

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

In the matter of the application of:

SANKARLINGAM (PLN170540)

RESOLUTION NO. 18-012

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding the project is a single-family residence with tree removal in a residential zone which qualifies as a Class 3 Categorical Exemption per Section 15303 (a) of the CEQA Guidelines; and does not meet any exceptions under Section 15300.2;
- 2) Approving a Use Permit for the removal of 19 native trees (13 Monterey Pine and 6 Coast Live Oaks); and
- 3) Approving a Design Approval for the construction of a two-story, approximately 3,300 square foot single family residence with attached two-car garage (with a first story breezeway of approximately 1,345 square feet), retaining walls and a steel fence with gate.

[2813 17 Mile Drive, Pebble Beach, Greater Monterey Peninsula Area Plan (APN: 007-133-001-000)]

The Sankarlingam application (PLN170540) came on for a public hearing before the Monterey County Zoning Administrator on March 8, 2018. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:

FINDINGS AND EVIDENCE

1. **FINDING:** **CONSISTENCY / HEALTH AND SAFETY / NO VIOLATIONS / SITE SUITABILITY** - The proposed project and/or use, as conditioned, is consistent with the policies of the Monterey County 2010 General Plan, Greater Monterey Peninsula Area Plan, Monterey County Zoning Ordinance (Title 21), and other County health, safety, and welfare ordinances related to land use development. The site is physically suitable for the development proposed, and no violations exist on the property.

- EVIDENCE:**
- a) The proposed project involves the removal of 19 native trees (13 Monterey Pine and 6 Coast Live Oaks) and the construction of a new single family residence, new direct access driveway off Sloat Road, retaining walls, a steel fence with gate and approximately 300 cubic yards of grading that will be balanced on site.
 - b) The property is located at 2813 17 Mile Drive, Pebble Beach, Greater Monterey County Area Plan (Assessor's Parcel Number 007-133-001-000). The property is zoned Medium Density Residential, B-6 Building Site Zoning Overlay, Design Control, Regulations for Parking and Use of Major Recreational Equipment Storage on

Seaward Zone or MDR/B-6-D-RES. Single family dwellings are a principally permitted use in the MDR zoning district. The proposed development includes the construction of a two-story 4,608 square foot contemporary style single family residence, with a height of 24 feet, 5 inches. The construction of a new home requires a Design Approval. The proposed project involves the removal of 19 native trees (13 Monterey Pine and 6 Coast Live Oaks), which requires a Use Permit.

- c) The subject parcel is a legal lot of record pursuant to Monterey Peninsula Country Club, Subdivision 1 (Volume 3 Cities and Towns, Page 26).
- d) 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 the applicable documents.
- e) Review of Development Standards. The development standards for the MDR zoning district are identified in MCC Section 21.12.060 and in the Special Regulations Section 21.12.070.D (MDR District in Del Monte Forest). Required minimum setbacks are as follows: 30 feet (Front), 10 feet (First Story-Side), 20 feet (Second Story-Side) and 10 feet (rear). The maximum height limit is 27 feet. The floor area ratio and site coverage maximum for this area of Del Monte Forest under the MDR district is 25 percent and 35 percent, respectively. The subject parcel has two front setbacks: off 17 Mile Drive and Sloat Road. The proposed single-family dwelling and attached garage maintain a setback of over 30 feet off both these roads, a 20-foot side setback for both first and second story floors and a 20-foot rear setback. The proposed floor area ratio and site coverage is 21.14 percent and 14.06 percent, respectively. The height of the proposed two-story structure is 24 feet, 5 inches. Therefore, as proposed, the project meets all required development standards.
- f) Design Approval. Chapter 21.44 of the inland zoning ordinance (Title 21) contains standards for development in the “D” district including review of the location, size, configuration, materials, and colors of structures and fences to assure the protection of the public viewshed and neighborhood character. The originally proposed exterior colors and materials consisted of rusted corrugated metal siding, light colored “mother of pearl” stucco and steel fence. On May 15, 2017, the Del Monte Forest Architectural Review Board (ARB) provided input to the project recommending the use of either corrugated aged metal as proposed or cedar wood siding in a horizontal application as an alternative. County staff analyzed the proposed colors and materials in relation to the character of the forest and existing neighborhood. There is an eclectic style of homes, including other two story homes, within this neighborhood, each one unique to its own parcel. However, there is no architectural nexus for the commercial/industrial look of rusted corrugated metal siding. Based on the project location and surrounding character, the horizontal cedar option is more appropriate for the Del Monte Forest, as it is the more residential looking material. Condition No. 5 has been added, which will require that the materials consist of cedar

wood siding applied horizontally. As proposed and with the implementation of Condition No. 5, the project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

g) Tree Removal.

Tree Removal Findings: The development includes the removal of 19 native trees which consists of 13 Monterey Pine and 6 Coast Live Oaks, requiring a Use Permit per MCC Section 21.64.260

Preservation of Oak and Other Protected Trees. The required tree removal findings contained in this Section can be made as the proposed number of oak trees to be removed is the minimum required given the site constraints of the property. By allowing the tree removal at the proposed areas, the single-family residence will be developed in the least impactful area. The developed area has been mostly sited in an area already clear of trees. This placement helps the development avoid disruption of forest continuity as the perimeter of the parcel will retain trees, including along 17 Mile Drive, a scenic road. The tree impact assessment prepared for the project states that tree removal is due to a number of trees located within or directly adjacent to the proposed construction footprint. The assessment describes this area of the Del Monte Forest primarily consisting of mature and aging upper canopy Monterey pine with a mid to lower canopy Coast Live Oak on this particular lot, mature and senescing Monterey pines are most conspicuous and dominant tree species and the less visible oaks on the property are in generally good health and condition. A biological assessment was also prepared for the site. The biologist found that the Monterey pine trees on site were “largely over-mature and terminal” and found standing dead or decadent specimens of both Monterey pine and Coast Live Oak present on site. Both the arborist and the biologist recommend replacement of the trees on a one-to-two basis. The arborist recommends replacement of a 2:1 ratio with Monterey Pine and Coast Live Oak, both at least one-gallon in size. The biologist suggests that the replacement trees shall emphasize the oaks because oak survival and ecological utility are significantly greater and suggests a formula for replacement of 60-70 percent oaks and 30-40 percent pines. Staff has added conditions for tree replacement (Condition No. 6) and tree protection measures (Condition No. 7). The tree replacement condition states that the tree replacement should be at a 2:1 ratio, for a total of 38 planted trees, with a recommended percentage of 60-70% with Coast live oak and 30-40% Monterey pine.

Use Permit Findings: MCC Chapter 21.74 *Use Permits*, requires the following findings be made in order to grant the Use Permit: 1) The establishment, maintenance, or operation of the use or structure applied for, will not, under the circumstances of the particular case, be detrimental to 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 improvement in the neighborhood; or to the general welfare of the County; and 2) The subject property is in compliance with all rules

and regulations pertaining to zoning uses, subdivision, and any applicable provisions of this Title and any zoning violation abatement costs have been paid. The project meets these findings. See Evidence under Finding 1 and Finding 2.

- h) Cultural Resources. The project site is within an area of high sensitivity for prehistoric cultural resources; however, the archaeological survey (LIB180063) prepared for the project did not identify the potential for inadvertent impacts to prehistoric or cultural resources. Therefore, the County has applied a standard project condition (Condition No. 3), to require the contractor to stop work if previously unidentified resources are discovered during construction.
- i) The project has been reviewed for site suitability by the following departments and agencies: RMA-Planning, Pebble Beach CSD, RMA-Public Works, RMA-Environmental Services, Environmental Health Bureau, and Water Resources Agency. There has been no indication from these departments/agencies that the site is not suitable for the proposed development, and the respective departments/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. Conditions recommended by RMA-Planning, RMA-Environmental Services, RMA- Public Works and Water Resources Agency have been incorporated.
- j) The following technical reports have been prepared:
 - Phase I Inventory of Archaeological Resources (LIB180063) prepared by Jennifer Lucido c/o Archives and Archaeology, May 2, 2017.
 - Geotechnical Report (LIB170373) prepared by Grice Engineering, September 2017.
 - Arborist Report (LIB170237) prepared by Thompson Wildland Management, June 19, 2017.
 - Biotic Resources Report (LIB180064) prepared by Califauna Wildlife Services for California, March 21, 2017 with follow up emails on January 22-23, 2018 between report author and planner.County staff has independently reviewed these reports and concurs with their conclusions.
- k) Necessary public facilities will be provided by Pebble Beach CSD.
- l) Monterey County RMA-Planning and RMA-Building Services records were reviewed, and the County is not aware of any violations existing on subject property.
- m) The project was not referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review because based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did not warrant referral to the LUAC because the proposed project does not require CEQA review (i.e. did not require an initial study); the project does not involve a lot line adjustment with conflicts; the project did not include a variance; and the project is not solely a Design Approval subject to the review of the Zoning Administrator or Planning Commission.

- n) The project was approved by the Del Monte Forest Architectural Review Board on May 11, 2017.
- o) The application, plans, and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in project file PLN170540.

2. **FINDING:** **CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303 (a) categorically exempts one single family residence, or a second dwelling unit in a residential zone. The project proposes construction of a new single family residence in a residential zone, and therefore, meets the exemption.
 - b) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. There is no substantial evidence of an unusual circumstance because there is no feature or condition of the project that distinguishes the project from the exempt class. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway. There is no substantial evidence that would support a fair argument that the project has a reasonable possibility of having a significant effect on the environment or that it would result in a cumulative significant impact.
 - c) No adverse environmental effects were identified during staff review of the development application.
3. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to the Monterey County Planning Commission.
- EVIDENCE:** Pursuant to Section 21.80.040.B of the Monterey County Zoning Ordinance (Title 21), the Planning Commission shall consider appeals from the discretionary decisions of the Zoning Administrator. The decision of the Planning Commission would be final and may not be appealed.

DECISION

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

- A. Find the project is a single-family residence with tree removal in a residential zone which qualifies as a Class 3 Categorical Exemption per Section 15303 (a) of the CEQA Guidelines; and does not meet any exceptions under Section 15300.2;
- B. Approve a Use Permit for the removal of 19 native trees (13 Monterey Pine and 6 Coast Live Oaks); and
- C. Approve a Design Approval for the construction of a two-story, approximately 3,300 square foot single family residence with attached two-car garage (with a first story breezeway of approximately 1,345 square feet), retaining walls and a steel fence with gate, in general conformance with the attached plans and subject to 17 conditions, both being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 8th day of March, 2018.



Mike Novo, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON MAR 15 2018

THIS APPLICATION IS APPEALABLE TO THE PLANNING COMMISSION. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE SECRETARY OF THE PLANNING COMMISSION ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE MAR 26 2018.

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

NOTES

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

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

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

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

Monterey County RMA Planning

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

PLN170540

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Use Permit and Design Approval (PLN170540) allows the removal of 19 native trees (13 Monterey Pine and 6 Coast Live Oaks) and the construction of a two-story, approximately 3,300 square foot single family residence with attached two-car garage (with a first story breezeway of approximately 1,345 square feet), retaining walls and a steel fence with gate. The property is located at 2813 17 Mile Drive, Pebble Beach, Greater Monterey Peninsula Area Plan (Assessor's Parcel Number 007-133-001-000). This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation The applicant shall record a Permit Approval Notice. This notice shall state:

Monitoring Measure: "A Use Permit and Design Approval (Resolution Number 18-012) was approved by Monterey County Zoning Administrator for Assessor's Parcel Number 007-133-001-000 on March 8, 2018. The permit was granted subject to 17 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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

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

Responsible Department: RMA-Planning

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

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

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

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

4. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors, for the staff time required to satisfy conditions of approval. The fee in effect at the time of payment shall be paid prior to clearing any conditions of approval.

Compliance or Monitoring Action to be Performed: Prior to clearance of conditions, the Owner/Applicant shall pay the Condition Compliance fee, as set forth in the fee schedule adopted by the Board of Supervisors.

5. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of RMA - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to RMA - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to RMA-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

6. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Within 60 days of permit approval or when best appropriate, the applicant shall replace and or relocate each tree approved for removal as follows:

- Replacement ratio: 2:1, for a total replanting of 38 trees, with a recommended percentage by the project's biologist of 60-70% with Coast live oak; and 30-40% Monterey pine.

Replacement tree(s) shall be located within the same general location as the tree being removed or as recommended by the biologist or arborist. (RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall submit evidence of tree replacement to RMA-Planning for review and approval. Evidence shall be a receipt for the purchase of the replacement tree(s) and photos of the replacement tree(s) being planted.

Six months after the planting of the replacement tree(s), the Owner/Applicant shall submit evidence demonstrating that the replacement tree(s) are in a healthy, growing condition.

One year after the planting of the replacement tree(s), the Owner/Applicant shall submit a letter prepared by a County-approved tree consultant reporting on the health of the replacement tree(s) and whether or not the tree replacement was successful or if follow-up remediation measures or additional permits are required.

7. PD012(F) - LANDSCAPE PLAN & MAINTENANCE (SFD ONLY)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, three (3) copies of a landscaping plan shall be submitted to the Director of RMA - Planning. A landscape plan review fee is required for this project. Fees shall be paid at the time of landscape plan submittal. The landscaping plan shall be in sufficient detail to identify the location, species, and size of the proposed landscaping materials and shall include an irrigation plan. The plan shall be accompanied by a nursery or contractor's estimate of the cost of installation of the plan. Before occupancy, landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning. All landscaped areas and fences shall be continuously maintained by the applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit landscape plans and contractor's estimate to the RMA - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to occupancy, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall ensure that the landscaping shall be either installed or a certificate of deposit or other form of surety made payable to Monterey County for that cost estimate shall be submitted to the Monterey County RMA - Planning.

On an on-going basis, all landscaped areas and fences shall be continuously maintained by the Owner/Applicant; all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition.

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

Responsible Department: RMA-Planning

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

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

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

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

9. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Public Works

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

Compliance or Monitoring Action to be Performed:

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

10. PW0045 – COUNTYWIDE TRAFFIC IMPACT FEE

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic Impact Fee or the ad hoc fee pursuant to General Plan policy C-1.8. The fee amount shall be determined based on the parameters in the current fee schedule.

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

11. WRSP1 - STORMWATER MANAGEMENT PLAN - DEL MONTE FOREST

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The owner/applicant shall incorporate measures to ensure runoff is minimized and stormwater infiltration is maximized. Provisions shall be made to collect and conduct runoff to drainage areas/devices capable of polluted runoff filtration/treatment (e.g., vegetated filtration strips, detention/retention basins, storm drains, etc). A registered civil engineer or other qualified professional shall design a stormwater management plan to the satisfaction of the Water Resources Agency. (Water Resources Agency)

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

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 shall include a construction entrance, concrete washout, stockpile area(s), material storage area(s), portable sanitation facilities and waste collection area(s), as applicable. (RMA-Environmental Services)

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

13. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a licensed practitioner that all development has been constructed in accordance with the recommendations in the project Geotechnical Report. (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.

14. GRADING PLAN

Responsible Department: Environmental Services

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

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

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

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. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

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

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. This inspection requirement shall be noted on the Erosion Control Plan. (RMA – Environmental Services)

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

17. INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

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

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

**BUILDING/LOT DATA**

2813 17 Mile Drive
Pebble Beach Ca., 93953-2645
apn: 007-133-001-000
Lot 17, Vol 3 C&T page 26
lot size: 21,800 SqFt / .5acre
zoning: MDR/B-6-D-RES
.5acre/ft water rights existing

Monterey County Planning:

Maximum lot coverage 35%
 21,800sf x .035 = 7,630 Sq.Ft maximum site
 coverage allowable
 Actual lot coverage = 14.06%
 Floor Area Ratio = 25% Maximum
 Actual coverage proposed = 21.14% FAR

Maximum Building Height allowable = 27'-0"
Actual height max = 24'-5"
Front setback (17mile Drive) = 30'-0" minimum
Rear setback (Sloat Street) = 20'-0" minimum
Side setbacks = 10' first floor and 20' second floor

Interior smoke/fire detection included in drawing package.

Fire Sprinkler system not included - Design
build - separate permit

DESIGN TEAM:

Architectural Design:
Baron Hershberger AIA
baron@baronhershberger.com

Structural Engineering
Nelson-Wilcox Structural Engineers
321 S. Arlington Ave
Reno NV 89501
contact Robby Nelson
702-290-5760
Robby@nelson-wilcox.com

Land Surveyor:
Golden State Surveying
Bill Blackwell
831-594-0667
goldenstatesurveying@gmail.com

INTERIM CONSTRUCTION MANAGEMENT
PLAN:
CM plan to be completed in conjunction with a
General Contractor when selected.

General Contractor - Not yet selected
Owner's representative - Contact Architect
Owner - Contact project owner

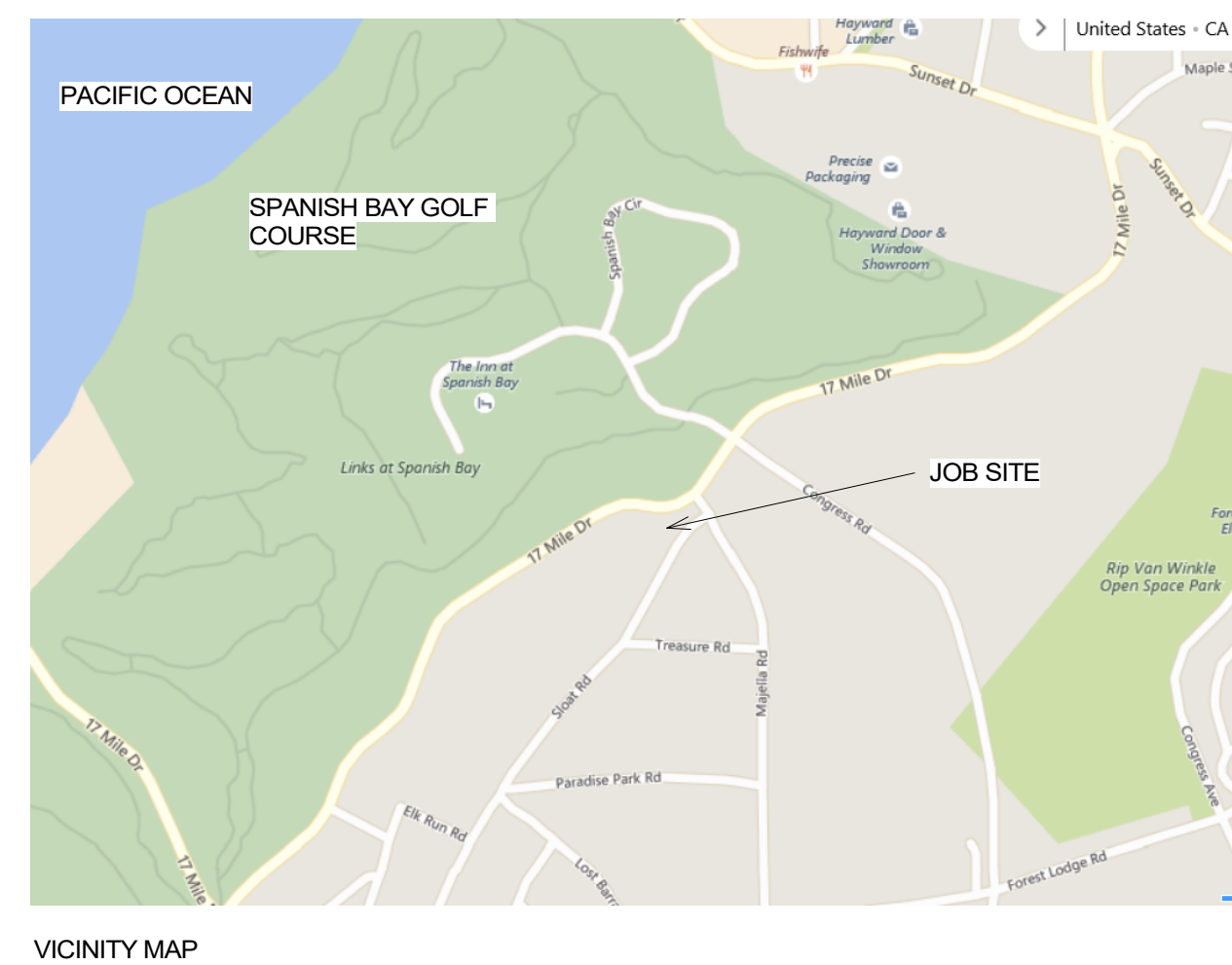


Architectural Sheet List	
Sheet Number	Sheet Name

A000	COVER SHEET
A002	General Notes and Symbols
A100	Site Plan
A101	Level 1
A102	Level 2
A104	Roof Plan
A301	Elevations
A302	Elevations
A401	Building Sections

Architectural Sheet List	
Sheet Number	Sheet Name

A402	Building Sections
A501	Wall Sections
A502	Interior Entry Elevations
A504	Bathroom
A505	Master Entry Stairs
A506	Kitchen
A507	Window Openings
A508	Windows & Doors



Vacation Home
2813 17 Mile Dr.
Pebble Beach, CA
apn:
007-133-001-000

Baron Hershberger -designer

Owner contact:
K.V. Rao (Venkatram Kuditipudi)
740 Woodstock Lane
Los Altos, CA 94022
Phone: 650-383-9152

Designed by:
Baron Hershberger AIA
730 Wilson Avenue
Reno NV 89502
Phone 775-342-7842
e-mail: baronhershberger@gmail.com

Structural Engineer:
Nelson-Wilcox Structural Engineers
321 S. Arlington Ave
Reno NV 89501
Contact: Robby Nelson
(702) 848-3166
Robby@nelson-wilcox.com

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PB House

COVER SHEET

Project number	--
Date	20170626
Drawn by	BH
Checked by	BH

	A000
Scale	

GUEST 1	19	155 SF	Lower Floor Plan
ENTRY	17	255 SF	Lower Floor Plan
MASTER-1	14	196 SF	Lower Floor Plan
GARAGE	10	575 SF	Lower Floor Plan
UTIL	12	30 SF	Lower Floor Plan
MASTER-2	15	195 SF	Lower Floor Plan
M.BATH-1	13	45 SF	Lower Floor Plan
MASTER ENTRY	11	192 SF	Lower Floor Plan
M.BATH-2	16	33 SF	Lower Floor Plan
GUEST BATH 1	18	46 SF	Lower Floor Plan
BREEZEWAY	01	Not Enclosed	Lower Floor Plan

EXCAVATION NOTES:
No soil import or export expected
Max cut to be 18"
Max fill to be 24"
Approximately 310 cubic yards to be moved to level building pad.
Roof and driveway drain via downspout and underground pipe to infiltration basin.
Other surface drainage flows away from dwelling into infiltration areas at north end of property. Overflow from infiltration basins will continue to be directed to drainage system this side of 17mile drive. No drainage to surface of 17 Mile Drive.
No drainage to route to neighboring properties.
Low retaining walls to be located to north of house to terrace/step back to original grade.

UTILITY NOTES:
Provide all utilities below ground. Electricity, phone, cable conduit with pull tape from public utility to utility room in house. Coordinate utilities with utility provider.

Tree Removal Legend
1/4" = 1'-0"

201	Concrete, 5" Slab on Grade, broom finish exterior, polished finish interior. Provide saw cut control joints per plan, or request layout. Over 6" aggregate base, over vapor barrier.
231	Flag Stone Pavers. Provide sample for owner approval.
232	Light bollard.
234	Infiltration area. Provide design-build submittal for owner approval.
238	Sod planted lawn over 4" min top soil. Provide irrigation for lawn, connected to irrigation timer.



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Surveyor
William Blackwell
Golden State Surveying
831-594-0667
goldenstatesurveying@gmail.com

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PB House

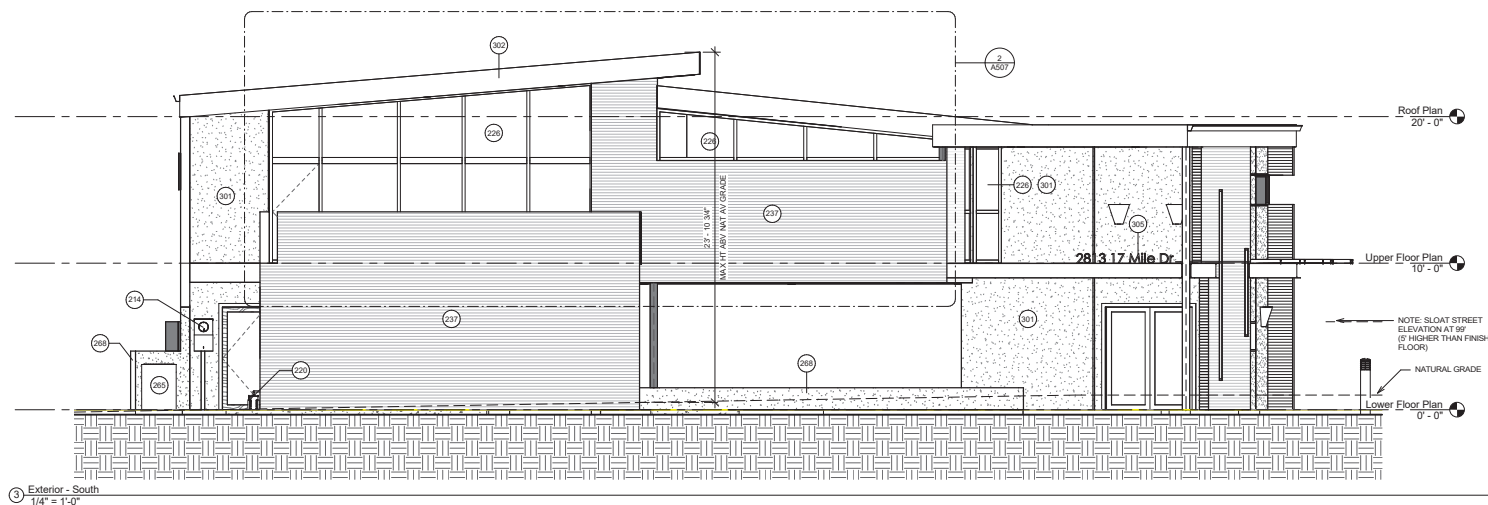
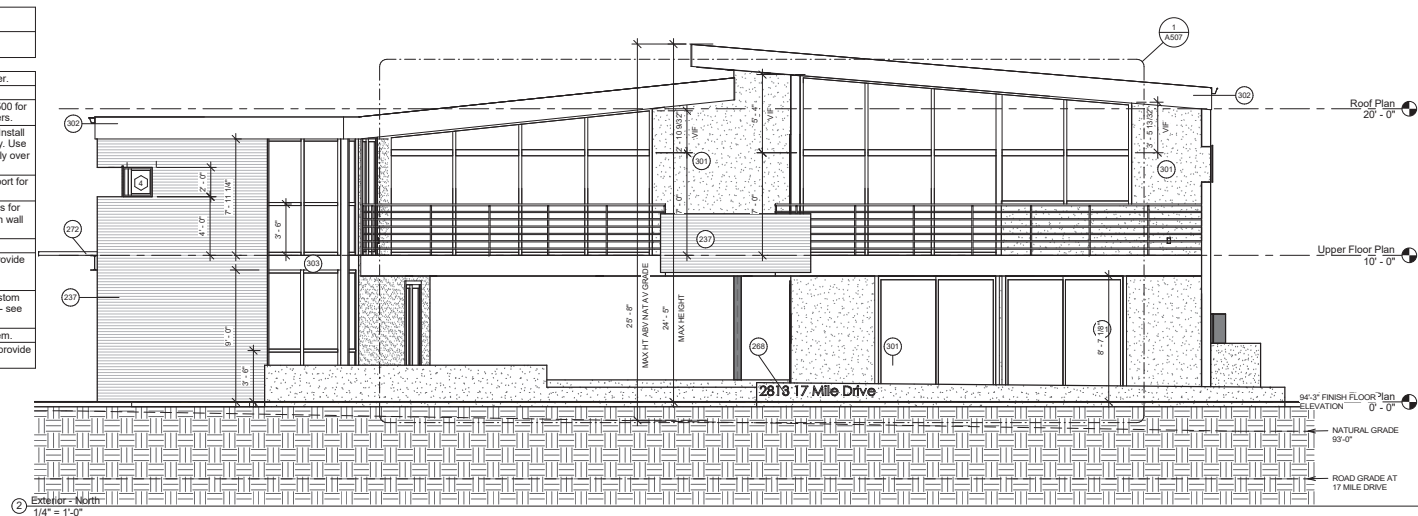
Site Plan

Project number	--
Date	20170626
Drawn by	bh
Checked by	bh

A100

Scale	As indicated
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Keynote Legend	
Key Value	Keynote Text
214	Breaker Panel / Bottom Feed Electrical Meter.
226	Gas Meter.
226	Window system. Use All-Weather Series 6500 for windows & All-Weather Series 8000 for sliders.
237	Corrugated Metal Weathering Steel Siding. Install Siding with corrugations runnings horizontally. Use corner and edge trim per manufacturer. Apply over vapor barrier house wrap.
265	See Conditioned Concrete Floor. See title 24 report for efficiency requirements.
268	Site Cast Concrete Retaining Wall (see plans for wall types). Address letters to be recessed in wall to coordinate font with owner.
272	Steel Trellis, S.S.D.
301	Stucco, Smooth Troweled, 3 part system. Provide color & texture sample to owner prior to application.
302	Weathering steel fascia to match siding. Custom Weathering Steel Rain Gutter at eave edge - see roof plan.
303	Aluminum Steel Infill to match window system.
305	Extruded Aluminum Address letters. 8" tall, provide sample to owner prior to installation.



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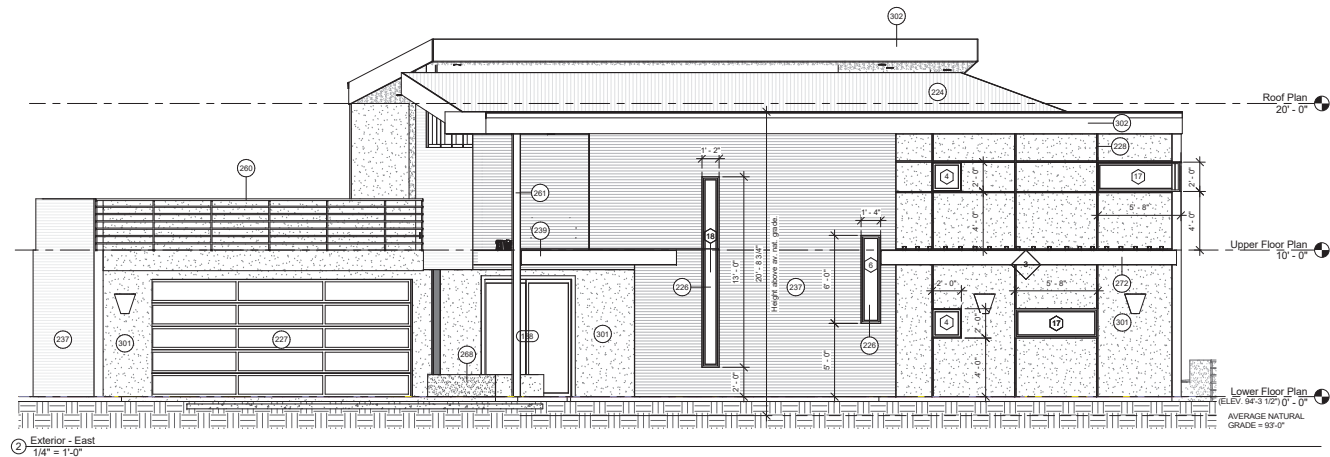
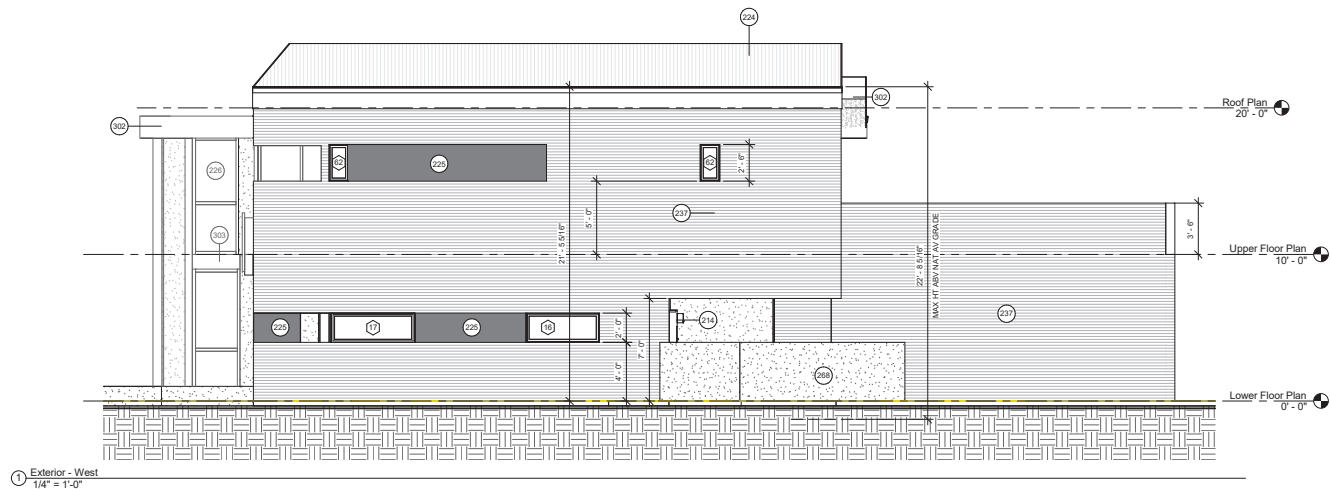
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PB House
-
Elevations

Project number	-
Date	20170621
Drawn by	Bl
Checked by	Bl
A301	
Scale	1/4" = 1'-0"

214	Breaker Panel / Bottom Feed Electrical Meter.
224	Thermoplastic Poly Olefin Roofing. Use Sarnafil 60 mil, select roofing system to be adhered with vapor barrier and Densdeck hardboard. Use G410 Lead Gray color or approved equal. Provide max warranty offered by manufacturer. Use manufacturer approved fastening method and fastener.
226	Weathering steel flat sheet window band.
226	Window system. Use Al-Weather Series 6500 for windows & Al-Weather Series 8000 for sliders.
226	Garage door - translucent glass panels, aluminum frame - with automatic opener - Clopay Avene. Size per plan and elevation.
228	Stucco Control joint. Use Aluminum Fry Reglet.
232	Corrugated Metal Weathering Steel Siding. Install Siding with corrugations runnings horizontally. Use corner and edge trim per manufacturer. Apply over vapor barrier house wrap.
239	Structural Steel Reinforced SSD
240	Guard Rail (and Hand Rail where indicated). Attach to embedded steel plate in concrete.
261	Site Column See Structural Drawings.
268	Steel Cast Concrete Retaining Wall (see plans for wall types). Add letters to be recessed in wall as shown. Coordinate with owner.
272	Steel Trellis, SSD.
301	Stucco, Smooth Troweled, 3 part system. Provide color & texture sample to owner prior to application.
302	Weathering steel flat sheet window band. Custom Weathering Steel Rain Gutter at eave edge - see roof plan.
303	Aluminum Steel Infill to match window system.



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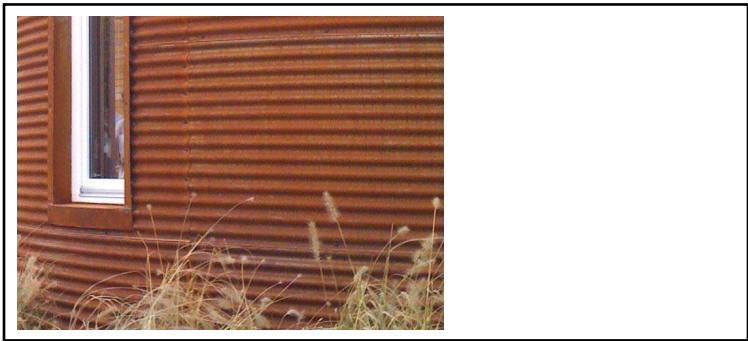
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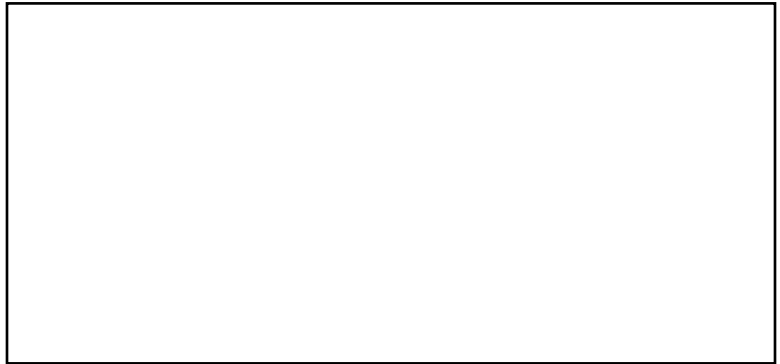
Elevations

Project number	--
Date	20170626
Drawn by	BH
Checked by	BH
A302	
Scale	1/4" = 1'-0"

COLOR SAMPLES FOR PROJECT FILE NO. _____



Materials: Corrugated Metal Siding Colors: Weathering Steel (oxidized)
Description: Siding finish designed to lightly oxidize (rust) to an earthy tone to create a natural protective layer.



Materials: _____ Colors: _____
Description: _____



Materials: _____ Colors: _____
Description: _____