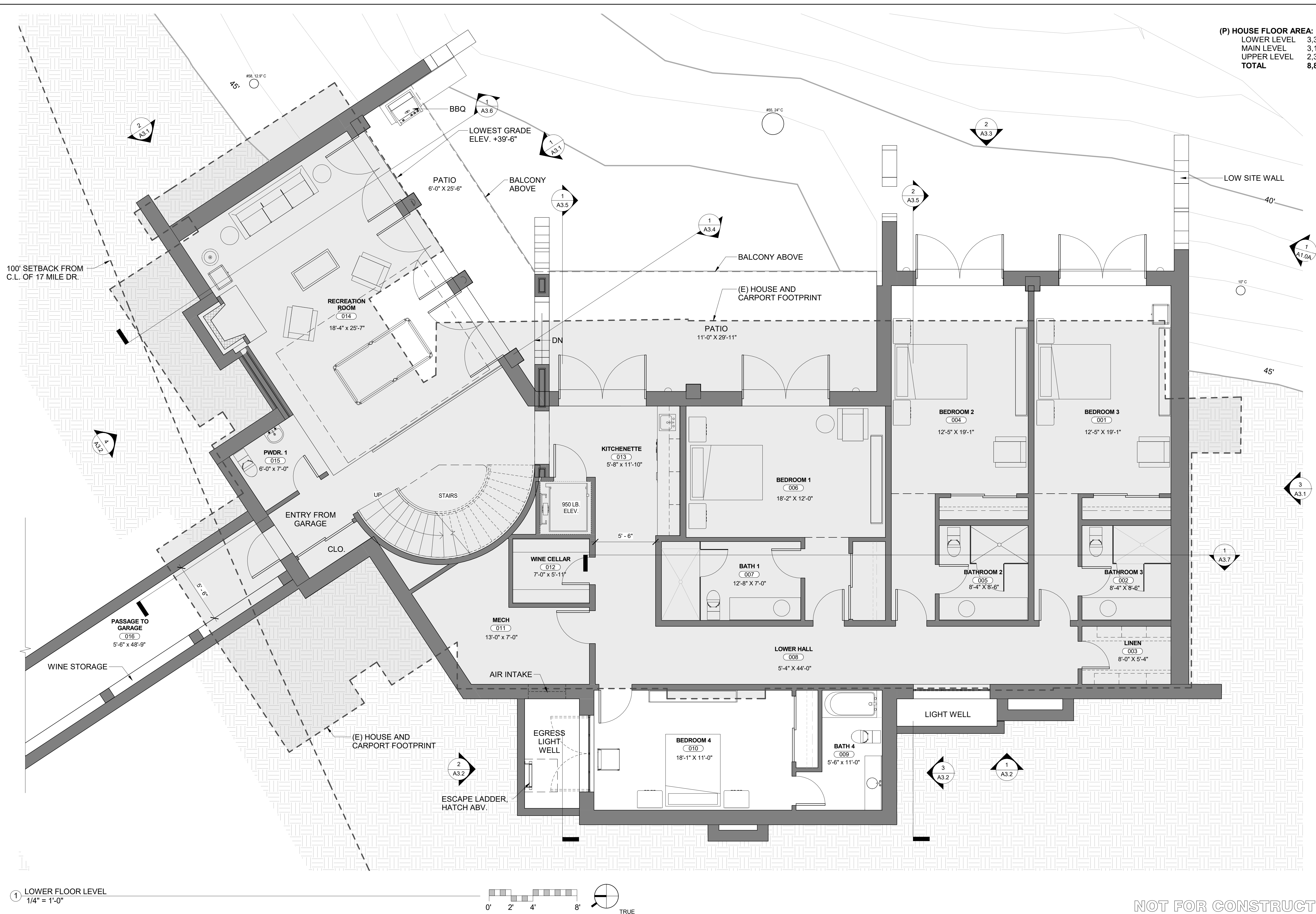
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SHEET:

G1.10

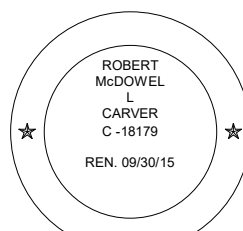
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ARCHITECTURAL LOWER FLOOR LEVEL

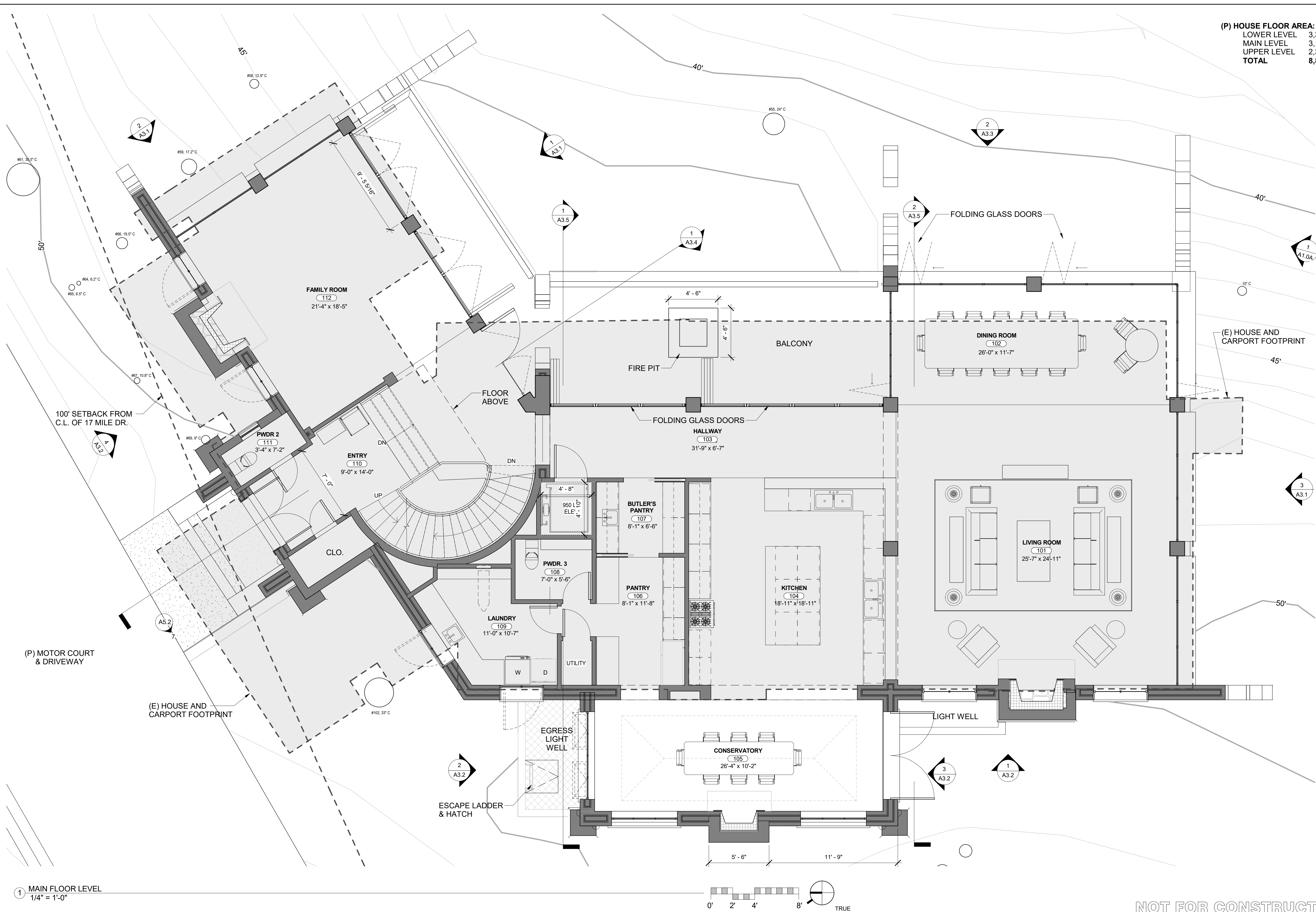
Scale: 1/4" = 1'-0"
@ 24x36
Drawn By: SBP
Job: 1026

A2.1

7/5/2017

7/6/2017 10:17:01 AM

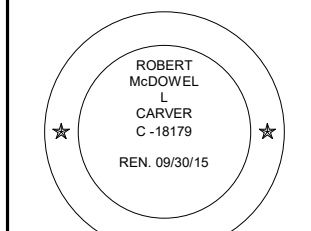
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ARCHITECTURAL MAIN FLOOR LEVEL

Scale: 1/4" = 1'-0"
@ 24x36
Drawn By: SBP
Job: 1026

A2.2

7/5/2017

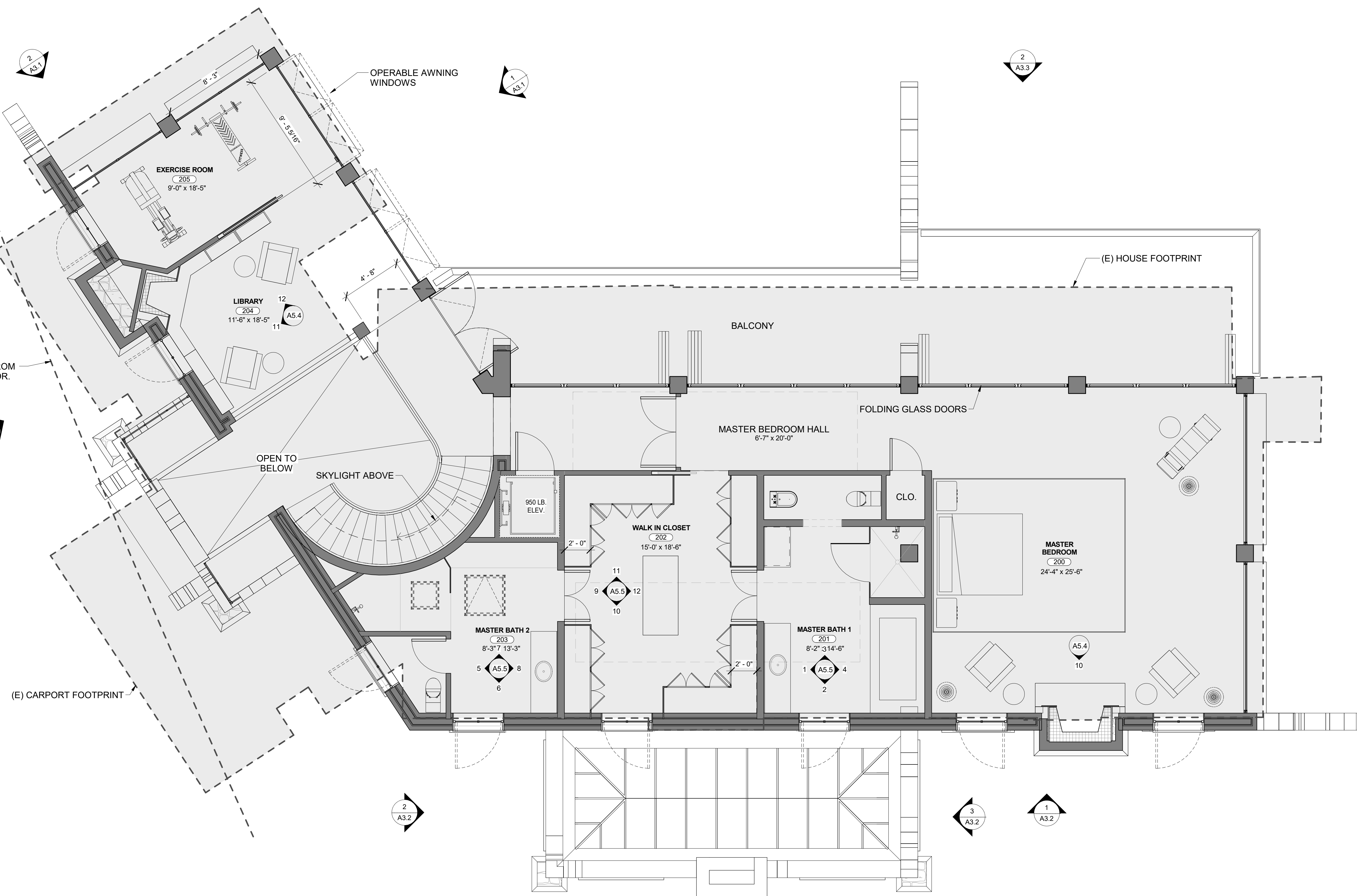
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1 UPPER FLOOR LEVEL
1/4" = 1'-0"

(E) CARPORT FOOTPRINT

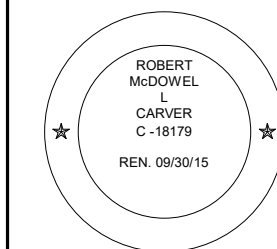
100' SETBACK FROM
C.L. OF 17 MILE DR.



(P) HOUSE FLOOR AREA:
LOWER LEVEL 3,399 SF
MAIN LEVEL 3,138 SF
UPPER LEVEL 2,349 SF
TOTAL 8,886 SF

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ARCHITECTURAL
UPPER FLOOR
LEVEL

Scale: 1/4" = 1'-0"
@ 24x36
Drawn By: SBP
Job: 1026

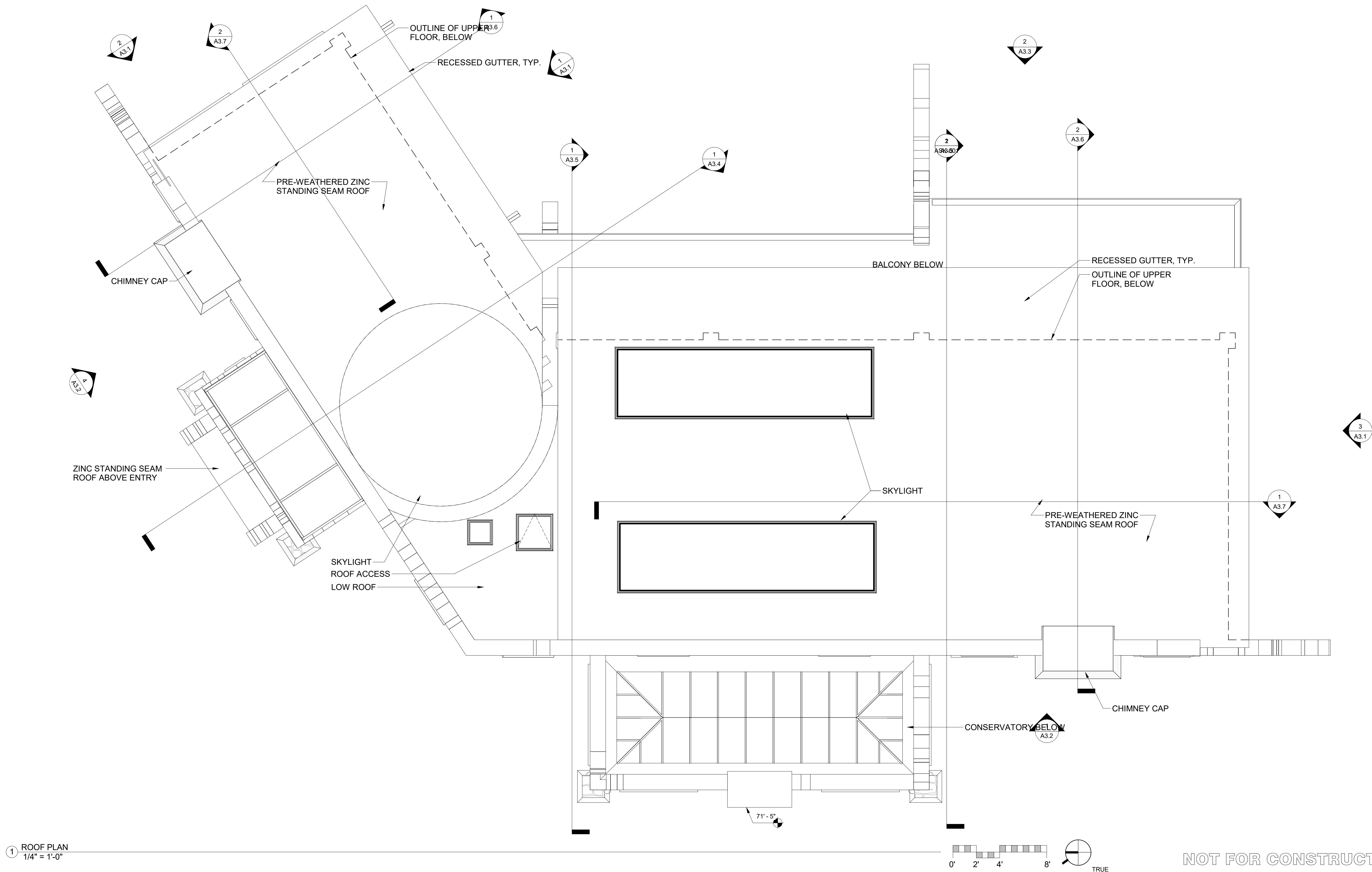
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7/5/2017

7/6/2017 10:17:36 AM

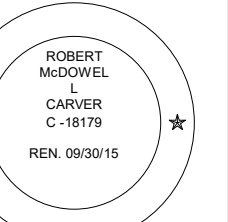
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ARCHITECTURAL ROOF PLAN

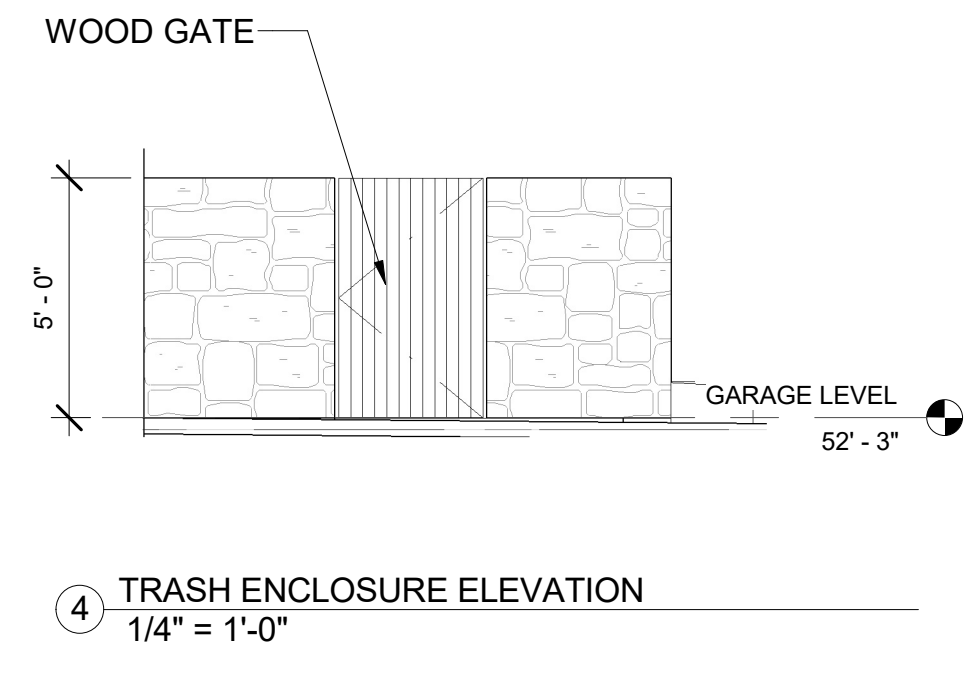
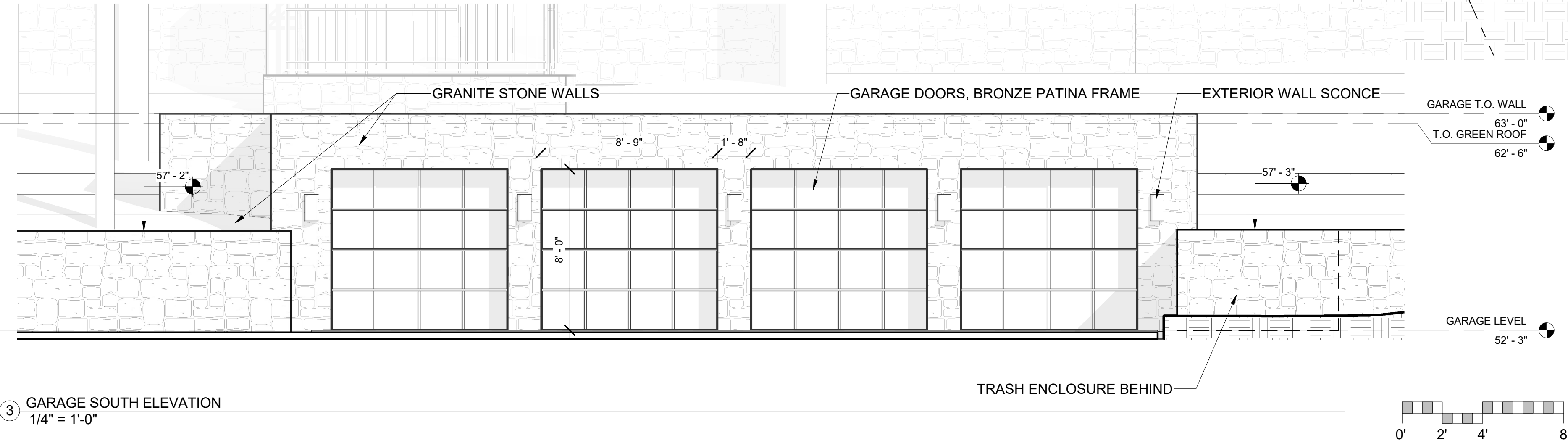
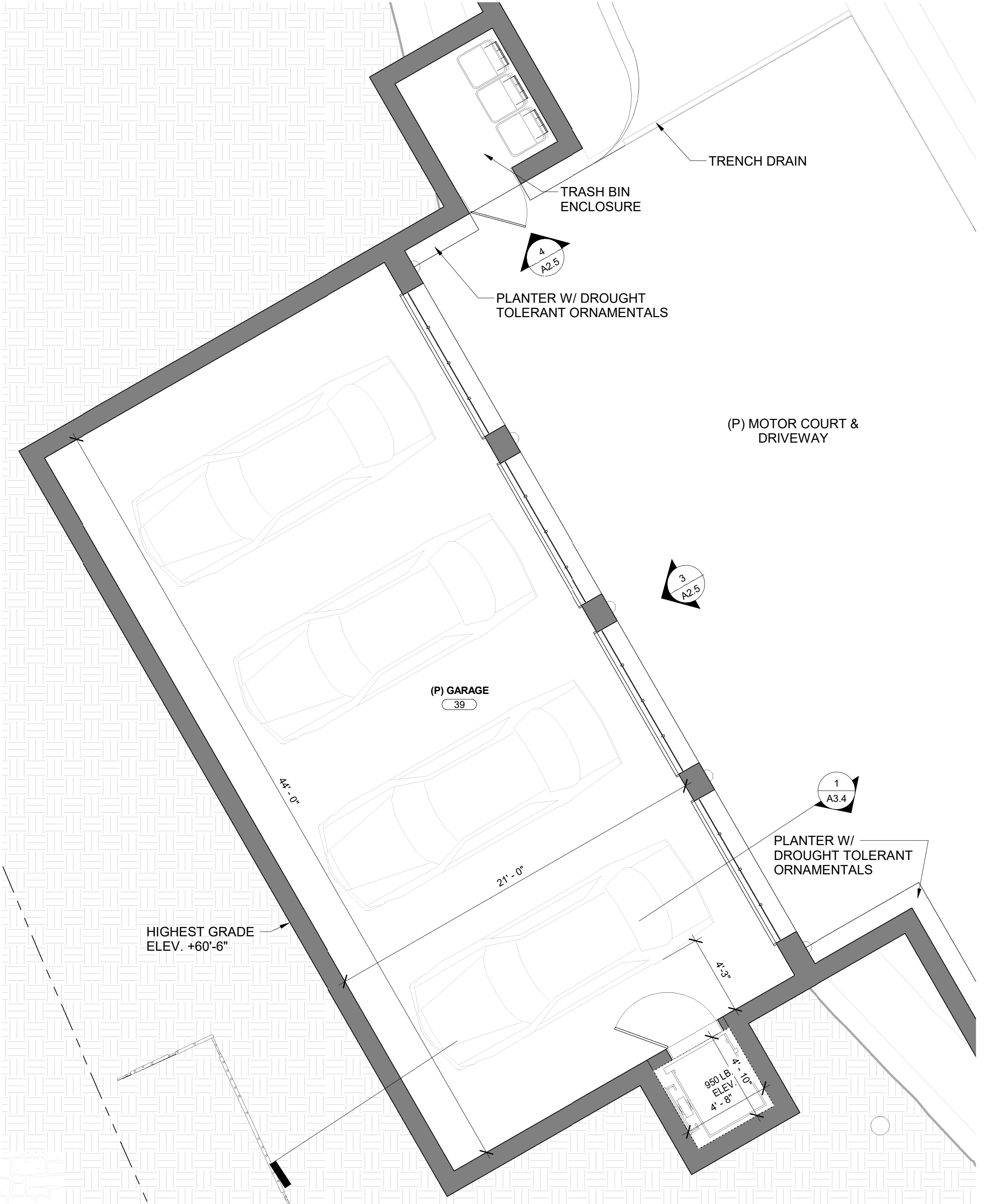
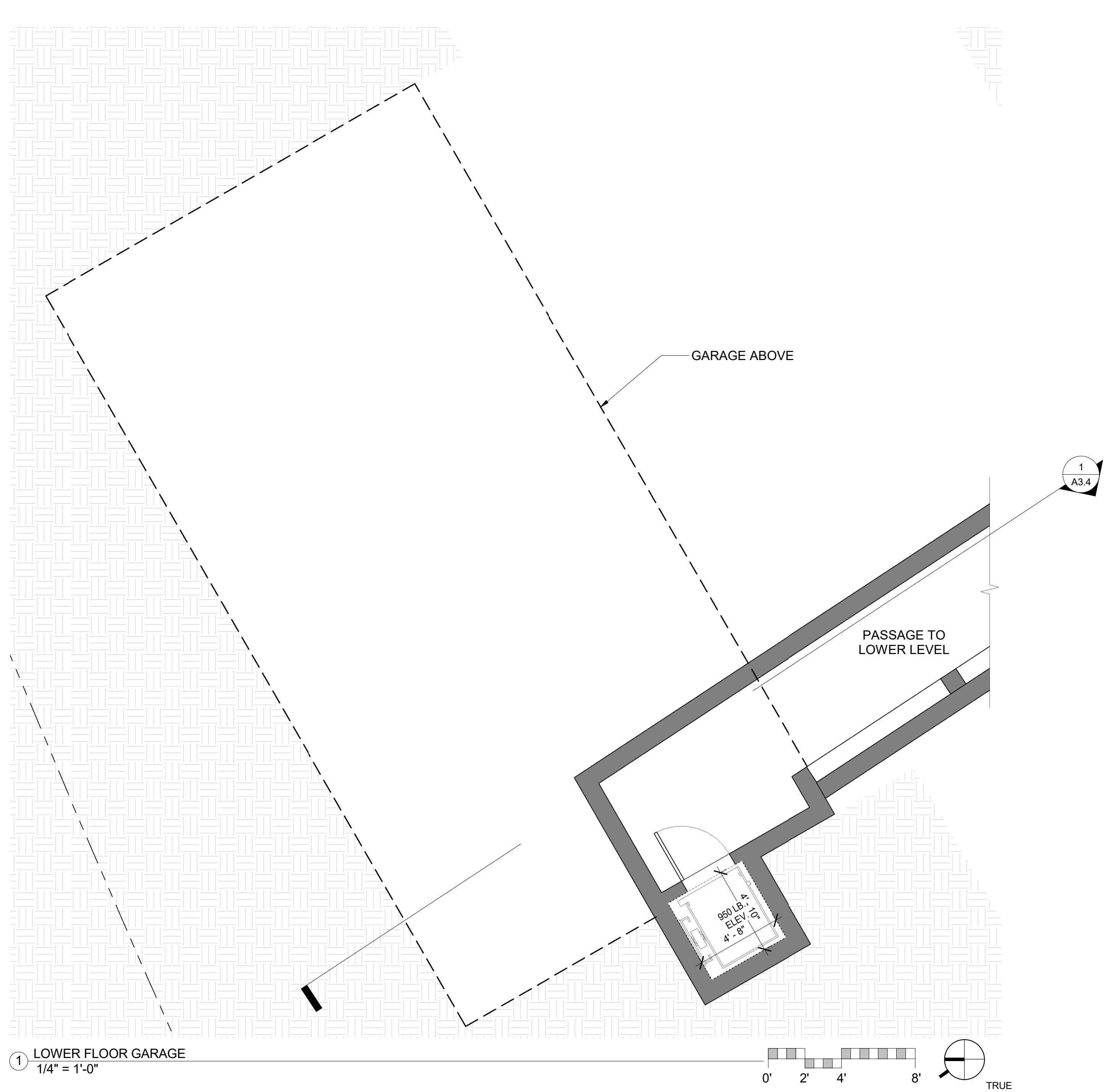
Scale: 1/4" = 1'-0"
@ 24x36
Drawn By: SBP
Job: 1026

A2.4

7/5/2017

7/6/2017 10:17:49 AM

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ROBERT
MCDOWELL
CARVER
C. 1878
REN. 06/30/15

★

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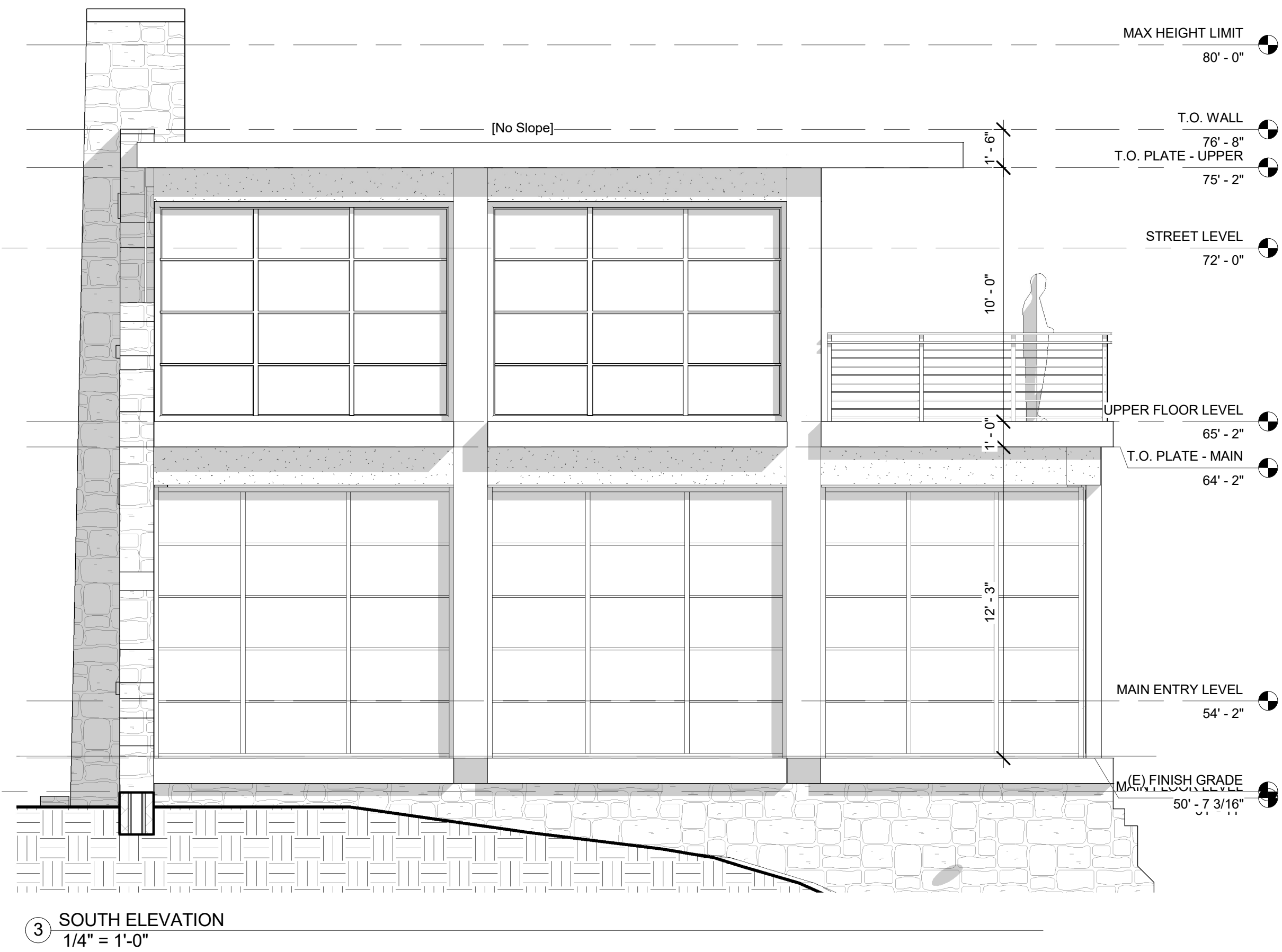
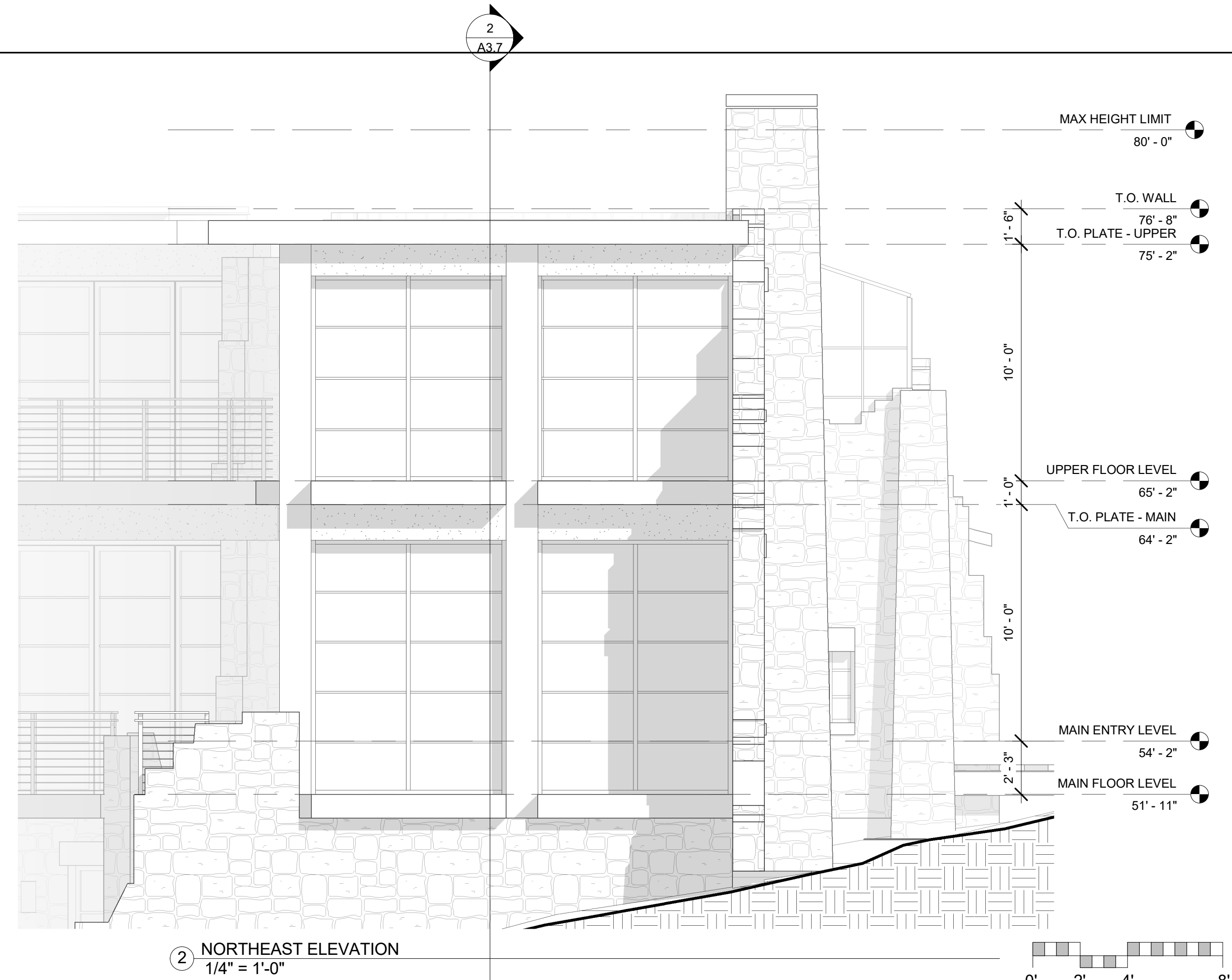
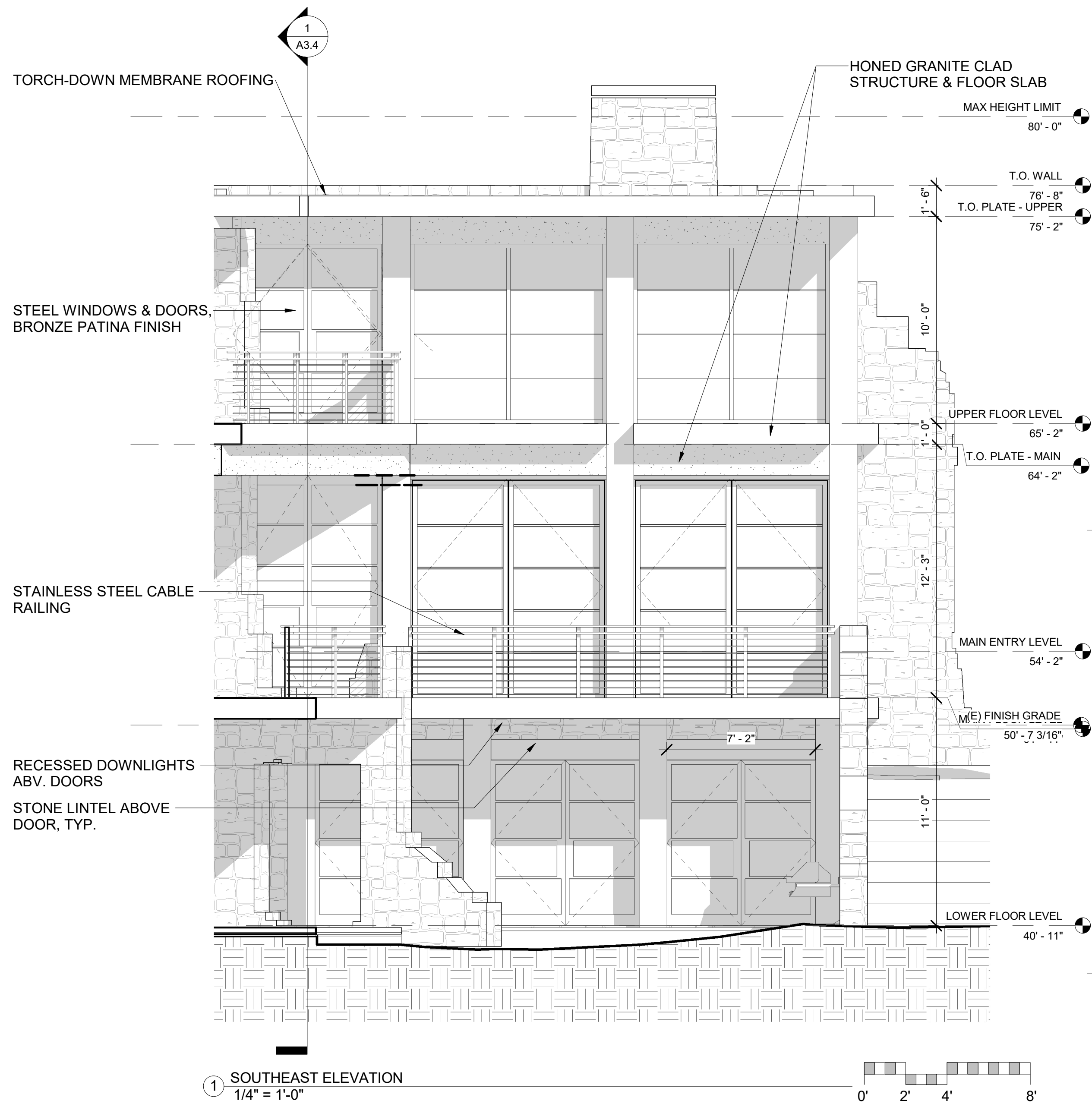
ARCHITECTURAL
GARAGE FLOOR
PLAN

Scale: 1/4" = 1'-0"
@ 24x36
Drawn By: SBP
Job: 1026

A2.5
7/5/2017

7/6/2017 10:17:59 AM

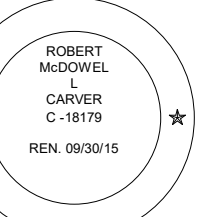
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ARCHITECTURAL EXTERIOR ELEVATIONS

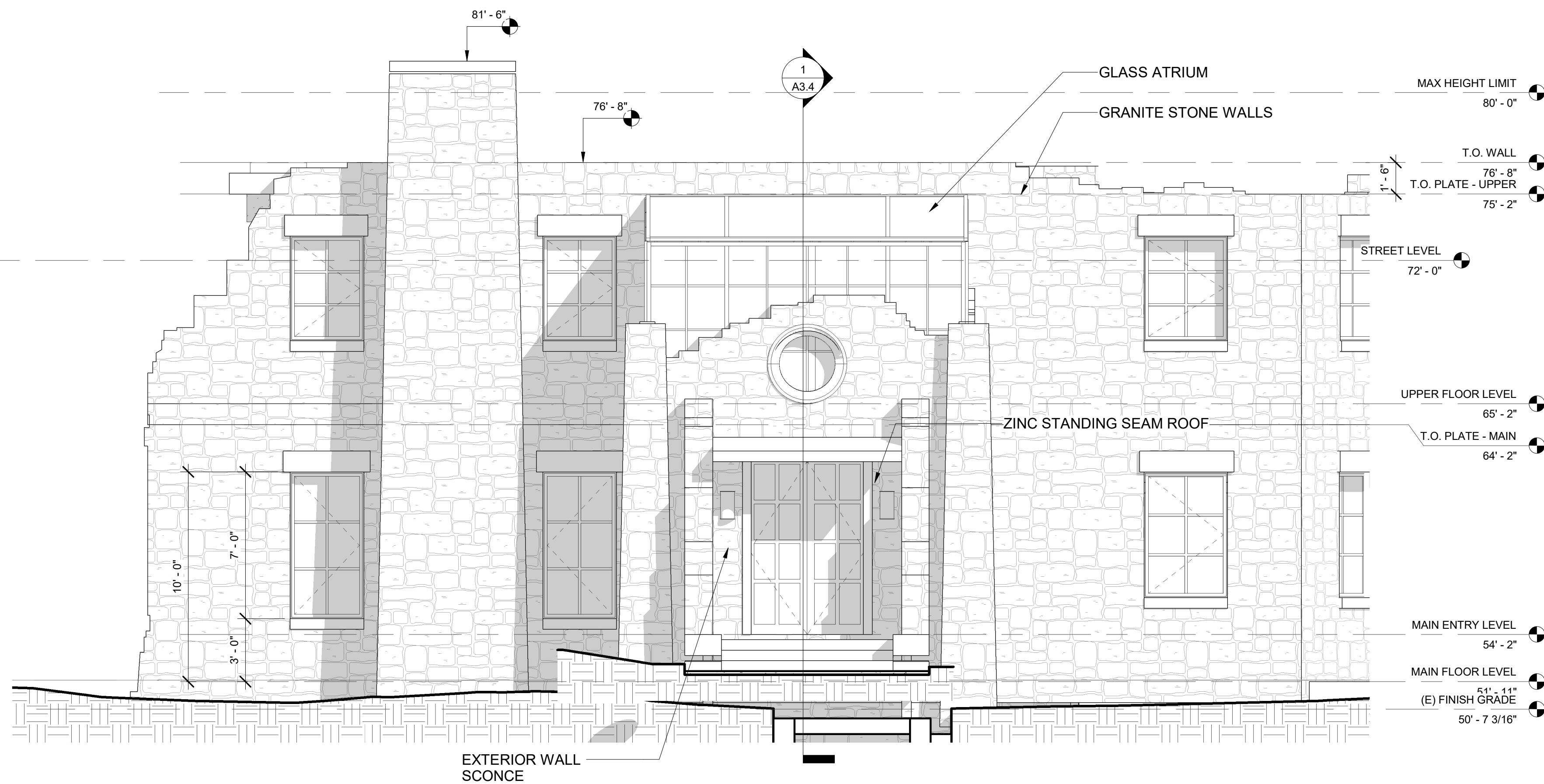
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@ 24x36
Drawn By: SBP
Job: 1026

A3.1

7/5/2017

7/6/2017 10:16:14 AM

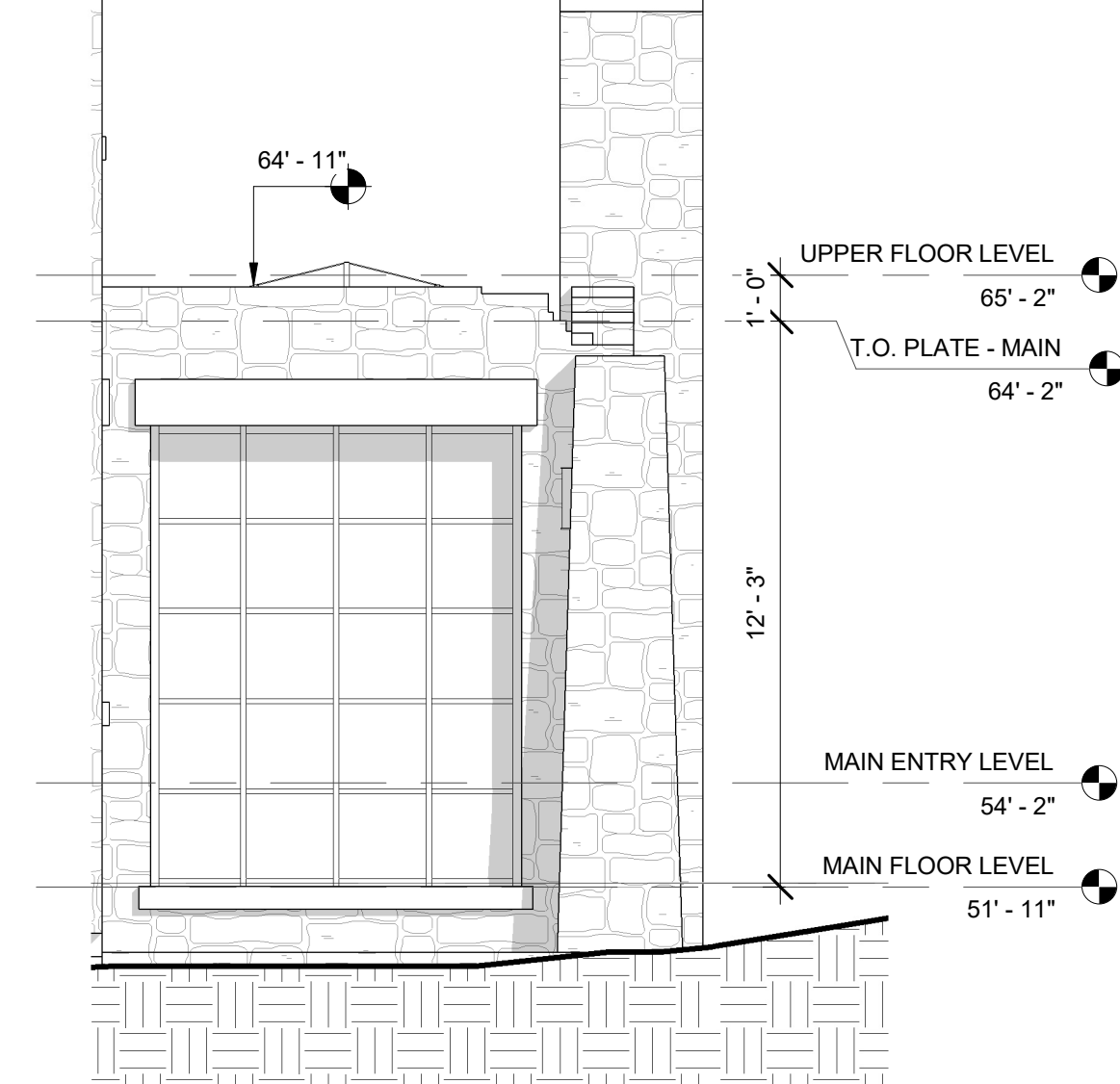
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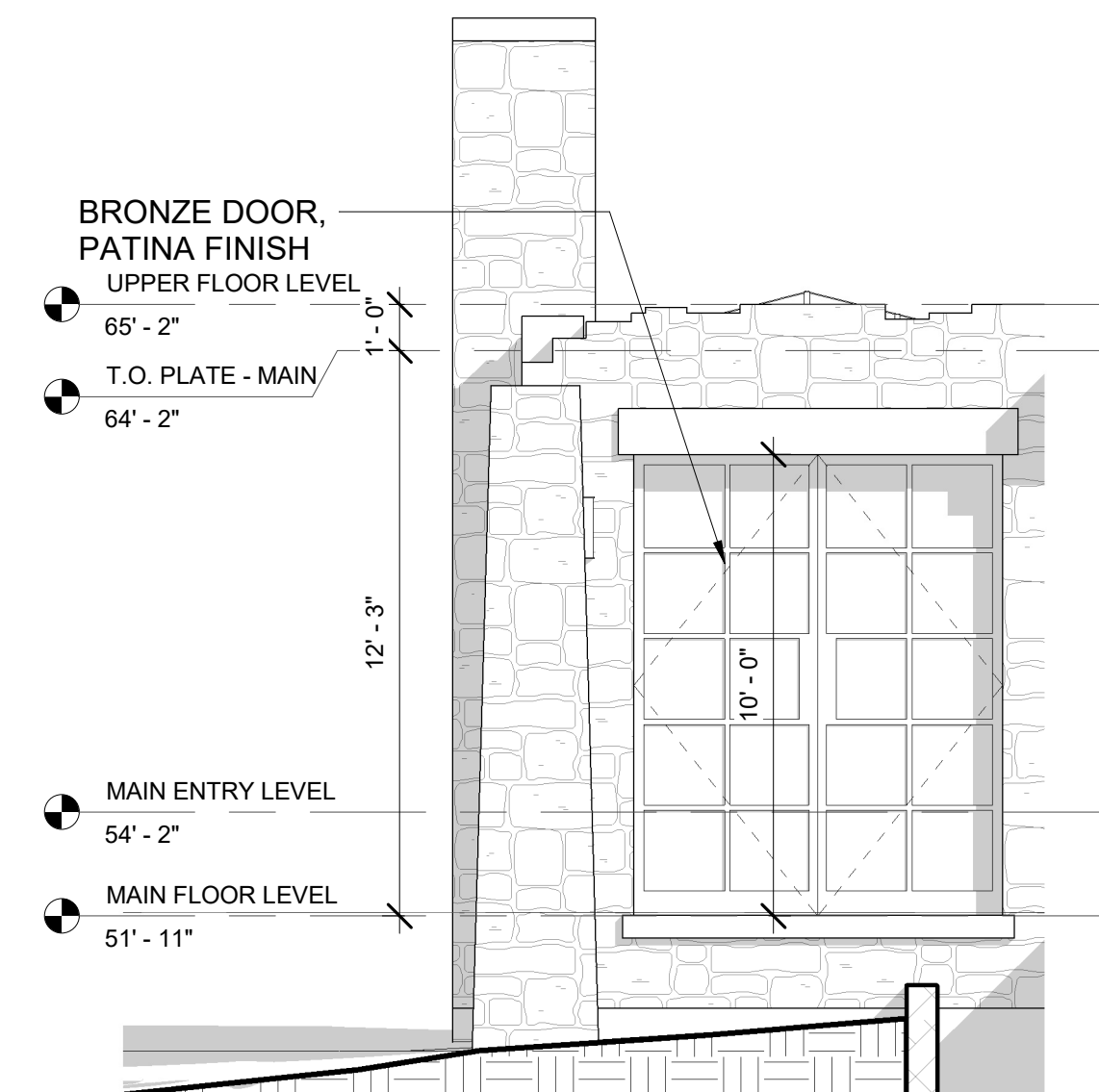
④ MAIN ENTRY ELEVATION
1/4" = 1'-0"



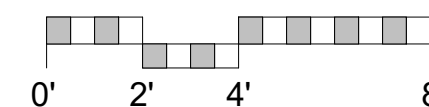
① WEST ELEVATION
1/4" = 1'-0"



② CONSERVATORY - NORTH ELEVATION
1/4" = 1'-0"



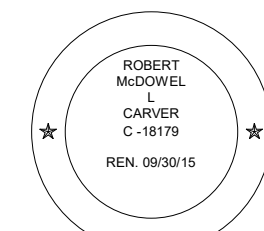
③ CONSERVATORY - SOUTH ELEVATION
1/4" = 1'-0"



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EXTERIOR
ELEVATIONS

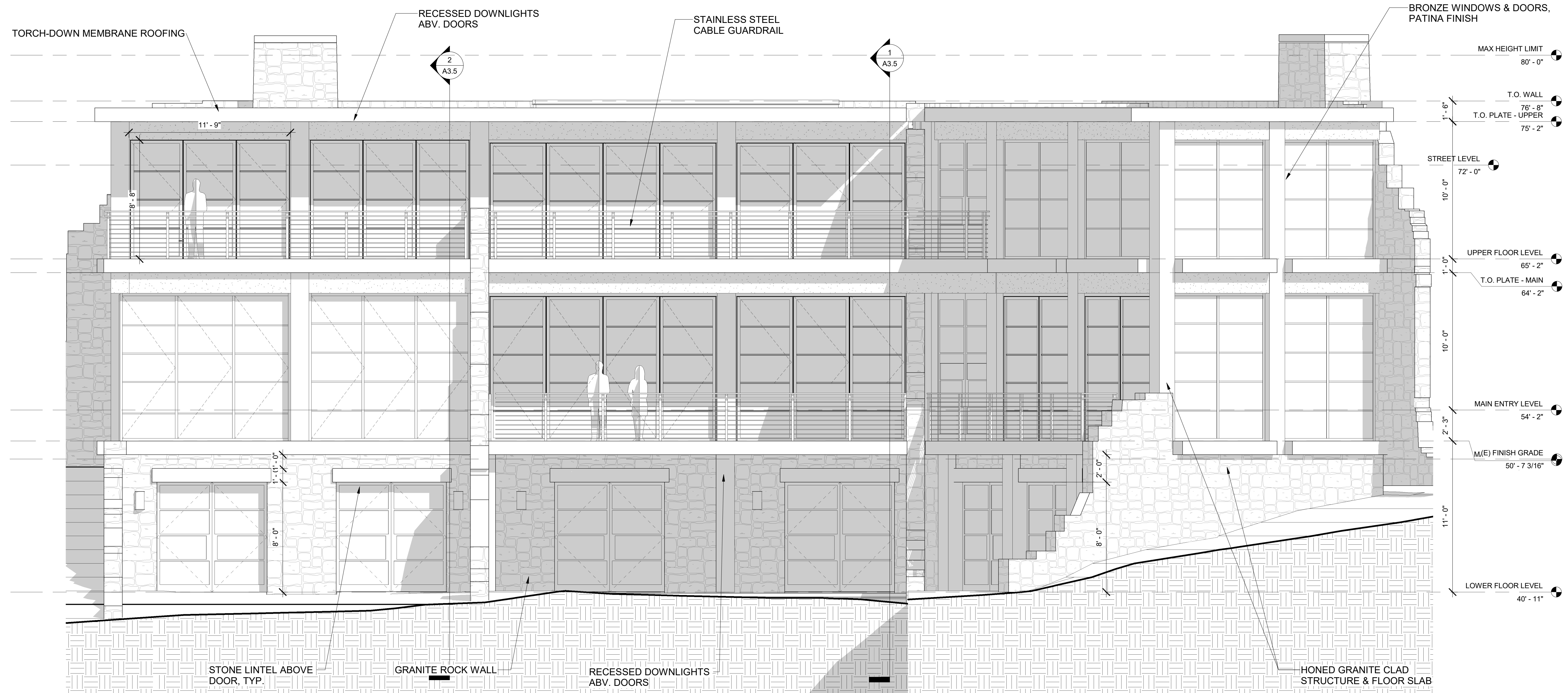
Scale: 1/4" = 1'-0"
@ 24x36
Drawn By: SBP
Job: 1026

A3.2

7/5/2017

7/6/2017 10:18:30 AM

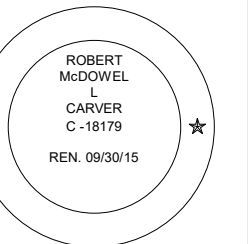
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② EAST ELEVATION
1/4" = 1'-0"

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ARCHITECTURAL EXTERIOR ELEVATIONS

Scale: 1/4" = 1'-0"
@ 24x36
Drawn By: SBP
Job: 1026

A3.3

7/5/2017

7/6/2017 10:18:47 AM

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Architectural section drawing showing a building's interior and exterior structure. The drawing includes various level markers, dimensions, and labels for different parts of the structure.

Left Side Labels (Top to Bottom):

- MAX HEIGHT LIMIT 80' - 0"
- T.O. WALL 76' - 8"
- T.O. PLATE - UPPER 75' - 2"
- UPPER FLOOR LEVEL 65' - 2"
- T.O. PLATE - MAIN 64' - 2"
- MAIN ENTRY LEVEL 54' - 2"
- MAIN FLOOR LEVEL 51' - 11"
- AVG. NATURAL GRADE 50' - 0"
- LOWER FLOOR LEVEL 40' - 11"
- LOWEST GRADE ELEV. + 39'-6"

Right Side Labels (Top to Bottom):

- STREET LEVEL 72' - 0"
- HIGHEST GRADE ELEV. + 60'-6"
- GARAGE T.O. WALL 63' - 0"
- T.O. GREEN ROOF 62' - 6"
- GARAGE LEVEL 52' - 3"
- AVG. NATURAL GRADE 50' - 0"

Interior Labels:

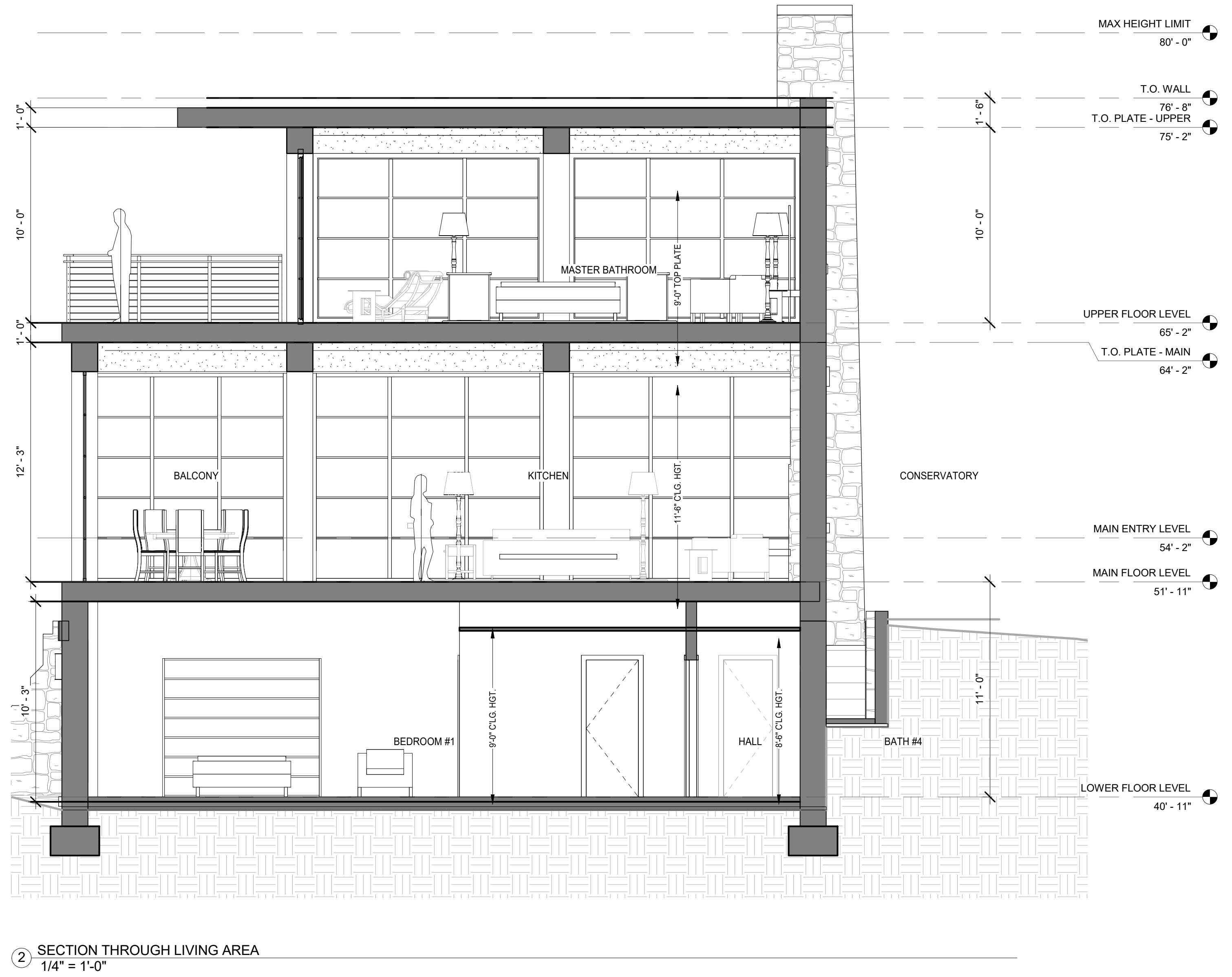
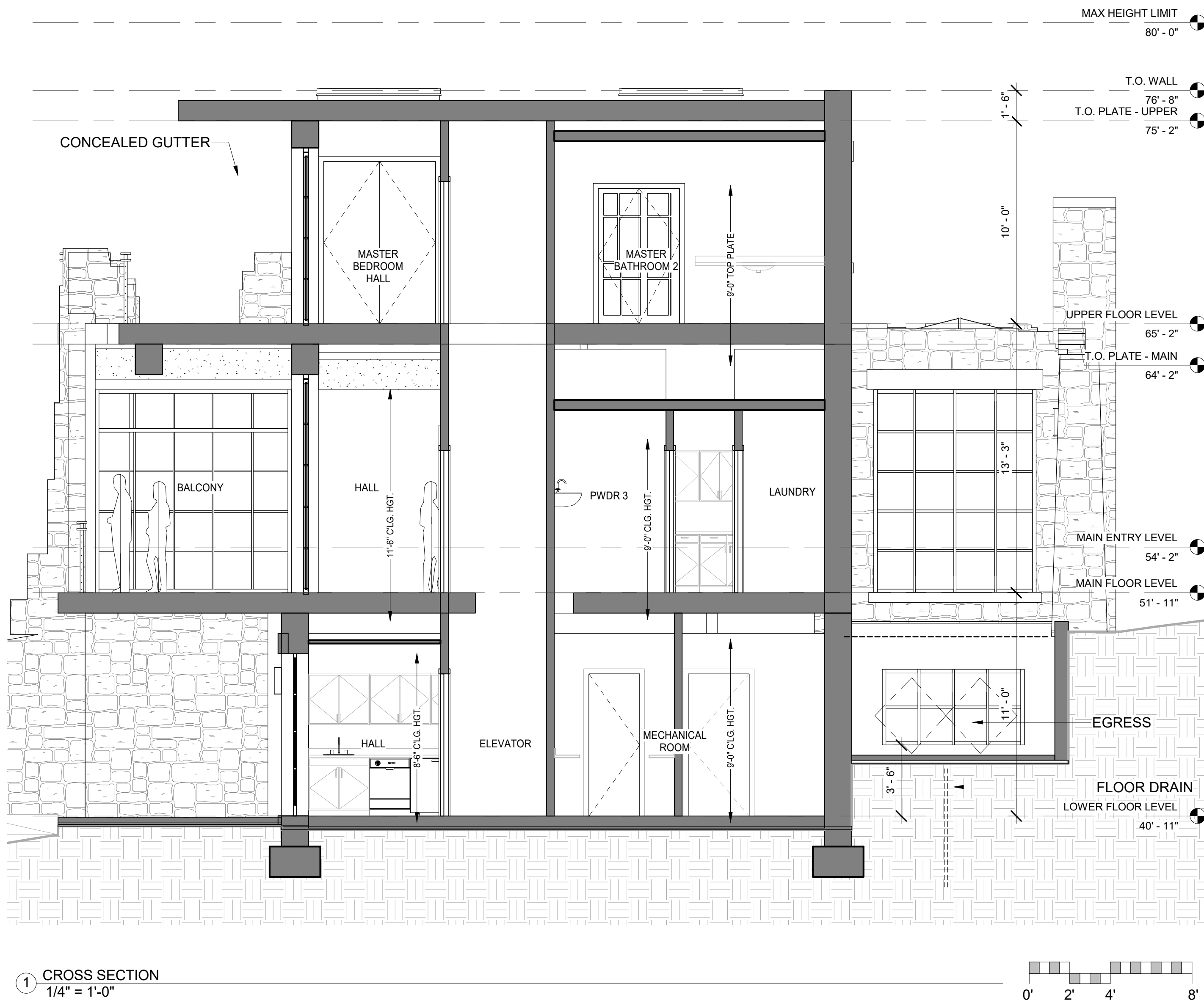
- ENTRY
- RECREATION ROOM
- MOTOR COURT
- PASSAGE TO GARAGE
- GARAGE

Dimensions and Notes:

- 10'-0" (multiple instances)
- 1'-6"
- 1'-0"
- 1'-0" 2'-3"
- 10'-0" CLG. HGT.
- 12'-2" CLG. HGT.
- 9'-0" CLG. HGT.
- 9'-0" CLG. HGT.
- 9'-0" CLG. HGT.
- 26'-8"
- 30'-0" MAX. BUILDING HEIGHT ABV. NATURAL GRADE
- LINE OF NATURAL GRADE

7/6/2017 10:18:52 AM

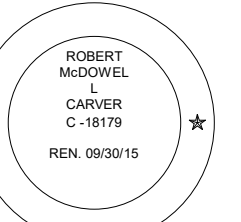
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NOT FOR CONSTRUCTION

LUNDQUIST RESIDENCE

3224 17 MILE
DRIVE PEBBLE
BEACH,
CALIFORNIA



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△ REVISION #

ARCHITECTURAL BUILDING SECTIONS

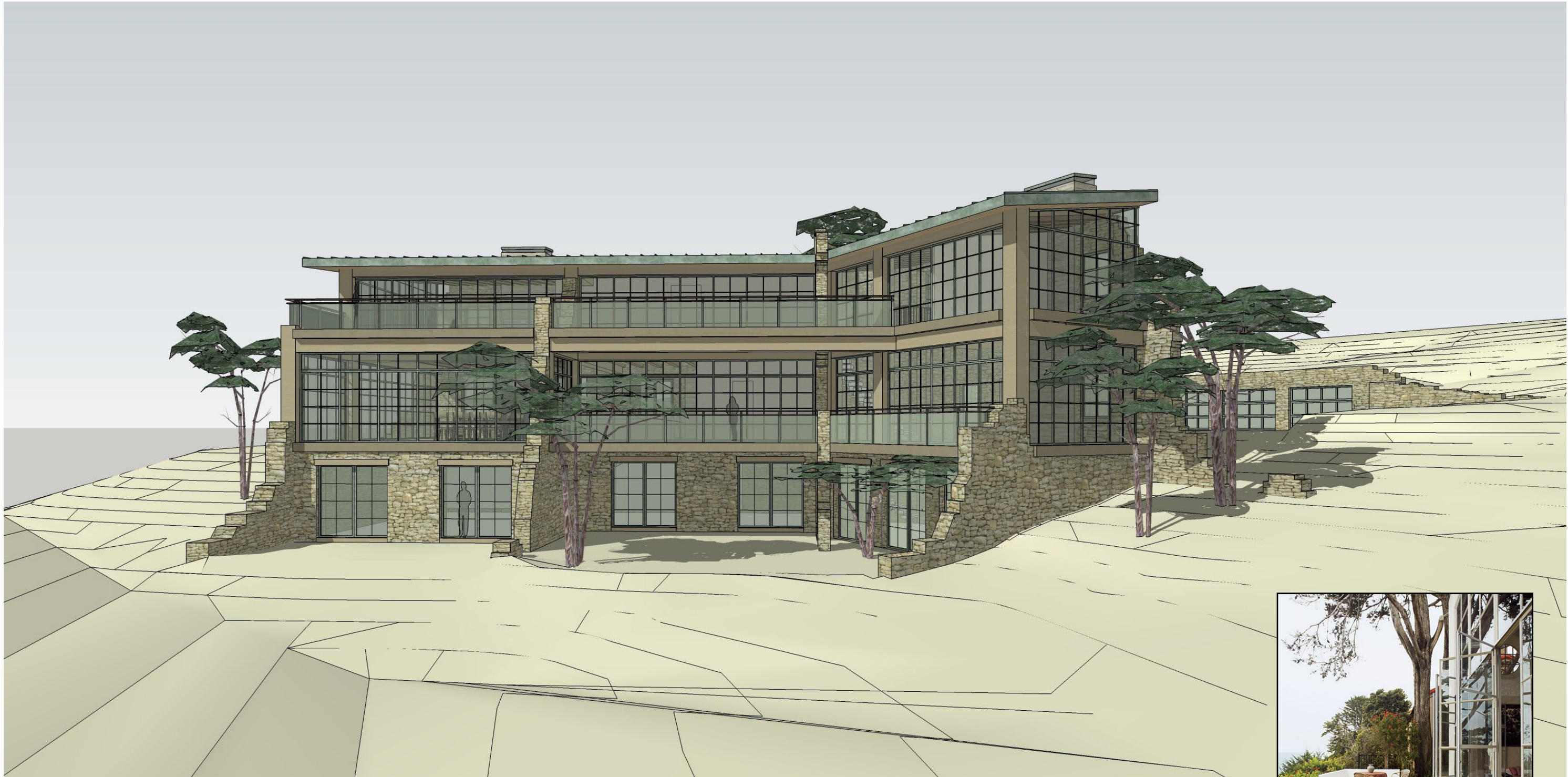
Scale: 1/4" = 1'-0"
@ 24x36
Drawn By: SBP
Job: 1026

A3.5

7/5/2017

7/6/2017 10:18:58 AM

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DOOR & WINDOW INSPIRATION

SCHEMATIC
DESIGN

11/14/2014 1:45:41 PM

Date: 02/13/2015
Scale: @ 11" x 17"
Drawn By: SBP
Job: -

VIEW LOOKING WEST

LUNDQUIST RESIDENCE
3224 SEVENTEEN MILE DRIVE, PEBBLE BEACH, CA



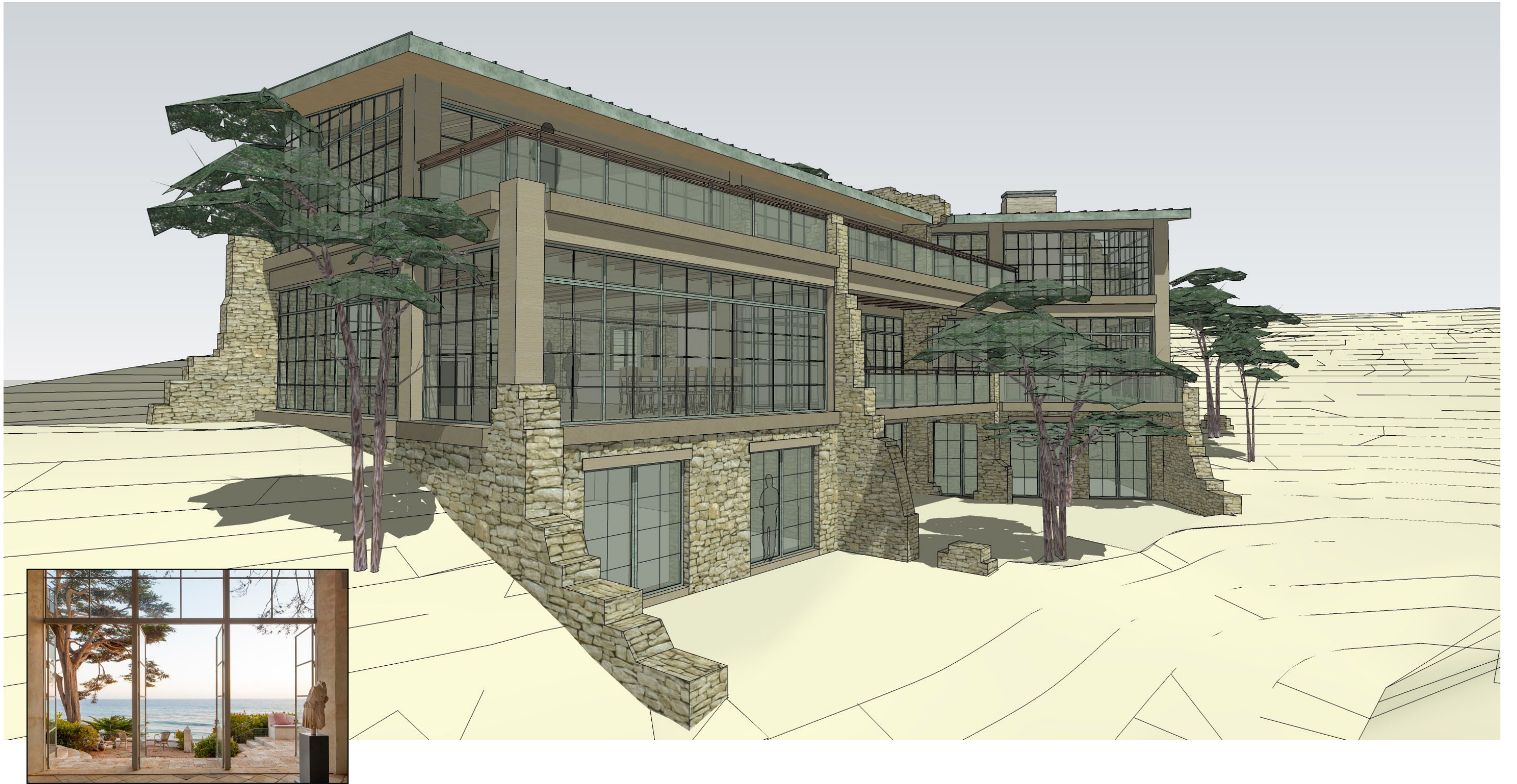
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DOOR & WINDOW INSPIRATION

SCHEMATIC
DESIGN

11/14/2014 1:45:41 PM

Date: 02/13/2015
Scale: @ 11" x 17"
Drawn By: SBP
Job: -

VIEW LOOKING NORTHWEST
LUNDQUIST RESIDENCE
3224 SEVENTEEN MILE DRIVE, PEBBLE BEACH, CA



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SCHEMATIC
DESIGN

11/14/2014 1:45:41 PM

Date: 02/13/2015
Scale: @ 11" x 17"
Drawn By: SBP
Job: -

VIEW LOOKING SOUTH

LUNDQUIST RESIDENCE
3224 SEVENTEEN MILE DRIVE, PEBBLE BEACH, CA



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