Exhibit I

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March 19, 2025

County of Monterey
% Housing and Community Development and Planning Commission
1441 Schilling Place, 2nd Floor South
Salinas, CA 93901
(831) 755-5025

Re: **PLN240069 - Villa Cypress**
3270 17 Mile Drive - APN 008-462-005-000
Nonhabitable Accessory Structure's Visual Sensitivity Analysis

My client, Bechtel Corporation ("Owner"), owns the property at 3270 17 Mile Drive in Pebble Beach. The property is developed with a single-family residence and a carriage house with an attached single car garage. The proposed project includes the rehabilitation of the native Cypress habitat and renovations to the existing structures. The project also includes the construction of a 1,171 square foot nonhabitable residential accessory structure. The owners are seeking to restore the property allowing enjoyment for generations to come.

The project does not propose any tree new removal or after-the-the fact tree removal. All of the hazardous trees, snags and stumps will be retained, unless removal is authorized by the Planning Commission. There will be significant reduction in the existing development area and a momentous rehabilitation of the native Cypress habitat, consistent with Policy 20 of the Del Monte Forest Land Use Plan and Coastal Implementation Plan (DMF LUP & CIP).

The owners hope the Planning Commission will appreciate its approach to land stewardship and the renovation of existing structures rather than demolition and reconstruction. The owners respectfully request that the Planning Commission approve the project including the nonhabitable residential accessory structure even though county staff has indicated it is not supportive of the proposed accessory structure.

County staff's position that it cannot support the accessory structure due to viewshed impacts is erroneous and flawed. Its position is inconsistent with the law, the precedent and the given set of facts, as described below.

1. COUNTY STAFF'S POSITION IS INCONSISTENT WITH THE LAW

A. Erroneous Understanding of the Policies and Regulations.

County staff provided information to the applicant that is not an accurate reflection of the policies and regulations applicable to the Del Monte Forest, which staff is now using to evaluate the project upon. In an email from Fionna Jensen dated December 19, 2024, Ms. Jensen indicates that the regulations speak to protection of public views to the "Pacific Ocean" or "open ocean" (**Exhibit A and C**). However, her statement is false. The policies and

regulations do not speak to the Pacific Ocean or open ocean in general terms. Instead, the policies and regulations speak to protecting the beaches and shoreline as a visual resource.

The DMF CIP section 20.147.020.P, defines the Public Viewshed as,

> "Those areas visible from public use areas such as significant roads/streets (e.g. 17-Mile Drive), portions of parks accessible to the general public (e.g. picnic areas, but no trails), beaches, designated vista points (e.g. Cypress Point)."

By definition the Public Viewshed does not include the Pacific Ocean or open ocean but rather certain elements of the ocean (i.e., the beach).

Building upon the definition of Public Viewshed, Policy 53 of the Del Monte Forest Land Use Plan states,

> "*Design and siting of structures in public views of scenic areas should not detract from scenic values of the forest, stream courses, ridgelines, or shoreline. Structures, including fences, shall be subordinate to and blended into the environment, including by using appropriate materials that will achieve that effect. Where necessary, modifications shall be required for siting, structural design, shape, lighting, color, texture, building materials, access, and screening to protect such public views.*"

Policy 53 indicates the "shoreline," which is the line where the ocean and the land meet often where the beach exists. The shoreline does not include other aspects of the ocean. The shoreline, a beach or a designated vista point is not visible from the subject property. Staff's misreading of the definition and policy has subsequently led to a complete misunderstanding of the associated regulation (i.e., DMF CIP) and is resulting in a flawed evaluation.

When the DMF LUP and CIP were adopted, it was recognized that beaches and the shoreline were not visible from the subject property. As a result, indication of the shoreline protection was removed from Figure 3 of the Del Monte Forest Land Use Plan (**Exhibit B**) on portions of the subject property to avoid confusion. That said, it is recognized that the forest is the scenic resource along this corridor and, therefore, a viewshed corridor was maintained along 17 Mile Drive.

In this case, the proposed nonhabitable accessory structure does not block a significant public view of the forest. The structure is set low on the property behind the grove of Cypress trees that are at the front of the property so as not to "significantly adversely" impact the views to the forest along the corridor. Additionally, ten native cypress trees will be planted and the understory will be restored to increase the significance of the forest on the property.

B. Staff's Administrative Interpretation Unlawful - Does Not follow Board of Supervisors Policy related to notification of Planning Director's Administrative Interpretations.

In an email from Fionna Jensen dated January 21, 2025 (**Exhibit C**), she states that "the blocking of any open ocean view from 17 Mile Drive conflicts with applicable Del Monte Forest LUP and CIP policies and is considered a significant impact on public/visual access." Ms. Jensen insinuates that blocking any aspect of the ocean, whether in part, or in the whole, has a significant impact on the viewshed in conflict with the DF LUP and CIP. Ms. Jensen does not quote a specific code section and, therefore, is providing an administrative interpretation without following the established protocol set by the Board of Supervisors in 2017 for administrative interpretations. Applying an administrative interpretation without following the legislative body's protocol is unlawful and is in conflict with the current regulations (See Board Policy July 18, 2017 - **Exhibit D**).

The administrative interpretation that Ms. Jensen unlawfully bases her evaluation incorrectly on is an objective development standard and sets a level of threshold contrary to the existing Coastal Zoning Code section 20.06.1275, whether intentional or unintentional, and without the proper consideration of the Planning Commission or Board of Supervisors.

To the contrary, the spirit and intent of the DMF LUP and CIP is to establish a subjective viewshed standard allowing a better balance of the natural resources and the built environment evaluated on a case-by-case evaluation rather than an objective standard applied uniformally to all without consideration of the circumstances. Subjective design standards, unlike objective standards, rely on judgment and scientific/technical evaluations based upon legal established criterion, which is what is currently adopted.

The impact of development upon visual access shall be determined on a case-by-case basis on a site visit by the project planner (DMF CIP 20.147.070 Scenic and Visual Resources). The Coastal Zoning Code establishes the criteria for the planner to determine adverse impact. Section 20.147.070 of the Coastal Zoning code provides that a "substantial adverse visual impact" means a visual impact which, considering the condition of the existing viewshed (by definition DMF CIP 20.147.020.P), the proximity and duration of view when observed with normal unaided vision, causes an existing visual experience to be materially degraded.

Staff's interpretation that blocking "any" part, or whole, of the ocean from 17 Mile Drive is inconsistent with the evaluation criteria for evaluating significant impacts and is not consistent with the definition of Public Viewshed.

C. CEQA Statutory Exemption, Section 15270, without proper evaluation

Staff has indicated that it intends to recommend that the Planning Commission file a notice of exemption pursuant to Section 15270 of the CEQA Guidelines related to the disapproval of the nonhabitable accessory structure. Staff cannot lawfully deny an application without

proper environmental review when there is not a *prima facie* conflict with the code or when a legislative action is not associated with the project.

Moreover, Section 15270 of the CEQA Guidelines is intended to clarify California Code, Public Resources Code - PRC § 21080. Section 15270 of the CEQA Guidelines "is intended to allow an initial screening of projects on the merits for quick disapprovals prior to the initiation of the CEQA process where the agency can determine that the project cannot be approved." The County of Monterey applicable policies and regulations do not specifically state that new development is prohibited on this property under the proposed circumstances, nor does it go further to provide objective standards to disallow such proposals.

2. INCONSISTENT WITH PAST PRACTICES

There is a clear past practice of a subjective review in reliance upon Section 20.147.070 of the Coastal Code to assess impact to visual public access. To understand the county's previous position and precedent related to the visual sensitivity, a thorough review of every property on the west side of 17 Mile Drive from the 3270 17 Mile to 3158 17 Mile was conducted. Each of the addresses listed below were approved using the legally established impact assessment per Coastal Zoning Code section 20.06.1275. In each of the applications below the Planning Commission has approved the projects based upon the established criteria. Each of the projects below block, a part, or in whole a view to the ocean even more significantly than the proposed.

- 3168 17 MIle (PLN160117) - RESpc_17-032 (**EXHIBIT E**)
- 3180 17 Mile (PLN140353) - RESpc_18-028 (**EXHIBIT F**)
- 3188 17 Mile (PLN160179) - RESap_16-078 (**EXHIBIT G**)
- 3196 17 Mile (PLN150548) - RESpc_17-006 (**EXHIBIT H**)
- 3252 17 Mile (PLN200046) - RESap_21-006 (**EXHIBIT I**)
- 3256 17 Mile (PLN210276 and PLN1000525) - RESpc_23-004 (**EXHIBIT J**) RESpc_11-009 (**EXHIBIT K**)

These projects included two story elements, accessory structures (attached and detached). These projects included large single family residences including some over 10,000 square feet. County staff and the Planning Commission have indicated that these situations were allowed through the approvals. If blocking, all or part of the ocean, was the criteria then the projects would have been limited in two story elements, mass, accessory structures, placement of vegetation, fencing. Obviously, this was not done and it's clear that the current position of staff contradicts the precedent that has been set, and as established by the policies and regulations of the county.

3. EVALUATION GIVEN THE SET OF FACTS AND EVIDENCE

As aforementioned, Coastal Zoning section 20.06.1275 defines a substantial adverse visual impact and implements the policy direction of the DMF LUP and CIP. A "substantial adverse

visual impact" means a visual impact which, considering the condition of the existing viewshed, the proximity and duration of view when observed with normal unaided vision, causes an existing visual experience to be materially degraded. To evaluate the project against the criteria the project architect, William Duff Architects, prepared a slide deck providing photo simulations and an assessment of the viewshed (**EXHIBIT L).**

By definition, there is not a substantial adverse visual impact, as evidenced by Exhibit L, and the discussion below. The existing condition is not an open ocean view where the shoreline is visible (Viewshed is defined by the shoreline and forest, DMF CIP section 20.147.020.P). The site has extensive tree and vegetation screening and an additional 10 native cypress trees are proposed to provide further screening. The proposed nonhabitable accessory structure is filtered through forest, hardscape and other vegetation. There is not a turnout nor a viewing area along or near the property to gaze for any period of time out at the ocean, and more importantly the shoreline is not visible from 17 Mile Drive. The prevailing rate of speed and average stop at the stop sign at the intersection of Cypress and 17 Mile is 3 seconds. The proposed nonhabitable accessory structure is approximately 250 feet from the intersection and over 100 feet from the front property line with significant forest visible.

Moreover, the colors and material palette includes stone, metal roofing and window frames, horizontal siding consistent with DMF LUP Policies 52 and 53. The development harmonizes with the natural setting and is designed to subordinate and blend into the environment. These mitigating factors together with the Scenic and Conservation Easement will preserve visual public access to the forest and will not result in a substantial visual impact.

Conclusion

Based on the findings and evidence outlined above, the proposed nonhabitable accessory structure meets all applicable policies and regulatory requirements of the Del Monte Forest Land Use Plan and Coastal Implementation Plan, and the Monterey County Municipal Code. The project represents a responsible and well-considered approach to land use planning, balancing site constraints with sustainable development practices.

Overall, the project provides a net benefit to the community by optimizing land use, preserving open space, and supporting responsible development. The findings and evidence demonstrate that the project satisfies all applicable criteria for approval, and no significant environmental impacts are anticipated. Therefore, we respectfully request that the Planning Commission the proposed entitlements are recommended for approval including the nonhabitable structure.

Sincerely,

Erik V. Lundquist, AICP
erik@brodiegrp.com

EXHIBITS

Exhibit A	County staff email dated December 19, 2024
Exhibit B	Figure 3, Del Monte Forest Land Use Plan
Exhibit C	County staff email dated July 18, 2025
Exhibit D	Board of Supervisors Policy Administrative Interpretations July 18, 2017
Exhibit E	3168 17 MIle (PLN160117) - RESpc_17-032
Exhibit F	3180 17 Mile (PLN140353) - RESpc_18-028
Exhibit G	3188 17 Mile (PLN160179) - RESap_16-078
Exhibit H	3196 17 Mile (PLN150548) - RESpc_17-006
Exhibit I	3252 17 Mile (PLN200046) - RESap_21-006
Exhibit J	3256 17 Mile (PLN210276)- RESpc_23-004
Exhibit K	3256 17 Mile (PLN100525) - RESpc_11-009
Exhibit L	William Duff Architects Photo Simulations 3270 17 Mile Drive (Subject Property)

BRODIE EXHIBIT A

Erik Lundquist <erik@brodiegrp.com>

RE: Public Views - Villa Cypress Pavilion

Jensen, Fionna <JensenF1@countyofmonterey.gov>
To: Erik Lundquist <erik@brodiegrp.com>
Cc: Matt Hubbard <matt@brodiecm.com>

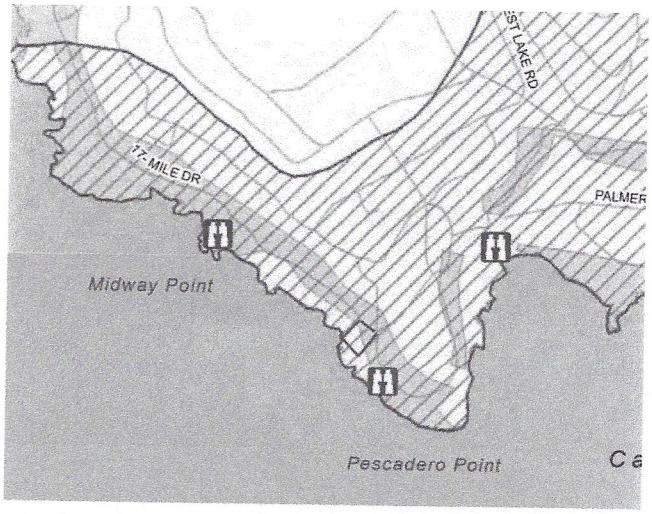
Thu, Dec 19, 2024 at 1:26 PM

Hi Erik,

Sorry for the delayed response.

I disagree with your interpretation that the Del Monte Forest (DMF) Land Use Plan (LUP) defines visual resources as the forest, not the ocean. The DMF Coastal Implementation Plan (CIP) defines "Public Viewshed" as "areas visible from public use areas such as significant roads/streets (e.g. 17-Mile Drive), portions of parks accessible to the general public (e.g. picnic areas, but no trails), beaches, designated vista points (e.g. Cypress Point)." Areas visible from 17-Mile Drive, include not just trees, but also the Pacific Ocean, beach, shorelines, Point Lobos., etc. This is supported by the language of DMF LUP Policy 53: "Design and siting of structures in public views of scenic areas should not detract from scenic values of the forest, stream courses, ridgelines, or shoreline…". Further DMF LUP Policy 56 states, "New development, including ancillary structures such as fences constructed between 17-Mile Drive and the sea (Pacific Grove gate to Carmel gate portion), shall be designed and sited to minimize obstructions of and degradation to views from the road to the sea" (emphasis added).

Based on my review of Figure 3, the subject property and proposed development are located in the area identified as being visible from 17 Mile Drive, Vista Point, and Point Lobos. I have highlighted the subject property's approximate boundaries in red. Further, the "green area" is only illustrative only, and Figure 3 notes that the precise determination of the viewshed shall depend on a site-specific visual survey. As demonstrated in the attached photos, the proposed pavilion is visible from 17 Mile Drive, a public access corridor.



The following visual resource and public access DMF CIP policies are most applicable in this case:

- CIP section 20.147.070(B)(1): Views from designated public accessways and vista points, from Highway 68 and 17-Mile Drive corridors, and of ridgelines as seen from the public viewing areas identified on LUP Figure 3, shall be protected as resources of public importance, and development that could adversely impact such views shall only



Figure 3

*Note: Illustrative only, precise determination of the viewshed shall depend on site-specific visual survey.

BRODIE

EXHIBIT C

Erik Lundquist <erik@brodiegrp.com>

RE: Public Views - Villa Cypress Pavilion

Jensen, Fionna <JensenF1@countyofmonterey.gov> Tue, Jan 21, 2025 at 3:38 PM
To: Erik Lundquist <erik@brodiegrp.com>
Cc: "Quenga, Anna V." <QuengaAV@countyofmonterey.gov>, Matt Hubbard <matt@brodiecm.com>, "Beretti, Melanie" <BerettiM@countyofmonterey.gov>

Hi Erik,

I am unavailable to meet today but can meet later this week if needed. I've reviewed the materials with management and our position is unchanged.

As noted below, DMF LUP Policy 56 states, "New development, including ancillary structures such as fences constructed between 17-Mile Drive and the sea (Pacific Grove gate to Carmel gate portion), shall be designed and sited to minimize obstructions of and degradation to views from the road to the sea". Del Monte Forest CIP sections 20.147.070(B)(2) and 20.47.130(C)(5) require that new development be sited and designed to not block significant public views or have a significant adverse impact on public views, with special attention and significance placed on all views from 17-Mile Drive. As sited and designed, the project would block ocean views that are fully open (no obstructions) and partially screened by existing Cypress tree canopies. In staff's opinion, the blocking of any open ocean view (not heavily screened ocean views) from 17 Mile Drive conflicts with applicable Del Monte Forest LUP and CIP policies and is considered a significant impact on public/visual access. We encourage your team to consider design or location alternatives that would better protect public views, as seen from 17-Mile Drive, and continue to be compatible with the property's environmentally sensitive habitat. Modifications could include altering the "siting, structural design, shape, lighting, color, texture, building materials, access, and screening to protect such public views" (DMF LUP Policy 53). Specifically, we encourage those portions of the accessory structure that block open ocean views, as generally highlighted in red below, to be removed from the design – this would include reducing the overall proposed height and length of the structure. In the second photo, I have highlighted an area in green that we feel generally complies with the applicable public/visual access policies of the LUP. Both of the below photos are taken from 17-Mile Drive looking southwest toward the ocean.

be allowed where it protects, preserves, and if feasible enhances, such scenic resources. Conservation and scenic easements shall be required as one means of protecting such views in perpetuity.

- CIP section 20.147.070(B)(2): Development, along with related access roads, within visually prominent settings, including those identified on LUP Figure 3, shall be sited and designed to avoid blocking or having a significant adverse impact on significant public views, including by situating lots, access roads, and/or buildings to maximize the effectiveness of screening vegetation and related viewshed mitigation.
- CIP section 20.147.070(B)(3): Development within the viewshed of visually prominent settings, including those identified on LUP Figure 3, shall include adequate structural setbacks (generally a minimum of 50 feet) from such settings and shall require siting and design of structures to minimize the need for tree removal and alterations to natural landforms. New structures shall be sited and designed to harmonize with the natural setting and not be visually intrusive. Design and siting of structures in public views of scenic areas should not detract from scenic values of the forest, stream courses, ridgelines, or shoreline. All structures, including fences, shall be subordinate to and blended into the environment, including by using appropriate construction and materials to achieve that effect.
- CIP section 20.147.070(B)(5): Structures in public view in scenic areas shall utilize non-invasive native vegetation and topography to help provide visual compatibility and, when such structures cannot be sited outside of public view, to provide partial to full screening from public viewing areas. In such instances, the least visible portion of the property should be considered the most desirable building site location, subject to consistency with other siting criteria (e.g., proximity to environmentally sensitive habitat areas and safe access).
- CIP section 20.147.070(B)(12): New development, including ancillary structures such as fences, constructed between 17-Mile Drive and the sea (Pacific Grove Gate to Carmel Gate portion) shall be designed and sited to minimize obstructions of and degradation to views from the road toward the sea.
- CIP section 20.47.130(C)(5): Public viewsheds are an important component of shoreline access and public recreational use. Development shall not block significant public views and shall not significantly adversely impact public views and scenic character, including with specific attention to the 17-Mile Drive corridor and designated public access areas/vista points.

As designed and sited, the proposed ancillary structure does block ocean views from 17 Mile Drive. Specifically, the project obstructs a majority of the only ocean views visible from along the front property line. In staff's opinion, the structure does detract from the scenic values of the shoreline and introduces a prominent structure into the forest. I recognize that the project has been sited to avoid significant impacts to the surrounding forest resources and environmentally sensitive habitat area, and that the project no longer proposes the removal of any trees. However, visual resources need to also be protected and where possible, enhanced. The DMF LUP encourages that development be sited in the least visible portion of the property (Policy 54). I encourage your team to consider design or location alternatives that would better protect public views, as seen from 17-Mile Drive, and continue to be compatible with the property's environmentally sensitive habitat. Modifications could include off-setting visual impacts by opening up new ocean views or altering the "siting, structural design, shape, lighting, color, texture, building materials, access, and screening to protect such public views" (DMF LUP Policy 53).

As for outstanding items, I have an email to Paul requesting to meet and discuss off-site mitigation and acceptance of the future conservation and scenic easement, should the project be approved. If there is no available off-site Cypress habitat to be restored to high value, self-function habitat, Policy 20 does allow 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. This piece of the project needs to be resolved prior to going to hearing. You are welcome to work directly with Paul, but please keep me in the loop.

Please let me know if you would like to discuss this further.

Thank you,

EXHIBIT D

Legistar File ID 17-0738 Agenda Item No. 22

Monterey County
Board of Supervisors

168 West Alisal Street,
1st Floor
Salinas, CA 93901
831.755.5066

Board Order

Upon motion of Supervisor Alejo, seconded by Supervisor Salinas and carried by those members present, the Board of Supervisors hereby:

a. Received staff analysis of the Board of Supervisors' referral relating to public notification of the Planning Director's administrative interpretations of the County zoning ordinance.
b. Considered options for provision of public notification; and
c. Provided direction to staff as follows:
• Direct staff to amend the process for the Director's Interpretation and require that when a Director's Interpretation is issued, it is formally agendized on the Planning Commission agenda.
• The period to appeal a Director's Interpretation shall be fourteen (14) days from the date it appears on the Planning Commission agenda.
• The Director's Interpretation shall be posted on the Resource Management Agency's (RMA) website, which will be the centralized repository for Director's Interpretations.
• There shall be a lists where interested parties can sign up to be emailed the Director's Interpretation throughout the year. Notice will be mailed to properties within 300 feet of the location concerning the Director's Interpretation.
• Any Director's Interpretations cannot be acted upon until the expiration of the appeal period, unless there was no appeal.
• If there is an appeal, the Director's Interpretation cannot go in to affect until after all the appeals have been exhausted.
• The Director is authorized to charge the appropriate fees for a Director's Interpretation, to reimburse for staff time.
• The direction given today will be placed in writing as part of office policy.
• Direct staff to post this policy on the RMA website within 72 hours of July 18, 2017.
• Direct staff to draft a Resolution to establish a fee to request a Director's Interpretation, returning to the Board on August 29, 2017.
• In addition, directed staff to return to the Board with a modification to the Ordinance within 120 days from July 18, 2017. ALL AYES

PASSED AND ADOPTED this 18th day of July 2017, by the following vote, to wit:

AYES: Supervisors Alejo, Phillips, Salinas, Parker and Adams
NOES: None
ABSENT: None

I, Gail T. Borkowski, Clerk of the Board of Supervisors of the County of Monterey, State of California, hereby certify that the foregoing is a true copy of an original order of said Board of Supervisors duly made and entered in the minutes thereof of Minute Book 80 for the meeting July 18, 2017.

Dated: November 27, 2017
File ID: 17-0738

Gail T. Borkowski, Clerk of the Board of Supervisors
County of Monterey, State of California

By _____
Joel G. Pablo, Deputy

EXHIBIT E

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

In the matter of the application of:
EL WHY SQUARE LLC (PLN160117)
RESOLUTION NO. 17-032
Resolution by the Monterey County Planning Commission:

1) Adopting a Mitigated Negative Declaration; and
2) Approving a Combined Development Permit consisting of:
   a. Coastal Administrative Permit to allow the demolition of an existing 6,871 square foot single family dwelling with a 1,550 square foot attached garage and construction of a 13,130 square foot single family dwelling with a 754 square foot attached garage;
   b. Coastal Development Permit to allow development within an environmentally sensitive habitat area;
   c. Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and
   d. Design Approval; and
3) Adopting a Mitigation Monitoring and Reporting Plan.

[PLN160117, El Why Square LLC, 3168 Seventeen Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-491-021-000)]

The El Why Square LLC application (PLN160117) came on for public hearing before the Monterey County Planning Commission on August 8, 2017. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Planning Commission finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
- the 1982 Monterey County General Plan;
- Del Monte Forest Land Use Plan;
- Monterey County Coastal Implementation Plan, Part 5;
- 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) Zoning – The property is located at 3168 Seventeen Mile Drive, Pebble Beach (Assessor's Parcel Number 008-491-021-000), Del Monte Forest Land Use Plan. The parcel is zoned Low Density Residential, 2 acres per unit with a Design Control overlay in the Coastal Zone or "LDR/2-D(CZ)." The project includes the demolition and construction of a single family dwelling. Pursuant to Section 20.14.040.A of Title 20, establishment of a single family is an allowed use in the LDR zoning district provided a Coastal Administrative Permit is obtained. Therefore, the project is an allowed land use for this site.

c) Design Control – Design Control or "D" overlay district, as provided in Chapter 20.44 of Title 20, requires design review of structures within this district to assure protection of public viewshed, neighborhood character, and visual integrity of certain developments without imposing undue restrictions on private property. The proposed single family dwelling is a modern, two-story structure with a flat, planted roof (green roof). Colors and materials for the proposed single family dwelling consist of channel glass, tan limestone cladding, Ipe siding, and bronze metal accents. The design, material, and colors of the proposed open-slatted fence are consistent with the proposed dwelling. The proposed residence is approximately 27 feet below Seventeen Mile Drive and a majority of the roofline will be at the same elevation as Seventeen Mile Drive. Improved residential lots within proximity of the parcel contain single family dwellings that vary in architectural style (examples include but are not limited to: Modern with sharp clean lines, Spanish with the use of stucco and clay roofing, and Gothic with high pitched roofs and the use of stone) but are of similar size. The proposed design and massing of the structure fits within the eclectic style of the neighborhood.

d) Scenic and Visual Resources – The objective of Scenic and Visual Resources Key Policy contained within the Del Monte Forest Land Use Plan (DMF LUP) is to protect scenic and visual resources of the area, avoid incompatible development, and encourage improvements that would complement the natural scenic environment. Furthermore, specific policies related to the 17-Mile Drive corridor (DMF LUP Policies 53 and 56 and Section 20.147.070 of the Coastal Implementation Plan) states that new development, including such structures as fences constructed between 17 Mile Drive and the sea, shall be designed and sited to minimize obstructions of and degradation to views from the road to the sea. Height limits, use of see-through materials for fences, and limitations on landscape materials that would block views, are methods that should be used to reduce obstruction. As discussed in the preceding Evidence "c" above, the location and topography of the project site allows for the proposed residence to create very little visual impact.

Consistent with these polices, the project proposal includes replacing the existing grapestake fence with an open-slatted fencing south of the accessory dwelling unit to the south property line to create more open

views to the sea and more closed-slatted fencing along the accessory dwelling unit to the north property line where views are hindered by existing development. A matching 30-foot wide gate entrance along Seventeen Mile Drive will also be installed. The existing Ornamental shrubbery along the fence line will be removed to further create open views.

e) Hazards – Policy 38 of the DMF LUP states that new development shall be sited and designed to minimize risk from geological, flood, or fire hazards in order to assure stability and structural integrity; and to not threaten the stability of a site, contribute significantly to erosion, geologic instability, or destruction of the site or surrounding areas. Development will occur on an ocean front property, with the Pacific Ocean abutting the western property line. The project includes construction of a residence within the same general footprint of an existing residence which is over 80-feet from the coastal bluff. A Geologic Report and Coastal Bluff Recession Setback Study (File No. LIB160242) and Geotechnical Investigation report (File No. LIB160243) has been submitted with the application. Supporting information contained within these reports indicate that the coastal protection structures, consisting of seawalls and rip-rap, constructed in 1983 provide substantial coastal protection to the property improvements. The reports conclude that the development should not have negative impacts in the stability of the site and adjacent area, provided recommendations contained in said report are adhered to. Condition No. 8 has been incorporated to ensure this occurs.

f) Development within Environmentally Sensitive Habitat Areas – The project includes development within an environmentally sensitive habitat area (ESHA). Based on the application materials and the incorporated conditions of approval and mitigation measures, the project is consistent with applicable polices for the protection, maintenance, and where possible, enhancement and restoration of ESHA. See Finding No. 5 for further discussion.

g) Development within 750-feet of a known Cultural Resource – The Monterey County Geographic Information System indicates that the subject property is located within a high archaeological sensitivity zone and within a positive archaeological buffer zone. Pursuant to Section 21.147.080 – Cultural Resources, of the Coastal Implementation Plan, a Coastal Development Permit (CST) to allow development within 750-feet of a known archaeological resource as well as submittal of an archaeological report is required. Consistent with these requirements, a Preliminary Cultural Resources Reconnaissance was prepared for this project by Susan Morley (File No. LIB160238) and the Combined Development Permit includes a CST. The archaeological report identified two recorded sites are within 1/8-mile of the project parcel: CA-MNT-1084 and CA-MNT-1244. No recorded sites were reported to exist within the project parcel boundaries. Auger testing conducted on August 8, 2015 in the soils along the cliff west of the driveway were found to be highly disturbed but contained marine shell, faunal materials, ground stone, and chipped stone. The upper portion of the project parcel, above the main residence and west of the existing

accessory dwelling unit, contains a shell midden deposit; the subsequent auger testing conducted August 8, 2015 confirmed this deposit to be at least 80 cm. in depth. No paleontological resources or human remains were found on the property. Mitigation measures (see Finding No. 3 for further discussion) are proposed to monitor the site during soil-disturbing activities, to manage the discovery of cultural resources during construction, and to protect archaeological resources through easements.

h) No Violations – The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of the County's zoning ordinance. No violations exist on the property.

i) 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. The project was reviewed by RMA-Planning, Pebble Beach Community Services District-Fire Department, RMA-Public Works, RMA-Environmental Services, and the Water Resources Agency. The respective agencies have recommended conditions, where appropriate, to ensure the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood. Necessary public facilities will be provided as connections to water and sewer exist on the site. Domestic water service will be provided by California American Water and sewer will be provided by Pebble Beach Community Services District.

j) The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The proposed project was reviewed by Del Monte Forest Land Use Advisory Committee on July 21, 2016. The LUAC recommended approval of the project by a vote of 6/0 with no comments.

k) The project planner conducted a site inspection on April 4, 2017 to verify that the project on the subject parcel conforms to the plans listed above.

l) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN160117.

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

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: RMA- Planning, Pebble Beach Community Services District-Fire Department, RMA-Public Works, RMA-Environmental Services, 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) Staff identified potential impacts to historic resources, biological resources, archaeological resources, and soil/slope Stability. Therefore, the following reports have been prepared:
- "Phase 1 Historic Review" (LIB150357) prepared by Kent L. Seavey, Pacific Grove, CA, September 25, 2015.
- "Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Number 008-491-021 in an Unincorporated Area of Pebble Beach County of Monterey, California" (LIB160238) prepared by Susan Morley, Marina, CA, April 2016.
- "Tree Resource Evaluation, Project Impact Analysis, Tree Protection Plan" (LIB160239) prepared by Maureen Hamb, Santa Cruz, CA, June 22, 2016.
- "Biological Assessment of El Why Square LLC Property" (LIB160240) prepared by Fred Ballerini, Pacific Grove, CA, June 24, 2016.
- "Fuel Management Plan" (LIB160241) prepared by Fred Ballerini, Pacific Grove, CA, June 24, 2016.
- "Geologic Report and Coastal Bluff Recession Setback Study for Sanderling Residence" (LIB160242) prepared by Haro, Kasunich & Associates, Inc., Watsonville, CA, June 2016
- "Geotechnical Investigation for Sanderling Residence" (LIB160243) prepared by Haro, Kasunich & Associates, Inc., Watsonville, CA, June 2016.

The above-mentioned technical reports by outside consultants conclude that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff has independently reviewed these reports and concurs with their conclusions.

c) Staff conducted a site inspection on April 4, 2017 to verify that the site is suitable for this use.

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 File PLN160117.

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

EVIDENCE: a) Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15064.a.1 require environmental review if there is substantial evidence that the project may have a significant effect on the environment. Staff's analysis of the project application materials and onsite visit identified potential impacts to biological and cultural/tribal-cultural resources. Therefore, Monterey County RMA-Planning prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the offices of RMA-Planning and is hereby incorporated by reference (PLN160117).

b) The Draft Mitigated Negative Declaration ("MND") for PLN160117 was prepared in accordance with CEQA and circulated for public review from June 19, 2017 through July 19, 2017 (SCH#: 2017061054). Issues analyzed in the Initial Study/Mitigated Negative Declaration include: aesthetics, air quality, biological resources, cultural and tribal cultural resources, geology/soils, greenhouse gas emissions, hazards/hazardous materials, hydrology/water quality, land use/planning, and noise. The applicant has agreed to proposed mitigation measures that avoid or mitigate the effects to a less than significant level.

c) All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval. Approval of the project includes adoption of a Mitigation Monitoring and Reporting Plan (MMRP) prepared in accordance with Monterey County regulations. The MMRP is designed to ensure compliance during project implementation, and is hereby incorporated herein by reference. The applicant shall enter into an "Agreement to Implement a Mitigation Monitoring and/or Reporting Plan as a condition of project approval.

d) Biological Resources – Potential biological impacts to Monterey cypress trees and coastal bluff habitat, which supports Seacliff buckwheat, have been identified. The project includes development within indigenous Monterey cypress habitat; Monterey cypress is a CNPS Listed 1B.2 rare species. Although no development is proposed within the coastal bluff habitat area, decommissioning of the driveway will occur in close proximity. Mitigation measures have been included to protect trees during demolition and construction; protect habitat from erosion; eradicate exotic species; restore Monterey cypress habitat areas; place a conservation easement over the areas outside of the development envelope; and restore & enhance off-site Monterey cypress habitat (see Conditions 20 – 26, Mitigation Measure Nos. 1-7). Implementation of these mitigations would reduce potential impacts to biological resources to a less than significant level.

e) Cultural Resources – Potential impacts to cultural resources have been identified. A Preliminary Cultural Resources Reconnaissance of Assessor's Parcel Number 008-491-021 prepared by Susan Morley (Archaeological Report) concluded that although plans for removal of non-native succulents and the proposed elevated walkway in located in an area where auger testing uncovered shell midden to a depth of 80cm, those activities do not include subsurface excavation or grading excavation and therefore would not have a direct impact to identified on the site. However, because cultural resources were found on the site, there is potential for additional archaeological resources to be accidently uncovered elsewhere on the project site. Mitigation measures have been incorporated, requiring and archaeological monitor to be onsite during soil disturbing activities (Condition No. 27, Mitigation Measure No. 8) and the conveyance of a conservation easement over the areas on the property where resources exist (Condition No. 30, Mitigation Measure No. 11). Implementation of this mitigation would reduce impact to cultural resources to a less than significant level.

f) Tribal Cultural Resources – Potential impacts to tribal cultural resources have been identified. On May 18, 2017, formal notification was sent to the Ohlone/Costanoan-Esselen Nation (OCEN) notifying them of the County's intent to circulate a CEQA document and giving them the opportunity to request additional mitigation measures within the document. In a letter, dated June 12, 2017, Louise J. Miranda Ramirez, Tribal Chairperson of OCEN stated that OCEN objects to all excavation in known cultural lands, even when they are described as previously disturbed, and of no significant archaeological value. The letter further states that it is their desire that any cultural items uncovered during land disturbance be returned by the property owner to OCEN. Due to the subject property's proximity of known sites and identification of shell midden deposit, OCEN recommends that all earth disturbance activities be monitored by an OCEN approved Tribal Monitor. Based on the potential to accidently uncover cultural resources during earth disturbance and the recommended by the OCEN Tribe, a mitigation measure has been incorporated requiring an OCEN approved tribal monitor be present during earth disturbing activities (Condition No. 28, Mitigation Measure No. 9). This would ensure impacts to sacred tribal cultural resources are reduced to less than significant level.

g) Evidence that has been received and considered includes: the application, technical studies/reports (see Finding 2/Site Suitability), staff reports that reflect the County's independent judgment, and information and testimony presented during public hearings. These documents are on file in RMA-Planning (PLN160117) and are hereby incorporated herein by reference.

h) Staff analysis contained in the Initial Study and the record as a whole indicate the project could result in changes to the resources listed in Section 753.5(d) of the California Department of Fish and Game (CDFG) regulations. All land development projects that are subject to environmental review are subject to a State filing fee plus the County recording fee, unless the Department of Fish and Game determines that the project will have no effect on fish and wildlife resources.
The site supports Monterey cypress habitat and coastal bluff habitat. For purposes of the Fish and Game Code, the project may have a significant adverse impact on the fish and wildlife resources upon which the wildlife depends. The Initial Study was sent to the California Department of Fish and Game for review, comment, and to recommend necessary conditions to protect biological resources in this area. Therefore, the project will be required to pay the State fee plus a fee payable to the Monterey County Clerk/ Recorder for processing said fee and posting the Notice of Determination (NOD). See Condition No. 5.

i) A comment letter from the Native American Heritage Commission (NAHC) was received during the public review period of the Initial Study/Mitigated Negative Declaration. The NAHC recognized that the text found in the Initial Study addressed some issues relating to Tribal Cultural Resources. However, their concern was that this text was not contained within a distinct subsection of the Initial Study Checklist for Tribal Cultural Resources as found within the "Final Text for tribal cultural resources update to Appendix G: Environmental Checklist

Form." Pursuant to Section 15063(f) of the CEQA Guidelines, use of this form is only a suggestion and public agencies are free to devise their own format. In terms on content, Section 15063(d)(3) of the CEQA Guidelines states that environmental effects identified shall be explained indicating that there is some evidence to support the entry. As discussed in preceding Evidence "f," the Initial Study disclosed potential impacts to sacred tribal cultural resources and based on the recommendation of the OCEN Tribe, a mitigation measure has been incorporated to reduce that impact to less than significant. The NAHC also commented on the timeline found in Condition No. 28, Mitigation Measure No. 10, relative to the specified time (24-hours) that a Most Likely Descendant (MLD) has to make recommendations for disposition of remains and associated grave goods. The NAHC sites Public Resources Code 5097.98 stating that the minimum time allowed should be 48-hours. Staff has made this modification accordingly. Based on the clarification contained in this resolution and modification to the mitigation, the Initial Study meets the content requirements of the CEQA Guidelines and recirculation to clarify impacts and mitigation to tribal cultural resources is not required.

j) Monterey County RMA-Planning, located at 1441 Schilling Place, South 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 negative declaration is based.

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

EVIDENCE: a) Figure 8 – Major Public Access & Recreational Facilities, of the Del Monte Forest Land Use Plan (DMF LUP) indicates that the subject property is not described as an area where public access is required.

b) Figure 3 – Visual Resources, of the Del Monte Forest Land Use Plan indicates that the subject property in an area where the Local Coastal Program requires visual public access. DMF LUP Policies 123 and 137 state that development shall not block significant public views and shall be compatible with the goal of retaining and enhancing public visual access, noting that specific attention to visual access along 17-Mile Drive corridor shall be given. As discussed in preceding Finding No. 1, Evidence "d," the proposed development is consistent, 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 would not increase the visual impacts over the existing baseline. The project includes replacing an existing grapestake fence with an open-slatted fencing south of the accessory dwelling unit to the south property line to create more open views to the sea and more closed-slatted fencing along the accessory dwelling unit to the north property line where views are hindered by existing development.

c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

d) The project planner reviewed plans and visual simulations of the proposed development to verify that the structures will not impact public access or visual resources/access.
e) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN160117.
f) The project planner conducted a site inspection on April 4, 2017.

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

EVIDENCE: a) ESHA Determination – The dominant vegetation type on the project site is Monterey cypress forest, consisting of native stands of large and various aged indigenous Monterey cypress trees, which is an extension of the Crocker Grove. This vegetation type is found throughout the property and along the perimeter of the proposed construction zone. Coastal bluff habitat is also found along the western edge of the property. Approximately 10 Seacliff buckwheat plants were observed in this area. Although Seacliff buckwheat is not a listed species, it is a vital host plant for the Federally- Endangered Smith's blue butterfly and is therefore considered potential habitat. Development is not proposed within this area; however, the proposed driveway decommissioning activities require work within approximately 25 feet of the buckwheat plant. Apart from the sensitive species Monterey cypress and the Seacliff buckwheat, no Federal or State listed Rare or Endangered species were found on the property. Vegetation onsite is consistent with the DMF LUP's definition of ESHA.

b) Permit Requirement – 1982 GP states that Monterey County contains natural resources particularly sensitive to man's land use activities and thus deserves protection. The DMF LUP states that a variety of plant and animal species, including some that are exceptionally rare, are found within the forest. ESHA Key Policy of the DMF LUP states that habitat areas shall be protected, maintained, and where, possible, enhanced and restored. The rare Monterey cypress forest community is one example of habitat area that has historically been determined to meet the definition of ESHA. Pursuant to Figure 2a of the DMF LUP, the subject property is within the range of indigenous Monterey cypress habitat. The proposed project consists of the demolition of an existing 6,871 square foot single family dwelling with a 1,550 square foot garage and construction of a 13,130 square foot two-story single family dwelling with an attached 754 square foot garage. In accordance with Section 20.14.030.E of Title 20, a Coastal Development Permit is required for development within 100-feet of ESHA.

c) Consistency with Policy 8 – Policy 8 requires development within ESHA to be compatible with the long-term maintenance of the habitat area. Siting and design of the proposed development shall prevent impacts that would significantly degrade the habitat areas. As proposed,

re-development of the site would occur on existing disturbed areas of containing hardscape and non-native landscape. The arborist (LIB160239) and biological (LIB160240) reports prepared for the project conclude that development would not result in impacts to sensitive species or habitat, and that Monterey cypress habitat would be enhanced and improved for seed germination and development. As discussed in preceding Finding No. 3, Evidence "d," mitigation measures for the protection of ESHA during construction, restoration of ESHA, and the long-term conservation of ESHA have been incorporated. Therefore, the project is consistent with this policy.

d) Consistency with Policies 12 & 16 – These policies require submittal of a biological report for developments proposed in or near documented ESHA. Consistent with these policies, the applicant has submitted necessary documentation. The biological report is consistent with the report requirements listed in Section 20.147.040.B of the CIP. See Finding No. 2, Evidence "b."

e) Consistency with Policy 13 – Implementation of Policy 13 requires protection of ESHA through deed restrictions or permanent openspace and conservation easements granted to the Del Monte Forest Foundation. Consistent with this policy, Condition No. 24, Mitigation Measure No. 6 has been incorporated.

f) Consistency with Policy 14 – The project is consistent with Policy 14 as land disturbance is limited the minimum amount necessary to accommodate reasonable development. Development on the site is contained within pre-disturbed areas, requiring no native vegetation removal.

g) Consistency with Policy 15 – The project is consistent with Policy 15 as the concept landscape plan submitted with the application includes mainly restoration and/or enhancement of ESHA areas with limited ornamental planting located at the courtyard and entry way. Notes on plans specify that landscape in these areas will be drought resistant California native perennial species. In addition, Condition No. 22, Mitigation Measure No. 4, has been incorporated ensuring exotic plant species onsite are eradicated.

h) Consistency with Policy 20 – Policy 20 requires developments within the indigenous Monterey cypress habitat to be: accompanied by a biological report (also see preceding Evidence "d"); found compatible with the objective of protecting Monterey cypress habitat; carefully sited and designed to avoid potential damage or degradation of Monterey cypress habitat, including the microhabitat of individual cypress trees; and located within the *existing hardscaped areas* and outside of the dripline of individual cypress trees. Majority of the re-development will occur on existing hardscape areas. Less than 1,500 square feet of development will be outside of the existing footprint, but within disturbed landscape areas. However, the proposed improvements meet the intent and purpose of Policy 20 as implementation of the project will substantially reduce existing hardscape area (by approximately 12,500 square feet), restore 66,000 square feet of Monterey cypress and coastal bluff habitat, protect onsite habitat areas through dedication of a conservation easement, and restore and enhance

off-site Monterey cypress habitat; resulting in a net benefit to Monterey cypress habitat, in this particular case. Improvements to the site have been located and designed to avoid the critical root zone of cypress trees, as recommended by the project arborist, and alternative construction methods have been established to ensure careful development within the critical root zone areas. These methods have been included as mitigation measures (see Finding 3 for further discussion) to ensure protection of the Monterey Cypress habitat on site.

i) Consistency with Development Standards within ESHA – Consistency with the preceding ESHA policies result in a project consistent with standards for development within ESHA listed in Section 20.147.040.C of the CIP and the criteria to grant said permit have been met.

j) Consistency with Additional Development Standards for Monterey Cypress Habitat – Section 20.147.040.D.2 of the CIP list specific standards for development within Monterey cypress habitat. These standards include: siting and design of development to avoid adverse impacts to individual cypress and cypress habitat, development shall be compatible with the objective of protecting cypress habitat, avoid potential damage or degradation of cypress habitat and located within existing hardscaped areas and outside of the dripline of individual cypress trees, fences shall be designed to protect view of natural habitat from 17-Mile Drive, and open space conservation and scenic easements shall be dedicated on undeveloped areas of the property. The overall net benefit to the cypress habitat on the subject property, as a result in the substantial reduction in hardscape areas and restoration of habitat areas outside of the development footprint support project consistency with the additional standards for development within Monterey cypress habitat. (Also see information discussed in the preceding evidence of this finding.)

k) The project planner conducted a site inspection on April 4, 2017 to verify ESHA locations and potential project impacts to ESHA.

l) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN160117.

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

EVIDENCE:

a) Section 20.86.030 of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.

b) Section 20.86.080.A.3 of the Monterey County Zoning Ordinance states that the proposed project is subject to appeal by/to the Coastal Commission based on project location, between the first public road and the sea.

DECISION

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

1) Adopt a Mitigated Negative Declaration; and
2) Approve a Combined Development Permit consisting of

a. Coastal Administrative Permit to allow the demolition of an existing 6,871 square foot single family dwelling with a 1,550 square foot attached garage and construction of a 13,130 square foot single family dwelling with a 754 square foot attached garage; a Coastal Development Permit to allow development within an environmentally sensitive habitat area;
b. Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and
c. Design Approval; and

3) Adopt the attached Mitigation Monitoring and Reporting Program.

All of which is in general conformance with the attached plans and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 9th day of August, 2017 upon motion of Commissioner Vanderere, seconded by Commissioner Diehl, by the following vote:

AYES: Ambriz, Diehl, Duflock, Getzelman, Hert, Mendez, Padilla, Roberts, Rochester, Vandervere
NOES: None
ABSENT: None
ABSTAIN: None

Jacqueline R. Onciano, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON AUG 15 2017

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 AUG 25 2017

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

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

NOTES

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

   Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or

until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

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

2. This permit expires 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

PLN160117

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN160117) consisting of: 1) a Coastal Administrative Permit to allow the demolition of an existing 6,871 square foot single family dwelling with a 1,550 square foot attached garage and construction of a 13,130 square foot single family dwelling with a 754 square foot attached garage; 2) Coastal Development Permit to allow development within an environmentally sensitive habitat area; 3) Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and 4) Design Approval. The property is located at 3168 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-491-021-000), Del Monte Forest Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number 17-032) was approved by the Planning Commission for Assessor's Parcel Number 008-491-021-000 on August 9, 2017. The permit was granted subject to 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 the Director of RMA - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (RMA - Planning)

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

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

Responsible Department: RMA-Planning

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

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

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

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

4. PD004 - INDEMNIFICATION AGREEMENT

Responsible Department: RMA-Planning

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. (RMA - Planning)

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 Director of RMA-Planning for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to RMA-Planning .

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

Responsible Department: RMA-Planning

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

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

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

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:
"A Fuel Management Plan (Library No. LIB160241), was prepared by Fred Ballerini - Biological and Horticultural Services, on June 24, 2016 and is on file in Monterey County RMA - Planning. All development shall be in accordance with this report."
(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, that all development has been implemented in accordance with the report to the RMA - Planning.

7. PD047 - DEMOLITION/DECONSTRUCTION (MBUAPCD RULE 439)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In accordance with Monterey Bay Unified Air Pollution Control District Rule 439, construction plans shall include "Demolition and Deconstruction" notes that incorporate the following work practice standards:
1. Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process;
2. Demolish the structure inward toward the building pad. Lay down roof and walls so that they fall inward and not away from the building;
3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour.
All Air District standards shall be enforced by the Air District.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of a demolition permit, if applicable, the Owner/Applicant/Contractor shall incorporate a "Demolition/Deconstruction" note on the demolition site plan that includes, but is not limited to, the standards set forth in this condition.

During demolition, the Owner/Applicant/Contractor shall obtain any required Air District permits and the Air District shall conduct all deconstruction or demolition inspection activities as required by the Air District.

8. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: RMA-Planning

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

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

9. 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.

10. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

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

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

11. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a grading plan incorporating the recommendations from a project Geotechnical Investigation prepared by Haro, Kasunich and Associates 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 and geotechnical report to RMA-Environmental Services for review and approval.

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

12. INSPECTION-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.

13. 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.

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. 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.

15. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Public Works

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

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of the Grading Permit or Building Permit Owner/Applicant/ Contractor shall prepare a CMP and shall submit the CMP to the RMA-Planning Department and the Department of Public Works for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the
approved measures during the construction/grading phase of the project.

16. SLOPE SETBACK PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit plans, with supporting calculations and cross-sections, showing the proposed building(s) setback from ascending and descending slopes in accordance with the building code. The cross-sections shall identify all applicable information including the existing slope, proposed slope, extent of slope, height of slope, toe of slope, face of structure(s), face of footing(s), required setback distance, and the proposed setback distance. The location and extent of the cross-sections shall be shown on the plans.

If an alternate setback is requested, an updated geotechnical report shall be submitted to support the request. The report shall consider the material, height of slope, slope gradient, load intensity, and erosion characteristics of slope material to demonstrate the intent of the setback requirement has been. (RMA-Environmental Services)

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

17. WR001 - DRAINAGE PLAN

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to mitigate on-site and off-site impacts from impervious surface stormwater runoff, and shall reflect conformance with recommendations contained in the Geotechnical Investigation prepared by Haro, Kasunich & Assoc., dated 06/2016. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

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

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

18. WR010 - COMPLETION CERTIFICATION

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a registered civil engineer or licensed contractor that stormwater improvements have been constructed in accordance with the approved drainage plan. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to final inspection, the owner/applicant shall submit a letter to the Water Resources Agency prepared by a registered civil engineer or licensed contractor.

19. 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.

20. MITIGATION MEASURE NO. 1 - TREE PROTECTION DURING DEMOLITION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In order to ensure impacts to cypress trees during removal of structures and hardscape are minimized, the following protection measures shall be in place during demolition activities:

1. Demolition of the driveway shall incorporate the following measures:
• The existing driveway will be removed using manual labor and small track driven equipment.
• No equipment will be allowed on the newly exposed soil; all equipment must operate from the existing pavement area.
• Monitoring of excavation will be completed by the project arborist.
• Any roots encountered will be properly pruned by the project arborist.

2. Demolition of the existing residence will be completed using the following specifications:
• Perimeter walls along the northern and southern edge of the house will be removed from the interior of the house. Material will be pulled toward the center of the house.
• Demolition of these areas will be monitored by the project arborist.

3. Trees #120-125, #130 and #132 are growing within or adjacent to existing paved areas and require special treatment and protection during the demolition process, including but not limit to:
• The demolition of the pavement surrounding these trees will be done using either manual labor or small equipment that is run on tracks as wheeled equipment increases soil compaction when compared to a tracked system.
• During the demolition, roots that may have been damaged during the past construction will be exposed and the damage can be evaluated. If necessary, root pruning that should have been completed previously will be done after exposure.
• The project arborist will be on site to inspect and evaluate all root development. If necessary, dead or decayed roots will be removed using the appropriate tools.
• Minor grading or contouring in these areas will be done using manual labor.
• No equipment will be allowed within the CRZs unless approved by the project arborist

Compliance or Monitoring Action to be Performed:

Mitigation Measure Monitoring Action No. 1a: Prior to issuance of permits for demolition, the owner/applicant shall submit a demolition plan with all protection measures identified in Mitigation Measure No. 1 to RMA-Planning for review and approval.

Mitigation Measure Monitoring Action No. 1b: Prior to the issuance of permits for demolition, the owner/applicant shall submit to RMA-Planning a copy of the contract between the owner/applicant and a qualified arborist (referred to as the project arborist). The contract shall include provisions for Monterey cypress trees, and include specific measures for trees identified as Nos. 120-125, 130, and 132. In addition, the contract shall include producing a final report indicating that the protection measures in place were successful. The contract shall be submitted to the RMA-Planning Department for review and approval. Should RMA-Planning find the contract incomplete or unacceptable, the contract will be returned to the owner/applicant and a revised contract shall be re-submitted for review and approval.

Mitigation Measure Monitoring Action No. 1c: Prior to issuance of construction permits for the single family dwelling, the owner, applicant, or project arborist shall submit a final report to RMA-Planning demonstrating that demolition has been completed and implementation of the protection measures were successful.

21. MITIGATION MEASURE NO. 2 - TREE MANAGEMENT DURING CONSTRUCTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In order to ensure impacts to cypress trees during construction are minimized, the following protection measures shall be implemented:

1. All trees will be protected by exclusionary fencing bordered by straw bale barricades. The location of the fencing is shown on the site plan in the June 22, 2016 Tree Resource Evaluation (County File Number LIB160239) and will be inspected by the project arborist prior to the onset of construction.

2. Exposed soils from construction activities should be stabilized with proper erosion and sediment control devices so as to prevent any sedimentation deposits within the critical root zones of the trees.

3. In areas where encroachment into the CRZ cannot be avoided and tree retention is desired, alternative construction methods or preconstruction treatments are defined to avoid or substantially reduce impacts. The alternative methods can include, but not be limited to, the following:
- Supplemental irrigation;
- Manual digging or soil contouring;
- Proper root pruning;
- Modifications to traditional construction methods;
- Spanning root structures, pier and above grade beams or cantilevering structures or bridging paved areas.

4. Construction of the new driveway/garage access shall incorporate the following measures:
- The existing driveway will be removed using manual labor and small track driven equipment.
- No equipment will be allowed on the newly exposed soil; all equipment must operate from the existing pavement area.
- Monitoring of excavation will be completed by the project arborist.
- Any roots encountered will be properly pruned by the project arborist.

5. Construction of the fire department hammerhead at the end of the drive shall be constructed utilizing turf rings and meadow plantings or an equivalent alternative paving system approved for emergency vehicles and reduces impacts to tree root systems.

Compliance or Monitoring Action to be Performed:

Mitigation Measure Monitoring Action No. 2a: Prior to issuance of construction permits for grading or building, the owner/applicant shall include a note on the construction plans encompassing the language contained within Mitigation Measure No. 2. The owner/applicant shall submit plans to RMA-Planning for review and approval.

Mitigation Measure Monitoring Action No. 2b: Prior to the issuance of construction permits for grading or building, the owner/applicant shall submit to RMA-Planning a copy of the contract between the owner/applicant and a qualified arborist (referred to as the project arborist). The contract shall include provisions for monitoring construction activities and verifying that the protection measures outlined in Mitigation Measure No. 2 will be implemented. In addition, the contract shall include producing a final report indicating that the protection measures in place were successful. The contract shall be submitted to the RMA-Planning Department for review and approval. Should RMA-Planning find the contract incomplete or unacceptable, the contract will be returned to the owner/applicant and a revised contract shall be re-submitted for review and approval.

Mitigation Measure Monitoring Action No. 2c: Prior to final of construction permits for grading or building, the owner, applicant, or project arborist shall submit a final report to RMA-Planning demonstrating that demolition has been completed and implementation of the protection measures were successful.

22. MITIGATION MEASURE NO. 3 - EROSION CONTROL, RESTORATION, AND HABITAT PROTECTION GUIDELINES

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In order to ensure biological impacts due to erosion are minimized and that restoration and habitat protection guidelines are implemented, the following best management practices shall be incorporated during construction activities:

1. Use of heavy equipment shall be restricted to areas within the building envelope and excluded from critical root zone areas.

2. Sediment control devices shall be installed on the downhill perimeter of the building envelope.

3. All disturbed, non-landscaped, and unvegetated areas shall be mulched with sterile mulch. Native seeding or plant installation should occur in the late fall months to take advantage of seasonal rains.

4. Prior to final grading, all construction debris shall be removed and construction activities completed in the areas to be treated with the native seed mix.

5. On-site stockpiled topsoil shall be spread over disturbed areas prior to seeding activities to provide a suitable medium for vegetation establishment and growth. If this is not achievable, excess soil shall be hauled off-site to the appropriate landfill.

6. Final grading shall consist of a roughened condition, perpendicular to the slope, in order to augment seed germination and soil stabilization.

7. The seed mix shall consist of local ecotypes of native grass and forbs species identified from existing native plant community locations and site-specific seed from coastal scrub species hand collected from site. Native seed collections should occur during the summer months as seed becomes viable for collection.

8. Native plant revegetation will be necessary, specifically on the coastal bluff, in the areas where exotic plants have been removed and the area of the existing driveway that is slated for decommission. After completion of soil disturbance activities, seed and plant materials should be installed in any non-landscaped areas in the fall months after the initial seasonal rains, when soil moisture levels have reached a minimum depth of 3 inches. Any transplanted stock can be replanted immediately and supplemented with a temporary irrigation system for the first year or two. Restoration implementation protocols shall be specified in the Landscape Plan and may contain additional Monterey cypress restoration protocols from the Project Arborist.

9. Protective fencing shall be installed to protect the existing trees and tree root zones per the recommendations of the Arborist Report (County File Number LIB160239). Site protection measures shall also be installed to protect the existing sensitive areas and restoration areas from construction and pedestrian impacts. Locations include the coastal bluff scrub along the southwest coastal bluff area where Seacliff buckwheat are present, coastal bluff restoration areas along the southwest, and cypress critical root zone areas. All construction personnel shall avoid these areas and maintain foot traffic to the construction impact areas and existing foot trails.

Compliance or Monitoring Action to be Performed:

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

Mitigation Measure Monitoring Action No. 3b: Prior to issuance of construction permits for grading or building, the owner/applicant shall submit a Landscape Plan incorporating the restoration measures including in Mitigation Measure No. 3.

Mitigation Measure Monitoring Action No. 3c: Prior to issuance of construction permits for grading or building, the owner, applicant, or contractor of record submit photo documentation to RMA-Planning demonstrating that protective fencing has been installed.

Mitigation Measure Monitoring Action No. 3d: Prior to final of construction permits for grading or building, the owner, applicant, or contractor of record shall notify RMA-Planning that Mitigation Measure No. 3 has been successfully implemented. In addition, RMA-Planning staff shall conduct a final site visit to verify successful implementation.

23. MITIGATION MEASURE NO. 4 - EXOTIC SPECIES ERADICATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure:

To preserve and enhance the existing Monterey cypress understory and coastal bluff scrub habitat within the Coastal Bluff Zone, focused exotic plant eradication shall be instituted on the property. Invasive Ngaio trees (Myoporum laetum) and Karo trees (Pittosporum crassifolium) along the north fence near the accessory dwelling unit and northwest fence line above the main residence shall be thoroughly removed from the site. Eradication shall include hand-pulling of vegetation in conjunction with restoration activities after construction to prevent it from spreading to new areas on or off property. Prompt removal will help support the existing coastal bluff native plant species, minimize soil disturbance and avoid root impacts to native cypress tree critical root zones. Vegetation shall be responsibly disposed of at an approved offsite solid waste facility.

Compliance or Monitoring Action to be Performed:

Mitigation Measure Monitoring Action No. 4a: Prior to issuance of construction permits for grading or building, the owner/applicant shall submit a Landscape Plan incorporating measures for the eradication of exotic species specified in Mitigation Measure No. 4.

Mitigation Measure Monitoring Action No. 4b: Prior to final of construction permits for grading or building, the owner, applicant, or contractor of record shall notify RMA-Planning that eradication of exotic plans species has been complete. RMA-Planning staff shall conduct a final site visit to verify successful implementation.

24. MITIGATION MEASURE NO. 5 - RESTORATION OF MONTEREY CYPRESS HABITAT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In order to ensure successful restoration of Monterey cypress habitat, the following activities shall be incorporated into the restoration plan.

1. Within the new cypress germination area identified on the site plan in the June 22, 2016 Tree Resource Evaluation (County File Number LIB160239), the following procedures shall be utilized to remove vegetation:
- All landscape material shall be removed with care using manual labor and small hand tools.
- Loose soil attached to roots shall be shaken off to the best extent possible.
- All existing irrigation lines and emitters shall be removed using manual labor
- Planting holes shall be backfilled with care and not compacted.
- The surface of new bare soil shall be carefully raked to remove approximately 0.5 to one inch of soil.
- Seedlings found on the site or obtained from Pebble Beach Company shall be installed in this area.
- No nursery propagated cypress shall be utilized on this site.

2. Within the existing cypress grove, the following procedures shall be implemented to increase potential for seed germination prior to final of the construction permit:
- Utilize fallen branching and foliage as a potential cypress seed source.
- Rake any open sunny areas within the existing grove to remove at least two inches of duff material.
- Spread potential seed sources within sunny areas.
- Plant seedlings found on site in areas identified by the project arborist and biologist.

Compliance or Monitoring Action to be Performed: Mitigation Measure Monitoring Action No. 5a: Prior to issuance of construction permits for grading or building, the owner/applicant shall submit a Landscape Plan incorporating a Monterey cypress habitat restoration plan as specified in Mitigation Measure No. 5.

Mitigation Measure Monitoring Action No. 5b: Prior to final of construction permits for grading or building, the owner, applicant, or contractor of record shall notify RMA-Planning that restoration of Monterey cypress habitat has been completed per the restoration plan. RMA-Planning staff shall conduct a final site visit to verify successful implementation.

25. MITIGATION MEASURE NO. 6 - PERMANENT CONSERVATION EASEMENT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In order to ensure implementation of LUP Policy 13, all areas outside of the approved development envelope shall be placed into a permanent conservation easement and conveyed from the property owner to the County of Monterey or the Del Monte Forest Conservancy.

Compliance or Monitoring Action to be Performed: Prior to final of construction permits for grading or building, the owner/applicant shall develop, in consultation with the project biologist and arborist, a Permanent Open Space and Conservation easement for all areas outside of the development envelope. The owner/applicant shall submit a final draft of the easement to RMA-Planning and the Coastal Commission for review and approval. Once the language has been approved by the respective agencies, the easement shall be conveyed to the County of Monterey or the Del Monte Forest Conservancy and accepted by the Board of Supervisors.

26. MITIGATION MEASURE NO. 7 - RESTORATION AND ENHANCEMENT OF OFF-SITE MONTEREY CYPRESS

Responsible Department: RMA-Planning

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

Compliance or Monitoring Action to be Performed: Mitigation Measure Monitoring Action No. 7a: Prior to issuance of construction permits for grading or building, the owner/applicant shall work with RMA-Planning and the Del Monte Forest Conservancy to determine if there is an appropriate off-site area for restoration or if an off-set fee shall be paid.

Mitigation Measure Monitoring Action No. 7b: Prior to final of construction permits for grading or building, the owner/applicant shall submit sufficient evidence to RMA-Planning demonstrating compliance with Mitigation Measure No. 7.

27. MITIGATION MEASURE NO 8 - MONITORING OF CONSTRUCTION ACTIVITIES

Responsible Department: RMA-Planning

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

Compliance or Monitoring Action to be Performed: Mitigation Measure Monitoring Action No. 8a: Prior to issuance of construction permits for grading or building, the owner/applicant shall include a note on the construction plans encompassing the language contained in Mitigation Measure No. 8. The owner/applicant shall submit plans to RMA-Planning for review and approval.

Mitigation Measure Monitoring Action No. 8b: Prior to the issuance of construction permits for grading or building, the owner/applicant shall submit to RMA-Planning a copy of the contract between the owner/applicant and a qualified archaeological monitor. The contract shall include provisions that the monitor shall be present during all activities that involve soil disturbance, how sampling of the excavated soil will occur, giving the monitor authority to stop work in the event that resources are found, and any other logistical information such as providing monitor sufficient notice of when soil disturbing activities will occur. In addition, the contract shall include preparation of a report suitable for compliance documentation shall be prepared within four weeks of completion of the data recovery fieldwork. The contractor shall provide sufficient notice to the archaeologist so they may arrange to be present when construction begins. The contract shall be submitted to the RMA-Planning for review and approval. Should RMA-Planning find the contract incomplete or unacceptable, the contract will be returned to the owner/applicant and a revised contract shall be re-submitted for review and approval.

Mitigation Measure Monitoring Action No. 8c: If archaeological resources are unexpectedly discovered during construction, work shall be halted on the parcel until the find can be evaluated and appropriate mitigation measures are formulated and implemented. Data recovery shall be implemented during the construction and excavation monitoring. This means that if intact cultural features are exposed, they shall be screened for data recovery using method appropriate to site and soil conditions. Any potentially significant cultural materials will be subject to archaeological recovery and analysis, which will include at a minimum, the following:

- At least three radiocarbon dates shall be obtained from suitable shell samples, preferable Mytilus (mussel).
- Professional analyses should be conducted on other prehistoric materials if adequate amounts are recovered; this may include lithic artifacts and debitage, analysis of faunal remains, and shell bead analysis.

Mitigation Measure Monitoring Action No. 8d: A final technical report containing the results of all analyses shall be completed within one year following completion of the field work. This report shall be submitted to RMA-Planning and the Northwest Regional Information Center at Sonoma State University.

28. MITIGATION MEASURE NO. 9 - PROTECTION OF CULTURAL RESOURCES AND SACRED PLACES

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In order to reduce potential impacts to cultural resources and sacred places, earth disturbance activities shall be observed by a Native American Monitor of Ohlone/Costanoan-Esselen Nation (OCEN), approved by the OCEN Tribal Council.

Compliance or Monitoring Action to be Performed: Mitigation Measure Monitoring Action No. 9a: Prior to issuance of construction permits for grading or building, the owner/applicant shall submit a contract with a OCEN approved tribal monitor to RMA Planning for review and approval. The contract shall outline logistics for monitoring during earth disturbance activities as well as how cultural resources will be handled if uncovered in coordination with the project archaeologist.

Mitigation Measure Monitoring Action No. 9b: During earth disturbance activities, the OCEN approved monitor shall be onsite observing the work, consistent with the approved contract discussed in Mitigation Measure No. 8. Prior to final of construction permits for grading or building, the owner/applicant shall submit a letter from the tribal monitor verifying all work was done consistent with the tribal monitor contract to RMA-Planning.

29. MITIGATION MEASURE NO. 10 - UNIDENTIFIED CULTURAL RESOURCES

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Due to the project's proximity to existing recorded archaeological resources, there is potential for human remains to be accidently discovered. If archaeological resources or human remains are inadvertently encountered during construction, work shall be halted within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County RMA - Planning and a qualified archaeologist 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 the discovery.

Compliance or Monitoring Action to be Performed: Mitigation Measure Monitoring Action No. 10a: Prior to the issuance of construction permits for grading or building, the owner/applicant shall include a note on the construction plans encompassing the language within Mitigation Measure No. 9. The owner/applicant shall submit plans to RMA-Planning for review and approval.

Mitigation Measure Monitoring Action No. 10b. If human remains are accidentally discovered during construction activities, there shall be no further excavation or disturbance within 50 meters (160 feet) of the find until it can be evaluated by a qualified professional archaeologist and the following shall occur:

- The owner, applicant or contractor shall contact the Monterey County Coroner to determine that no investigation of the cause of death is required,
- If the coroner determines the remains to be Native American:

- The coroner shall contact the Native American Heritage Commission and RMA – Planning within 24 hours.
- The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costonoans/Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendent.
- The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993.

When human remains are exposed, the Health and Safety Code §7050.5 requires that no further excavation or disturbance occurs in the area and that the County Coroner is called so that the coroner can verify that the remains are not subject to medical jurisprudence. Within 24 hours of notification, the coroner calls the Native American Heritage Commission if the remains are known or thought to be Native American. The Native American Heritage Commission reports to the Most Likely Descendant. The MLD has 48 hours to respond. All work will halt with a 50-yard radius until an osteologist can examine the remains, and a treatment plan for any said remains has been provided according to the Most Likely Descendant.

30. MITIGATION MEASURE NO 11 - PROTECTION OF SHELL MIDDEN SITE

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In order to protect archaeological resources found on the site from future development impacts, a conservation easement shall be conveyed to the County over the portions of the property where the resources exist. Specifically, the shell midden site on the upper elevation of the parcel, as illustrated in Figure 9 of the Preliminary Cultural Resources Reconnaissance, prepared by Susan Morley (Monterey County File Number LIB160238). This easement shall be developed in consultation with a qualified archaeologist, show the exact location of the easement on the property with a metes and bounds description, and contain a clear and concise list of prohibited activities within the easement area.

Compliance or Monitoring Action to be Performed: Mitigation Measure Monitoring Action No. 11: Prior to final of construction permits for grading or building, the owner/applicant shall submit a final draft of the easement to deed to RMA-Planning for review and approval. The easement shall prohibit ground disturbance except for shallow soil maintenance of the existing Monterey cypress habitat. The easement shall allow the parking pad and the elevated walkway to be maintained.
conveying the location of, for review and approval. Subsequent to RMA-Planning's approval, the Board of Supervisors shall accept the conveyance and the deed shall be recorded with the Monterey County Recorder's Office.

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CONTACT: DAVID STRANDBERG
EMAIL: DAVID@STRANDBERGENG.COM
T. 415.778.8726 X 101

MECHANICAL/ PLUMBING/T24 ENGINEER: MONTEREY ENERGY GROUP
26465 CARMEL RANCHO BLVD. #8
CARMEL, CA 93923

CONTACT: DAVID KNIGHT
EMAIL: DAVE@MEG4.COM
T. 831.372.8328

ELECTRICAL ENGINEER: AURUM CONSULTING ENGINEERS
60 GARDEN CT #210, MONTEREY, CA 93940

CONTACT: STEVE CAIT
EMAIL: STEVE@ACEMB.COM
T. 831.646.3330

GEOTECH: HARO, KASUNICH AND ASSOCIATES, INC.
116 EAST LAKE AVENUE
WATSONVILLE, CA 95076

GEOTECH: MOSES CUPRILL
T. 831-722-4175 x:211
M. 831-247-7028

GEOLOGIST: MARK FOXX
M. 831-234-7001

ARBORIST: MAUREEN HAMB
849 ALMAR AVENUE SUITE C 319
SANTA CRUZ, CA 95060

CONTACT: MAUREEN HAMB
EMAIL: MAUREENAH@SBCGLOBAL.NET
T. 831.763.6919

BIOLOGIST: FREDERIC BALLERINI
P.O. BOX 1023
PACIFIC GROVE, CA 93950

CONTACT: FREDERIC BALLERINI
EMAIL: FRED@FREDBALLERINI.COM
CELL: 831-238-6832
T: 831-333-9009

WATER: CALIFORNIA-AMERICAN WATER COMPANY

SEWER: PEBBLE BEACH COMMUNITY SERVICES DISTRICT

PROJECT DATA

PROJECT NAME: Sanderling Residence

PROJECT ADDRESS: 3168 17 Mile Drive, Pebble Beach, CA 93953

BUILDING OWNER: El Why Square, LLC

APN: 008-491-021

BLOCK/LOT: Block 146 / Lot 19

ZONING: LDR/2-D(CZ)

PARCEL AREA: 2.98 acres (129,860 SF)

BUILDING HEIGHT: 21'-10" + ANG - Top of Main Roof / 30'-0" + ANG - Top of Roof Stair Enclosure

TREE REMOVAL: NONE

REQUIRED PARKING: 2 spaces/Unit

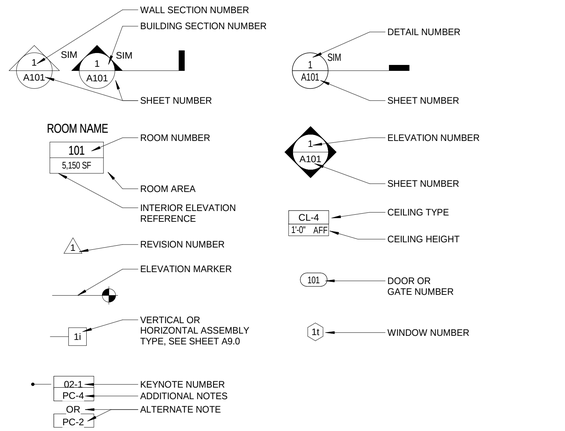
PROPOSED PARKING: 2 garage

	ALLOWED	EXISTING	PROPOSED	CHANGE
MAIN HOUSE FLOOR AREA	-	8,421 SF	13,884 SF	5,463 SF
GREENHOUSE FLOOR AREA	-	82 SF	0 SF	(82)
CARETAKER AND SHED FLOOR AREA	-	1,771 SF	1,771 SF	0
HARDSCAPE* (DRIVEWAY, FENCE, PATIOS,ELEVATED WALKWAY, WALLS, DG PATHS, AND PARKING)	-	32,306 SF	19,788 SF	(12,518)
FLOOR AREA RATIO	17.5%	7.9%	12.1%	4.1%
FLOOR AREA	22,725.5 SF	10,274 SF	15,655 SF	5,381 SF
BUILDING COVERAGE %	15%	7.5%	8.7%	1.2%
BUILDING COVERAGE	19,479 SF	9,720 SF	11,332 SF	1,612 SF
IMPERVIOUS COVERAGE	-	32,306 SF	17,726 SF	(14,580 SF)
TOTAL COVERAGE	-	42,026 SF	29,058 SF	(12,968 SF)

SCOPE OF WORK

Combined Development Permit Consisting of 1) a Coastal Administrative Permit to for the demolition of a 6,871 square foot one-story single family dwelling with 1,550 attached garage/storage and the construction of a 13,884 square foot two story single family dwelling with a 754 square foot attached garage; 2) a Coastal Development Permit for development within 100 feet of environmentally sensitive habitat; 3) a Coastal Development Permit for development with a positive archaeological report; and 4) a Design Approval.

GRAPHIC LEGEND



DRAWING LIST

Sheet Number	Sheet Name	Sheet Issue Date	Current Revision Date
PROJECT INFORMATION			
A0.00	Project Information	06/30/2016	01.11.2017
A0.01	Building Axonometric Sketches	06/30/2016	
A0.05	Site Renderings & Material Images	06/30/2016	
A1.03	Hardscape Reduction Plan	06/30/2016	01.11.2017
ARCHITECTURAL			
A1.00	Existing Site Plan	06/30/2016	
A1.01	Proposed Site Plan	06/30/2016	01.11.2017
A2.01	Proposed Upper Level Plan	06/30/2016	
A2.02	Proposed Ground Level Plan	06/30/2016	
A2.03	Proposed Roof Plan	06/30/2016	
A3.00	Exterior Elevations	06/30/2016	
A3.01	Exterior Elevations	06/30/2016	
A4.00	Building Sections	06/30/2016	
ARBORIST			
AB0.10	Critical Root Zone Plan	06/30/2016	01.26.2017
AB0.20	Cypress Special Treatment Areas	06/30/2016	01.26.2017
AB0.30	Cypress Protection Fencing and Barricades	06/30/2016	01.26.2017
CIVIL			
C100	Project Info Notes	12/09/16	12.09.2016
C200	Overall Plan Details	06/30/2016	12.09.2016
C300	Enlarged Plan Sections Details	06/30/2016	12.09.2016
C400	Erosion Control Plan	06/30/2016	12.09.2016
CONSTRUCTION			01.11.2017
CMP	Construction Management Plan	06/30/2016	
LANDSCAPE			01.11.2017
L0.10	Concept Landscape Plan	06/30/2016	

CODE INFORMATION

APPLICABLE BUILDING CODES:

1. THE 2013 CALIFORNIA BUILDING CODE AND APPENDICES H, I, J
2. THE 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE
3. THE 2013 CALIFORNIA ELECTRICAL CODE
4. THE 2013 CALIFORNIA ENERGY CODE, BASED ON THE 2008 CALIFORNIA ENERGY CODE, WITH NO LOCAL AMENDMENTS
5. THE 2013 CALIFORNIA MECHANICAL CODE
6. THE 2013 CALIFORNIA PLUMBING CODE
7. 2013 CALIFORNIA RESIDENTIAL CODE
9. 2013 CALIFORNIA EXISTING BUILDING CODE
10. 2012 INTERNATIONAL PROPERTY MAINTENANCE CODE
11. 2013 CALIFORNIA FIRE CODE
12. REQUIREMENTS OF ALL APPLICABLE AGENCIES HAVING JURISDICTION, AND ALL OTHER APPLICABLE CODES
13. SECTION 20.44 DESIGN CONTROL DISTRICTS OF THE COASTAL IMPLEMENTATION PLAN PART 1, TITLE 20, ZONING ORDINANCE.

VICINITY MAP



LUNDBERG DESIGN
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Sanderling Residence

3168 17 Mile Drive, Pebble Beach, CA 93953

Issues/ Revisions

Issue #	Description	Date
1	*Driveway and Landscape*	*01.11.2017*
	Issue for Planning	*06.30.2016*

Print Date: 2/3/2017 11:05:52 AM
Drawn By: ELP
Checked By: TOL
Scale: As indicated

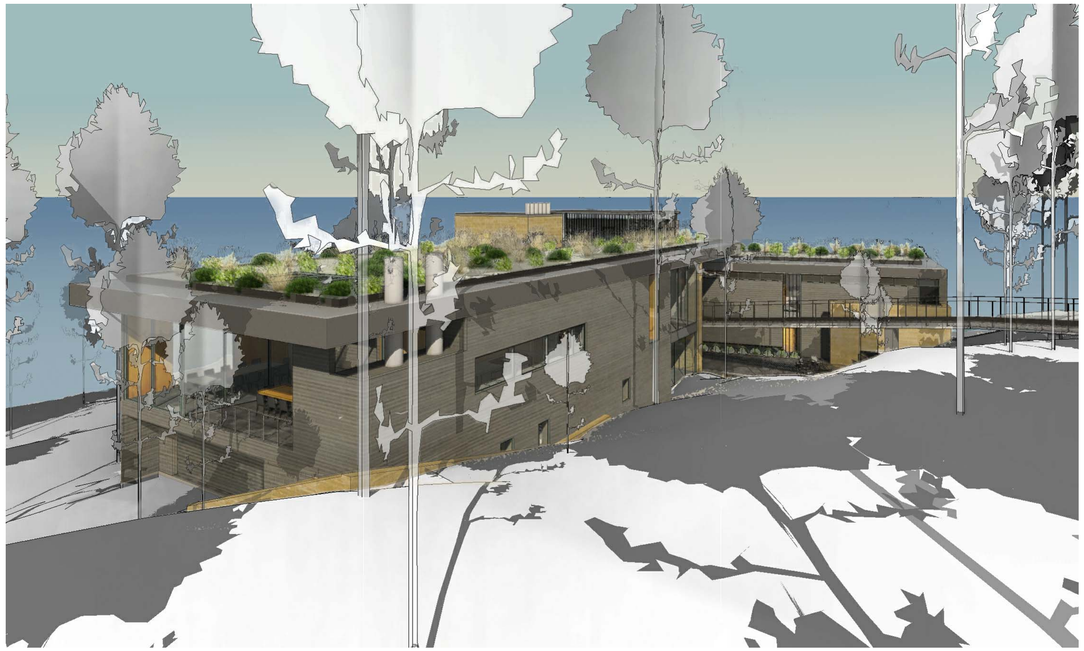
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Project Information

A0.00



4 Aerial View - from the Northeast
12" = 1'-0"



1 Aerial View - from the Southeast



3 Aerial View - from the Northwest
12" = 1'-0"



2 Aerial View - from the Southwest

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Issues/ Revisions

Issue #	Description	Date
1	Driveway and Landscape	01.11.2017
	Issue for Planning	06.30.2016

Print Date: 2/6/2017 3:51:14 PM
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Scale: 12" = 1'-0"

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Building Axonometric Sketches

A0.01



CHANNEL GLASS



LIMESTONE CLADDING



WOOD (IPE) SIDING

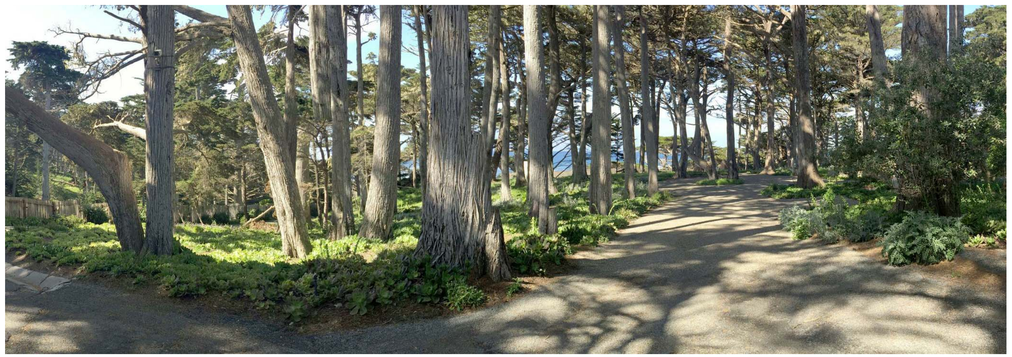


BRONZE METAL ACCENTS

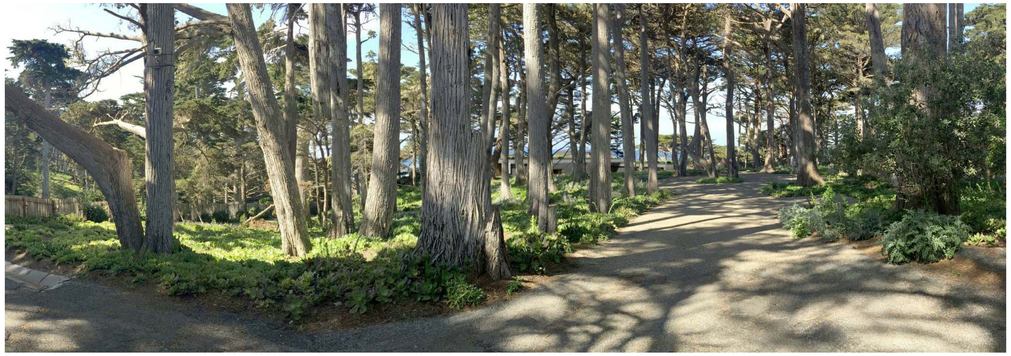


SLATE FLOORING

3 Project Materials Exterior Palette
12" = 1'-0"



EXISTING



PROPOSED

2 View from Inside Entry Gate
12" = 1'-0"



EXISTING



PROPOSED

1 View from Elevated Walkway
12" = 1'-0"

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Issues/ Revisions

Issue #	Description	Date
	Issue for Planning	*06.30.2016*

Print Date: 2/6/2017 3:56:03 PM
Drawn By: EP
Checked By: TOL
Scale: 12" = 1'-0"

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Site Renderings & Material Images

A0.05



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Issues/ Revisions

Issue #	Description	Date
1	*Driveway and Landscape Issue for Planning*	*01.11.2017 06.30.2016*

Print Date: 1/26/2017 5:28:24 PM
Drawn By: ELP
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Scale: 1" = 20'-0"

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Hardscape Reduction Plan

A1.03



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Sanderling Residence

3168 17 Mile Drive, Pebble Beach, CA 93953

Issues/ Revisions

Issue #	Description	Date
	Issue for Planning	*06.30.2016*

Print Date:	6/30/2016 2:00:19 PM
Drawn By:	Author
Checked By:	Checker
Scale:	1" = 20'-0"

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Existing Site Plan

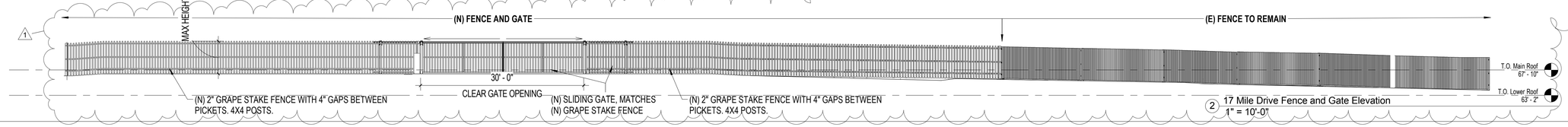
A1.00

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UTILITY POLE
GAS METER
PROPERTY LINE
EASEMENT
PG&E VAULT
WATER VALVE
WATER METER
WATER PIPES AND HB
HB
(N) ELEVATED S.S. GRATE WALKWAY
(E) SHED TO REMAIN
(E) GUEST HOUSE TO REMAIN
(E) GRAPE STAKE FENCE TO REMAIN
(E) RESIDENCE AND ASSOCIATED HARDSCAPE TO BE REMOVED (SHOWN DASHED)
RETINING WALLS TO BE CUT DOWN AND BURIED, NOT REMOVED, AT ARBORIST REQUEST
(E) DRIVEWAY TO BE REMOVED (SHOWN DASHED)
OFFSITE PG&E EASEMENT REEL 684, PAGE 513 (DOES NOT ENCUMBER SUBJECT PARCEL)
(N) SEMI-TRANSPARENT FENCE: 2" GRAPE STAKES SPACED 4" APART. 4X4 POSTS @ 4' OC.
17 MILE DRIVE
40' WIDE
(E) DISTANCE BETWEEN EDGE OF PAVEMENT AND GATE TO REMAIN
(N) 30' WIDE GRAPE STAKE SLIDING ENTRY GATE WITH SS TRACK. (2 SLIDING GATES)
FREESTANDING SS BOX FOR CONSOLIDATED ENTRY KEY PAD, ADDRESS, KNOX BOX
KNOX BOX WITH SIGN: "FIRETRUCKS TO LEFT AMBULENCES TO RIGHT"
(E) SEAWALL
PACIFIC OCEAN
UP
PROPERTY LINE
EASEMENT
EXTENT OF (E) DRIVEWAY (NO CHANGE)
(E) CONCRETE CURB AND GUTTER
20' SETBACK
SEE CIVIL DRAWINGS FOR GRADING, TYP
FIRETRUCK HAMMERHEAD, TURF RINGS AND MEADOW PLANTING, OR EQUIVALENT. REFER TO LANDSCAPE DRAWINGS.
N PM

1 Proposed Site Plan
1" = 20'-0"





2 17 Mile Drive Fence and Gate Elevation
1" = 10'-0"

Sanderling Residence

3168 17 Mile Drive, Pebble Beach, CA 93953

Issues/ Revisions

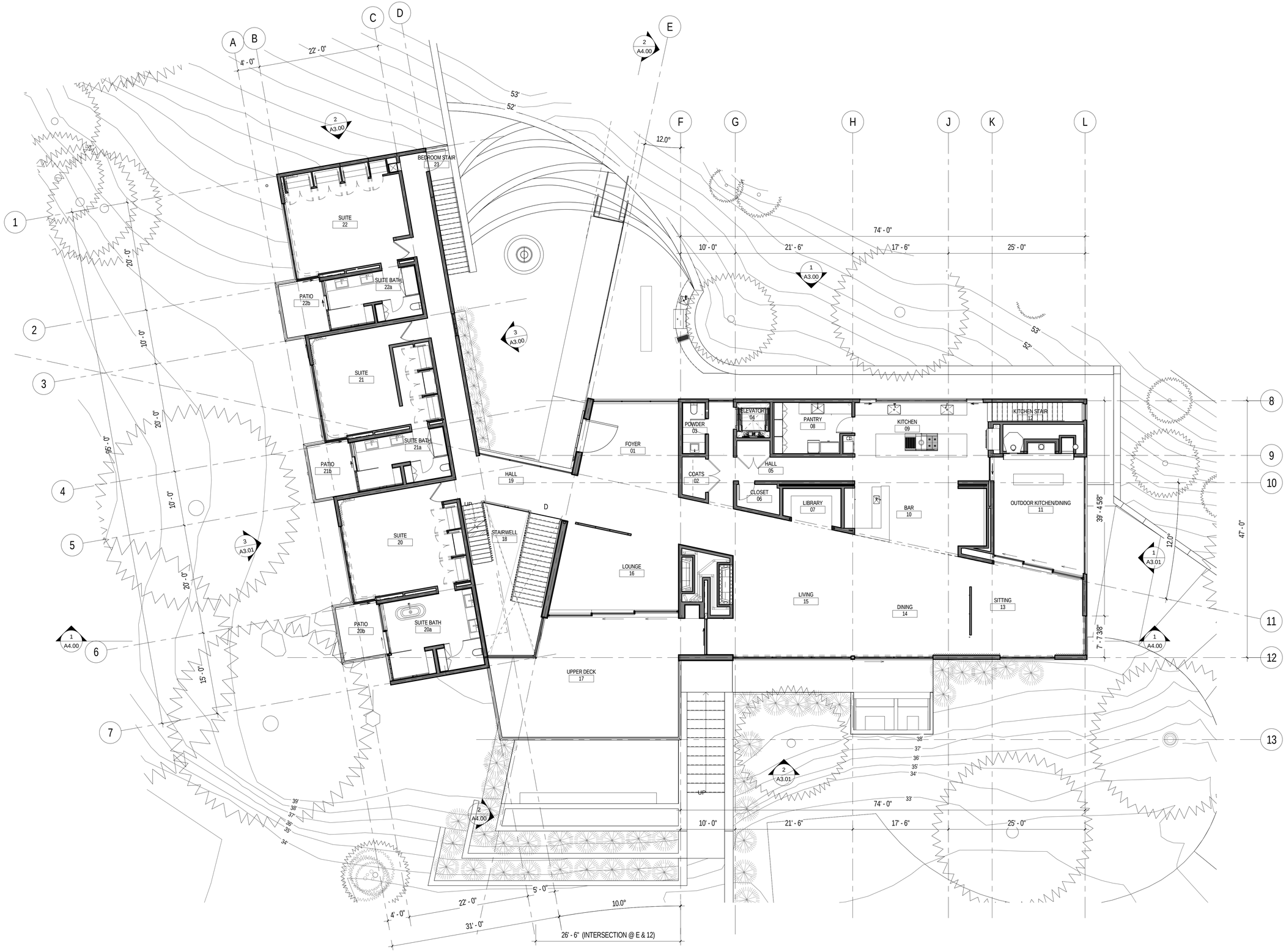
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1	Driveway and Landscape	01.11.2017
	Issue for Planning	06.30.2016

Print Date: 1/30/2017 12:17:27 PM
Drawn By: ELP
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Proposed Site Plan

A1.01



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Issues/ Revisions

Issue #	Description	Date
1	*Driveway and Landscape*	*01.11.2017*
	Issue for Planning	*06.30.2016*

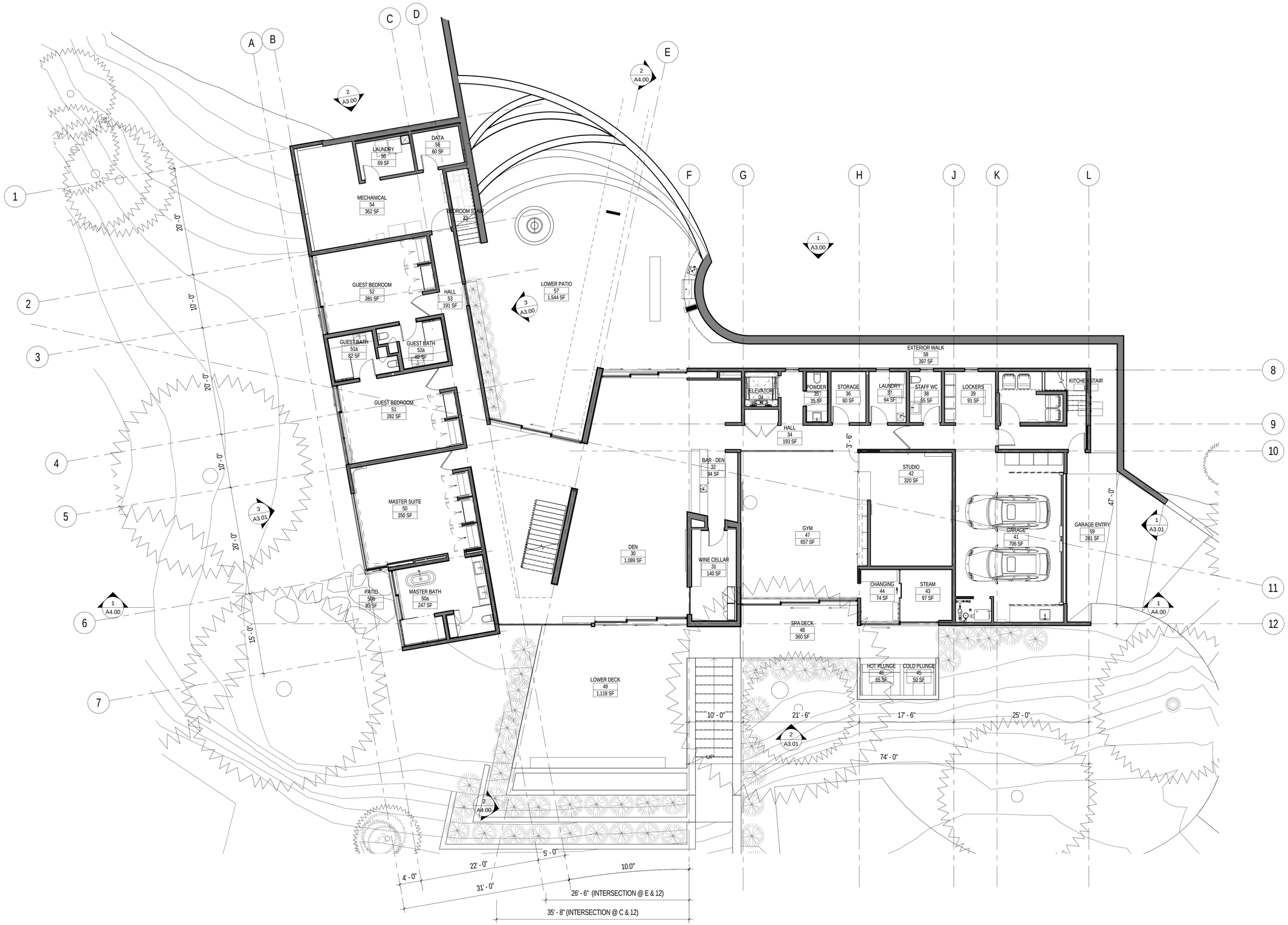
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Drawn By: Author
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Scale: 1/8" = 1'-0"

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Proposed Upper Level Plan

PN

A2.01



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Sanderling Residence

3168 17 Mile Drive, Pebble Beach, CA 93953

Issues/ Revisions

Issue #	Description	Date
1	*Driveway and Landscape*	*01.11.2017*
	Issue for Planning	*06.30.2016*

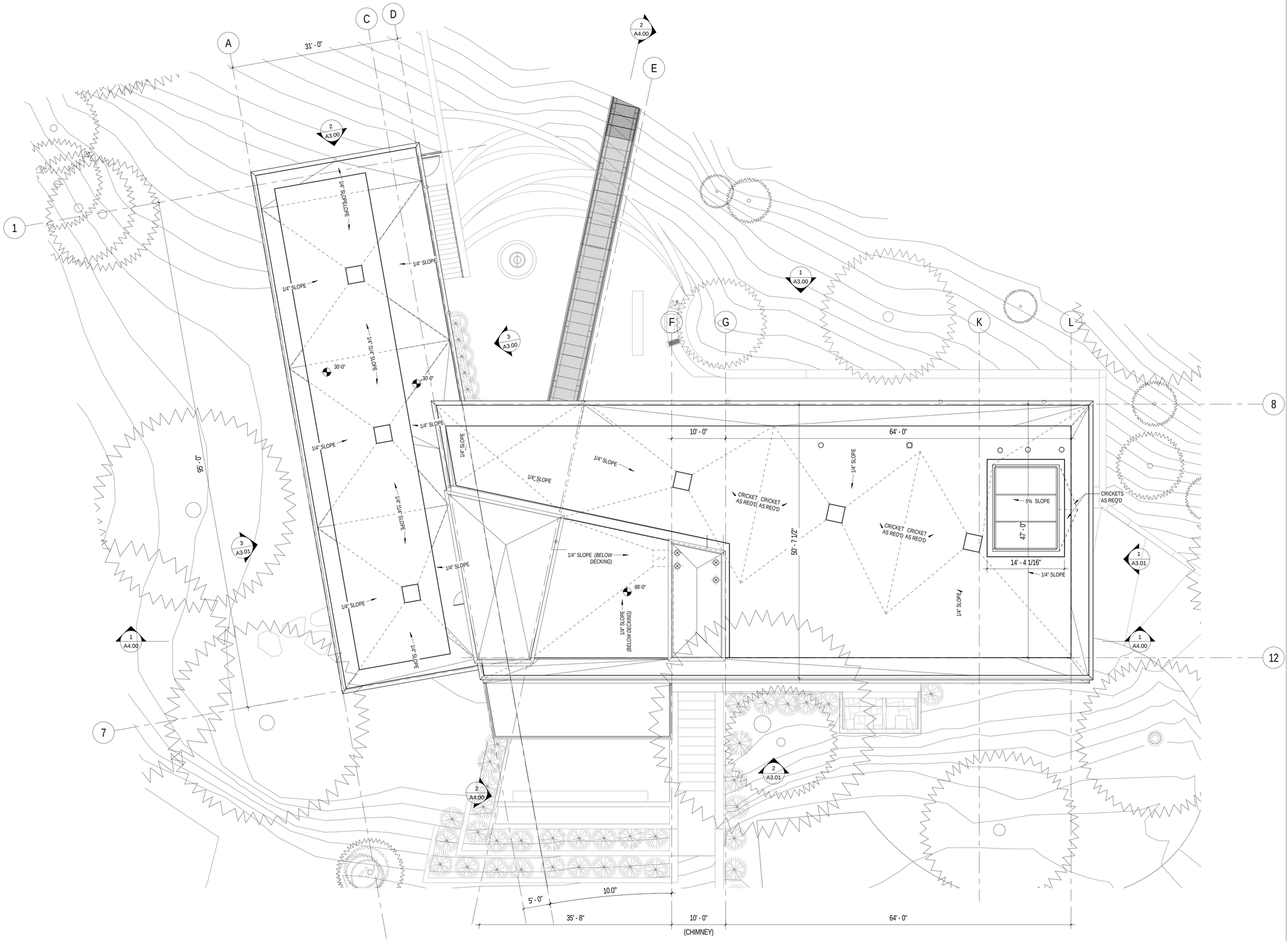
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Drawn By: Author
Checked By: Checker
Scale: 1/8" = 1'-0"

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Proposed Ground Level Plan

PN

A2.02



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Sanderling Residence

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Issues/ Revisions

Issue #	Description	Date
1	*Driveway and Landscape*	*01.11.2017*
	Issue for Planning	*06.30.2016*

Print Date: 1/30/2017 12:00:56 PM
Drawn By: Author
Checked By: Checker
Scale: 1/8" = 1'-0"

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Proposed Roof Plan

PN

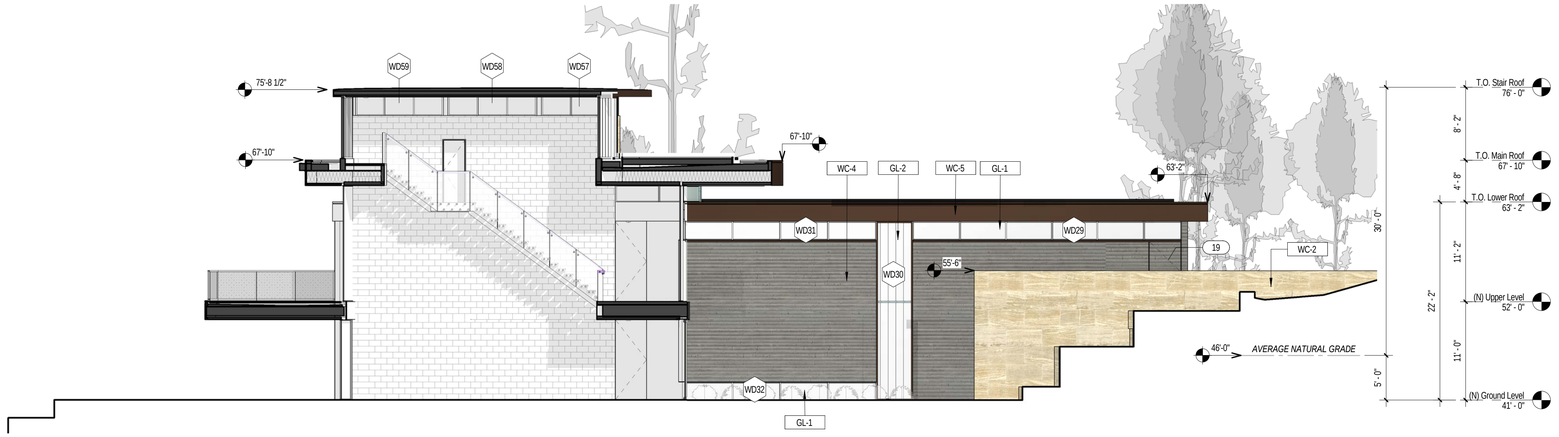
A2.03

KEYNOTES - FINISHES

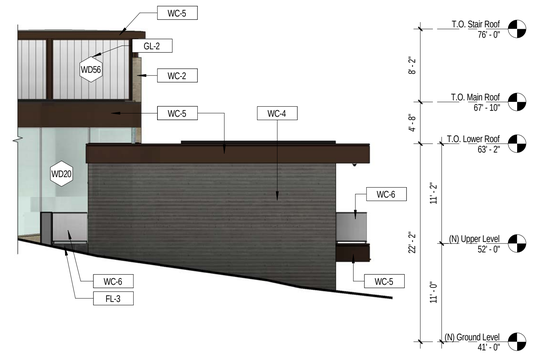
FL-3	EXTERIOR SLATE PAVERS OVER RAISED PEDESTAL SYSTEM
GL-1	INSULATED TEMPERED GLASS
GL-2	2 SIDED TEMPERED CHANNEL GLASS
WC-2	LIMESTONE - CORTECCIA
WC-4	EXTERIOR IPE CLADDING (CALFIRE LISTING 8110-2123: 0100)
WC-5	16 GA. BRONZE FASCIA
WC-6	SS CABLE MESH BALUSTRADE

KEYNOTES - FURNITURE, FIXTURE, & EQUIPMENT

05-24	SPARK ARRESTOR SCREEN OVER CHIMNEY FLUE OF NON-COMBUSTIBLE MATERIAL W/ MAX 1/2" OPENINGS



3 Bedroom Wing - South Elevation
1/8" = 1'-0"



2 Bedroom Wing - East Elevation
1/8" = 1'-0"



1 Main Wing - East Elevation
1/8" = 1'-0"

LUNDBERG DESIGN
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Sanderling Residence

3168 17 Mile Drive, Pebble Beach, CA 93953

Issues/ Revisions

Issue #	Description	Date
1	Driveway and Landscape Issue for Planning	01.11.2017 06.30.2016

Print Date: 1/30/2017 11:22:43 AM
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Checked By: TOL
Scale: 1/8" = 1'-0"

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Exterior Elevations

A3.00

KEYNOTES - FINISHES

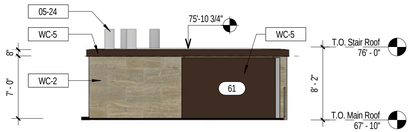
GL-1	INSULATED TEMPERED GLASS
GL-2	2 SIDED TEMPERED CHANNEL GLASS
WC-2	LIMESTONE - CORTECCIA
WC-4	EXTERIOR IPE CLADDING (CALFIRE LISTING 8110-2123: 0100)
WC-5	16 GA. BRONZE FASCIA
WC-6	SS CABLE MESH BALUSTRADE

KEYNOTES - POWER / SIGNAL

04-8	ALL 125-VOLT, 15 AND 20 AMP RECEPTACLES INSTALLED IN OUTDOOR WET LOCATIONS SHALL BE WEATHERPROOF AND HAVE GROUND-FAULT INTERRUPTION PROTECTION (CEC 406.9 (b)(1))
04-52	SIEDLE ACCESS & KEYPAD
04-56	AXIS P3367-VE NETWORK CAMERA - SPEC TO BE VERIFIED

KEYNOTES - FURNITURE, FIXTURE, & EQUIPMENT

05-24	SPARK ARRESTOR SCREEN OVER CHIMNEY FLUE OF NON-COMBUSTIBLE MATERIAL W/ MAX 1/2" OPENINGS



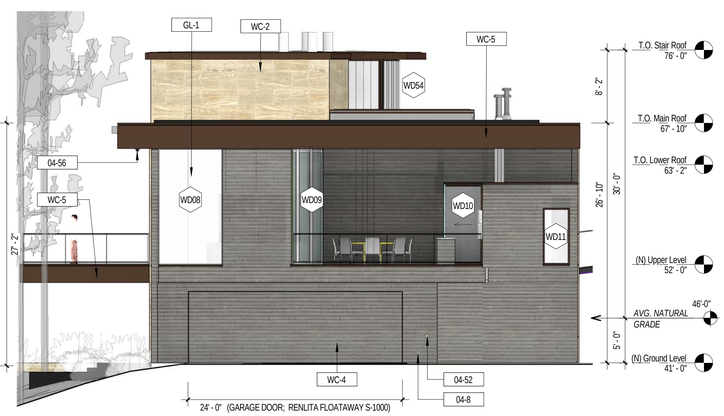
4 Penthouse Storage Elevation
1/8" = 1'-0"



3 Bedroom Wing - North Elevation
1/8" = 1'-0"



2 Main Wing - West Elevation
1/8" = 1'-0"



1 Main Wing - South Elevation
1/8" = 1'-0"

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Sanderling Residence

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Issues/ Revisions

Issue #	Description	Date
1	Driveway and Landscape Issue for Planning	01.11.2017 06.30.2016

Print Date: 1/30/2017 11:23:13 AM
Drawn By: EP / LB
Checked By: TOL
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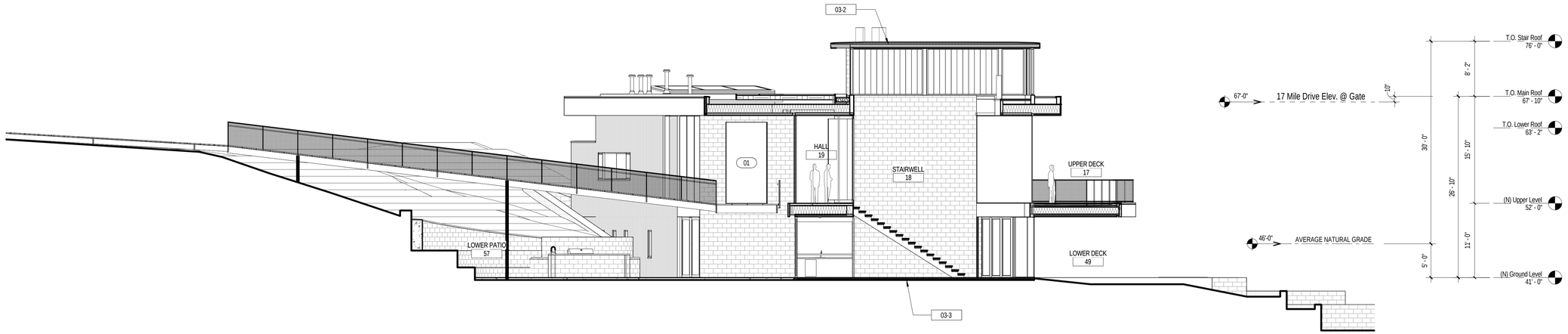
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Exterior Elevations

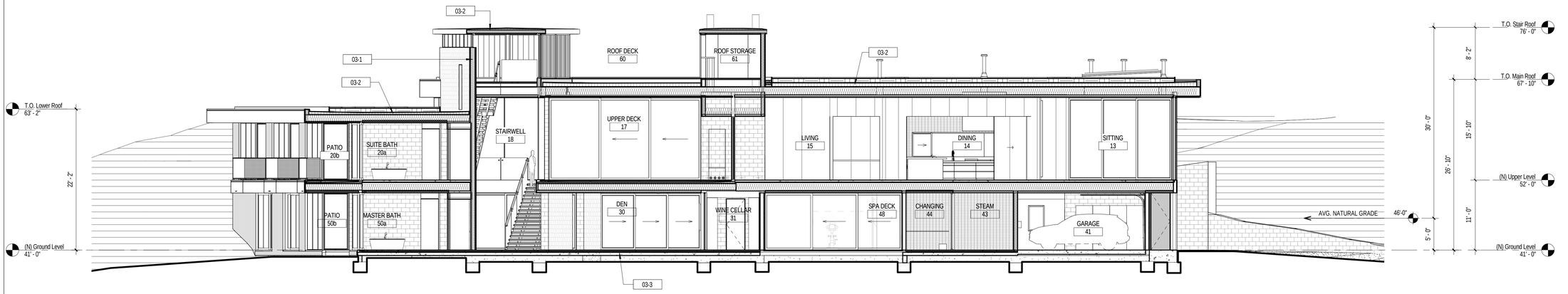
A3.01

KEYNOTES - BUILDING ENCLOSURE

03-1	MIN R-23 WALL CONSTRUCTION. SEE WALL SECTIONS & MECHANICAL DRAWINGS
03-2	MIN R-30 ROOF CONSTRUCTION. SEE WALL SECTIONS & MECHANICAL DRAWINGS
03-3	MIN R-19 FLOOR CONSTRUCTION. SEE WALL SECTIONS & MECHANICAL DRAWINGS



2 Section thru Entry Walkway
1/8" = 1'-0"



1 Section thru Upper Deck, Living & Dining
1/8" = 1'-0"

LUNDBERGDESIGN
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Issues/ Revisions

Issue #	Description	Date
1	*Driveway and Landscape*	*01.11.2017*
	Issue for Planning	*06.30.2016*

Print Date: 1/30/2017 11:34:20 AM
Drawn By: EP / LB
Checked By: TOL
Scale: 1/8" = 1'-0"

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Building Sections

A4.00

PG&E VAULT
WATER VALVE
WATER METER
WATER PIPES AND HB
UTILITY POLE
GAS METER
HB
PROPERTY LINE
EASEMENT
(E) SHED TO REMAIN
(E) GUEST HOUSE TO REMAIN
17 MILE DRIVE
40' WIDE
OFFSITE PG&E EASEMENT REEL 694, PAGE 513 (DOES NOT ENCUMBER SUBJECT PARCEL)
(E) SEAWALL
NEW CYPRESS
GERMINATION AREA
PACIFIC OCEAN
PROPERTY LINE
EASEMENT
EXTENT OF (E) DRIVEWAY
(NO CHANGE)
(E) CONCRETE CURB AND GUTTER

Sanderling Residence

3168 17 Mile Drive, Pebble Beach, CA 93953

Issues/ Revisions

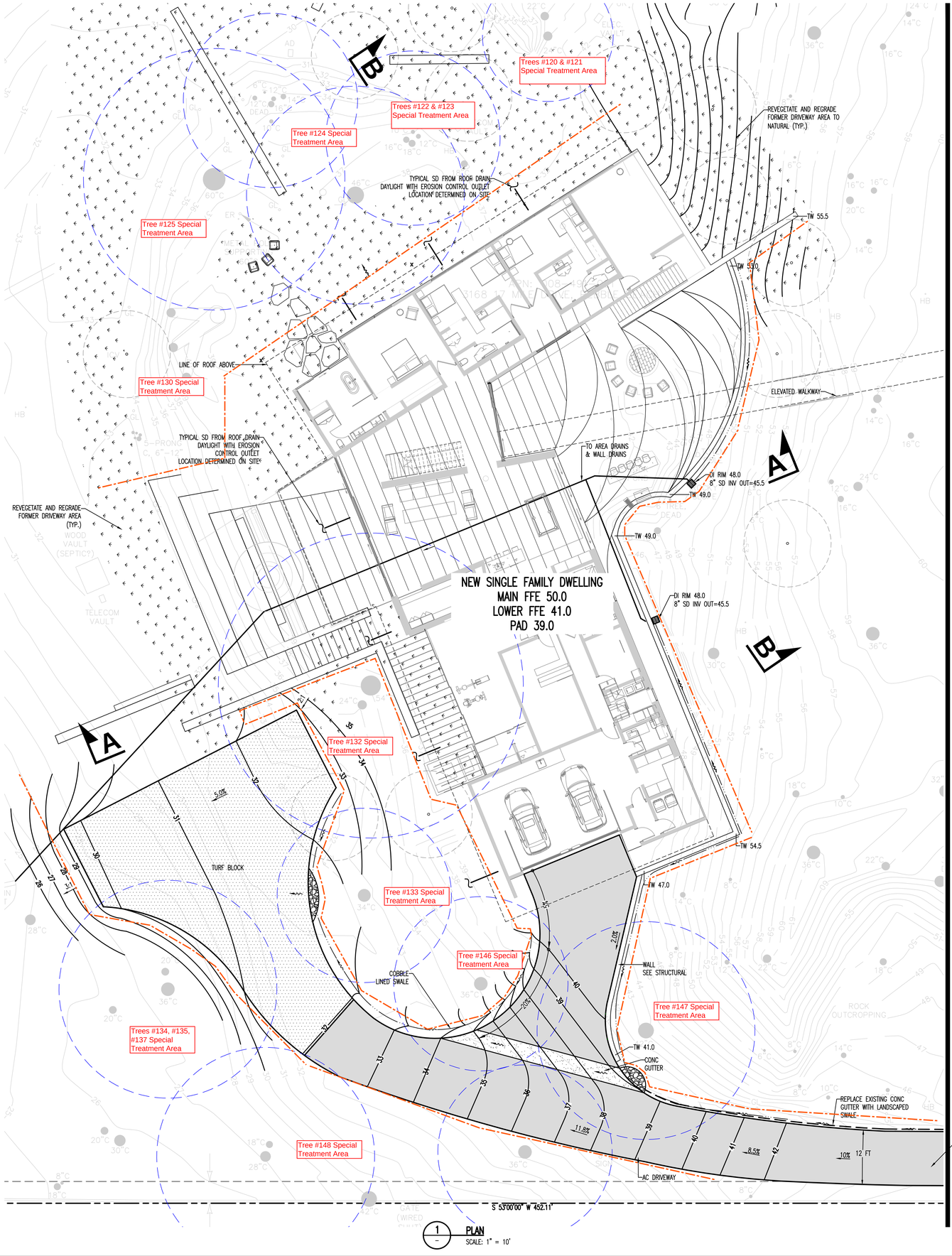
Issue #	Description	Date

Print Date:	6/15/2016 3:03:32 PM
Drawn By:	Author
Checked By:	Checker
Scale:	1" = 20'-0"

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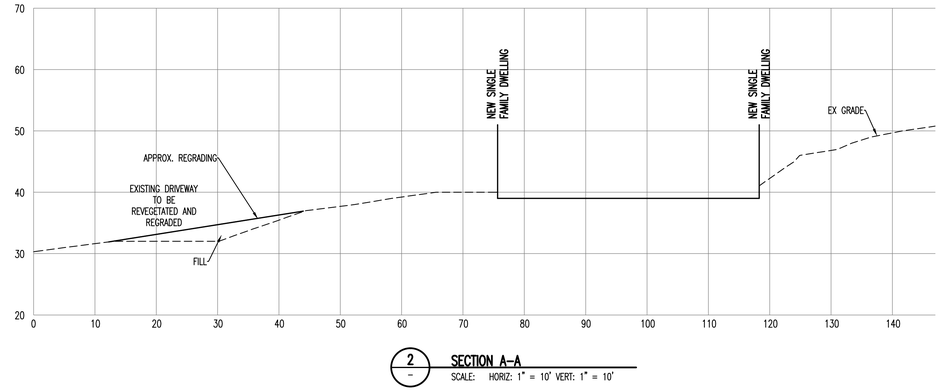
Critical Root Zone Plan

AB0.10

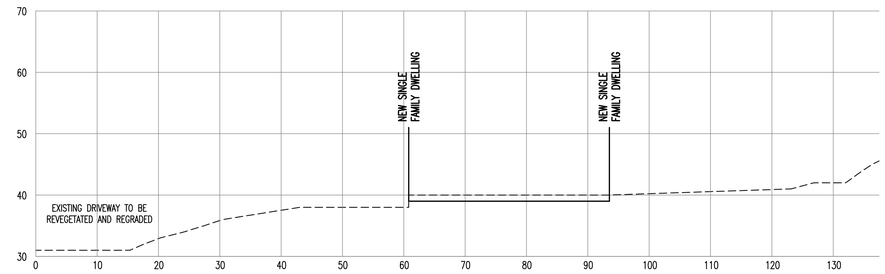


1 PLAN
SCALE: 1" = 10'

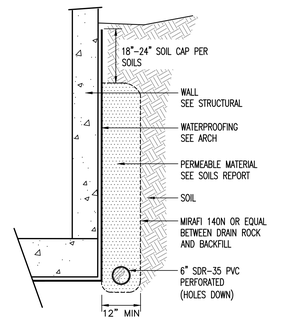
SEE SHEET C100



2 SECTION A-A
SCALE: HORIZ: 1" = 10' VERT: 1" = 10'

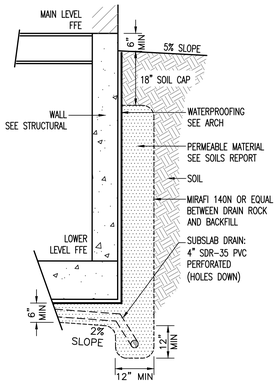


3 SECTION B-B
SCALE: HORIZ: 1" = 10' VERT: 1" = 10'



NOTE: WALL DRAINAGE PER GEOTECHNICAL ENGINEER

4 RETAINING WALL FOOTING DRAIN
NO SCALE



NOTE: FOUNDATION AND WALL DRAINAGE PER GEOTECHNICAL ENGINEER

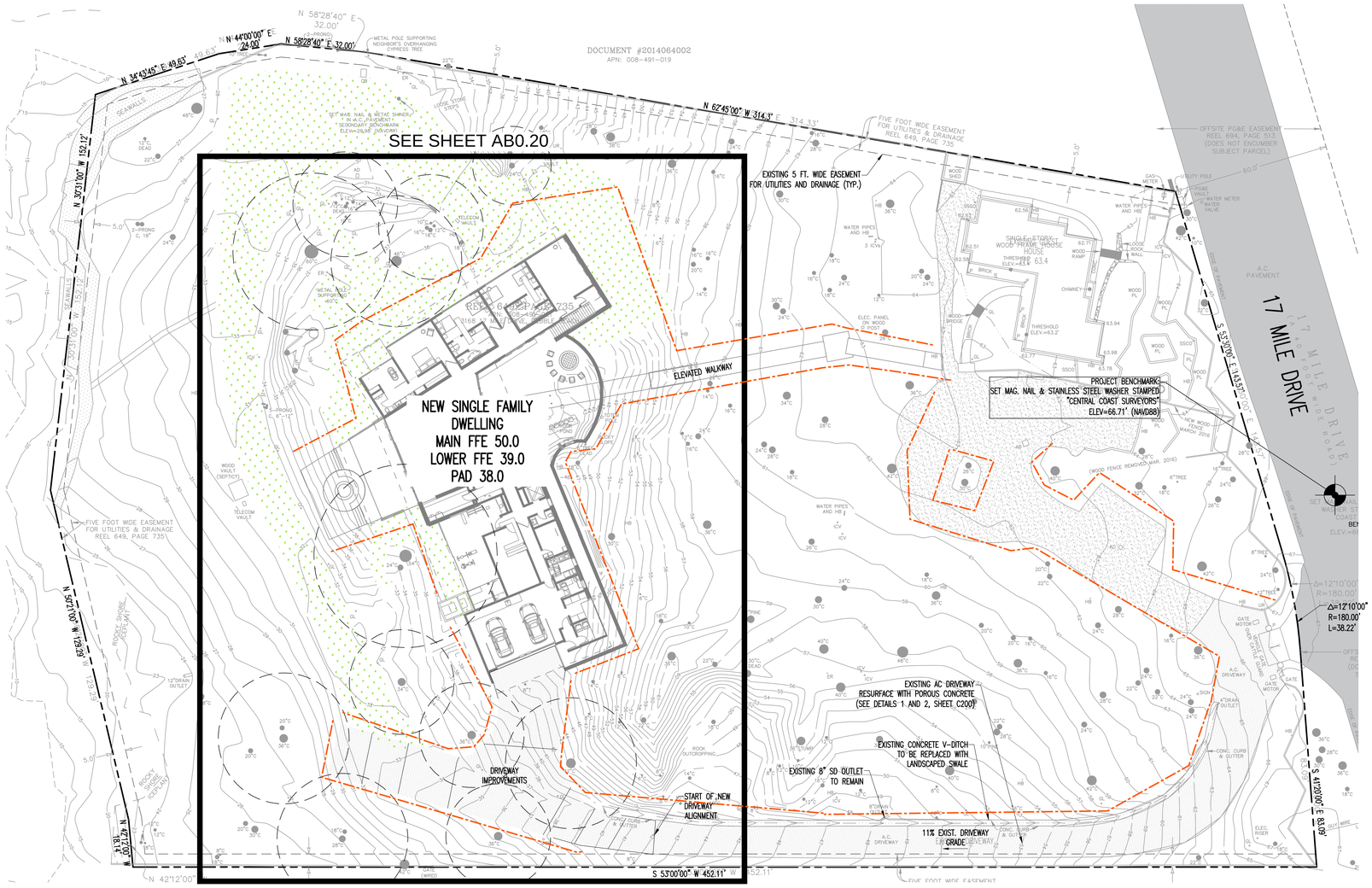
5 BUILDING FOOTING DRAIN
NO SCALE

TREE PROTECTION FENCING & BARRICADES

Cypress Special
Treatment Areas

AB0.20

1"=10' 10' 0' 10' 20'



1 — OVERALL SITE PLAN
1"=20'

PROTECTION FENCING & BARRICADES

PROJECT INFORMATION:

PROJECT NAME:	SANDERLING RESIDENCE
PROJECT ADDRESS:	3168 17 MILE DRIVE PEBBLE BEACH, CA 93953
APN:	008-491-021
PURPOSE OF GRADING:	NEW SINGLE FAMILY DWELLING
ARCHITECT:	LUNDBERG DESIGN 2620 THIRD STREET SAN FRANCISCO, CA 94107 PH 415.695.0110
GEOTECHNICAL ENGINEER:	--- --- ---
CIVIL ENGINEER:	BENJAMINI ASSOCIATES, INC. 720 YORK STREET, #114 SAN FRANCISCO, CA 94110 PH 415.550.2600

LEGEND & ABBREVIATIONS:

- PROPERTY LINE
- STORM DRAIN
- PERF PIPE
- 40 CONTOUR
- RAISED CURB
- DROP CURB
- 40.50 PROPOSED SPOT GRADE

AD	AREA DRAIN
CO	CLEANOUT
DI	DRAIN INLET
DS	DOWNSPOUT
E	EXISTING
FFE	FINISHED FLOOR ELEVATION
FG	FINISHED GRADE
	DRAIN INLET
	SURFACE FLOW
TW	TOP OF WALL
BW	BOTTOM OF WALL
	TREE

QUANTITIES:

GRADING	
TOTAL CUT	315 CY
TOTAL FILL	1,277 CY
SITE DISTURBANCE	0.91 AC

CIVIL SHEET INDEX:

SHEET	DESCRIPTION
C100	SITE PLAN AND SECTIONS
C200	GRADING AND DRAINAGE PLAN
C300	EROSION AND SEDIMENT CONTROL PLAN

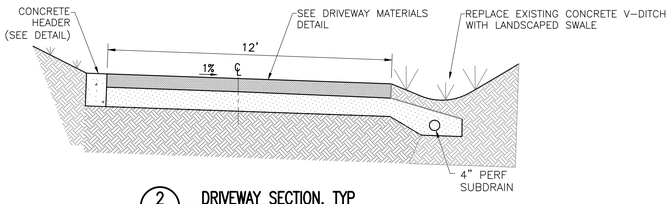
BENCHMARK:

ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PROJECT BENCHMARK IS A MAG. NAIL & STAINLESS STEEL WASHER STAMPED "CENTRAL COAST SURVEYORS" SET IN THE A.C. PAVEMENT OF 17 MILE DRIVE NEAR THE VEHICLE GATE, AS SHOWN.

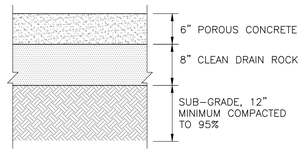
ELEVATION = 66.71 FEET (NAVD88)

GEOTECHNICAL REPORT:

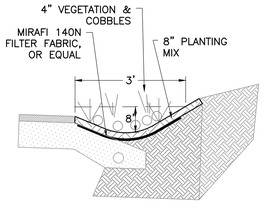
ALL WORK TO COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION PREPARED BY --- FILE NO. --- DATED ---.



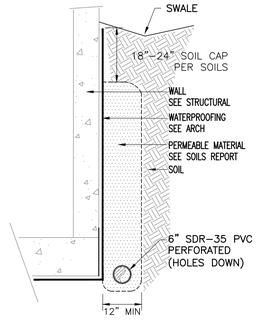
2 — DRIVEWAY SECTION, TYP
NOT TO SCALE



3 — DRIVEWAY MATERIALS
NO SCALE



4 — SWALE
NO SCALE



5 — WALL DRAIN
NO SCALE

Cypress Protection Fencing and Barricades

AB0.30

1"=20' 20' 0' 20' 40'

GENERAL NOTES:

1. THESE PLANS REPRESENT THE OVERALL ON-SITE IMPROVEMENTS REQUIRED FOR PROJECT CONSTRUCTION. THE CONTRACTOR SHALL FURNISH, INSTALL, TEST AND COMPLETE ALL WORK TO THE SATISFACTION OF THE ENGINEER AND OWNER IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MEANS AND METHODS OF CONSTRUCTION; AS SUCH, THESE PLANS DO NOT COMPLETELY REPRESENT, NOR ARE THEY INTENDED TO REPRESENT, ALL SPECIFIC INSTRUCTIONS REQUIRED FOR OFF-SITE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONSTRUCT ALL IMPROVEMENTS DEPICTED ON THESE PLANS IN ACCORDANCE WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS IN EFFECT AT THE TIME OF CONSTRUCTION.

2. THE CONTRACTOR SHALL ACCEPT THE SITE AS IS. THE CONTRACTOR SHALL ASSESS CONDITIONS, AND THE KIND, QUALITY AND QUANTITY OF WORK REQUIRED. THE OWNER MAKES NO GUARANTEE IN REGARD TO THE ACCURACY OF ANY AVAILABLE INFORMATION WHICH WAS OBTAINED DURING INVESTIGATIONS. THE CONTRACTOR SHALL MAKE A THOROUGH SITE INSPECTION IN ORDER TO FIELD CHECK EXISTING SITE CONDITIONS, CORRELATE CONDITIONS WITH THE DRAWINGS AND RESOLVE ANY POSSIBLE CONSTRUCTION CONFLICTS WITH THE OWNER AND ENGINEER PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL MAKE ADDITIONAL TOPOGRAPHIC SURVEYS HE DEEMS NECESSARY, PROVIDED THEY ARE COORDINATED WITH THE OWNER. ANY CONDITIONS DETERMINED BY THE CONTRACTOR THAT DIFFER FROM THE INFORMATION SHOWN ON THE DRAWINGS THAT ARE NOT BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER PRIOR TO THE START OF WORK SHALL NOT BE CONSIDERED GROUNDS FOR ADDITIONAL PAYMENT OR CHANGES TO THE CONTRACT DURATION, OR ANY OTHER CLAIMS AGAINST THE OWNER OR OWNER'S ENGINEER.

3. THE CONTRACTOR SHALL, WHEN THEY DEEM NECESSARY, PROVIDE WRITTEN REQUESTS FOR INFORMATION (RFI) TO THE OWNER AND ENGINEER PRIOR TO THE CONSTRUCTION OF ANY SPECIFIC SITEWORK ITEM. THE (RFI) SHALL BE IN A FORM ACCEPTABLE TO OWNER AND ENGINEER AND SHALL ALLOW FOR A MINIMUM OF TWO WORK DAYS OR ADDITIONAL REASONABLE TIME FOR A WRITTEN REPLY. RFIS SHALL BE NUMBERED CONSECUTIVELY BY DATE SUBMITTED. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITEWORK ITEMS CONSTRUCTED DIFFERENTLY THAN INTENDED OR AS DEPICTED ON THE PLANS.

4. INFORMATION RELATED TO ELEVATIONS AND PROPOSED UTILITIES (SUCH AS GRADES, INVERT ELEVATIONS, RIM ELEVATIONS, GRATE ELEVATIONS, BUILDING FINISHED FLOOR ELEVATIONS, ETC.) MAY BE FOUND IN MORE THAN ONE LOCATION IN THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL SUFFICIENTLY REVIEW ALL PLANS, PROFILES AND ANY OTHER INFORMATION IN THE CONTRACT DOCUMENTS FOR CONSISTENCY PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES OR DISCREPANCIES THAT ARE FOUND BY THE CONTRACTOR OR HIS ASSIGNS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER IN WRITING, IN THE FORMAT OF AN RFI PRIOR TO CONSTRUCTION.

5. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PROJECT DOCUMENTS, CITY STANDARDS AND SPECIFICATIONS, AND ALL OTHER APPLICABLE LOCAL AND STATE CODES AND ORDINANCES. THERE ARE ADDITIONAL NOTES, SPECIFICATIONS AND REQUIREMENTS CONTAINED THROUGHOUT THE PLAN SET AS WELL AS REFERENCES TO SPECIFICATIONS FROM APPLICABLE GOVERNING AUTHORITIES AND INDUSTRY STANDARDS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN, REVIEW AND ADHERE TO ALL THESE DOCUMENTS.

6.

7. CONSTRUCTION STAKING SHALL BE DONE BY A LICENSED LAND SURVEYOR REGISTERED IN THE STATE OF CALIFORNIA.

8. REVISIONS TO THESE PLANS MUST BE REVIEWED AND APPROVED IN WRITING BY THE CIVIL DESIGN ENGINEER PRIOR TO CONSTRUCTION OF AFFECTED ITEMS. REVISIONS SHALL BE ACCURATELY SHOWN ON REVISED PLANS.

9. STANDARD CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE DAYS AND HOURS REGULATED BY THE CITY.

10. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT AT (800) 642-2444 AND A PRIVATE UTILITY LOCATOR AT PRIOR TO THE START OF WORK TO VERIFY THE LOCATION OF EXISTING UNDERGROUND UTILITIES. THE UTILITIES SHOWN ON THESE PLANS ARE BASED UPON RECORD INFORMATION. HOWEVER, THE CIVIL DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR SIZE, ACCURACY OR ACTUAL LOCATIONS.

11. THE CONTRACTOR SHALL RESTORE TO THEIR PREVIOUS CONDITION OR REPLACE STRUCTURES TO REMAIN WHICH ARE DAMAGED DUE TO THE CONTRACTOR'S WORK AT THEIR OWN EXPENSE.

12. THE CONTRACTOR SHALL ABIDE BY THE RULES AND REGULATIONS OF THE STATE OF CALIFORNIA CONSTRUCTION SAFETY ORDERS PERTAINING TO EXCAVATIONS AND TRENCHES. EXCAVATIONS SHALL BE ADEQUATELY SHORED, BRACED, AND SHEATHED SO THAT THE EARTH WILL NOT SLIDE OR SETTLE AND SO THAT THE EXISTING IMPROVEMENTS WILL BE FULLY PROTECTED FROM DAMAGE. DAMAGE RESULTING FROM A LACK OF ADEQUATE SHORING, BRACING, AND SHEATHING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE REPAIRED OR RECONSTRUCTED AT THE CONTRACTORS EXPENSE.

13. TRENCHES SHALL NOT BE LEFT OPEN OVERNIGHT. CONTRACTOR SHALL BACKFILL TRENCHES, OR PLACE STEEL PLATING OR HOT-MIX ASPHALT AS REQUIRED TO PROTECT OPEN TRENCHES AT THE END OF EACH WORK DAY.

14. THE CONTRACTOR SHALL PROVIDE DUST CONTROL FOR THE ENTIRE PROJECT SITE AND REMAIN COMPLIANT WITH THE REGIONAL WATER QUALITY CONTROL BOARD REGULATIONS. THE SITE SHALL BE SPRINKLED AS NECESSARY TO PREVENT DUST NUISANCE.

15. UPON SATISFACTORY COMPLETION OF THE WORK, THE WORK SITE SHALL BE CLEANED UP AND LEFT WITH A SMOOTH AND NEATLY GRADED SURFACE FREE OF CONSTRUCTION DEBRIS OF ANY NATURE BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.

16. THE CONTRACTOR SHALL POST ON SITE EMERGENCY TELEPHONE NUMBERS FOR CITY ENGINEER, AMBULANCE, POLICE, FIRE DEPARTMENTS, AND THOSE AGENCIES RESPONSIBLE FOR MAINTENANCE OF UTILITIES IN THE VICINITY OF THE JOB SITE.

17. THE CONTRACTOR SHALL BE AWARE THAT DEWATERING ACTIVITIES SHALL COMPLY WITH THE CONDITIONS OF THE REGIONAL WATER QUALITY CONTROL BOARD GENERAL PERMIT OF CONSTRUCTION SITES.

EXISTING CONDITIONS:

1. EXISTING INFORMATION SHOWN ON THESE PLANS IS BASED ON SITE SURVEY.

2. ALL ELEVATIONS SHOWN REFER TO THE PROJECT VERTICAL DATUM.

3. EXISTING INFORMATION MAY VARY FROM THOSE SHOWN ON PLANS. CONTRACTOR SHALL REVIEW PLANS AND CONDUCT
FIELD INVESTIGATIONS TO VERIFY EXISTING CONDITIONS.

DEMOLITION:

1. THE ARCHITECTS PLANS REPRESENT THE OVERALL DEMOLITION REQUIRED FOR SITE IMPROVEMENT WORK.

2. ALL WORK SHALL COMPLY WITH THE LATEST VERSION OF THE CALIFORNIA BUILDING CODE AND ALL OTHER APPLICABLE STATE AND LOCAL CODES AND ORDINANCES, INCLUDING ALL OSHA REQUIREMENTS.

3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, GIVING ALL REQUIRED NOTICES, AND PAYING ALL FEES ASSOCIATED WITH DEMOLITION AND DISPOSAL OF DEMOLITION WASTES IN ACCORDANCE WITH CITY OF FREMONT REQUIREMENTS.

4. PRIOR TO DISCONNECTING UTILITY SERVICE TO ANY ESTABLISHMENT, CONTRACTOR SHALL GIVE ADVANCE NOTICE TO ESTABLISHMENT BEFORE THEIR UTILITY SHUT DOWN, CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THOSE ESTABLISHMENTS FOR A SCHEDULED SHUT DOWN AND COORDINATE DATE OF SHUT DOWN, DURATION, INCONVENIENCE, DELAYS, ETC WITH A REPRESENTATIVE OF THE OWNER AND GOVERNING UTILITY COMPANY.

5. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE WITHIN THE LIMITS OF DEMOLITION. THE CONTRACTOR SHALL DEMOLISH AND REMOVE ALL ASPHALT, CURB, SIDEWALK, ABOVE-GRADE STRUCTURES, LANDSCAPE AND ANY OTHER PERMANENT FEATURES WITHIN THE LIMITS OF DEMOLITION, UNLESS NOTED ON THE PLAN.

6. THE APPROXIMATE LOCATIONS OF UTILITIES ARE SHOWN. ADDITIONAL UTILITIES MAY EXIST THAT WILL BE IMPACTED BY THE WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL DISCOVERABLE UTILITIES WHETHER SHOWN OR NOTE ON THE PLANS.

7. THE CONTRACTOR SHALL REMOVE AND LEGALLY DISPOSE OF ALL DEMOLITION DEBRIS UNDER THIS CONTRACT.

8. EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED FOR THE DURATION OF THE CONSTRUCTION AS NECESSARY. ANY DAMAGE RESULTING FROM THE CONTRACTORS OPERATIONS SHALL BE REPAIRED AS DIRECTED BY THE CONSTRUCTION MANAGER AT NO ADDITIONAL COST.

9. EXISTING UTILITIES AND OR UTILITY STRUCTURES TO BE REMOVED OR ABANDONED SHALL BE COORDINATED WITH THE GOVERNING UTILITY AGENCY PRIOR TO COMMENCEMENT OF WORK.

10. CONSTRUCTION OPERATIONS SHALL BE CONFINED TO THE LIMITS OF DEMOLITION SHOWN AND SHALL NOT CREATE DUST, DIRT, OBSTRUCTIONS OR OTHER SUCH INCONVENIENCES TO ADJACENT PROPERTIES.

11. THE CONTRACTOR SHALL OBTAIN AND MAKE PAYMENT FOR TEMPORARY UTILITIES AND OTHER SERVICES NECESSARY FOR PROPER EXECUTION OF DEMOLITION WORK.

12. IF SOIL CONTAMINATION IS IDENTIFIED DURING CONSTRUCTION ACTIVITIES THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY AND REMEDIATION OF CONTAMINATED SOILS MAY BE NECESSARY.

UTILITIES:

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS IN A MANNER WHICH WILL NOT NEGATIVELY AFFECT ANY EXISTING USERS OF THESE UTILITIES.

2. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITY, INCLUDING BUT NOT LIMITED TO: WATER, SEWER, GAS, ELECTRIC & TELECOMMUNICATIONS, LOCATIONS, INVERTS AND CONDITIONS PRIOR TO CONSTRUCTION. ANY CONDITIONS FOUND TO DIFFER FROM THOSE SHOWN ON THE PLANS AND REQUIRING MODIFICATIONS TO THE DESIGN SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION. DIFFERING UTILITY CONDITIONS THAT ARE ENCOUNTERED BY THE CONTRACTOR, THAT REQUIRE MODIFICATION OF DESIGN THAT ARE NOT BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CORRECT AT NO ADDITIONAL COST.

3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATIONS OF ALL UTILITY ENTRANCES INCLUDING, BUT NOT LIMITED TO SANITARY SEWER, STORM SEWER, DOMESTIC WATER, FIRE WATER, IRRIGATION WATER, GAS SERVICE, ELECTRICAL SERVICE, AND TELECOMMUNICATIONS. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS AND LOCATIONS ARE ACHIEVED AS WELL AS COORDINATING WITH THE GOVERNING UTILITY COMPANIES FOR APPROVAL OF UTILITY LOCATIONS AND SCHEDULING OF CONNECTIONS TO THEIR FACILITIES.

4. THE LOCATION OF EXISTING GAS AND ELECTRICAL MAINS ARE APPROXIMATE. THE CONTRACTOR MUST CONSULT WITH PG&E FOR ADDITIONAL INFORMATION. ALL PROPOSED GAS AND ELECTRICAL WORK SHALL BE IN CONFORMANCE WITH APPLICABLE LOCAL AND STATE CODES AND ORDINANCES AND PG&E REQUIREMENTS. MINIMUM DEPTH OF COVER OVER ELECTRICAL, GAS AND TELECOMMUNICATIONS SHALL BE TWO FEET.

RECORD DRAWINGS:

1. CONTRACTOR SHALL KEEP ACCURATE AS-BUILT DRAWINGS WHICH SHOW THE FINAL LOCATION, ELEVATION, AND DESCRIPTION OF WORK. CONTRACTOR SHALL ALSO NOTE THE LOCATION AND ELEVATION OF EXISTING IMPROVEMENTS ENCOUNTERED. PROVIDE THE AS-BUILTS TO THE PROJECT ARCHITECT AT THE COMPLETION OF WORK.

STATEMENT OF RESPONSIBILITY:

1. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE DESIGN PROFESSIONAL.

2. CONTRACTOR SHALL COMPLY WITH FEDERAL, STATE, COUNTY, AND CITY LAWS, REGULATIONS, AND ORDINANCES.

CONCRETE:

1. CONCRETE SHALL HAVE A MINIMUM ULTIMATE COMPRESSIVE STRENGTH OF 3000 PSI AT 28 DAYS, UNLESS OTHERWISE NOTED.
2. ALL EQUIPMENT FOR MIXING AND TRANSPORTING CONCRETE SHALL BE CLEAN.
3. FORMS SHOULD BE PROPERLY COATED WITH CONCRETE FORM RELEASE AGENT.
4. ALL LAITANCE AND OTHER UNSOUND MATERIAL SHALL BE REMOVED BEFORE ADDITIONAL CONCRETE IS PLACED AGAINST HARDENED CONCRETE.
5. CONCRETING SHALL BE CARRIED ON AT SUCH RATE THAT CONCRETE IS AT ALL TIMES PLASTIC AND FLOWS READILY INTO SPACES BETWEEN REINFORCEMENT.
6. CONCRETE THAT HAS PARTIALLY HARDENED OR BEEN CONTAMINATED BY FOREIGN MATERIALS SHALL NOT BE DEPOSITED IN THE STRUCTURE.
7. CONCRETE NORMAL WEIGH READY MIX CONFORMING TO CBC STANDARD 6-13-8 DEVELOPING COMPRESSIVE STRENGTH AT 28 DAYS.
8. ALL CONCRETE SHALL BE MIXED, FORMED AND PLACED ACCORDING TO THE A.C.I. CODE AND 2010 CBC.
9. CEMENT FOR CONCRETE SHALL BE A STANDARD BRAND "PORTLAND CEMENT," MEETING THE REQUIREMENTS OF ASTM C150.
10. AGGREGATES FOR CONCRETE SHALL MEET THE REQUIREMENTS OF ASTM C33.
11. CONCRETE MIX SHALL BE DESIGNED BY AN APPROVED TESTING LABORATORY OR SHALL CONFORM TO MIX DESIGN REQUIREMENTS ESTABLISHED BY THE 2010 CBC.
12. BEFORE CONCRETE IS POURED, CHECK WITH ALL TRADES FOR PROPER PLACEMENT OF SLEEVES, CONDUITS, ETC.
13. ALL REINFORCING BARS, ANCHOR BOLTS AND OTHER CONCRETE INSERTS SHALL BE WELL SECURED IN POSITION PRIOR TO PLACING CONCRETE.
14. CONCRETE SHALL NOT FALL MORE THAN 1.8 M (6 FEET) (GREEN BOOK – STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION)

STEEL:

1. THE NUMBER OF BARS SHOWN IN THE REINFORCEMENT SCHEDULE(S) ARE MINIMUMS.
2. ALL REINFORCING SHALL BE INTERMEDIATE GRADE, NEW BILLET STEEL, FREE FROM BENDS OR KINKS EXCEPT AS DETAILED AND SHALL CONFORM TO ASTM A-615, GRADE 60, UNLESS OTHERWISE NOTED.
3. THE FOLLOWING MINIMUM CLEAR COVER ARE REQUIRED:
   A. CONCRETE AGAINST EARTH – – UNFORMED: 3"
   B. CONCRETE AGAINST EARTH – – FORMED: 2"
   C. CONCRETE EXPOSED TO WEATHER OR NOT AGAINST EARTH 1"
4. LAP ALL REINFORCING 30 DIAMETERS OR 24" MINIMUM FOR CONCRETE.
5. IF DOWELS ARE REQUIRED, PROVIDE REINFORCING THE SAME SIZE AND SPACING AS WALL REINFORCING AND LAP 30 DIAMETERS OR 24" MINIMUM.
6. ALL REINFORCEMENT SHALL BE BENT COLD, UNLESS OTHERWISE PERMITTED BY THE BUILDING OFFICIAL. REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT, EXCEPT AS SHOWN ON THE DESIGN DRAWINGS OR PERMITTED BY THE BUILDING OFFICIAL.
7. WHEN CONCRETE IS PLACED, STEEL REINFORCEMENT SHALL BE FREE OF MUD, OIL, OR OTHER NONMETALLIC COATINGS ADVERSELY AFFECTING BONDING CAPACITY.
8. REINFORCING STEEL SHALL CONFORM TO ASTM A-615, (INCLUDING SUPPLEMENT S-1), GRADE 60 FOR #5 BARS AND LARGER AND GRADE 40 FOR No.4 BARS AND SMALLER. STEEL SHALL BE KEPT CLEAN AND FREE OF RUST SCALES.
9. WELDED WIRE FABRIC SHALL CONFORM WITH ASTM A-185, AND SHALL BE LAPPED 9" MINIMUM AT SPLICES.
10. MINIMUM DIAMETERS OF BEND:
    No. 3 THROUGH No. 8 REBARS (6db MINIMUM DIAMETER)
    No. 9, No. 10, AND No. 11 (8db MINIMUM DIAMETER)
    No. 14 AND No. 18 (10 db MINIMUM DIAMETER)

GRADING NOTES:

1. ALL WORK SHALL CONFORM TO RECOMMENDATIONS SPECIFIED IN THE SOIL ENGINEERING INVESTIGATION.
2. THE CONTRACTOR OR ANY SUBCONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT ONE CALL PROGRAM 48 HOURS IN ADVANCE OF PERFORMING EXCAVATION WORK BY CALLING THE TOLL-FREE NUMBER 800-227-2600. EXCAVATION IS DEFINED AS BEING 18 OR MORE INCHES IN DEPTH BELOW THE EXISTING GROUND.
3. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY, BETWEEN OCTOBER 15 AND APRIL 15.
4. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION. SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4 INCHES IN DEPTH.
5. CONTRACTOR SHALL NOTIFY THE TOWN 48 HOURS PRIOR TO THE INTENTION TO COMMENCE WORK.
6. A COPY OF ALL FIELD REPORTS/COMPACTION TESTS, AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE TOWN AT SCHEDULED INSPECTIONS.
7. CUT AND FILL SLOPES SHALL BE NO STEEPER THAN TWO HORIZONTAL TO ONE VERTICAL PER GEOTECHNICAL REPORT.
8. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN ONE UNIT VERTICAL IN 20 UNITS HORIZONTAL (5% SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET (3048 MM) MEASURED PERPENDICULAR TO THE FACE OF THE WALL. IF PHYSICAL OBSTRUCTIONS OR LOT LINES PROHIBIT 10 FEET (3048 MM) OF HORIZONTAL DISTANCE A 5% SLOPE SHALL BE PROVIDED TO AN APPROVED ALTERNATIVE METHOD OF DIVERTING WATER AWAY FROM THE FOUNDATION. SWALES USED FOR THIS PURPOSE SHALL BE SLOPED A MINIMUM OF 2% WHERE LOCATED WITHIN 10 FEET (3048 MM) OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET (3048 MM) OF THE BUILDING SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE BUILDING.
9. THE CONTRACTOR SHALL REMOVE ALL OBSTRUCTIONS, BOTH ABOVE GROUND AND UNDERGROUND AS NECESSARY FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
10. CONTRACTOR TO CONTACT GEOTECHNICAL/SOILS ENGINEER AT LEAST 5 DAYS PRIOR TO COMMENCEMENT OF GRADING WORK, OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER/SOILS ENGINEER.
11. CONTRACTOR SHALL SUPPLY ALL EQUIPMENT, LABOR AND MATERIALS NECESSARY TO PERFORM THE WORK SHOWN ON THIS PLAN.
12. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON THE JOB, AND SHALL NOTIFY THE ENGINEER OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
13. THE CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
14. ANY DISCREPANCIES OR OMISSIONS FOUND IN THE CONTRACT DOCUMENTS SHALL BE REPORTED TO THE DESIGN ENGINEER IMMEDIATELY. THE DESIGN ENGINEER WILL CLARIFY DISCREPANCIES OR OMISSIONS, IN WRITING, WITHIN A REASONABLE TIME.
15. CONTRACTOR SHALL MINIMIZE THE VOLUME OF RECYCLABLE MATERIALS SENT TO AREA LANDFILLS.
16. THE EXPORTED SOILS FROM THIS SITE SHALL BE REMOVED AND DISPOSED OF IN A MANNER AND LOCATION ACCEPTABLE TO THE TOWN OF LOS ALTOS HILLS FOLLOWING THE REQUIREMENTS OF ALL APPLICABLE TOWN, STATE, AND FEDERAL LAWS OR ORDINANCES.
17. SOIL COMPACTION SHALL BE PERFORMED PER THE RECOMMENDATIONS IN THE SOILS REPORT.
18. RETAINING WALLS REQUIRE A SEPARATE BUILDING PERMIT.
19. PAD ELEVATION/S SHALL BE CERTIFIED TO 0.1 FEET, PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
20. THE GROUND SURFACE SHALL BE PREPARED TO RECEIVE FILL BY REMOVING VEGETATION, NON-COMPLYING FILL, TOPSOIL AND OTHER UNSUITABLE MATERIALS SCARIFYING TO PROVIDE A BOND WITH THE NEW FILL.

DRAINAGE NOTES:

1. ALL 4" AND 6" PIPES SHALL BE SDR-35 TYPE.
2. DI'S SHALL BE CHRISTY V24 OR APPROVED EQUIVALENT, UNLESS OTHERWISE NOTED.
3. 6" TO 8" AREA DRAIN TYPES TO BE SPECIFIED BY ARCHITECT.
4. DOWNSPOUT LOCATIONS ARE APPROXIMATE. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS.
5. CONTRACTOR SHALL INSTALL CLEANOUTS AT ENDS AND BENDS WHERE APPLICABLE.

LEGEND & ABBREVIATIONS:

PROPERTY LINE
STORM DRAIN
PERF PIPE
40 CONTOUR
RAISED CURB
DROP CURB
40.50 PROPOSED SPOT GRADE
AREAS OF AT LEAST 30% SLOPE
CENTER ROOT ZONE

AD AREA DRAIN
CO CLEANOUT
DI DRAIN INLET
DS DOWNSPOUT
E EXISTING
FFE FINISHED FLOOR ELEVATION
FG FINISHED GRADE
DRAIN INLET
SURFACE FLOW
TW TOP OF WALL
BW BOTTOM OF WALL
TREE

PROJECT INFORMATION:

PROJECT NAME:	SANDERLING RESIDENCE
PROJECT ADDRESS:	3168 17 MILE DRIVE PEBBLE BEACH, CA 93953
APN:	008-491-021
PURPOSE OF GRADING:	NEW SINGLE FAMILY DWELLING
ARCHITECT:	LUNDBERG DESIGN 2620 THIRD STREET SAN FRANCISCO, CA 94107 PH 415.695.0110
GEOTECHNICAL ENGINEER:	--- --- ---
CIVIL ENGINEER:	BENJAMINI ASSOCIATES, INC. 720 YORK STREET, #114 SAN FRANCISCO, CA 94110 PH 415.550.2600

QUANTITIES:

GRADING	
TOTAL CUT	315 CY
TOTAL FILL	1,277 CY
SITE DISTURBANCE	0.91 AC
PRE-DEVELOPMENT	41,059 (29.7%)
POST-DEVELOPMENT	10,025 (7.25%)

CIVIL SHEET INDEX:

SHEET	DESCRIPTION
C100	PROJECT INFO, NOTES
C200	OVERALL PLAN, DETAILS
C300	ENLARGED PLAN, SECTIONS
C400	EROSION AND SEDIMENT CONTROL PLAN

BENCHMARK:

ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PROJECT BENCHMARK IS A MAG. NAIL & STAINLESS STEEL WASHER STAMPED "CENTRAL COAST SURVEYORS" SET IN THE A.C. PAVEMENT OF 17 MILE DRIVE NEAR THE VEHICLE GATE, AS SHOWN.

ELEVATION = 66.71 FEET (NAVD88)

GEOTECHNICAL REPORT:

ALL WORK TO COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION.

NO.	DESCRIPTION	DATE	APPROVED
A	FOR PERMIT	12-09-16	AB
B	FOR PLANNING REVIEW	06-30-16	AB
SW	ISSUED		

REGISTERED PROFESSIONAL ENGINEER
ERIC V. BENJAMINI
NO. C59394
Exp. 12-31-17
CIVIL
STATE OF CALIFORNIA

BENJAMINI ASSOCIATES INC.
CIVIL ENGINEERS
720 YORK STREET, STE 114 SAN FRANCISCO, CA 94110
415.550.2600
BGLA.COM

SANDERLING RESIDENCE
3168 17 MILE DRIVE
PEBBLE BEACH, CA 93953

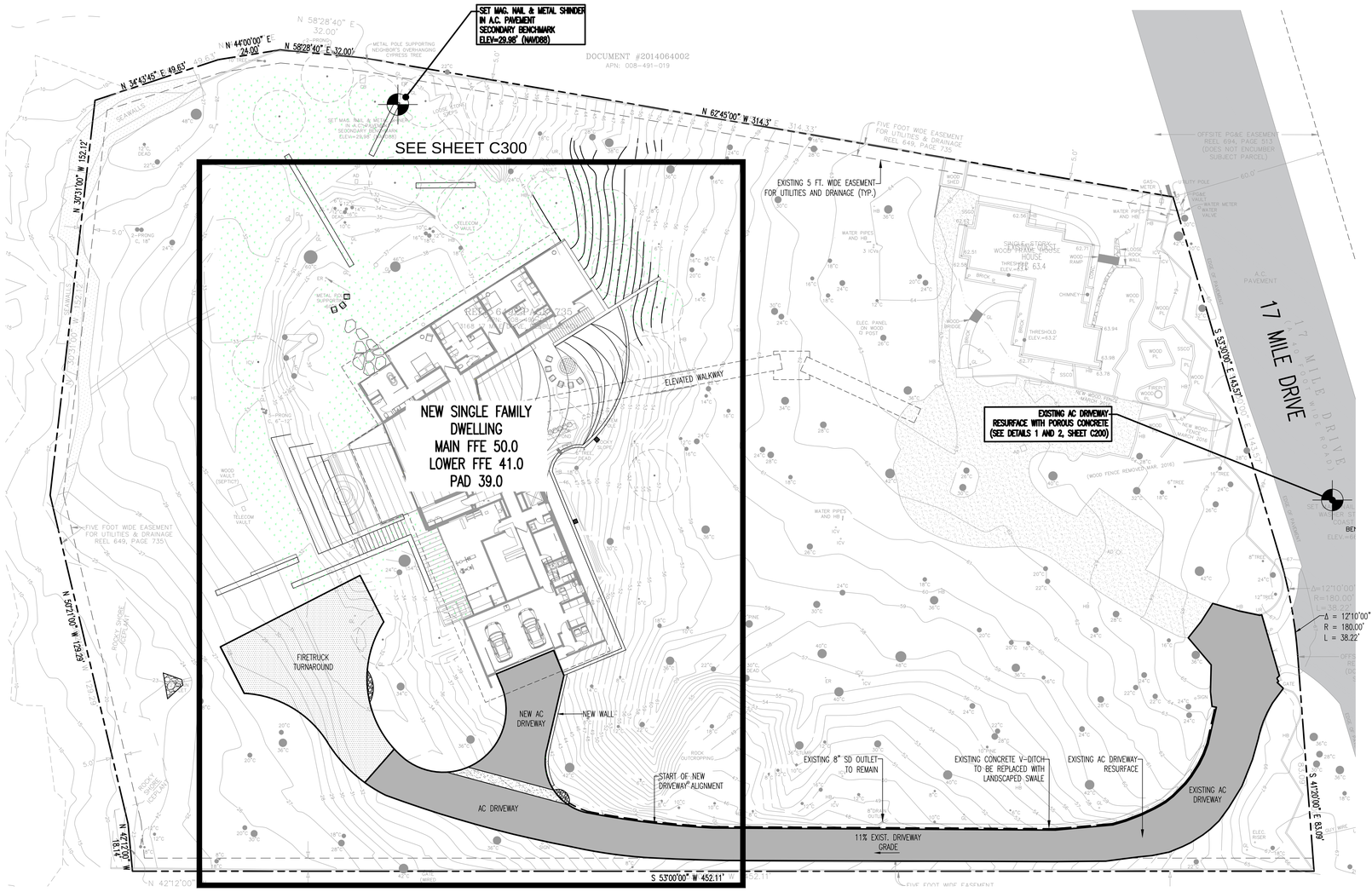
NEW SINGLE FAMILY DWELLING

CIVIL IMPROVEMENTS

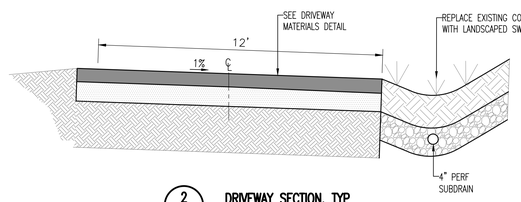
PROJECT INFO NOTES

DATE	FEB 2016
SCALE	1"=10'
DESIGN	AB
DRAWN	EA
PROJECT#	16027
SHEET	1 OF 4

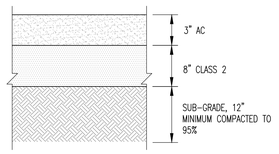
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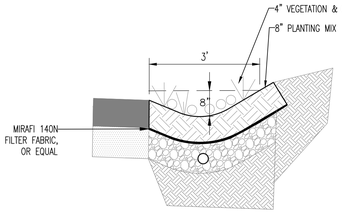
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1"=20'



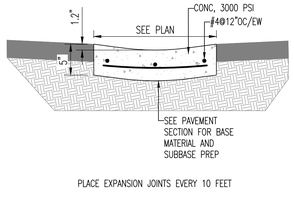
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NO SCALE



3 — DRIVEWAY MATERIALS
NO SCALE

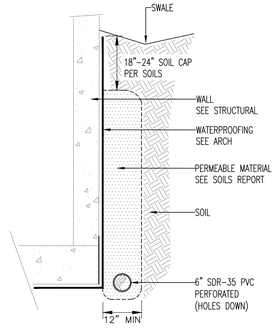


4 — SWALE
NO SCALE

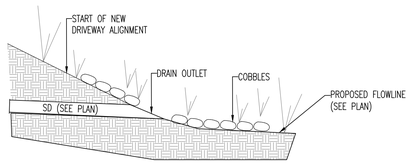


PLACE EXPANSION JOINTS EVERY 10 FEET

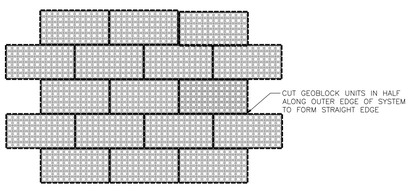
5 — GUTTER
NO SCALE



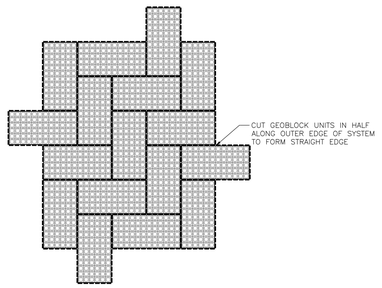
6 — WALL DRAIN
NO SCALE



7 — EROSION CONTROL AT DRAIN OUTLET
NO SCALE

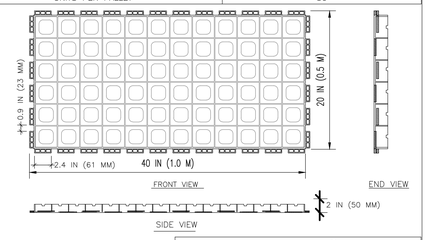


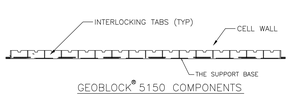
TYPICAL LAYOUT – BRICKLAYER PATTERN



TYPICAL LAYOUT – HERRINGBONE PATTERN

GEOBLOCK 5150 MATERIAL SPECIFICATION	
MATERIAL	UP TO 97% RECYCLED POLYETHYLENE
COLOR	RANGES DARK SHADES GRAY TO BLACK
CHEMICAL RESISTANCE	SUPERIOR
CARBON BLACK FOR UV STABILIZATION, %	1.5 TO 2.0%
UNIT MIN CRUSH STRENGTH – EMPTY @ 70F (21C)	420 PSI (2,900 KPa)
UNIT MIN CRUSH STRENGTH – SAND FILLED @ 70F (21C)	7,058 PSI (48,734 KPa)
FLEXURAL MODULUS @ 73F (21C)	35,000 PSI (240,000 KPa)
NOMINAL DIMENSIONS – WIDTH X LENGTH	20 X 40 IN (0.5 X 1.0 M)
NOMINAL UNIT DEPTH	2 IN (50 MM)
NOMINAL AREA	5.3 SQFT (0.5 SQMTR)
CELLS PER UNIT	72
CELL SIZE	3.1 X 3.2 IN (79 X 81 MM)
TOP OPEN AREA PER UNIT	87%
BOTTOM OPEN AREA PER UNIT	41%
INTERLOCKING OFFSET SHEAR TRANSFER PINS	12 TABS PER 40 IN (PER 1 M)
NOMINAL WEIGHT PER UNIT	8.7 LBS (4.0 KG)
RUNOFF COEFFICIENT @ 2.5 IN/HR (64 MM) RAIN	0.15
UNITS PER PALLET	50





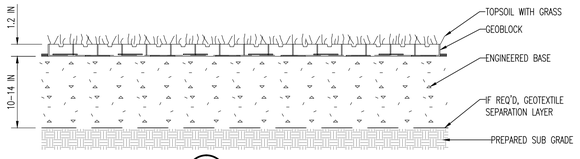
GEOBLOCK® 5150 COMPONENTS

PRESTO® PRODUCTS CO.
670 NORTH PERKINS STREET
APPLETON, WI 54914
920-738-1342
WWW.PRESTOGEO.COM

GEOBLOCK 5150
POROUS PAVEMENT SYSTEM

PRESTO, GEOSYSTEMS® AND GEOBLOCK® ARE REGISTERED TRADEMARKS OF PRESTO PRODUCTS.

DATE:	NOVEMBER 2013	FILE NAME	GB5150A1.dwg
SCALE:	NTS	SHEET	1



8 — TURF BLOCK
NO SCALE

1"=20' 20' 0' 20' 40'

NO	DATE	DESCRIPTION
B	12-09-16	FOR PERMIT
A	08-30-16	FOR PLANNING REVIEW
SYM	DATE	DESCRIPTION

[ISSUED] [APPROVED]

SUBCONSULTANTS

REGISTERED PROFESSIONAL ENGINEER
ANTHONY L BENJAMINI
No. C59394
Exp. 12-31-17
CIVIL
STATE OF CALIFORNIA

BENJAMINI ASSOCIATES INC
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720 IRWIN STREET, STE 1A SAN FRANCISCO, CA 94903
(415) 435-3300
BENJAMINI.COM

SANDERLING RESIDENCE
3168 17 MILE DRIVE
PEBBLE BEACH, CA 93953

NEW SINGLE FAMILY DWELLING

CIVIL IMPROVEMENTS

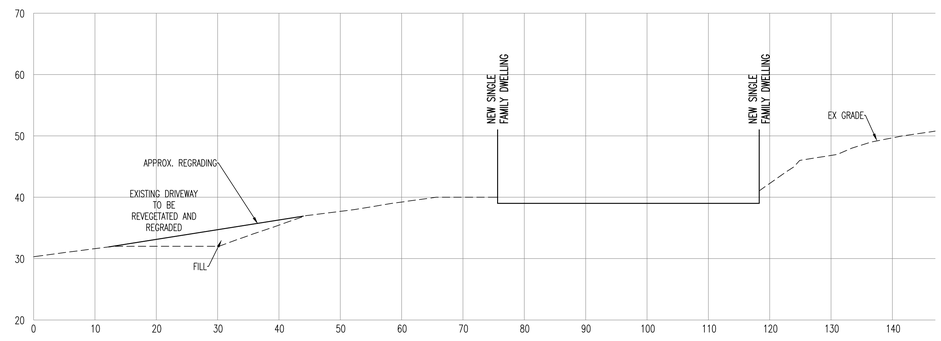
OVERALL PLAN DETAILS

DATE	FEB 2016
SCALE	1"=10'
DESIGN	AB
DRAWN	EA
PROJECT#	16027
SHEET	2 OF 4

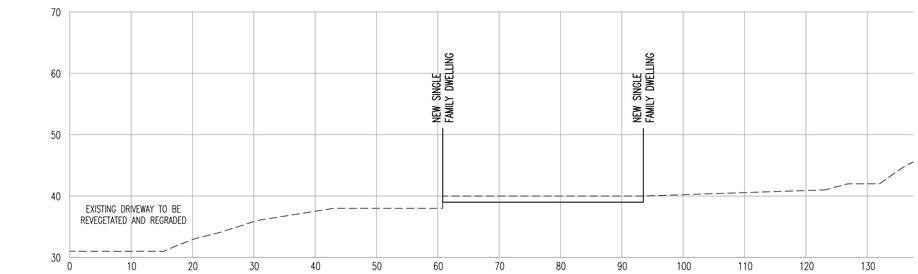
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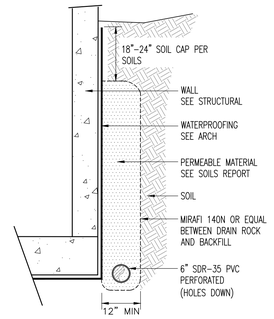
1 — PLAN
SCALE: 1" = 10'



2 — SECTION A-A
SCALE: HORIZ: 1" = 10' VERT: 1" = 10'

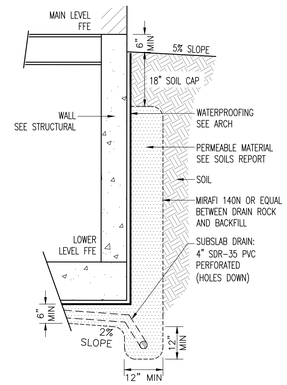


3 — SECTION B-B
SCALE: HORIZ: 1" = 10' VERT: 1" = 10'



NOTE: WALL DRAINAGE PER GEOTECHNICAL ENGINEER

4 — RETAINING WALL FOOTING DRAIN
NO SCALE



NOTE: FOUNDATION AND WALL DRAINAGE PER GEOTECHNICAL ENGINEER

5 — BUILDING FOOTING DRAIN
NO SCALE

1"=10'
10' 0' 10' 20'

B	FOR PERMIT	12-09-16 AB
A	FOR PLANNING REVIEW	06-30-16 AB
SYM	DESCRIPTION	DATE APPROVED

ISSUED

REGISTERED PROFESSIONAL ENGINEER
DAVID L. BENJAMINI
NO. C59394
EXP. 12-31-17
CIVIL
STATE OF CALIFORNIA

BENJAMINI ASSOCIATES INC
CIVIL ENGINEERS
1020 CUSTER STREET, STE 6A SAN FRANCISCO, CA 94402
(415) 285-4800
BELMONT/MCCOY

SUBCONSULTANTS

SANDERLING RESIDENCE
3168 17 MILE DRIVE
PEBBLE BEACH, CA 93953

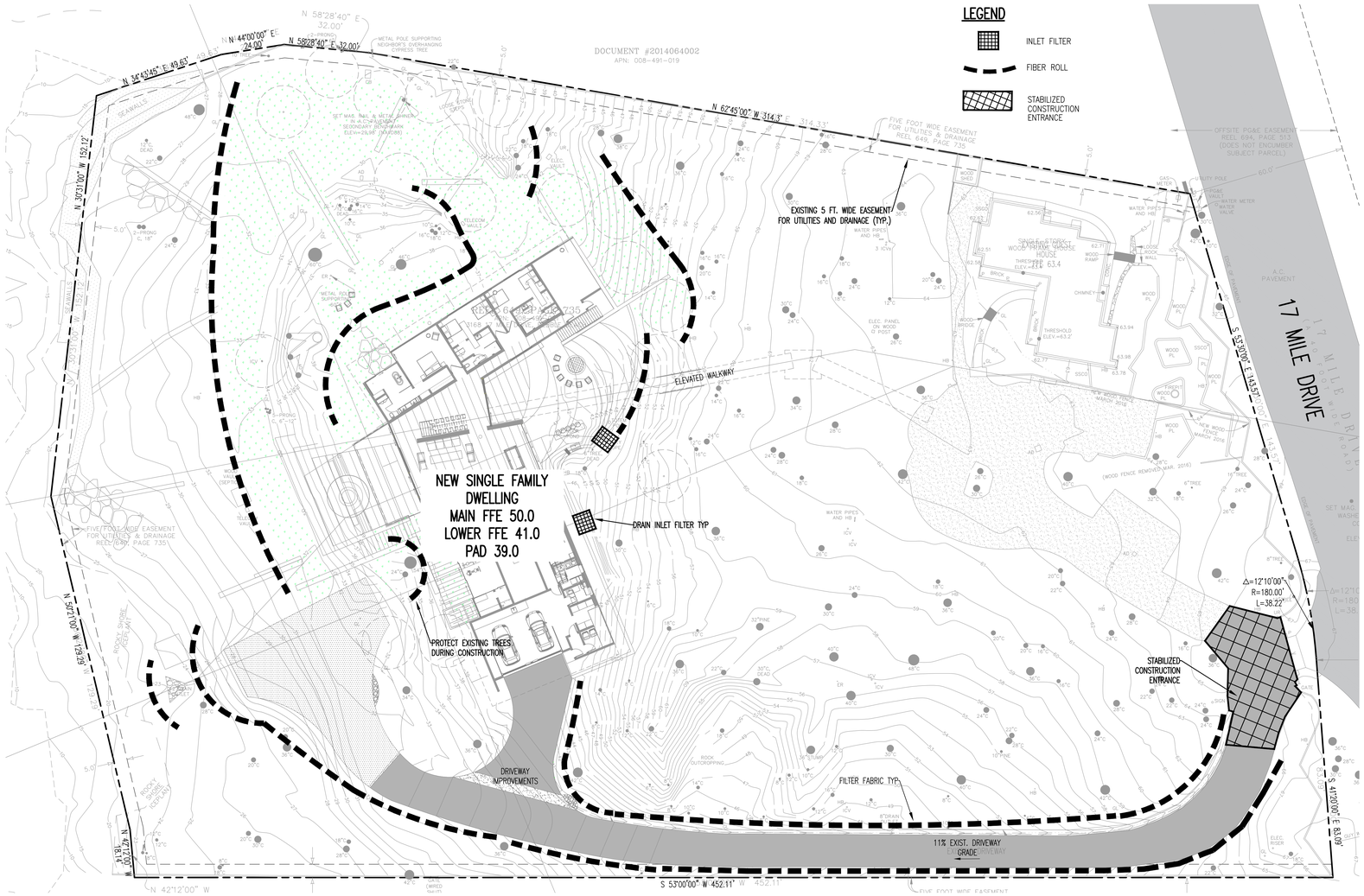
NEW SINGLE FAMILY DWELLING

CIVIL IMPROVEMENTS

ENLARGED PLAN
SECTIONS DETAILS

DATE	FEB 2016
SCALE	1"=10'
DESIGN	AB
DRAWN	EA
PROJECT#	16027
SHEET	3 OF 4

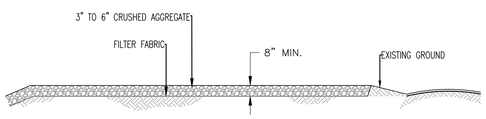
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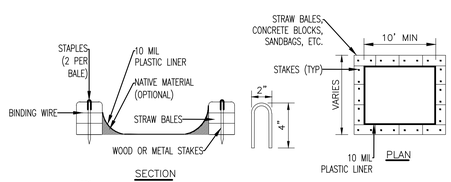
1 OVERALL SITE PLAN
1"=20'

EROSION AND SEDIMENT CONTROL NOTES:

1. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION. SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4 INCHES IN DEPTH.
2. STABILIZE ALL GRADED AREAS WITH VEGETATION, CRUSHED STONE, RIPRAP, OR OTHER GROUND COVER AS SOON AS GRADING IS COMPLETED OR IF WORK IS INTERRUPTED FOR 14 WORKING DAYS OR MORE. USE MULCH TO STABILIZE AREAS TEMPORARILY WHERE FINAL GRADING MUST BE DELAYED.
3. STOCKPILES, BORROW AREAS AND SPOIL AREAS SHALL BE STABILIZED TO PREVENT EROSION AND SEDIMENTATION.
4. ALL DISTURBED SURFACES MUST BE PROTECTED FROM EROSION. ALL YEAR ROUND, EROSION CONTROL MEASURES MUST BE IN PLACE AND CONTINUOUSLY MAINTAINED. DISTURBANCE OF SURFACE VEGETATION DURING CONSTRUCTION SHALL BE KEPT TO A MINIMUM.
5. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE BY START OF CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. CONDITIONS OF EPCP SHALL BE FOLLOWED AT ALL TIMES, YEAR AROUND. REFER TO EROSION CONTROL PLANS/DETAILS FOR ADDITIONAL REQUIREMENTS.
6. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AS NECESSARY AT THE END OF EACH WORKING DAY OR AFTER SIGNIFICANT RAIN.
7. CONTRACTOR IS RESPONSIBLE FOR INSPECTION AND RESTORATION OF ALL ASPECTS OF THE EROSION CONTROL PLAN. SEDIMENT ON THE SIDEWALKS AND GUTTERS SHALL BE REMOVED BY SHOVEL OR BROOM AND DISPOSED APPROPRIATELY.
8. ALL EMPLOYEES, CONTRACTORS, AND SUBCONTRACTORS ARE RESPONSIBLE FOR CONFORMING TO THE ELEMENTS SHOWN ON THIS PLAN AND RELATED DOCUMENTS.
9. CONTRACTOR TO EMPLOY BEST MANAGEMENT PRACTICES IN ACCORDANCE WITH THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION.
10. ALL DUMPSTERS OR OTHER TRASH STORAGE ENCLOSURES SHALL BE UTILIZED SOLELY FOR NON-HAZARDOUS MATERIALS.
11. DURING THE RAINY SEASON, ALL PAVED AREAS WILL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS, THE SITE SHALL BE MAINTAINED SO THAT A MINIMUM OF SEDIMENT-LADEN RUNOFF ENTERS THE STORM DRAIN SYSTEM. THESE PLANS SHALL REMAIN IN EFFECT UNTIL THE IMPROVEMENTS ARE ACCEPTED BY THE JURISDICTION AND ALL SLOPES ARE STABILIZED.
12. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE JURISDICTION.
13. REMOVE SPOILS PROMPTLY AND AVOID STOCKPILING OF FILL MATERIALS WHEN RAIN IS FORECAST. IF RAIN IS FORECAST OR APPARENT, STOCKPILED SOILS AND OTHER MATERIALS SHALL BE COVERED WITH PLASTIC OR A TARP, AT THE REQUEST OF THE JURISDICTION.
14. STORE, HANDLE AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES SO AS TO PREVENT THEIR ENTRY INTO THE STORM DRAIN SYSTEM. CONTRACTOR MUST NOT ALLOW CONCRETE, WASHWATERS, SLURRIES, PAINT OR OTHER MATERIALS TO ENTER THE CATCH BASINS, STORM DRAINAGE, OR ENTER SITE RUNOFF.
15. NO CLEANING, FUELING OR MAINTAINING VEHICLES ON SITE SHALL BE PERMITTED TO ALLOW DELETERIOUS MATERIALS FROM ENTERING THE CATCH BASINS, STORM DRAINAGE, OR ENTER SITE RUNOFF.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR STREET SWEEPING TO KEEP DUST, SOIL, AND OTHER CONSTRUCTION DEBRIS FROM LEAVING PROJECT SITE.
17. CONTRACTOR WILL PROVIDE AND MAINTAIN A CAL-TRANS APPROVED CONCRETE WASH OUT. CONTRACTOR WILL PROVIDE AND MAINTAIN ACCESS TO WASH OUT FACILITIES.
18. CONTRACTOR SHALL SUSPEND EXCAVATION AND GRADING ACTIVITY WHEN WINDS (INSTANTANEOUS GUSTS) EXCEED 25 MPH.
19. CONTRACTOR SHALL INSTALL SANDBAGS OR OTHER EROSION CONTROL MEASURES TO PREVENT SILT RUNOFF TO PUBLIC RIGHT-OF-WAYS.
20. CONTRACTOR SHALL SWEEP STREETS DAILY WITH WATER SWEEPERS, IF VISIBLE AMOUNTS OF SOIL MATERIAL ARE CARRIED ONTO PUBLIC STREETS.
21. CONTRACTOR SHALL PAVE, APPLY WATER THREE TIMES DAILY, OR APPLY NON-TOXIC SOIL STABILIZERS ON ALL UNPAVED PARKING AREAS AND STAGING AREAS AT CONSTRUCTION SITES, TO MINIMIZE DUST POLLUTION.
22. SPECIAL INSPECTIONS, BY A SPECIAL INSPECTOR, ARE REQUIRED DURING AFILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT (CBC 1705.6)
23. A FINAL SOILS LETTER FROM THE GEOTECHNICAL ENGINEER STATING THAT ALL EARTHWORK COMPLETED WAS IN ACCORDANCE WITH THE RECOMMENDATIONS STATED IN THE GEOTECHNICAL REPORT SHALL BE SUBMITED PRIOR TO FINAL INSPECTION.
24. ALL OR PART OF THE CONSTRUCTION OF THIS PROJECT IS EXPECTED TO OCCUR DURING THE WINTER SEASON (OCT 15 THROUGH APRIL 15)
25. NO VEGETATION REMOVAL OR GRADING WILL BE ALLOWED WHICH RESULT IN SILTATION OF WATER COURSES OR UNCONTROLLABLE EROSION (MCC 16.08.300 C2).
26. DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. THE OWNER OR CONTRACTOR MAY BE REQUIRED TO KEEP ADEQUATE EQUIPMENT ON THE GRADING SITE TO PREVENT DUST PROBLEMS (MCC 16.08.340).
27. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM AN ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION (MCC 16.12.100).
28. TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15.
29. THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY (MCC 16.12.090 B5).
30. 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.
31. DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMPS INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
32. PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, 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.
33. 1. SUFFICIENTLY WET THE STRUCTURE PRIOR TO DECONSTRUCTION OR DEMOLITION. CONTINUE WETTING AS NECESSARY DURING ACTIVE DECONSTRUCTION OR DEMOLITION AND THE DEBRIS.
34. DEMOLISH THE STRUCTURE INWARD TOWARD THE BUILDING PAD. LAY DOWN ROOF AND WALLS SO THAT THEY FALL INWARD AND NOT AWAY FROM THE BUILDING.
35. COMMENCEMENT OF DECONSTRUCTION OR DEMOLITION ACTIVITIES SHALL BE PROHIBITED WHEN THE PEAK WIND SPEED EXCEEDS 15 MILES PER HOUR. ALL AIR DISTRICT STANDARDS SHALL BE ENFORCED BY THE AIR DISTRICT.

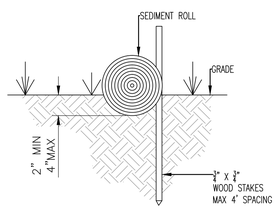


2 STABILIZED CONSTRUCTION ENTRANCE
NO SCALE



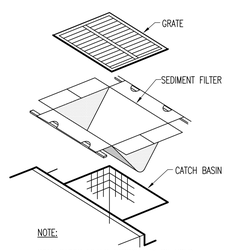
NOTES:
1. ACTUAL LAYOUT DETERMINED IN FIELD
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY

3 CONCRETE WASHOUT
NO SCALE



NOTES:
1. COIL ROLLS WRAPPED IN TUBULAR NETTING SUPPLIED IN 20'-25' ROLLS.
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH, 23" TO 4" DEEP, DUG ON CONTOUR, RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL

4 FIBER ROLL
NO SCALE



NOTE:
ROLL STOCK FILTER FABRIC MAY BE USED BY PLACING FABRIC OVER ENTIRE INLET AND WEIGHT DOWN WITH GRAVEL BAGS.

5 INLET FILTER
NO SCALE

1"=20' 20' 0' 20' 40'

B	FOR PERMIT	12-09-16 AB
A	FOR PLANNING REVIEW	08-30-16 AB
SYM	DESCRIPTION	DATE APPROVED

ISSUED

SURVEYOR'S NAME

REGISTERED PROFESSIONAL ENGINEER ANY E. BENJAMIN NO. C59394 EXP. 31-17 CIVIL STATE OF CALIFORNIA

BENJAMIN ASSOCIATES INC
CIVIL ENGINEERS
727 CORK STREET STE 3A SAN FRANCISCO, CA 94403
BRUNO BENJAMIN

SANDERLING RESIDENCE
3168 17 MILE DRIVE
PEBBLE BEACH, CA 93953

NEW SINGLE FAMILY DWELLING

CIVIL IMPROVEMENTS

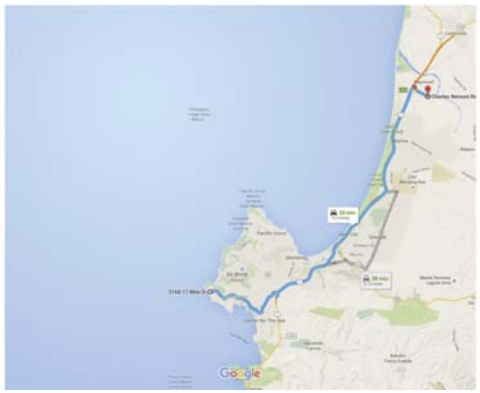
EROSION CONTROL PLAN

DATE	FEB 2016
SCALE	1"=10'
DESIGN	AB
DRAWN	EA
PROJECT#	16027
SHEET	4 OF 4

C400

TRUCK HAULING ROUTE

3168 17 Mile Drive, Pebble Beach, CA to Charles Benson Rd, Salinas, CA 93908 — Drive 19.4 miles, 28 min



3168 17 Mile Dr
Pebble Beach, CA 93953

Get on CA-1 N/Cabrillo Hwy from Sombria Ln, Portola Rd and 17 Mile Dr — 13 min (5.0 mi)

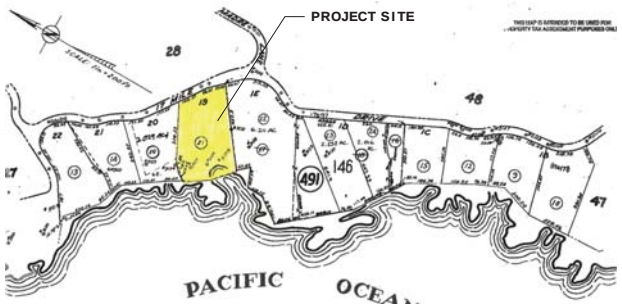
1. Head southeast on 17 Mile Dr toward Madre Ln — 289 ft
2. Turn left onto Madre Ln — 0.1 mi
3. Turn right onto Portola Rd — 0.1 mi
4. Slight left onto Sombria Ln — 0.6 mi
5. Continue straight onto Portola Rd — 0.6 mi
6. Continue onto 17 Mile Dr
   ⚠ Partial toll road — 3.1 mi
7. Turn left toward CA-68 E — 154 ft
8. Turn right toward CA-68 E — 98 ft
9. Turn right onto CA-68 E — 0.2 mi
10. Use the right lane to take the ramp onto CA-1 N/Cabrillo Hwy — 0.1 mi

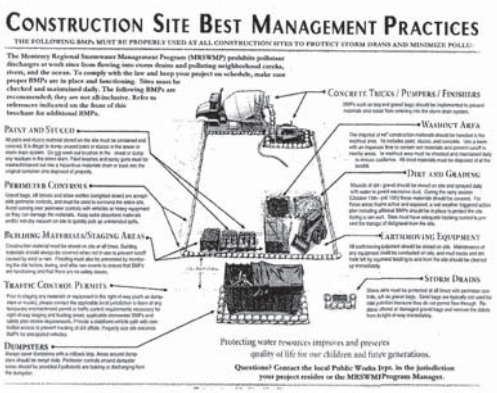
Follow CA-1 N/Cabrillo Hwy to Del Monte Blvd. Take exit 412 from CA-1 N/Cabrillo Hwy — 13 min (13.5 mi)

11. Merge onto CA-1 N/Cabrillo Hwy — 13.3 mi
12. Take exit 412 for Del Monte Blvd — 0.3 mi

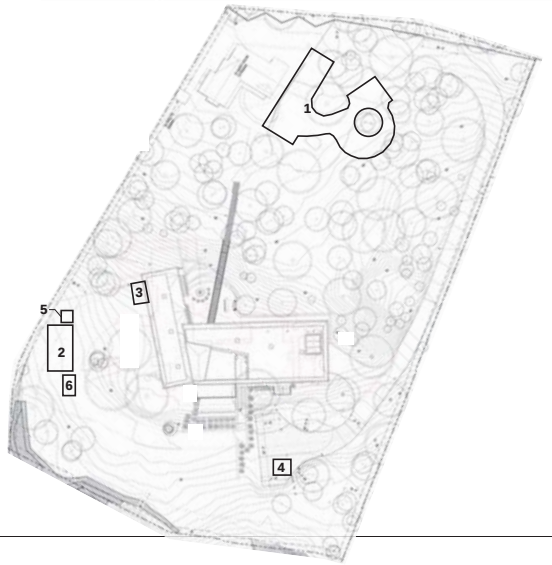
Drive to Charles Benson Rd — 3 min (0.9 mi)

VICINITY MAP









CONSTRUCTION NOTES

1. ALL WORK SHALL TAKE PLACE DURING DAYLIGHT HOURS, MONDAY - FRIDAY, 8 AM TO 5PM
2. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE PER DAY, FREQUENCY SHOULD BE BASED UPON THE TYPE OF OPERATION, SOIL, AND WIND EXPOSURE
3. ALL GRADING ACTIVITIES SHALL BE HALTED DURING PERIODS OF HIGH WINDS (15 MPH).
4. HAUL TRUCKS SHALL MAINTAIN 2 - FEET FREEBOARD AND BE COVERED.
5. COVER INACTIVE STORAGE PILES.
6. THE SIGNED PERMITS AND THE APPROVED CONSTRUCTION PLANS SHALL BE MAINTAINED IN A CONSPICUOUS LOCATION AT THE CONSTRUCTION JOB SITE AT ALL TIMES, AND THAT COPIES ARE AVAILABLE FOR AGENCY REVIEW UPON REQUEST. ALL PERSONS INVOLVED WITH THE CONSTRUCTION SHALL BE BRIEFED ON THE CONTENT AND MEANING OF THE PERMITS AND THE APPROVED CONSTRUCTION PLANS, AND THE PUBLIC REVIEW REQUIREMENTS APPLICABLE TO THEM, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. EQUIPMENT WASHING, REFUELING AND SERVICING SHALL TAKE PLACE ONLY ONSITE. APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE USED TO ENSURE THAT NO SPILLS OF PETROLEUM PRODUCTS OR OTHER CHEMICALS TAKE PLACE DURING THESE ACTIVITIES. SEE THE EROSION CONTROL PLAN FOR FURTHER SPECIFICATIONS.
8. THE CONSTRUCTION SITE SHALL MAINTAIN GOOD CONSTRUCTION SITE HOUSEKEEPING CONTROLS AND PROCEDURES (E.G.: CLEANUP ALL LEAKS, DRIPS, AND OTHER SPILLS IMMEDIATELY; KEEP MATERIALS COVERED AND OUT OF THE RAIN, INCLUDING COVERING EXPOSED PILES OF SOILS AND WASTES, DISPOSE OF ALL WASTES PROPERLY, PLACE TRASH RECEPTACLES ON SITE FOR THAT PURPOSE, AND COVER OPEN TRASH RECEPTACLES DURING WET WEATHER).
9. ALL EROSION AND SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AS WELL AS AT THE END OF EACH WORKDAY. AT A MINIMUM, SILT FENCES, OR EQUIVALENT APPARATUS, SHALL BE INSTALLED AT THE PERIMETER OF THE CONSTRUCTION SITE TO PREVENT CONSTRUCTION-RELATED RUNOFF AND/ OR SEDIMENT FROM LEAVING THE SITE.

CONSTRUCTION COORDINATOR

CONTRACTOR SHALL PROVIDE A CONSTRUCTION COORDINATOR THAT CAN BE CONTACTED DURING CONSTRUCTION, SHOULD QUESTIONS ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THEIR CONTACT INFORMATION (INCLUDING THEIR ADDRESS AND 24-HOUR PHONE NUMBERS) SHALL BE CONSPICUOUSLY POSTED AT THE JOB SITE IN A MANNER THAT THE CONTACT INFORMATION IS READILY VISIBLE FROM PUBLIC VIEWING AREAS. THE POSTING SHALL INDICATE THAT THE CONSTRUCTION COORDINATOR SHOULD BE CONTACTED TO ANSWER ANY QUESTIONS THAT ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THE CONSTRUCTION COORDINATOR SHALL RECORD THE NAME, PHONE NUMBER AND NATURE OF ALL COMPLAINTS AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24 HRS OF RECEIPT OF THE COMPLAINT OR INQUIRY.

CONSTRUCTION ACTIVITY DESCRIPTION

DURATION: JANUARY 2017 - DECEMBER 2019

MONDAY THRU FRIDAY 8AM - 5PM

10 WORKERS
5 REGULAR PICKUP TRUCKS

80% RECYCLE RATE FOR LUMBER.

TRASH AND UNRECYCLED DEBRIS ARE COLLECTED ON SITE IN A PORTABLE TRAILER AND REMOVED BY TOWING BEHIND A REGULAR PICKUP TRUCK ONCE A MONTH TO THE MARINA LANDFILL.

AREA 1: VEHICULAR PARKING ON EXISTING DG DRIVEWAY
AREA 2: MATERIAL STOCKPILE
AREA 3: DEBRIS DUMPSTER
AREA 4: DIRT STAGING
AREA 5: PORTA POTTY
AREA 6: CONCRETE WASHOUT.

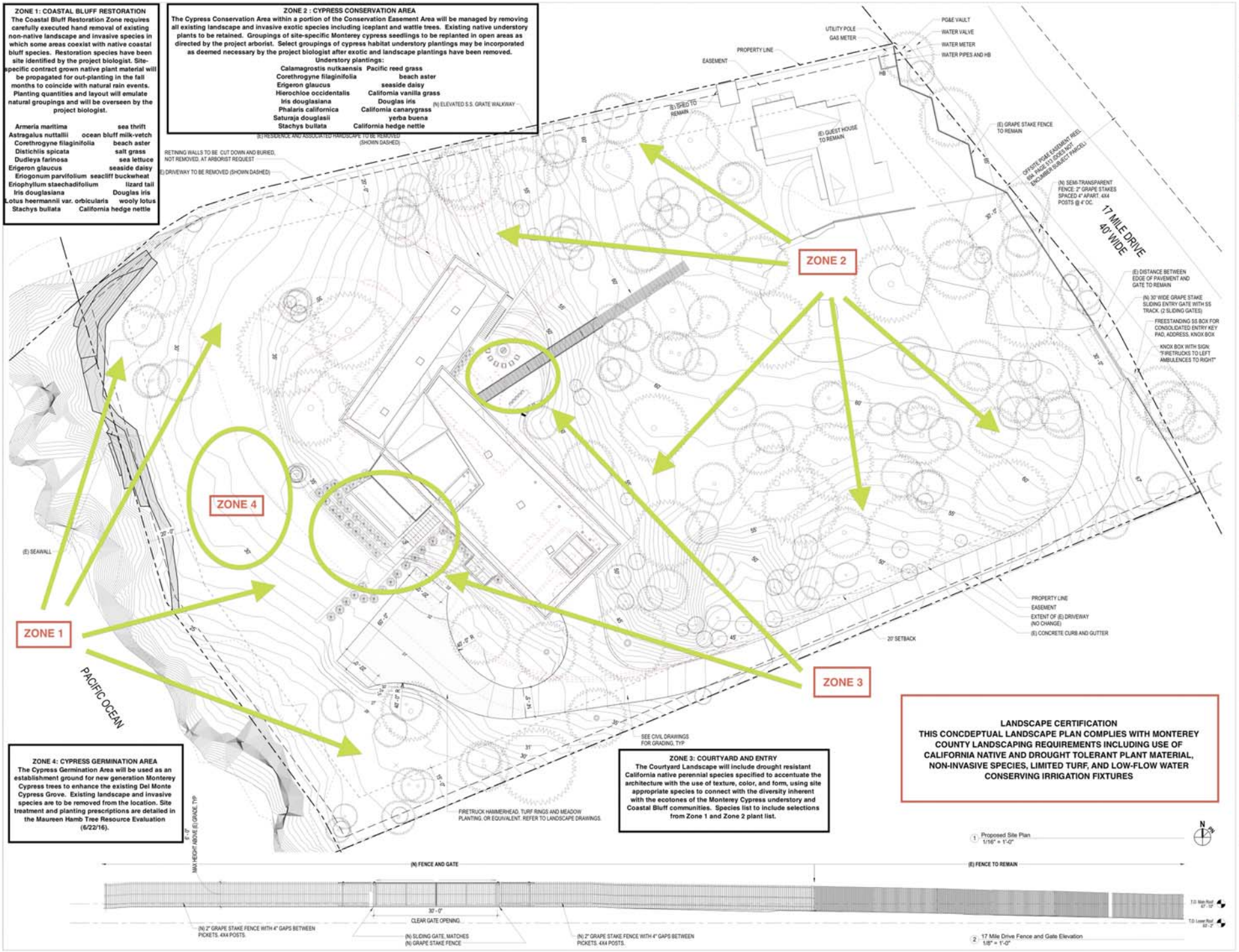
THE ONLY GRADING TO BE DONE IS TO CUT THE FOOTINGS. THERE IS NO IMPORT OR EXPORT OF DIRT.

Stocker & Allaire
General Contractors, Inc. Lic. # 504797
21 Mandeville Court Monterey, CA 93940 831.375.1800 Fax 831.375.1480

CONSTRUCTION MANAGEMENT PLAN
DATE: 01/11/2017
SCALE : AS SHOWN

SANDERLING RESIDENCE

C M P



LUNDBERG DESIGN
2620 THIRD STREET
SAN FRANCISCO CA 94107-3115
T 415.695.0110 F 415.695.0379

Sanderling Residence
3168 17 Mile Drive, Pebble Beach, CA 93953

Issues/Revisions

Issue #	Description	Date
	Issue for Permit	12.14.2016

Print Date: 1/9/2017 12:28:28 PM
Drawn By: ELP
Checked By: TOL
Scale: As indicated

All drawings and written material appearing herein constitute original and unpublished work of the Architect and may not be duplicated, used or disclosed without written consent of the Architect

Concept Landscape Plan

L0.10

EXHIBIT F

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

In the matter of the application of:
Luca and Katrina Maestri TRS (PLN140353)
RESOLUTION NO. 18-028
Resolution by the Monterey County Planning Commission:

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

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

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

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE:

a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
   - the 1982 Monterey County General Plan;
   - Del Monte Forest Land Use Plan (DMF LUP);
   - Monterey County Coastal Implementation Plan Part 5 (CIP); and
   - Monterey County Zoning Ordinance (Title 20);

   No conflicts were found to exist. Communications were received during the course of review of the project indicating inconsistencies with the text, policies, and regulations in these documents. Comments were addressed where appropriate. Comments found to have no merit were fully analyzed to ensure no issues remain. The subject property is located within the coastal zone; therefore, the 2010 Monterey County General Plan does not apply.

b) The property is located at 3180 17-Mile Drive (Assessor's Parcel Number 008-491-024-000), Del Monte Forest Land Use Plan. The parcel is zoned Low Density Residential, 2-acres per unit, Design Control, Coastal Zone or "LDR/2-D(CZ)," which allows for residential uses and accessory uses to primary residential uses. The project is for the construction of a single family dwelling with an attached garage and an accessory dwelling unit which is an allowed land use for this site.

c) Accessory Dwelling Unit (ADU) – Policy 76 of the DMF LUP encourages ADUs as appropriate means of providing affordable housing for caretakers, convalescent help, domestic employees, and others. New ADUs shall comply with all land use plan development standards. ADUs do not count towards density pursuant to Section 20.147.090.B.3 of the CIP and may be permitted at the maximum rate of one per lot. To consolidate development, the proposed ADU is attached to the main dwelling, which meets the setback, lot coverage, and floor area ratio requirements of the LDR zoning district, consistent with this policy and corresponding implementation regulation.

d) Design Control – Policy 66 of the DMF LUP requires County design review of all development in Del Monte Forest. Design Control or "D" overlay district, as provided in Chapter 20.44 of Title 20, requires design review of structures to assure protection of public viewshed, neighborhood character, and visual integrity without imposing undue restrictions on private property. Existing improved residential lots within proximity of the subject property contain dwellings that vary in setback from 17-Mile Drive and architectural style (e.g. Modern with sharp clean lines, Spanish with the use of stucco and clay roofing, and Gothic with high pitched roofs and the use of stone) but are of similar size and massing. The architectural style of the Maestri dwelling is neoclassic with symmentrical design features and variations in color and material. At the center, is a formal full-height entry porch with limestone columns, a material continuously used throughout the structure as the exterior walls, window sills and surrounds, and

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

e) Visual Sensitivity – Figure 3 of the DMF LUP illustrates that the subject property is within the viewshed of Point Lobos and 17-Mile Drive. As demonstrated in Finding 5, the project is consistent with DMF LUP policies and CIP regulations for the protection of scenic and visual resources and no issues remain.

f) Tree Removal – Forest resource policies of the DMF LUP and standards contained in Section 20.147.050 of the CIP provide for protection of native forest areas and require development to be sited to minimize the amount of tree removal to the greatest extent feasible. As demonstrated in Finding 7, the project is consistent with DMF LUP policies and CIP regulations for forest resources and no issues remain.

g) Environmentally Sensitive Habitat Areas (ESHA) – The proposed project allows development within ESHA. As demonstrated in Findings 6, 7, 8 and 9, the development, as sited, conditioned, and mitigated, is the least environmentally damaging alternative.

h) Development within 750-feet of a Known Archaeological Resource – In accordance with Policy 58 of the DMF LUP and Section 20.147.080.B of the CIP, an Archaeological Report (see Finding 2, Evidence b) was submitted with the application. This report identified a potential for archaeological resources to exist onsite. As explained in Finding 8, mitigation measures have been incorporated to reduce potential impacts to these resources to a less than significant level. Therefore, the project is consistent with the Archaeological Resource protection policies of the DMF LUP and the standards found in Section 20.147.080 of the CIP.

i) Public Access – As demonstrated in Finding 10, the development is consistent with public access policies of the DMF LUP.

j) The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review on December 1, 2016. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application warranted referral to the LUAC because the development required environmental review and approval at a public hearing. The LUAC reviewed the project and recommended approval with no suggested changes.

k) Staff conducted site inspections on June 24, 2014; September 18, 2015; November 4, 2016; April 4, 2017; and January 29, 2018 to verify that the project on the subject property conforms to the plans listed above.

l) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140353.

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

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

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

b) Potential impacts to archaeological resources, biological resources, soil/slope stability, and geological hazards were identified. The following reports have been prepared and submitted with the application:

- "A Biological Assessment of the Residence of Luca and Katrina Maestri" (LIB170328) prepared by Jeffrey B. Froke, Ph. D, Pebble Beach, CA., May 23, 2017.
- "Maestri Residence Tree Resource Assessment Forest Management Plan" (LIB170329) prepared by Frank Ono, Certified Arborist, Pacific Grove, CA., May 2, 2017.
- "Archaeological Letter" dated June 13, 2014 and "Update" dated November 11, 2016 (LIB140245) prepared by Archaeological Consulting, Salinas, CA.
- "Luca and Katrina Maestri Residence Supplemental Tree Biology Report" (LIB160353) prepared by Adrian Juncosa, Ph. D. of EcoSynthesis scientific & Regulatory Services Inc., Truckee, CA., June 19, 2017.
- "Feasibility Study for Assessor's Parcel Number 008-491-024-000" (LIB160356) prepared by EMC, Monterey, CA., May 2008.
- "Geological Hazards Report and Bluff Retreat Study," dated January 12, 2016 and "Update," dated November 19, 2016 (LIB160354) prepared by Earth Systems Pacific, Hollister, CA.
- "Soils Engineering Investigation for The Maestri Residence" (LIB160355) prepared by LandSet Engineers, Inc., Salinas, CA., June 2014.
- "Maestri Residence Wetland Determination" (LIB160357) prepared by Adrian Juncosa, Ph. D. of EcoSynthesis Scientific & Regulatory Services, Inc., Truckee, CA., July 13, 2015.

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

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

c) The residential use of the project is allowed in the Low Density Residential zoning of subject property and is suitable for the site.

d) Staff conducted site inspections on June 24, 2014; September 18, 2015; November 4, 2016; April 4, 2017; and January 29, 2018 to verify that the site is suitable for this use.

e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN140353.

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

EVIDENCE: a) The project was reviewed by RMA-Planning, Pebble Beach Community Services District (Fire), RMA-Public Works, Environmental Health Bureau, RMA-Environmental Services, and Water Resources Agency (WRA). The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary public facilities will be provided. On August 15, 2014, the Environmental Health Bureau deemed the project application complete and found that domestic water service provided by Cal Am through the Pebble Beach Community Services District and wastewater service provided by Carmel Area Wastewater District through the Pebble Beach Community Services District acceptable.

c) The project application includes a preliminary drainage plan addressing stormwater control. To ensure the final plans are consistent with WRA regulations, the project has been conditioned requiring the owner/applicant to submit a stormwater management plan for review and approval prior to issuance of construction permits.

d) Policy 38 of the Del Monte Forest Land Use Plan requires new development to be sited and designed to minimize risk from geologic, flood, or fire hazards and assure stability and structural integrity; and to not threaten the stability of a site, contribute significantly to erosion, geologic instability, or destruction of the site or surrounding areas. As demonstrated Geological Hazards Report and Bluff Retreat Study submitted for the project (Finding 2, Evidence b), the bedrock at the southwest corner of the property has been weakened by subsurface drainage and susceptible to wave run-up action, resulting in an average rate of retreat of approximately 2 to 3 inches per year. The development is approximately 19-feet from the coastal bluff's edge, but out of the path of retreat. The project geologist concludes that the proposed setback is adequate to assure stability and does not include

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

e) The project has been reviewed by RMA-Environmental Services for consistency with County health and safety codes for grading (Monterey County Code Section 16.08) and erosion control (Monterey County Code Section 16.12). No issues were identified and conditions of approval have been incorporated to ensure project implementation meets these requirements and development occurs in accordance with recommendations of the geotechnical report (Finding 2, Evidence b).

f) Staff conducted site inspections on June 24, 2014; September 18, 2015; November 4, 2016; April 4, 2017; and January 29, 2018 to verify that the site is suitable for this use.

g) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning for the proposed development found in Project File PLN140353.

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

EVIDENCE:

a) Staff reviewed Monterey County RMA - Planning and Building Services Department records and is not aware of any violations existing on subject property.

b) Staff conducted site inspections on June 24, 2014; September 18, 2015; November 4, 2016; April 4, 2017; and January 29, 2018. County records were researched to assess if any violation exists on the subject property.

c) There are no known violations on the subject parcel.

d) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN140353.

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

EVIDENCE:

a) Visual Sensitivity Determination – Figure 3 of the DMF LUP illustrates that the subject property is within the viewshed of Point Lobos and 17-Mile Drive. In accordance with Section 20.147.070.A.1 of the CIP, the project planner conducted site inspections on June 24, 2014; September 18, 2015; November 4, 2016; April 4, 2017; and January 29, 2018 to determine whether the project is within the public viewshed or affects visual access from public viewing areas. The subject property is within the viewshed of 17-Mile Drive and project is subject to DMF LUP scenic and visual resource protection policies.

b) Views from 17-Mile Drive – Existing views of the property from 17-Mile Drive consist of Monterey cypress forest habitat in the foreground and fragmented views of the Pacific Ocean obscured by existing vegetation. The elevation of the site drops from east to west, and

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

c) Views from Point Lobos – Point Lobos State Reserve is 4 miles south of the project site and the proposed structure is setback approximately 119-feet from the landward edge of the mean high water line. Views of the structure would be difficult with unaided vision which is compatible with visual resource policies of the DMF LUP. However, the portion of the structure facing Point Lobos includes a large bank of windows which will create a new source of glare, impacting daytime and nighttime views. This issue is addressed through Mitigation Measure 13 which requires submittal and approval of an exterior lighting plan and the use of windows with a lower visual transmittance of light.

d) Siting of Development – Policy 47 states that development with the potential to adversely impact views shall only be allowed where it protects, preserves, and if feasible enhances, such scenic resources. Policy 48 states development within areas identified in Figure 3 shall be sited and designed to avoid blocking or having a significant adverse impact on significant public views. Visual and biological resource policies limits development on least visually prominent are of the property. Consistent with these policies, the project is sited away from 17-Mile Drive and maintains the existing Monterey cypress forest to provide vegetative screening resulting in minimizing impacts to the greatest extent feasible.

e) Design of Structures and Improvements – As discussed in Finding 1, Evidence d, the design, materials, and colors are consistent with the existing character of the neighborhood. The structure is sited and designed to harmonize with the natural setting and is not be visually intrusive as it allows the Monterey cypress forest in the foreground to remain the prominent visual feature of the site.

f) Vegetation – Policy 51 prohibits live tree removal in undeveloped areas unless it is consistent with all other land use plan policies. Policy 52 requires development to provide an adequate structural setback to minimize the need for tree removal and alteration to natural landforms. Policy 54 requires that structures in public view of scenic areas utilize non-invasive native vegetation and topography to help provide visual compatibility and, when such structures cannot be sited outside of

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

g) Long-term Protection – Policies 47 and 49 requires open space conservation and scenic easements, to the fullest extent feasible for visually prominent areas. As demonstrated in Findings 6 and 8, a mitigation measure has been incorporated requiring the owner to convey all areas outside of the 13,058 square foot development envelope area to the Del Monte Forest Conservancy through a Conservation and Scenic Easement Deed for the protection of ESHA. Implementation of this mitigation results in the protection of scenic values of the site, consistent with these policies.

h) The project planner reviewed plans, project staking, and visual simulations of the proposed development to verify that the structures will not impact visual resources or public visual access.

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

EVIDENCE: a) ESHA Determination – As described in subsequent Evidence b, biological reports were submitted for the project. These reports confirm the presence of Monterey cypress forest habitat (including individual cypress trees, canopies, and root systems) throughout the property, small fragmented wetland areas on the eastern portion of the property, and coastal bluff and rocky supratidal habitat on the westernmost portion of the property. The entire property is consistent with the DMF LUP's definition of ESHA.

b) Report Requirement – Policies 12 and 16 and implementing regulations found in Section 20.147.040.B of the CIP, requires submittal of a biological report for developments proposed in or near documented ESHA. Policy 20 requires development within indigenous Monterey cypress habitat mapped in Figure 2a of the DMF LUP to be accompanied by a coordinated biological/arborist report. As demonstrated in Finding 2, Evidence b, the applicant has submitted the required reports. These reports meet the required elements described in the Section 20.147.040.B of the CIP.

c) Monterey Cypress Forest Habitat – Figure 2a of the DMF LUP, demonstrates that the subject property is within the range of indigenous Monterey cypress habitat and is therefore subject to the requirements of Policy 20 and implementing regulations contained in Section 20.147.040.D.2 of the CIP.

d) Monterey Cypress Forest Habitat (Critical Habitat Area) – The critical habitat area (CHA) of a site is the portion of Monterey cypress habitat that is to be avoided to protect against potential damage or degradation of cypress habitat, including the microhabitat of individual cypress

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

e) Monterey Cypress Forest Habitat (Relative Habitat Sensitivity) – Policy 20 requires that habitat areas be ranked from the highest to lowest sensitivity in terms of potential adverse impacts from development. Consistent with this policy requirement, the biological assessment (Froke, LIB170328) and supplemental tree biology report (Juncosa, LIB160353) analyzed the physical attributes of the project site and ranked areas from highest to lowest relative sensitivity to determine potential adverse impacts caused by development. These attributes, or factors, included the integrity of native vegetation, potential and timeline for revegetation resulting from disturbance, the interrelationship between different vegetation strata, presence of wetlands, and micro-watershed functions. Based on these criteria, it was determined that the eastern, higher elevation portion of the site towards 17-Mile Drive, excluding portions of fill from construction of the 17-Mile Drive roadway, contains the highest sensitivity areas. The eastern portion is entirely within the CHA. The bulk of the improvements are within the lowest sensitivity area, except for above mentioned improvement within the CHA.

f) Monterey Cypress Forest Habitat (Siting of Development) – Policy 20 of the DMF LUP and Section 20.147.040.D.2 of the CIP provide specific standards for development within Monterey cypress habitat. These standards include: siting and design of development to avoid adverse impacts to individual cypress and cypress habitat, development shall be compatible with the objective of protecting cypress habitat, avoid potential damage or degradation of cypress habitat and located within existing hardscaped areas and outside of the dripline of individual cypress trees, fences shall be designed to protect view of natural habitat from 17-Mile Drive, and open space conservation and scenic easements shall be dedicated on undeveloped areas of the property. Siting of the dwelling is located within a gap in the Monterey cypress forest canopy in an area with relatively lower habitat sensitivity (see Evidence e). Due to site configuration and the location of the main

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

g) Monterey Cypress Forest Habitat (Restoration) – The project is consistent with Policy 15 as the concept landscape plan submitted with the application includes restoration and/or enhancement of ESHA areas with limited ornamental planting native to the Del Monte Forest consistent with Section 20.147.040.C.10 of the CIP within the development envelope area. Mitigation Measure No. 6 has been incorporated to ensure a final Landscape and Habitat Restoration plan is submitted prior to issuance of construction permit which shall include the eradication of exotic/invasive species and onsite restoration of Monterey cypress habitat. Mitigation Measure No. 10 has been incorporated requiring the applicant to place all areas outside of the development envelope area within a permanent conservation easement which shall be conveyed to the Del Monte Forest Conservancy, consistent with Policies 13 and 20 of the DMF LUP.

h) Wetlands – The eastern half of the subject property contains 5 distinct fragmented wetland features. FEW-1 is approximately 0.028-acres in size and runs the length of the property in a north/south direction. FEW-2 abuts FEW-1 and is approximately 0.011-acres in size. FEW-3 is a 0.032-acre depressed area abutting the western edge of the unpaved path/road. FEW-4 is 0.007-acres and approximately 30-feet from 17-Mile Drive. FEW-5 is 0.003 acres and is located on the southeastern portion of the property. Policy 25 of the DMF LUP requires a setback/buffer of at least 100 feet as measured from the edge of wetlands and prohibits landscape alterations within the setback/buffer area unless accomplished in conjunction with restoration and enhancement, and unless it is demonstrated that no significant disruption of environmentally sensitive habitat areas will result. As assessed in the Wetland Delineation report (Juncosa, LIB160355), the driveway and turnaround is less than 100-feet from FEW-1, FEW-3, and

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

i) Coastal Bluff – Development will occur approximately 19-feet inland from the coastal bluff area. Although the project will not directly impact this ESHA, there is potential to create indirect impacts to ocean animals cause by new light sources, erosion, and drainage. Mitigation Measure 13 has been incorporated requiring the applicant to submit an exterior lighting plan to ensure lighting is not directed towards the ocean and windows facing the ocean are designed to allow lower visual transmittance of light. The project has been reviewed by the Water Resources Agency and RMA-Environmental Services and conditions of approval requiring submittal of final grading/erosion control plan and a final drainage plan. Implementation of the approved plan will ensure temporary and operational components of the projects meet County requirements.

j) Wildlife – No special status wildlife species were found onsite. However, Del Monte Forest provides habitat for birds, deer, and other wildlife. To ensure construction activities are consistent with the Migratory Bird Treaty Act of 1918, a standard condition of approval has been incorporated requiring a qualified biologist conduct a bird survey prior to construction activities during bird nesting season.

k) Tree Removal in ESHA – As discussed in subsequent Finding 7, the project includes the removal of 4 protected trees within ESHA.

l) Consistency with Development Standards within ESHA – Consistency with the preceding ESHA policies result in a project consistent with standards for development within ESHA listed in Section 20.147.040.C of the CIP and the criteria to grant said permit have been met.

m) Consistency with the Coverage Development Standard for Monterey Cypress Habitat – Sub-Section 20.147.040.D.2(c)(1) of the CIP lists specific standards for development on undeveloped lots within Monterey cypress habitat. These standards include a requirement for development to be no more than 15 percent of the cypress habitat area. As proposed, the project results in 13,058 square feet of new surface coverage, or 14.84 percent of the subject parcel. The bulk of the improvements are located within the development area envelope and outside of the Critical Habitat Area (CHA). The access driveway, a portion of the motor court that also serves as a fire truck turn around, the formal entry gate, and trash/utility pad would be located within the CHA; however, there are no alternatives available that would allow these improvements to be located outside of the CHA. (Also see information discussed in the preceding evidences of this finding.)

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

o) Staff conducted site inspections on June 24, 2014; September 18, 2015; November 4, 2016; April 4, 2017; and January 29, 2018 to verify that the site and proposed project meet the criteria for an exemption.

p) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN140353.

7. **FINDING:** **TREE REMOVAL –** Tree removal conforms with Del Monte Forest Land Use Plan (DMF LUP) policies and Coastal Implementation Plan (CIP) standards regarding water and marine resources, environmentally sensitive habitat areas, and scenic visual resources. The development has been sited, designed, and conditioned to minimize tree removal and protect retained trees.

EVIDENCE:

a) The project includes the removal of two Monterey pine trees (one 8-inch and one 12-inch) and a clump of declining Monterey cypress trees (a 21-inch and 24-inch multi-trunk and a 17-inch, 17-inch, 24-inch, and 24-inch multi-trunk). alternative analysis has determined that due to site constraints, no available design and/or location alternatives that would allow for the avoidance of tree removal or limb pruning are available.

b) In accordance with Policy 31 of the DMF LUP and Section 20.147.050.B of the CIP, a Tree Resource Assessment Forest Management Plan and Supplemental Tree Biology Report (see Finding No. 2, Evidence b) has been submitted for the project. These reports meet the required elements described in the CIP.

c) Tree removal is limited to an area less than 400 square feet, which is less than 3% of the total development envelope. Therefore, tree removal does not significantly contribute to soil erosion of the site.

d) Tree that are removed do not significantly contribute to the scenic qualities of the site and are located over 200-feet from 17-Mile Drive. Their removal will not expose the development or detract from the scenic value of the area.

e) Policy No. 83 of the DMF LUP encourages clustering of development as a means of preserving forest resources. Previous design iterations did not require tree removal, but proposed an additional 4,500 square feet of development footprint. As explained in Finding No. 6, the tree removal allows for a more consolidated footprint. This reduction allows an increased distance from the building footprint to a healthy 36-inch Monterey cypress tree by 7-feet as well as an increased setback from 17-Mile Drive and the southern property line. As documented by the reports listed in Evidence b above, the two cypress trees (Tree Nos. 1764 and 1765) are in poor condition as they have succumbed to beetle and termite activity, a fire scared trunk basal area and root crown, and

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

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

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

EVIDENCE:

a) Public Resources Code Section 21080.d and California Environmental Quality Act (CEQA) Guidelines Section 15064.a.1 require environmental review if there is substantial evidence that the project may have a significant effect on the environment.

b) Monterey County RMA-Planning prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the offices of RMA-Planning and is hereby incorporated by reference (PLN140353).

c) The Initial Study identified several potentially significant effects, but the applicant has agreed to proposed mitigation measures that would avoid the effects, or mitigate the effects, to a point where clearly no significant effects would occur.

d) All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval. A Condition Compliance and Mitigation Monitoring and/or Reporting Plan has been prepared in accordance with Monterey County regulations, is designed to ensure compliance during project implementation, and is hereby incorporated herein by reference. The applicant must enter into an "Agreement to Implement a Mitigation Monitoring and/or Reporting Program" as Condition No. 5 of project approval.

e) The Draft Mitigated Negative Declaration ("MND") for PLN140535 was prepared in accordance with CEQA and circulated for public review from October 31, 2017 through November 30, 2017 (SCH#: 2017111006). Comments from the project applicant, Coastal Commission staff, and the representative of a neighboring property owner were received. The project applicant provided additional information to clarify statements in the IS/MND and submitted suggested revisions for a recirculated IS/MND. The Coastal Commission staff found the biological discussion, identified impacts to Monterey cypress habitat and wetland areas, and the proposed mitigation measures to reduce those impacts to a less than significant level adequate and did not provide any recommended changes. Commission staff did request clarification of the aesthetics discussion and the potential impact to public views when viewed from 17-Mile Drive. The representative of the neighboring property owner had concerns with potential inadequacy of the IS/MND's discussion on the identified baseline condition of the site, discussion of the environmental

setting, delineation of wetland areas, vegetation and tree removal, and consistency with Policy 20 of the DMF LUP. These comments have been addressed in the recirculated MND discussed in Exhibit f below.

f) The Draft Mitigated Negative Declaration ("MND") for PLN140535 was prepared in accordance with CEQA and circulated for public review from May 9, 2018 through June 8, 2018. The suggested revisions provided by the applicant were incorporated in the document where appropriate. To address Coastal Commission staff's comment on aesthetics, additional graphics and discussion were provided to clarify that there are no existing views of the shoreline and due to topography and protected vegetation on the site, the structure would not resulting in a significant visual impact. The extensive comments provided by the neighbor's representative were addressed throughout the recirculated IS/MND. Additional technical detail was added to clarify the environmental setting of the property. The discussion on wetland determination in the coastal zone was expanded upon, providing additional technical detail and explanation[1]. Policy 20 of the DMF LUP was amended prior to recirculation of the IS/MND. Therefore, the respective discussion includes analysis of the project in light of the policy's new language and implementing regulations contained in Section 20.147.040.D.2 of the CIP.

g) Comments on the recirculated IS/MND were received from the project applicant and the neighboring property owner's representative. Staff also received correspondence from the project applicant addressing the comment letter submitted by the neighbor's representative. The applicant provided clarification of consistency requirements specified in Section 20.02.060.B of Title 20 and Section 30010 of the California Coastal Act relative to the project and Policies 8 and 20 of the DMF LUP, which establishes standards for approving development in ESHA. Clarification of tree removal, wetlands, and project implementation were also provided. No significant changes were recommended. Comments received from the neighbor's representative stated that the project setting described still did not accurately: disclose the significance of the Monterey cypress forest habitat on the site, identify the critical habitat area, disclosed impacts to the public viewshed, use proper methodology to delineate wetland areas, and states that evidence provided does not support that the project is the least environmentally damaging alternative. Staff has determined that the information disclosed in the IS/MND accurately describes the setting and impacts to EHSA and public viewshed. No significant changes to the IS/MND are required to address these comments. No issues remain.

h) Issues that were analyzed in the Mitigated Negative Declaration include: aesthetics, agriculture and forest resources, air quality, biological resources, cultural resources, geology/soils, greenhouse gas emissions, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, transportation/traffic, tribal cultural resources, and utility/service systems.

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

i) The project was found to have potential impacts to biological, cultural, and tribal cultural resources. As discussed in Findings 1, 2, 5, 6, 7, and 9, mitigation measures have been incorporated to reduce impacts to these resources to a less than significant level.

j) Evidence that has been received and considered includes: the application, technical studies/reports (see Finding 2), staff reports that reflect the County's independent judgment, and information and testimony presented during public hearings. These documents are on file in RMA-Planning (PLN140353) and are hereby incorporated herein by reference.

k) Staff analysis contained in the Initial Study and the record as a whole indicate the project could result in changes to the resources listed in Section 753.5(d) of the California Department of Fish and Game (CDFG) regulations. All land development projects that are subject to environmental review are subject to a State filing fee plus the County recording fee, unless the Department of Fish and Game determines that the project will have no effect on fish and wildlife resources.
The site supports indigenous Monterey cypress habitat and wetland features. For purposes of the Fish and Game Code, the project may have a significant adverse impact on the fish and wildlife resources upon which the wildlife depends. The Initial Study was sent to the California Department of Fish and Game for review, comment, and to recommend necessary conditions to protect biological resources in this area. Therefore, the project will be required to pay the State fee plus a fee payable to the Monterey County Clerk/Recorder for processing said fee and posting the Notice of Determination (NOD).

l) Monterey County RMA-Planning, located at 1441 Shilling Place, 2nd Floor, Salinas, California, 93901, is the custodian of documents and other materials that constitute the record of proceedings upon which the decision to adopt the Mitigated Negative Declaration is based.

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

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

EVIDENCE: a) Policy 8 limits new land uses within environmentally sensitive habitat areas (ESHA) to those that are dependent on the resources therein and Policy 71 states that environmentally sensitive habitat areas shall remain undeveloped except for resource-dependent development that will not significantly disrupt habitat values. As demonstrated in Finding No. 6 above, the entire Maestri parcel is considered ESHA, thus constraining development such that avoidance of disrupting ESHA is not feasible. Uses allowed in the Low Density Residential zoning district are limited to those that are residential, agricultural, public and quasi-public, recreational, and utility-type in nature. None of these uses are considered resource-dependent development, dependent specifically on Monterey cypress forest habitat, wetlands, or coastal bluffs. Therefore, denial of the project would deny all reasonable, and allowed pursuant to zoning, use of the subject property.

b) Policy 20 requires indigenous Monterey cypress habitat to be protected from development impacts, enhanced, restored, and maintained. Policy 20 and it's implementing regulations (Section 20.147.040.2.c.1 of the CIP) acknowledges the potential infeasibility for improvements on undeveloped lots to be sited only within non-cypress habitat portions of the site and recognizes how this limitation could result in a regulatory taking. Therefore, for development on vacant lots of record, the CIP refers to the standards in Section 20.02.060.B of Title 20 for ensuring development will result in the least amount of impact to the habitat and represent the least environmentally damaging alternative project. In order to make this finding, development shall be required to minimize development of structures and impervious surfaces to the amount needed to reduce environmental impacts to the greatest extent possible and shall be required to locate the development on the least environmentally sensitive portion of the parcel. All development pursuant to this section shall also satisfy the established requirements for protection and enhancement of cypress habitat values as specified in Sections 20.147.040.D.2.c.1 and 20.147.040.D.2.c.2.d, e, and f. As demonstrated in Finding 6, the dwelling has been sited outside of both the critical habitat area and the portion of the site with the highest relative habitat sensitivity. The development has been modified during the application process, decreasing the development area by 4,500 square feet, in order to reduce impacts to ESHA to the greatest extent feasible. The project, as proposed and mitigated, includes restoration of Monterey cypress forest habitat and places a scenic conservation easement outside of the development envelope area as well as provides for off-site restoration. Based on the above language and Findings 6 and 8, the development has been found to minimize the structural footprint and impervious surfaces to the amount needed to reduce environmental impacts to the greatest extent possible.

c) Allowed Use and Special Privilege – Approval of the project would not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the Residential – Low Density land use designation. Residentially developed properties within the

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

d) Sufficiency of the Property Owners Interest – The current property owner's purchased the property January 2, 2014 for $9,000,000. Fair market value of the property at that time was $9,506,208. Annual property tax paid for the property is currently $98,000, which increases by 4% per year. From 2013 to 2018, costs incurred associated with this permit have been approximately $943,200. A comparable market analysis conducted October 2013 compared the vacant subject property with a listing for a residentially developed property located at 3184 17-Mile Drive which sold for $9,500,000. An updated comparable market analysis prepared May 29, 2018 compared the subject property with three residentially developed properties located at 3167 Del Ciervo Road, 3184 17-Mile Drive, and 3188 17-Mile Drive. The median listing price was $9,500,000 and the average was $9,316,667. This information demonstrates that the current property owners have a sufficient real property interest.

e) Economic Impact of Denial – Denial would deprive the owners of all economically viable use. None of the uses allowed in the Low Density Residential zoning district are considered development dependent on Monterey cypress forest habitat, wetlands, or coastal bluffs. No identified resource-dependent uses have been identified that would have an investment-backed expectation then that of the project. Based on the residential zoning of the property and similar residential developments approved in the area, it is reasonable for the property owner to believe establishment of a dwelling on the site would be allowed.

f) The project does not constitute a nuisance and is consistent with development standards for public health and safety. In accordance with Section 20.14.040 of Title 20, a single family residence and ancillary structures are principally allowed uses in the Low Density Residential zoning district. As demonstrated in Finding 2, the site has been found to be suitable for the proposed development.

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

EVIDENCE: a) Figure 8 – Major Public Access & Recreational Facilities, of the Del Monte Forest Land Use Plan (DMF LUP) indicates that the subject property is not described in an area where physical public access is required.

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

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

c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

d) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN140353.

e) Staff conducted site inspections on June 24, 2014; September 18, 2015; November 4, 2016; April 4, 2017; and January 29, 2018.

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

EVIDENCE:

a) Section 20.86.010 of the Monterey County Zoning Ordinance states that the proposed project is appealable to the Board of Supervisors.

b) Section 20.86.080 of the Monterey County Zoning Ordinance states that the proposed project is subject to appeal by/to the Coastal Commission because the site is located between the sea and the first public road, the project is within 300 feet to the top of the seaward face of any coastal bluff, and it involves development that is permitted in the Low Density Residential zoning district as a conditional use.

DECISION

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

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

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

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

AYES: Diehl, Duflock, Getzelman, Gonzalez, Mendoza, Padilla, Roberts, Vandevere, Wizard
NOES: None

ABSENT: Ambriz, Padilla
ABSTAIN: None

Jacqueline R. Onciano, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON JUL 03 2018

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE JUL 13 2018

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS / IS NOT APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA

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

NOTES

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

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

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

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

Form Rev. 5-14-2014

Monterey County RMA Planning

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

PLN140353

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN140353) allows: 1) Coastal Administrative Permit and Design Approval for the construction of a 10,776 square foot tri-level single family residence with a 802 square foot attached garage, 2) Coastal Administrative Permit and Design Approval to allow the construction of a 999 square foot attached Accessory Dwelling Unit, 3) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat (indigenous Monterey cypress habitat), and 4) Coastal Development Permit to allow development within 750 feet of a positive archaeological site. The property is located at 3180 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-491-024-000), Del Monte Forest Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number 18-028) was approved by Planning Commission for Assessor's Parcel Number 008-491-024-000 on June 27, 2018. The permit was granted subject to 37 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of building permits or commencement of the use. (RMA - Planning)

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

3. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel

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

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

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

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

Responsible Department: RMA-Planning

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

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

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

5. PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN

Responsible Department: RMA-Planning

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

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

1) Enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring Plan.

2) Fees shall be submitted at the time the property owner submits the signed Agreement.

3) Proof of recordation of the Agreement shall be submitted to RMA-Planning.

6. PD011(A) - TREE REMOVAL

Responsible Department: RMA-Planning

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

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

7. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: RMA-Planning

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

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

8. EROSION CONTROL PLAN

Responsible Department: Environmental Services

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

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

9. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

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

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

10. GEOTECHNICAL REPORT

Responsible Department: Environmental Services

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

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

11. GRADING PLAN

Responsible Department: Environmental Services

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

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

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

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

Responsible Department: Environmental Services

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

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

13. INSPECTION-DURING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

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

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

14. INSPECTION-FOLLOWING ACTIVE CONSTRUCTION

Responsible Department: Environmental Services

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

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

15. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: RMA-Public Works

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

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

16. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Public Works

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

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of the Grading Permit or Building Permit Owner/Applicant/ Contractor shall prepare a CMP and shall submit the CMP to the RMA-Planning Department and the
Department of Public Works for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the
approved measures during the construction/grading phase of the project.

17. WR049 - WATER AVAILABILITY CERTIFICATION

Responsible Department: Water Resources Agency

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

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

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

18. WRSP1 - STORMWATER MANAGEMENT PLAN - DEL MONTE FOREST

Responsible Department: Water Resources Agency

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

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

19. WRSP2 - DRIVEWAY RUNOFF - DEL MONTE FOREST

Responsible Department: Water Resources Agency

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

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

20. WRSP3 - WRA INSPECTION - PRIOR TO FINAL

Responsible Department: Water Resources Agency

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

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

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

Responsible Department: RMA-Planning

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

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

(RMA-Planning)

Compliance or Monitoring Action to be Performed:

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

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

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

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

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

Responsible Department: RMA-Planning

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

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

(RMA-Planning)

Compliance or Monitoring Action to be Performed:

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

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

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

22. MM02 - PROTECTIVE FENCING

Responsible Department: RMA-Planning

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

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

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

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

23. MM03 - BEST MANAGEMENT PRACTICES

Responsible Department: RMA-Planning

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

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

(RMA-Planning)

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

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

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

Responsible Department: RMA-Planning

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

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

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

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

(RMA-Planning)

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

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

25. MM05 - PRUNING GUIDELINES

Responsible Department: RMA-Planning

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

• Pruning shall be conducted by the project arborist/forester and/or their designee. General-principals shall include of pruning include not to unnecessarily injure the tree, placing cuts immediately beyond the branch collar, and making clean cuts by scoring the underside of the branch first.

• Pruning shall be limited to trees that have major deadwood that present significant risk or are exhibiting some structural defect or disease that must be compensated.

• Trees shall be monitored for health and vigor after pruning. Decline of health and vigor of any tree pruned shall be treated as appropriately recommended by the project arborist/ forester.

• Trees shall be pruned first for safety, next for health, and finally (only if necessary), for aesthetics.

• Type of pruning is determined by the size of branches to be removed. General guidelines for branch removal are:

o Fine Detail pruning – Limbs under 2-inches in diameter are removed.

o Medium Detail Pruning – Limbs between 2 and 4-inch in diameter.

o Structural Enhancement – Limbs greater than 4-inches diameter.

o Broken and cracked limbs – Will be removed in high traffic areas of concern.

• Crown thinning is the cleaning out of or removal of dead diseased, weakly attached, or low vigor branches from a tree crown. All trees shall be assessed on how a tree will be pruned from the top down.

o Trimmers shall favor branches with strong, U- shaped angles of attachment and where possible remove branches with weak, V-shaped angles of attachment and/or included bark.

o Lateral branches shall be evenly spaced on the main stem of young trees and areas of fine pruning.

o Branches that rub or cross another branch may be removed where possible.

o Lateral branches may be no more than one-half to three-quarters of the diameter of the stem to discourage the development of codominant stems where feasible.

o Trimmers shall not remove more than one-quarter of the living crown of a tree at one time. If it is necessary to remove more, it shall be conducted over successive years.

• Crown raising removes the lower branches of a tree to provide clearance for buildings, vehicles, pedestrians and vistas.

o Live branches on at least two-thirds of a tree's total height shall be maintained wherever possible as the removal of many lower branches will hinder the development of a strong stem.

o All basal sprouts and vigorous epicormic sprouts shall be removed where feasible.

• Crown reduction is used to reduce the height and/or spread of trees and is used for maintaining the structural integrity and natural form of a tree.

o Crown reduction pruning shall be used only when absolutely necessary. Pruning cuts shall be at a lateral branch that is at least one third the diameter of the stem to be removed wherever possible.

o When it is necessary to remove more than half of the foliage from a branch it may be necessary remove the entire branch.

(RMA-Planning)

Compliance or Monitoring Action to be Performed:

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

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

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

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure:

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

Compliance or Monitoring Action to be Performed:

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

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

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

27. MM07 - PROTECTION FROM EXCESSIVE ROOT COMPETITION

Responsible Department: RMA-Planning

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

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

28. MM08 - EXOTIC SPECIES ERADICATION

Responsible Department: RMA-Planning

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

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

29. MM09 - RESTORATION OF MONTEREY CYPRESS HABITAT

Responsible Department: RMA-Planning

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

- Restoration area:

o The southeast corner and alongside the boundary with the southerly neighbor shall be utilized for replanting and restoration. Replanting of Monterey cypress trees shall occur in a natural placement and distribution of saplings to better complement and increase present Monterey cypress cover as high-value and self-functioning forest habitat.

o The eastern side of the property shall be restored by improving the understory associated with the overall cypress forest. Restoration planting shall include woody and herbaceous cover consisting of exclusively native species.

o All other areas of Monterey cypress habitat outside of the building envelope shall be restored and/or enhanced through measures identified in the biological/arborist reports.

- Replacement Monterey cypress trees shall be a 5-gallon stock or as determined by the landscape architect and verified by the project biologist, and obtained from a local genetic stock species. Cypress seedlings found near or within proposed construction area shall be retained through the careful digging of the plant and placement in containers for safe keeping until replanting can occur.
- Habitat management and landscaping onsite shall emphasize the value of bare mineral soils and light-duff cover site-wide. The selection of understory vegetation shall utilize groundcover plants that do not form dense thatch or litter, e.g., compatible species including Seaside Fleabane, Douglas Iris and Seaside Bentgrass.
- Ornamental landscape planting shall be consistent with the requirements set forth in Section 21.147.040.C.10 of the DMF LUP, which states that the use of plant species native to the Del Monte Forest shall be required. A limited amount of landscape located immediately around developed areas may include non-native, non-invasive plant species, subject to review and approval of a Landscape Plan by RMA-Planning.

(RMA-Planning)

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

30. MM10 - PERMANENT CONSERVATION EASEMENT

Responsible Department: RMA-Planning

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

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

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

Responsible Department: RMA-Planning

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

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

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

32. MM12 - ADEQUATE BRIDGE DESIGN

Responsible Department: RMA-Planning

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

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

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

33. MM13 - EXTERIOR LIGHTING PLAN

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. Outdoor lighting capable of shining toward the ocean and onto coastal rocks from locations alongside (north and south) and westward of the single family dwelling. Exterior windows on the structure shall be designed to allow a lower visual transmittance of light. The applicant shall submit 3 copies of an exterior lighting plan to RMA-Planning which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations, Title 24, Part 6. The exterior lighting plan shall be subject to approval by RMA-Planning, prior to the issuance of building permits.
(RMA-Planning)

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

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

34. MM14 - ONSITE ARCHAEOLOGICAL MONITOR

Responsible Department: RMA-Planning

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

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

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

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

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

35. MM15 - UNIDENTIFIED CULTURAL RESOURCES

Responsible Department: RMA-Planning

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

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

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

- The owner, applicant, or contractor shall contact Monterey County RMA-Planning and inform the project planner of the find.
- The owner, applicant, or contractor shall contact the Monterey County Coroner to determine that no investigation of the cause of death is required.
- If the coroner determines the remains to be Native American:

– The coroner shall contact the Native American Heritage Commission and RMA-Planning within 24-hours.

– The Native American Heritage Commission shall identify the person or persons from the recognized local tribe of the Esselen, Salinan, Costonoan/Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendent.

– The most likely descendent may make recommendations to the landowner or person responsible for the excavation work, for means of treating or disposition of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993. When human remains are exposed, Health and Safety Code Section 7050.5 requires that no further excavation or disturbance occurs in the area and that the County Coroner is called so that the coroner can verify that remains are not subject to medical jurisprudence. Within 24-hours of notification, the coroner calls the Native American Heritage Commission if the remains are known or thought to be Native American. The Native American Commission reports to the most likely descendant (MLD). The MLD has 48 -hours to respond. All work shall halt within 50-meter radius until an osteologist can examine the remains, and a treatment plan for any said remains has been provided by the MLD.

36. MM16 - PROTECTION OF CULTURAL RESOURCES AND SACRED PLACES

Responsible Department: RMA-Planning

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

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

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

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

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

37. PDSP001 - ACCESSORY DWELLING UNIT (RESTRICTED USE)

Responsible Department: RMA-Planning

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

Compliance or Monitoring Action to be Performed: On-Going

THE MAESTRI RESIDENCE

3180 17 MILE DR.

PLANNING PACKAGE

PEBBLE BEACH, CA 93953



DRAWING INDEX

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

JUN A. SILLANO, AIA

IDG

ARCHITECTURE • PLANNING • INTERIOR DESIGN

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STAMPS:

LICENSED ARCHITECT
CORNELIO A. SILLANO JR
C-24875
RENEWAL DATE
STATE OF CALIFORNIA

PROJECT/CLIENT:

MAESTRI RESIDENCE

PROJECT ADDRESS:

3180 17 MILE DR.
PEBBLE BEACH,
CA 93953

APN: 008-491-024

DATE: SEPTEMBER 02, 2016
PLANNING RE–SUBMITTAL

REVISIONS:

1. 09–20–2017 CONSERVATION EASEMENT REVISIONS
2.
3.
4.
5.
6.

COVER SHEET/
DRAWING INDEX

SHEET NO.

A0.0

PROJECT INFORMATION

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

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

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

- F.A.R. CALCULATIONS

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

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

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

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

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

LOT COVERAGE:	PLANNING SUBM. 07/28/14	PROPOSED REVISIONS 04/29/16	PROPOSED REVISIONS 09/02/16
STRUCTURE	6,762 SF	6,913 SF	6,250 SF
TERRACES	1,728 SF	1,316 SF	827 SF
SUB-TOTAL	8,490 SF	8,229 SF	7,077 SF
PERMEABLE DRIVEWAY	6,927 SF	5,208 SF	4,710 SF (2)
GENERATOR & UTILITIES	2,712 SF	190 SF	190 SF
SUB-TOTAL	9,639 SF	5,398 SF	4,900 SF (2)
TOTAL SITE COVERAGE	**18,129 SF**	**13,627 SF**	**11,977 SF**

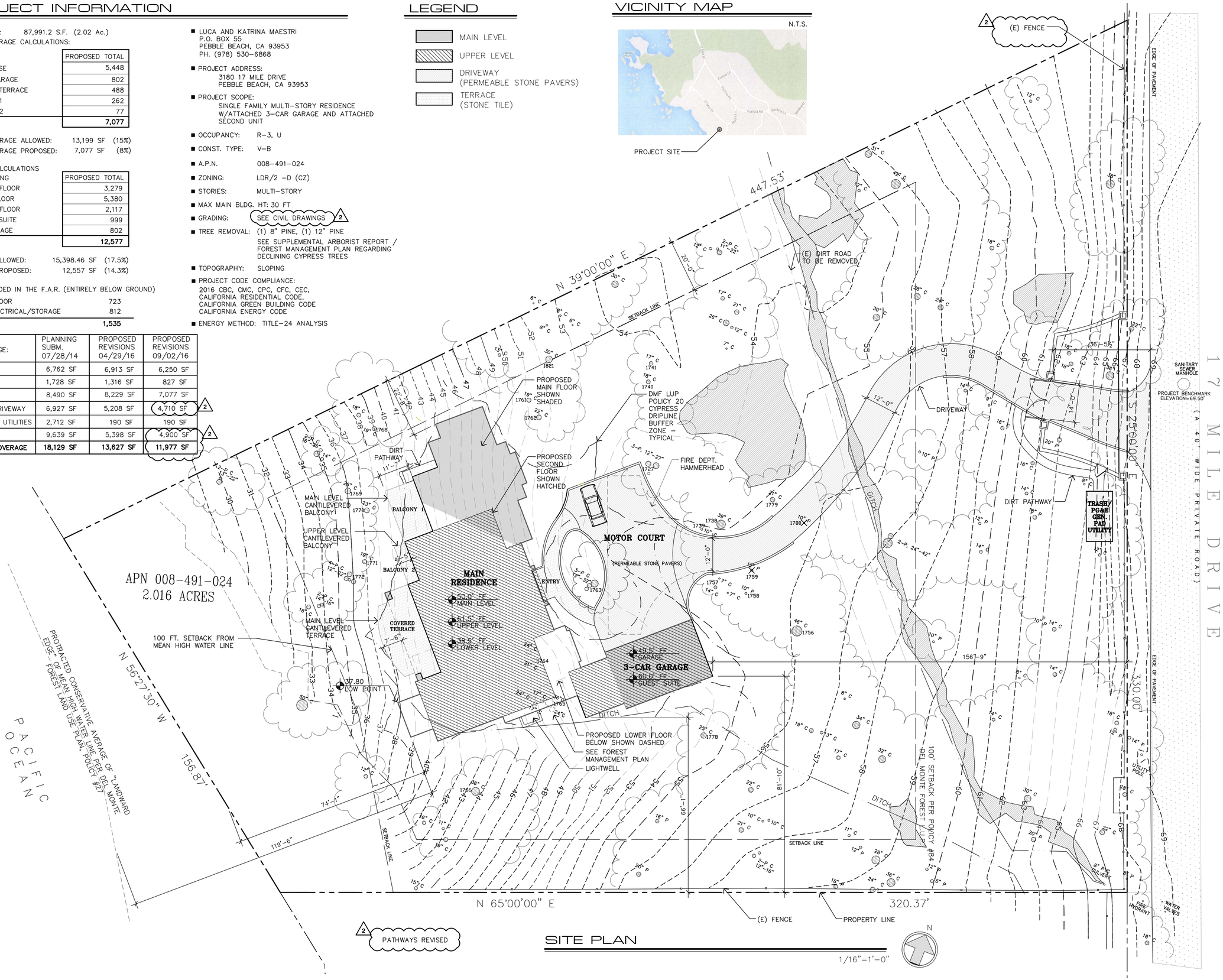
LEGEND

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

VICINITY MAP

N.T.S.

PROJECT SITE



(2) PATHWAYS REVISED

SITE PLAN

1/16"=1'-0"

N

JUN A. SILLANO, AIA

IDG

ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE
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STAMPS:

PROJECT/CLIENT:

MAESTRI RESIDENCE

PROJECT ADDRESS:

3180 17 MILE DR.
PEBBLE BEACH,
CA 93953

APN: 008-491-024

LICENSED ARCHITECT
CORNELIO A. SILLANO JR
C-24875
RENEWAL DATE
STATE OF CALIFORNIA

DATE: SEPTEMBER 02, 2016
PLANNING RE-SUBMITTAL

REVISIONS:

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

PROJECT INFO. / SITE PLAN

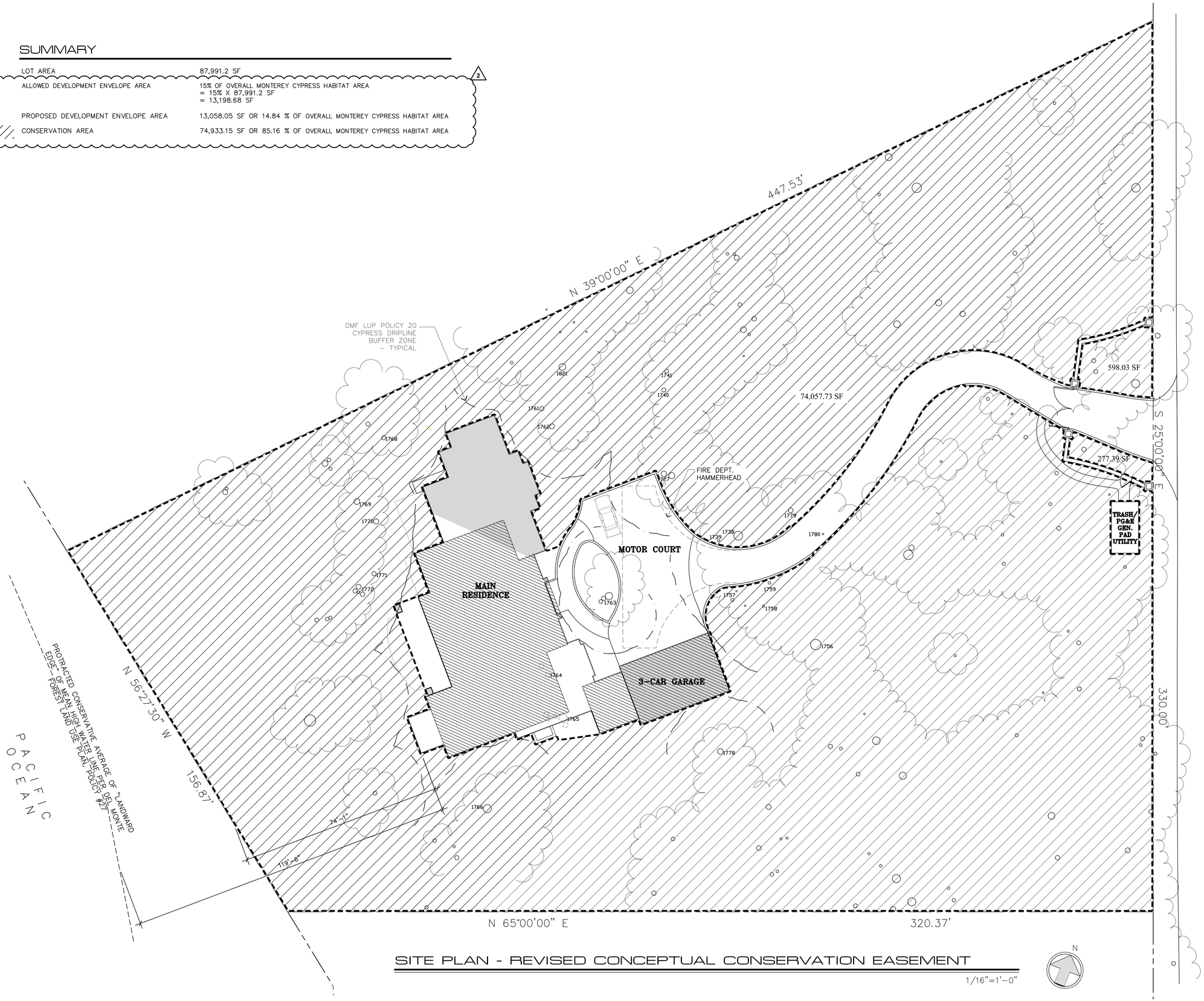
SHEET NO.

A1.0

SUMMARY

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

2



SITE PLAN - REVISED CONCEPTUAL CONSERVATION EASEMENT

1/16"=1'-0"

N

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MAESTRI
RESIDENCE

PROJECT ADDRESS:

3180 17 MILE DR.
PEBBLE BEACH,
CA 93953

APN: 008-491-024

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

REVISIONS:

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

CONSERVATION
EASEMENT
SITE PLAN

SHEET NO.

A1.02

SUMMARY

LOT AREA	87,991.20 SF
MONTEREY CYPRESS HABITAT AREA (PER DMF LUP FIG. 2a)	87,991.20 SF

ALLOWED DEVELOPMENT ENVELOPE AREA AS A PERCENTAGE OF MONTEREY CYPRESS HABITAT
15% X 87,991.20 SF = 13,198.68 SF

PROPOSED DEVELOPMENT ENVELOPE AREA = 11,806.77 SF OR 13.42%

LEGEND

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

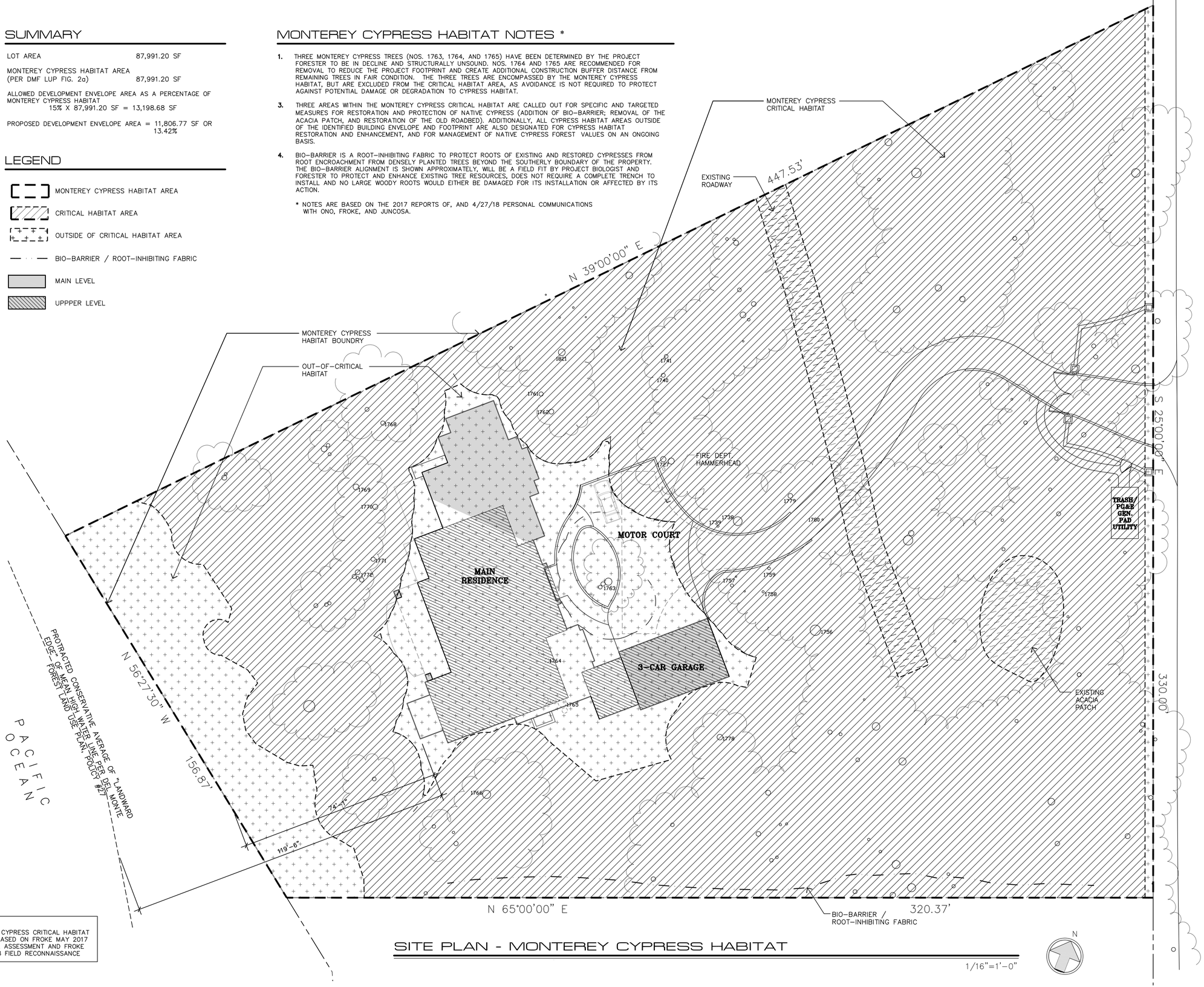
MONTEREY CYPRESS HABITAT NOTES *

1. THREE MONTEREY CYPRESS TREES (NOS. 1763, 1764, AND 1765) HAVE BEEN DETERMINED BY THE PROJECT FORESTER TO BE IN DECLINE AND STRUCTURALLY UNSOUND. NOS. 1764 AND 1765 ARE RECOMMENDED FOR REMOVAL TO REDUCE THE PROJECT FOOTPRINT AND CREATE ADDITIONAL CONSTRUCTION BUFFER DISTANCE FROM REMAINING TREES IN FAIR CONDITION. THE THREE TREES ARE ENCOMPASSED BY THE MONTEREY CYPRESS HABITAT, BUT ARE EXCLUDED FROM THE CRITICAL HABITAT AREA, AS AVOIDANCE IS NOT REQUIRED TO PROTECT AGAINST POTENTIAL DAMAGE OR DEGRADATION TO CYPRESS HABITAT.

3. THREE AREAS WITHIN THE MONTEREY CYPRESS CRITICAL HABITAT ARE CALLED OUT FOR SPECIFIC AND TARGETED MEASURES FOR RESTORATION AND PROTECTION OF NATIVE CYPRESS (ADDITION OF BIO–BARRIER; REMOVAL OF THE ACACIA PATCH, AND RESTORATION OF THE OLD ROADBED). ADDITIONALLY, ALL CYPRESS HABITAT AREAS OUTSIDE OF THE IDENTIFIED BUILDING ENVELOPE AND FOOTPRINT ARE ALSO DESIGNATED FOR CYPRESS HABITAT RESTORATION AND ENHANCEMENT, AND FOR MANAGEMENT OF NATIVE CYPRESS FOREST VALUES ON AN ONGOING BASIS.

4. BIO–BARRIER IS A ROOT–INHIBITING FABRIC TO PROTECT ROOTS OF EXISTING AND RESTORED CYPRESSES FROM ROOT ENCROACHMENT FROM DENSELY PLANTED TREES BEYOND THE SOUTHERLY BOUNDARY OF THE PROPERTY. THE BIO–BARRIER ALIGNMENT IS SHOWN APPROXIMATELY, WILL BE A FIELD FIT BY PROJECT BIOLOGIST AND FORESTER TO PROTECT AND ENHANCE EXISTING TREE RESOURCES, DOES NOT REQUIRE A COMPLETE TRENCH TO INSTALL AND NO LARGE WOODY ROOTS WOULD EITHER BE DAMAGED FOR ITS INSTALLATION OR AFFECTED BY ITS ACTION.

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



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

SITE PLAN - MONTEREY CYPRESS HABITAT

1/16"=1'–0"

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CORNELIO A. SILLANO JR
C-24875
RENEWAL DATE
STATE OF CALIFORNIA

DATE: **04–27–2018**

REVISIONS:

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PROJECT ADDRESS:

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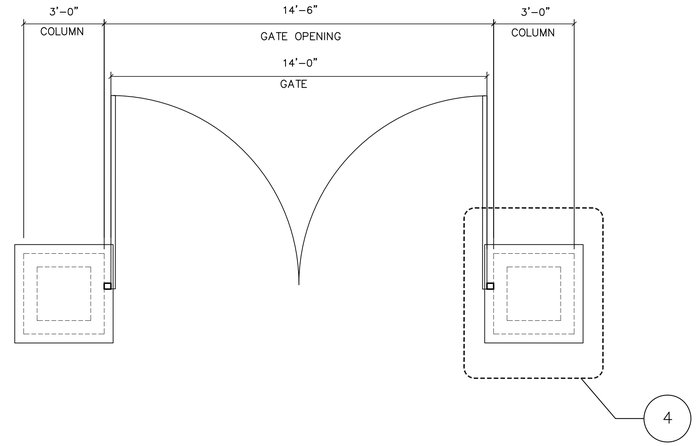
APN: 008-491-024

MONTEREY CYPRESS HABITAT SITE PLAN

SHEET NO.

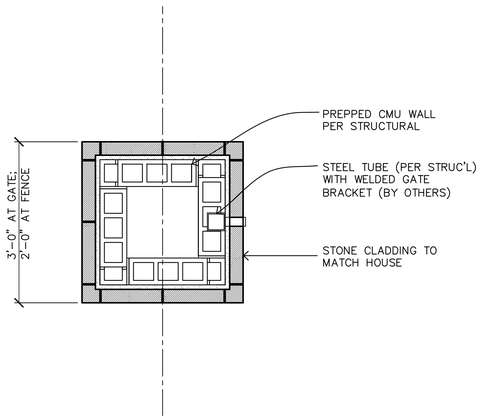
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2



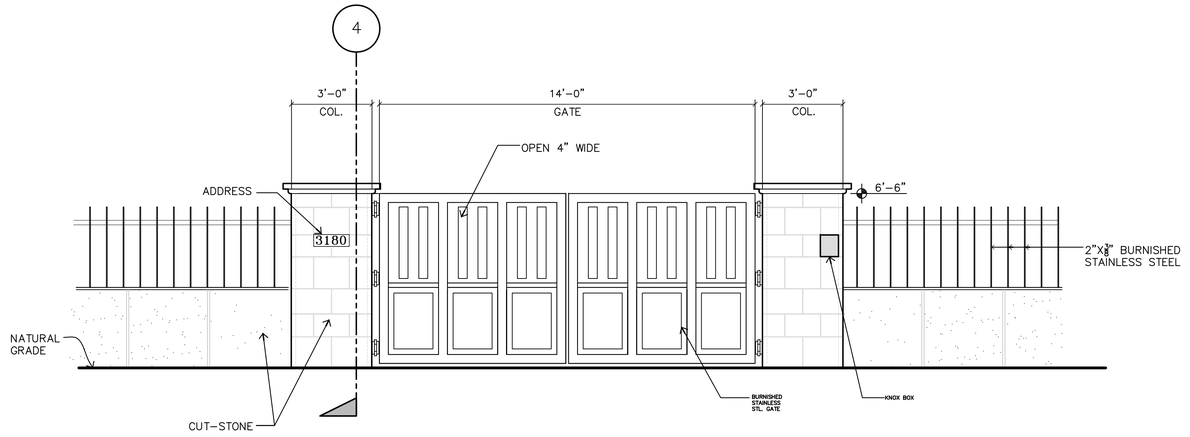
1 ENTRY GATE PLAN

3/8"=1'-0"



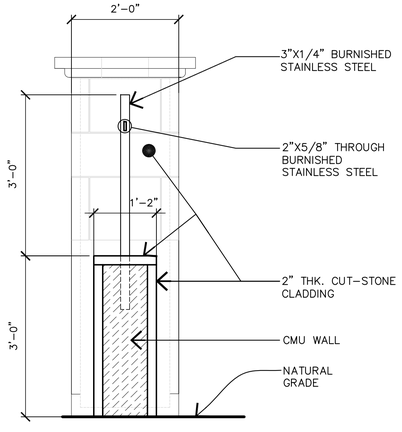
4 COLUMN DETAIL

3/4"=1'-0"



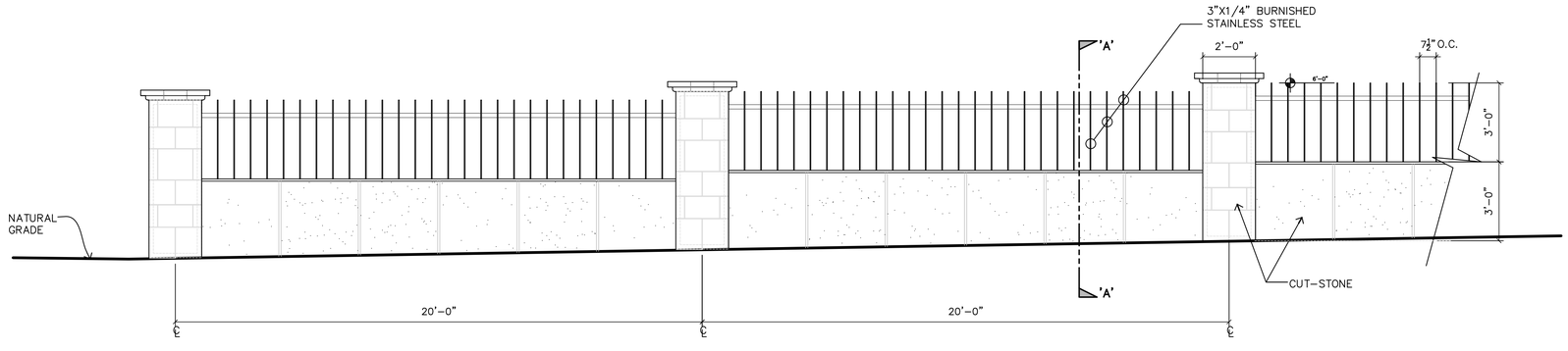
2 ENTRY GATE ELEVATION

3/8"=1'-0"



SECTION 'A-A'

3/4"=1'-0"



3 FENCE/ COLUMN ELEVATION

3/8"=1'-0"

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MAESTRI
RESIDENCE

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PEBBLE BEACH,
CA 93953

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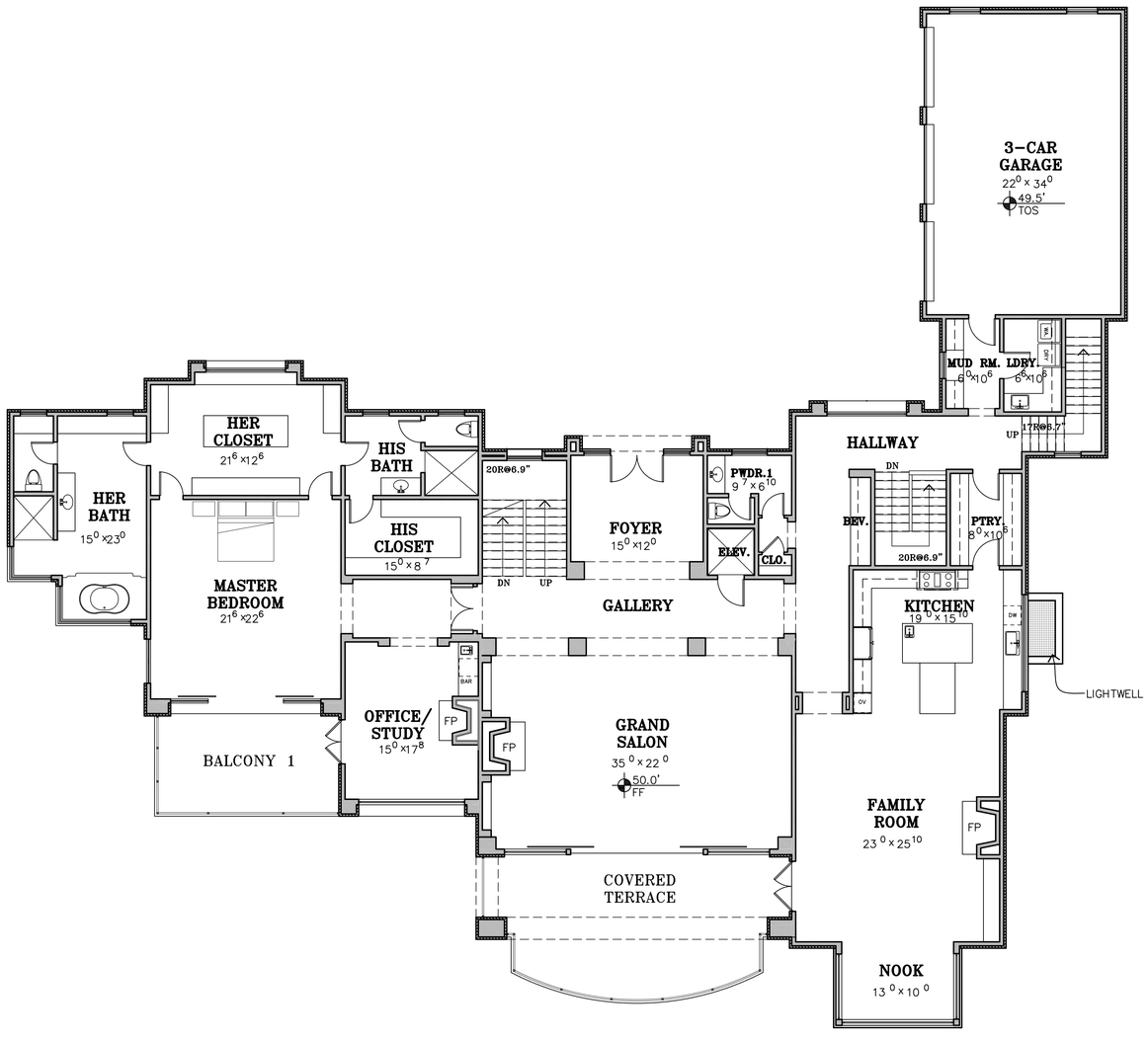
REVISIONS:

1 _____
2 _____
3 _____
4 _____
5 _____
6 _____

GATE/ FENCE
PLAN- ELEV.

SHEET NO.

A1.1



WALL LEGEND

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

MAIN LEVEL PLAN

1/8"=1'-0"

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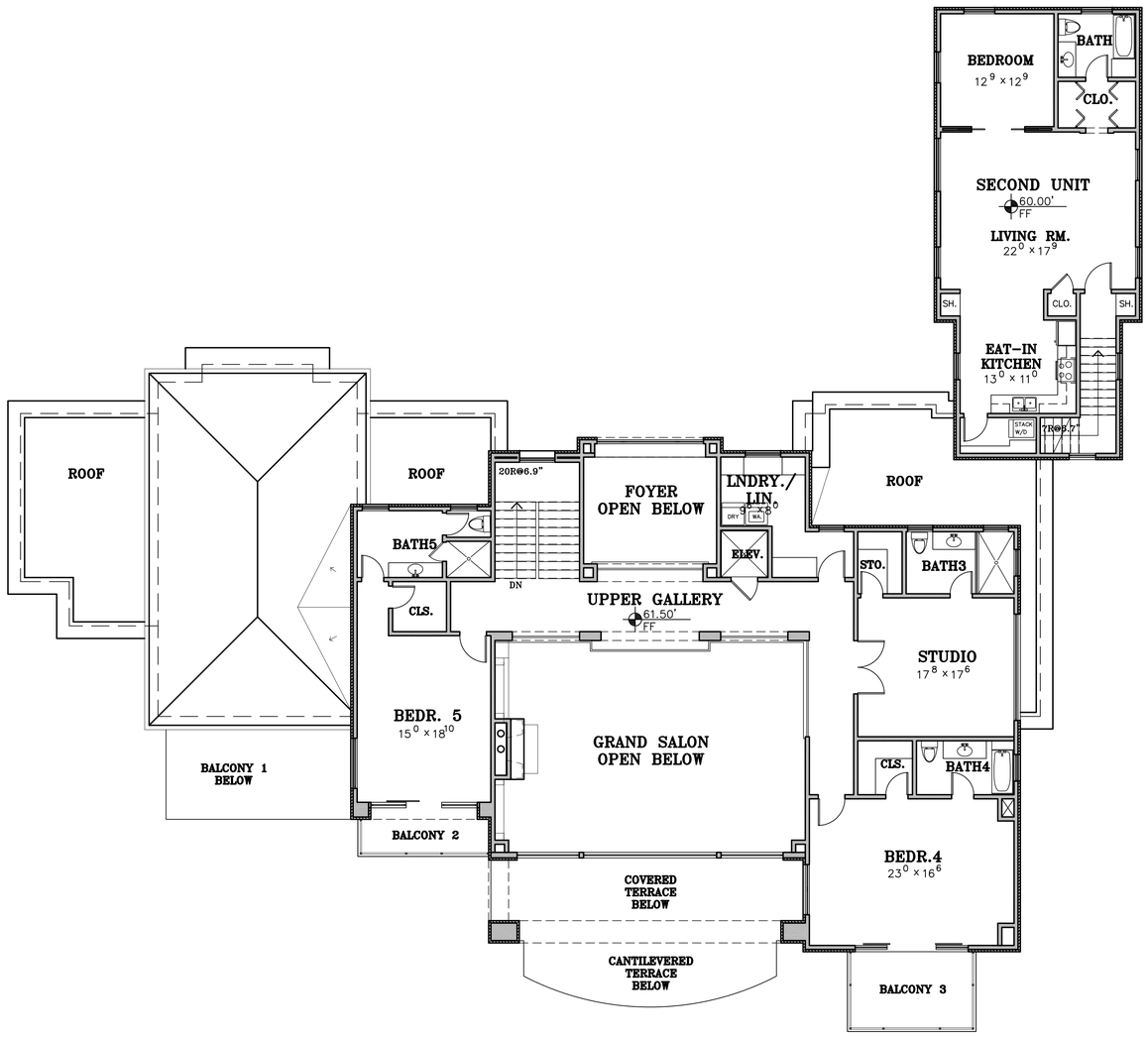
REVISIONS:

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MAIN LEVEL PLAN

SHEET NO.

A2.0



WALL LEGEND

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

UPPER LEVEL PLAN

1/8"=1'-0"

N

JUN A. SILLANO, AIA

IDG

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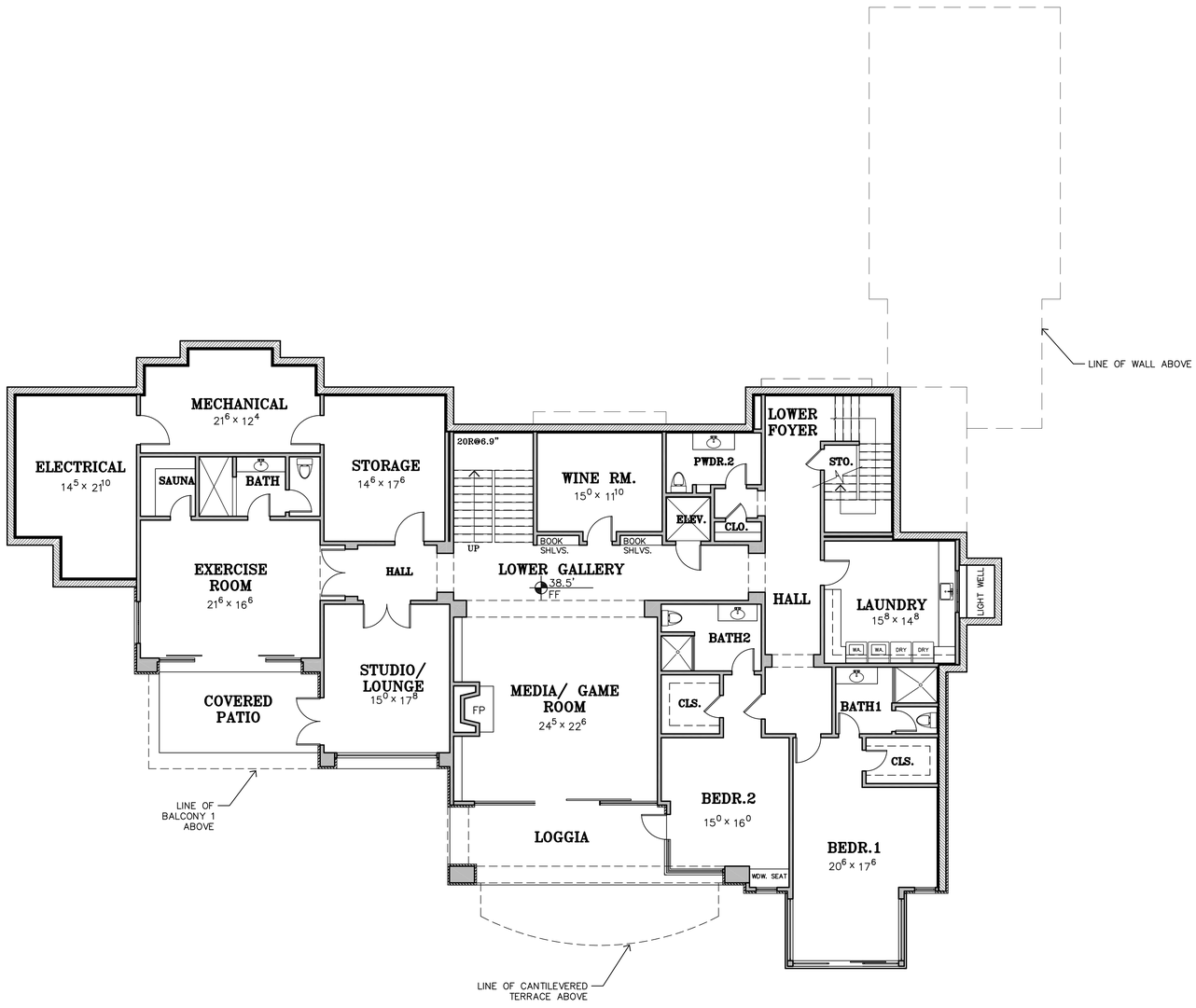
REVISIONS:

1 _____
2 _____
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4 _____
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UPPER LEVEL
PLAN

SHEET NO.

A3.0



LOWER LEVEL PLAN

1/8"=1'-0"

N

LEGEND

LOWER LEVEL

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

WALL LEGEND

LOWER LEVEL

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

STONE VENEER

CMU WALL – SEE STUCTURAL DWG'S

JUN A. SILLANO, AIA

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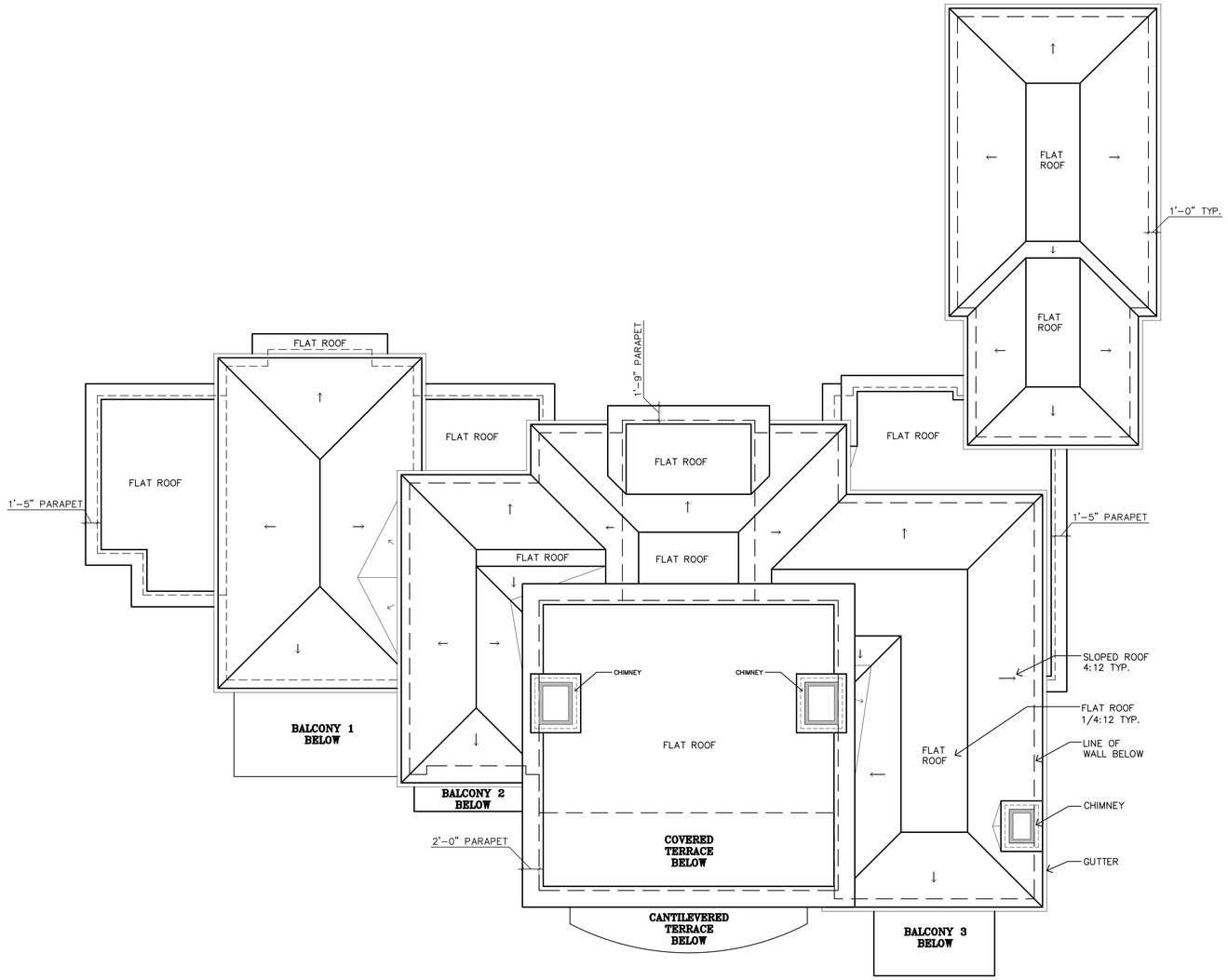
REVISIONS:

1 _____
2 _____
3 _____
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LOWER LEVEL PLAN

SHEET NO.

A4.0



ROOF PLAN

1/8"=1'-0"

N

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ROOF PLAN

SHEET NO.

A5.0

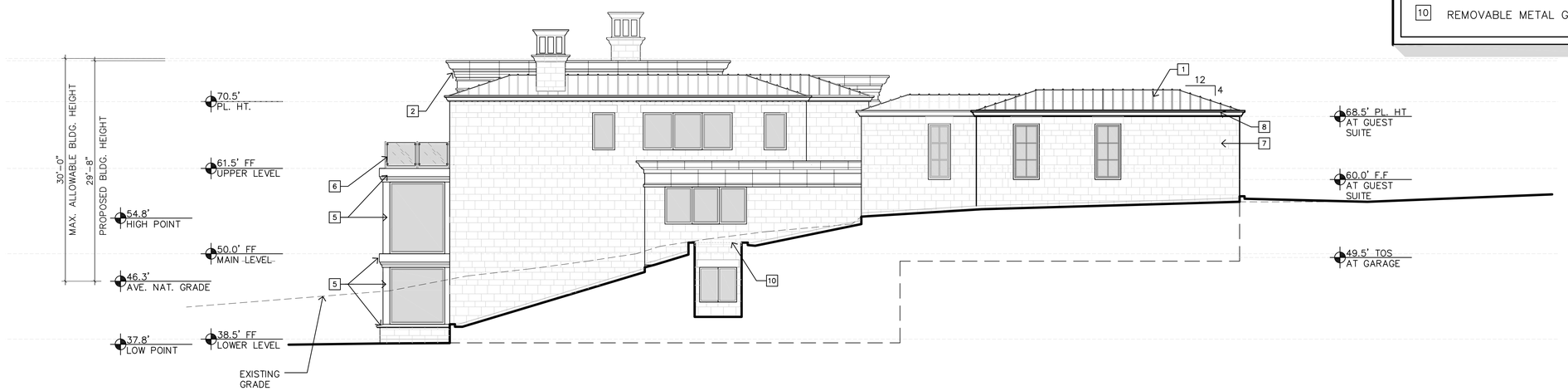


NORTHEAST ELEVATION

1/8"=1'-0"

EXTERIOR FINISH LEGEND

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



SOUTHEAST ELEVATION

1/8"=1'-0"

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PROJECT ADDRESS:

3180 17 MILE DR.
PEBBLE BEACH,
CA 93953

APN: 008-491-024

DATE: SEPTEMBER 02, 2016
PLANNING RE-SUBMITTAL

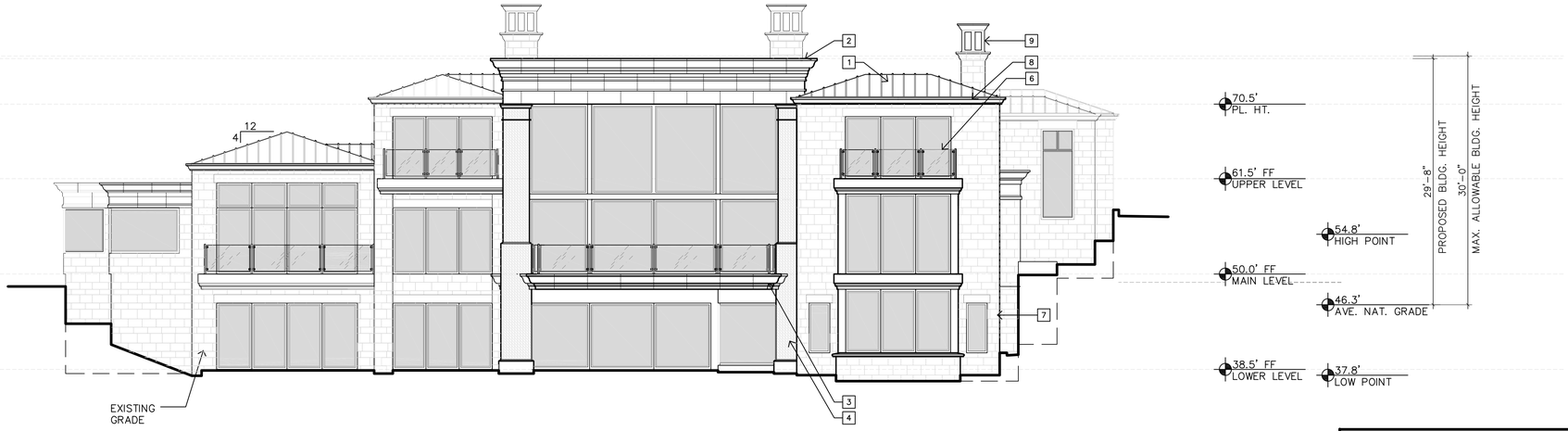
REVISIONS:

1 09-20-2017 CONSERVATION EASEMENT REVISIONS
2
3
4
5
6

EXTERIOR
ELEVATIONS

SHEET NO.

A6.0



SOUTHWEST ELEVATION

1/8"=1'-0"



NORTHWEST ELEVATION

1/8"=1'-0"

EXTERIOR FINISH LEGEND

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

JUN A. SILLANO, AIA

IDG

ARCHITECTURE + PLANNING + INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA.
93950

PH ■ (831) 646-1261
FAX ■ (831) 646-1290
EMAIL ■ jsmidg@jsmidg.com
WEB ■ www.jsmidg.com

DISCLAIMER:

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED BY THIS DRAWING ARE OWNED BY, AND THE PROPERTY OF THIS OFFICE AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH, THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF INTERNATIONAL DESIGN GROUP. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS AND SUB-CONTRACTORS ARE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS. SHOP DETAILS OF ADEQUATE SCALE MUST BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING WITH FABRICATION ON ITEMS SO NOTED.

STAMPS:

PROJECT/CLIENT:

MAESTRI
RESIDENCE

PROJECT ADDRESS:

3180 17 MILE DR.
PEBBLE BEACH,
CA 93953

APN: 008-491-024

DATE: SEPTEMBER 02, 2016
PLANNING RE-SUBMITTAL

REVISIONS:

1. 09-20-2017 CONSERVATION EASEMENT REVISIONS
2.
3.
4.
5.
6.

EXTERIOR
ELEVATIONS

SHEET NO.

A6.1

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

GENERAL NOTES:

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

GRADING NOTES:

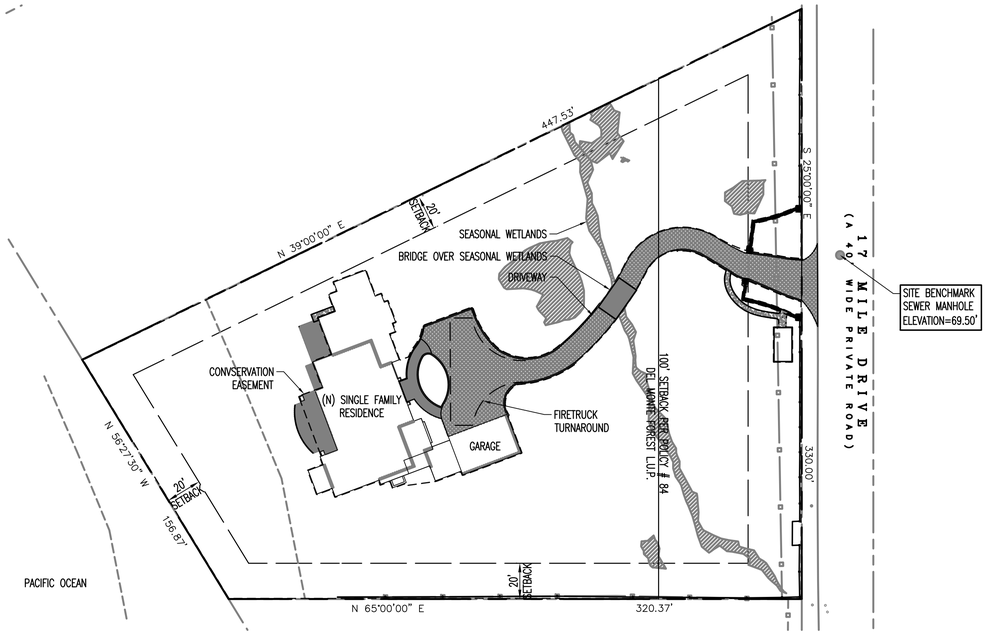
1. DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
2. ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
3. RUNOFF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

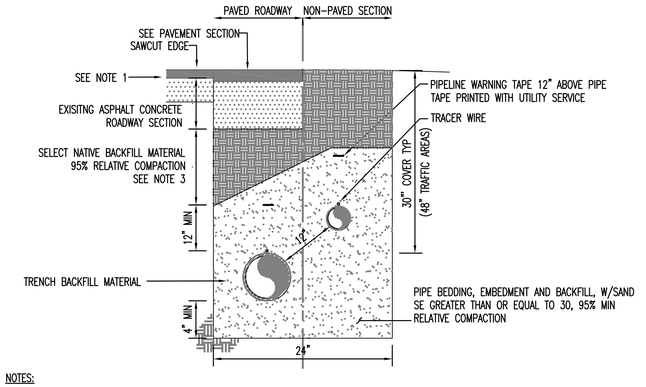
DRAINAGE NOTES:

1. ALL PIPES SHALL BE HDPE OR SDR-35 TYPE.
2. CONTRACTOR SHALL INSTALL CLEANOUTS AT ENDS AND BENDS WHERE APPLICABLE.
3. ALL SURFACE DRAIN PIPES SHALL BE MIN 6"ø SOLID PIPE.
4. DROP INLETS SHALL BE CHRISTY V24 OR APPROVED EQUIVALENT.
5. 6" TO 8"ø AREA DRAINS TO BE SPECIFIED BY ARCHITECT.
6. GRATE FINISHES TO BE SPECIFIED BY ARCHITECT.

SURVEY NOTES:

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

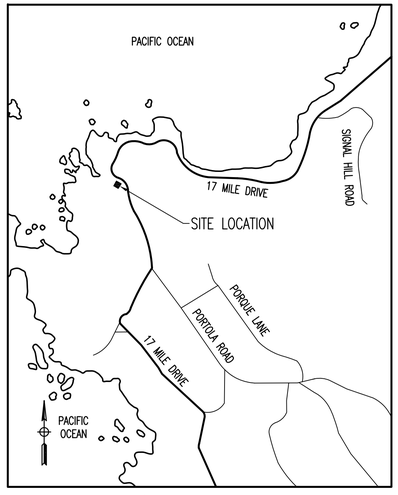




NOTES:

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

1 TYPICAL TRENCH SECTION
NO SCALE



2 VICINITY MAP
NO SCALE

PROJECT INFORMATION:

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

GEOTECHNICAL INVESTIGATION:

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

BENCHMARK:

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

GRADING QUANTITIES:

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

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

FOOTING AND FOUNDATION QUANTITIES	CUT (CY)	FILL (CY)
MAIN HOUSE	2600	0
TOTAL EXPORT	2650	

AREA BREAKDOWN:

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

CIVIL SHEET INDEX:

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

LEGEND & ABBREVIATIONS:

RETAINING WALL
FLATWORK
SOLID PIPE
PROPERTY LINE
CONSERVATION EASEMENT
2% SURFACE FLOW
DRAIN INLET
EXISTING TREE
SPLASH BLOCK

AD	AREA DRAIN
BFPD	BACKFLOW PREVENTION DEVICE
CB	CATCH BASIN
DI	DROP INLET
DS	DOWNSPOUT
E	EXISTING
FFE	FINISHED FLOOR ELEV.
FG	FINISHED GRADE
ICV	IRRIGATION CONTROL VALVE
INV	INVERT
SS	SANITARY SEWER
SD	STORM DRAIN
TYP	TYPICAL
WM	WATER METER
WV	WATER VALVE

UNDERGROUND SERVICE ALERT OF NORTHERN CALIFORNIA
DIAL TOLL FREE 1-800-227-2600
AT LEAST TWO DAYS BEFORE YOU DIG

1"=40' 40' 0' 40' 80'

G	FENCE, CONSERVATION EASEMENT REV	05/07/2018	AB
F	WALKWAY REVISIONS	04/27/2018	AB
E	DRIVEWAY REVISIONS	12/18/2017	AB
D	DRAINAGE REVISIONS	08/02/2017	AB
C	DRIVEWAY REVISIONS	01/30/2017	AB
B	FOR PERMIT	10/05/2016	AB
A	PLANNING PERMIT SUBMITTAL	07/28/2014	AB
SYM.	DESCRIPTION	DATE	APPROVED

REVISIONS

REGISTERED PROFESSIONAL ENGINEER ANDREW J. BENJAMINI No. 059394 CIVIL STATE OF CALIFORNIA 06-30-19

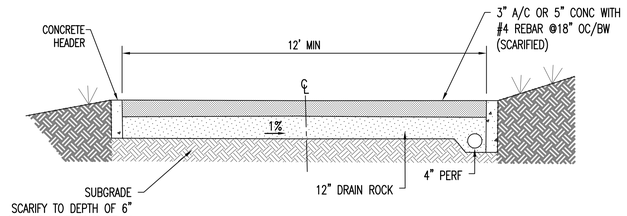
Benjamini Associates, Inc.
720 York St., #114
San Francisco, CA 94110
415.550.2600

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

NEW RESIDENCE
CIVIL IMPROVEMENTS
PROJECT INFORMATION
OVERALL SITE PLAN

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

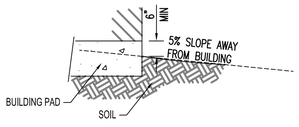
C100



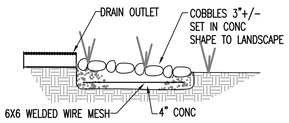
2 — DRIVEWAY SECTION, TYP
NOT TO SCALE

NOTE: INSTALL JOINTS @ 10' O.C.

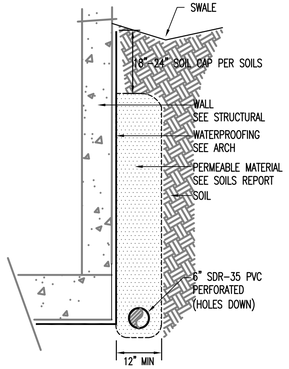
13 — FLUSH CONCRETE HEADER
NO SCALE



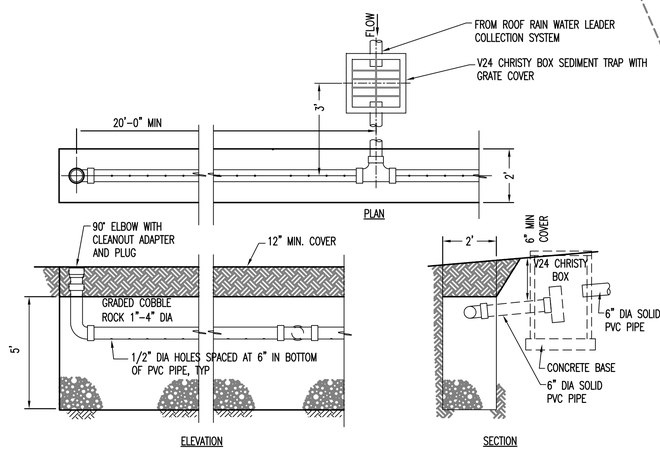
— — BUILDING EDGE DETAIL
NOT TO SCALE



— — DAYLIGHT OUTLET
NO SCALE



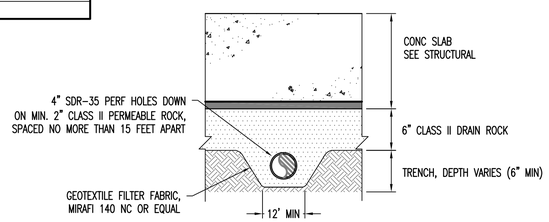
— — WALL DRAIN
NO SCALE



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

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

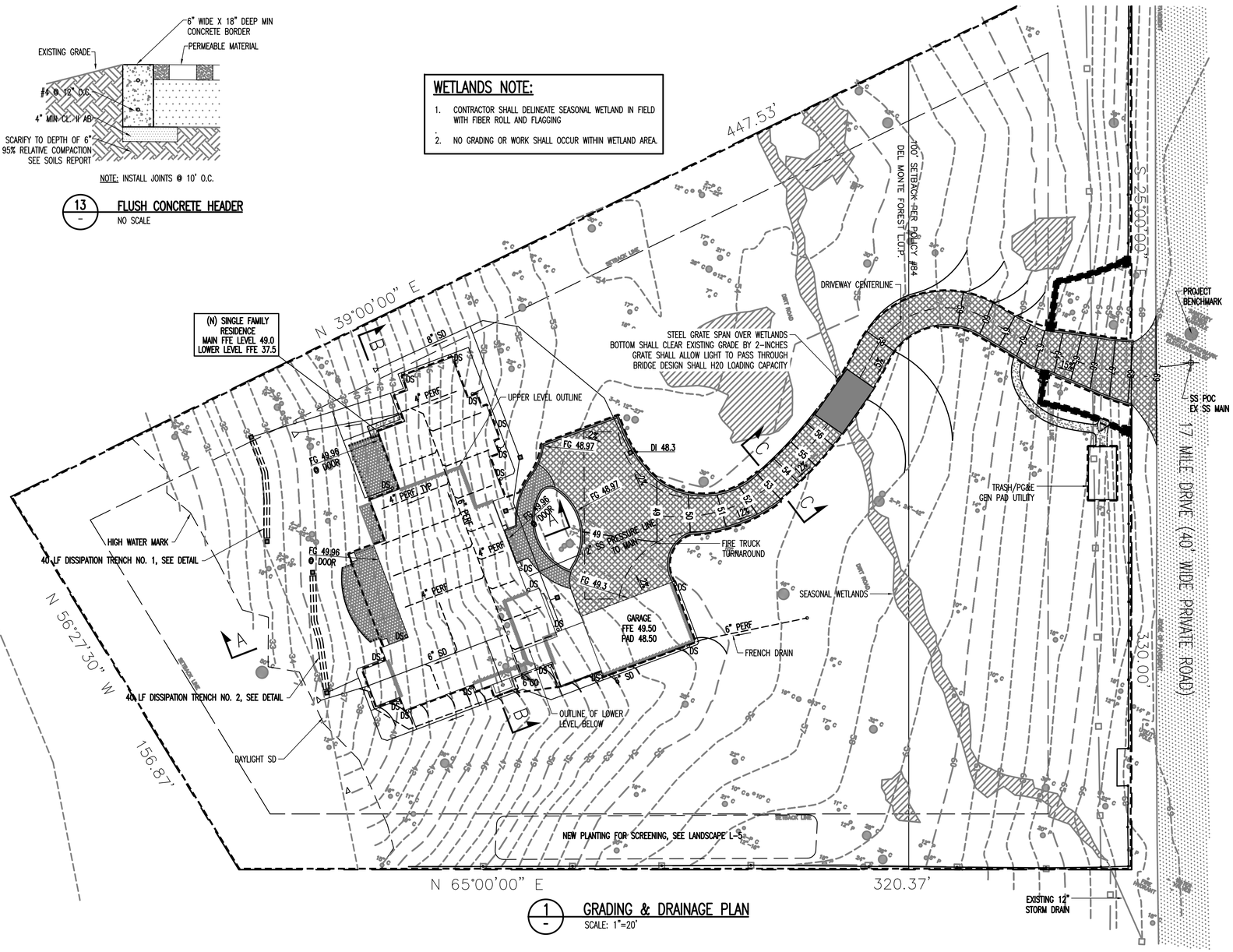
— — STORMWATER CONTROL OUTLET
NO SCALE



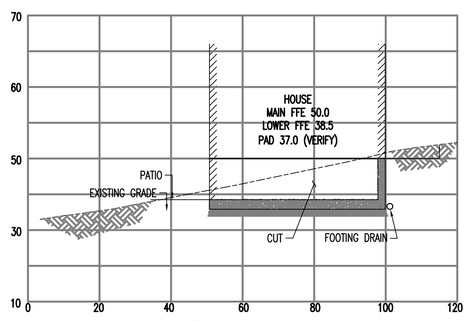
— — SLAB DRAIN
NO SCALE

WETLANDS NOTE:

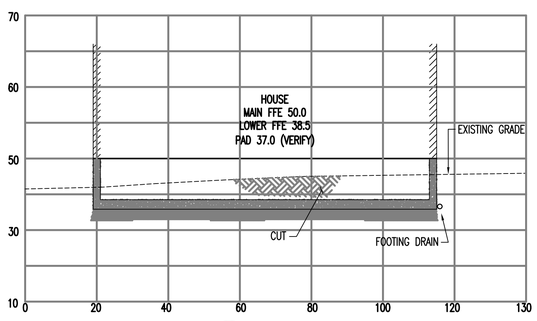
1. CONTRACTOR SHALL DELINEATE SEASONAL WETLAND IN FIELD WITH FIBER ROLL AND FLAGGING
2. NO GRADING OR WORK SHALL OCCUR WITHIN WETLAND AREA.



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



A — SECTION
SCALE: 1"=20'



B — SECTION
SCALE: 1"=20'

1"=20' 20' 0' 20' 40'

G	FENCE, CONSERVATION EASEMENT REV	05/07/2018	AB	
F	WALKWAY REVISIONS	04/27/2018	AB	
E	DRIVEWAY REVISIONS	12/18/2017	AB	
D	DRAINAGE REVISIONS	08/02/2017	AB	
C	DRIVEWAY REVISIONS	01/30/2017	AB	
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SYM.	DESCRIPTION	DATE	APPROVED	

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MAESTRI RESIDENCE
3180 17 MILE DRIVE
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NEW RESIDENCE
CIVIL IMPROVEMENTS
GRADING AND DRAINAGE PLAN

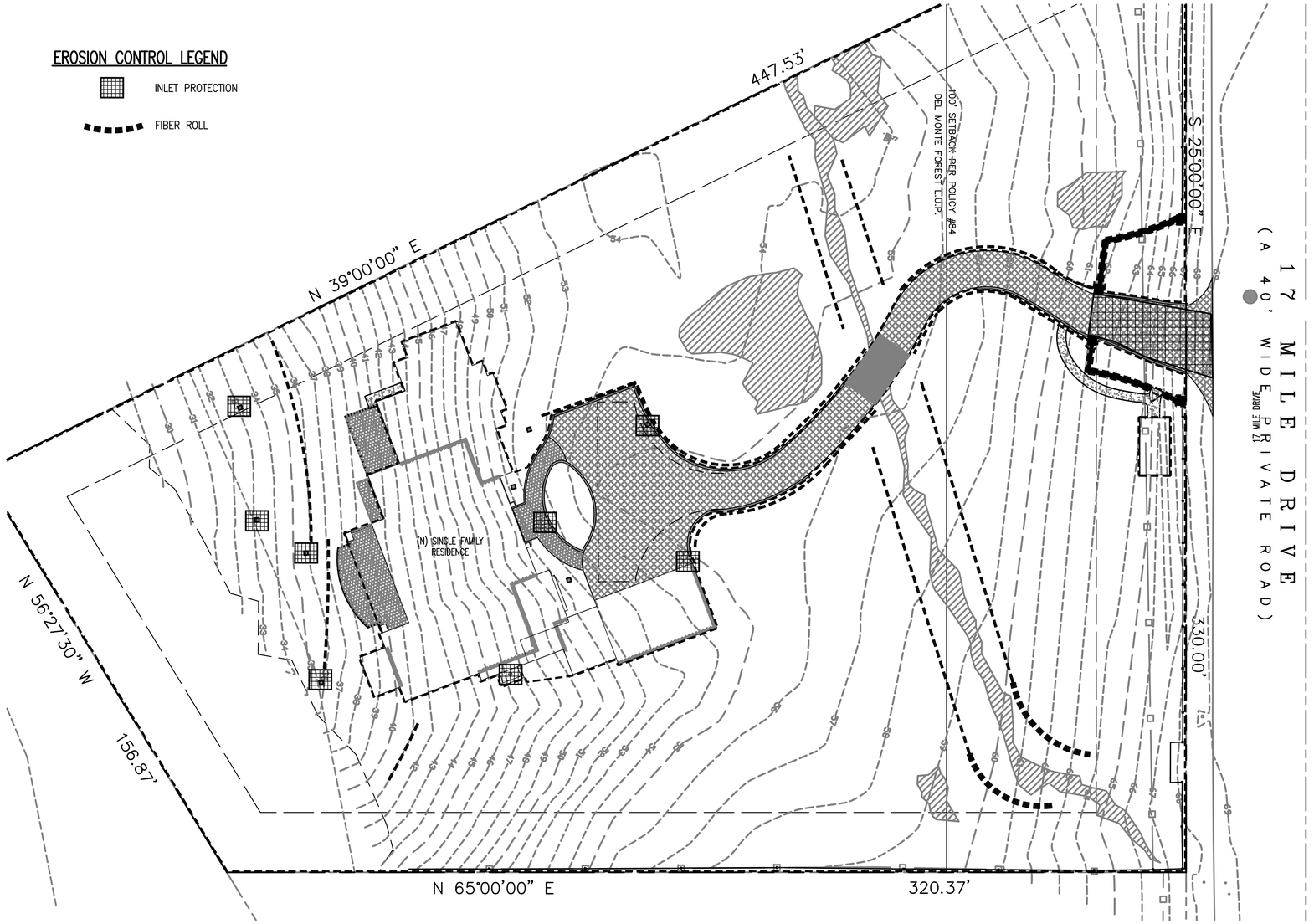
DATE	JUNE 2014
SCALE	AS SHOWN
DESIGN	AB
DRAWN	RW
PROJECT#	14066
SHEET	2 OF 4

C200

EROSION CONTROL LEGEND

INLET PROTECTION

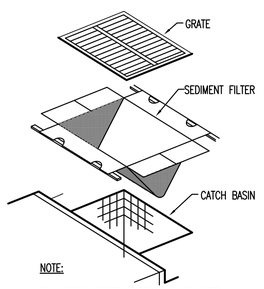
FIBER ROLL



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

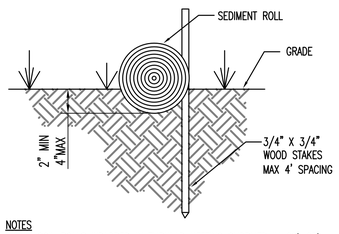
EROSION AND SEDIMENT CONTROL NOTES:

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



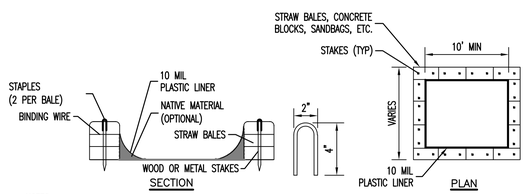
NOTE:
ROLL STOCK FILTER FABRIC MAY BE USED BY PLACING FABRIC OVER ENTIRE INLET AND WEIGHT DOWN WITH GRAVEL BAGS.

2 — INLET FILTER
NO SCALE



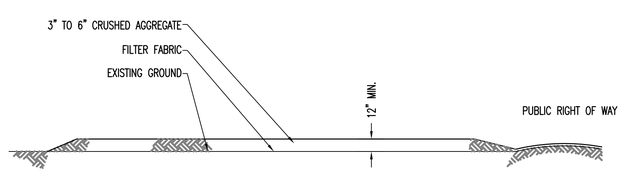
NOTES
1. COIL ROLLS WRAPPED IN TUBULAR NETTING SUPPLIED IN 20'-25' ROLLS.
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH, 2" TO 4" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.

3 — FIBER ROLL
NO SCALE



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

4 — CONCRETE WASHOUT
NO SCALE

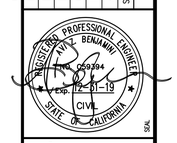


5 — STABILIZED CONSTRUCTION ENTRANCE
NO SCALE

1"=40' 40' 0' 40' 80'

G	FENCE, CONSERVATION EASEMENT REV	05/07/2018	AB
F	WALKWAY REVISIONS	04/27/2018	AB
E	DRIVEWAY REVISIONS	12/18/2017	AB
D	DRAINAGE REVISIONS	08/02/2017	AB
C	DRIVEWAY REVISIONS	01/30/2017	AB
B	FOR PERMIT	10/05/2016	AB
A	PLANNING PERMIT SUBMITTAL	07/28/2014	AB
SYM.	DESCRIPTION	DATE	APPROVED

REVISIONS



SEAL

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

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

NEW RESIDENCE

CIVIL IMPROVEMENTS

EROSION AND SEDIMENT CONTROL PLAN

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

C300



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

EXCAVATION STAGING:

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

CMP PROJECT INFO:

ADDRESS:	3180 17 MILE DRIVE PEBBLE BEACH, CA
OWNER:	LUCA AND KATRINA MAESTRI P.O. BOX 55 PEBBLE BEACH, CA 93953
SITE CONTACT:	JUN SILLANO, INTERNATIONAL DESIGN GROUP, 831.646.1261
PROJECTED START DATE:	2017 (60 DAYS TO COMPLETE GRADING)
PROJECTED END DATE:	2018
HOURS OF OPERATION:	8:00AM TO 4:30PM MONDAY THROUGH FRIDAY
AMOUNT OF GRADING:	20 CUBIC YARDS MAX PER DAY
NUMBER OF TRUCK TRIPS GENERATED:	15 MAX PER DAY
NUMBER OF CONSTRUCTION WORKERS:	10 MAX AT ANY TIME

CONSTRUCTION STAGING NOTES:

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

HAUL ROUTE NOTE:

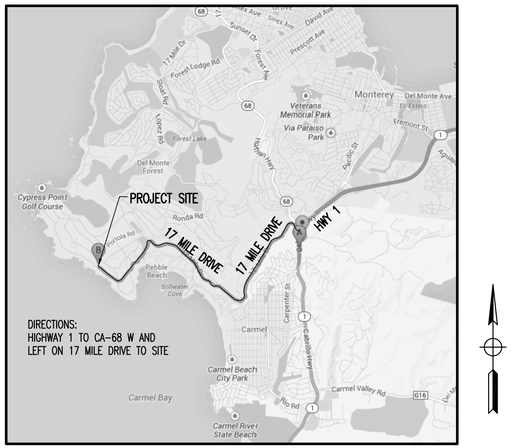
HAUL TRUCKS SHALL ENTER THE SITE BY BACKING UP DRIVEWAY FROM 17 MILE DRIVE. HAUL TRUCKS SHALL EXIT SITE IN THE SAME PATH. VEHICLES SHALL NOT BE LEFT UNATTENDED WHILE IN QUEUE ON 17 MILE DRIVE. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE DRIVEWAY/MOTOR COURT AREA SHALL BE ADDRESSED BEFORE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

WORKER PARKING NOTE:

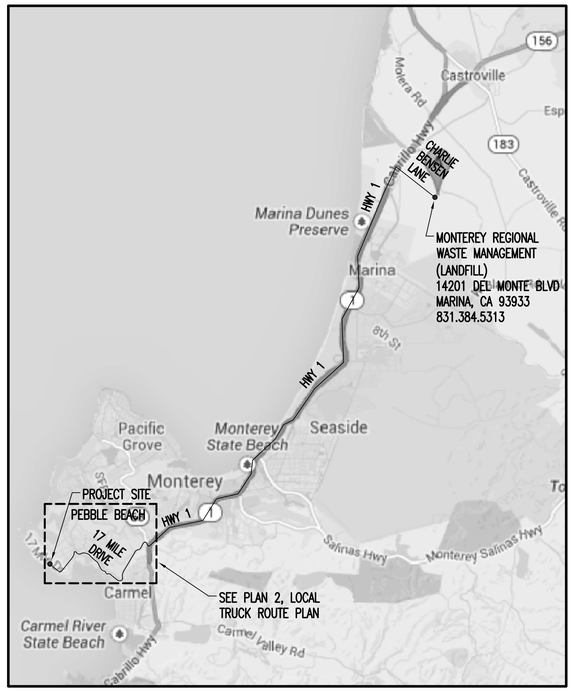
ONSITE PARKING FOR WORKERS IS LIMITED. WORKERS WILL BE SHUTTLED TO THE SITE TO MINIMIZE ON-SITE PARKING. THE LOCATION OF THE OFF-SITE PARKING WILL BE PROVIDED BY THE PROJECT ARCHITECT.

LIMITS OF CONSTRUCTION:

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



3A — LOCAL TRUCK ROUTE PLAN
NTS



3B — OVERALL TRUCK ROUTE PLAN
NTS

1"=40' — 40' 0' 40' 80'

G	FENCE, CONSERVATION EASEMENT REV	05/07/2018	AB
F	WALKWAY REVISIONS	04/27/2018	AB
E	DRIVEWAY REVISIONS	12/18/2017	AB
D	DRAINAGE REVISIONS	08/02/2017	AB
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REVISIONS

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

NEW RESIDENCE
CIVIL IMPROVEMENTS
CONSTRUCTION MANAGEMENT PLAN

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

C400

FUEL MANAGEMENT:

1. THE SITE PLAN ILLUSTRATES THE AREA OF VEGETATION AROUND THE PROPOSED STRUCTURE AND THE GENERAL EXTENT OF EXISTING VEGETATION ; TREES , SHRUBS AND GRASSES IN THE UPPER AREAS OF THE PROPERTY. REFER TO THE PROJECT ARBORIST FRANK ONO, REPORT UPDATE MAY 2017 FOR TREE TRIMMING SECTION NEAR THE DWELLING. THE PROPOSED LANDSCAPING WILL CONFORM TO LEGAL REQUIREMENTS OF THE STATE OF **CALIFORNIA STATE GOVERNMENT CODE 51182 SECTION 4291, "DEFENSIBLE SPACE"**. STATE LAW CURRENTLY REQUIRES A 100-FOOT DEFENSIBLE SPACE .

2. THE PROPOSED PLANT SPECIES WITHIN IN THE EXISTING 100-FOOT CIRCLE FROM THE STRUCTURE AND WITHIN THE DEVELOPMENT BOUNDARY TO THE PROPERTY LINE IS DEFENSIBLE FIRE AS A MANAGEMENT ZONE. NEW PLANTS ARE LOW PYROPHYTIC TYPES & ARE TO BE WELL SPACED APART TO FURTHER INCREASE FIRE SAFETY. ADDITIONALLY IN THE PROPOSED HABITAT RESTORATION LOW STATURE HERBS AND GRASSES HAVE BEEN SELECTED. AND FINALLY THIN SOILS WILL POINT UP PERIODIC BARE GROUND . HEIGHT OF VEGETATION.: GRASS AND FORBES SHALL BE MAINTAINED NOT TO EXCEED 18-INCHES . CLEARANCE BETWEEN SHRUB GROUPINGS IS RECOMMENDED AT FOUR FOOT MINIMUM AND MAXIMUM 40 FEET FOR SAFE EFFECT.

3. FURTHER SITE MAINTENANCE TO DECREASE POTENTIAL FIRE FUELS ON SITE BY MAINTAINING SURFACE LITTER OF NEEDLES, TWIGS AND CONES. PER STATE FIRE CODE RECOMMENDATIONS SHALL BE PRACTICED TO A THREE-INCH MINIMUMS DEPTH IN THESE OPEN AREAS. FOR MULCHING TO ENSURE THE CYPRESS TREE HABITAT AROUND INDIVIDUAL TREES REFER TO ARBORIST FRANK ONO'S REPORT AND ADDENDUM OF A FOUR INCH (4) TREE GROUND MULCH FROM THE CYPRESS DEL MONTE FOREST.

4. REMOVAL OF TWO (2) PINES TREES IN THE DRIVEWAY PROPOSED. ADDITIONAL DECLINING CYPRESS IN THE BUILDING ENVELOPE ALSO OCCURS. PLEASE REFER TO THE **FOREST MANAGEMENT PLAN** AND THE **IDG SITE PLAN.**

LANDSCAPE DESIGN SCOPE:

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

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

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

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

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

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

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

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

Landscape Design Statement:

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

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

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

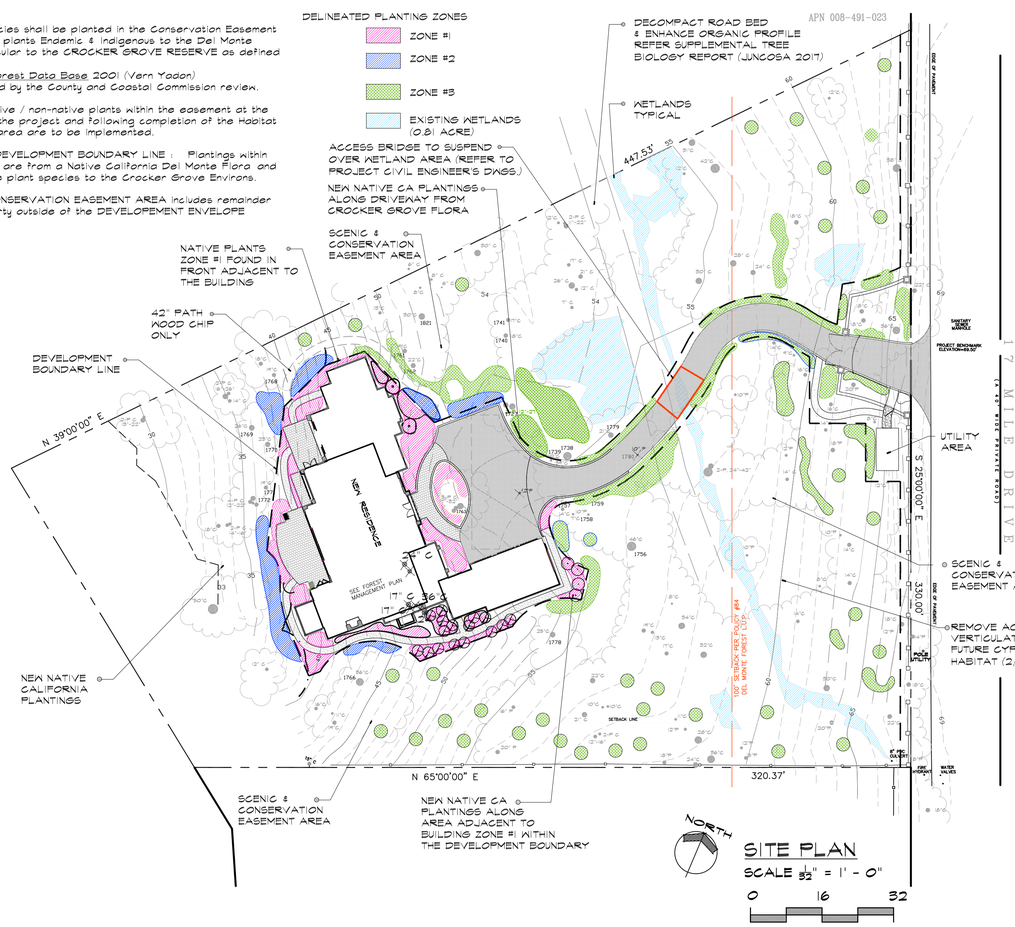
This Water efficient landscape follows the State's Model Efficient Landscape Ordinance pursuant to Government Code Section #65592 as managed by the Monterey Peninsula Water Management District Rule 142.1 interpretation. A thorough water use analysis for the landscape using MAWA (Maximum Allowable Water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

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

_____
Scott Hall, registered California Landscape Architect #3404

CLARIFICATION :

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



SHEET INDEX: Preliminary Plans

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

Luca & Katrina Maestri Garden Design

PRELIMINARY LANDSCAPE & RESTORATION PLAN

TITLE SHEET & INTRODUCTION NOTES CLARIFIED

AS SHOWN

THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS PROHIBITED.
TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH HALL LANDSCAPE DESIGN WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIA EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

Revisions

Hall Landscape Design
Landscape Architects #3405
582 Lighthouse Avenue
Pacific Grove, Ca 93950
(831) 655-3808 fax 655-3854
e-mail scott@halllandscape.com

REGISTERED LANDSCAPE ARCHITECT SCOTT HALL #3405 SIGNATURE DATE STATE OF CALIFORNIA

Maestri Residence
3180 17-Mile Drive
Pebble Beach, CA apn 008-491-024

Page Title: Title & Index Sheet

Job #	18016
Date Printed:	01-02-2018
Revision	
Drawn By	MASH
Sheet	L-1
	of: 6 Sheets

MAWA & ETWU NOTES

Proposed Planted Areas Water Use

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

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

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

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

FORMULAS AND DATA: Definitions:

MAWA - Maximum Applied Water Allowance (Gallons / Year)

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

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

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

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

Landscape Fixture Units = 39.80 / 100 = 0.398 (Acre Feet per year) For Landscaped area Of 7,508sq. ft
Monthly Totals:

$$MAWA / Month = \frac{ETo \text{ for Month} \times \text{Annual MAWA}}{\text{Annual Eto}}$$

LA = Landscape Area of Site (Square Feet) = 7,508 s.f.
0.623 = Conversion Factor for Gallons
KL = Average Landscape Coefficient = 0.50
IE = Target Irrigation Efficiency of 62.5% (0.625)
Et0 (Pacific Grove) Station # 193 Reference for Evapotranspiration
(Inches per Year) = 36.61 / 325,851 = Gallons - Per - Acre - Feet

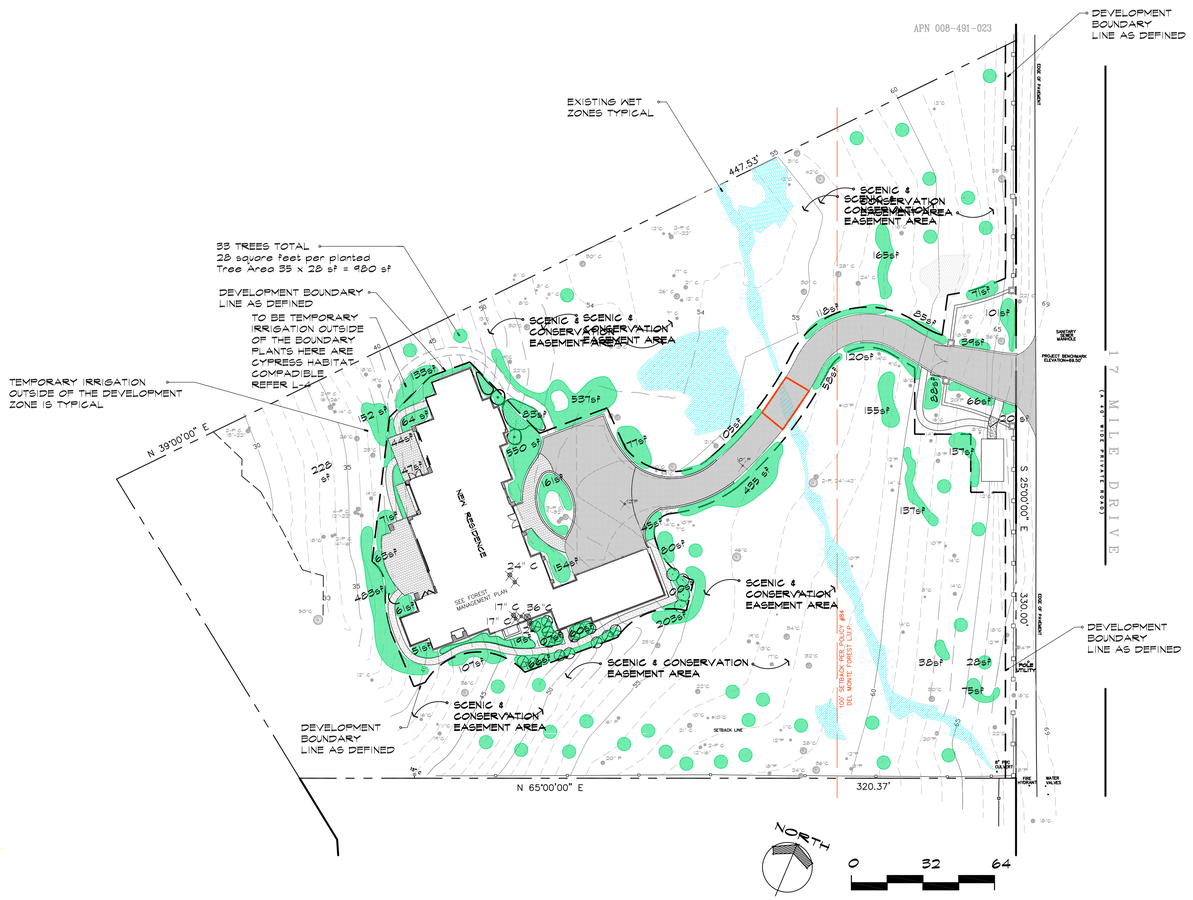
Area Total Irrigated low volume spray & drip maximum = 7,508 square feet
Note: Plants do not occupy every square inch.

$$\frac{MAWA = 36.61 \times 0.58.5 \times 7{,}508 \text{ s.f.} \times .623}{325{,}851} = .31 \text{ (Acre Feet Per Year)}$$

Water use by month MAWA

Maestri Residence

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



ESTIMATED TOTAL WATER USE / ETWU

Maestri Residence

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

Annual estimated applied water = (Eto-ER) x Pf x LA x .623/ DU x ME
ET0=reference ET; ER=Effective rainfall (Eto for Dec-Feb); Pf=Plant factor;
LA= Landscape area by hydrozone; .623= conversion factor to gallons; DU=Distribution Uniformity
ME= Management Efficiency

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

Annual estimated Total Water use (ETWU) =	**83,107.70**	**gallons**	**0.26**	**acrefeet/year**
MAWA	**101,755.00**	**gallons/year**	**0.31**	**acrefeet/year**

CIMIS based Pacific Grove Weather Statioin #193 **Eto Values by** **36.61(in)**

Definitions:

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

WATER ALLOCATION ESTIMATE

SCALE: 1/32" = 1' - 0"

Revisions

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REGISTERED LANDSCAPE ARCHITECT SCOTT HALL #3405 SIGNATURE DATE STATE OF CALIFORNIA

Maestri Residence
3180 17-Mile Drive
Pebble Beach, CA apn 008-491-024

Water Use Calcs

Page Title:

Job #	18016
Date	Printed 01-02-2018
Revision	
Drawn By	MASH
Sheet	L-2
	of: 6 Sheets

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IRRIGATION MATERIALS LIST

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

RAIN SENSOR / WEATHERMATIC SLW5
Attach rain sensor to Utility Area Fence, orient and interface with Controller.

Drip Emitter Set UP
Emitter Model Netafim ARKAL 3/4" Drip Filter + 30 PSI Senniger Regulator pressure-compensating Emitters
Tubing as needed by Argifrim Company.
Use 1 gallon per hour model.
PVC Pipe to designated areas. Fit polyethylene pipe and drip fittings to PVC and connect drip emitters. Distribute emitters around perimeter of plants.
Larger trees use concentric circle pipe.

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

P.O.C Point of Connection
1. Brass Matco (mfg.) Gate Valve no less than 1/2" Below Pipe Diameter Verify connection
2. Install inline Brass casing "Y" Filter before backflow unit
3. Install Min. 1" Wilkens or Febcco Backflow preventer

Note: The Contractor shall be responsible for certificate of testing by a licensed American water Works Agent.

Submit approved test results to Owner and Landscape Architect

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

Emitter Schedule:

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

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

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

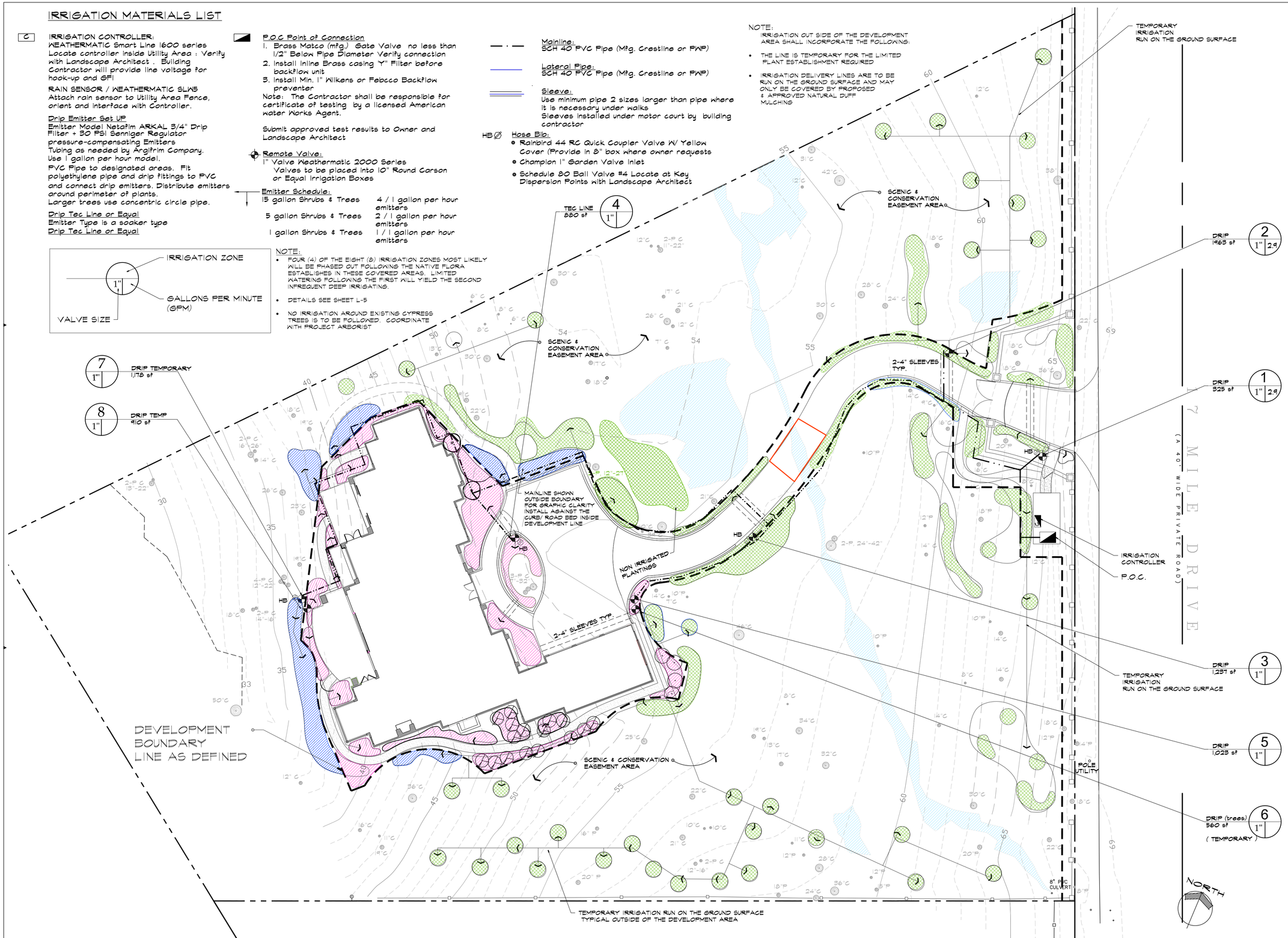
Sleeve:
Use minimum pipe 2 sizes larger than pipe where it is necessary under walks
Sleeves installed under motor court by building contractor

HBØ Hose Bib:
- Rainbird 44 RC Quick Coupler Valve W/ Yellow Cover (Provide in 8" box where owner requests
- Champion 1" Garden Valve Inlet
- Schedule 80 Ball Valve #4 Locate at Key Dispersion Points with Landscape Architect

IRRIGATION ZONE
1" (GALLONS PER MINUTE (GPM))
VALVE SIZE

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

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



LANDSCAPE IRRIGATION PLAN

0 16 32
SCALE: 1/16" = 1' - 0"

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Revisions
△
△
△

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REGISTERED LANDSCAPE ARCHITECT SCOTT HALL #3405 SIGNATURE DATE STATE OF CALIFORNIA

Maestri Residence
3180 17-Mile Drive
Pebble Beach, CA apn 008-491-024

Page Title: Irrigation Plan

Job #	18016
Date Printed:	01-02-2018
Revision	
Drawn By	MASH
Sheet	L-3
of:	6 Sheets

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

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

NOTES: SITE & NON NATIVE PLANTS

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

ZONE #1 NC ... NATIVE CALIFORNIA FLORA COASTAL ENVIRONS

ZONE #2 SH ... NATIVE PLANTS FOUND WEST OF 17 MILE DRIVE

ZONE #3 CG... CROCKER GROVE FLORA

ZONE #1

ZONE #2

ZONE #3

PLANT GENUS · CAR NUK 4g 5g · PLANT QUANTITY · CONTAINER SIZE · PLANT SPECIES

SEED AGROSTOS PALLENS CAREX PANZA

WET LANDS ZONE

CAR PLUG HAR

CAL 1g NUK

ERI 1g GLA

CUP 1g MAC

CAREX 1g & JUNCUS

ARC 1g HOO

ELY 1g MOL

IRI 1g SPP

RHA 5g CAL

FOOT PATH MULCH & DIRT

ELY 2" tube CON

LEY 2" tube CAN

ERI 1g PAR

SCENIC & CONSERVATION EASEMENT AREA

CAL 2" tube NUK

2 HET 5g ARB

RHA 5g CAL

FER 1g SPP

ERI 1g GLA

IRI 32 1g DOU

ARC 1g HOO

ZONE #3 PLANTS

ART PLUGS PYC

ERI 1g PAR

ERI 1g STA

PER 1g SPP

RHA 5g CAL

ERI 1g PAR

ELY PLUGS CON

CAL PLUGS NUT

IRI 1g SPP

PIN 5g RAD

HET 5g ARB

CEA 5g THY

SCENIC & CONSERVATION EASEMENT AREA

SETBACK LINE

100' SETBACK PER POLICY #84
DEL MONTE FOREST L.U.P.

RHA 5g CAL

CUP 5g MAC

CUP 5g MAC

VAC 5g OVA

RHA 5g CAL

PER 1g SPP 18" oc

IRI 1g SPP

PER 1g SPP

RHA 5g CAL

VAC 1g OVA

CAL NUK 2" PLUG

CAL NUK 2" PLUG

CUP 1g MAC

VAC 5g OVA

17 MILE DRIVE
(A 40' WIDE PRIVATE ROAD)

NORTH

0 16 32

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

PRELIMINARY LANDSCAPE PLANTING PLAN

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Revisions
1. PLANT ZONES / CLARIFICATION
2.
3.

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Maestri Residence
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Page Title: Planting Plan

Job #	18016
Date	Printed: 01-02-2018
Revision	Clarify 12-29-2017
Drawn By	MASH
Sheet	L-4
	of: 6 Sheets

PLANTS FROM ZONE #1, ZONE #2 & ZONE #3

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

USE OF MULCH:

Responsible Plant Mulching Notes:

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

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

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

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

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

TOPSOIL SOIL MIX SPECIFICATIONS:

Note:

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

Chemical Properties:

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

Physical Properties:

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

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

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

CLARIFICATIONS TO THE INITIAL STUDY

REPORT FOR THE PRELIMINARY LANDSCAPE PLAN REVIEW:

Page 6 Figure 9.

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

OBL Obligate always found within the wetlands and

FACW Facultative-wetland, generally found in this zone

FAC Facultative or equally found with in this habitat zone

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

The overall Preliminary Landscape Area includes approximately 7,508 square feet for planting Native California Flora from the Del Monte Forest in three (3) Zones drawn from the Biological Reports: Jeffery Froke, PhD; Adrian Juncosa, PhD; and compiled Del Monte Forest Plant Matrix by Vern Yadon, 2001)

LISTED HERE ARE THE THREE LANDSCAPE PLANTING ZONES:

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

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

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

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

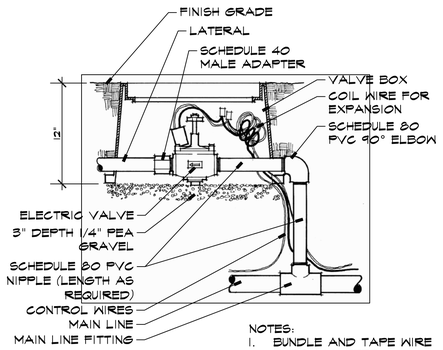
Restoration Care around the Wetlands therefore as identified within the Landscape Preliminary Plan set Sheet L-6 responds to both Adrian Juncosa, PhD and Jeffery B. Froke, PhD analysis reported analysis.

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

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

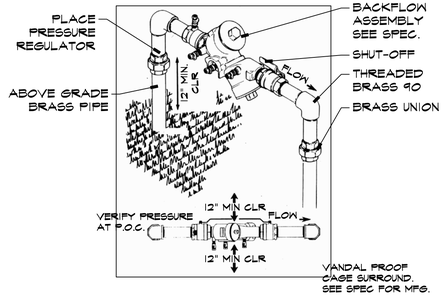
MONITORING ACTIONS:
All restoration shall be in accordance with the adopted Mitigation Measures and Monitoring Actions and with the Biological Assessment (Froke, May 2017), Forest Management Plan (Ono May 2017) and "Supplement (December 2017) Plan", and Supplemental Tree Biology Report (Juncosa June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

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

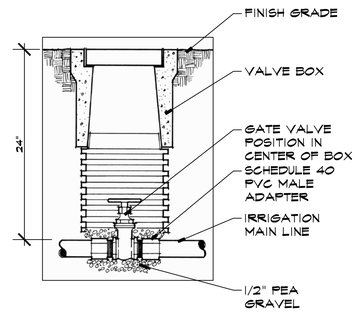


NOTES:
1. BUNDLE AND TAPE WIRE EVERY 10' FEET
2. PROVIDE 24" EXPANSION LOOP AT EACH.

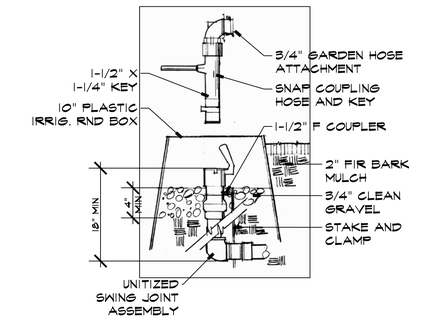
REMOTE IRRIGATION VALVE
NTS



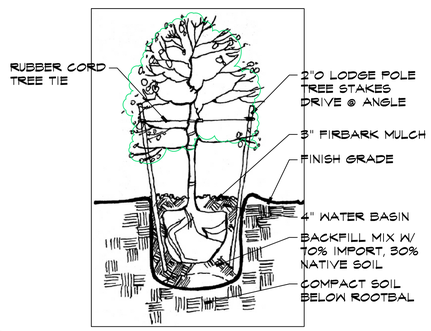
BACKFLOW ASSEMBLY
NTS



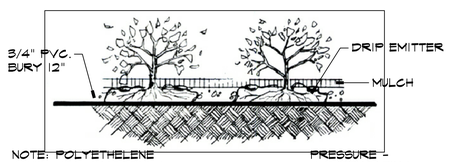
GATE VALVE SHUT-OFF
NTS



QUICK COUPLER
NTS



TREE PLANTING & STAKING
NTS



DRIP IRRIGATION DISPERSAL
NTS

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Revisions

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Page Title: Details & Specifications

Job #	18016
Date Printed:	01-02-2018
Revision	
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Sheet	L-5
of:	6 Sheets

LANDSCAPE CONSTRUCTION DETAILS & SPECIFICATIONS

AS SHOWN

CYPRESS HABITAT + BLUFF RESTORATION PLANT LIST

	Botanical Name	Plant Type	Region	Plant Zone
	Agrostos pallens	G	CG*	2 + 3
	Carex hartfodii	G	CG*	3
	Carex pansa	G	SC*	3
	Calamagrostis nutkaensis	G	CG*	3
	Cupressus macrocarpa	T	SC*	2 + 3
	Distichlis spicata	G	SC*	2 + 3
	Elymus condensatus spp. glaucus	G	CG*	3
	Erigeron glaucus spp. glaucus	F	CG*	2 + 3
	Iris douglasiana 'species'	F	CG*	2 + 3
	Juncus effusus	G	CG*	3
	Juncus mexicanus	G	CG*	3
	Pteridium aquilinum var. pubescens	F	CG*	3
	Rosa californica	S	CG*	3
	Rhamnus californica spp. californica	S	CG*	3
	Vaccinium ovatum	S	CG**	3
PLANT TYPE:	T ..... Tree V ..... Vine S ..... Shrub F ..... Fern P ..... Perennial SC ..... Ground			
PLANT REGION:	All Plant Species are from the Crocker Grove Reserve			

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

ZONE #3 CG... CROCKER GROVE RESERVE FLORA

NOTES:

RESTORATION HABITAT PRELIMINARY

1. ALL HABITAT RESTORATION SHALL OCCUR OUTSIDE OF THE DEVELOPMENT AREA:

   ZONE #2 COASTAL BLUFF & CYPRESS HABITAT

   ZONE #3 MONTEREY CYPRESS HABITAT

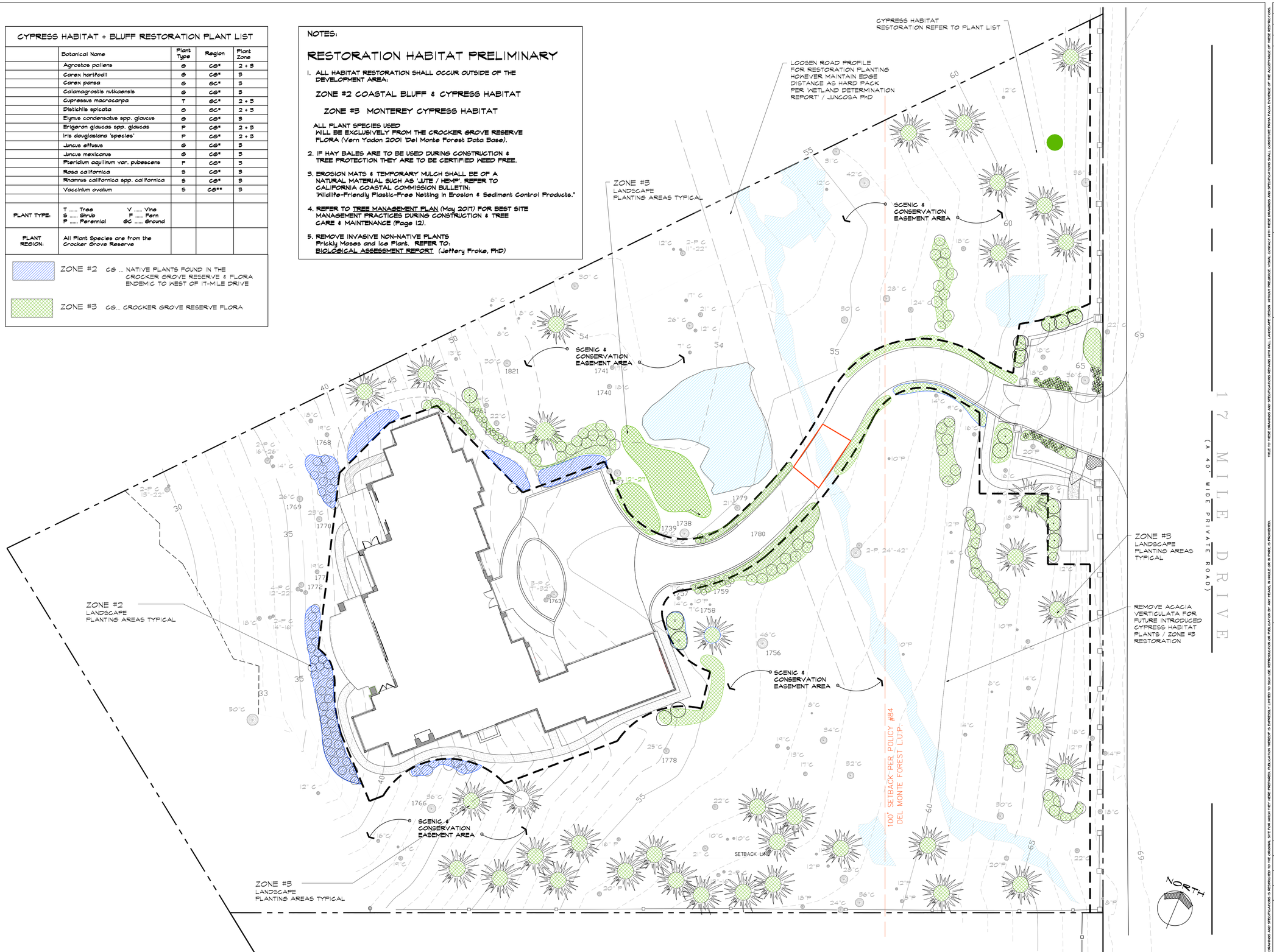
   ALL PLANT SPECIES USED WILL BE EXCLUSIVELY FROM THE CROCKER GROVE RESERVE FLORA (Vern Yadon 2001 'Del Monte Forest Data Base).

2. IF HAY BALES ARE TO BE USED DURING CONSTRUCTION & TREE PROTECTION THEY ARE TO BE CERTIFIED WEED FREE.

3. EROSION MATS & TEMPORARY MULCH SHALL BE OF A NATURAL MATERIAL SUCH AS 'JUTE / HEMP'. REFER TO CALIFORNIA COASTAL COMMISSION BULLETIN: 'Wildlife-Friendly Plastic-Free Netting in Erosion & Sediment Control Products."

4. REFER TO TREE MANAGEMENT PLAN (May 2017) FOR BEST SITE MANAGEMENT PRACTICES DURING CONSTRUCTION & TREE CARE & MAINTENANCE (Page 12).

5. REMOVE INVASIVE NON-NATIVE PLANTS Prickly Moses and Ice Plant. REFER TO: BIOLOGICAL ASSESSMENT REPORT (Jeffery Froke, PhD)



PRELIMINARY HABITAT RESTORATION PLAN

0 16 32

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

Revisions

1 PLANT ZONES / CLARIFICATION

2

3

Hall Landscape Design
Landscape Architects #3405
582 Lighthouse Avenue
Pacific Grove, Ca 93950
(831) 655-3808 fax 655-3854
e-mail scott@halllandscape.com

REGISTERED LANDSCAPE ARCHITECT SCOTT HALL #3405 SIGNATURE DATE STATE OF CALIFORNIA

Maestri Residence
3180 17-Mile Drive
Pebble Beach, CA apn 008-491-024

Page Title: Restoration Plan

Job #	18016
Date Printed:	01-02-2018
Revision	
Drawn By	MASH
Sheet	L-6
	of: 6 Sheets

THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS PROHIBITED. TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH HALL LANDSCAPE DESIGN. WITHOUT PRIOR LATCHES, VISUAL CONTACT WITH THESE DRAWINGS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIA EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

EXHIBIT G

Before the Director of RMA-Planning
in and for the County of Monterey, State of California

In the matter of the application of:
CASANOVA 5 SW LLC (PLN160179)
RESOLUTION NO. 16-078
Resolution by the Monterey County Director of RMA-Planning:

1) Finding the project exempt from CEQA per Section 15302 of the CEQA Guidelines; and
2) Approving a Coastal Administrative Permit and Design Approval to allow the demolition of an existing 5,392 square foot one-story single family dwelling and construction of an 8,303 square foot two-story single family dwelling; Coastal Administrative Permit to allow development within 750 feet of known archaeological resources; and Coastal Administrative Permit to allow development within environmentally sensitive habitat (Monterey Cypress habitat).

(PLN160179), Casanova 5 SW LLC, 3188 17-Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-491-012-000)

The Casanova 5 SW LLC application (PLN160179) came on for an administrative hearing before the Monterey County Director of RMA-Planning on March 1, 2017. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Director of RMA-Planning finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY / SITE SUITABILITY** - The proposed project and/or use, as conditioned, is consistent with the policies of the Local Coastal Program (LCP) and other County health, safety, and welfare ordinances related to land use development. The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights (see 20.70.050.B.4). The site is physically suitable for the use proposed.

EVIDENCE:

a) 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 project has been reviewed for site suitability by the following departments and agencies: RMA-Planning, Pebble Beach Community Services Fire Protection District, RMA-Public Works, RMA-Environmental Services, 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.

c) Public Access: The subject property is not described as an area where the Local Coastal Program requires public access (Figure 8 of the Del Monte Forest Land Use Plan. 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.No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

d) Design Approval: The subject properties include a "D" (Design Control) zoning overlay, which requires that a Design Approval application be approved prior to issuance of building permit for the construction of any structures in the "D" district (MCC Section 20.44.030). A Design Approval is incorporated in this permit. The project proposal is consistent with the intent and purpose of the "D" district, as the project is consistent with the existing residential development and neighborhood character of the surrounding area. Natural colors and materials are proposed that will assist the project in blending into the natural landscape and existing topography at the site.

e) Cultural Resources: According to County resource maps, the subject property is located within 750 feet of a known archaeological resource. Pursuant to Section 20.145.120.B.1 of the Coastal Implementation Plan, Part 5, an archaeological survey is required for projects located within 750 feet from a known resources. An archaeological report was prepared for the proposed project by Susan Morley (LIB160263). The report did not identify any of the materials (dark midden soil, fragments of weathered marine shell, flaked or ground stone, bone or bone fragments, fire-affected rock(s), bedrock mortars, etc.) frequently associated with historic and/or prehistoric cultural resources in the area of the proposed construction during the field reconnaissance. No impacts to cultural resources are anticipated because development will occur entirely within the footprint previously disturbed when the existing structures (proposed for demolition) were built. A standard condition of approval has been applied to the project to ensure proper measures are in place in the event resources are uncovered during construction (Condition 3).

f) Development within the Monterey Cypress Habitat Area: The project site is located within the Monterey Cypress Habitat, which is considered Environmental Sensitive Habitat Area (ESHA). This particular project, however, will not have an effect on the surrounding ESHA, including Monterey Cypress specimens, as the project involves the demolition of the existing single story residence and reconstruction of a two-story single family dwelling within the same footprint. Hardscape coverage will be reduced from 8,048 square feet (existing) to 2,813 square feet (proposed). This reduction in hardscape coverage increases the distance between the development area and the existing Monterey Cypress trees and habitat on the project site and returns that portion of the site to potential habitat area. The project will increase Cypress habitat by approximately 5,300 square feet by reducing the total development footprint. (See page A-0.4 of Attachment A.2). Furthermore, all construction

staging and parking will occur on areas of existing paving/hardscape and will not be located within the Monterey Cypress Habitat area. (See Page CMP of Attachment A.2).

g) The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review on September 1, 2016. The LUAC recommended approval of the project as proposed by a vote of 6-0 (2 members absent) (**Attachment C).**

h) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development are found in Project File PLN160179.

2. **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 the RMA-Planning, Pebble Beach Community Fire Protection District, RMA-Public Works, RMA-Environmental Services, 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) The project involves the demolition of an existing 5,392 square foot one-story single family dwelling and construction of an 8,303 square foot two-story single family dwelling, located in Pebble Beach, where all public services (water, sewer, gas/electric) and facilities (fire/police) are available. The project will be consistent with the maximum development permissible under the Del Monte Forest Land Use Plan and within the LDR(CZ) zoning designations.

c) See preceding and following Findings and Evidence.

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

EVIDENCE: Staff reviewed Monterey County RMA-Planning and RMA-Building Services records and is not aware of any violations existing on subject property.

4. **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 15302 categorically exempts the replacement or reconstruction of existing structures when the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

b) The project involves the demolition of an existing 5,392 square foot

one-story single family dwelling and construction of an 8,303 square foot two-story single family dwelling within the same footprint.

c) No adverse environmental effects were identified during staff review of the development application.

d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact.

e) See preceding and following Findings and Evidence.

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

EVIDENCE: a) Section 20.86.030.A of the Monterey County Zoning Ordinance (Board of Supervisors).

b) Section 20.86.080.A.1 of the Monterey County Zoning Ordinance (Coastal Commission). The project is subject to appeal by/to the California Coastal Commission because the project site is located between the sea and the first public road (State Route 1) paralleling the sea.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Director of RMA-Planning does hereby:

A. Find the project exempt from CEQA per Section 15302 of the CEQA Guidelines; and

B. Approve a Coastal Administrative Permit and Design Approval to allow the demolition of an existing 5,392 square foot one-story single family dwelling and construction of a 8,303 square foot two-story single family dwelling; Coastal Administrative Permit to allow development within 750 feet of known archaeological resources; and Coastal Administrative Permit to allow development within environmentally sensitive habitat (Monterey Cypress habitat), in general conformance with the attached sketch and subject to the conditions, both being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 1st day of March, 2017.

Jacqueline R. Onciano, Interim Chief of Planning
Resource Management Agency

COPY OF THIS DECISION MAILED TO APPLICANT ON MAR 03 2017.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE MAR 13 2017.

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

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

NOTES

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

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

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

2. This permit expires 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

PLN160179

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Coastal Administrative Permit and Design Approval (PLN160179) allows the demolition of an existing 5,392 square foot one-story single family dwelling and construction of a 8,303 square foot two-story single family dwelling, development within 750 feet of a known archaeological resource, and development within environmentally sensitive habitat (Monterey Cypress). The property is located at 3188 17-Mile Drive, Pebble Beach (Assessor's Parcel Number 008-491-012-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Coastal Administrative Permit (Resolution Number 16-078) was approved by the Interim Chief of Planning for Assessor's Parcel Number 008-491-012-000 on March 1, 2017. The permit was granted subject to 17 conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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

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

Responsible Department: RMA-Planning

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

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

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

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

4. PD005(A) - NOTICE OF EXEMPTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Pursuant to CEQA Guidelines § 15062, a Notice of Exemption shall be filed for this project. The filing fee shall be submitted prior to filing the Notice of Exemption. (RMA-Planning)

Compliance or Monitoring Action to be Performed: After project approval, the Owner/Applicant shall submit a check, payable to the County of Monterey, to the Director of RMA - Planning.

5. 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.

6. PD007- GRADING WINTER RESTRICTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services. (RMA - Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed: The Owner/Applicant, on an on-going basis, shall obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.

7. 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.

8. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of 3 years, to expire on March 1, 2020 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-Director of Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

9. PD047 - DEMOLITION/DECONSTRUCTION (MBUAPCD RULE 439)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In accordance with Monterey Bay Unified Air Pollution Control District Rule 439, construction plans shall include "Demolition and Deconstruction" notes that incorporate the following work practice standards:

1. Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process;
2. Demolish the structure inward toward the building pad. Lay down roof and walls so that they fall inward and not away from the building;
3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour.

All Air District standards shall be enforced by the Air District.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of a demolition permit, if applicable, the Owner/Applicant/Contractor shall incorporate a "Demolition/Deconstruction" note on the demolition site plan that includes, but is not limited to, the standards set forth in this condition.

During demolition, the Owner/Applicant/Contractor shall obtain any required Air District permits and the Air District shall conduct all deconstruction or demolition inspection activities as required by the Air District.

10. 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.

11. 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.

12. 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.

13. 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.

14. 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.

15. WRSP1 - STORMWATER MANAGEMENT PLAN - DEL MONTE FOREST

Responsible Department: Water Resources Agency

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

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

16. WRSP2 - DRIVEWAY RUNOFF - DEL MONTE FOREST

Responsible Department: Water Resources Agency

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

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

17. WRSP3 - WRA INSPECTION - PRIOR TO FINAL

Responsible Department: Water Resources Agency

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

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

3188 17 MILE DR. RESIDENCE

GENERAL NOTES

1. CONTRACTOR LICENSE: THE CONTRACTOR(S) PERFORMING THE WORK DESCRIBED BY THESE PLANS AND SPECIFICATIONS SHALL BE PROPERLY AND CURRENTLY LICENSED DURING THE EXECUTION OF THE PROJECT AND SHALL NOT PERFORM WORK OUTSIDE THE LEGAL SCOPE OF ANY LICENSE.

2. SCOPE: THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND MACHINERY, TRANSPORTATION, WATER, HEAT, ELECTRICAL, TELEPHONE, AND ANY OTHER RELATED ITEMS NECESSARY FOR THE PROPER EXECUTION AND TIMELY COMPLETION OF THE WORK.

3. QUALITY CONTROL: IT IS THE EXPRESS INTENTION OF THESE PLANS AND SPECIFICATIONS TO REQUIRE A HIGH STANDARD OF WORK. IF, IN THE OPINION OF THE CONTRACTOR, ANY PORTION OF THE DOCUMENTATION HEREIN IS INCONSISTENT WITH THIS, THE ARCHITECT SHALL BE NOTIFIED PRIOR TO EXECUTING THE WORK AND ALLOWED REVISION TIME IF FELT NECESSARY.

4. WARRANTY: THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS, AND IN CONFORMANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.

5. PERMITS: UNLESS OTHERWISE INSTRUCTED, THE OWNER SHALL PAY ALL PERMIT FEES INCLUDING UTILITIES. THE CONTRACTOR SHALL SECURE THE BUILDING PERMIT AND ANY OTHER PERMITS PRIOR TO STARTING THE WORK AND COMPLY WITH ALL INSPECTION REQUIREMENTS THROUGH FINAL SIGN-OFF.

6. LEGAL/NOTICES/CODE COMPLIANCE: THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, BUILDING CODES, RULES, REGULATIONS AND OTHER LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ARCHITECT IN WRITING IF THE DRAWINGS AND/OR SPECIFICATIONS ARE AT VARIANCE WITH ANY SUCH REQUIREMENTS. THE CONTRACTOR SHALL OPERATE TO BEST MANAGEMENT PRACTICES.

7. RESPONSIBILITY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES SELECTED TO EXECUTE THE WORK. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK WITHIN THE SCOPE OF THE CONTRACT.

8. SAFETY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING & PROPERLY SUPERVISING ADEQUATE INDUSTRY STANDARD SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK.

9. INSURANCE: LIABILITY INSURANCE SHALL BE MAINTAINED BY THE CONTRACTOR TO PROTECT AGAINST ALL CLAIMS UNDER WORKMAN'S COMPENSATION ACTS, DAMAGES DUE TO BODILY INJURY INCLUDING DEATH, AND FOR ANY PROPERTY DAMAGES ARISING OUT OF OR RESULTING FROM THE CONTRACTOR'S OPERATIONS UNDER THE CONTRACT. THIS INSURANCE SHALL BE FOR LIABILITY LIMITS SATISFACTORY TO THE OWNER. THE OWNER HAS THE RIGHT TO REQUIRED CONTRACTUAL LIABILITY INSURANCE APPLICABLE TO THE CONTRACTOR'S OBLIGATIONS. CERTIFICATES OF SUCH INSURANCE SHALL BE FILED WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.

10. CLEAN UP: THE CONTRACTOR SHALL KEEP THE PREMISES AND SITE FREE FROM ACCUMULATION OF WASTE MATERIALS DURING CONSTRUCTION BY PERIODIC CLEAN UP AND OFF-SITE DEBRIS REMOVAL. FINAL CLEANUP AND DEBRIS DISPOSITION SHALL BE TO THE SATISFACTION OF THE OWNER.

11. CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND EXISTING CONDITIONS AFFECTING THE WORK OR NATURE OF SPECIFIED MATERIALS AND/OR SCOPE OF DESIGN.

12. ALL NOTES, DIMENSIONS, ETC. INDICATE NEW MATERIALS OR CONSTRUCTION UNLESS OTHERWISE NOTED.

13. BUILDING CODES: ALL CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE (C.B.C), 2014 CA-BLDG, MECH, PLUMBING, CFC, 2014 CA ELEC. AND 2014 CALIFORNIA ENERGY CODE AND ANY AMENDMENTS OF PRESIDING CITY OR COUNTY.

14. NO LAND CLEARING OR GRADING SHALL OCCUR ON THE PROPERTY BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.

15. ALL CUT AND/OR FILL OF SLOPES EXPOSED DURING THE COURSE OF CONSTRUCTION SHALL BE COVERED, SEEDED WITH NATIVE GRASSES OR OTHERWISE TREATED TO CONTROL EROSION.

16. SHOP DRAWINGS: PRIOR TO FABRICATION, THE CONTRACTOR SHALL SUBMIT TO THE ENGINEER FOR APPROVAL SHOP DRAWINGS FOR ALL STRUCTURAL STEEL, REINFORCING STEEL, GLUE LAMINATED BEAMS AND PREFABRICATED TRUSSES. SHOP DRAWINGS ARE NOT CHANGE ORDERS, BUT RATHER SERVE TO DEMONSTRATE TO THE ENGINEER THAT THE CONTRACTOR UNDERSTANDS THE REQUIREMENTS & DESIGN CONCEPTS OF THE PLAN, DETAILS & SPECIFICATIONS.

17. CONSTRUCTION, BRACING & SHORING: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.

18. ALL MANUFACTURERS' INSTALLATION GUIDES TO BE PROVIDED TO INSPECTOR AT TIME OF FIELD INSPECTION.

19. NAILING TO BE IN COMPLIANCE WITH CBC TABLE 23-II-B-1

FRONT PERSPECTIVE



SITE MAP



PEBBLE BEACH, CA 93953

PROJECT TEAM

OWNERS:	CASANOVA 5 SW LLC 3188 17 MILE DR. PEBBLE BEACH, CA 93953
DESIGNER:	HOMELIFE DESIGN STUDIO - JOSHUA STEWMAN 1042 EGAN AVE. PACIFIC GROVE, CA 93950 (831) 920-8814 - joshua@homelifedesignstudio.com
CONTRACTOR:	STOCKER & ALLAIRE 21 MANDEVILLE CT. MONTEREY, CA 93940 (831) 375-1890
STRUCTURAL: ENGINEER	PAUL GALLIEN ENGINEERING 9699 BLUE LARKSPUR LN, SUITE 102 MONTEREY, CA 93940 (831) 372-7072
LANDSCAPE: ARCHITECT	PETE WODARZ - MILIEU DESIGN LLC. 48 EAST HINTZ RD. WHEELING, IL 60090 (847) 366-5286
MECHANICAL: ENGINEER	MONTEREY ENERGY GROUP 26465 CARMELO RANCHO BLVD, #8 CARMEL, CA 93923 (831) 372-8328

DRAWING INDEX

ARCHITECTURAL

A-0.1	PROJECT TITLE PAGE
A-0.2	COLOR PERSPECTIVE RENDERINGS
A-0.3	COLOR MATERIAL SAMPLES
A-0.4	COVERAGE COMPARISON
A-0.5	BEST PRACTICE MANAGEMENT GUIDELINES
C-1	TOPO
A-1.0	EXISTING SITE PLAN
A-1.1	PROPOSED SITE PLAN
A-2.0	EXISTING FLOOR PLAN (SOUTH)
A-2.1	EXISTING FLOOR PLAN (NORTH)
A-2.4	PROPOSED FIRST FLOOR PLAN (SOUTH)
A-2.5	PROPOSED FIRST FLOOR PLAN (NORTH)
A-2.6	PROPOSED SECOND FLOOR PLAN (SOUTH)
A-2.7	PROPOSED SECOND FLOOR PLAN (NORTH)
A-3.0	EXISTING ELEVATIONS
A-3.1	PROPOSED ELEVATIONS
A-4.0	EXISTING BUILDING SECTIONS
A-4.1	EXISTING BUILDING SECTIONS
A-4.2	PROPOSED BUILDING SECTIONS
CMP	CONSTRUCTION MANAGEMENT PLAN

STRUCTURAL

MECHANICAL / PLUMBING

PROJECT DATA

PROPERTY ADDRESS:	**3188 17 MILE DR.** PEBBLE BEACH , CA 93953
ASSESSOR'S PARCEL # :	**008-491-012-000**
ZONING:	LDR/2-D (CZ)
OCCUPANCY GROUP:	R-3 / U - (GARAGE)
TYPE OF CONSTRUCTION :	VB
FIRE SPRINKLED:	YES - BOTH FLOORS OF MAIN HOUSE TO BE EQUIPPED WITH FIRE SPRINKLERS
WATER: CAL-AM	SEWER: PBSCD SCHOOLS: CARMEL SCHOOL DISTRICT
LOT SIZE (Sqft.):	- 1.5 acres = 65,340 sqft.
BUILDING HEIGHT:	EXISTING HEIGHT = 21'-4" PROPOSED HEIGHT = 25'-11"

BUILDING COVERAGE: - 15% Allowable = (9801 SQFT Allowable)

EXISTING BUILDING COVERAGE		PROPOSED BUILDING COVERAGE	
Main House	- 5392 sqft.	Main House	- 5320 sqft.
Exterior Decks	- 1017 sqft.	First Floor Decks	- 1783 sqft.
Overhangs >30"	- 993 sqft.	Second Floor Decks	- 1494 sqft.
Total (E) COVERAGE	**= 7402 sqft.**	**Total (P) COVERAGE**	**= 8597 sqft.**
(E) Building Coverage %	**= 11.3%**	**(P) Building Coverage %**	**= 13.2%**

FAR: - 17.5% Allowable = (11,435 SQFT. Allowable)

EXISTING FAR:		PROPOSED FAR:	
Main Level	- 5392 sqft.	First Floor	- 5320 sqft.
Total (E) FAR	**= 5392 sqft.**	Second Floor	- 2983 sqft.
(E) FAR %	**= 8.25%**	**Total (P) FAR**	**= 8303 sqft**
		(P) FAR %	**= 12.7%**

HARDSCAPE:

EXISTING HARDSCAPE:		PROPOSED HARDSCAPE:	
Driveway & Parking	- 4414 sqft.	Driveway & Parking	- 2455 sqft.
Exterior Walkways	- 3624 sqft.	Exterior Patios/walkway	- 358 sqft.
Total (E) HARDSCAPE	**= 8048 sqft.**	**Total (P) HARDSCAPE**	**= 2813 sqft.**

GRADING ESTIMATE:
CUT: 0 CY / FILL: 0 CY

PROJECT DESCRIPTION

THIS IS A WHOLE HOUSE REMODEL FOR A SINGLE FAMILY DWELLING. THIS PROJECT INCLUDES NEW WINDOWS & EXTERIOR DOORS, NEW ROOF, AND EXTERIOR SIDING. THE EXISTING HOUSE WILL BE REMODELED TO CREATE NEW SECOND FLOOR SPACES FOR THE MASTER BEDROOM & FOR A GUEST BEDROOM WING.

CODE COMPLIANCE

CODE EDITIONS:
2014 CALIFORNIA RESIDENTIAL CODE (CRC) AND 2014 CALIFORNIA GREEN BUILDING STANDARDS CODE , AND 2014 CALIFORNIA MECHANICAL, PLUMBING, ELECTRICAL, CFC, & 2014 CALIFORNIA ENERGY CODE , AS WELL AS MONTERY CO. CODE (18.02.070 MCC)

HOMELIFE DESIGN STUDIO

HOMELIFE
DESIGN STUDIO

RESIDENTIAL DESIGN - LEED AP
- PROJECT MANAGEMENT -
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(831) 920-8814

PROJECT:

3188 17 MILE DR. RESIDENCE

3188 17 MILE DR.
PEBBLE BEACH, CA 93953

APN: 008-491-012

PROJECT NO: 116

OWNER:
KEVIN CHICK
MANAGING PARTNER
CASANOVA 5 SW LLC
ph. 847-774-4958

SHEET TITLE:
PROJECT TITLE PAGE

SCALE: NOTED

DRAWN BY: JOSHUA I. STEWMAN

PRINT DATE: JULY 20, 2016

PLANNING PERMIT SUBMITTAL DATE: ---

BUILDING PERMIT SUBMITTAL DATE: ---

DATE ISSUED FOR CONSTRUCTION: -

REVISIONS:
1 --

FILE: VIEW:

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SHEET NUMBER:

A-0.1

SHEET 1 OF 20 SHEETS

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FRONT PERSPECTIVES





FRONT PERSPECTIVES

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PROJECT:

3188 17 MILE DR.
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APN: 008-491-012

PROJECT NO: 116

OWNER:
CASANOVA 5 SW LLC
KEVIN CHICK
GRAYSLAKE, IL 60030
ph. 847-774-4958

SHEET TITLE:
COLOR RENDERINGS

SCALE: 3/16"=1'-0"

DRAWN BY: TODD KREMPASKY

PRINT DATE: JUNE 17, 2016

PLANNING PERMIT SUBMITTAL DATE: ---

BUILDING PERMIT SUBMITTAL DATE: ---

DATE ISSUED FOR CONSTRUCTION: -

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SHEET 2 OF 18 SHEETS

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COPPER GUTTERS & DOWNSPOUTS



RAINSCREEN - MITERED CORNER DETAIL





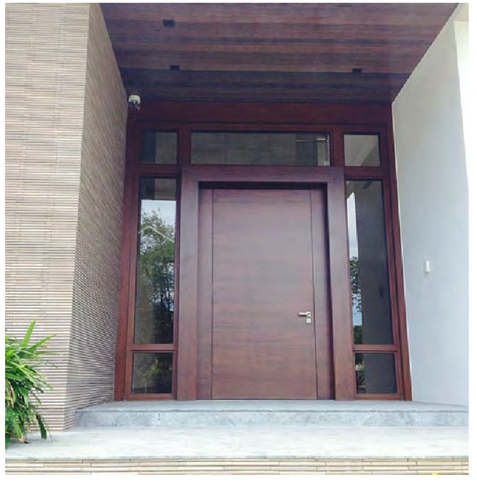
STANDING SEAM - COPPER ROOFING



FONDULAC - DRYSTACK STONE VENEER



CUMARU - HORIZONTAL RAINSCREEN SIDING



SOLID CORE MAHOGANY FRONT DOOR

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DESIGN STUDIO

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PROJECT:

3188 17 MILE DR. RESIDENCE

3188 17 MILE DR.
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APN: 008-491-012

PROJECT NO: 116

OWNER:
CASANOVA 5 SW LLC
KEVIN CHICK
GRAYSLAKE, IL 60030
ph. 847-774-4958

SHEET TITLE:
COLOR MATERIAL SAMPLES

SCALE: NOTED

DRAWN BY: JOSHUA STEWMAN

PRINT DATE: JUNE 20, 2016

PLANNING PERMIT SUBMITTAL DATE: ---

BUILDING PERMIT SUBMITTAL DATE: ---

DATE ISSUED FOR CONSTRUCTION: -

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SHEET 3 OF 19 SHEETS

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EXISTING HARDSCAPE TO BE REMOVED

PLANTER

ROOF OVERHANG

PROPOSED DRIVEWAY HARDSCAPE

EXISTING HARDSCAPE TO BE REMOVED

110 SQFT. TO BE REMOVED

295 SQFT. - TO BE REMOVED FROM EXISTING BUILDING FOOTPRINT

EXISTING HARDSCAPE TO BE REMOVED

EXISTING HARDSCAPE COVERAGE

PROPOSED BUILDING FOOTPRINT

EXISTING DECK TO REMAIN

OUTLINE OF DECK ABOVE

EXISTING HARDSCAPE TO BE REMOVED

PROPOSED DECK (IN ORANGE)

OUTLINE OF DECK ABOVE

EXISTING DECK TO REMAIN

EXISTING DECK TO REMAIN

OUTLINE OF DECK ABOVE

30°44'00"
L=12.74
R=240.00'

N 39°3

S 50° W 56.11'

BENCH MARK ELEV.=74

ROCKY SLOPE

WINTER SUN

SUMMER SUN

RISE

SET

N

PLAN LEGEND

- EXISTING 5392 SQFT. BUILDING FOOTPRINT
- EXISTING EXTERIOR DECKS - BUILDING COVERAGE
- EXISTING HARDSCAPE
- PROPOSED BUILDING FOOTPRINT
- PROPOSED HARDSCAPE

EXISTING & PROPOSED COMPARISON

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

HOMELIFE DESIGN STUDIO

HOMELIFE
DESIGN STUDIO

RESIDENTIAL DESIGN - LEED AP
- PROJECT MANAGEMENT -
www.homelifedesignstudio.com
(831) 920-8814

PROJECT:

3188 17 MILE DR. RESIDENCE

3188 17 MILE DR.
PEBBLE BEACH, CA 93953

APN: 008-491-012

PROJECT NO: 116

OWNER:
CASANOVA 5 SW LLC
KEVIN CHICK
MANAGING PARTNER
ph. 847-774-4958

SHEET TITLE:
EXISTING & PROPOSED COVERAGE COMPARISON

SCALE: NOTED

DRAWN BY: JOSHUA STEWMAN

PRINT DATE: JUNE 20, 2016

PLANNING PERMIT SUBMITTAL DATE: ---

BUILDING PERMIT SUBMITTAL DATE: ---

DATE ISSUED FOR CONSTRUCTION: -

REVISIONS:
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FILE: VIEW:

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SHEET 4 OF 19 SHEETS

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GEOTECHNICAL NOTE

GRADING SHALL CONFORM TO ALL RECOMMENDATIONS IN THE GEOTECHNICAL INVESTIGATION PREPARED FOR THIS SITE, DATED ... PRIOR TO THE CONTRACTOR REQUESTING A FOUNDATION INSPECTION, THE SOIL ENGINEER SHALL ADVICE THE BUILDING OFFICIAL THAT: 1) THE BUILDING FOOTING EXCAVATIONS AND BUILDING PAD WERE PREPARED IN ACCORDANCE WITH THE SOIL REPORT RECOMMENDATIONS. 2) THE FOUNDATION FORMING AND GRADING COMPLY WITH THE SOIL REPORT AND APPROVED PLANS. 3) DRAINAGE SYSTEM IS IN ACCORDANCE WITH THE SOIL REPORT.

ELECTRICAL NOTES

ALL ELECTRICAL ELEMENTS OF THIS PROJECT TO COMPLY WITH LATEST EDITION OF THE N.E.C.

ALL SMOKE DETECTORS IN BEDROOMS TO BE PERMANENETLY WIRED BATTERY BACK-UP AND LOW BATTERY WARNING.

ALL 125 VOLT, SINGLE PHASE, 15 & 20 AMP RECEPTACLES INSTALLED OUTDOORS SHALL HAVE GROUND-FAULT CIRCUIT INTERUPTER PROTECTION DEVICES PER NEC 210-8(A)3.

OUTLET BOXES ON OPPOSITE SIDES OF A RATED WALL (WALL SEPERATING GARAGE FROM DWELLING) SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF 24" PER UBC SECTION 709.7

MAIN SERVICE PANEL ELECTRICAL LOAD CALCULATIONS SHALL CONFORM TO NEC 220.

PROVIDE COPPER UFER GROUNDING AT SERVICE ENTRANCE TO COMPLY WITH NEC 250-50.

FIXTURES IN CLOSET SHALL MAINTAIN 18" CLEARANCE FROM COMBUSTIBLES NEC 410-8

PROVIDE GFI PROTECTION PER NEC 210-8(a).

SPACING OF ELECTRICAL OUTLETS:
GENERAL:OUTLETS SHALL BE INSTALLED SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET FROM AN OUTLET IN THAT SPACE, INCLUDING ANY WALL SPACE 2 FEET OR MORE IN WIDTH AND THE WALL SPACE OCCUPIED BY FIXED PANELS IN THE EXTERIOR WALLS, BUT EXCLUDING SLIDING PANELS IN EXTERIOR WALLS NEC 210-52(a).

KITCHEN COUNTER TOPS:
GENERAL: OUTLETS SHALL BE INSTALLED AT EACH COUNTER SPACE WIDER THAN 12 INCHES. RECEPTECLES SHALL BE INSTALLED SO THAT NO POINT ALONG THE WALL LINE IS MORE THAN 24" FROM A RECEPTACLE OUTLET IN THAT SPACE. ISLAND AND PENINSULA COUNTER TOPS 12 INCHES OR WIDER SHALL HAVE AT LEAST ONE RECEPTACLES FOR EACH FOUR FEET OF COUNTER TOP. COUNTER TOP SPACE SEPERATED BY RANGE TOPS, REFRIGERATORS OR SINKS SHALL BE CONSIDERED AS SEPARATE COUNTER TOP SPACES, NEC 210-52(c).

HVAC
PROVIDE (1) ELECTRICAL OUTLET & LIGHT BY UNIT IN ATTIC, SWITCH SHALL BE LOCATED @ ATTIC ACCESS. PROVIDE LIGHT SWITCH AND OUTLET WITHIN 25' OF ATTIC FURNACE FOR SERVCIE AS PER NEC 210.63

PROVIDE UFER GROUND FOR MAIN ELECTRICAL SERVICE AS PER CODE

ALL EXTERIOR ELECTRICAL EXPOSED TO WEATHER TO BE SUITABLE FOR DAMP & WET LOCATIONS PER NEC 410-57.

RANGES AND DRYERS REQUIRE A 4-WIRE GROUNDED RECEPTACLE OUTLET REGARDLESS OF WHERE THE CIRCUIT ORIGINATES AS PER NEC

BATHROOM RECEPTACLES SHALL BE SUPPLIED BY A 20-AMP BRANCH CIRCUIT EXCLUSIVE TO BATHROOM

PROVIDE ARC FUALT CIRCUIT BREAKERS AT ALL BRANCH CIRCUITS FOR BEDROOM RECEPTACLES PER NEC 210-12

RECEPTACLES LOCATED IN A GARAGE AREA TO BE MOUNTED AT A MINIMUM 18" ABOVE FINISHED FLOOR PER UMC Section 303.1.3

PROVIDE CLEARANCE TO ATTIC FURNACE UNIT AS REQUIRED BY UMC Sec 908

KITCHENS AT LEAST 50% OF INSTALLED WATTAGE IS FROM HIGH EFFICACY LUMINARIES. (NON-HIGH EFFICACY MUST BE SWITCHED SEPARATELY FROM HIGH EFFICACY LUMINARIES.)

BATHROOMS, UTILITY ROOMS, GARAGES AND LAUNDRY ROOMS: HIGH EFFICACY LIGHTING OR MANUAL ON OCCUPANCY SENSORS REQUIRED.

EXTERIOR, ATTACHED TO BUILDING: HIGH EFFICACY LIGHTING OR COMBINED PHOTO SENSOR/OCCUPANCY SENSORS REQUIRED.

ALL OTHER INTERIOR SPACES: HIGH EFFICACY LIGHTING, OCCUPANCY SENSORS OR DIMMERS REQUIRED.

RECESSED LIGHTING: WHEN INSTALLED IN INSULATED CEILINGS, MUST BE BOTH TYPE IC (INSULATED COVERED) AND RATED AIRTIGHT

ELECTRONIC BALLASTS ARE REQUIRED FOR ALL FLUORESCENT LUMINARIES 13 WATTS OF GREATER.

PROVIDE 3-WAY SWITCHES AT STAIR LIGHTING.

CULTURAL RESOURCES - ARCHAEOLOGICAL

STOP WORK WITHIN 50 METERS (165 FT.) OF UNCOVERED RESOURCE AND CONTACT THE MONTEREY COUNTY RMA - PLANNING DEPARTMENT AND A QUALIFIED ARCHEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED.

SURVEYOR

LICENSED SURVEYOR TO SET PROPERTY CORNERS & PROVIDE WRITTEN INSPECTION INSPECTION APPROVAL OF FOUNDATION LOCATION.

ADDITIONAL NOTES & FIRE DEPARTMENT NOTES

FIRE DEPARTMENT NOTES:

1. ALL BUILDINGS SHALL HAVE A PERMANENTLY POSTED ADDRESS WHICH SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND VISIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER AND THE ADDRESS SHALL BE VISIBLE AND LEGIBLE FROM THE ROAD ON WHICH THE ADDRESS IS LOCATED.
2. SIZE OF LETTERS, NUMBERS, AND SYMBOLS FOR ADDRESS SHALL BE A MINIMUM OF 3" LETTER HEIGHT, ½" STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN.
3. UNOBSTRUCTED VERTICLE CLEARANCE SHALL NOT BE LESS THAN 15' FOR ALL ACCESS ROADS. ACCESS DRIVEWAYS SHALL BE AN ALL WEATHER DRIVING SURFACE CAPABLE OF SUPPORTING 22 TONS, NOT LESS THAN 12' OF UNOBSTRUCTED WIDTH, AND A MAX. 15% GRADE.
4. ALL FLAMMABLE VEGETATION OR OTHER COMBUSTIBLE GROWTH SHALL AT ALL TIMES MAINTAIN CLEAR DISTANCE OF NOT LESS THAN 30' ON EACH SIDE FROM STRUCTURE OR BUILDINGS. THIS SHALL NOT APPLY TO SINGLE SPECIMENS OF TREES, SHRUBBERY OR SIMILAR PLANTS USED AS GROUND COVERS, PROVIDED THAT THEY DO NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM THE NATIVE GROWTH TO ANY STRUCTURE.

FIRE 007 - DRIVEWAYS:

DRIVEWAYS SHALL NOT BE LESS THAN 12' WIDE UNOBSTRUCTED, WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 15'. THE GRADE FOR ALL DRIVEWAYS SHALL NOT EXCEED 15%. WHERE THE GRADE EXCEEDS 8%, A MINIMUM STRUCTURAL ROADWAY SURFACE OF 0.17' OF ASPHALTIC CONCRETE ON 0.34' 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'. FOR DRIVEWAYS WITH TURNS GREATER THAN 90 DEGREES, THE MINIMUM HORIZONTAL INSIDE RADIUS OF CURVATURE SHALL BE 28'. FOR ALL DRIVEWAY TURNS, AN ADDITIONAL SURFACE OF 4' SHALL BE ADDED. ALL DRIVEWAYS EXCEEDING 150' IN LENGTH, BUT LESS THAN 800' IN LENGTH, SHALL PROVIDE A TURNOUT NEAR THE MIDPOINT OF THE DRIVEWAY. WHERE THE DRIVEWAY EXCEEDS 800', TURNOUTS SHALL BE PROVIDED AT NO GREATER THAN 400' INTERVALS. TURNOUTS SHALL BE A MINIMUM OF 12' WIDE AND 30' LONG WITH A MINIMUM OF 25' TAPER AT BOTH ENDS. TURNAROUNDS SHALL BE REQUIRED ON DRIVEWAYS IN EXCESS OF 150' OF SURFACE LENGTH AND SHALL HAVE A MINIMUM 25' TAPER AT BOTH ENDS. TURNAROUNDS SHALL BE REQUIRED ON DRIVEWAYS IN EXCESS OF 150' OF SURFACE LENGTH AND SHALL BE LOCATED WITHIN 50' OF THE PRIMARY BUILDING. THE MINIMUM TURNING RADIUS FOR A TURNAROUND SHALL BE 40' FROM THE CENTER LINE OF THE DRIVEWAY. IF A HAMMERHEAD "T" IS USED, THE TOP OF THE "T" SHALL BE A MINIMUM OF 60' IN LENGTH. (PEBBLE BEACH COMMUNITY SERVICES DISTRICT)

FIRE 008 - GATES:

ALL GATES PROVIDING ACCESS FROM THE ROAD TO A DRIVEWAY SHALL BE LOCATED AT LEAST 30' FROM THE ROADWAY AND SHALL BE OPEN TO ALLOW A VEHICLE TO STOP WITHOUT OBSTRUCTING TRAFFIC ON THE ROAD. GATE ENTRANCES SHALL BE AT LEAST THE WIDTH OF THE TRAFFIC LANE, BUT IN NO CASE LESS THAN 12' WIDE. WHERE A ONE-WAY ROAD WITH A SINGLE TRAFFIC LANE PROVIDES ACCESS TO A GATED ENTRANCE, A 40' TURNING RADIUS SHALL BE USED. WHERE GATES ARE TO BE LOCKED, THE INSTALLATION OF A KEY BOX OR OTHER ACCEPTABLE MEANS FOR IMMEDIATE ACCESS BY EMERGENCY EQUIPMENT MAY BE REQUIRED. (PEBBLE BEACH COMMUNITY SERVICES DISTRICT)

FIRE 008 - GATES:

ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE NO. 1241. EACH OCCUPANCY, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPARATELY IDENTIFIED BY ITS OWN ADDRESS. LETTERS, NUMBERS AND SYMBOLS FOR ADDRESSES SHALL BE A MINIMUM OF 4" HEIGHT, ½" STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN, AND SHALL BE ARABIC. THE SIGN AND NUMBERS SHALL BE REFLECTIVE AND MADE OF NONCOMBUSTIBLE MATERIAL. ADDRESS SIGNS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER. ADDRESS SIGNS ALONG ONE-WAY ROADS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL. WHERE MULTIPLE ADDRESSES ARE REQUIRED AT A SINGLE DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE SIGN. WHERE A ROADWAY PROVIDES ACCESS SOLELY TO A SINGLE COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THE SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE.
(PEBBLE BEACH COMMUNITY SERVICES DISTRICT)

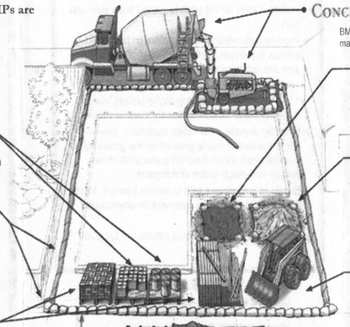
FIRE 021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (STANDARD) :

THE BUILDING(S) AND ATTACHED GARAGE(S) SHALL BE FULLY PROTECTED WITH AUTOMATIC FIRE SPRINKLER SYSTEMS(S). INSTALLATION SHALL BE IN ACCORDANCE WITH THE APPLICABLE NFPA STANDARD. A MINIMUM OF (4) SETS OF PLANS FOR FIRE SPRINKLER SYSTEMS MUST BE SUBMITTED BY A CALIFORNIA LICENSED C-16 CONTRACTOR AND APPROVED PRIOR TO INSTALLATION. THIS REQUIREMENT IS NOT INTENDED TO DELAY ISSUANCE OF A BUILDING PERMIT. A ROUGH SPRINKLER INSPECTION MUST BE SCHEDULED BY THE INSTALLING CONTRACTOR AND COMPLETED PRIOR TO REQUESTING A FRAMING INSPECTION.
(PEBBLE BEACH COMMUNITY SERVICES DISTRICT)

CONSTRUCTION SITE BEST MANAGEMENT PRACTICES

THE FOLLOWING BMPs MUST BE PROPERLY USED AT ALL CONSTRUCTION SITES TO PROTECT STORM DRAINS AND MINIMIZE POLLU-

The Monterey Regional Stormwater Management Program (MRSWMP) prohibits pollutant discharges at work sites from flowing into storm drains and polluting neighborhood creeks, rivers, and the ocean. To comply with the law and keep your project on schedule, make sure proper BMPs are in place and functioning. Sites must be checked and maintained daily. The following BMPs are recommended; they are not all-inclusive. Refer to references indicated on the front of this brochure for additional BMPs.



PAINT AND STUCCO
All paint and stucco material stored on the site must be contained and covered. It is illegal to dump unused paint or stucco in the sewer or storm drain system. Do not wash out brushes in the street or dump any residues in the storm drain. Paint brushes and spray guns must be washed/cleaned out into a hazardous materials drum or back into the original container and disposed of properly.

PERIMETER CONTROLS
Gravel bags, silt fences and straw wattles (weighted down) are acceptable perimeter controls, and must be used to surround the entire site. Avoid running over perimeter controls with vehicles or heavy equipment as they can damage the materials. Keep extra absorbent materials and/or wet-dry vacuum on site to quickly pick up unintended spills.

BUILDING MATERIALS/STAGING AREAS
Construction material must be stored on site at all times. Building materials should always be covered when not in use to prevent runoff caused by wind or rain. Flooding must also be prevented by monitoring the site before, during, and after rain events to ensure that BMPs are functioning and that there are no safety issues.

TRAFFIC CONTROL PERMITS
Prior to staging any materials or equipment in the right-of-way (such as dumpsters or trucks), please contact the applicable local jurisdiction to learn of any temporary encroachment permit or traffic control requirements necessary for right-of-way staging and leading areas, applicable stormwater BMPs and safety plan review requirements. Provide a stabilized vehicle path with controlled access to prevent tracking of dirt offsite. Properly size site entrance BMPs for anticipated vehicles.

DUMPSTERS
Always cover dumpsters with a rollback tarp. Areas around dumpsters should be swept daily. Perimeter controls around dumpster areas should be provided if pollutants are leaking or discharging from the dumpster.

CONCRETE TRUCKS / PUMPERS / FINISHERS
BMPs such as tarps and gravel bags should be implemented to prevent materials and residue from entering into the storm drain system.

WASHOUT AREA
The disposal of "wet" construction materials should be handled in the washout area. This includes paint, stucco, and concrete. Use a berm with an impervious liner to contain wet materials and prevent runoff in nearby areas. The washout area must be checked and maintained daily to ensure compliance. All dried materials must be disposed of at the landfill.

DIRT AND GRADING
Mounds of dirt or gravel should be stored on site and sprayed daily with water to prevent excessive dust. During the rainy season (October 15th—April 15th) these materials should be covered. For those areas that are active and exposed, a wet weather triggered action plan including additional BMPs should be in place to protect the site during a rain event. Sites must have adequate tracking control to prevent the transport of dirt/gravel from the site.

EARTHMOVING EQUIPMENT
All earthmoving equipment should be stored on site. Maintenance of any equipment should be conducted on site, and mud tracks and dirt trails left by equipment leading to and from the site should be cleaned up immediately.

STORM DRAINS
Storm drains must be protected at all times with perimeter controls, such as gravel bags. Sand bags are typically not used for inlet protection because they do not permit flow-through. Replace ruptured or damaged gravel bags and remove the debris from the right-of-way immediately.

Protecting water resources improves and preserves quality of life for our children and future generations.

Questions? Contact the local Public Works Dept. in the jurisdiction your project resides or the MRSWMP Program Manager.

Photo courtesy of the City of San Diego

POLLUTION PREVENTION PLANNING

Every construction project must have an ercsion and sediment control plan to prevent soil and materials from leaving the site. Basic steps for this plan include:

1. Understand local jurisdictional stormwater management requirements and create your plan to match your construction site and project needs.
2. Identify the storm drains and the conveyance system (s) nearest the construction site area and provide plan to protect them from worksite pollutants.
3. Obtain all local jurisdictional permits, including traffic control permits, if needed.
4. Schedule construction activities so that the soil is not exposed for long period of time. Limit grading to small areas; install key sediment control practices before site gracing begins.
5. Contact the inspector assigned to your project to answer any questions and ensure compliance. Modify BMPs as job requires.

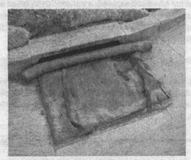


Photo courtesy USEPA.

PREVENT POLLUTION AND AVOID FINES (3 C'S)

Control: The best line of defense is to use good housekeeping practices and sediment/erosion control BMPs to prevent materials and debris from entering the storm drain.

Contain: Isolate your work area to prevent discharges from leaving the site. Store materials out of the rain and in secondary containment, if necessary.

Capture: Sweep or vacuum up any material that could possibly run offsite. Dispose of wastes properly by checking product labels for disposal requirements.

Additional Tips to Support BMPs:

- Schedule site stabilization activities, such as landscaping, to be completed immediately after the land has been graded to its final contour.
- Inspect & maintain silt fences and straw wattles after each rainstorm. Make sure stormwater is not flowing around these devices or other vegetative buffers. Cover all dirt piles to protect from wind and rain.
- Provide a stabilized vehicle path with controlled access to prevent tracking of dirt offsite. Properly size site entrance BMPs for anticipated vehicles.
- Minimize amount of vegetation cleared from the site. Protect and install vegetative buffers along waterbodies to slow and filter stormwater runoff.
- Properly dispose of all waste materials. Never dump unused or waste product on the ground or in a storm drain. Don't hose off surfaces to clean. Sweep and place waste in dumpster.
- Break up long slopes with sediment barriers. Install structural BMPs to trap sediment on downslope sides of the lot.
- When in doubt, contact local jurisdiction for guidance.

ONLINE RESOURCES

California Storm Water Quality Association - www.cabmphandbooks.com
International BMP Database - www.bmpdatabase.org
California State Water Board - www.waterboards.ca.gov

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sea
WWW.MONTEREYSEA.ORG

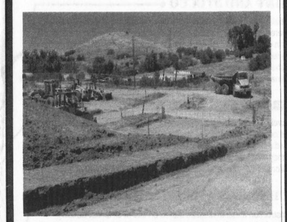
City of Carmel-by-the-Sea, Del Rey Oaks, Marina, Monterey, Pacific Grove, Sand City, Seaside, County of Monterey, Pebble Beach Company, Unified School Districts of Carmel, Monterey, Pacific Grove

5 Harris Ct., Bldg D
Monterey, CA 93940

Phone: (831) 645.4621
Fax: (831) 372.6178
Web: MontereySEA.org

STORMWATER & EDUCATION ALLIANCE
sea
Monterey Regional Storm Water Program

GOT CONSTRUCTION?



A STORM WATER POLLUTION PREVENTION GUIDE FOR THE CONSTRUCTION INDUSTRY

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PROJECT:

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3188 17 MILE DR.
PEBBLE BEACH, CA 93953

APN: 008-491-012

PROJECT NO: 116

OWNER:
CASANOVA 5 SW LLC
KEVIN CHICK
MANAGING PARTNER
ph. 847-774-4958

SHEET TITLE:
PLAN NOTES/FIRE NOTES & BEST PRACTICE MANAGEMENT GUIDELINES

SCALE: NOTED

DRAWN BY: JOSHUA I. STEWMAN

PRINT DATE: JUNE 17, 2016

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BUILDING PERMIT SUBMITTAL DATE: -

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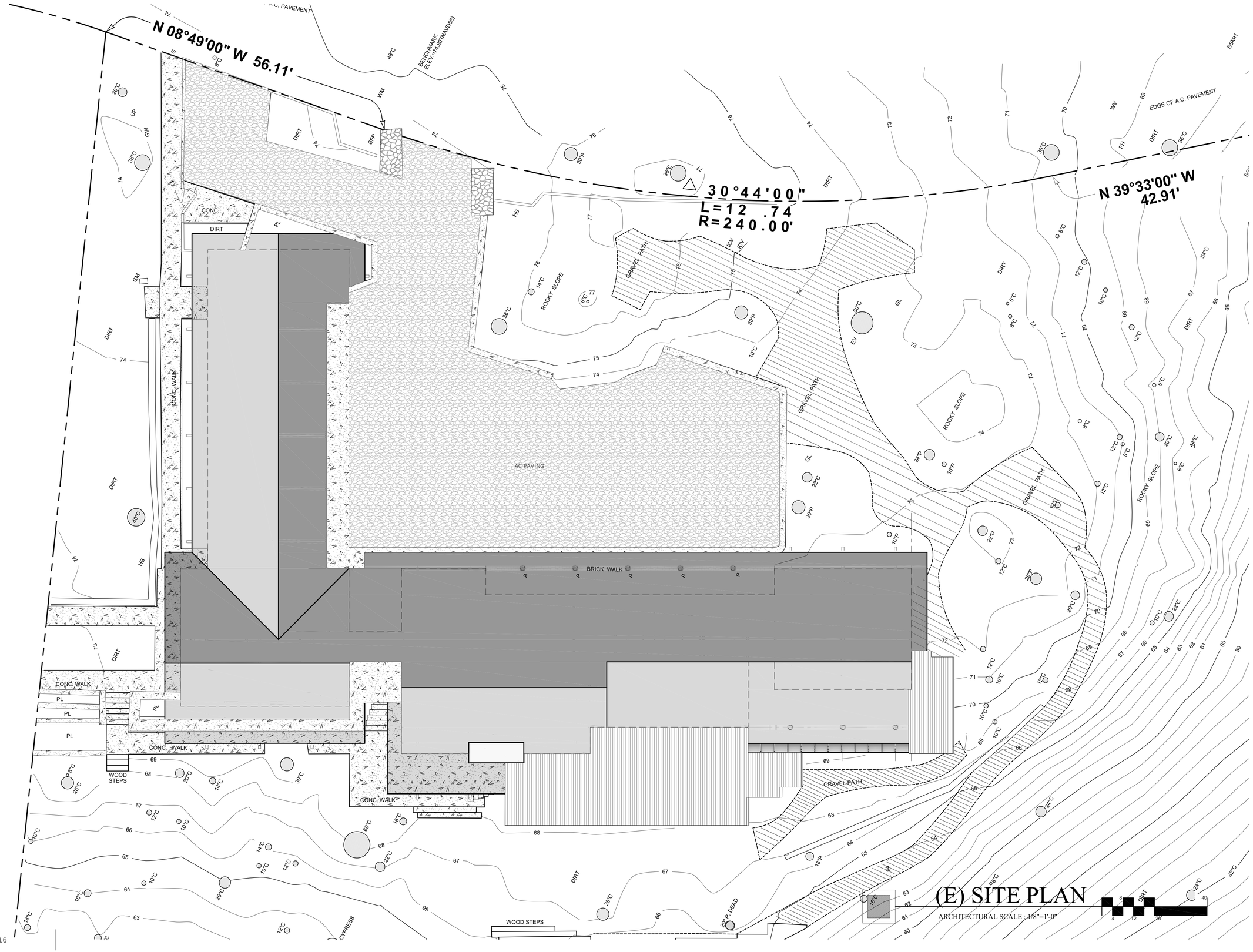
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SHEET 5 OF 19 SHEETS

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June 22, 2016

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PROJECT NO: 116

OWNER:
CASANOVA 5 SW LLC
KEVIN CHICK
MANAGING PARTNER
ph. 847-774-4958

SHEET TITLE:
EXISTING SITE PLAN

SCALE: NOTED

DRAWN BY: TODD KREMPASKY

PRINT DATE: JUNE 14, 2016

PLANNING PERMIT SUBMITTAL DATE: 3-10-2016

BUILDING PERMIT SUBMITTAL DATE: ---

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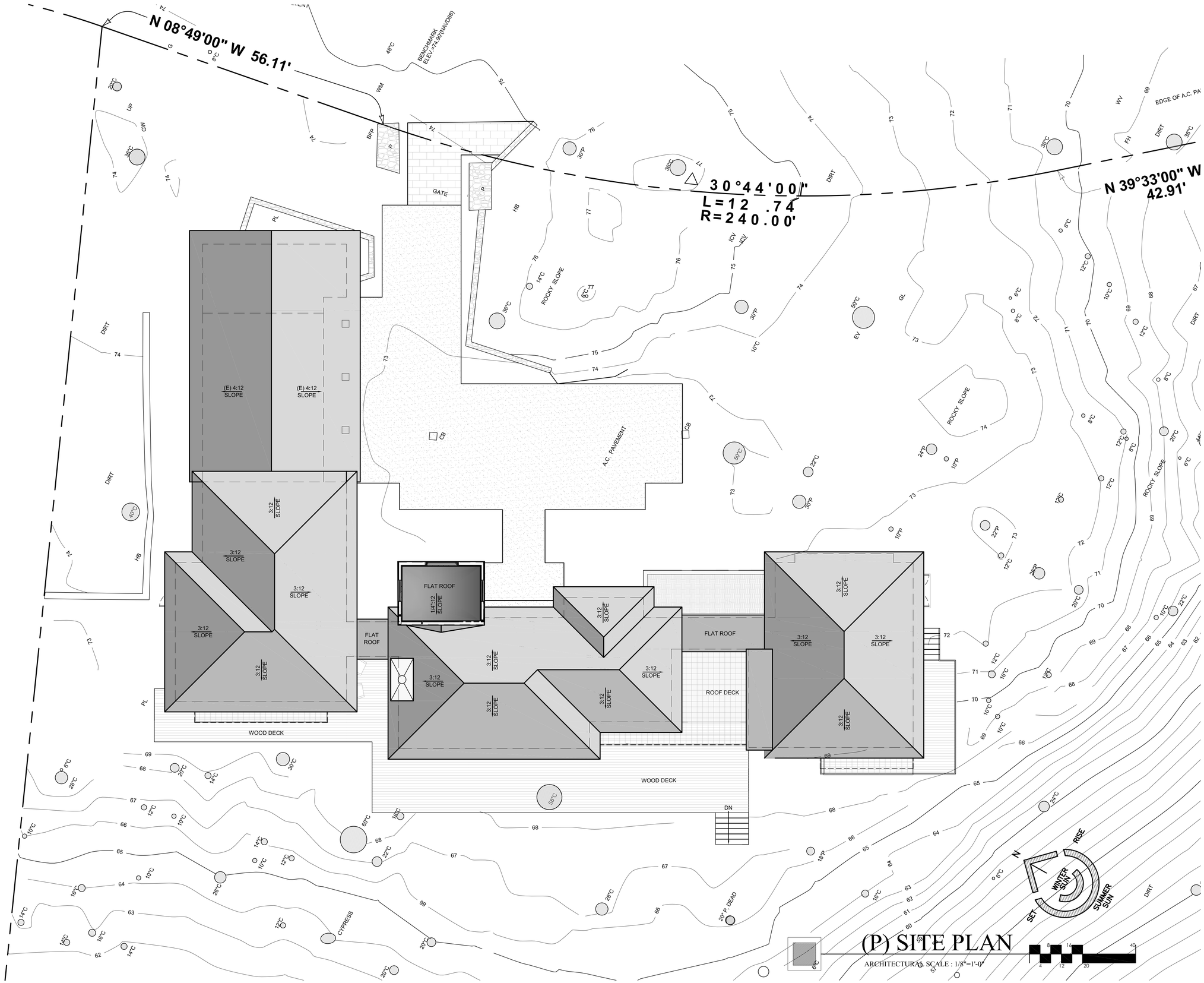
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SHEET 4 OF 14 SHEETS

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(P) SITE PLAN

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

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PROJECT:

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APN: 008-491-012

PROJECT NO: 116

OWNER:

CASANOVA 5 SW LLC
KEVIN CHICK
MANAGING PARTNER
ph. 847-774-4958

SHEET TITLE:

PROPOSED SITE PLAN

SCALE: NOTED

DRAWN BY: JOSHUA STEWMAN

PRINT DATE: JUNE 14, 2016

PLANNING PERMIT SUBMITTAL DATE: 3-10-2016

BUILDING PERMIT SUBMITTAL DATE: ---

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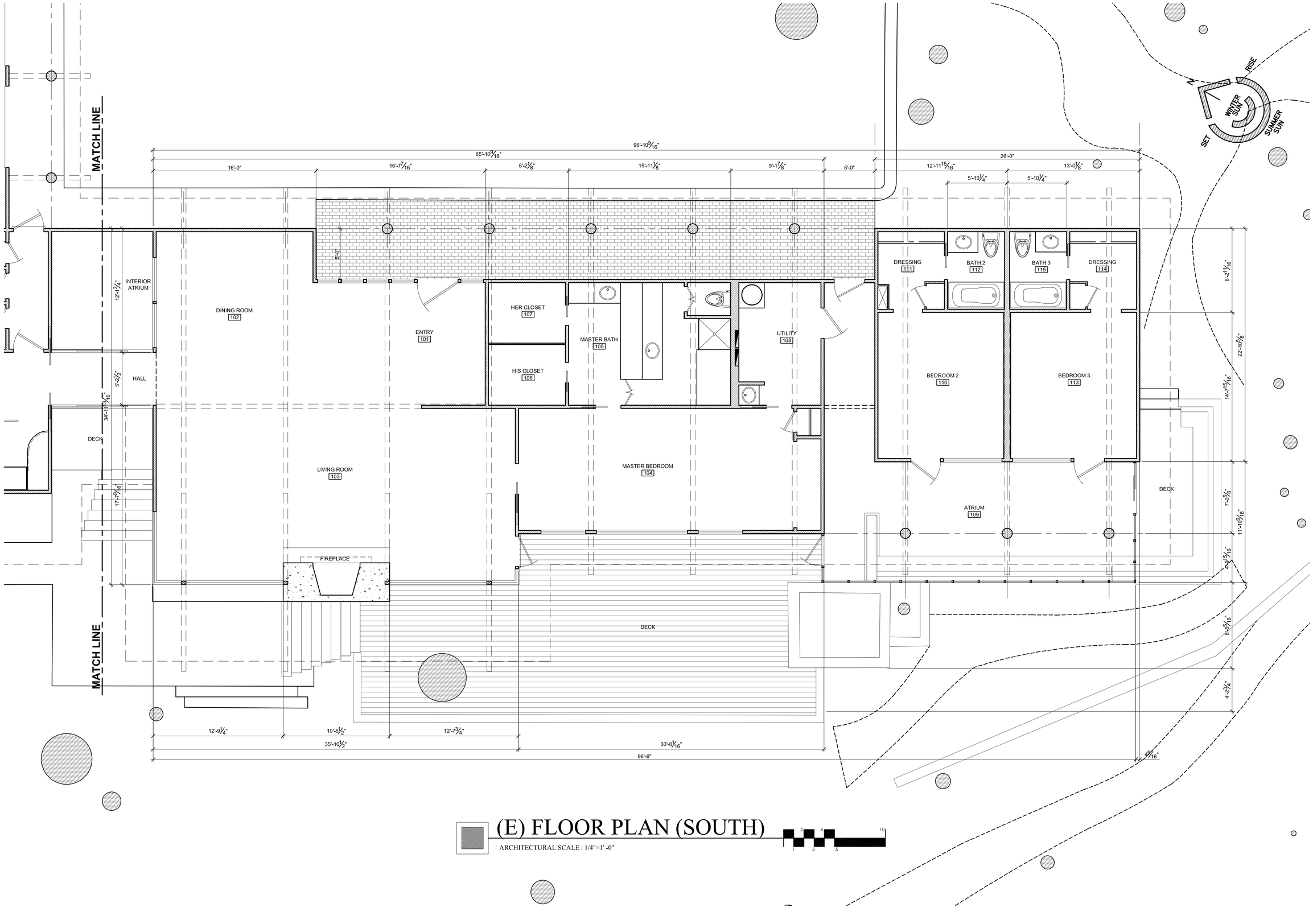
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SHEET 5 OF 14 SHEETS

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(E) FLOOR PLAN (SOUTH)

ARCHITECTURAL SCALE : 1/4"=1' -0"

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APN: 008-491-012

PROJECT NO: 116

OWNER:
CASANOVA 5 SW LLC
KEVIN CHICK
GRAYSLAKE, IL 60030
ph. 847-774-4958

SHEET TITLE:
EXISTING FLOOR PLAN (SOUTH)

SCALE: NOTED

DRAWN BY: TODD KREMPASKY

PRINT DATE: MARCH 9, 2016

PLANNING PERMIT SUBMITTAL DATE: 3-10-2016

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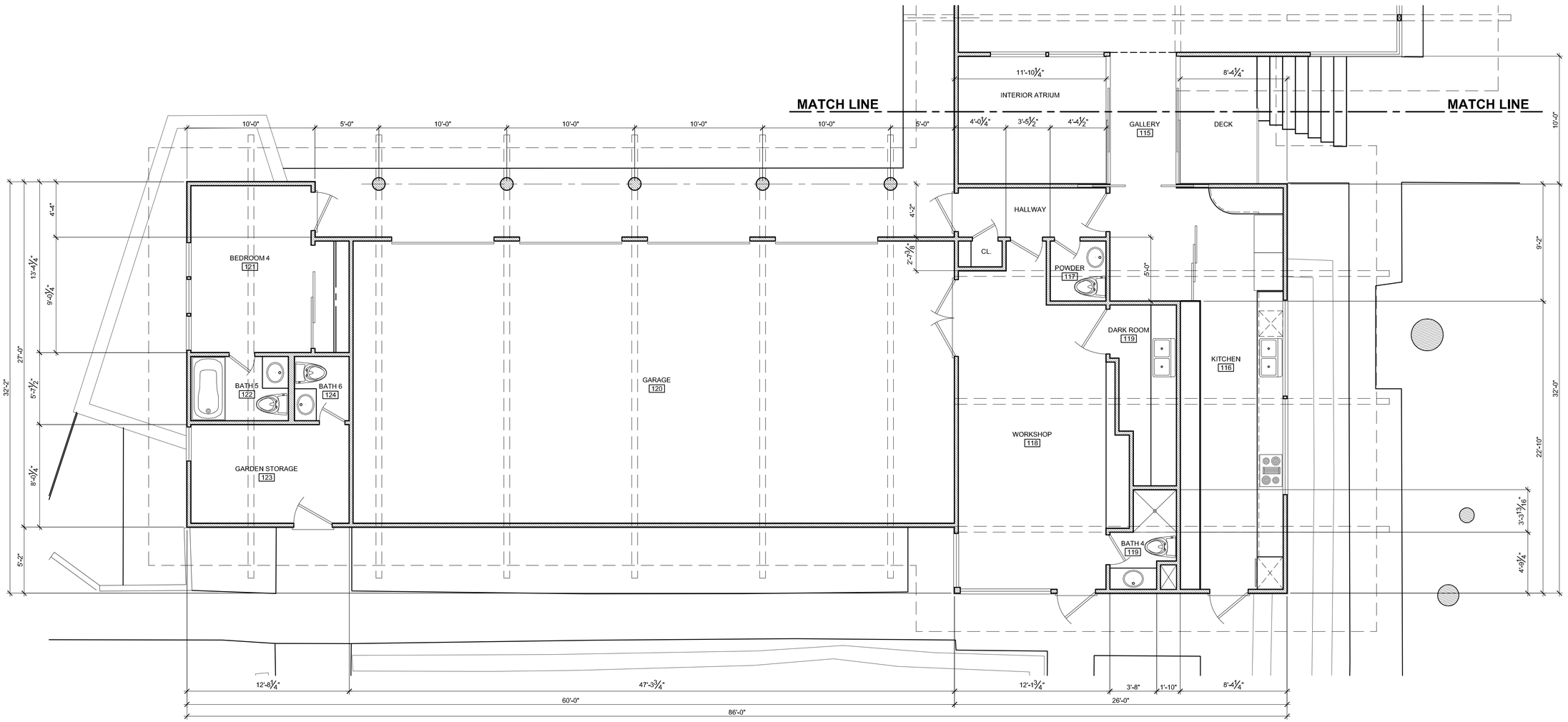
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SHEET 6 OF 14 SHEETS

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(E) FLOOR PLAN (NORTH)

ARCHITECTURAL SCALE : 1/4"=1' -0"

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OWNER:

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MANAGING PARTNER
ph. 847-774-4958

SHEET TITLE:

EXISTING FLOOR PLAN (NORTH)

SCALE: 1/4"= 1'-0"

DRAWN BY: TODD KREMPASKY

PRINT DATE: MARCH 9, 2016

PLANNING PERMIT SUBMITTAL DATE: 3-10-2016

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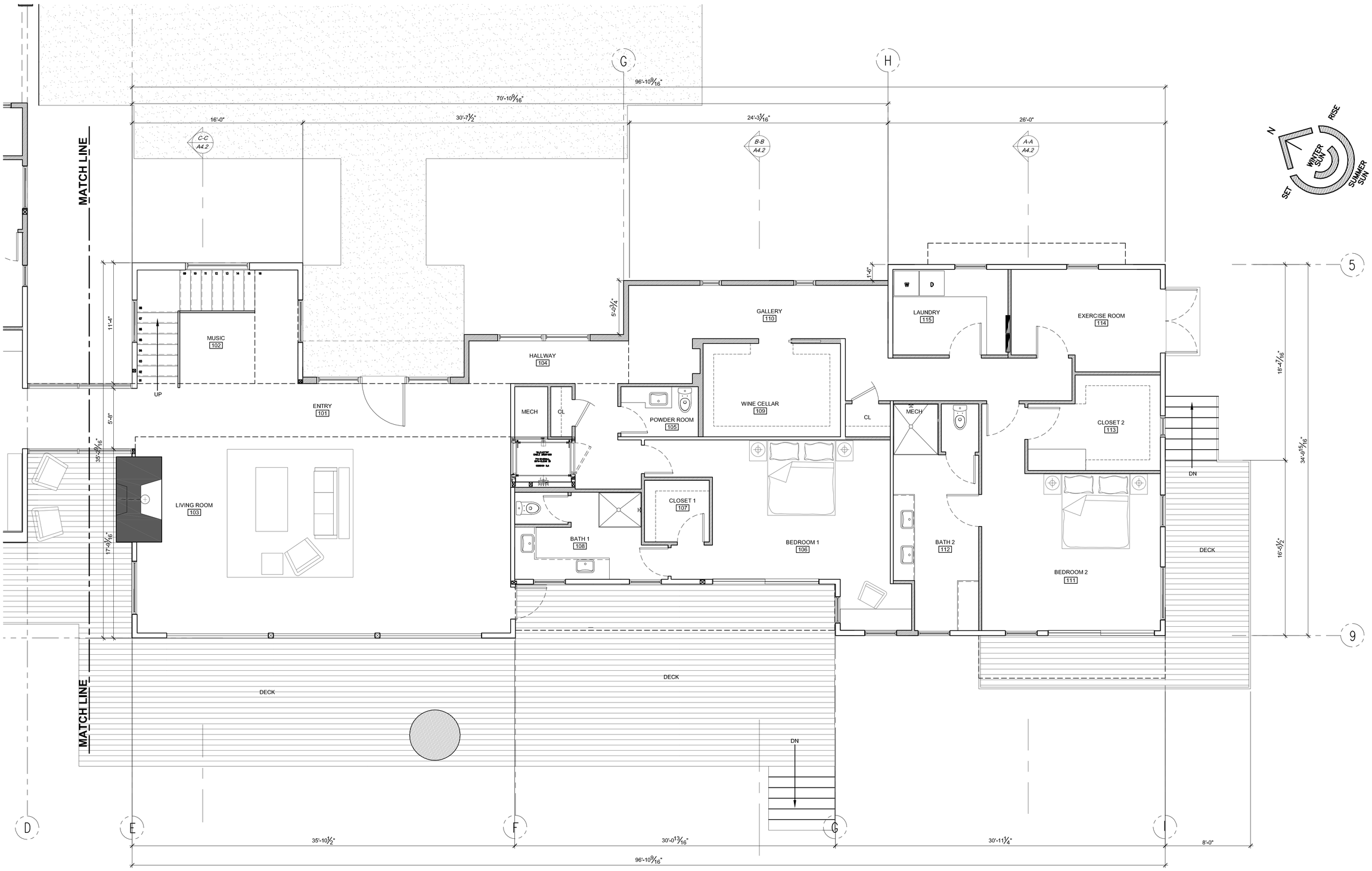
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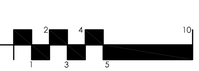
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(P) FIRST FLOOR PLAN (SOUTH)

ARCHITECTURAL SCALE : 1/4"=1' -0"



WALL LEGEND

- EXISTING WALL
- NEW WALL, 2X6 or 2x4 @ 16" O.C. TYP.

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PROJECT NO: 116

OWNER:
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KEVIN CHICK
MANAGING PARTNER
ph. 847-774-4958

SHEET TITLE:
PROPOSED FIRST FLOOR PLAN - (SOUTH)

SCALE: NOTED

DRAWN BY: JOSHUA STEWMAN

PRINT DATE: JUNE 14, 2016

PLANNING PERMIT SUBMITTAL DATE: 3-10-2016

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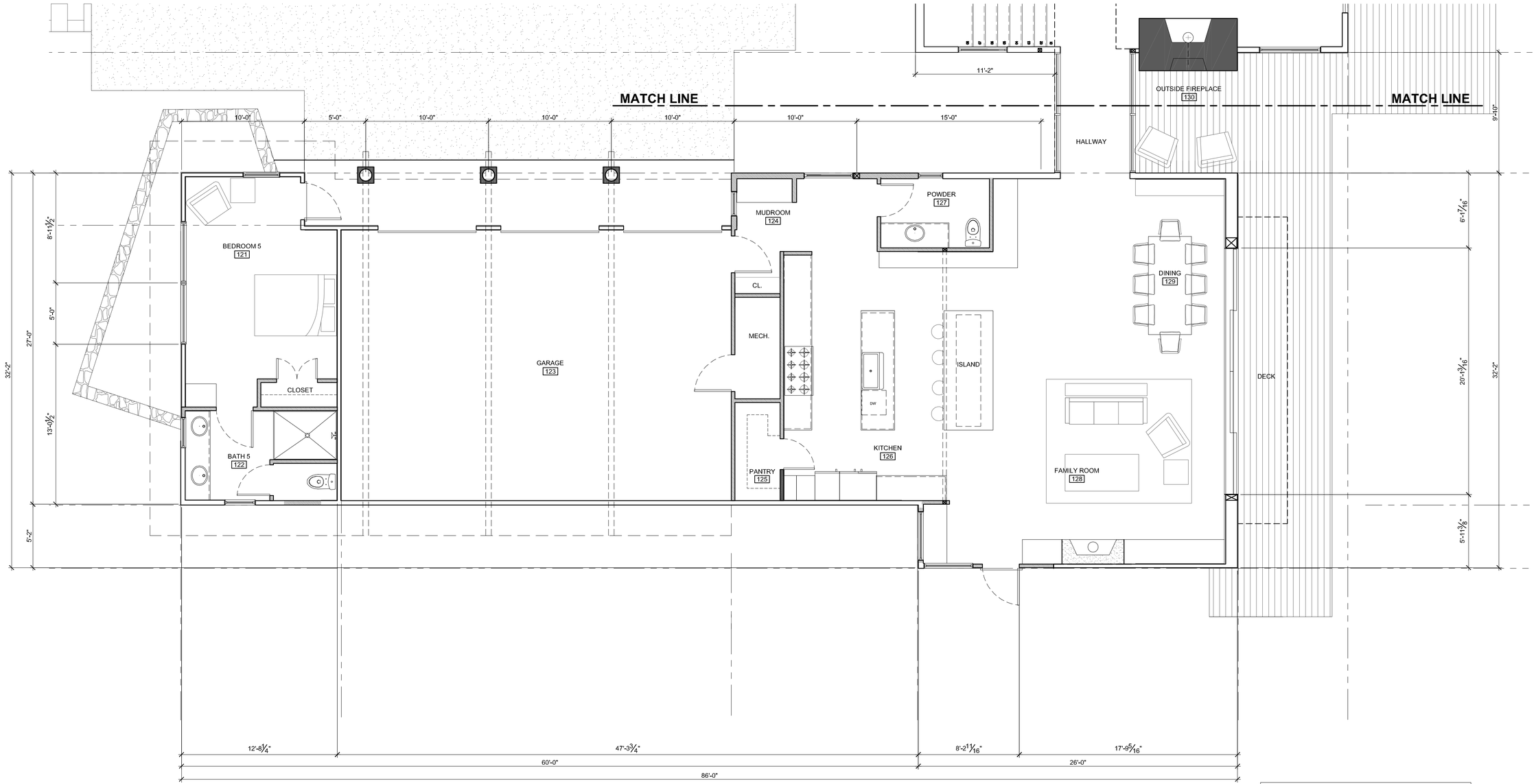
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SHEET 8 OF 16 SHEETS

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(P) FIRST FLOOR PLAN (NORTH)

ARCHITECTURAL SCALE : 1/4"=1' -0"

WALL LEGEND

EXISTING WALL

NEW WALL, 2X6 or 2x4 @ 16" O.C. TYP.

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PROJECT:

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PROJECT NO: 116

OWNER:
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MANAGING PARTNER
ph. 847-774-4958

SHEET TITLE:
PROPOSED FIRST FLOOR PLAN - (NORTH)

SCALE: 1/4" = 1'-0"

DRAWN BY: JOSHUA STEWMAN

PRINT DATE: JUNE 14, 2016

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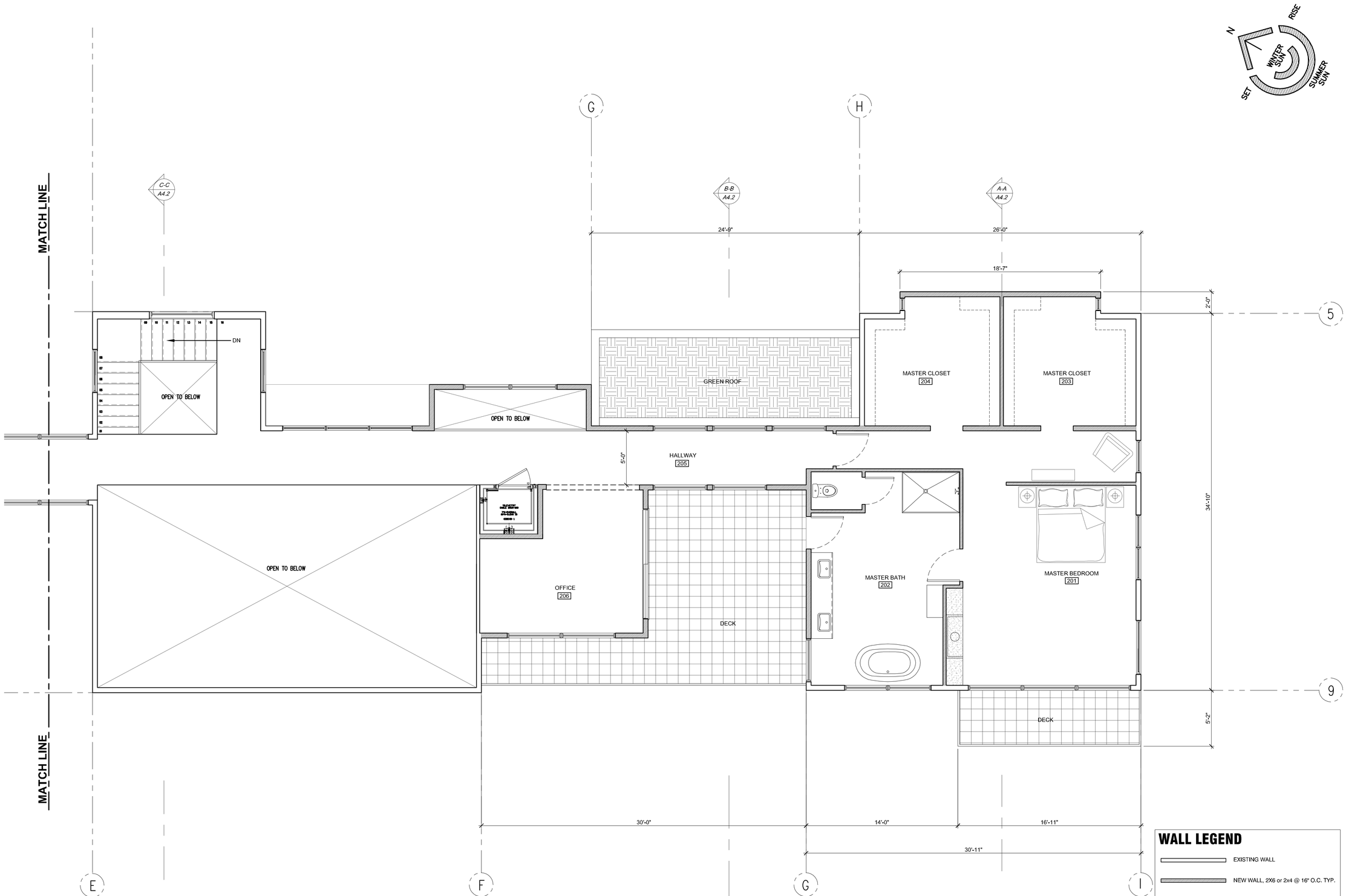
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SHEET 9 OF 16 SHEETS

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WALL LEGEND

- EXISTING WALL
- NEW WALL, 2X6 or 2x4 @ 16" O.C. TYP.

(P) SECOND FLOOR PLAN - SOUTH

ARCHITECTURAL SCALE : 1/4"=1' -0"

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PROJECT:

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APN: 008-491-012

PROJECT NO: 116

OWNER:
CASANOVA 5 SW LLC
KEVIN CHICK
MANAGING PARTNER
ph. 847-774-4958

SHEET TITLE:
PROPOSED SECOND FLOOR PLAN - SOUTH

SCALE: 1/4" = 1'-0"

DRAWN BY: JOSHUA STEWMAN

PRINT DATE: JUNE 14, 2016

PLANNING PERMIT SUBMITTAL DATE: 3-10-2016

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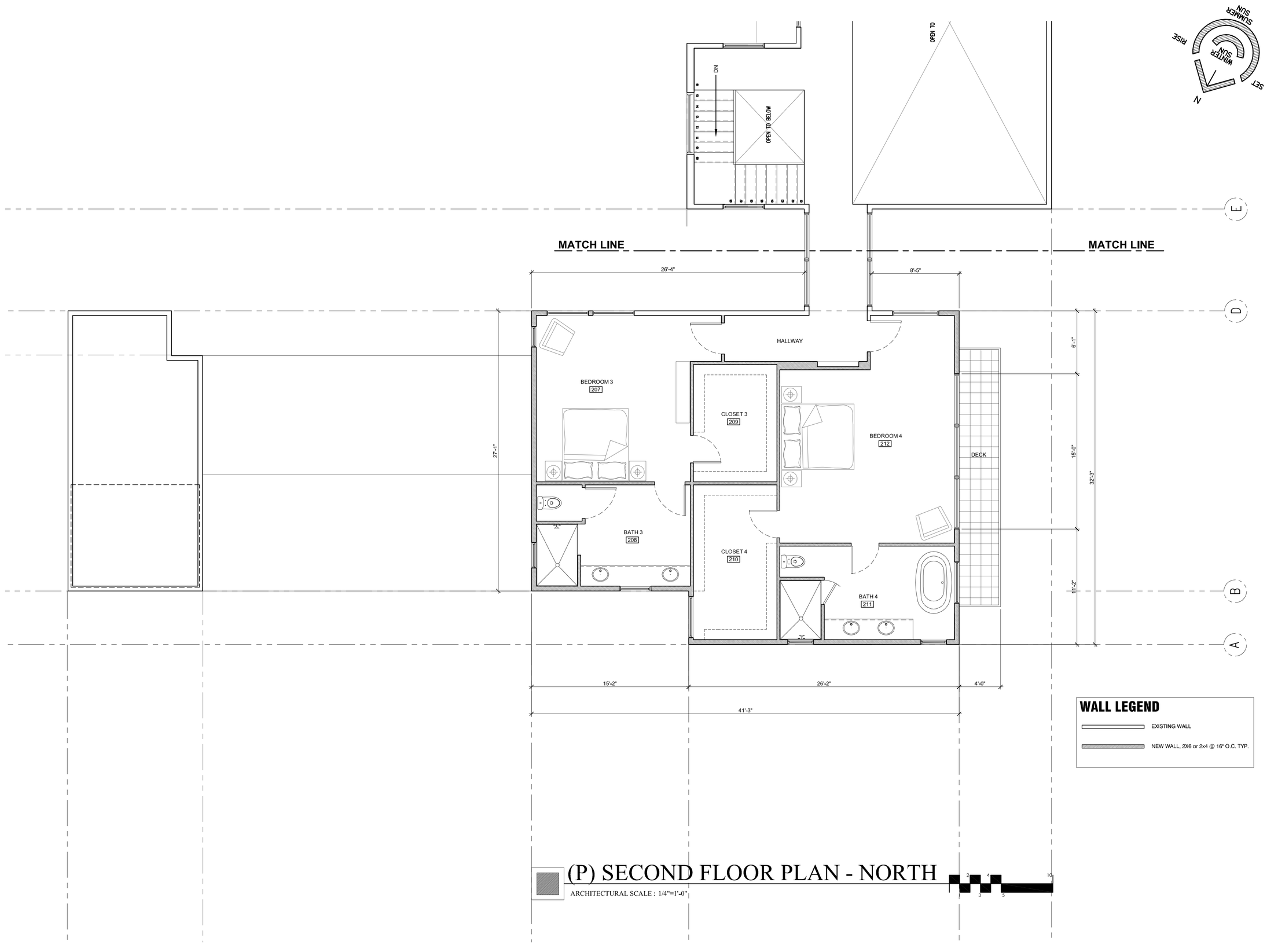
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SHEET 10 OF 16 SHEETS

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WALL LEGEND

EXISTING WALL

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(P) SECOND FLOOR PLAN - NORTH

ARCHITECTURAL SCALE : 1/4"=1'-0"

2 4 10
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SCALE: 1/4" = 1'-0"

DRAWN BY: JOSHUA STEWMAN

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PLANNING PERMIT SUBMITTAL DATE: 3-10-2016

BUILDING PERMIT SUBMITTAL DATE: ---

DATE ISSUED FOR CONSTRUCTION: -

REVISIONS:
1 --
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FILE: VIEW:

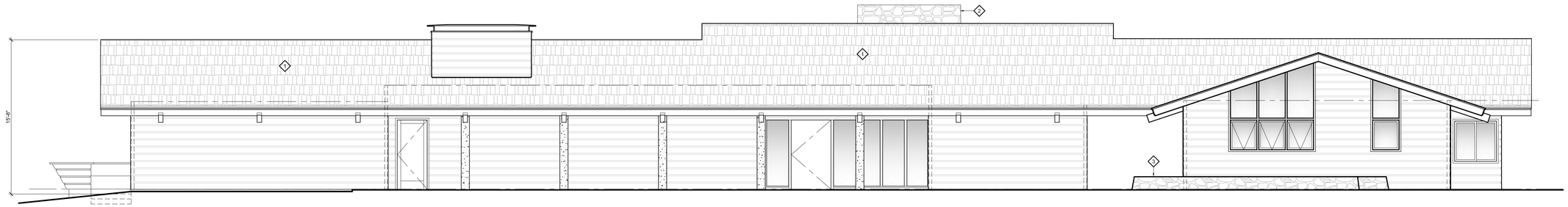
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SHEET NUMBER:

A-2.7

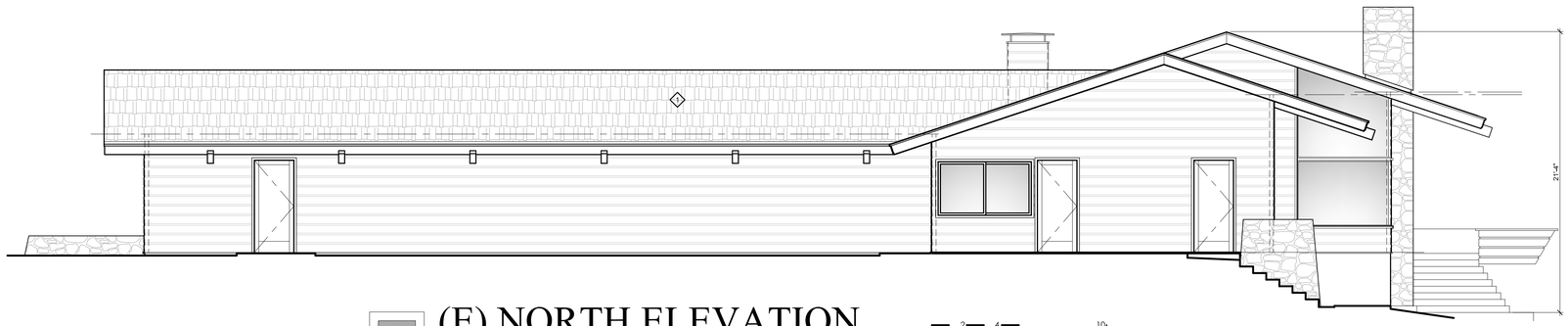
SHEET 11 OF 16 SHEETS

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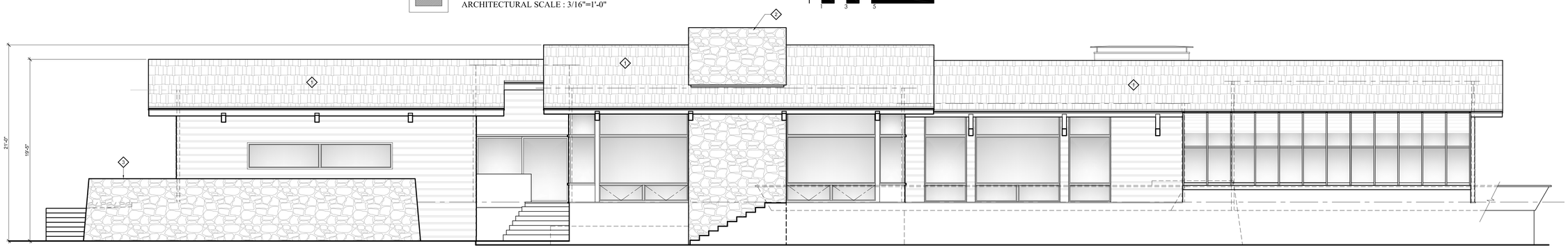
(E) EAST ELEVATION

ARCHITECTURAL SCALE : 3/16"=1'-0"



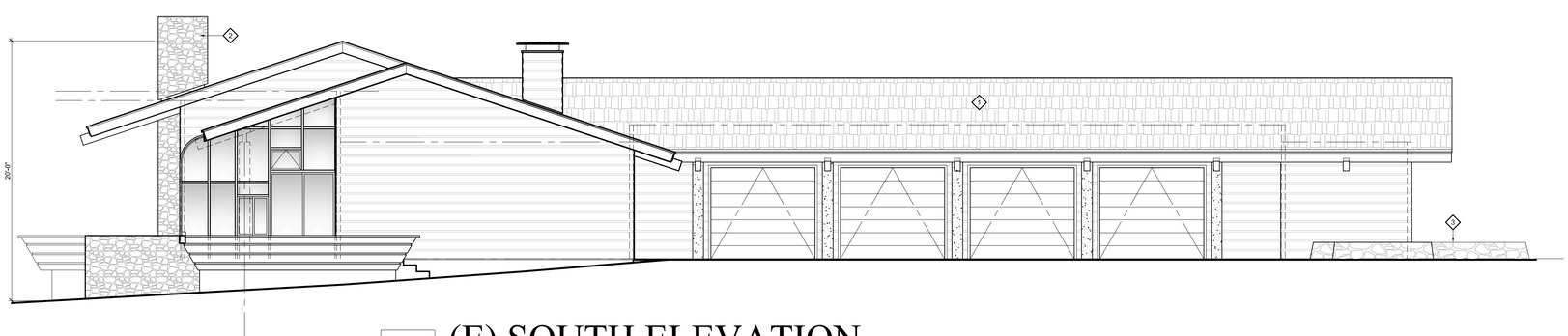
(E) NORTH ELEVATION

ARCHITECTURAL SCALE : 3/16"=1'-0"



(E) WEST ELEVATION

ARCHITECTURAL SCALE : 3/16"=1'-0"



(E) SOUTH ELEVATION

ARCHITECTURAL SCALE : 3/16"=1'-0"

ELEVATION & SECTION KEY NOTES:

1. EXISTING CEDAR SHAKE ROOFING TO BE REMOVED
2. EXISTING GRANITE STONE FIREPLACE & CHIMNEY TO BE REMOVED.
3. EXISTING GRANITE STONE LANDSCAPE WALLS TO REMAIN.

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PROJECT:

3188 17 MILE DR. RESIDENCE

3188 17 MILE DR.
PEBBLE BEACH, CA 93953

APN: 008-491-012

PROJECT NO: 116

OWNER:

CASANOVA 5 SW LLC
KEVIN CHICK
GRAYSLAKE, IL 60030
ph. 847-774-4958

SHEET TITLE:

EXISTING EXTERIOR ELEVATIONS

SCALE: 3/16"=1'-0"

DRAWN BY: TODD KREMPASKY

PRINT DATE: MARCH 9, 2016

PLANNING PERMIT SUBMITTAL DATE: 3-10-2016

BUILDING PERMIT SUBMITTAL DATE: ---

DATE ISSUED FOR CONSTRUCTION: -

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6.

FILE: VIEW:

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SHEET NUMBER:

A-3.0

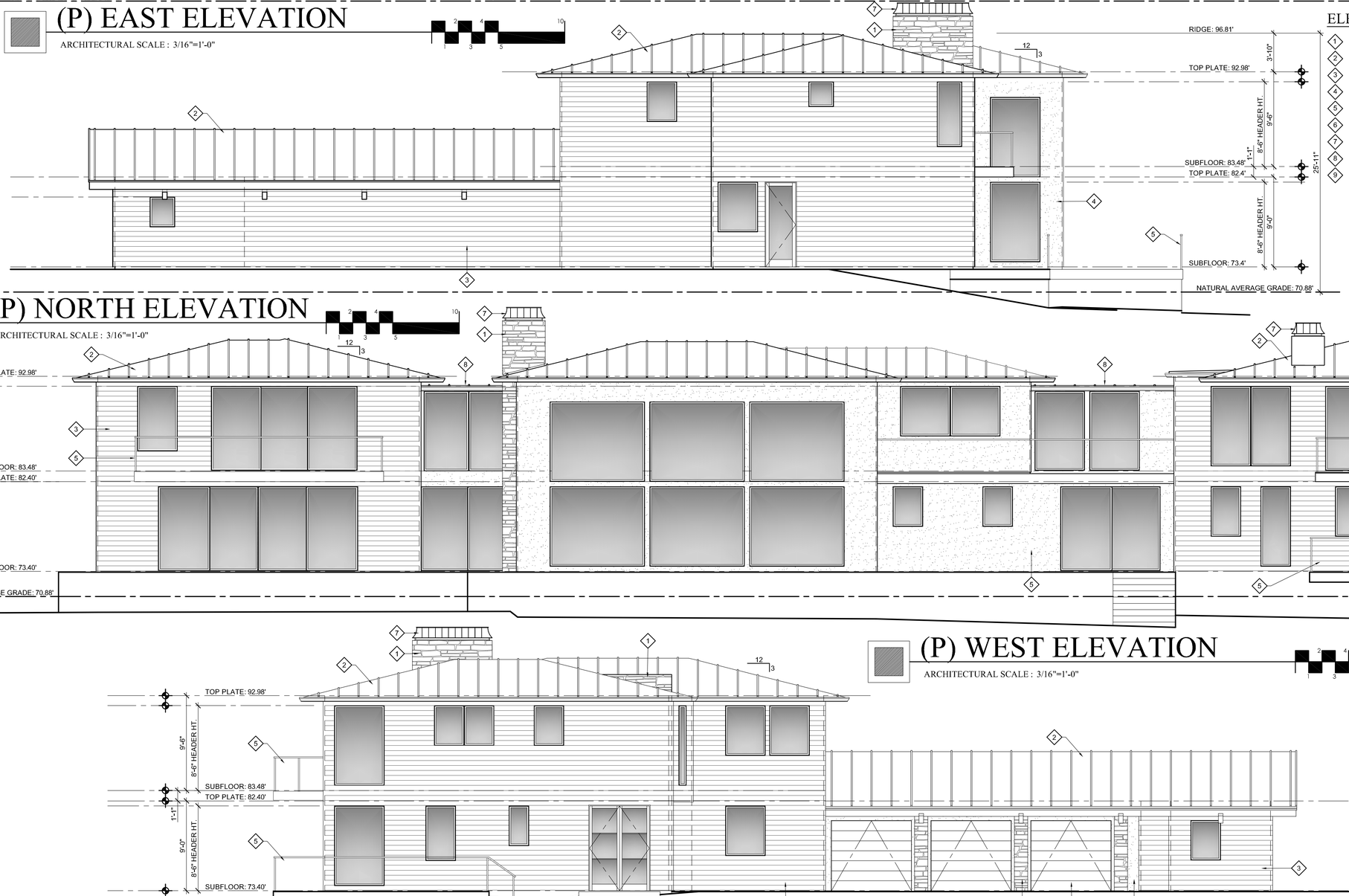
SHEET 11 OF 14 SHEETS

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(P) EAST ELEVATION

ARCHITECTURAL SCALE : 3/16"=1'-0"



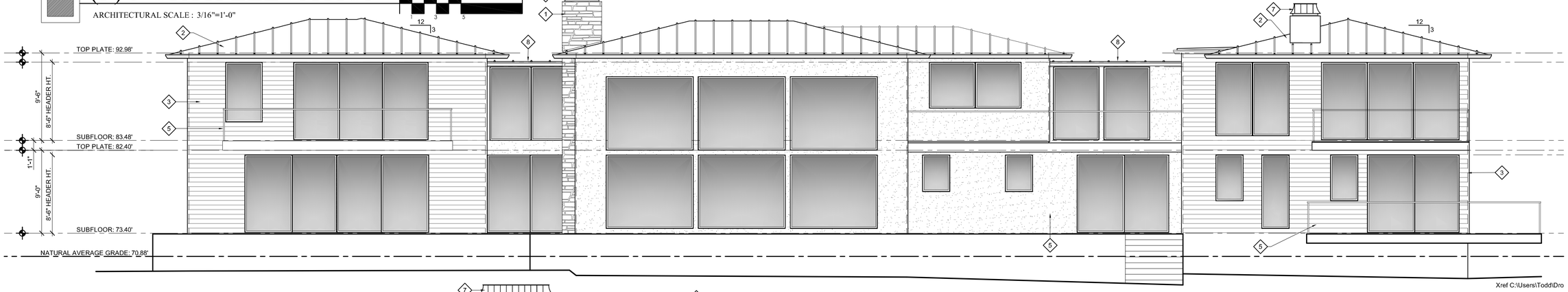
ELEVATION & SECTION KEY NOTES:

1. NEW EXTERIOR STONE (OWNER TO SPECIFY STONE TYPE)
2. NEW COPPER STANDING SEAM ROOF.
3. NEW 1x6 CUMARU RAIN SCREEN SIDING.
4. HARD TOWELED STUCCO FINISH.
5. GLASS RAILING.
6. SOLID MAHOGANY FRONT DOOR.
7. COPPER CHIMNEY CAP & SPARK ARRESTOR.
8. FLAT BREEZE-WAY ROOF.
9. NEW MAHOGANY SOLID PANEL GARAGE DOORS (x3) (OWNER TO SPECIFY).

(P) NORTH ELEVATION

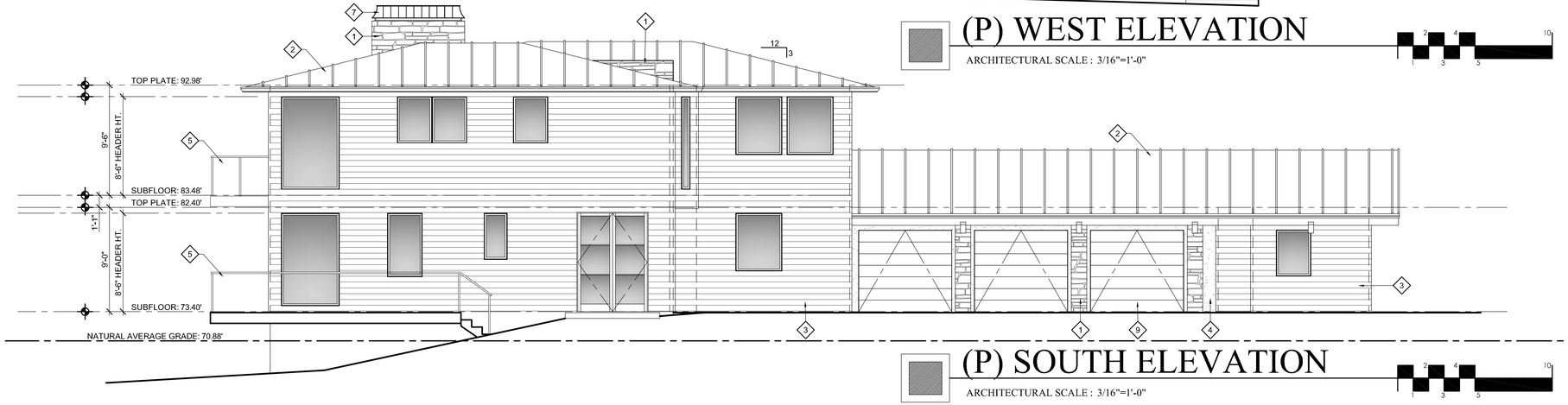
ARCHITECTURAL SCALE : 3/16"=1'-0"





(P) WEST ELEVATION

ARCHITECTURAL SCALE : 3/16"=1'-0"



(P) SOUTH ELEVATION

ARCHITECTURAL SCALE : 3/16"=1'-0"



Xref C:\Users\Todd\Dro

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ph. 847-774-4958

SHEET TITLE:
PROPOSED EXTERIOR ELEVATIONS

SCALE: 3/16"=1'-0"

DRAWN BY: TODD KREMPASKY

PRINT DATE: JUNE 14, 2016

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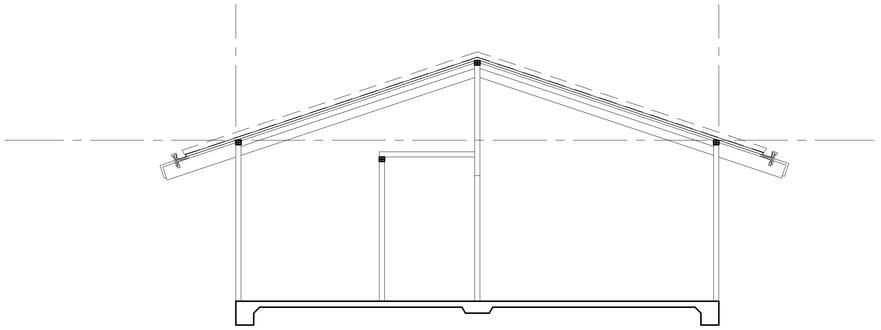
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A-3.1

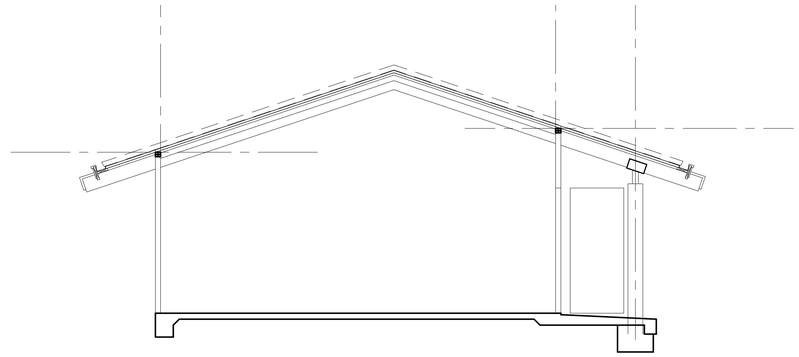
SHEET 13 OF 16 SHEETS

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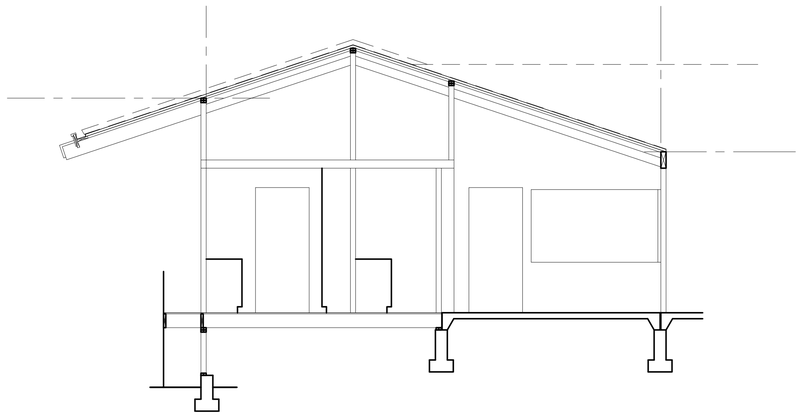
(E) SECTION A-A

ARCHITECTURAL SCALE : 1/4"=1'-0"



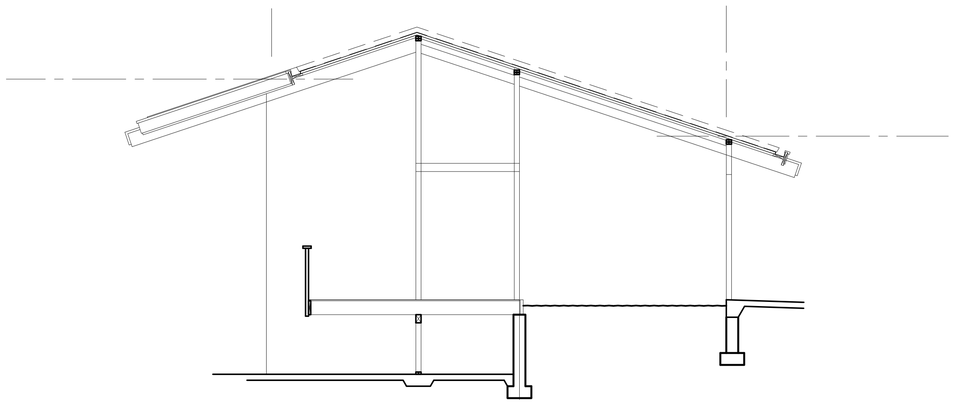
(E) SECTION B-B

ARCHITECTURAL SCALE : 1/4"=1'-0"



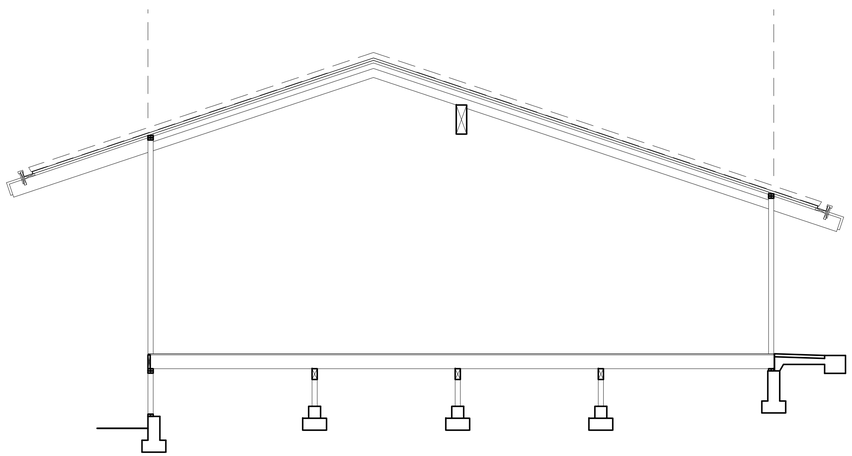
(E) SECTION C-C

ARCHITECTURAL SCALE : 3/16"=1'-0"



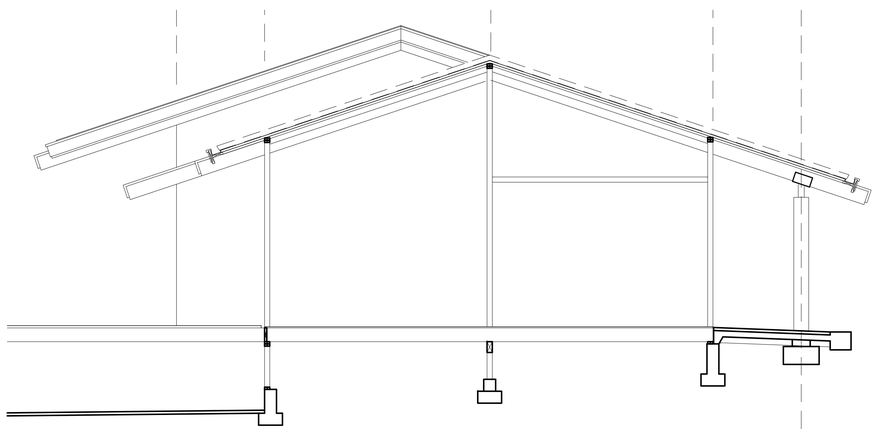
(E) SECTION D-D

ARCHITECTURAL SCALE : 3/16"=1'-0"



(E) SECTION E-E

ARCHITECTURAL SCALE : 3/16"=1'-0"



(E) SECTION F-F

ARCHITECTURAL SCALE : 3/16"=1'-0"

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APN: 008-491-012

PROJECT NO: 116

OWNER:

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KEVIN CHICK
GRAYSLAKE, IL 60030
ph. 847-774-4958

SHEET TITLE:

EXISTING BUILDING SECTIONS

SCALE: NOTED

DRAWN BY: TODD KREMPASKY

PRINT DATE: MARCH 9, 2016

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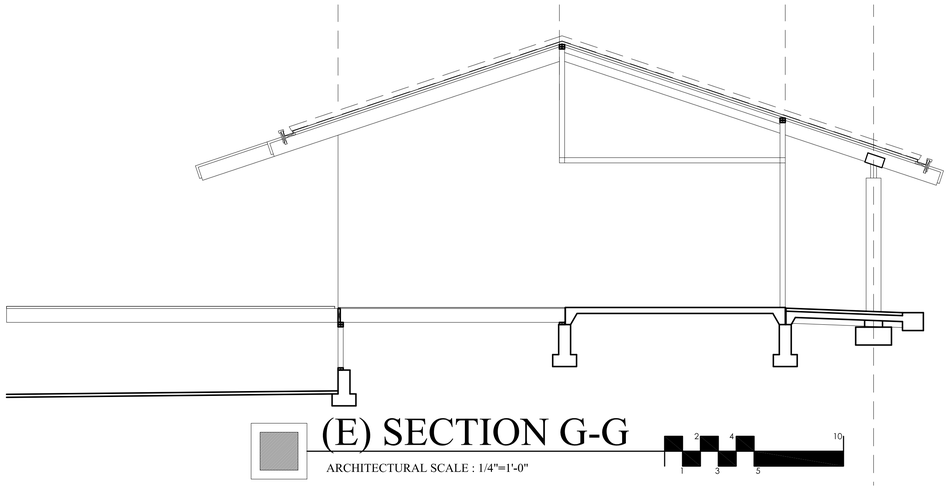
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A-4.0

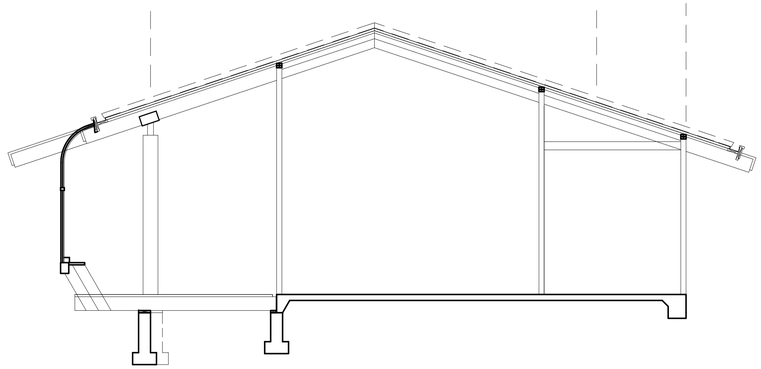
SHEET 10 OF 10 SHEETS

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(E) SECTION G-G

ARCHITECTURAL SCALE : 1/4"=1'-0"



(E) SECTION H-H

ARCHITECTURAL SCALE : 1/4"=1'-0"

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RESIDENCE

3188 17 MILE DR.
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SCALE: NOTED

DRAWN BY: TODD KREMPASKY

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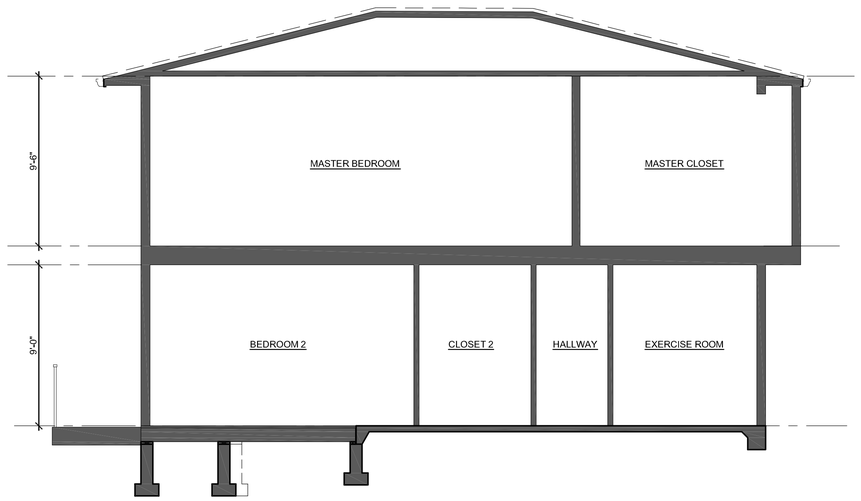
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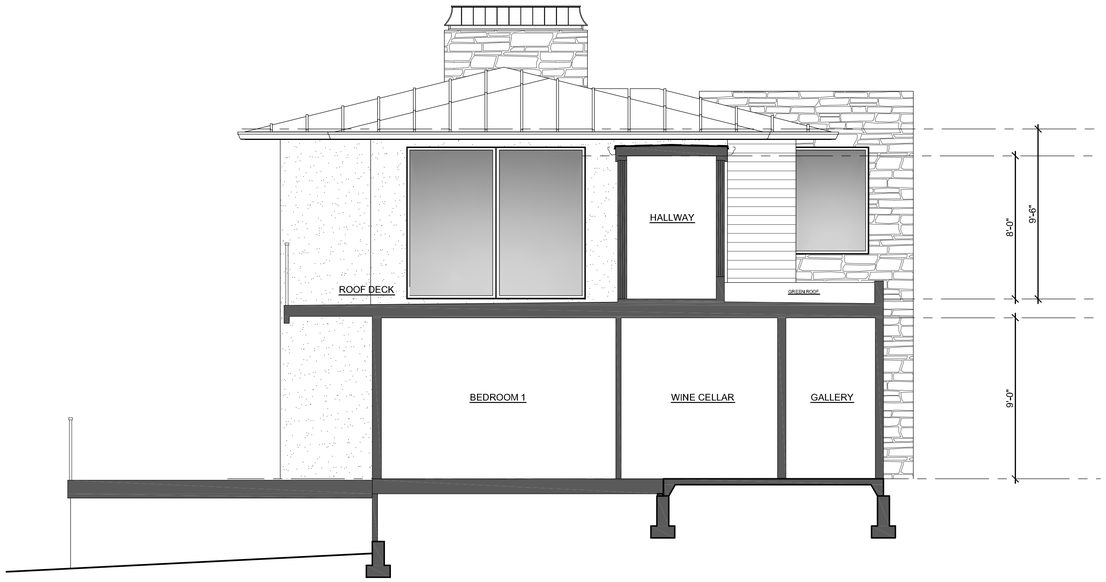
SHEET 10 OF 10 SHEETS

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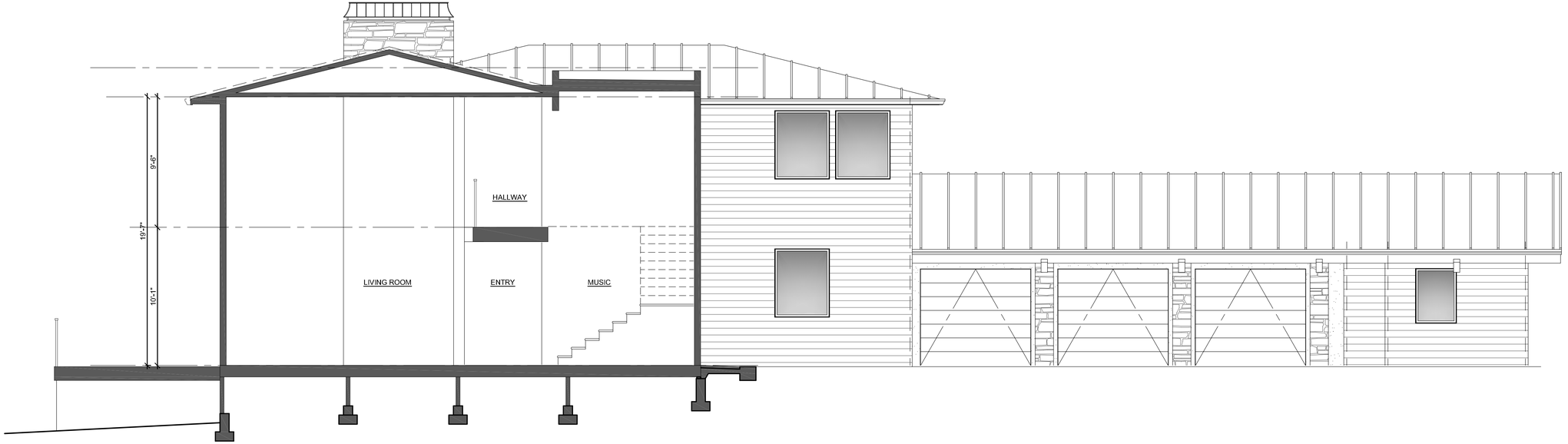
(N) SECTION A-A

ARCHITECTURAL SCALE : 1/4"=1'-0"



(N) SECTION B-B

ARCHITECTURAL SCALE : 1/4"=1'-0"



(N) SECTION C-C

ARCHITECTURAL SCALE : 1/4"=1'-0"

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SHEET TITLE:
PROPOSED BUILDING SECTIONS

SCALE: 1/4"= 1'-0"

DRAWN BY: TODD KREMPASKY

PRINT DATE: JUNE 14, 2016

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SHEET NUMBER:

A-4.2

SHEET 16 OF 16 SHEETS

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NOTES:

1. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMALS THEREOF.
2. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY SUPPLEMENTED BY RECORD DATA. ALL BOUNDARY DATA SHOWN ARE FROM THE RECORDS. THIS IS NOT A BOUNDARY SURVEY.
3. ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PROJECT BENCHMARK IS A MAG. NAIL & STAINLESS STEEL WASHER STAMPED "CENTRAL COAST SURVEYORS" SET IN THE A.C. PAVEMENT OF THE DRIVEWAY APPROACH.

   ELEVATION = 74.90 FEET (NAVD88)
4. CONTOUR INTERVAL = ONE FOOT.
5. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETERS OF TREES ARE SHOWN IN INCHES. TREES SMALLER THAN 6" ARE NOT SHOWN.
6. DEED REFERENCE DOCUMENT#: 2003030010

1.500 AC.
VOL. X-2 - SUR - PG. 128
APN: 008-491-015

FEE TITLE EXTENDS APPROX. 180' TO APPROX. ORDINARY HIGH TIDE LINE

S 67°45'00" W 285.36'

UTILITY RISER RUNS NORTHEAST ALONG FENCE

2"ø DRAIN OUTLET

CONC. PAD W/GENERATOR

ICV BOX

GAS VALVE

CONC. SLAB ELEV. = 73.4'

THRESHOLD ELEV. = 73.4'

WOOD FRAME BUILDING

A.C. PAVEMENT

GATE GUIDE

SET MAG. NAIL & WASHER IN A.C. DRIVEWAY, STAMPED "CENTRAL COAST SURVEYORS"
BENCHMARK
ELEV.=74.90'(NAVD88)

N 08°49'00" W 56.11'

EDGE OF A.C. PAVEMENT

SEVENTEEN MILE DRIVE

Δ 30°44'00"
R=240.00'
L=128.74'

Δ 9°33'00"
R=50.00'
L=300.00'

N 39°33'00" W 42.91'

N 85°49'50" E 48.00'

N 74°00'00" E 112.00'

N 71°00'00" E 124.29'

S 23°00'30" E 79.39'

S 28°47'30" E 158.95'

PARCEL I
1.500 AC.
VOL. X-2 - SUR - PG. 128
APN: 008-491-012

PARCEL II
DOCUMENT#: 2003030010

PACIFIC OCEAN

APPROX. ORDINARY HIGH TIDE LINE

STEEP ROCKY SLOPE

ROCKY SLOPE

CYPRESS

STEPPING STONES

UNEVEN ROCKY TERRAIN

GRAVEL PATH

WOOD STEPS

WOOD RUNNER

DECK

DOCUMENT#: 2007011278

SCALE: 1" = 16'

LEGEND:

BFP	BACKFLOW PREVENTER
CB	CATCH BASIN
EV	ELECTRICAL VAULT
FH	FIRE HYDRANT
G	GATE
GL	GROUND LIGHT
GM	GAS METER
GW	GUYWIRE
ICV	IRRIGATION CONTROL VALVE
P	PILLAR
PL	PLANTER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
UP	UTILITY POLE
WM	WATER METER
WV	WATER VALVE
12"C	DENOTES A 12" DIA. CYPRESS TREE (TYP.)
12"P	DENOTES A 12" DIA. PINE TREE (TYP.)
	DENOTES A WOOD FENCE
	DENOTES A CONCRETE RETAINING WALL
	DENOTES A STONE RETAINING WALL
	DENOTES AN ELEVATED WOOD DECK
	DENOTES A STEP
	DENOTES A HOSEBIB

TOPOGRAPHIC MAP

OF

THE 1.500 ACRE PARCEL
AS SHOWN ON THE "RECORD OF SURVEY"
DATED OCTOBER 31, 1960,
FILED IN, "VOL. X-2-SUR-PG. 128"
OFFICIAL RECORDS OF MONTEREY COUNTY

PEBBLE BEACH — COUNTY OF MONTEREY — STATE OF CALIFORNIA

PREPARED FOR

Stocker & Allaire General Contractors

BY

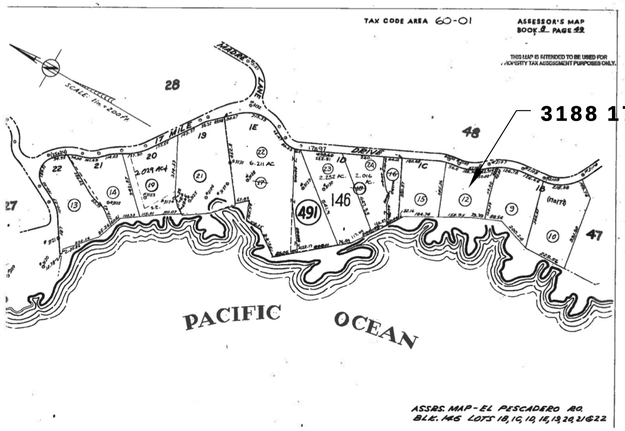
CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940
Phone: (831) 394-4930
Fax: (831) 394-4931

LICENSED LAND SURVEYOR
DAVID T. EDSON
No. 4974
STATE OF CALIFORNIA

SCALE: 1" = 16' JOB No. 15-104 JANUARY 2015

PREPARER: LLJS

APN 008-491-012

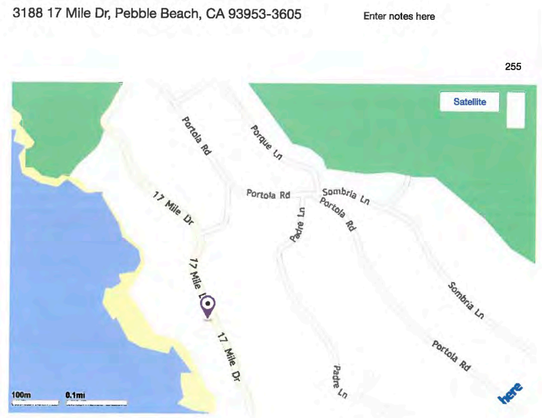


3188 17 MI DR

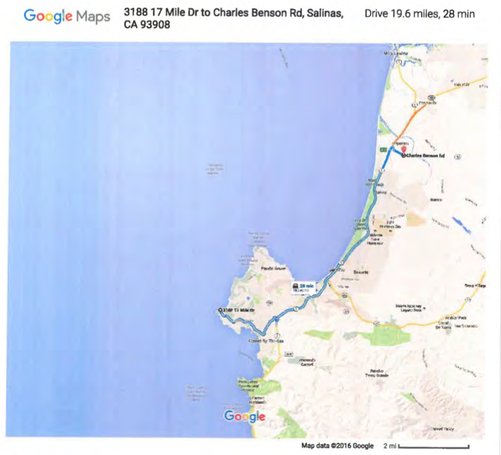
SITE MAP



PARKING AND MATERIAL STOCKPILE LOCATION



VICINITY MAP



3188 17 Mile Dr
Pebble Beach, CA 93953

Get on CA-1 N/Cabrillo Hwy from Sombria Ln, Portola Rd and 17 Mile Dr — 13 min (5.2 mi)

1. Head south on 17 Mile Dr toward Portola Rd — 0.2 mi
2. Slight left onto Portola Rd — 0.4 mi
3. Slight left onto Sombria Ln — 0.6 mi
4. Continue straight onto Portola Rd — 0.6 mi
5. Continue onto 17 Mile Dr — 3.1 mi
   Partial toll road
6. Turn left toward CA-68 E — 154 ft
7. Turn right toward CA-68 E — 98 ft
8. Turn right onto CA-68 E — 0.2 mi
9. Use the right lane to take the ramp onto CA-1 N/Cabrillo Hwy — 0.1 mi

Follow CA-1 N/Cabrillo Hwy to Del Monte Blvd. Take exit 412 from CA-1 N/Cabrillo Hwy — 13 min (13.5 mi)

10. Merge onto CA-1 N/Cabrillo Hwy — 13.3 mi
11. Take exit 412 for Del Monte Blvd — 0.3 mi

Drive to Charles Benson Rd — 2 min (0.9 mi)

12. Turn right onto Del Monte Blvd — 0.2 mi
13. Turn left onto Charles Benson Rd — 0.7 mi
    Restricted usage road

Charles Benson Rd
Salinas, CA 93908

TRUCK HAULING ROUTE

CONSTRUCTION NOTES

1. ALL WORK SHALL TAKE PLACE DURING DAYLIGHT HOURS, MONDAY - FRIDAY, 8 AM TO 5PM
2. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE PER DAY, FREQUENCY SHOULD BE BASED UPON THE TYPE OF OPERATION, SOIL, AND WIND EXPOSURE
3. ALL GRADING ACTIVITIES SHALL BE HALTED DURING PERIODS OF HIGH WINDS (15 MPH).
4. HAUL TRUCKS SHALL MAINTAIN 2 - FEET FREEBOARD AND BE COVERED.
5. COVER INACTIVE STORAGE PILES.
6. THE SIGNED PERMITS AND THE APPROVED CONSTRUCTION PLANS SHALL BE MAINTAINED IN A CONSPICUOUS LOCATION AT THE CONSTRUCTION JOB SITE AT ALL TIMES, AND THAT COPIES ARE AVAILABLE FOR AGENCY REVIEW UPON REQUEST. ALL PERSONS INVOLVED WITH THE CONSTRUCTION SHALL BE BRIEFED ON THE CONTENT AND MEANING OF THE PERMITS AND THE APPROVED CONSTRUCTION PLANS, AND THE PUBLIC REVIEW REQUIREMENTS APPLICABLE TO THEM, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. EQUIPMENT WASHING, REFUELING AND SERVICING SHALL TAKE PLACE ONLY ONSITE. APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE USED TO ENSURE THAT NO SPILLS OF PETROLEUM PRODUCTS OR OTHER CHEMICALS TAKE PLACE DURING THESE ACTIVITIES. SEE THE EROSION CONTROL PLAN FOR FURTHER SPECIFICATIONS.
8. THE CONSTRUCTION SITE SHALL MAINTAIN GOOD CONSTRUCTION SITE HOUSEKEEPING CONTROLS AND PROCEDURES (E.G.: CLEANUP ALL LEAKS, DRIPS, AND OTHER SPILLS IMMEDIATELY; KEEP MATERIALS COVERED AND OUT OF THE RAIN, INCLUDING COVERING EXPOSED PILES OF SOILS AND WASTES, DISPOSE OF ALL WASTES PROPERLY, PLACE TRASH RECEPTACLES ON SITE FOR THAT PURPOSE, AND COVER OPEN TRASH RECEPTACLES DURING WET WEATHER).
9. ALL EROSION AND SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AS WELL AS AT THE END OF EACH WORKDAY. AT A MINIMUM, SILT FENCES, OR EQUIVALENT APPARATUS, SHALL BE INSTALLED AT THE PERIMETER OF THE CONSTRUCTION SITE TO PREVENT CONSTRUCTION-RELATED RUNOFF AND/ OR SEDIMENT FROM LEAVING THE SITE.

CONSTRUCTION COORDINATOR

CONTRACTOR SHALL PROVIDE A CONSTRUCTION COORDINATOR THAT CAN BE CONTACTED DURING CONSTRUCTION, SHOULD QUESTIONS ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THEIR CONTACT INFORMATION (INCLUDING THEIR ADDRESS AND 24-HOUR PHONE NUMBERS) SHALL BE CONSPICUOUSLY POSTED AT THE JOB SITE IN A MANNER THAT THE CONTACT INFORMATION IS READILY VISIBLE FROM PUBLIC VIEWING AREAS. THE POSTING SHALL INDICATE THAT THE CONSTRUCTION COORDINATOR SHOULD BE CONTACTED TO ANSWER ANY QUESTIONS THAT ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THE CONSTRUCTION COORDINATOR SHALL RECORD THE NAME, PHONE NUMBER AND NATURE OF ALL COMPLAINTS AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24 HRS OF RECEIPT OF THE COMPLAINT OR INQUIRY.

CONSTRUCTION ACTIVITY DESCRIPTION

DURATION: OCTOBER 2016 - MARCH 2018

MONDAY THRU FRIDAY 8AM - 5PM

8 WORKERS
4 REGULAR PICKUP TRUCKS

80% RECYCLE RATE FOR LUMBER.

TRASH AND UNRECYCLED DEBRIS ARE COLLECTED ON SITE IN A PORTABLE TRAILER AND REMOVED BY TOWING BEHIND A REGULAR PICKUP TRUCK ONCE A MONTH TO THE MARINA LANDFILL.

AREA 1: VEHICULAR PARKING ON EXISTING ASPHALT DRIVEWAY
AREA 2: MATERIAL STOCKPILE
AREA 3: PORTA POTTY
AREA 4: JOB SHACK

THE ONLY GRADING TO BE DONE IS TO CUT THE FOOTINGS. THERE IS NO IMPORT OR EXPORT OF DIRT.

Stocker & Allaire
General Contractors, Inc.
Lic. # 504797
21 Mandeville Court Monterey, CA 93940
831.375.1890 Fax 831.375.1480

CONSTRUCTION MANAGEMENT PLAN

DATE : 6/28/16
SCALE : AS SHOWN

3188 17 MILE DRIVE
PEBBLE BEACH, CA 93953

C M P

EXHIBIT H

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

In the matter of the application of:
3196 LLC (PLN150548)
RESOLUTION NO. 17 - 006
Resolution by the Monterey County Planning Commission:

1) Finding the project categorically exempt per CEQA Guidelines Sections 15302; and
2) Approving a Combined Development Permit consisting of a Coastal Administrative Permit to allow the demolition of a 10,891 square foot single-family dwelling with a 718 square foot attached garage, and the construction of a 10,773 square foot two-story single-family dwelling with basement and a 500 square foot detached garage; a Coastal Administrative Permit for the construction of a 390 square foot accessory dwelling unit above the detached garage; a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; a Coastal Development Permit to allow development within an area of positive archaeological reports; and a Design Approval, subject to twenty-four conditions of approval.

3196 17-Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-491-015-000)]

The 3196 LLC application (PLN150548) came on for public hearing before the Monterey County Planning Commission on February 22, 2017. 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, 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) The proposed project involves the following elements: demolition of a 10,891 square foot single-family dwelling with a 718 square foot attached garage; construction of a 10,773 square foot two-story single-family dwelling with basement, and a 500 square foot detached garage; construction of a 390 square foot accessory dwelling unit above the

detached garage; development within 100 feet of environmentally sensitive habitat; and development within an area of positive archaeological reports. The Applicant has also proposed to amend the existing Conservation and Scenic Easement to adjust and add 3,201 square feet of easement area.

b) 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 plans and MCC.

c) The property is located at 3196 17-Mile Drive, Pebble Beach (Assessor's Parcel Number 008-491-010-000), 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 dwelling units as either a principal or a conditional use, subject to granting of applicable coastal development permits. Therefore, the project is an allowed land use for this site.

d) The project planner reviewed the project application materials and County records to verify that the proposed project on the subject parcel conforms to the plans listed above.

e) 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.

f) Public Access: See Finding No. 5.

g) 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.

h) Accessory Dwelling Unit: See Finding No. 7.

i) Public Viewshed and Design (17-Mile Drive): See Finding No. 8.

j) Cultural Resources: County records identify the project site is within an area of high sensitivity for prehistoric cultural (archaeological) resources, and within an area of positive archaeological reports. Therefore, the project includes a Coastal Development Permit to allow development within an area of positive archaeological reports. However, an archaeological report (LIB160109) prepared for the project confirmed that the proposed development would not impact archaeological resources in the area. The County has independently reviewed this report and concurs with its conclusions. Therefore, the potential for inadvertent impacts to cultural resources is limited and will be controlled by the use of a County standard project condition (Condition No. 3).

k) Visual Screening Architectural Feature: The project includes a 30-inch satellite dish for television and data reception mounted above the highest point of any surrounding roof peak to optimize reception. Under MCC Section 20.62.030 (Height Exceptions), mechanical appurtenances may exceed the height limit established for the district in which a structure is located. The applicable height limit for the single-family dwelling is 30 feet, and the satellite dish would be mounted at a height of 32.5 feet. Although consistent with MCC, the satellite dish would be visible from 17-Mile Drive. To minimize visual impacts as viewed from 17-Mile

Drive, the Applicant proposed an architectural cover (metal and slate enclosure) to visually shield the satellite dish. The architectural cover is designed to match the proposed roof material, and the peak would be at a height of 33.5 feet, or one foot above the satellite dish. The County concurs with the proposed architectural cover to minimize visual impacts as viewed from 17-Mile Drive.

l) 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 April 21, 2016, voted unanimously (4 – 0) to support the project as proposed.

m) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN150548.

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

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

b) The following reports were prepared for the proposed project:
- Cultural Resources Report (LIB160109) prepared by Archaeological Consulting, Salinas, California, February 26, 2016.
- Geologic Report and Coastal Bluff Recession Setback Study (LIB160110) prepared by Haro, Kasunich, and Associates, Inc., Watsonville, California, March 4, 2016.
- Geotechnical Investigation (LIB160111) prepared by Haro, Kasunich, and Associates, Inc., Watsonville, California, March 4, 2016.
- Tree Resource Evaluation, Project Impact Analysis, and Tree Protection Plan (LIB160112) prepared by Maureen Hamb, Certified Arborist, Santa Cruz, California, March 15, 2016.
- Biological Assessment (LIB160113) prepared by Fred Ballerini Horticultural Services, Pacific Grove, California, March 22, 2016.

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) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN150548.

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, Pebble Beach Community Services District (Fire Protection District), RMA-Public Works, RMA-Environmental Services, 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 (PBCSD)/Carmel Area Wastewater District (CAWD), respectively, and will continue to use these same connections. The accessory dwelling unit will use water credits created by the replacement of water fixtures in the existing residence that will provide sufficient conservation to serve the new unit. The wastewater collection and treatment system also has adequate remaining capacity for sewage disposal, so the new unit will also receive sewer service from the PBCSD and CAWD. The Environmental Health Bureau reviewed the project application, and did not require any conditions.

c) See Finding Nos. 1 and 2, and associated evidence.

d) The application, project plans, and related support materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN150548.

4. **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 15302, Class 2, categorically exempts replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.

b) The Applicant proposes to construct a single-family dwelling, detached garage, and accessory dwelling unit on the same hardscape and landscape footprint as the current structures/improvements. Therefore, the project is consistent with the parameters of the Class 2 categorical exemption per Evidence 5a above.

c) No adverse environmental effects were identified during staff review of the development application.

d) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a state-designated scenic highway, unusual circumstances that would result in a significant effect, nor development that would result in a cumulatively significant impact. As proposed, all new development will be located on existing developed or hardscape area. The parcel is located within the area of Monterey cypress habitat (as depicted on the Del Monte Forest Land Use Plan Figure 2a) which is designated as a

sensitive biological environment. However, as proposed and conditioned, the project would not impact any undisturbed Monterey cypress habitat, and would result in an increase of protected habitat area.

e) See preceding and following findings and supporting evidence.

f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN150548.

5. **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 further 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 the project site.

e) Based on review of the project location on the west (i.e., ocean) side of 17-Mile Drive, and its relationship to existing visual public access areas on the subject property (i.e., an existing conservation and scenic easement), 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 would not increase the visual impacts over the existing baseline, and the design and siting of the proposed accessory dwelling unit (i.e., above the proposed detached garage) allows the unit to blend with the bulk and mass of the proposed single-family dwelling in the background. See also Finding No. 8.

f) The project planner 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, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN150548.

6. **FINDING:** **ESHA** – The subject project minimizes impact on environmentally

sensitive habitat areas in accordance with the applicable goals and policies of the applicable land use 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 criteria to grant said permit has been met.

b) Per LUP Figure 2a, the subject property is within the range of indigenous Monterey cypress habitat, which is considered ESHA. Del Monte Forest LUP Policies 8, 20, and 72 require development adjacent to ESHA be compatible with the long-term maintenance of the habitat area and not disrupt habitat values, protect Monterey cypress trees within their indigenous range, and avoid potential damage or degradation of Monterey cypress habitat. As proposed, re-development of the site would occur on areas of existing hardscape and non-native landscape. The project has been sited and designed to avoid adverse impacts to both individual Monterey cypress trees and cypress habitat located on the parcel. The arborist (LIB160112) and biological (LIB160113) reports prepared for the project concluded the development would not result in impacts to sensitive species or habitat, and that Monterey cypress habitat would be enhanced and improved for seed germination and development.

c) The project would also improve the viability of Monterey cypress trees within the proposed development footprint of the single-family dwelling by increasing the distance between the proposed structure and the trees, thereby increasing the amount of available rooting space.

d) The proposed detached garage and accessory dwelling unit are sited on a footprint of existing hardscape and non-native landscape, and outside of the dripline of Monterey cypress trees.

e) Consistent with LUP policies regarding protection of ESHA, the County has applied Condition No. 7 to ensure protection of a Monterey cypress trees adjacent to the construction area, Condition No. 10 to require restoration of areas disturbed during construction activities, and Condition No. 13 to require arborist and biologist certification that all development has been constructed in accordance with the recommendations in the reports prepared for the project. In addition, Condition No. 8 has been applied based on the Applicant's proposal to increase the existing conservation and scenic easement area by 3,201 square feet.

f) The project would result in a decrease of 5 square feet of structural coverage, and a decrease of 3,372 square feet of impervious surface coverage.

g) The application, plans and supporting materials submitted by the project applicant to Monterey County RMA-Planning for the proposed development found in Project File PLN150548.

7. **FINDING:** **ACCESSORY DWELLING UNIT** - The subject project meets the regulations, standards and circumstances for an accessory dwelling unit in accordance with the applicable goals, policies, and regulations of the

applicable land use plan and zoning codes.

EVIDENCE: a) The establishment of the accessory dwelling unit will not, under the circumstances of the particular application, be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood or to the general welfare of the County (see Finding No. 3 and supporting evidence).

b) The subject property upon which the accessory dwelling unit is to be built is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and any other applicable provisions of the Del Monte Forest Land Use Plan (LUP) and the Monterey County Zoning Ordinance (Title 20). The proposed unit is in conformance with the policies of the LUP, specifically LUP Policy 76, which encourages the use of accessory dwelling units as a means of providing affordable housing within the Del Monte Forest community for caretakers and employees.

c) Adequate sewage disposal and water supply facilities exist or are readily available. The property is and will be served by a public water system (Cal Am) and an existing public sewer system (Pebble Beach Community Services District and Carmel Area Wastewater District). The Environmental Health Bureau reviewed the project and did not impose any conditions for project approval. The accessory dwelling unit will use water credits created by the replacement of water fixtures in the existing residence that will provide sufficient conservation to serve the new unit. The wastewater collection and treatment system has adequate remaining capacity for sewage disposal for the new unit. The Water Resources Agency also reviewed the project application and applied a standard condition of approval to confirm water availability (Condition No. 23).

d) The proposed accessory dwelling unit will not adversely impact traffic conditions in the area. The project involves replacement of an existing residence that would not generate new traffic, and the proposed accessory dwelling unit would generate an insignificant amount of new traffic. The roadways in this area are not at degraded levels of service, and the contribution of traffic from the accessory dwelling unit would not cause any roadway or intersection level of service to be degraded. The County reviewed the project application and did not require a traffic technical report. The Applicant shall be required to pay applicable traffic impacts fees (Condition Nos. 20 and 22).

e) The project planner reviewed plans and visual simulations of the proposed development to verify that the site is suitable for this use.

f) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN150548.

8. **FINDING:** **VIEWSHED / DESIGN** – The subject project minimizes development within the viewshed in accordance with the applicable goals and policies of the Del Monte Forest Land Use Plan and applicable zoning codes.

EVIDENCE: a) The project includes development within the 17-Mile Drive public

viewshed, as shown on Figure 3, Visual Resources, of the Del Monte Forest Land Use Plan (LUP). In accordance with applicable LUP policies and the Monterey County Zoning Ordinance (Title 20), the project must not block significant public views or adversely impact public views or scenic character.

b) The project site is located west of 17-Mile Drive, south of Cypress Point and Crocker Grove, in a developed residential neighborhood. Existing development on the subject parcel includes a single family dwelling with an attached garage, driveway and parking area, terraces, paths, and landscaping. Although visible from 17-Mile Drive, the project site is not visible from any vista point identified on LUP Figure 3.

c) Based on the proposed structural siting compared to the location of the existing single-family dwelling, the development proposal would not interfere with visual access along 17-Mile Drive or to the ocean. The proposed structures would be constructed within the same approximate development footprint and visual alignment as the existing structure. In addition, the existing conservation and scenic easement area on the north half of the subject property provides visual access to the ocean from 17-Mile Drive.

d) Color and Material Finishes. 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, dark gray metal window frames, and charcoal gray slate 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.

e) As proposed and conditioned, the project is consistent with applicable LUP visual resource policies, and will not result in impacts to the public viewshed. The proposed development would not block significant public views toward the ocean, and will not adversely impact the public viewshed or scenic character in the project vicinity. The project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity.

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

EVIDENCE: 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 of an accessory dwelling unit, development within 100 feet of environmentally sensitive habitat, and development within an area of positive archaeological reports).

DECISION

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

1. Find the project categorically exempt per CEQA Guidelines Sections 15302; and
2. Approve a Combined Development Permit (PLN150548) consisting of a Coastal Administrative Permit to allow the demolition of a 10,891 square foot single-family dwelling with a 718 square foot attached garage, and the construction of a 10,773 square foot two-story single-family dwelling with basement and a 500 square foot detached garage; a Coastal Administrative Permit for the construction of a 390 square foot accessory dwelling unit above the detached garage; a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; a Coastal Development Permit to allow development within an area of positive archaeological reports; and a Design Approval, in general conformance with the attached plans and subject to twenty-four conditions of approval, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 22nd day of February, 2017, upon motion of Commissioner Diehl, seconded by Commissioner Vandevere, and passed by the following vote:

AYES: Ambriz, Diehl, Getzelman, Hert, Mendez, Padilla, Rochester, Vandevere
NOES: None
ABSENT: Duflock, Roberts
ABSTAIN: None

Jacqueline R. Onciano, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON MAR - 2 2017.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE MAR 12 2017.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION,

CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

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

NOTES

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

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

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

PLN150548

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Combined Development Permit (PLN150548) allows the demolition of a 10,891 square foot two-story single-family dwelling and a 718 square foot attached garage; construction of a 10,773 square foot two-story single-family dwelling with basement and a 500 square foot detached garage; construction of a 390 square foot accessory dwelling unit above the detached garage; construction of a 40 linear foot by 3-foot high wall and entrance gate; construction of a 63 linear foot by 7-9 foot high wall; associated grading; development within 100 feet of environmentally sensitive habitat; development within an area of positive archaeological reports; and amendment to an existing Conservation and Scenic Easement to adjust and add additional easement area. The property is located at 3196 17-Mile Drive, Pebble Beach (Assessor's Parcel Number 008-491-010-000), Del Monte Forest Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state: "A Combined Development Permit (Resolution Number 17 - 006) was approved by the Planning Commission for Assessor's Parcel Number 008-491-010-000 on February 22, 2017. The permit was granted subject to twenty-four (24) conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

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

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

3. PD003(B) - CULTURAL RESOURCES POSITIVE ARCHAEOLOGICAL REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: If archaeological resources or human remains are accidentally discovered during construction, the following steps will be taken:

There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of the county in which the remain are discovered must be contacted to determine that no investigation of the cause of death is required.

If the coroner determines the remains to be Native American:
- The coroner shall contact the Native American Heritage Commission and RMA - Planning within 24 hours.
- The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costonoans/Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendant.
- The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993, Or

Where the following conditions occur, the landowner or his authorized representatives shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance:
1. The Native American Heritage Commission is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 24 hours after being notified by the commission.
2. The descendant identified fails to make a recommendation; or
3. The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant, through the archaeologist, shall submit a confirmation letter of a contract with a Registered Professional Archaeologist for on-call archaeological services should resources be discovered during construction activities. Submit the contract letter to RMA–Planning.

Prior to the issuance of grading or building permits, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans.

Prior to Final, the Owner/Applicant, per the Archaeologist , shall submit a report or letter from the archaeologist summarizing their methods, findings, and recommendations if their services are needed during construction or if no resources were found.

4. 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.

5. 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. (RMA-Planning)

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.

6. PD007- GRADING WINTER RESTRICTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by RMA-Building Services. (RMA-Planning and RMA-Building Services)

Compliance or Monitoring Action to be Performed: The Owner/Applicant, on an on-going basis, shall obtain authorization from RMA-Building Services to conduct land clearing or grading between October 15 and April 15.

7. PD011 - TREE AND ROOT PROTECTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Trees which are located close to the construction site shall be protected from inadvertent damage from construction equipment by fencing off the trunks and as much of the canopy driplines and/or critical root zones as possible 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-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.

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

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: A conservation and scenic easement amendment shall be conveyed to the Del Monte Forest Conservancy over those portions of the property where environmentally sensitive habitats, habitats of rare, endangered and sensitive native plants and animals, 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. 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 Director of RMA - Planning and the Executive Director of the California Coastal Commission, and accepted by the Board of Supervisors prior to to issuance of grading and building permits. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits, the Owner/Applicant/Certified Professional shall submit the conservation and scenic easement deed amendment 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 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 amendment 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 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 the issuance of grading and building permits, or commencement of use, the Owner/Applicant shall record the deed and map showing the approved conservation and scenic easement. Submit a copy of the recorded deed and map to RMA-Planning.

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 22, 2020, 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-Director of Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

10. PD033 -RESTORATION NATURAL MATERIALS

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Upon completion of the development, the area disturbed shall be restored to a condition to correspond with the adjoining habitat area, subject to the approval of RMA-Planning. Plans for such restoration shall be submitted to and approved by RMA-Planning prior to commencement of use. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to commencement of use, the Owner/Applicant shall submit restoration plans to RMA-Planning for review and approval.

11. 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 RMA-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 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 RMA-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.

12. PD047 - DEMOLITION/DECONSTRUCTION (MBARD RULE 49)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In accordance with Monterey Bay Air Resources District Rule 439, construction plans shall include "Demolition and Deconstruction" notes that incorporate the following work practice standards:
1. Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process;
2. Demolish the structure inward toward the building pad. Lay down roof and walls so that they fall inward and not away from the building;
3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour.
All Air District standards shall be enforced by the Air District. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of a demolition permit, if applicable, the Owner/Applicant/Contractor shall incorporate a "Demolition/Deconstruction" note on the demolition site plan that includes, but is not limited to, the standards set forth in this condition.

During demolition, the Owner/Applicant/Contractor shall obtain any required Air District permits and the Air District shall conduct all deconstruction or demolition inspection activities as required by the Air District.

13. PDSP001 - BIOLOGIST AND ARBORIST CERTIFICATION (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall provide certification from a qualified biologist and a qualified arborist that all development has been constructed in accordance with the recommendations in the project biological report and arborist report. (RMA-Planning)

Compliance or Monitoring Action to be Performed: Prior to final, the Owner/Applicant shall submit the certification letters to RMA-Planning.

14. 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 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.

15. GRADING PLAN

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a grading plan incorporating the recommendations in the project Geotechnical Investigation prepared by Haro, Kasunich and Associates, Inc. The grading plan shall identify the extent of all areas requiring shoring during construction, and the shoring details shall be included on the grading plan. The geotechnical inspection schedule shall also be included on the plan, and the applicant shall 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.

16. INSPECTION-PRIOR TO LAND DISTURBANCE

Responsible Department: Environmental Services

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

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

17. 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.

18. 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.

19. GEOTECHNICAL CERTIFICATION

Responsible Department: Environmental Services

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

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

20. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: RMA-Public Works

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

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

21. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Public Works

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

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of the Grading Permit or Building Permit Owner/Applicant/ Contractor shall prepare a CMP and shall submit the CMP to the RMA-Planning Department and the Department of Public Works for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

22. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: Prior to issuance of building permits, the Owner/Applicant shall pay the Countywide Traffic 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 Building Services Department the traffic mitigation fee. The Owner/Applicant shall submit proof of payment to the DPW.

23. 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.

24. WRSP1 - DRAINAGE PLAN

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide a drainage plan, prepared by a registered civil engineer or licensed architect, to mitigate on-site and off-site impacts from impervious surface stormwater runoff. Drainage improvements shall be constructed in accordance with the recommendations identified in the geotechnical investigation for the project prepared by Haro, Kasunich & Associates, dated 03/2016. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. (Water Resources Agency)

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

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



3196 SEVENTEEN MILE DRIVE PLANNING SUBMISSION SET

PROJECT INFORMATION

OWNERS	:	3196 LLC
ADDRESS	:	3196 SEVENTEEN MILE DRIVE PEBBLE BEACH CA 93953
CONSTRUCTION TYPE:		V
OCCUPANCY	:	MAIN HOUSE R3, GARAGE AND ACCESSORY DWELLING UNIT U/RS
PROPOSED PARKING	:	TWO COVERED SPACES THREE UNCOVERED SPACES
LEGAL DESCRIPTION	:	ASSESSOR MAP EL PESCADERO RO POR OF LOT 1B BLK 146 AS DESC IN VOL 1805 PG 564 2.320 AC SCENIC EASEMENT TO MONTEREY COUNTY R2699-56
APN	:	008-491-010-000
ZONING	:	LDR / 2D (CZ)
LOT SIZE	:	2.72 / 118483

UTILITY INFORMATION:
WATER SERVICE PROVIDED BY CAL-AM WATER COMPANY. SEWER SERVICE PROVIDED BY CARMEL AREA WASTEWATER DISTRICT.

TREE REMOVAL	:	NONE
EARTHWORK	:	CUT 860 CY, FILL 740 CY EXPORT 120 CY

SCENIC EASEMENT INCREASE (SF) : RATIO 1.6 : 1

EXISTING SCENIC EASEMENT AREA	21,586
CHANGE IN EASEMENT AREA	(3,145)
NEW EASEMENT AREA ADDED	6,346
NEW SCENIC EASEMENT AREA	24,787

SCOPE OF WORK :

COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) COASTAL ADMINISTRATIVE PERMIT FOR THE DEMOLITION OF A 10,891 SF TWO-STORY SINGLE FAMILY DWELLING WITH BASEMENT AND A 718 SF ATTACHED GARAGE AND THE CONSTRUCTION OF A 10,773 SF TWO STORY SINGLE FAMILY DWELLING WITH BASEMENT AND A 500 SF DETACHED GARAGE; 2) COASTAL ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF A 390 SF ACCESSORY DWELLING UNIT ABOVE THE DETACHED GARAGE; 3) A COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT (CYPRESS HABITAT AND COASTAL BLUFF RESTORATION); 4) A COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITH POSITIVE ARCHAEOLOGICAL REPORTS; 5) AMENDMENT TO AN EXISTING SCENIC EASEMENT TO REVISE EASEMENT BOUNDARIES AND ADD 6,346 SF OF SCENIC EASEMENT. 6) DESIGN APPROVAL.

EXISTING FLOOR AREA CALC:

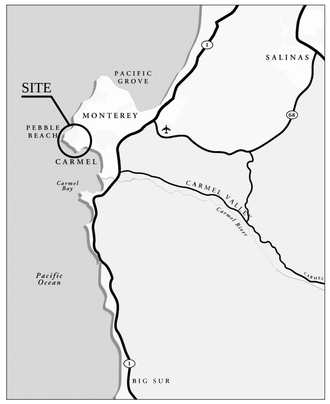
EXISTING MAIN HOUSE	10,891 SF
EXISTING GARAGE	718 SF
EXISTING PROJECT TOTAL	11,609 SF

PROPOSED MAIN HOUSE

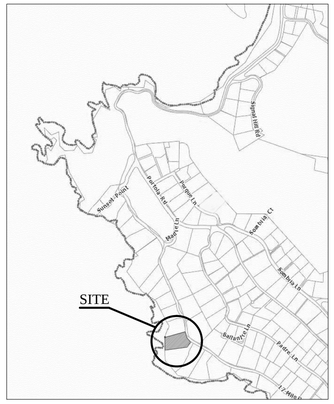
MAIN HOUSE BASEMENT	2,173 SF
MAIN HOUSE GROUND LEVEL	4,900 SF
MAIN HOUSE SECOND FLOOR	3,700 SF
SUB TOTAL HOUSE ONLY	10,773 SF
ACCESSORY DWELLING UNIT	390 SF
GARAGE	500 SF

NEW PROJECT SF WITH GARAGE
AND ACCESSORY DWELLING UNIT : 11,663 SF

40' LONG, 3' HIGH MOTOR COURT SCREEN WALL
63' LONG, 7' TO 9' HIGH WALL AT WEST FACADE



VICINITY MAP



LOCATION MAP

BUILDING AND SITE COVERAGE COMPARISON

ITEM	ALLOWED	EXISTING	PROPOSED	CHANGE
MAIN HOUSE SF	--	10,891	10,773	(164)
GARAGE SF	--	718	500	(218)
ACCESSORY DWELLING UNIT	--	0	390	390
FLOOR AREA	20,735	11,609	11,663	54
FLOOR AREA RATIO	17.5%	9.8%	9.8%	0.0%
BUILDING COVERAGE	15%	4.5%	4.5%	0%
BUILDING COVERAGE SF	17,772.5	5,291	5,286	(5)
IMPERVIOUS COVERAGE	--	9,258	5,886	(3,372)
TOTAL COVERAGE	--	14,549	11,172	(3,377)

LIST OF DRAWINGS

A 0.0 COVER SHEET
A 1.0 EXISTING EAST AND WEST SITE PHOTOS
A 2.0 SURVEY
A 3.0 PROPOSED SITE PLAN
A 3.1 EXISTING HOUSE HARDSCAPE AND ORNAMENTAL LANDSCAPE FOOTPRINT
A 3.2 PROPOSED HOUSE HARDSCAPE AND ORNAMENTAL LANDSCAPE FOOTPRINT
A 3.3 EXISTING AND PROPOSED HOUSE HARDSCAPE AND ORNAMENTAL LANDSCAPE FOOTPRINT COMPARISON
A 3.4 PROPOSED SCENIC EASEMENT EXPANSION
A 4.0 BASEMENT PLAN
A 4.1 GROUND FLOOR PLAN
A 4.2 SECOND FLOOR PLAN
A 4.3 ROOF PLAN
A 5.0 EAST AND NORTH COLORED ELEVATIONS
A 5.1 WEST AND SOUTH COLORED ELEVATIONS
A 7.0 CONCEPT LANDSCAPE PLAN

CONSULTANTS:

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GEOTECHINCAL ENGINEER
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ARCHAEOLOGICAL CONSULTING:
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BIOLOGICAL CONSULTANT - BLUFF RESTORATION AND INDIGENOUS PLANTING
FRED BALLERINI
FRED BALLERINI HORTICULTURAL SERVICES
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PACIFIC GROVE, CA 93950
831.238.6832

ROBERT JOYCE ARCHITECTURE & LANDSCAPE DESIGN

333 S. DOHENY DRIVE, UNIT #310
LOS ANGELES, CA 90048
ROBERT@ROBERTJOYCEARCHITECTURE.COM

DRAWING ISSUE

NO.	DATE	

3196 SEVENTEEN MILE DRIVE
PEBBLE BEACH, CA 93953

DRAWING ISSUE

NO.	DATE	
1	12/08/16	PLANNING SUBMISSION SET

DECEMBER 8TH, 2016
COVER SHEET

A 0.0





VIEW OF EXISTING HOUSE AND GARDEN AT BLUFF

SHOWING LARGE TWO STORY HOUSE WITH EXTENSIVE TERRACES AND IRRIGATED GARDEN (TO BE REMOVED).





VIEW OF EXISTING ENTRY AND HOUSE AT 17 MILE DRIVE

SHOWING IMPOSING WALLS AND ENTRY GATE, EXTENSIVE HARDSCAPE, EXISTING ORNAMENTAL GARDEN, WOOD FENCE, EXPOSED PARKING AND GARAGE DOORS (TO BE REMOVED). VIEW TO WATER BLOCKED.

ROBERT JOYCE ARCHITECTURE &
LANDSCAPE DESIGN

333 S. DOHENY DRIVE, UNIT #310
LOS ANGELES, CA 90048
ROBERT@ROBERTJOYCEARCHITECTURE.COM

DRAWING ISSUE

NO.	DATE	

3196 SEVENTEEN MILE DRIVE

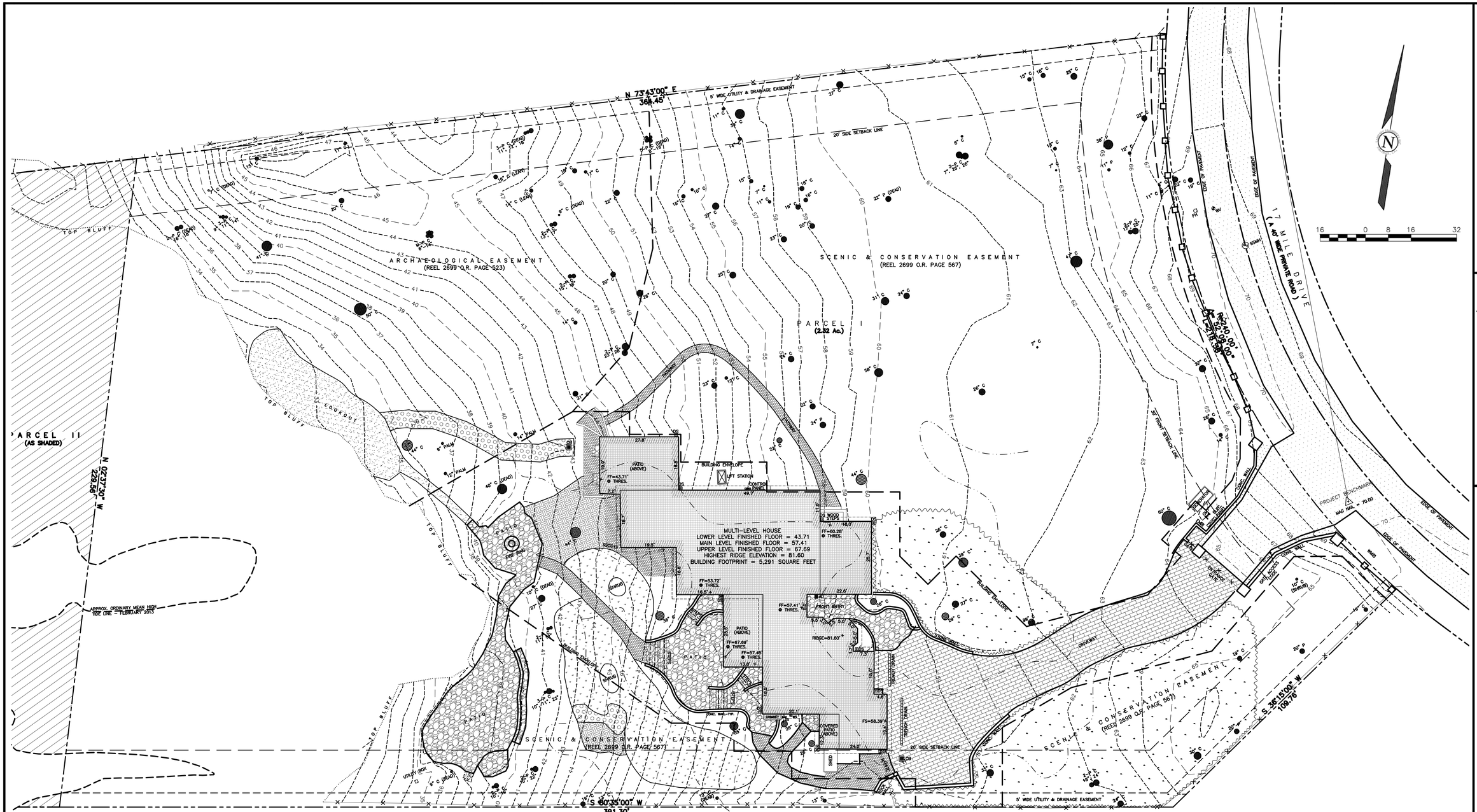
PEBBLE BEACH, CA 93953

DRAWING ISSUE

NO.	DATE	
1	12/08/16	PLANNING SUBMISSION SET

EXISTING HOUSE ENTRY
AND OCEAN FRONT SITE PHOTOS

A 1.0



GENERAL NOTES:

1) ELEVATIONS ARE BASED ON AN ASSUMED DATUM. PROJECT BENCHMARK IS A MAG NAIL LOCATED ON THE SOUTHERLY EDGE OF THE ACCESS DRIVEWAY AT THE ENTRANCE WITH 17 MILE DRIVE, ELEVATION = 70.00', AS SHOWN.

2) BUILDING LOCATIONS, DIMENSIONS AND AREAS SHOWN HEREON WERE MEASURED TO THE OUTERMOST FACE OF BUILDING FINISH AND/OR CENTER OF CHAMFER. SUPPORT BEAMS FOR THE ROOF OVERHANG EXTEND BEYOND THE ROOF LINE AND ARE NOT SHOWN.

3) NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITHIN THE PROJECT AREA PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.

4) TREE TYPES ARE INDICATED WHEN KNOWN. TREE DIAMETERS ARE LABELED IN INCHES AS MEASURED AT 3' ABOVE THE GROUND. PRONGED TREES ARE LABELED "#-P". CENTER OF SYMBOL IS APPROXIMATE CENTER OF TREE. TREES SMALLER THAN 6" ARE NOT SHOWN. TREE CANOPIES SHOWN ARE A BEST APPROXIMATION AT THE OUTER EDGE OF DRIPLINE LOCATED WITH REFLECTORLESS TOTAL STATION.

5) LANDSCAPE LIGHTING, IRRIGATION FACILITIES, AND HOUSE ACCESS HATCHES WERE NOT LOCATED.

6) THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY (3/3/15) AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER AND/OR THEIR REPRESENTATIVES.

7) THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. PROPERTY LINES SHOWN HEREON WERE COMPILED FROM RECORD INFORMATION AND FROM FIELD TIES TO EXISTING BOUNDARY MONUMENTATION. THE LOCATION OF THESE LINES IS SUBJECT TO CHANGE, PENDING THE RESULTS OF A COMPLETE BOUNDARY SURVEY.

8) THE ORDINARY HIGH WATER MARK AND FEMA ZONE V LIMITS SHOWN ON THIS MAP WERE DETERMINED FROM THE ALTA/ACSM LAND TITLE SURVEY PREPARED BY CENTRAL COAST SURVEYORS, LATEST REVISED DATED, 2/21/2013.

LEGEND:

- PROPERTY BOUNDARY LINE
- 55 — MAJOR CONTOUR LINE (5' INTERVAL)
- 54 — MINOR CONTOUR LINE (1' INTERVAL)
- PILLAR AND IRON FENCE
- WOOD FENCE
- APPROX TREE CANOPY
- PROJECT BENCHMARK
- 62.45 SPOT ELEVATION
- 8" C,P TREE. C - CYPRESS, P - PINE
- UP UTILITY POLE
- WM, WV, WS WATER METER, VALVE, SERVICE
- FH FIRE HYDRANT
- GM, GS GAS METER, SERVICE
- SSMH, SSCO SANITARY SEWER MANHOLE, CLEANOUT
- EM ELECTRIC METER
- CB, AD CATCH BASIN, AREA DRAIN
- DS DOWNSPOUT

- ASPHALT CONCRETE SURFACE
- CONCRETE PAVER SURFACE
- STONE SURFACE
- DECOMPOSED GRANITE GRAVEL SURFACE
- DECOMPOSED GRANITE SURFACE
- BOULDER/LOOSE ROCK SURFACE
- CONCRETE SURFACE
- BARK/WOOD CHIP SURFACE
- DOMESTIC FLOWER GARDEN AREA

PROFESSIONAL LAND SURVEYOR * GUY R. GIRAUDO * EXP. 12-31-15 * No. 8703 * STATE OF CALIFORNIA

APPROVED BY: GUY R. GIRAUDO P.L.S. No. 8703

LANDSET ENGINEERS, INC.
ENGINEERING – LAND PLANNING
SURVEYING – ENVIRONMENTAL CONSULTING
520-B CRAZY HORSE CANYON ROAD, SALINAS, CA 93907

TOPOGRAPHIC MAP

OF

THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN DOCUMENT No. 2013013338, OFFICIAL RECORDS
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA

FOR

3196 LLC

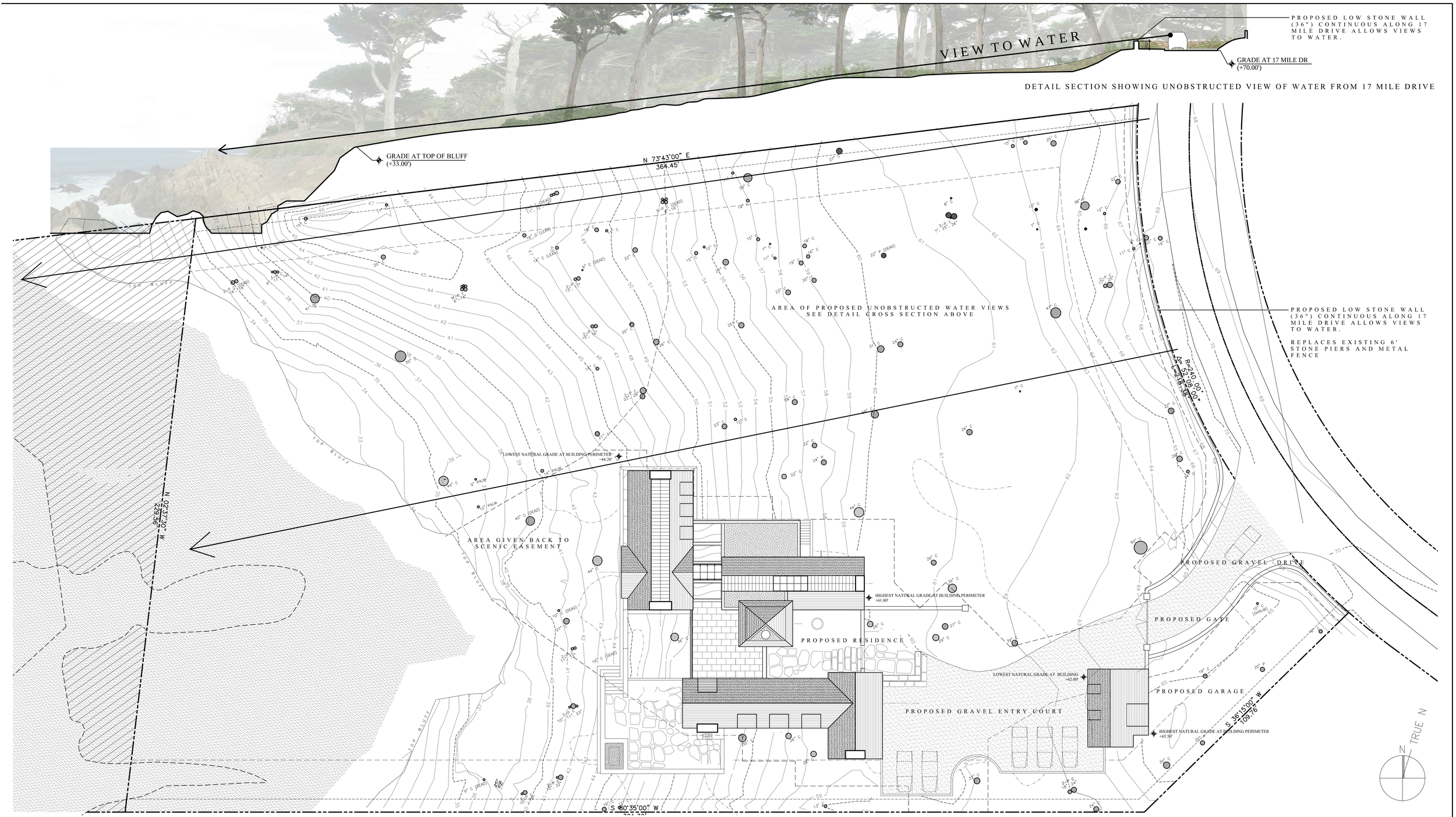
SITE LOCATION:
3196 17 MILE DRIVE
PEBBLE BEACH, CA

OWNER:
3196 LLC
37 SAW MILL RIVER ROAD
HAWTHORNE, NY 10532

SCALE: 1"=16'
DATE: MARCH 2015
JOB NO. 1419-01

No.	DATE	BY	REVISION
	3/6/15	GRG	RELEASED TO CLIENT

SHEET 2.0
OF 1 SHEETS



DETAIL SECTION SHOWING UNOBSTRUCTED VIEW OF WATER FROM 17 MILE DRIVE

PLANNING SUBMISSION SET

ROBERT JOYCE ARCHITECTURE & LANDSCAPE DESIGN

333 S. DOHENY DRIVE, UNIT #310
LOS ANGELES, CA 90048
ROBERT@ROBERTJOYCEARCHITECTURE.COM

DRAWING ISSUE

NO.	DATE	

3196 SEVENTEEN MILE DRIVE

PEBBLE BEACH, CA 93953

DRAWING ISSUE

NO.	DATE	
1	12/08/16	PLANNING SUBMISSION SET

PROPOSED SITE PLAN AND SECTION

SCALE $\frac{1}{16}$"=1'-0"

A 3.0



EXISTING HOUSE HARDSCAPE AND ORNAMENTAL LANDSCAPE FOOTPRINT

PLANNING SUBMISSION SET

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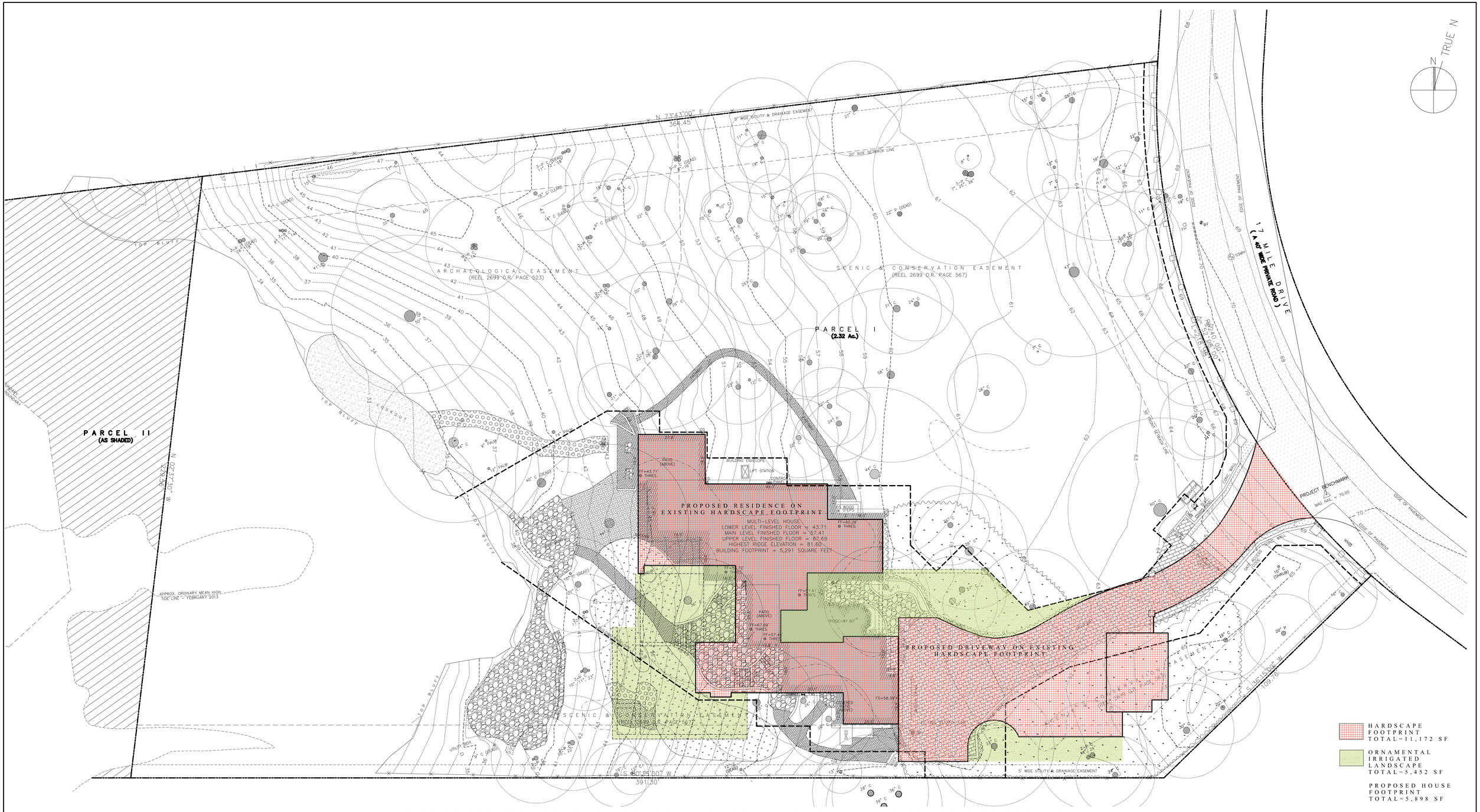
DRAWING ISSUE

NO.	DATE	
1	12/08/16	PLANNING SUBMISSION SET

EXISTING HOUSE HARDSCAPE AND ORNAMENTAL LANDSCAPE FOOTPRINT

SCALE 3/32"=1'-0"

A 3.1



PROPOSED HOUSE HARDSCAPE AND ORNAMENTAL LANDSCAPE FOOTPRINT

PLANNING SUBMISSION SET

3/6/15 SITE SURVEY BY LANDSET ENGINEERS INC

ROBERT JOYCE ARCHITECTURE & LANDSCAPE DESIGN

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DRAWING ISSUE

NO.	DATE	
1	12/08/16	PLANNING SUBMISSION SET

PROPOSED HOUSE HARDSCAPE AND ORNAMENTAL LANDSCAPE FOOTPRINT

SCALE 3/32"=1'-0"

A 3.2



EXISTING AND PROPOSED HOUSE HARDSCAPE AND ORNAMENTAL LANDSCAPE FOOTPRINT COMPARISON

PLANNING SUBMISSION SET

ROBERT JOYCE ARCHITECTURE & LANDSCAPE DESIGN

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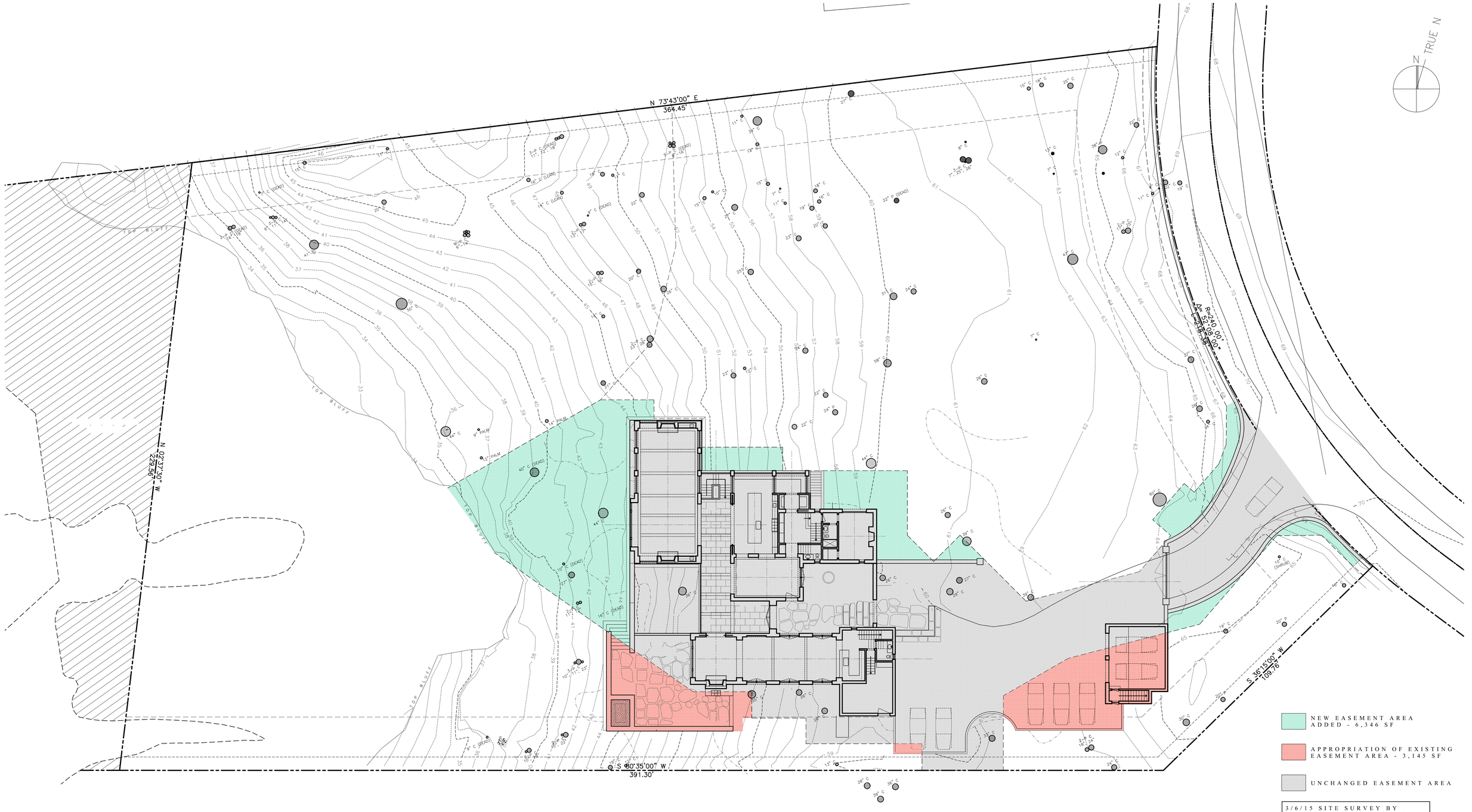
DRAWING ISSUE

NO.	DATE	
1	12/08/16	PLANNING SUBMISSION SET

EXISTING AND PROPOSED HOUSE HARDSCAPE AND ORNAMENTAL LANDSCAPE FOOTPRINT COMPARISON

SCALE 3/32"=1'-0"

A 3.3



PLANNING SUBMISSION SET

ROBERT JOYCE ARCHITECTURE &
LANDSCAPE DESIGN

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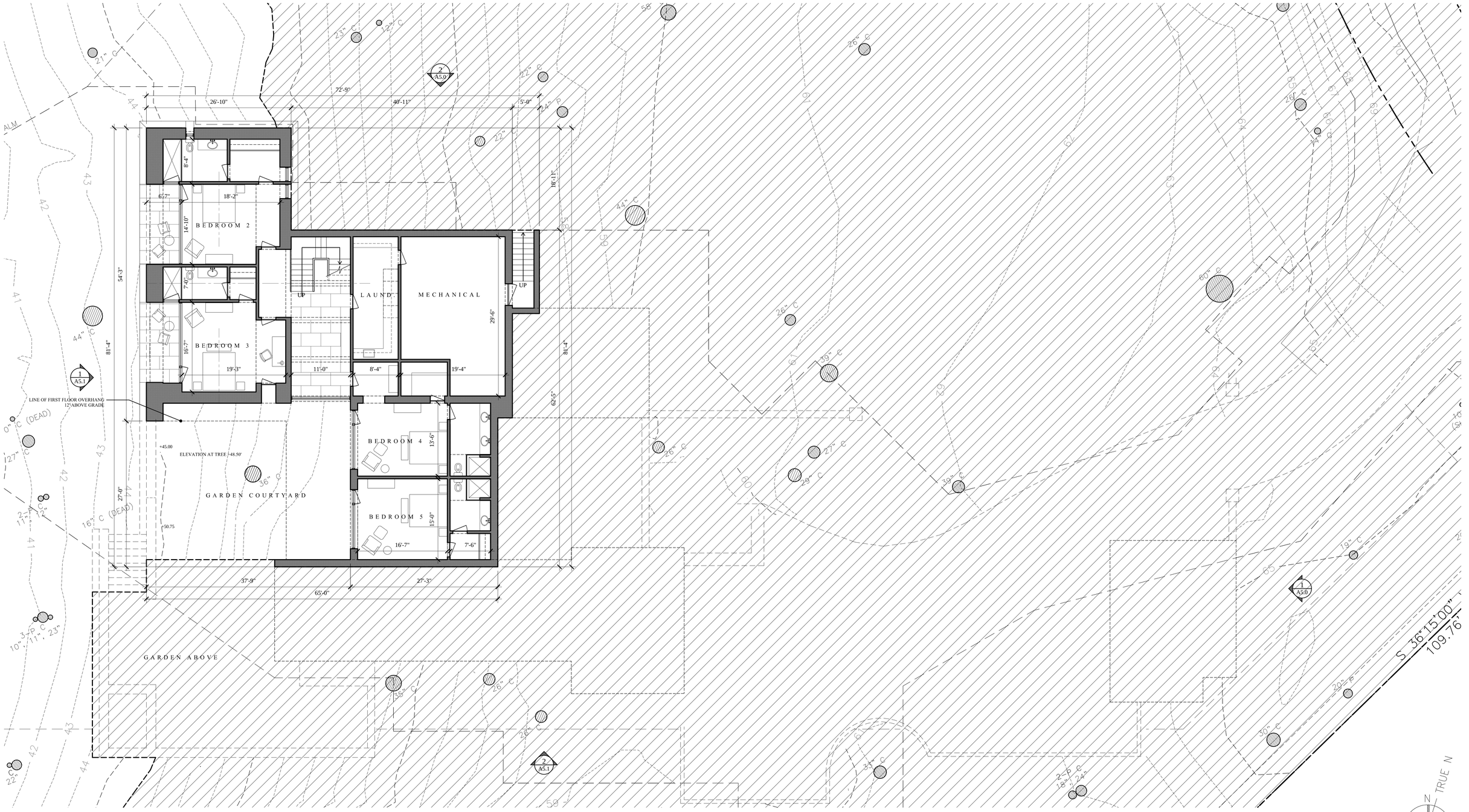
DRAWING ISSUE

NO.	DATE	
1	12/08/16	PLANNING SUBMISSION SET

PROPOSED SCENIC EASEMENT EXPANSION

SCALE $\frac{1}{16}$"=1'-0"

A 3.4



PLANNING SUBMISSION SET

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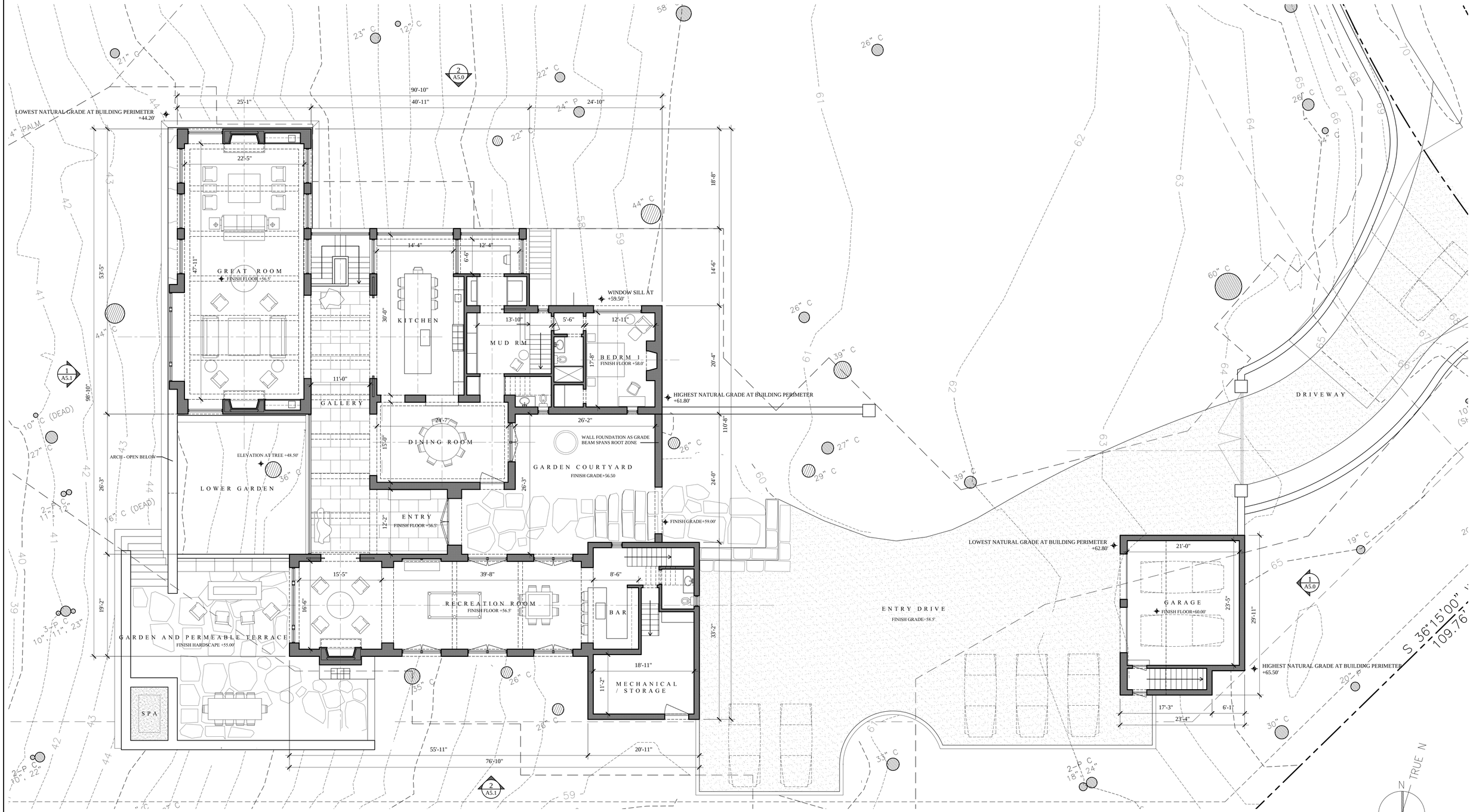
DRAWING ISSUE

NO.	DATE	
1	12/08/16	PLANNING SUBMISSION SET

BASEMENT PLAN

SCALE 1/8"=1'-0"

A 4.0



PLANNING SUBMISSION SET

ROBERT JOYCE ARCHITECTURE &
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DRAWING ISSUE

NO.	DATE	
1	12/08/16	PLANNING SUBMISSION SET

GROUND FLOOR PLAN

SCALE $\frac{1}{8}$"=1'-0"

A 4.1



PLANNING SUBMISSION SET

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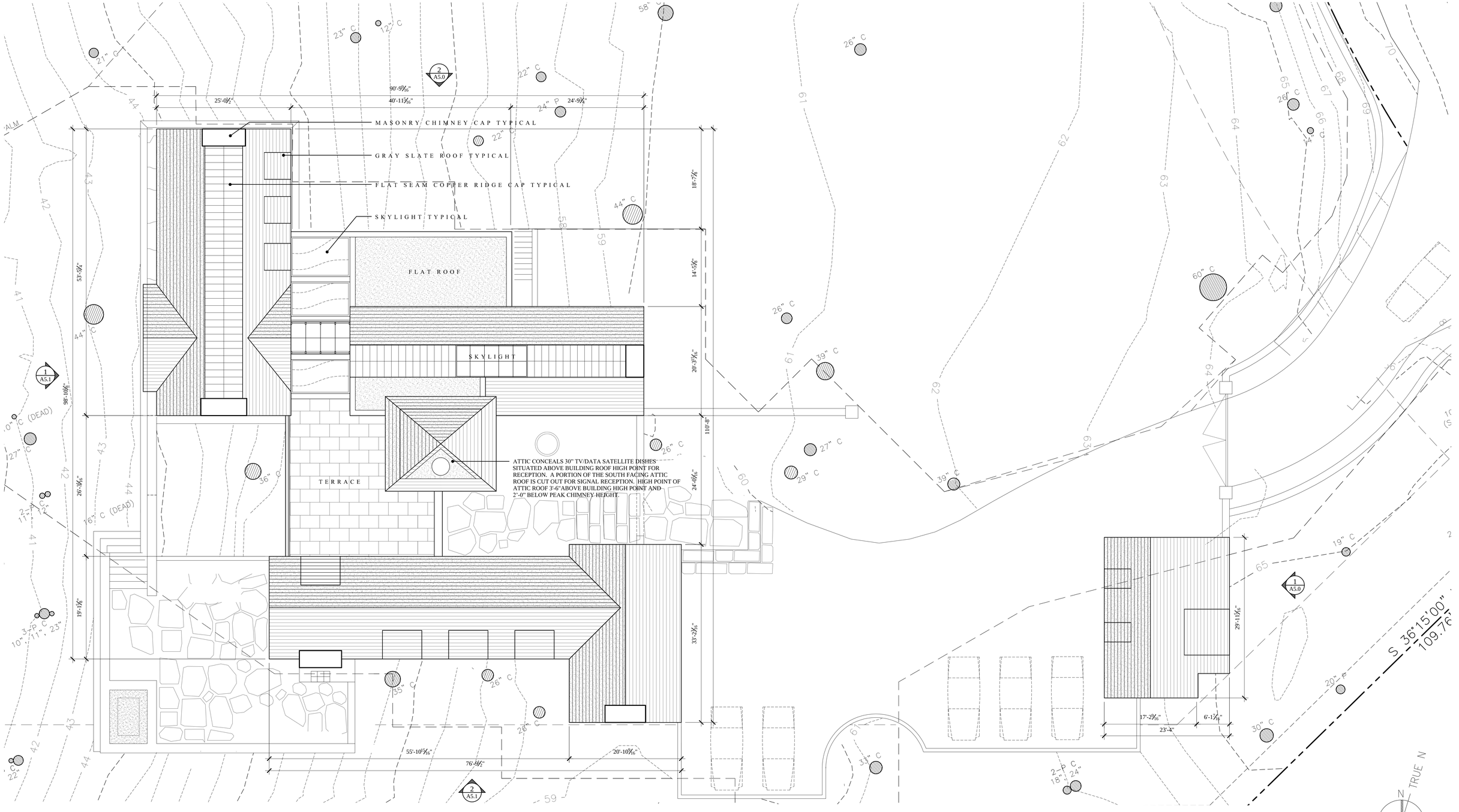
DRAWING ISSUE

NO.	DATE	
1	12/08/16	PLANNING SUBMISSION SET

SECOND FLOOR PLAN

SCALE $\frac{1}{8}$"=1'-0"

A 4.2



PLANNING SUBMISSION SET

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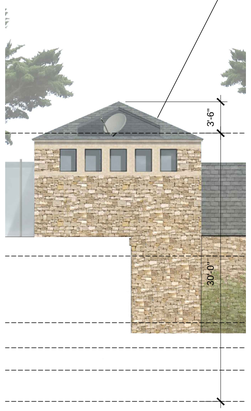
NO.	DATE	
1	12/08/16	PLANNING SUBMISSION SET

ROOF PLAN

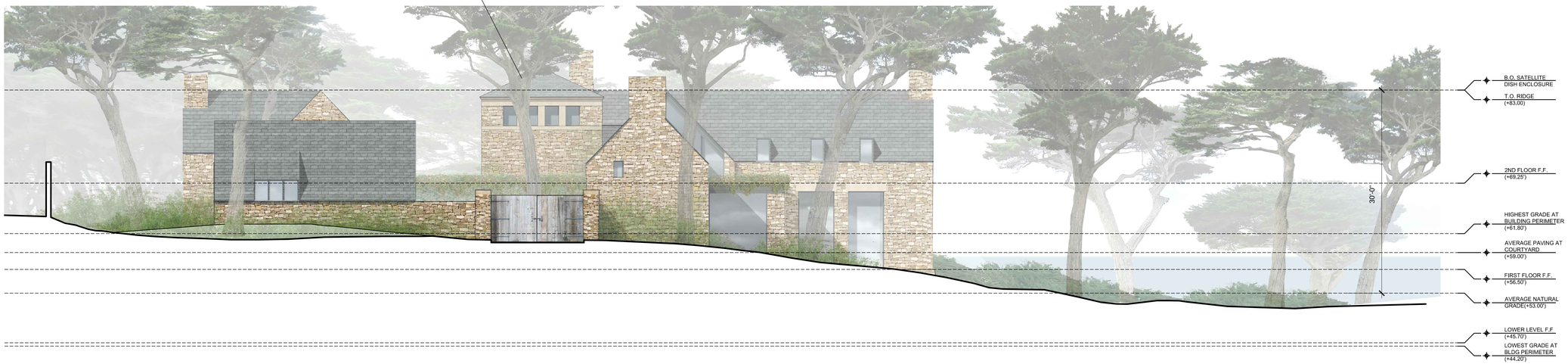
SCALE 1/8"=1'-0"

A 4.3

ATTIC CONCEALS 30" TV/DATA SATELLITE DISHES SITUATED ABOVE BUILDING ROOF HIGH POINT FOR RECEPTION. A PORTION OF THE SOUTH FACING ATTIC ROOF IS CUT OUT FOR SIGNAL RECEPTION. HIGH POINT OF ATTIC ROOF 3'-6"ABOVE BUILDING HIGH POINT AND 2'-0" BELOW PEAK CHIMNEY HEIGHT.



COURTYARD SOUTH ELEVATION
SATELLITE ENCLOSURE DETAIL AT
ATTIC ABOVE ROOF HIGH POINT.



1 EAST ELEVATION WITH GARAGE AND ENTRY GATE IN FOREGROUND

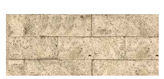


2 NORTH ELEVATION

TYPICAL BUILDING MATERIAL LEGEND

STONE BASE

VERY LARGE CUT GRANITE BLOCKS WITH RUSTICATED SURFACE AND EDGES, MEDIUM WARM GRAY AND BUFF TONES



STONE WALL

ALL WALLS AND CHIMNEYS IN RANDOM "OLD WORLD" ASHLAR GRANITE. RANGE OF WARM AND COOL GRAY AND BUFF TONES



SPECIALTY MASONRY

BUFF COLORED INDIANA LIME STONE AT ALL LINTELS AND DECORATIVE STONE WINDOW SURROUNDS AND OTHER ELEMENTS



METAL FRAMES AND WINDOWS

ALL METAL STRUCTURE AT LARGE GLAZED SURFACES AND WINDOW FRAMES TO BE PAINTED DARK WARM GRAY, 1" INSULATED CLEAR GLASS



ROOF MATERIAL

SEMI-WEATHERING, CHARCOAL GRAY VERMONT SLATE 16"x8", ¼" THICK, WITH CONCEALED GUTTER AND DOWNSPOUT



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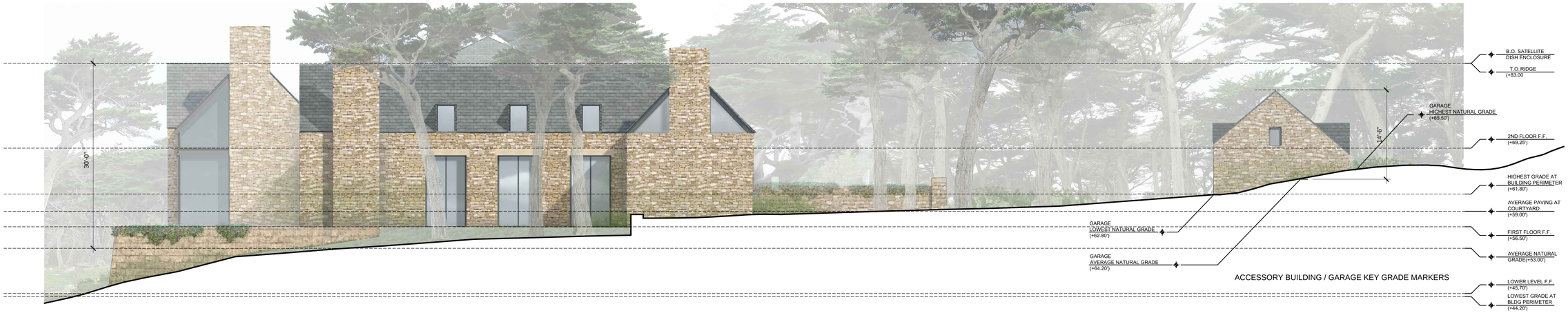
EAST AND NORTH EXTERIOR ELEVATIONS

SCALE 1/8" = 1' - 0"

A 5.0



1 WEST ELEVATION



2 SOUTH ELEVATION

TYPICAL BUILDING MATERIAL LEGEND

STONE BASE

VERY LARGE CUT GRANITE BLOCKS WITH RUSTICATED SURFACE AND EDGES, MEDIUM WARM GRAY AND BUFF TONES



STONE WALL

ALL WALLS AND CHIMNEYS IN RANDOM "OLD WORLD" ASHLAR GRANITE. RANGE OF WARM AND COOL GRAY AND BUFF TONES



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WEST AND SOUTH EXTERIOR ELEVATIONS

SCALE 1/8" = 1' - 0"

A5.1

1 TYPICAL DRIVE - POROUS HYDROCORE GRAVEL DRIVE ALLOWS WATER INFILTRATION AND PLANT GROWTH

2 TYPICAL COURTYARD - INFORMAL PLANTING AREAS AND GRAVEL PATHS ALLOWS WATER INFILTRATION AND PLANT GROWTH

3 TYPICAL TERRACE - FLAG STONE SET ON SAND AND SOIL, POROUS PLANTING POCKETS IN BETWEEN ALLOWS WATER INFILTRATION



CONCEPTUAL LANDSCAPE PLANTING LIST

ZONE 1: COASTAL BLUFF RESTORATION
The *Coastal Bluff Restoration Zone* requires carefully executed hand removal of existing non-native landscape and invasive species in which some areas coexist with native coastal bluff species. Restoration species have been site identified by the project biologist. Site-specific contract grown native plant material will be propagated for out-planting in the fall months to coincide with natural rain events. Planting quantities and layout will emulate natural groupings and will be overseen by the project biologist.

Botanical Name	Common Name
Armeria maritime	sea thrift
Astragalus nuttallii	ocean bluff milk-vetch
Corethrogyne filaginifolia	beach aster
Distichlis spicata	salt grass
Dudleya farinosa	sea lettuce
Erigeron glaucus	seaside daisy
Eriogonum parvifolium	seacliff buckwheat
Eriophyllum staechadifolium	lizard tail
Iris douglasiana	Douglas iris
Lotus heermannii var. orbicularis	wooly lotus
Stachys bullata	California hedge nettle

ZONE 2 : CYPRESS CONSERVATION AREA
The *Cypress Conservation Area* within a portion of the Conservation Easement Area will be managed by removing all existing landscape and invasive exotic species including iceplant and wattle trees. Existing native understory plants to be retained. Groupings of site-specific Monterey cypress seedlings to be replanted in open areas as directed by the project arborist. Select groupings of cypress habitat understory plantings may be incorporated as deemed necessary by the project biologist after exotic and landscape plantings have been removed.

Arborist's note: within Zone 2, the *Cypress Conservation Area*, the following procedures will occur once the sites are identified for the replanting of Monterey cypress:

- Appropriate sites will be naturally absent of native plant material.
- Appropriate sites will have good sun exposure.
- Using manual labor rake the surface soil to remove at least two inches of the existing duff to expose the lower soil layers.
- Seedlings naturally occurring on the site or germinated from native seed stock will be planted in random distribution within the zone.
- No irrigation will be provided to the planted or relocated trees.

Botanical Name	Common Name
Cupressus macrocarpa	Monterey cypress

Understory Plantings

Calamagrostis nutkaensis	Pacific reed grass
Corethrogyne filaginifolia	beach aster
Erigeron glaucus	seaside daisy
Hierochloe occidentalis	California vanilla grass
Iris douglasiana	Douglas iris
Phalaris californica	California canarygrass
Saturaja douglasii	yerba buena
Stachys bullata	California hedge nettle

ZONE 3: SPECIAL CYPRESS GERMINATION AREA
The *Special Cypress Germination Area* will be used as an establishment ground for new generation Monterey Cypress trees to enhance the existing Del Monte Cypress Grove. Existing landscape and invasive species are to be removed from the location. Site treatment and planting prescriptions area detailed below by the project arborist.

Arborist's note: within Zone 3, the *Cypress Germination Area* the following procedures will occur in the order listed:

1 All existing landscape plant material will be carefully removed using manual labor.
2 Loose soil attached to the plants will be shaken loose to the best extent possible.
3 Any existing irrigation lines or emitters will be removed using manual labor.
4 Holes will be backfilled with care and not compacted.
5 The surface of the new bare soil will be carefully raked to remove approximately 0.5 to 1 inches.

Botanical Name	Common Name
Cupressus macrocarpa	Monterey cypress

ZONE 4: COURTYARD AND REAR GARDEN LANDSCAPE
The *Courtyard Landscape* will include drought resistant California native and Mediterranean perennial species specified to accentuate the architecture with the use of texture, color, and form.

Botanical Name	Common Name
Buxus sempervirens	English boxwood
Calamagrostis nutkaensis	Pacific reed grass
Ceanothus griseus var. horizontalis	California lilac
Hieriochloe occidentalis	vanilla grass
Iris douglasiana	Douglas iris
Juniperus chinensis 'Torulosa'	Hollywood Juniper

The *Rear Garden Landscape* design strives to bring a flowing textural connection to the natural diversity inherent of the native coastal bluff area. Native coastal bluff species will intermix with other drought tolerant groundcover and shrub species to create a private landscape that naturally connects with the ocean bluff restoration.

Botanical Name	Common Name
Aeonium carnariense	giant velvet rose
Carex pansa	dune sedge
Ceanothus griseus var. horizontalis	California lilac
Erigeron glaucus	seaside daisy
Eriophyllum staechadifolium	lizard tail
Iris douglasiana	Douglas iris
Juniperus chinensis 'Torulosa'	Hollywood Juniper
Saturaja douglasii	yerba buena

LANDSCAPE CERTIFICATION

THIS LANDSCAPE AND IRRIGATION PLAN COMPLIES WITH MONTEREY COUNTY LANDSCAPING REQUIREMENTS INCLUDING USE OF CALIFORNIA NATIVE AND DROUGHT TOLERANT PLANT MATERIAL, NON-INVASIVE SPECIES, LIMITED TURF, AND LOW-FLOW WATER CONSERVING IRRIGATION FIXTURES.

Fire management – natural areas in zones 1, 2 and 3 to be managed to reduce fuels and flammable vegetation while encouraging natural cypress recruitment.

PLANNING SUBMISSION SET

ROBERT JOYCE ARCHITECTURE & LANDSCAPE DESIGN

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DRAWING ISSUE

NO.	DATE	

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PEBBLE BEACH, CA 93953

DRAWING ISSUE

NO.	DATE	
1	12/08/16	PLANNING SUBMISSION SET

CONCEPT LANDSCAPE PLAN

SCALE $\frac{1}{16}$"=1'-0"

A 7.0

EXHIBIT I

Before the Director of Housing and Community Development in and for the County of Monterey, State of California

In the matter of the application of:
FELICITY LLC (PLN200046)
RESOLUTION NO. 21-006

Resolution by the Monterey County Director of Housing and Community Development:

(a) Considering the previously adopted Mitigated Negative Declaration and finding that the Minor and Trivial Amendment does not require subsequent environmental review pursuant to Section 15162 of the California Environmental Quality Act Guidelines; and

(b) Approving a Minor and Trivial Amendment to a previously approved permit (PLN050706 – as previously amended by PLN090272, PLN100525, PLN160029-AMD1, and PLN180373) to include interior reconfigurations, an addition of 242 square feet to the kitchen and family room, an addition of 743 square feet to lower level east wing wine room and replacement of a flat roof element with a pitched roof element along the west wing and an extension to create a covered terrace.

[PLN200046, FELICITY LLC, 3252 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone (APN: 008-462-006-000)]

The FELICITY LLC application (PLN200046) came on for an administrative hearing before the Monterey County Director of Housing and Community Development on February 17, 2021. Having considered all the written and documentary evidence, the administrative record, the staff report, and other evidence presented, the Monterey County Director of Housing and Community Development finds and decides as follows:

FINDINGS AND EVIDENCE

1. FINDING: **PROCESS REQUIREMENTS -** The County has received and processed an amendment (PLN200046) to previously approved permit (PLN180373) in compliance with all applicable procedural requirements. The project, as described in Condition No. 1 and as conditioned, conforms to the policies, requirements, and standards of the 1982 Monterey County General Plan, Del Monte Forest Land Use Plan (LUP), the Monterey County Zoning Ordinance (Title 20) Part 1, and the Monterey County Coastal Implementation Plan Part 5 (Del Monte Forest), which designates this area as appropriate for

development.

EVIDENCE: (a) An application for a Minor and Trivial Amendment to a previously approved permit (PLN180373) was submitted on April 30, 2020. The permit includes an addition of 242 square feet to the kitchen and family room, an addition of 743 square feet to lower level east wing wine room and replacement of a flat roof element with a pitched roof element along the west wing. Reconfigurations to existing developed footprint include modifications to lower level west terrace and exterior access stairs to existing motor court, reconfiguration of the existing exterior staircase to existing lower level east wing and conversion of existing lower level storage space into new laundry room and bathroom.

(b) On October 8, 2008, the Planning Commission approved PLN050706 consisting of: Combined Development Permit for 1) a Coastal Administrative Permit for the demolition of 2,577 square feet of an existing single-family dwelling and demolition of an existing 480 square foot detached guesthouse, and the addition of 7,089 square feet to the single-family dwelling, and grading of approximately 890 cubic yards of cut and fill; 2) a Coastal Development Permit for the construction of an 850 square foot detached caretaker unit; 3) a Coastal Development Permit to allow development within 50 feet of a coastal bluff; 4) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 5) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and 6) Design Approval.

(c) On December 12, 2008, the California Coastal Commission (CCC) appealed (Appeal No. A-3-MCO008-061) the decision of the Planning Commission on PLN050706. Subsequent discussions between the CCC and the applicant resulted in the proposal of the restoration of existing paved and structural elements on the parcel.

(d) On October 19, 2009, the Planning Commission approved a Combined Development Permit (PLN090272) to amend PLN050706 consisting of adding the requirement for the "restoration of approximately 7,822 square feet of Monterey cypress habitat area." (Final Resolution No. 090272).

(e) On April 6, 2011, the Planning Commission approved an Amendment (PLN100525) consisting of: a 7,497 square foot addition to the lower level, new 390 square foot covered loggia on existing stone terrace at lower level, enclosure of an existing 470 square foot covered loggia on main level, 390 square foot addition to existing main level courtyard terrace, reduce size of west wing addition by 60 square feet, approximately 900 additional cubic yards of grading (cut), reconfigure balconies, terraces and loggias on west wing addition, and relocate doors and windows on west wing addition. Those changes were located within the existing/approved footprint of the structure. The total area approved to be added to the single-family residence by the Amendment PLN100525 was 14,753 square feet. Upon approval, Amendment PLN100525 became the operating permit for that project.

(f) On April 16, 2014, Amendment (PLN100525) was extended by PLN140112, which was further extended by PLN160029 on February 26, 2016, for five years until April 27, 2021.

(g) On April 19, 2017, a Minor and Trivial Amendment (PLN160029-AMD-1) consisting of a 447square foot addition to lower level (mechanical room), expansion of existing 316 square foot main level covered loggia, remodel of west wing main stairs and rebuild of south exteriors stairwells was approved. Those additions were also within the approved footprint.

(h) On August 28, 2018, a Minor and Trivial Amendment (PLN180373) was approved amending PLN160029-AMD1 to allow a 45 square foot addition to existing kitchen, a 60 square foot addition to an existing guest bedroom to be converted into a family room, relocation of west wing elevator which included addition of 130 square feet, a 128 square foot addition to previously approved west wing, and conversion of an existing lower level east guest bedroom into crawl space.

(i) From Amendment PLN160029-AMD-1, Condition Nos. 1-19 had not been met. There were no additional conditions associated with permit extensions PLN140112 and PLN160029, or the 2018 amendment (PLN180373). All applicable Conditions were carried forward to the new amendment (PLN200046) to reflect the new project description and required recordation of a new permit approval notice. As approved, PLN200046 will be the operating permit.

(j) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed amendment found in Project File PLN050706, PLN090272, PLN100525, PLN140112, PLN160029, PLN160029-AMD-1, PLN180373 and PLN200046.

2. FINDING: **CONSISTENCY -** The project, as conditioned, is consistent with the previously approved permit(s) pursuant to Monterey County Code Section 20.70.105.A and does not cause impacts not already assessed in the original permit and subsequent permit actions and is generally in keeping with the action of the Planning Commission and Planning Director. As approved and amended, permit number PLN200046 will become and be referred to as the approved permit.

EVIDENCE: (a) The Minor and Trivial Amendment to PLN180373 is consistent with all previous permits, including: Permit Nos. PLN050706, PLN090272, PLN100525, PLN140112, and PLN160029. All additions are within the existing developed footprint or below grade where they will not have a visual impact on the existing residence.

(b) This parcel is zoned Low Density Residential/2 acres per unit with a Design overlay in the Coastal Zone (LDR/2-D-CZ). As shown on Site Plan A1.0, there are no trees to be removed with PLN200046. The existing landscaped area is to remain, and monitoring of tree protection and cypress habitat restoration as called for in the biologist report (LIB090315) and required by Condition No. 13 will continue. Existing exterior lighting to remain and roof replacement is on the non-historical west wing of the property.

Site Coverage: The existing building site coverage is 17,444 square feet, or 7.15%, and the proposed building site coverage is 17,643 for a total of 7.25%. The maximum allowed building site coverage is 15%; therefore, the project is consistent with coverage requirements.

Floor Area Ratio (FAR): The existing FAR area is 24,980 square feet, or 10.2%. The project proposes 985 additional square feet for a total proposed FAR of 25,965 square feet, or 10.6%. There is 1,726 square feet maintained entirely below grade which does not count toward FAR. On the lower level (Sheet A.4.0 of the attached plans) there are two new stairways, one new vestibule with stairs, a 743 square foot addition to the east wine room and conversion of an existing storage space for relocated laundry room and bathroom. The maximum permitted FAR (in the Del Monte Forest LUP) is 17.5%; therefore, the project is consistent with coverage requirements.

Development Standards: All proposed additions for PLN200046 are within the existing building site footprint and will not change the height of the existing structure. The 242 square foot kitchen and family room addition will remain within the developed footprint and complies with all setback requirements in the Monterey County Code section 20.14.060. The 743 square foot addition to the east wing wine room will be entirely below grade. The property will remain in conformance with all development standards of the LDR/2-D-(CZ) zoning designation. No new water fixtures will be added to the property for this project. All applicable Conditions of Approval from the previous Amendment PLN100525 (the operating permit) and the extension PLN160029, that have not been met were carried forward to Minor and Trivial Amendment PLN200046.

(c) Visual Sensitivity: The property is located on a point jutting towards the Pacific Ocean, on the western side of 17-Mile Drive. It is surrounded by significant existing vegetation and slopes that minimize its visibility from adjacent properties. The 242 square foot addition to the existing kitchen and family room is located on the south side of the property facing the ocean. The 743 square foot lower level east wing wine room is located underneath the existing courtyard and completely below grade. Both proposed additions will not be visible from public view. The residence is designed with natural materials and colors to blend into the environment, and will not be visible from 17-Mile Drive, Midway Point, or Pescadero Point, consistent with the Del Monte Forest Land Use Plan, Chapter 2, Policies 48, 52, and 53.

(d) Indigenous Monterey Cypress Habitat: The subject property is located within the Indigenous Monterey cypress habitat, an environmentally sensitive habitat, as illustrated in Figure 2a of the DMF LUP. Consistent with DMF LUP Policy 20, the amendment includes additions that are located within existing hardscape areas outside of the dripline of individual cypress trees. In accordance with CIP Section 20.147.040.C.8, the amendment has been conditioned requiring protection of this habitat by placing it in an open space conservation and scenic easement.

(e) The project is minor or trivial in nature pursuant to the regulations in 20.70.105.A (Amendment to Coastal Development Permits) as there are no impacts not already assessed in original permit action, and subsequent permit actions, and the Minor and Trivial Amendment is in keeping with the action of the appropriate authorities.

(f) The cumulative impacts of the previous amendments, plus the proposed

Minor and Trivial Amendment, do not add up to impacts not already assessed in the original and subsequent permits and reviews. All development is within the same general footprint of the original proposal.

(g) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed amendment found in Project Files PLN050706, PLN090272, PLN100525, PLN140112, PLN160029, PLN160029-AMD-1, PLN180373 and PLN200046.

3. FINDING: **SITE SUITABILITY** - The site is physically suitable for the proposed use of this property.

EVIDENCE: (a) The Minor and Trivial Amendment has been reviewed for site suitability by the following departments and agencies: HCD- Planning, Pebble Beach CSD (fire), HCD-Public Works, HCD-Environmental Services and Environmental Health Bureau. There has been no indication from these departments/agencies that the site is not suitable for the proposed development. Recommended conditions have been incorporated.

(b) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in HCD-Planning Project Files: PLN050706, PLN090272, PLN100525, PLN140112, PLN160029, PLN160029-AMD-1, PLN180373 and PLN200046.

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

EVIDENCE: (a) Staff conducted a site visit on June 20, 2018, and found no violations during the most recent phase of construction. With permit PLN200046, the owner is amending plans that were previously approved (PLN180373) for Phase II of construction pertaining to the non-historic portions of the property. Staff also reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.

(b) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development is found in HCD-Planning Project Files PLN050706, PLN090272, PLN100525, PLN140112, PLN160029, PLN160029-AMD-1, PLN180373 and PLN200046.

5. FINDING: **CEQA (Consistent with Previously Adopted MND) -** The original CEQA action on the project was assessed for environmental impacts with an Initial Study and mitigated to a less than significant level. The Minor and Trivial Amendment does not require subsequent environmental review pursuant to CEQA Guidelines Section 15162.

EVIDENCE: (a) On October 8, 2008, the Planning Commission adopted Resolution No. 08041 to adopt a Mitigated Negative Declaration and approve a Combined Development Permit (PLN050070). The Planning

Commission's decision was appealed by the California Coastal Commission on December 12, 2008 and on October 19, 2009, the project, as amended (PLN090272), was approved by the Planning Commission to include restoration of approximately 7,822 square feet of Monterey cypress habitat area (Resolution No. 090272).

(b) A Mitigation Monitoring and Reporting Program (MMRP) was adopted with the previous approval (PLN050070). Applicable mitigation measures have been carried forward with this permit (PLN200046) as Conditions of Approval.

(c) The project meets Section 15162 of the CEQA Guidelines because no substantial changes are proposed requiring major revisions of the MND; no substantial changes have occurred with respect to circumstances under which the project was undertaken that will require major revisions to the MND; all work is located within the existing building footprint or previously disturbed areas, and none of the work is within the sensitive habitat area.

(d) Potential impacts to cultural resources were identified in the original permit. To mitigate/reduce the potential physical impacts of the project with regard to Cultural Resources, one mitigation measure (Condition No. 14) was included. That mitigation applies to this amendment (PLN200046). All activities shall be monitored by a qualified archaeologist, and the monitor shall have the authority to stop work if cultural resources are found.

(e) The property, historically referred to as Villa Felice, had completed a Phase II Historical Report (LIB080212) on March 25, 2008. This report was used to approve previous amendments to the project beginning with PLN100525. The Phase II of construction for this project under PLN200046 will not impact the historical significance of the original structure.

(f) The areas of addition are located outside of the Monterey Cypress habitat area. As demonstrated in Finding 2, Evidence d, the amendment would not result in a greater impact to biological resources than identified in the adopted MND.

(g) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed amendment found in Project Files PLN050706, PLN090272, PLN100525, PLN140112, PLN160029, PLN160029-AMD-1, PLN180373 and PLN200046.

6. FINDING: **PUBLIC NOTICE -** Consideration of the request for the amendment has been carried out pursuant to Monterey County Code Section 20.84.040.A of Monterey County Code Title 20 (Zoning).

EVIDENCE: (a) On February 3 2021, notices were mailed to residents within 300 feet of the project site and posted in at least 3 different public places on and near the subject property.

(b) On February 9 2021, notices were posted in at least 3 different public places on and near the subject property.

(c) Notice of the administrative consideration was published on February 4, 2021, in the Monterey County Weekly.

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(d) No objections were received during the notification period from February 4, 2021 to February 16, 2021.

(e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed amendment found in Project Files PLN160029, PLN160029-AMD-1, PLN180373 and PLN200046.

7. **FINDING:** **APPEALABILITY** - The project, as approved, is appealable to the Board of Supervisors and the California Coastal Commission.

EVIDENCE: (a) Monterey County Code Section 20.86.030.A states that 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) Monterey County Code Section 20.86.080. A.1. applies to "Approved projects between the sea and the first through public road paralleling the sea…" and this project meets that criteria. The proposed project also meets criterion 20.86.080.A.2 because the site is within 300 feet of the top of the seaward face of a coastal bluff. Thus, the original project was appealable to the Coastal Commission and this Minor and Trivial Amendment (PLN200046) is also appealable to the California Coastal Commission.

DECISION

NOW, THEREFORE, based on the above findings and evidence, the Monterey County Director of Housing and Community Development does hereby:

1. Consider the previously adopted Mitigated Negative Declaration and finds that the Minor and Trivial Amendment does not require subsequent environmental review pursuant to Section 15162 of the California Environmental Quality Act Guidelines; and
2. Approve a Minor and Trivial Amendment to a previously approved permit (PLN050706 – as previously amended by PLN090272, PLN100525, PLN160029-AMD1, and PLN180373) to include interior reconfigurations, an addition of 242 sq. ft. to the kitchen and family room, an addition of 743 sq. ft. to the lower level east wine room and replacement of flat roof element with a pitched roof element along the west wing; in general conformance with the attached sketch and subject to the conditions, both being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 17th day of February, 2021.

DocuSigned by:
John M Dugan
E8D855FE8401446...
John M. Dugan, FAICP, Monterey County Zoning Administrator

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON 02/18/2021.

DocuSign Envelope ID: 578597A5-809C-4860-AB48-169A372B6299

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 03/01/2021

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

NOTE:

1. You will need a building and/or grading permit and must comply with the Monterey County Housing and Community Development-Building Services Department 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 working days after the mailing of the 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 an appeal.

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

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

Monterey County RMA Planning

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

PLN200046

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This Minor and Trivial Amendment (PLN200046) to a previously approved permit (PLN180373) allows an addition of 242 square feet to the kitchen and family room, an addition of 743 square feet to lower level east wing wine room and replacement of flat roof element with a pitched roof element along the west wing. The property is located at 3252 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-462-006-000), Del Monte Forest Area Plan/Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of RMA - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Minor and Trivial Amendment (PLN200046) to previously approved permit (PLN180373) (Resolution Number 21 - 006) was approved by Director of Housing and Community Development for Assessor's Parcel Number 008-462-006-000 on February 17, 2021. The permit was granted subject to 19 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 HCD - Planning prior to issuance of grading and building permits, Certificates of Compliance, or commencement of use, whichever occurs first and as applicable. (HCD - Planning)

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

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

Responsible Department: RMA-Planning

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

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

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

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

4. PD003(B) - CULTURAL RESOURCES POSITIVE ARCHAEOLOGICAL REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: If archaeological resources or human remains are accidentally discovered during construction, the following steps will be taken:

There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of the county in which the remain are discovered must be contacted to determine that no investigation of the cause of death is required.

If the coroner determines the remains to be Native American:
- The coroner shall contact the Native American Heritage Commission and RMA - Planning within 24 hours.
- The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costonoans/Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendant.
- The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993, Or

Where the following conditions occur, the landowner or his authorized representatives shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance:
1. The Native American Heritage Commission is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 24 hours after being notified by the commission.
2. The descendant identified fails to make a recommendation; or
3. The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits or approval of Subdivision Improvement Plans, whichever occurs first, the Owner/Applicant, per the archaeologist, shall submit the contract with a Registered Professional Archaeologist for on-call archaeological services should resources be discovered during construction activities. Submit the letter to the Director of the RMA – Planning for approval.

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, on the Subdivision Improvement Plans, in the CC&Rs, and shall be included as a note on an additional sheet of the final/parcel map.

Prior to Final, the Owner/Applicant, per the Archaeologist , shall submit a report or letter from the archaeologist summarizing their methods, findings, and recommendations if their services are needed during construction or if no resources were found.

5. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to RMA-Planning andRMA - Public Works for review and approval. The CMP shallincludemeasures to minimize traffic impacts during the construction/grading phase of the project.

CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that willbe generated, number of construction workers, and on-site/off-site parking areas forequipment and workers and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project.

Compliance or Monitoring Action to be Performed: 1. Prior to issuance of the Grading Permit or Building Permit, Owner/Applicant/Contractor shall prepare a CMP and shall submit the CMP to the RMA-Planning Department and the
Department of Public Works for review and approval.

2. On-going through construction phases Owner/Applicant/Contractor shall implement the
approved measures during the construction/grading phase of the project.

6. PD007- GRADING WINTER RESTRICTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services. (RMA - Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed: The Owner/Applicant, on an on-going basis, shall obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.

7. 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.

8. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)

Responsible Department: RMA-Planning

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

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

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by RMA-Planning, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to RMA-Building Services.

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

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

9. 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.

10. PD032(A) - PERMIT EXPIRATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The permit shall be granted for a time period of 5 years, to expire on April 27, 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-Director of Planning. Any request for extension must be received by RMA-Planning at least 30 days prior to the expiration date.

11. PD035 - UTILITIES UNDERGROUND

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: All new utility and distribution lines shall be placed underground. (RMA - Planning and RMA- Public Works)

Compliance or Monitoring Action to be Performed: On an on-going basis, the Owner/Applicant shall install and maintain utility and distribution lines underground.

12. PD047 - DEMOLITION/DECONSTRUCTION (MBUAPCD RULE 439)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In accordance with Monterey Bay Unified Air Pollution Control District Rule 439, construction plans shall include "Demolition and Deconstruction" notes that incorporate the following work practice standards:

1. Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process;
2. Demolish the structure inward toward the building pad. Lay down roof and walls so that they fall inward and not away from the building;
3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour.

All Air District standards shall be enforced by the Air District.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of a demolition permit, if applicable, the Owner/Applicant/Contractor shall incorporate a "Demolition/Deconstruction" note on the demolition site plan that includes, but is not limited to, the standards set forth in this condition.

During demolition, the Owner/Applicant/Contractor shall obtain any required Air District permits and the Air District shall conduct all deconstruction or demolition inspection activities as required by the Air District.

13. PDSP001 - RESTORATION MONITORING (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: A qualified forester, arborist, or biologist shall monitor all restoration activities to ensure conformance to the submitted Cypress Habitat Site Restoration Plan (LIB090315). Prior to issuance of a building permit, the applicant shall provide to the RMA-Planning Department a copy of the contractual agreement with a qualified monitor for review and approval. The applicant shall also provide evidence of work completion and of the presence of the monitor on-site during all phases of the restoration work. The applicant shall submit annual reports for a period of five years beginning one year after implementation of the restoration plan has been completed. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of a building permit.

The applicant shall submit a contract with a qualified Forester, Arborist, or Biologist to the Director of the RMA - Planning Department for review and approval.

14. PDSP002 - CULTURAL RESOURCES SITE MONITORING (MITIGATION)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: An archaeological monitor shall be present during all phases of the project which could potentially alter the soil within the boundaries of the cultural resources site (e.g.; demolition, grading, pad construction, trenching, etc.). The monitor shall have the authority to temporarily halt work in order to examine any potentially significant cultural materials or features. If potentially significant cultural resources are discovered, work shall be halted in the area of the find until it can be evaluated and, if necessary, data recovery is conducted. The applicant shall retain a qualified archaeologist to monitor and ensure conduct of the requirements of the mitigation and monitoring plan. The overall goals of the mitigation and monitoring plan are to limit damage to the cultural resources site through avoidance; to oversee the demolition, grading, and construction activities; to ensure compliance with the mitigation and monitoring plan; and to conduct prehistoric cultural data recovery, analysis, reporting, and curation of any materials which are encountered during the project. Prior to issuance of a demolition permit, the applicant shall provide to the RMA-Planning Department a copy of the contractual agreement with a qualified archaeologist for review and approval. The applicant shall also provide evidence of the presence of the archaeologist on-site during demolition of existing structures and new construction, and any measures necessary to be in place and in good order through construction. Photos shall be dated on a weekly basis (or as determined by the monitoring archaeologist) and submitted with a certification letter from the archaeologist. If additional mitigation measures are determined to be required, they shall be formulated and implemented by the monitoring archaeologist, after review and approval by the Planning Department. (RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to the issuance of a demolition permit.

Ongoing during all phases of demolition, excavation, and construction.

The applicant shall submit a contract with a Registered Professional Archeologist to the Director of the RMA - Planning Department for approval.

The applicant shall submit evidence of on-site monitoring during all phases of demolition, excavation, and new construction. Photos and archaeologist certification shall be submitted to the RMA - Planning Department.

In addition, the monitoring archaeologist shall conduct data recovery, analysis, reporting, and curation of any cultural materials discovered during the project. Copies of all reports shall be submitted to the RMA-Planning Department. The requirements of this measure shall be included as a note on all grading and building plans.

15. PDSP003 - HISTORIC RESOURCE (NON-STANDARD)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: Add either full or façade columns, depending on feasibility, to the west elevation. The columns shall flank the sunroom windows, as shown in the 1927 photograph presented by Jun Sillano at the 12/02/2010 HRRB meeting (Exhibit 3).
(RMA - Planning Department)

Compliance or Monitoring Action to be Performed: Prior to issuance of the Building Permit

The applicant shall submit plans which include the required elements to the RMA-Planning Department and the Parks Department for review and approval.

16. WR1 - DRAINAGE PLAN

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. 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 grading or building permits, the owner/applicant shall submit 3 copies of the drainage plan to the Water Resources Agency for review and approval.

17. WR40 - WATER CONSERVATION MEASURES

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:
a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.
b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. (Water Resources Agency)

Compliance or Monitoring Action to be Performed: Prior to final building inspection / occupancy.

Compliance to be verified by building inspector at final inspection.

18. WR43 - WATER AVAILABILITY CERTIFICATION

Responsible Department: Water Resources Agency

Condition/Mitigation Monitoring Measure: The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. (Water Resources Agency)

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

19. 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, 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 Director of RMA - Planning and the Executive Director of the California Coastal Commission, and accepted by the Board of Supervisors prior to recording the parcel/final map or prior to issuance of grading and 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 issuance of grading and building permits, or commencement of use, the Owner/Applicant shall record the deed and map showing the approved conservation and scenic easement. Submit a copy of the recorded deed and map to RMA-Planning.

■ LOT AREA: 243,936 S.F. (5.6 Ac.)

■ F.A.R. CALCULATIONS

MAIN BUILDING	EXISTING & PREVIOUSLY APPROVED	PROPOSED REMOVAL	PROPOSED ADDITION	PROPOSED TOTAL	APPROVED TOTAL SF PLN050706	APPROVED TOTAL SF PLN100525	APPROVED TOTAL SF PLN160029-AMD1	APPROVED TOTAL SF PLN180373
MAIN FLOOR	7,914	-116	242	**8,040**	**6,731**	**7,141**	**5,904**	**7,914**
UPPER FLOOR	3,725	0	0	**3,725**	**3,815**	**4,042**	**956**	**3,725**
LOWER FLOOR	7,547	0	(743)	**8,290**	**0**	**4,545**	**5,201**	**7,547**
SUBTOTAL	**19,186**	**-116**	**985**	**20,055**	**10,546**	**15,728**	**12,061**	**19,186**
GARAGE/GUEST BEDROOM	1,146	0	0	**1,146**	**1,146**	**904**	**1,146**	**1,146**
EAST GUEST BEDROOM	170	0	0	**170**	**0**	**0**	**170**	**170**
STAFF QUARTERS	1,188	0	0	**1,188**	**0**	**0**	**1,188**	**1,188**
STAFF QUARTERS - PREVIOUSLY GARAGE (DETACHED)	696	0	0	**696**	**696**	**696**	**696**	**696**
WEST GUESTHOUSE	480	0	0	**480**	**0**	**0**	**480**	**480**
L'ORANGERIE	1,264	0	0	**1,264**	**1,264**	**1,264**	**0**	**1,264**
CARETAKER UNIT	850	0	0	**850**	**850**	**850**	**0**	**850**
TOTAL	**24,980**	**-116**	**985**	**25,849**	**14,502**	**19,442**	**15,741**	**24,980**

■ F.A.R. ALLOWED: 42,688.8 SF (17.5%)

■ F.A.R. PROPOSED: 25,849 SF (10.59%)

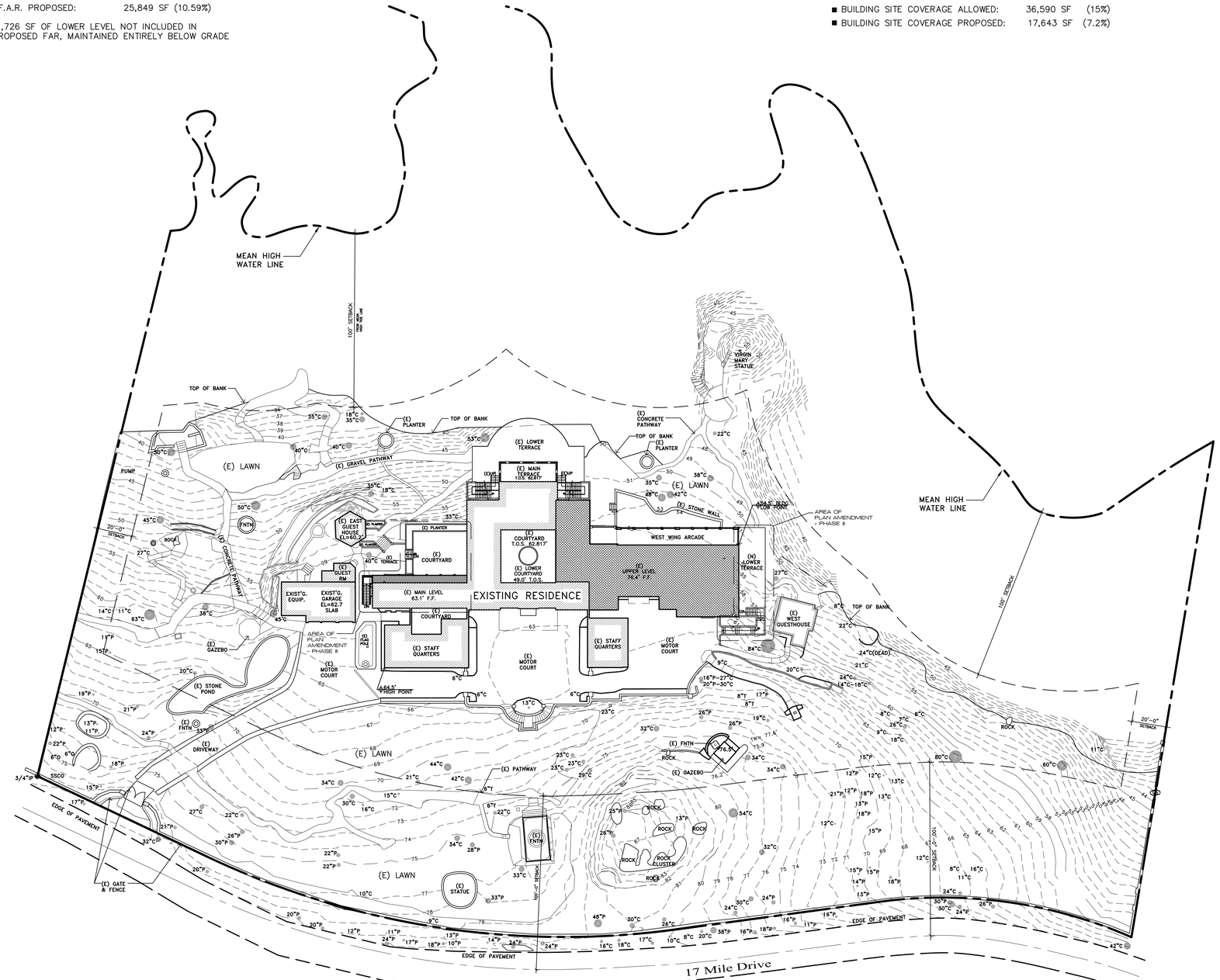
*1,726 SF OF LOWER LEVEL NOT INCLUDED IN PROPOSED FAR, MAINTAINED ENTIRELY BELOW GRADE

■ BUILDING SITE COVERAGE CALCULATIONS

	EXISTING	PROPOSED REMOVAL	PROPOSED ADDITION	PROPOSED TOTAL	APPROVED TOTAL SF PLN050706	APPROVED TOTAL SF PLN100525	APPROVED TOTAL SF PLN160029-AMD1	APPROVED TOTAL SF PLN180373
MAIN HOUSE	7,914	-116	242	**8,040**	**6,731**	**7,061**	**5,904**	**7,914**
GARAGE/GUEST BEDROOM	1,146	0	0	**1,146**	**1,146**	**904**	**1,146**	**1,146**
EAST GUEST BEDROOM	170	0	0	**170**	**0**	**0**	**170**	**170**
STAFF QUARTERS	1,188	0	0	**1,188**	**0**	**0**	**1,188**	**1,188**
STAFF QUARTERS - PREVIOUSLY GARAGE (DETACHED)	696	0	0	**696**	**696**	**696**	**696**	**696**
WEST GUESTHOUSE	480	0	0	**480**	**0**	**0**	**480**	**480**
L'ORANGERIE - PHASE III, NOT PART OF THIS SUB.	1,264	0	0	**1,264**	**1,264**	**1,264**	**0**	**1,264**
CARETAKER UNIT	850	0	0	**850**	**850**	**850**	**0**	**850**
COURTYARD(S)	1,421	0	0	**1,421**	**1,421**	**1,421**	**1,421**	**1,421**
TERRACES/ARCADE	1,255	0	0	**1,255**	**0**	**0**	**1,150**	**1,255**
EXTERIOR STAIRS	406	0	73	**479**	**0**	**0**	**0**	**0**
GAZEBO(S)/SHED	654	0	0	**654**	**0**	**0**	**0**	**0**
TOTAL	**17,444**	**-116**	**315**	**17,643**	**12,108**	**12,196**	**12,155**	**16,384**

■ BUILDING SITE COVERAGE ALLOWED: 36,590 SF (15%)

■ BUILDING SITE COVERAGE PROPOSED: 17,643 SF (7.2%)



SITE PLAN

1/32"=1'-0"

N

PLANNING INFO.

■ PROPERTY OWNER:
FELICITY L.L.C.
3252 17 MILE DR.
PEBBLE BEACH, CA.

■ PROJECT ADDRESS:
FELICITY L.L.C.
3252 17 MILE DR.
PEBBLE BEACH, CA.

■ PROJECT SCOPE:

PHASE II - MINOR AND TRIVIAL AMENDMENT TO PLN180373 TO INCLUDE:

- 242 S.F. ADDITION TO NON-HISTORIC EXISTING KITCHEN AND FAMILY ROOM
- RECONFIGURE LOWER LEVEL WEST TERRACE AND EXTERIOR ACCESS STAIR TO EXISTING MOTORCOURT
- RECONFIGURE EXISTING EXTERIOR STAIRCASE TO EXISTING LOWER LEVEL EAST WING
- CONVERT EXISTING LOWER LEVEL STORAGE SPACE INTO NEW LAUNDRY ROOM AND BATHROOM
- 743 S.F. ADDITION OF LOWER LEVEL EAST WING WINE ROOM
- RECONFIGURE FLAT ROOF OVER WEST WING, EXTEND FLAT ROOF OVER UPPER LEVEL WEST WING TERRACE

■ OCCUPANCY: R3, U1
■ CONST. TYPE: V-B
■ A.P.N. 008-462-006
■ ZONE: LDR/2 (CZ)
■ MAX BLDG. HT: 30 FT
■ GRADING: X CY CUT / X CY FILL
■ TREE REMOVAL: 0
■ TOPOGRAPHY: SLOPING

■ EXISTING LANDSCAPED AREAS TO REMAIN. MONITORING OF TREE PROTECTION AND CYPRESS HABITAT RESTORATION (LIB090315) PER F.O. CONSULTING (ARBORIST: FRANK ONO)

■ EXISTING EXTERIOR LIGHTING TO REMAIN

■ PROJECT CODE COMPLIANCE:
1. 2010 CBC, CMC, CPC, CFC, CEC,CALIFORNIA RESIDENTIAL CODE CALIFORNIA ENERGY CODE, & CALIFORNIA GREEN BUILDING CODE

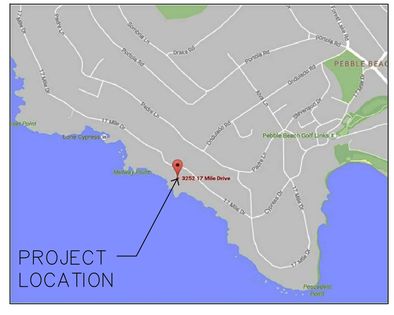
■ ENERGY METHOD: MICROPAS V8.0, ENERGY PRO 4.0

■ PROJECT HISTORY:

PLN050706 - APPROVED NEW WEST WING ADDITION (PHASE II), L'ORANGERIE (PHASE III), AND CARETAKER UNIT (PHASE III). TOTAL OF 7,089 S.F. ADDITION.
PLN090272 - MINOR AND TRIVIAL AMENDMENT TO PREVIOUSLY APPROVED PLN050706 APPROVED RESTORATION OF 7,822 SF OF MONTEREY CYPRESS HABITAT AREA
PLN100525 - AMENDMENT TO PREVIOUSLY APPROVED PLN090272 APPROVED 14,753 SF ADDITION TO (E) SFD. 390 SF COVERED LOGGIA AT LOWER LEVEL (PHASE I); 470 SF COVERED LOGGIA AT MAIN LEVEL (PHASE I); 390 SF ADDITION TO MAIN LEVEL TERRACE (PHASE I).
PLN140112 - 2-YEAR PERMIT EXTENSION OF PLN100525
PLN160029 - 5-YEAR PERMIT EXTENSION OF PLN140112
PLN160029-AMD1 - AMENDMENT TO PLN160029/PLN050706 APPROVED LOWER LEVEL MECHANICAL ROOM EXPANSION (PHASE I); EXPANDED MAIN LEVEL COVERED LOGGIA (PHASE I); WEST WING STAIRWELL REMODEL AND ADDITION (PHASE I); REBUILD SOUTH EXTERIOR STAIRWELLS (PHASE I)
PLN180373 - AMENDMENT TO PLN160029-AMD1 APPROVED A 45 SQUARE FOOT ADDITION TO AN EXISTING KITCHEN, A 60 SQUARE FOOT ADDITION TO AN EXISTING GUEST BEDROOM TO BE CONVERTED INTO A FAMILY ROOM, RELOCATE WEST WING ELEVATOR AND ADDITION OF 130 SQUARE FEET, A 128 SQUARE FOOT ADDITION TO PREVIOUSLY APPROVED WEST WING, AND CONVERSION OF AN EXISTING LOWER LEVEL EAST GUEST BEDROOM INTO CRAWL SPACE.

VICINITY MAP

N.T.S.



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STAMPS:

PROJECT/CLIENT:

FELICITY LLC

PROJECT ADDRESS:

3252 17 MILE DRIVE
PEBBLE BEACH, CA 93953

APN: 008-462-006

DATE: OCTOBER 18, 2016
PLANNING DEPT. SUBMITTAL

REVISIONS:

1 JANUARY 25, 2017 MINOR & TRIVIAL AMENDMENT
2 MAY 07, 2018 PLANNING DEPT. SUBMITTAL
3 FEBRUARY 11, 2020 APPLICATION REQ. SUBMITTAL
4 APRIL 24, 2020 PLANNING DEPT. SUBMITTAL
5 FEBRUARY 3, 2021 PLANNING DEPT. SUBMITTAL
6

SITE PLAN

SHEET NO.

A1.0



SITE REFERENCE PLAN

1/32"=1'-0"

N

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PROJECT ADDRESS:

3252 17 MILE DRIVE
PEBBLE BEACH, CA 93953

APN: 008-462-006

DATE: OCTOBER 18, 2016
PLANNING DEPT. SUBMITTAL

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3 FEBRUARY 11, 2020 PLAN AMENDMENT SUBMITTAL
4 APRIL 24, 2020 PLANNING DEPT. SUBMITTAL
5
6

REFERENCE SITE PLAN

SHEET NO.

A1.1

Tree Protection

Trees are to be protected and preserved in or near the construction area and restoration areas. A boundary of orange snow netting or high visibility plastic fencing supported by wood or metal stakes and or straw bales shall be erected along the approximate drip lines of such protected trees to define the construction and restoration project boundary. Excavation and construction activities and materials must not intrude into this defined boundary at any time and kept as much as possible within proposed structure and driveway footprints or outside tree drip lines in the treeless areas.

Prepared By:

March 1, 2009

Frank Ono, SAF Forester #48004 and ISA Certified Arborist #536

SITE RESTORATION INFO.

■ HATCH LEGEND:

- EXISTING DISTURBED AREAS TO BE RESTORED TO NATURAL HABITAT
- EXISTING DISTURBED AREAS TO REMAIN DISTURBED BY PROPOSED CONSTRUCTION
- EXISTING UN-DISTURBED AREAS TO BE DEVELOPED BY PROPOSED CONSTRUCTION

■ RESTORATION CALCULATIONS:

– EXISTING DISTURBED AREA: (INCLUDES ALL NON-NATURAL DEVELOPMENT ON SITE INCLUDING BLDGS. & STRUCTURES)	44,463.0 SF
– EXISTING DISTURBED AREA TO BE RESTORED: (SEE RESTORATION PLAN PREPARED BY FRANK ONO FOR RESTORATION PROTOCOL)	8,468.5 SF
– EXISTING DISTURBED AREA TO REMAIN DISTURBED: (RESULTS IN NO INCREASE OR DECREASE IN TOTAL DISTURBED SITE AREA)	4,243.3 SF
– EXISTING UN-DISTURBED AREA TO BE DEVELOPED: (DEVELOPMENT IN UN-DISTURBED AREAS DUE TO PROPOSED CONSTRUCTION)	646.7 SF

■ NET RESTORATION CALCULATION:

8,468.5 SF
– 646.7 SF

7,821.8 SF TOTAL DISTURBED AREA TO BE RESTORED TO NATURAL HABITAT

PLANNING INFO.

■ PROPERTY OWNER:
VILLA FELICE
3252 17 MILE DR.
PEBBLE BEACH, CA.

■ PROJECT ADDRESS:
VILLA FELICE
3252 17 MILE DR.
PEBBLE BEACH, CA.

■ PROJECT SCOPE:
PROPOSED DEMOLITION OF EXISTING WEST WING, GUESTHOUSE AND GUEST COTTAGE; RE-BUILD OF NEW WEST WING, CARETAKER UNIT AND L' ORANGERIE.

■ OCCUPANCY: R3, U1

■ CONST. TYPE: V-N

■ A.P.N. 008-462-006

■ LEGAL DESC.: LOT: BLOCK:

■ ZONE: LDR/2 (CZ)

■ MAX BLDG. HT: 30 FT

■ GRADING: 890 CY

■ TREE REMOVAL: 0

■ TOPOGRAPHY: SLOPING

■ PROJECT CODE COMPLIANCE:
1. 2001 CBC, CEC, CMC, CPC.
2. TITLE 24

■ LOT AREA: 243,936 S.F. (5.6 Ac.)

■ LOT COVERAGE CALCULATIONS:

■ EXIST. LOT COVERAGE: 13,109.0 S.F. 5.3%

	EXISTING	PROPOSED ADDITION	PROPOSED REMOVAL	PROPOSED TOTAL
MAIN BUILDING				
MAIN FLOOR	5,892	3,004	-2,165	6,731
GARAGE/ GUEST BEDROOM	1,146		-242	904
EAST GUEST BEDROOM	170		-170	0
COURTYARD	1,421			1,421
WEST GUESTHOUSE	480		-480	0
GARAGE (DETACHED)	696			696
L' ORANGERIE		1,264		1,264
CARETAKER UNIT		850		850
TOTAL	9,805.0 (4.2%)	5,118	-3,057	11,866 4.8%

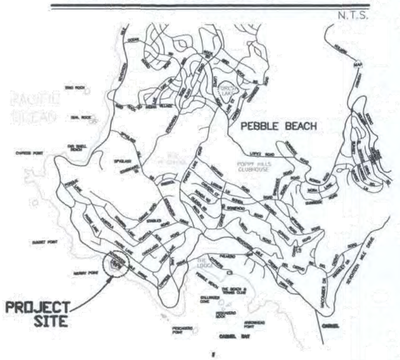
■ F.A.R. CALCULATIONS

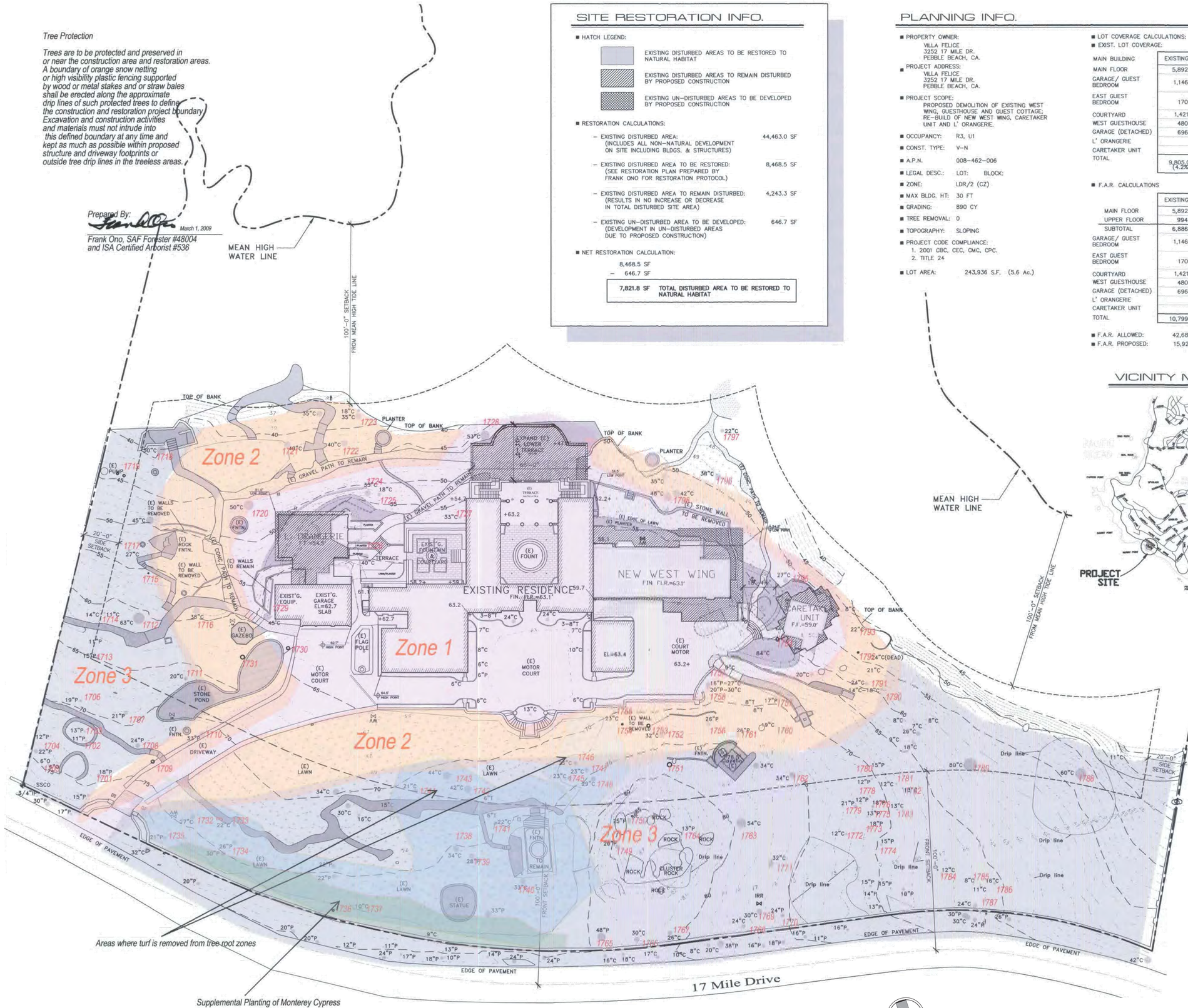
	EXISTING	PROPOSED ADDITION	PROPOSED REMOVAL	PROPOSED TOTAL
MAIN FLOOR	5,892	3,004	-2,165	6,731
UPPER FLOOR	994	2,821		3,815
SUBTOTAL	6,886	5,825	-2,165	10,546
GARAGE/ GUEST BEDROOM	1,146			1,146
EAST GUEST BEDROOM	170		-170	0
COURTYARD	1,421			1,421
WEST GUESTHOUSE	480		-480	0
GARAGE (DETACHED)	696			696
L' ORANGERIE		1,264		1,264
CARETAKER UNIT		850		850
TOTAL	10,799	7,939	-2,815	15,923

■ F.A.R. ALLOWED: 42,689 SF (17.5%)
■ F.A.R. PROPOSED: 15,923 SF (6.5%)

VICINITY MAP

N.T.S.





SITE PLAN - FOR REFERENCE ONLY

1/20"=1'-0"

N

JUN A. SILLANO, AIA

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STAMPS:

PROJECT/CLIENT:

FELICITY LLC

PROJECT ADDRESS:

3252 17 MILE DRIVE
PEBBLE BEACH, CA 93953

APN: 008-462-006

DATE: OCTOBER 18, 2016
PLANNING DEPT. SUBMITTAL

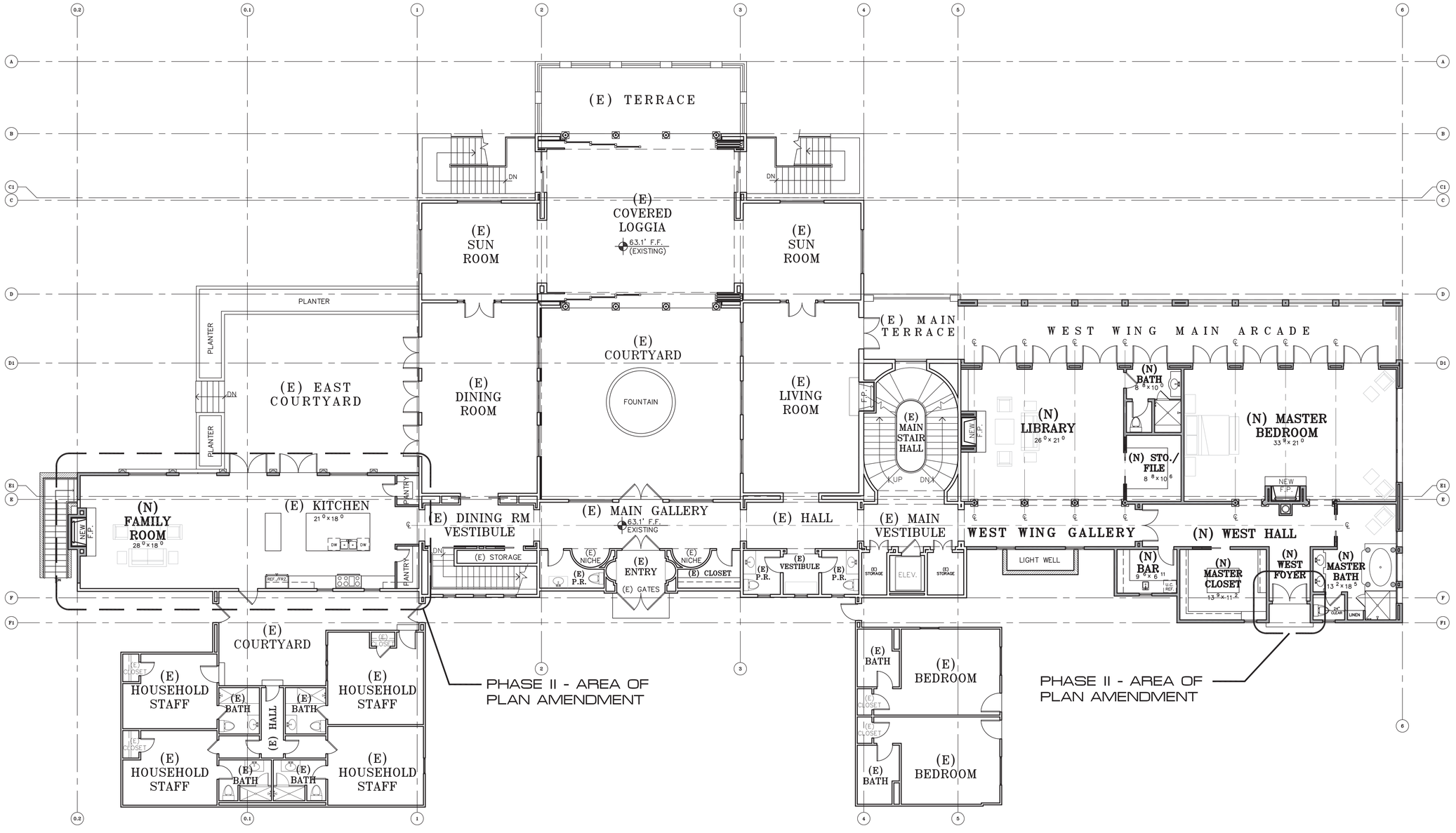
REVISIONS:

1. JANUARY 25, 2017 MINOR & TRIVIAL AMENDMENT
2. MAY 07, 2018 PLANNING DEPT. SUBMITTAL
3. FEBRUARY 11, 2020 PLAN AMENDMENT SUBMITTAL
4. APRIL 24, 2020 PLANNING DEPT. SUBMITTAL
5.
6.

RESTORATION PLAN

SHEET NO.

A1.2



MAIN LEVEL PLAN

1/8"=1'-0"

N

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- (E) DOOR OR WINDOW TO BE REMOVED
- 2X EXISTING WALL TO BE REMOVED
- 2X STUD FRAMED WALL
- STONE VENEER
- CMU WALL-SEE STUCTURAL DWG'S

JUN A. SILLANO, AIA

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PROJECT/CLIENT:

FELICITY LLC

PROJECT ADDRESS:

3252 17 MILE DRIVE
PEBBLE BEACH, CA 93953

APN: 008-462-006

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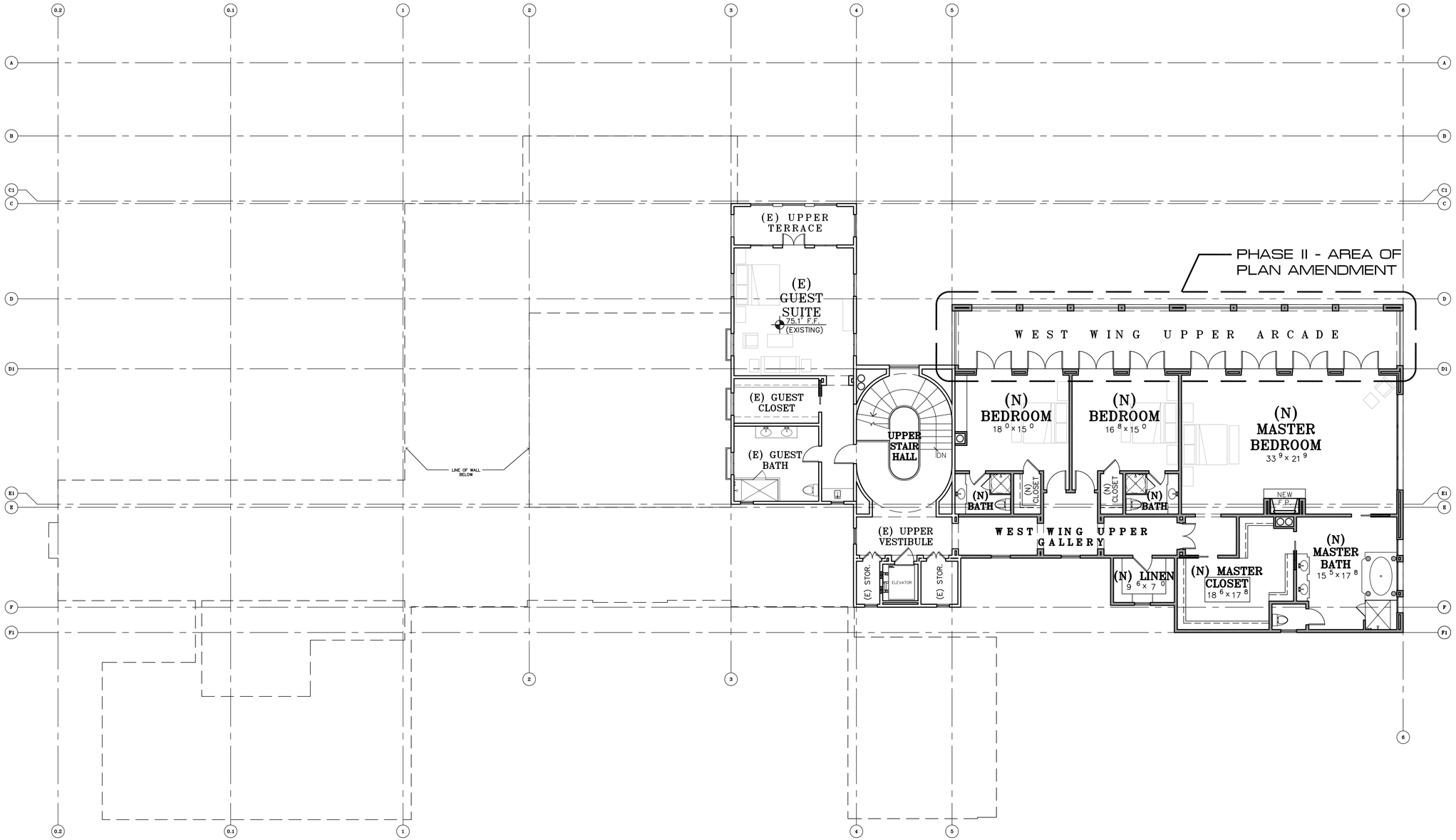
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2. MAY 07, 2018 PLANNING DEPT. SUBMITTAL
3. FEBRUARY 11, 2020 PLAN AMENDMENT SUBMITTAL
4. APRIL 24, 2020 PLANNING DEPT. SUBMITTAL
5.
6.

MAIN LEVEL PLAN

SHEET NO.

A2.0



UPPER LEVEL PLAN

1/8"=1'-0"

N

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- (E) DOOR OR WINDOW TO BE REMOVED
- 2X EXISTING WALL TO BE REMOVED
- 2X STUD FRAMED WALL
- STONE VENEER
- CMU WALL-SEE STUCTURAL DWG'S

JUN A. SILLANO, AIA

IDG

ARCHITECTURE + PLANNING + INTERIOR DESIGN

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PACIFIC GROVE CA. 93950

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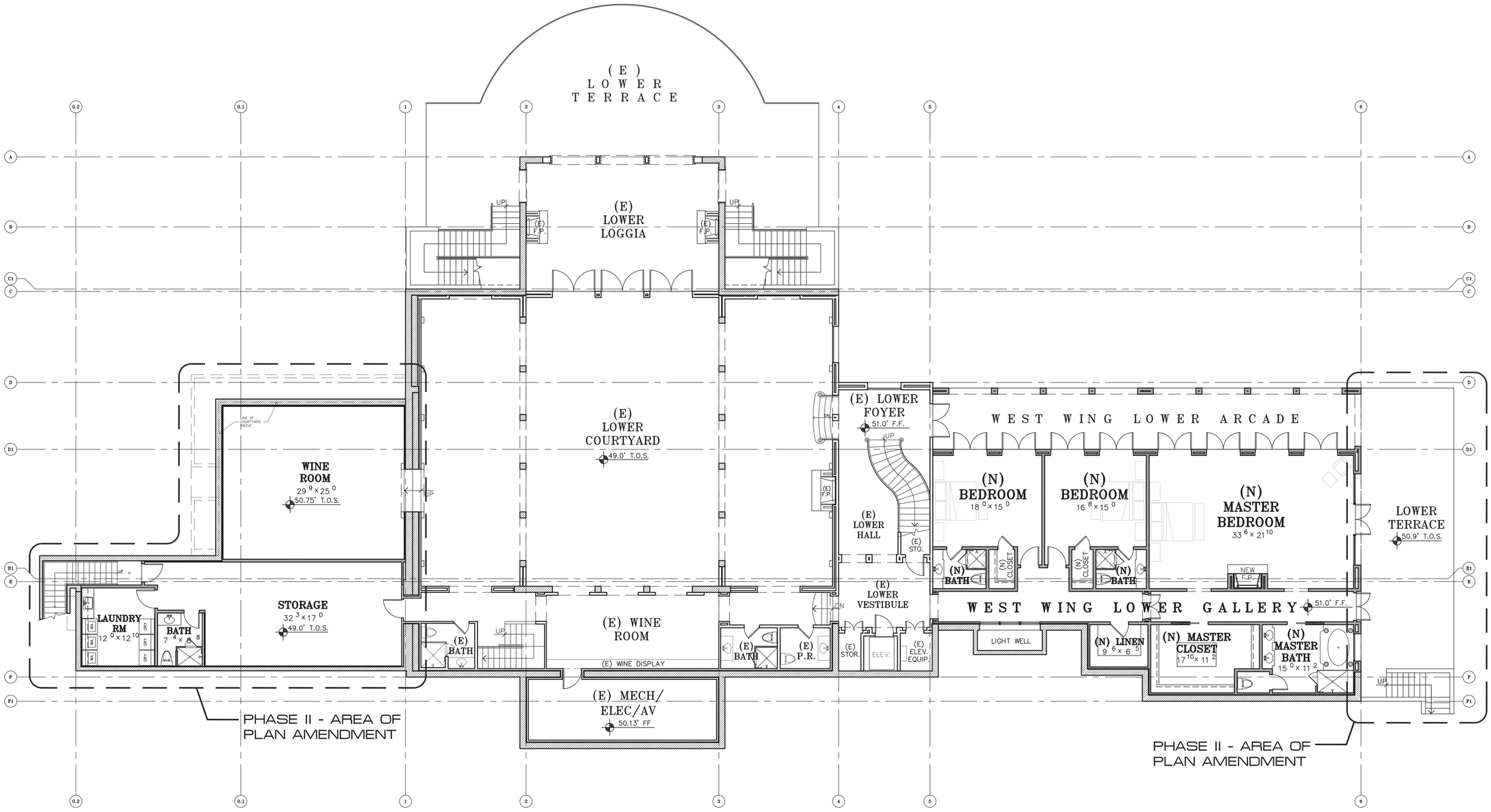
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3. FEBRUARY 11, 2020 — APPLICATION REQ. SUBMITTAL
4. APRIL 24, 2020 — PLANNING DEPT. SUBMITTAL
5.
6.

UPPER LEVEL PLAN

SHEET NO.

A3.0



LOWER LEVEL PLAN

1/8"=1'-0"

N

WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- (E) DOOR OR WINDOW TO BE REMOVED
- 2X EXISTING WALL TO BE REMOVED
- 2X STUD FRAMED WALL
- STONE VENEER
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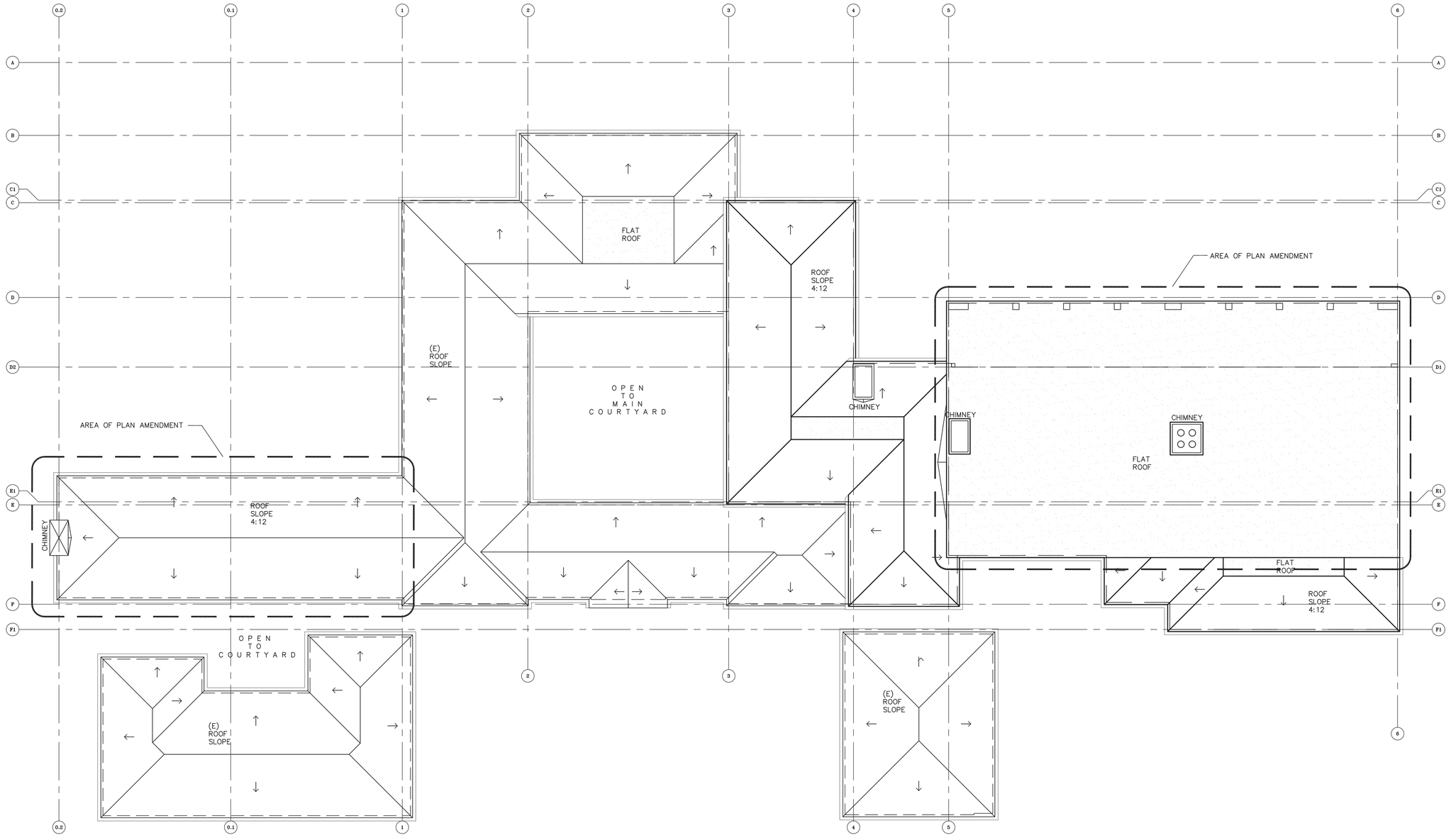
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LOWER LEVEL PLAN

SHEET NO.

A4.0



ROOF PLAN

1/8"=1'-0"

N

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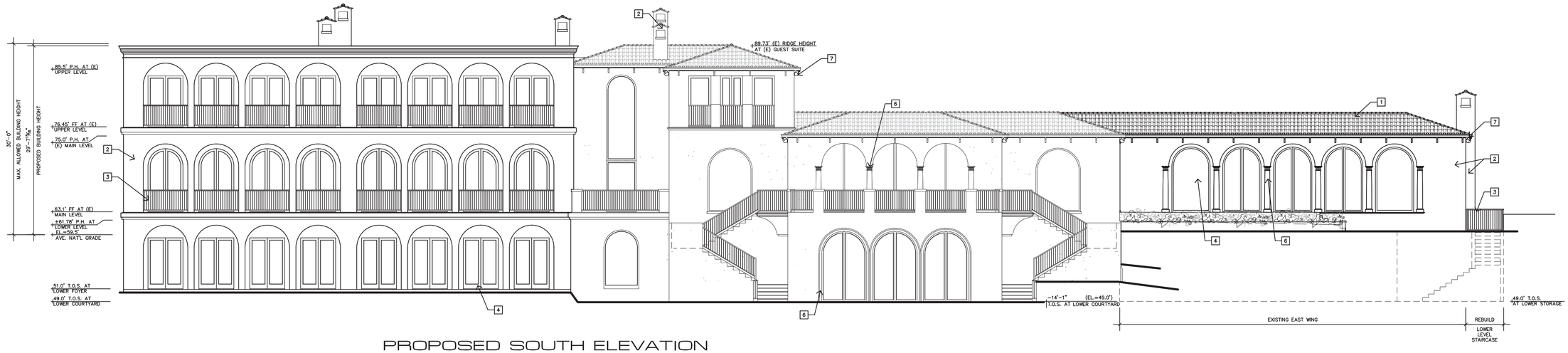
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ROOF PLAN
OPT. A

SHEET NO.

A5.0



PROPOSED SOUTH ELEVATION

1/8"=1'-0"



PREVIOUSLY APPROVED SOUTH ELEVATION

1/8"=1'-0"

EXTERIOR FINISH LEGEND

1. CLASS "A" CLAY TILE ROOF –MATCH EXISTING
2. EXTERIOR STUCCO – MATCH EXISTING
3. BRONZE RAILING
4. WOOD EXTERIOR DOORS & WINDOWS – MATCH EXISTING
5. PAINTED WOOD TRIM, MOULDING, ETC. – MATCH EXISTING
6. LIMESTONE SURROUNDS, SILLS, COLUMNS AND ACCENTS
7. COPPER GUTTER, BRACKETS & DOWNSPOUTS – MATCH EXISTING
8. DECORATIVE BRONZE GRILL FOR FIREPLACE SIDE VENT

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6.

ELEVATIONS

SHEET NO.

A6.0



PROPOSED WEST ELEVATION

1/8"=1'-0"



PREVIOUSLY APPROVED WEST ELEVATION

1/8"=1'-0"

EXTERIOR FINISH LEGEND

1. CLASS "A" CLAY TILE ROOF –MATCH EXISTING
2. EXTERIOR STUCCO – MATCH EXISTING
3. BRONZE RAILING
4. WOOD EXTERIOR DOORS & WINDOWS – MATCH EXISTING
5. PAINTED WOOD TRIM, MOULDING, ETC. – MATCH EXISTING
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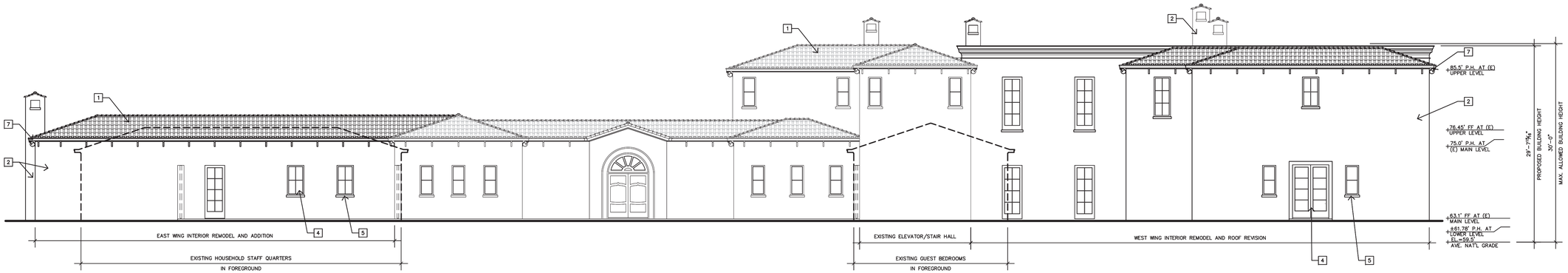
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ELEVATIONS

SHEET NO.

A6.1

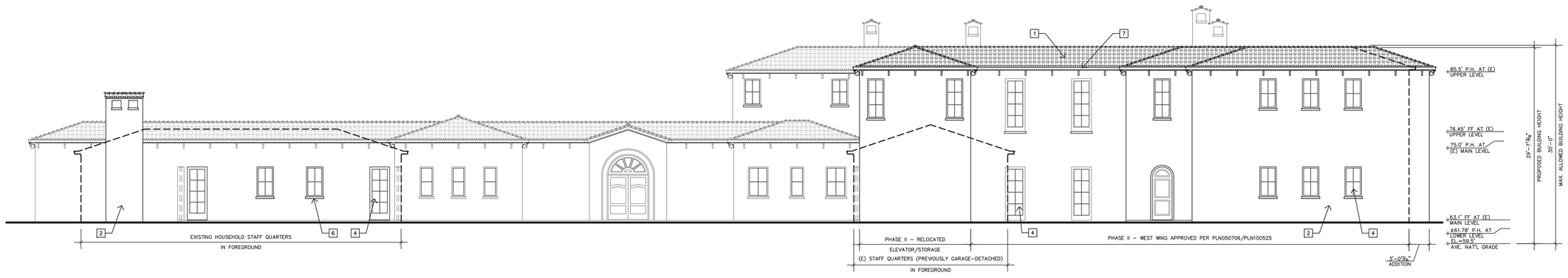


PROPOSED NORTH ELEVATION

1/8"=1'-0"

EXTERIOR FINISH LEGEND

1. CLASS "A" CLAY TILE ROOF –MATCH EXISTING
2. EXTERIOR STUCCO – MATCH EXISTING
3. BRONZE RAILING
4. WOOD EXTERIOR DOORS & WINDOWS – MATCH EXISTING
5. PAINTED WOOD TRIM, MOULDING, ETC. – MATCH EXISTING
6. LIMESTONE SURROUNDS, SILLS, COLUMNS AND ACCENTS
7. COPPER GUTTER, BRACKETS & DOWNSPOUTS – MATCH EXISTING
8. DECORATIVE BRONZE GRILL FOR FIREPLACE SIDE VENT



PREVIOUSLY APPROVED NORTH ELEVATION

1/8"=1'-0"

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ARCHITECTURE + PLANNING + INTERIOR DESIGN

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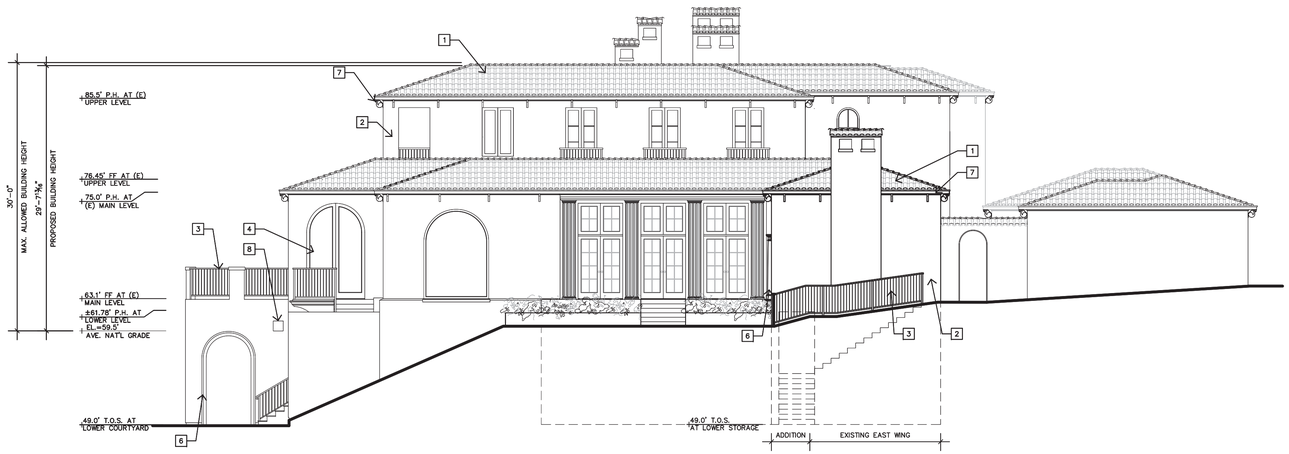
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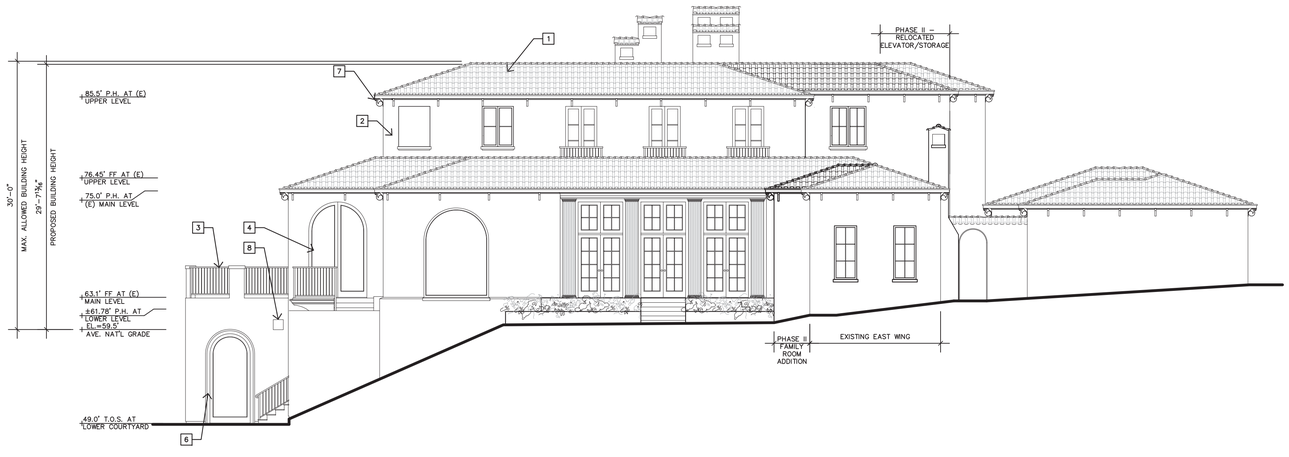
SHEET NO.

A6.2



PROPOSED EAST ELEVATION

1/8"=1'-0"



PREVIOUSLY APPROVED EAST ELEVATION

1/8"=1'-0"

EXTERIOR FINISH LEGEND

1. CLASS "A" CLAY TILE ROOF –MATCH EXISTING
2. EXTERIOR STUCCO – MATCH EXISTING
3. BRONZE RAILING
4. WOOD EXTERIOR DOORS & WINDOWS – MATCH EXISTING
5. PAINTED WOOD TRIM, MOULDING, ETC. – MATCH EXISTING
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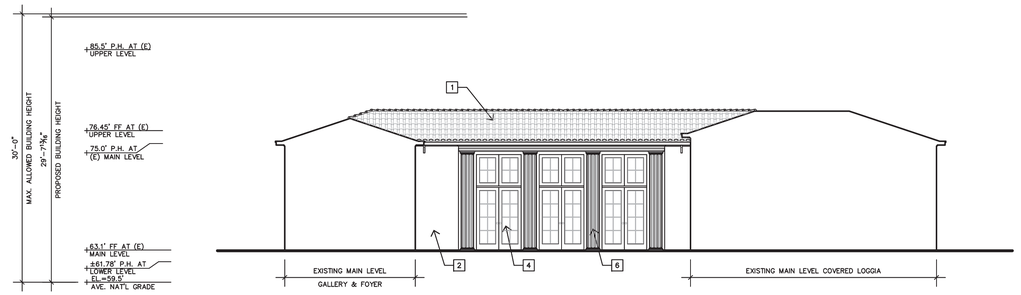
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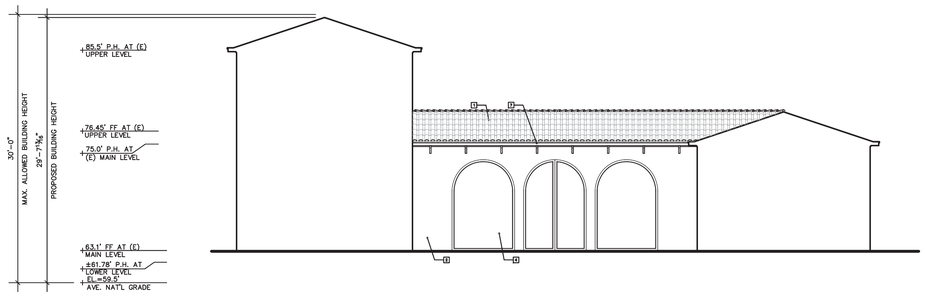
SHEET NO.

A6.3



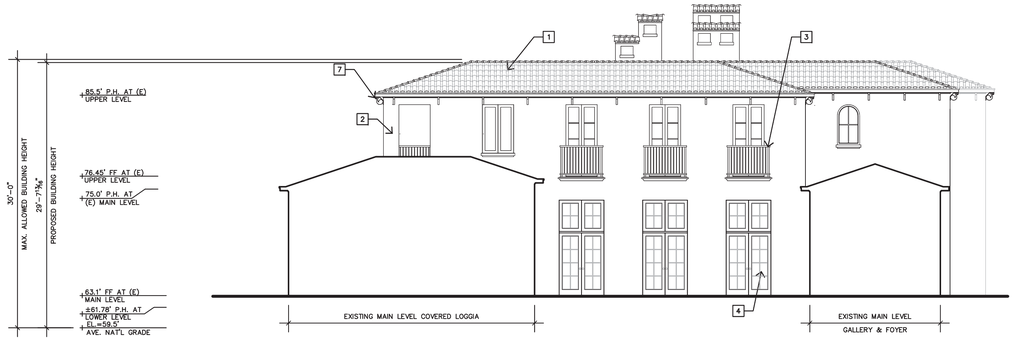
EXISTING WEST COURTYARD ELEVATION

1/8"=1'-0"



EXISTING SOUTH COURTYARD ELEVATION

1/8"=1'-0"



EXISTING EAST COURTYARD ELEVATION

1/8"=1'-0"

EXTERIOR FINISH LEGEND

1. CLASS "A" CLAY TILE ROOF – MATCH EXISTING
2. EXTERIOR STUCCO – MATCH EXISTING
3. BRONZE RAILING
4. WOOD EXTERIOR DOORS & WINDOWS – MATCH EXISTING
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ELEVATIONS

SHEET NO.

A6.4

EXHIBIT J

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

In the matter of the application of:
FEATHER CYPRESS LLC (PLN210276)
RESOLUTION NO. 23-004
Resolution by the Monterey County Planning Commission:

1) Adopting a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines; and
2) Approving a Combined Development Permit consisting of a:
   a. Coastal Administrative Permit and Design Approval to allow the demolition of an existing 17,992 square foot single-family dwelling with an attached two-car garage, a detached 3,797 square foot gym, a 972 square foot covered walkway, and sheds totaling 433 square feet; and the construction of a 7,767 square foot single-family dwelling with an attached two-car garage, 882 square foot basement, 712 square foot pool house, 1,114 square foot pool, and a 319 square foot spa;
   b. Coastal Development Permit to allow development within 750 feet of known archaeological resources;
   c. Coastal Development Permit to allow development within an environmentally sensitive habitat area (indigenous Monterey cypress habitat and coastal bluff scrub);
   d. Coastal Development Permit to allow development within 50 feet of a coastal bluff; and
   e. Minor and Trivial amendment to a previously approved permit (PLN200068, Zoning Administrator Resolution No. 21-008), to delete Condition 8 requiring recordation of a Conservation and Scenic Easement; and
3) Adopting a Mitigation Monitoring and Reporting Plan.

[PLN210276 FEATHER CYPRESS LLC, 3256 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-462-008-000)]

The Feather Cypress LLC application (PLN210276) came on for a public hearing before the Monterey County Planning Commission on January 25, 2023. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented the Monterey County Planning Commission finds and decides as follows:

FINDINGS

1. FINDING: **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the 1982 Monterey County General Plan;
- Del Monte Forest Land Use Plan;
- Monterey County Coastal Implementation Plan Part 5, Regulations for Development in the Del Monte Forest Land Use Plan Area; 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) Allowed Use. The property is located at 3256 17-Mile Drive, Pebble Beach (Assessor's Parcel Number 008-462-008-000), 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 which allows development of single-family dwellings and non-habitable accessory structures such as garages and pool houses as principally allowable uses, subject to a Coastal Administrative Permit. (Title 20 Sections 20.14.040.A. and 20.14.040.F.).

The project proposes:

- demolition of the existing 17,992 square foot single-family home with an attached two-car garage, 3,797 square foot gymnasium, and three sheds; and
- construction of a new 7,767 square foot single-family dwelling with an attached two-car garage, 882 square foot basement, and 712 square foot pool house; and
- site improvements, including new driveways and paths, a 1,114 square foot pool, and a 319 square foot spa.

Therefore, the project is an allowed land use for this site.

c) Lot Legality. The 2.8-acre lot is identified as Parcel 8, within in Assessor's Map Book 8, Page 46. A Lot Line adjustment (File No. 82-38) was approved in December, 1982 and is recorded in Volume 13 of "Surveys." The approved Lot Line Adjustment shows the current parcel boundaries and configuration. Therefore, the County recognizes the subject property as a legal lot of record.

d) Visual Resources. See Finding No. 5 for discussion of consistency with policies and regulations protecting visual resources.

e) Development Standards. The site development standards for the base LDR zoning are found in Title 20 section 20.14. The project is consistent with the minimum setback, maximum height, maximum building coverage, and maximum floor area requirements.

The minimum setbacks for main structures are 30 feet (front), 20 feet (side), and 20 feet (rear). The home proposes a front setback of 32 feet, a west side setback of 156 feet, and a rear setback of 94 feet. The east side setback is not dimensioned, however, the home is west of the pool house, meaning that the setback is greater than 36 feet.

The minimum setbacks for accessory structures are 50 feet (front), 6 feet (side), and 1 foot (rear). The pool house proposes a 50 feet front setback, a 36 foot east side setback, and a 79 foot rear setback. The proposed west side setback is not dimensioned, however, the pool house is east of the main home, meaning that the west side setback is greater than 156 feet.

The maximum main structure height is 30 feet and maximum accessory structure height is 15 feet, and the proposed home is 19 feet 6 inches, and proposed pool house is 15 feet.

The maximum allowable building coverage is 15% (18,295 square feet), while the proposed building coverage is 9.5% (11,586 square feet). The maximum allowable floor area is 17.5% (21,344 square feet) while the proposed floor area is 8.2% (9,969 square feet).

f) Forest Resources. No tree removal is proposed. Measures for the protection of trees and habitat have been incorporated. Mitigation Measure No. 1, including exclusionary fencing, a pre-construction training, and on-going monitoring by a qualified arborist/forester during construction, have been applied to protect.

g) Hazardous Areas. See Finding No. 3 for discussion of consistency with DMF LUP policies and regulations governing development in hazardous areas.

h) Historical Resources. DMF LUP Policy 57 encourages timely identification and evaluation of archaeological and historical resources so that they may be given full considering during the conceptual design phase of projects. Consistent with this policy, a historical report (LIB220005) was prepared for the property which evaluated the historicity of the property. The property is developed with an approximately 17,992 square foot single-family home, designed by George Washington Smith in the Spanish Colonial Revival style and constructed in 1924. The association of this style would place it within the period of prominence for Mediterranean revival architecture in the 1919-1945 time period according to the Pebble Beach Historic Context statement. Therefore, should it have retained integrity the home would have been significant both as a representation of the trend of Spanish Colonial Revival Architecture in pebble beach and as a notable example

of the work of George Washington Smith. Neither the gymnasium or accessory dwelling unit were considered significant or contributing to the historical character of the site, due to their more recent modifications.

For a property to be considered a historical resource, it must contain both significance and integrity. The home has undergone numerous alterations, most notable of which beginning the 70's, which compromised its integrity such that it no longer conveys its significance and no longer retains its core historically defining features. As the property does not retain integrity, it cannot be considered a historical resource, and its demolition would not impact historical resources. The project was referred to the Historic Resources Review Board (HRRB) for review. The historical report (LIB220005) prepared by Seth A. Bergstein and concurring opinions that the site had lost its integrity from Kent L. Seavey, Page & Turnbull, and Marc Appleton and Anthony Kirk were provided to the HRRB, as well as a petition opposing the demolition of the home. By a vote of 6-0 with 1 absent, the HRRB adopted a resolution finding the site was not eligible for listing on the Monterey County Register of Historic Resources and recommending approval of the project.

i) Archaeological Resources. Pursuant to DMF LUP Policy 58, an archaeological report (LIB220001) was prepared by Susan Morley to evaluate the potential of the project to impact archaeological resources. The report included archival research, a field reconnaissance, and subsurface testing for cultural resources. The archival research identified that in 1988, Charles Smith prepared a report for the accessory dwelling (at that time caretaker) unit. That report did not identify any evidence of archaeological resources in proximity to the unit. In 1990, Breschini and Haversat prepared a report for the expansion of the gym, which identified fragmentary abalone shell in the area. The current Archaeological observation of the geotechnical bores did not reveal any evidence of cultural materials. The archaeologist also conducted four hand augers near the area proposed for development. The augers revealed sparse abalone shell fragments. No other cultural constituents were noted.

Mitigation Measure No. 5 is recommended, which would require establishment of an exclusionary fence along the hardscape path to prevent disturbance beyond the limits shown in the plan. Due to the presence of shell in the area, there is the potential for the site to contain resources. Therefore, Mitigation Measure No. 5 also requires cultural awareness training for construction personnel and archaeological monitoring during grading and excavation activities, and the County's standard Condition No. 3 has been applied, requiring work be halted and the coroner be contacted if any human remains are discovered. This Mitigation Measure and condition reduce potential impacts to archaeological resources to a less than significant level.

j) Environmentally Sensitive Habitat Area (ESHA). See Finding No. 4 for consistency with applicable policies and regulations protecting environmentally sensitive habitat areas.

k) Land Use Advisory Committee (LUAC) Review. County staff referred the project to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. The LUAC reviewed the project on February 17, 2022 and voted 6-0 with 1 absent and 1 abstention to recommend approval of the project contingent on review and concurrence from the Historic Resources Review Board (HRRB) that the property was not historical.

l) The project planner conducted a site inspection on October 13, 2021 to verify that the project on the subject parcel conforms to the plans listed above.

m) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210276.

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

EVIDENCE: a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach Community Services District (CSD). County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.

b) The following reports were prepared to assess the geological and geotechnical suitability of the site for development; and the potential for the development to impact biological, forest, historical, and archaeological resources:

- Geologic and Coastal Bluff Recession Assessment Report, dated October 12, 2021 (Monterey County Document No. LIB220003), prepared by Haro, Kasunich and Associates, Inc., Watsonville, California;
- Geotechnical Investigation, dated October 12, 2021 (Monterey County Document No. LIB220004), prepared by Haro, Kasunich and Associates, Inc., Watsonville, California;
- Biological Assessment, dated October 28, 2021 (Monterey County Document No. LIB220002), prepared by Fred Ballerini Horticultural Services, Pacific Grove, California;
- Tree Resource Assessment and Forest Management and Cypress Restoration Plan, dated January 5, 2022 (Monterey County Document No. LIB220026), prepared by Ono Consulting, Pacific Grove, California;
- Phase 1 Historic Assessment, dated May 5, 2020 (Monterey County Document No. LIB220005), prepared by Past Consultants LLC, Petaluma, California; and

- Preliminary Cultural Resources Reconnaissance and Phase II Auger Testing for the Feather Cypress, LLC property, dated August 8, 2021 (Monterey County Document No. LIB220001), prepared by Susan Morley, M.A., Register of Professional Archaeologists, and Brenna Wheelis, Marina, California.

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. All development shall be in accordance with these reports.

c) Staff conducted a site inspection on October 13, 2021 to verify that the site is suitable for this use.

d) See also supporting Finding No. 3.

e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210276.

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 HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Pebble Beach Community Services District (CSD). The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

b) Necessary public facilities will be provided. The property is and will continue to be served by the California American Water Company (Cal Am) for potable water and the Pebble Beach Community Services District (CSD) for sewer. The applicant submitted a Monterey Peninsula Water Management District (MPWMD) residential release form verifying that the proposed water use, calculated based on MPWMD fixture counts, is less than the existing water use.

c) In accordance with DMF LUP Hazards Policy 46 and CIP Section 20.147.060.A.1., geological (LIB220003) and geotechnical (LIB220004) reports were prepared to assess the suitability of the site for development and address geological hazards on the properties. The reports concluded that the site was suitable for development given that the recommendations within them were followed. These included recommendations on site grading, foundation design, and surface drainage. Staff are recommending that the County's standard notice of report condition be applied for each report (Condition Nos. 8 and 9) to ensure that geological and geotechnical recommendations are followed.

d) Pursuant to CIP section 20.147.060.B.6., new development (in this case re-development) is required to avoid the need for shoreline armoring over the development's lifetime, and habitable structures are required to be sited outside of areas subject to storm wave run-up. The project is

consistent with the CIP section, as discussed in evidence "e" through "g" below.

e) The County does not have a regulatory standard establishing the lifetime of development for different land uses, however the advisory 2018 Sea Level Rise Policy Guidance document prepared by the California Coastal Commission indicates a minimum of 75 years as the long-range evaluation horizon for the life of a structure.

f) The project geologist concluded that, based on historical bluff erosion information, bluff retreat would be between 5 and 10 feet over the next 75 years. Climate change and sea level rise accelerates bluff retreat, so an additional 5 feet was added to account for this. Finally, a safety factor of 10 feet was added to account the inherent imprecision of evaluating future coastal erosion, and to create a buffer zone from the bluff edge to proposed building foundations in the future scenario (year 2097). This produced a total recommended setback of 25 feet from the current bluff edge. All proposed structures are outside of this recommended bluff setback, so the development has been sited in a location that is not anticipated to require armoring over the life of development.

g) The impacts of ocean wave run-up (storm surges) were observed around the 48 – 52 foot elevation above sea level (NAVD 88). The geological report concludes that wave run-up will rise by the amount of sea level rise that occurs within the life of the structures. If the 2018 Sea Level Rise Policy Guidance "Medium – High Risk Aversion" figures are used, the sea level would rise between 5.5 and 6.9 feet by 2100, which would be an elevation between 53.5 to 58.9 feet above sea level. The lowest finish floor (the lower floor/basement of the single-family home) is proposed with a finish floor elevation of 62 feet, higher than both of these figures.

h) Staff conducted a site inspection on October 13, 2021 to verify that the site is suitable for this use.

i) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210276.

4. FINDING: **ENVIRONMENTALLY SENSITIVE HABITAT AREA –** The project minimizes impacts on environmentally sensitive habitat areas in accordance with the applicable goals, policies, and regulations contained in: the Del Monte Forest Land Use Plan (DMF LUP); Monterey County Coastal Implementation Plan (CIP) Part 5, Regulations for Development in the Del Monte Forest Land Use Plan area; and Monterey County Zoning Ordinance (Title 20).

EVIDENCE: a) The project includes an application for development within 100 feet of Environmentally Sensitive Habitat Areas (ESHA). In the DMF LUP, designation of ESHA is context dependent, relying both on current evaluation of existing resources and the sensitivity of habitats and species at the time of development consideration. The property has two distinct ecosystems, Monterey cypress forest and coastal bluff scrub, which overlap in an "ecotone", which has biotic characteristics of both habitat areas. The Monterey cypress is designated as ESHA and

protected by DMF LUP Policy 20. North coastal bluff scrub is considered ESHA by the California Coastal Commission, recognized as a threatened plant community by the California Department of Fish and Wildlife, and classified as a community "rare and worthy of consideration" by the California Natural Diversity Database (CNDDB), and in this case includes individually sensitive species including Sea-cliff Buckwheat, a host plant for the federally endangered Smith's Blue Butterfly, and a single Ocean bluff milkvetch, a sensitive plant species. Therefore, the coastal bluff scrub on the site is appropriately categorized as ESHA.

b) The DMF LUP key policy recognizes that the habitats of the Del Monte Forest are unique, limited, and fragile resources that are sensitive and important biologically, and that enrich Del Monte Forest enjoyment for residents and visitors alike. Accordingly, these habitats should be protected, maintained, and, where possible, enhanced and restored. This project conforms with this key policy as: the proposed development has been sited and designed to be within the existing development footprint, minimizing potential impact to habitat areas. Detailed best management practices are incorporated through Mitigation Measures No. 1 and 2 to ensure that the habitats are protected through construction and implementation of Mitigation Measures no. 3 and 4 will ensure that invasive weeds are removed from the property and approximately 33,600 square feet of sensitive habitat area are restored.

c) Protection of Indigenous Monterey cypress habitat is specifically addressed in DMF LUP policy 20, and in implementing regulations for this policy contained in CIP section 20.147.040.D.2. The project is consistent with this policy and these implementing regulations as the project proposes development that is confined to areas where existing structures and hardscapes exist.

d) In accordance with CIP section 20.147.040.D.2.(a), coordinated biological (LIB220002) and forest management (LIB220026) reports were prepared to assess the potential of the project to impact sensitive habitat areas and species.

e) CIP section 20.147.040.D.2.(b) requires that all development in and adjacent to cypress forest be carefully sited and designed to avoid adverse impacts to cypress habitat. This includes measures recommended in the biological/forestry reports to protect and enhance Monterey cypress habitat values. The project incorporates the best management practices recommended in the biological forestry reports to protect and enhance the habitat area:
   - Mitigation Measure No. 1 requires wrapping tree trunks with protective material, establishment of protective exclusionary fencing areas, a pre-construction biological training, on-going monitoring during construction by a qualified arborist or forester, and remediation if any trees are inadvertently harmed during construction.
   - Mitigation Measure No. 3 requires eradication of invasive species onsite; and
   - Mitigation Measure No. 4 requires preparation, execution, and monitoring of a restoration plan, which would restore approximately

33,607 square feet of environmentally sensitive habitat area, inclusive of 14,619 square feet of Monterey Cypress forest habitat and ecotone, and 18,988 square feet of coastal bluff scrub habitat. This is in addition to the approximately 16,783 square feet of restoration from the area required to be restored in Condition No. 8 of Zoning Administrator Resolution No. 21-008 (PLN200068), which allowed alterations to the existing accessory dwelling unit. For this reason, this permit incorporates an amendment to that resolution, deleting Condition No. 8 and replacing and incorporating the conservation easement requirement in Mitigation measure No. 4 of this resolution.

f) CIP section 20.147.040.D.2.(c) provides detailed development criteria in Monterey cypress forest habitat. Per paragraph one of 20.147.040.D.2.(c)(2), development on already developed lots is allowed if it is also sited within existing legally established structural/hardscape area and outside of the critical habitat, which is the case for this project. New or modified development outside of the existing legally established structure/hardscape area would be allowable if it complies with the findings of 20.147.040.D.2.(c)(2)(a) – (g), however, these findings are not applicable as all development is within the existing structural/hardscape area.

g) Previous iterations of the design did include impervious native soil paths outside of the development area. However, as indicated in revised plan sheet A0.6 submitted on November 7, 2022, these paths have been removed to assure consistency with the CIP regulations. This sheet is Attachment 2 to the permit resolution, and the other site plans would need be updated for consistency with this sheet prior to building permit issuance for the building permit to be determined to be in substantial conformance with the planning approval.

h) In accordance with DMF LUP Policies 20 and 13, the project has been conditioned to require a conservation and scenic easement be placed to protect all areas outside of the proposed development footprint.. See Finding No. 6 for further discussion of the easement condition.

i) DMF LUP Policy 8 indicates that environmentally sensitive habitats shall be protected against significant disruption in habitat values. Addressing this policy in the context of bluff scrub, Mitigation Measure No. 2 is incorporated, which requires that protective fencing be installed around existing Sea Cliff Buckwheat and intact coastal bluff scrub habitat areas to protect them during construction. Additionally, invasive species eradication is required and will be coordinated with the project biologist (Mitigation Measure No. 3). Sediment control devices will also be installed along the perimeter of the building envelope to prevent construction runoff from impacting bluff scrub habitat and the ocean.

j) To protect coastal habitat areas, DMF LUP Policy 25 requires a setback/buffer of at least 100 feet from the edge of mean high water tide line. While the mean high water tide line is not precisely denoted, all proposed structures appear greater than 120 feet from the pacific ocean, and proposed structures are further from the ocean than the existing structures. Portions of the existing hardscape appear within this 100 foot

buffer, however, these areas are existing and not being modified by the project.

k) While no tree removal is proposed, the biological report (LIB220002) identified potential from construction activities to impact nesting birds. To address this, Condition No. 12 requiring a bird nesting survey if demolition or ground disturbance commences between February 1 and September 15 is incorporated.

l) Staff conducted a site inspection on October 13, 2021 to verify ESHA locations and potential project impacts to ESHA.

m) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210276.

5. FINDING: **VISUAL RESOURCES –** The project is consistent with the applicable policies to protect Visual Resources in the Del Monte Forest Land Use Plan (DMF LUP) and with implementing regulations in the Monterey County Coastal Implementation Plan (CIP).

EVIDENCE: a) The project is subject to the Visual Resources protection policies of the Del Monte Forest Land Use Plan (DMF LUP), implementing regulations in Part 5 of the Monterey County Coastal Implementation Plan (CIP), and the Design Control "D" zoning overlay district, which requires a design review of structures and fences to assure protection of the public viewshed and neighborhood character.

b) The homes design is consistent with the surrounding neighborhood character:

- The colors and material palette includes limestone, bronze roofing and window frames, and a cypress soffit, natural materials consistent DMF LUP Policies 52 and 53, that development harmonize with the natural setting and be designed to subordinate and blend into the environment; and
- The substantial reduction in height and massing from the existing home, from 32 feet and 7 inches to 19 feet and 6 inches, helps subordinate the design to the surrounding forest.

c) DMF LUP Land Use and Development Policy 84 indicates that a minimum of a 100 foot setback from the centerline of 17-Mile drive shall be maintained to screen development from public views, unless "otherwise screened by vegetation and/or terrain, and the screening terrain/vegetation is required to be maintained and/or enhanced in perpetuity for screening and public viewshed enhancement purposes." In this case, the proposed home is approximately 52 feet from the centerline of 17-mile drive at the closest point. However, such encroachment into the setback is appropriate in this case as moving development further from 17 Mile Drive could conflict with bluff and habitat policies. The project is consistent with applicable visual policies as it proposes:

- A 6 foot tall fence which will screen the proposed project from view from 17-Mile Drive and runs for 420 lineal feet;
- "Viewshed" fencing along 3 points on 17-Mile drive, totaling 103 feet, which are sited to increase blue ocean views from 17-Mile Drive, enhancing the public viewshed; and

- Approximately 33,600 square feet of habitat restoration. In addition to its ecological value, the cypress forest and scrub habitats will screen the proposed structures and enhance the public viewshed, and be required to be maintained in perpetuity in accordance with Landscaping Restoration Plan Condition No. 6.

d) Staff conducted a site inspection on October 13, 2021 to assess the potential of the project to impact Visual Resources.

e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210276.

6. FINDING: **MINOR & TRIVIAL AMENDMENT –** The proposed modification to Coastal Development Permit PLN200068 (Zoning Administrator Resolution No. 21-008) to replace Condition No. 8 of that permit with Condition No. 20 attached is generally keeping with the action of the Zoning Administrator and does not create any additional impacts not assessed in the original permit action.

EVIDENCE: a) On August 14, 2003, the Zoning Administrator approved Resolution No. 020582 allowing construction of a three-car garage attached to an existing caretaker unit on the north of the property. As part of making a finding of consistency within DMF LUP Policy 84, which restricts development within 100 feet of the centerline of 17-Mile Drive to protect the viewshed, PLN020582 required a Scenic Easement by conveyed to the County over areas within 100-feet of the centerline of 17-Mile Drive, excepting existing and approved development. This easement was recorded in Monterey County Recorder document No. 2004087472.

b) On February 25, 2021, the Zoning Administrator approved PLN200068 (Zoning Administrator Resolution No. 21-008). Condition No. 8 of this permit requires that the applicant amend the 2004 Scenic Easement to encompass all areas outside of existing and approved development, not just those within 100-feet of the centerline of 17-Mile Drive, excepting existing and approved development, and enumerate that the amended Conservation and Scenic Easement is intended to preserve the indigenous Monterey cypress habitat in addition to protect the viewshed. This was done to ensure consistency with DMF LUP Policy 20. Draft easement language and a diagram depicting the existing and approved development were prepared for PLN200068 Condition No. 8, however, a new easement has not been recorded.

c) On December 20, 2021, the applicant submitted for a Combined Development Permit to demolish the main residence and build a new one. DMF LUP Policy 20 requires conservation and scenic easements for all undeveloped areas on the site. As the project involves a reduction in hardscape, a new easement condition is required.

d) This permit would delete the conservation and scenic easement condition from the 2021 project (PLN200068) and adds a new condition increasing the size of the easement to encompass the habitat areas being restored as part of this project and incorporating the areas previously

proposed for conservation. This amendment avoids redundancy and consolidates actions following approval.

e) The timing of Condition No. 20 would allow final recording of the amended easement to be completed prior to final inspection of the home, rather than final inspection of the accessory dwelling unit.

f) Both conditions would require a Conservation and Scenic Easement over all areas excepting existing and approved development, so the amended condition is still in line with the decision of the Zoning Administrator and would not create any additional environmental impacts.

g) None of the other conditions of PLN200068 are being modified. PLN200068 remains the operative permit for the accessory dwelling unit and its attached garage.

h) While the appropriate authority to consider Minor and Trivial Amendments would typically be the Chief of Planning, in accordance with Title 20 Section 20.70.105.A., the Combined Development Permit process allows multiple discretionary entitlements to be considered concurrently.

i) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210276.

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

EVIDENCE:

a) Pursuant to Public Resources Code Section 21083, and California Environmental Quality Act (CEQA) Guidelines Sections 15063(a) and 15063(b)(2), the Lead Agency shall conduct environmental review in the form of an Initial Study to determine if the project may have a significant effect on the environment and shall prepare a Negative Declaration if there is no substantial evidence that the project or any of its aspects may cause a significant effect on the environment.

b) County of Monterey as Lead Agency, through HCD-Planning, prepared an Initial Study pursuant to CEQA. The Initial Study is on file in the offices of HCD-Planning and is hereby incorporated by reference (Planning File No. PLN210276).

c) There is no substantial evidence, based upon the record as a whole, that the project may have a significant effect on the environment. The Initial Study identified potentially significant effects to biological, cultural, and tribal cultural resources, but the applicant has agreed to mitigation measures that avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. Based upon the analysis of the Initial Study, HCD-Planning prepared a Mitigated Negative Declaration. Mitigation measures have been made conditions of approval of this project.

d) The Draft Initial Study and Mitigated Negative Declaration for HCD-Planning File No. PLN210276 was prepared in accordance with the

CEQA Guidelines; filed with the County Clerk on November 21, 2022; and circulated for public review from November 21, 2022 to December 21, 2022 (SCH No. 2022110478). No public comments were received during the circulation period.

e) Resource areas that were analyzed in the Draft Initial Study/Mitigated Negative Declaration included: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards/Hazardous Materials, Hydrology/Water Quality, Land Use Planning, Noise, Tribal Cultural Resources, and Wildfire.

f) Evidence that has been received and considered includes: the application, technical studies/reports, staff reports that reflect the County's independent judgment, and information and testimony presented during public meetings and hearings. These documents are on file in HCD-Planning (Planning File No. PLN210276) and are hereby incorporated herein by reference.

g) The County identified less than significant impacts to Aesthetics, Air Quality, Geology and Soils, Greenhouse Gas Emissions, Hazards/Hazardous Materials, Hydrology/Water Quality, Land Use Planning, Noise, and Wildfire.

h) The County identified potentially significant impacts to Biological Resources. Mitigation measures have been incorporated that reduce the identified impacts to a level of less than significant.

i) Mitigation Measure No. 1 through 4 would reduce potentially significant impacts to biological resources by:
   - Requiring best management practices to protect Monterey cypress be followed including a pre-construction training, establishment of protective fencing, monitoring by a qualified arborist or forester, and monitoring during construction; and
   - Requiring protective fencing and sediment control to protect Seacliff Buckwheat and Bluff Scrub habitat during construction and requiring coordination between a qualified biologist and the invasive species removal contractor to ensure site work doesn't harm this habitat;
   - Requiring removal of invasive species on the site; and
   - Requiring a restoration plan and five years of monitoring by a qualified biologist for the onsite restoration activities.

   Together these will ensure construction doesn't inadvertently harm biological resources and that the post construction habitat restoration efforts are undertaken in a manner that will improve the habitat.

j) The County identified potentially significant impacts to Cultural and Tribal Cultural Resources.

   Mitigation Measures No 5 and 6 reduce impacts to Cultural and Tribal Cultural Resources to a less than significant level by:
   - Requiring cultural awareness training for construction personnel, establishment of a protective fence along the south of the property, and archaeological monitoring during grading and excavation; and
   - Requiring that a tribal monitor approved by the appropriate tribal authority traditionally and culturally affiliated with the area be onsite to observe all project related grading and excavation. The monitor

shall have the authority to temporarily halt work to examine any potentially significant cultural materials or features.

The exclusionary fence protects this area from disturbance, while the other measures ensure that if any previously unidentified cultural resources are uncovered, construction crews are able to identify them, and that they are treated with appropriate dignity and respect.

k) Pursuant to Public Resources Code Section 21083.2 et seq., County of Monterey HCD–Planning staff initiated AB52 consultation with local Native American tribes on July 22, 2022. Notice was provided to the Ohlone/Costanoan-Esselen Nation, Esselen Tribe of Monterey County, and KaKoon Ta Ruk Band of Ohlone-Costanoan informing them the project and their ability to request a consultation. None of the notified tribal groups requested a consultation. However, due to the known sensitivity of the site to archaeological resources and overlap between archaeological and tribal cultural resources, Mitigation Measure No. 6 has been applied, which requires that a tribal monitor approved by the appropriate tribal authority traditionally and culturally affiliated with the area be onsite to observe all project related grading and excavation. The monitor shall have the authority to temporarily halt work to examine any potentially significant cultural materials or features.

l) All project changes required to avoid significant effects on the environment have been incorporated into the project and/or are made conditions of approval. A Condition Compliance and Mitigation Monitoring and/or Reporting Plan has been prepared in accordance with Monterey County regulations, is designed to ensure compliance during project implementation, and is hereby incorporated herein by reference. The applicant must enter into an "Agreement to Implement a Mitigation Monitoring and/or Reporting Plan" as a condition of project approval.

m) Analysis contained in the Initial Study and the record as a whole indicate the project would have the potential to result in changes to the resources listed in Section 753.5(d) of the California Department of Fish and Wildlife (CDFW) regulations. All land development projects that are subject to environmental review are subject to a State filing fee plus the County recording fee, unless CDFW determines that the project will have no effect on fish and wildlife resources.

In this case, for purposes of the Fish and Game Code, the project may have a significant adverse impact on the fish and wildlife resources upon which the wildlife depends. The Initial Study was sent to CDFW for review, comment, and to recommend necessary conditions to protect biological resources in this area. Therefore, the project will be required to pay the State fee plus a fee payable to the Monterey County Clerk/Recorder for processing said fee and posting the Notice of Determination.

n) Clarification and Amplification: Cultural Resources. Section VI.5(b) indicates, "an archaeological report (HCD-Planning Library No. LIB220001) prepared for the project identified only scattered archaeological resources in the form of abalone shell fragments and concluded that the proposed development would have a less than

significant potential impact on cultural resources." This section is being corrected to state: "an archaeological report (HCD-Planning Library No. LIB220001) prepared for the project identified only scattered archaeological resources in the form of abalone shell fragments and sparse burnt animal bone fragments, and concluded that the proposed development would have a less than significant potential impact on cultural resources."

o) The above described revisions to the Initial Study/Mitigated Negative Declaration made after the public review period do not change any of the conclusions in the initial study or increase the severity of impacts in any resource category. These revisions clarify and amplify the existing discussion. Therefore, recirculation of the IS/MND is not required in this case.

p) The County finds that there is no substantial evidence supporting a fair argument of a significant environmental impact.

q) The County of Monterey Planning Commission considered the Mitigated Negative Declaration, along with the Combined Development Permit, at a duly noticed public hearing held on January 25, 2023.

r) County of Monterey HCD-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 Mitigated Negative Declaration is based.

8. 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 applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.

EVIDENCE: a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.147.130 of the Monterey County Coastal Implementation Plan can be demonstrated.

b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.

c) The subject property, being in an area with a rocky shoreline and no proposed trail or lateral access way, 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).

d) The property is in a location that emphasizes visual public access. Figure 3, Visual Resources of the DMF LUP maps it as being potentially visible from 17-Mile Drive and Point Lobos, and halfway between the designated Pescadero and Midway (Lone cypress) vista points. The project planner conducted site visits on January 20, 2021 and October 13, 2021 and verified that the subject property is not visible from the designated vista points. However, it is visible from both 17-Mile Drive and Point Lobos.

e) Del Monte Forest Land Use Plan (DMF LUP) Policy 137 indicates that development shall not adversely impact public views and scenic character, with specific attention given to the 17-Mile Drive Corridor, and DMF

LUP Policy 139 indicates that where safe access to the shoreline is not feasible, visual access should be emphasized.

f) As discussed in Finding No. 5 Visual Resources, the proposed project is compatible with the scenic character of the forest. The projects inclusion of approximately 103 lineal feet of viewshed with approximately 63% pass through along 17-Mile Drive also opens up additional blue ocean views from 17-Mile Drive, enhancing visual public access.

g) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN210276.

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

EVIDENCE: a) 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) 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 and development that is permitted in the underlying zone as a conditional use (i.e.; development within 100 feet of environmentally sensitive habitat).

DECISION

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

1. Adopt a Mitigated Negative Declaration pursuant to Section 15074 of the CEQA Guidelines; and
2. Approve a Combined Development Permit consisting of:
   a. Coastal Administrative Permit and Design Approval to allow the demolition of an existing 17,992 square foot single-family dwelling with an attached two-car garage, a detached 3,797 square foot gym, a 972 square foot covered walkway, and sheds totaling 433 square feet; and the construction of a 7,767 square foot single-family dwelling with an attached two-car garage, 882 square foot basement, 712 square foot pool house, 1,114 square foot pool, and a 319 square foot spa;
   b. a Coastal Development Permit to allow development within 750 feet of known archaeological resources;
   c. a Coastal Development Permit to allow development within an environmentally sensitive habitat area (indigenous Monterey cypress habitat and coastal bluff scrub);
   d. Coastal Development Permit to allow development within 50 feet of a coastal bluff; and
   e. A Minor and Trivial amendment to a previously approved permit (PLN200068, Zoning Administrator Resolution No. 21-008), to delete Condition 8 requiring recordation of a Conservation and Scenic Easement; and
3. Adopt a Mitigation Monitoring and Reporting Plan.

All of which are in general conformance with the attached conditions (attachment 1), lot coverage diagram (Attachment 2), and project plans (Attachment 3), all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 25th day of January, 2023, upon motion of Commissioner Daniels, seconded by Commissioner Roberts, by the following vote:

AYES: Coffelt, Daniels, Getzelman, Gonzalez, Work, Mendoza, Monsalve, Roberts
NOES: None
ABSENT: Diehl, Carrillo
ABSTAIN: None

DocuSigned by:
Craig Spencer
18BC867A496B450

Craig Spencer, Planning Commission Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON **JAN 27 2023**.

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 **FEB 6 2023**.

THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND IS APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE FINAL LOCAL ACTION NOTICE (FLAN) STATING THE DECISION BY THE FINAL DECISION MAKING

BODY, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

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

NOTES

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

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

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

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

Form Rev. 1-27-2021

County of Monterey HCD Planning

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

PLN210276

1. PD001 - SPECIFIC USES ONLY

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: This combined development permit (PLN210276) allows:

a. a Coastal Administrative Permit and Design Approval to allow the demolition of an existing 17,992 square foot single-family dwelling with an attached two-car garage, a detached 3,797 square foot gym, a 972 square foot covered walkway, and sheds totaling 433 square feet; and the construction of a 7,767 square foot single-family dwelling with an attached two-car garage, 882 square foot basement, 712 square foot pool house, 1,114 square foot pool, and a 319 square foot spa;
b. a Coastal Development Permit to allow development within 750 feet of known archaeological resources;
c. a Coastal Development Permit to allow development within an environmentally sensitive habitat area (indigenous Monterey cypress habitat and coastal bluff scrub);
d. Coastal Development Permit to allow development within 50 feet of a coastal bluff; and
e. A Minor and Trival Amendment to PLN200068, to replace Condition 8.

The property is located at 3256 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-462-008-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - 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. (HCD - 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 23-004) was approved by the Monterey County Planning Commission for Assessor's Parcel Number 008-462-008-000 on January 25, 2023. The permit was granted subject to 21 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - 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. (HCD - Planning)

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

3. PD003(B) - CULTURAL RESOURCES POSITIVE ARCHAEOLOGICAL REPORT

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: If archaeological resources or human remains are accidentally discovered during construction, the following steps will be taken:

There shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent human remains until the coroner of the county in which the remain are discovered must be contacted to determine that no investigation of the cause of death is required.

If the coroner determines the remains to be Native American:
- The coroner shall contact the Native American Heritage Commission and HCD - Planning within 24 hours.
- The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costonoans/Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendant.
- The most likely descendant may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993, Or

Where the following conditions occur, the landowner or his authorized representatives shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance:
1. The Native American Heritage Commission is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 24 hours after being notified by the commission.
2. The descendant identified fails to make a recommendation; or
3. The landowner or his authorized representative rejects the recommendation of the descendant, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner.

(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits or approval of Subdivision Improvement Plans, whichever occurs first, the Owner/Applicant, per the archaeologist, shall submit the contract with a Registered Professional Archaeologist for on-call archaeological services should resources be discovered during construction activities. Submit the letter to the Director of the HCD – Planning for approval.

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, on the Subdivision Improvement Plans, in the CC&Rs, and shall be included as a note on an additional sheet of the final/parcel map.

Prior to Final, the Owner/Applicant, per the Archaeologist , shall submit a report or letter from the archaeologist summarizing their methods, findings, and recommendations if their services are needed during construction or if no resources were found.

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

Responsible Department: RMA-Planning

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

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

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

5. PD006 - CONDITION OF APPROVAL / MITIGATION MONITORING PLAN

Responsible Department: RMA-Planning

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

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

1) Enter into an agreement with the County to implement a Condition of Approval/Mitigation Monitoring Plan.

2) Fees shall be submitted at the time the property owner submits the signed Agreement.

3) Proof of recordation of the Agreement shall be submitted to HCD-Planning.

6. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The site shall be landscaped. Prior to the issuance of building permits, the landscaping plan shall be submitted to the Director of HCD - Planning . 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 HCD - 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. (HCD - 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 HCD - Planning for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable. All landscape plans shall be signed and stamped by licensed professional under the following statement, "I certify that this landscaping and irrigation plan complies with all Monterey County landscaping requirements including use of native, drought-tolerant, non-invasive species; limited turf; and low-flow, water conserving irrigation fixtures."

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by HCD-Planning, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to HCD-Building Services.

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

7. 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 project shall also install non-reflective glass and automatic dimmers for the windows in order to prevent offsite glare and light pollution. The applicant shall submit an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture, and include the specifications for the non-reflective glass and automatic lighting dimmers. 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 HCD - Planning, prior to the issuance of building permits.
(HCD - 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 HCD - 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, including the non-reflective glass and automatic dimmers.

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

8. 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:
"A(n) Geological and Coastal Bluff Recession Assessment Report (Library No. LIB220003), was prepared by Mark Foxx on October 12, 2021, and is on file in Monterey County HCD - Planning. All development shall be in accordance with this report."
(HCD - 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 HCD - Planning.

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

9. 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:
"A(n) Geotechnical Investigation for New Residential Construction (Library No. LIB220004), was prepared by Moses E. Cuprill, P.E. on October, 2021 and is on file in Monterey County HCD - Planning. All development shall be in accordance with this report."
(HCD - 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 HCD - Planning.

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

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

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In accordance with Del Monte Forest Land Use Plan Policies 13, 20, and 84, the scenic easement recorded in Monterey County Recorder Document No. 2004087472 shall be amended and replaced with a new conservation and scenic easement deed which encompasses all areas outside of the approved structural and hardscape coverage. The amended easement deed has the express purpose of protecting environmentally sensitive habitats, including Monterey cypress forest and coastal bluff scrub habitat areas; and the scenic viewshed from 17-Mile Drive. This easement deed shall satisfy the Conservation and Scenic Easement Deed requirements of planning permits PLN200068 and PLN210276.

The amended conservation and scenic easement conveyed to the Del Monte Forest Conservancy with the County as an additional beneficiary 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 Director of HCD - Planning and the Executive Director of the California Coastal Commission, and accepted by the Board of Supervisors prior to recording the parcel/final map or prior to issuance of grading and building permits. (HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and building permits for the home or pool house, whichever comes first, 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 issuance of grading and building permits for the home or pool house, whichever comes first, 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 HCD - Planning for review and approval.

Prior to issuance of grading and building permits for the home or pool house, whichever comes first, whichever comes first, the Owner/Applicant, shall submit a signed and notarized Subordination Agreement, if required, to HCD - Planning for review and approval

Prior to final for the home or pool house, whichever comes first, 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 HCD-Planning.

11. PD047 - DEMOLITION/DECONSTRUCTION (MBUAPCD RULE 439)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In accordance with Monterey Bay Unified Air Pollution Control District Rule 439, construction plans shall include "Demolition and Deconstruction" notes that incorporate the following work practice standards:

1. Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process;
2. Demolish the structure inward toward the building pad. Lay down roof and walls so that they fall inward and not away from the building;
3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour.

All Air District standards shall be enforced by the Air District.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of a demolition permit, if applicable, the Owner/Applicant/Contractor shall incorporate a "Demolition/Deconstruction" note on the demolition site plan that includes, but is not limited to, the standards set forth in this condition.

During demolition, the Owner/Applicant/Contractor shall obtain any required Air District permits and the Air District shall conduct all deconstruction or demolition inspection activities as required by the Air District.

12. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: If demolition or ground disturbance for the project commences during the typical bird nesting season (February 1 - September 15), 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. (HCD - Planning)

Compliance or Monitoring Action to be Performed: No more than 30 days prior to demolition or ground disturbance, the Owner/Applicant, the owner/applicant shall submit an updated constrution schedule to HCD-Planning indicating if demolition or ground disturbance are schedueld to commence during the typical bird nesting season (February 1 - September 15).

If ground disturbance is scheduled to commence within the typical bird nesting season, no more than 30 days prior to demolition or ground disturbance, the Owner/Applicant shall submit to HCD -Planning a nest survey prepare by a County qualified biologist to determine if any active raptor or migratory bird nests occur within the project site or immediate vicinity.

13. PDSP001 - MITIGATION MEASURE NO 1 MONTEREY CYPRESS PROTECTION (PART 1)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In order to ensure that Monterey cypress trees and forest habitat is protected throughout construction, the construction contractor, under the supervision of the Project Tree Consultant (a Monterey County-approved Arborist or Forester) shall ensure the following measures are implemented throughout construction.

Prior to demolition, grading, or construction activity:

- Trees and areas designated for protection located adjacent to the construction area shall be protected from damage by construction equipment using optimal tree root protection zones to include temporary fencing in combination with the wrapping of trunks with protective materials.
- Fencing shall consist of chain link, snowdrift, plastic mesh, hay bales, or field fence. The best form of protection is to use straw bales then erect fencing on top of the bales so they cannot be moved easily.
- Prior to the start of construction, all construction managers, heavy equipment operators and tree services operators/vegetation managers shall attend a pre-demolition and construction meeting to be trained in tree and vegetation protection procedures. The purpose of the meeting is to educate and answer questions as to adequate tree and vegetation protection and what or why habitat protection and restoration efforts are crucial. During this meeting, expectations are to be made clear as to what the responsibilities are by each construction entity for trees and vegetation; this includes but is not limited to areas of exclusion, spoils, etc., and to who and to what extent accountability will be placed. Training will be conducted by a certified professional such as a qualified forester or biologist, or certified arborist consisting of protection standards that are to be implemented as well as procedures common to site restoration.
- Fencing shall not be attached to the tree but shall be free-standing or self supporting so as not to damage trees. Fencing shall be rigidly supported and shall always stand at a minimum height of four feet above grade and with Critical Root Zones fenced to the greatest extent feasible to conduct the construction activities.

Throughout the construction process:

- Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, and/or dumping of materials are not allowed adjacent to trees on the property especially within or near fenced areas. If vehicle access is required in an area outside of the existing hardscaped area, a temporary plywood track may be used between the hardscape and destination point.
- Severe or careless grading in the root zones, compaction of soils, soil contamination, and improper deposition of excavated soils near the base of a Monterey cypress or within critical root zones during project implementation could cause the decline or death of the trees. The above actions, including cleaning of concrete, paint, or plaster, dumping of spoils, stockpiling of construction materials shall not be allowed adjacent to cypress trees on the property especially within or near fenced areas. To avoid soil contamination in critical tree root zones, the Project Tree Consultant shall identify areas on the parcel for construction clean out purposes.
- Operation of heavy equipment and parking of personnel vehicles shall be kept within the construction impact zones. Any operation of heavy equipment, staging, or parking within the edge of the temporary protective fencing established pursuant to this Mitigation Measure shall be prohibited.
- Fenced areas and trunk protection materials shall remain in place during the entire

construction period. If at any time it is discovered that exclusion fencing or tree protection is below standard or non-functional it shall be immediately re-installed and inspected by a Monterey County qualified arborist or forester for compliance.

[CONTINUED IN PART 2]

Compliance or Monitoring Action to be Performed:

[ACTIONS NEEDED FOR RESOLUTION IN PART 2]

13. PDSP001 - MITIGATION MEASURE NO 1 MONTEREY CYPRESS PROTECTION (PART 2)

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: [CONTINUED FROM PART 1]

During grading and excavation:

- Any grading, excavation, trenching or digging activities near critical tree root zones shall require prior approval and observation from the Project Tree Consultant.
- Within the Monterey cypress tree critical root zones, trenching for footings, utilities, landscaping, retaining walls or other ground disturbance actions shall be implemented by hand trenching under the approval and guidance of the Project Tree Consultant. Ground disturbance actions that are expected to encounter tree roots shall be monitored by the Project Tree Consultant to ensure against cutting structural root systems and direct any minor field adjustments that may be needed. Encountered feeder roots shall be flush cut with equipment approved by the Project Tree Consultant.
- All trenching, grading or any other digging or soil removal that is expected to encounter tree roots shall be monitored by the Project Tree Consultant to ensure against drilling or cutting into or through major roots.
- The Project Tree Consultant shall be on-site during excavation activities expected to encounter tree roots to direct any minor field adjustments that may be needed.
- Trenching for footings, driveway, and retaining walls located adjacent to any tree shall be done by hand first to locate roots where practical and any roots found greater than 2-inches diameter shall be bridged or pruned appropriately.
- Any roots discovered that must be cut, shall be first exposed by manually digging a trench, then cut with a saw, vibrating knife, rock-saw, narrow trencher with sharp blades, or other approved root pruning equipment.
- Any cutting of, or impacts to root systems could compromise the structural integrity of the tree to withstand the coastal winds and also impair nutrient uptake of feeder roots. If potentially significant roots are discovered, the Project Tree Consultant shall be authorized to halt excavation, trenching or digging actions until appropriate mitigation measures are formulated an implemented.
- Any roots damaged during grading or excavation shall be exposed to sound tissue and cut cleanly with a saw.
- Tree pruning may be necessary to remove deadwood or structural defects. All proposed pruning shall be conducted under the direction of the Project Tree Consultant.

If at any time potentially significant tree roots are discovered:

- The Project Tree Consultant shall be authorized to halt excavation until appropriate mitigation measures are formulated and implemented.
- If significant roots are identified that must be removed, the Project Tree Consultant will be contacted immediately for recommended treatment approaches of the area that will not risk death, decline, or instability of the tree, such as hand digging, bridging or tunneling under roots, etc. These recommendations shall be followed.

Compliance or Monitoring Action to be Performed:

1a: Prior to issuance of demolition, grading, or construction permits, the owner/applicant shall submit an executed contract from a Monterey County qualified arborist or forester, herein after referred to as the “Project Tree Consultant”, to HCD-Planning for review for consistency with Mitigation Measure 1. The contract shall identify how training, establishment of protective fencing, monitoring, and follow up reporting required by Mitigation Measure 1 shall occur.

1b: Prior to issuance of a construction permit, the approved Project Tree Consultant shall submit evidence of the Monterey cypress protection fencing installation and implementation of avoidance measures to HCD-Planning for review and approval. Throughout all phases of demolition and construction, the contractor shall maintain, repair, and improve as necessary, the fencing and avoidance measures. Any modifications to the fencing shall be approved by the Project Tree Consultant.

1c: Prior to commencement of demolition, grading, or construction, the Project Tree Consultant shall submit evidence that the required pre-construction meeting took place to HCD-Planning for review and approval. Evidence shall consist of meeting minutes or a letter from the tree consultant and shall include a list of contractors in attendance.

1d: Prior to final of the construction permit, the Project Tree Consultant shall submit a report to HCD-Planning certifying that the Monterey cypress protective fencing and avoidance measures remained intact and functional throughout all construction phases, or if any Monterey cypress were harmed by construction and remediation is required. The owner/applicant shall be responsible for executing any remediation required to restore the health of harmed Monterey cypress trees.

14. MITIGATION MEASURE NO 2 - SEA CLIFF BUCKWHEAT AND BLUFF SCRUB PROTECTION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: The project applicant, or the construction contractor on their behalf, shall ensure the following measures are implemented throughout demolition, grading, and construction in order to protect Sea Cliff Buckwheat (which are habitat for federally endangered species Smith's Blue Butterfly and for sensitive species western bumblebee) and intact coastal bluff scrub sensitive habitat:

- Protective fencing shall be installed around existing Sea Cliff Buckwheat and intact sensitive coastal bluff scrub habitat areas prior to issuance of demolition, grading, or construction permits. Fencing shall remain in place throughout the construction period until final inspection.
- Prior to the start of invasive species eradication activities, a meeting shall occur between the Project Biologist (a Monterey County-approved biologist retained by the applicant) and invasive species removal contractor prior to removal of invasive species to ensure existing plants are protected and site-specific seed-grown Sea Cliff Buckwheat plantings are integrated into the restoration landscape planting plan (see Mitigation Measure 3).
- Sediment control devices shall be installed on the downhill perimeter of the building envelope and along the southerly coastal bluff edge.

Compliance or Monitoring Action to be Performed: 2a: Prior to issuance of demolition, grading, or construction permits, the owner/applicant shall submit an executed contract from a Monterey County qualified biologist, herein after referred to as the "Project Biologist", to HCD-Planning for review for consistency with Mitigation Measure 2. The contract shall identify how establishment of protective fencing, invasive species removal meeting, and follow up reporting required by Mitigation Measure 2 shall occur.

2b: Prior to issuance of a construction permit, the approved Project Biologist shall submit evidence of the installation of Sea Cliff Buckwheat habitat protection fencing to County of Monterey Housing and Community Development (HCD). Throughout all phases of demolition and construction, the contractor shall maintain, and improve as necessary, the fencing and avoidance measures.

2c: Prior to demolition or grading, the Project Biologist shall provide evidence to HCD-Planning, for review and approval, that sediment control measures were installed.

2d: Prior initiating the invasive species removal required by Mitigation Measure No. 3, the Project Biologist shall provide written evidence in the form of meeting minutes to HCD-Planning, for review and approval, detailing the meeting with the invasive species removal contractor regarding sensitive plant avoidance and the implementation of the restoration landscape planting plan.

2e: Prior to final of the construction permit, the Project Biologist shall certify to HCD-Planning that the Sea Cliff Buckwheat and coastal bluff scrub habitat protection measures remained intact and functional throughout all construction phases. If any Sea Cliff Buckwheat or coastal bluff scrub were harmed during the construction process, the Project Biologist shall include recommended remediation measures to restore and sensitive species/habitat which the owner/applicant shall be required to incorporate into the Restoration Landscape Plan required by Mitigation Measure No. 4.

15. MITIGATION MEASURE NO 3 - INVASIVE SPECIES ERADICATION

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: In order to ensure proper invasive species eradication and protect sensitive biological resources, a qualified invasive species removal and certified pest control applicator contractor, under the supervision of the Project Biologist (a Monterey County-approved biologist retained by the applicant), shall oversee the implementation invasive species eradication activities, including removal as recommended by the approved restoration landscape planting plan and off-site disposal of invasive species at a designated waste facility during project construction. The Project Biologist shall ensure the invasive species removal contractor conducts the following activities:

- Invasive Karo trees (Pittosporum crassifolium) and the Ngaio tree (Myoporum laetum) that occur along the property fencing adjacent to 17-Mile Drive and near ancillary structures shall be thoroughly removed from the project area (including stumps).
- Invasive ice plant (Delosperma cooperi and Drosanthemum floribundum), statice (Limonium sinuatum), English ivy (Hedera helix), and mirror plant (Coprosma repens), along with naturalized aeonium succulents (Aeonium sp.), shall be fully eradicated prior to planting and seeding of restoration species (see Mitigation Measure 4).
- Long-term eradication protocols and five-year monitoring shall be included in the final restoration landscape planting plan (see Mitigation Measure 4).

Compliance or Monitoring Action to be Performed: 3a: Prior to issuance of a construction permit, the approved Project Biologist shall submit the restoration landscape planting plan to HCD-Planning for review and approval. Throughout all phases of demolition and construction, the Project Biologist shall confirm the invasive species eradication activities are consistent with the approved landscape planting plan.

3b: Prior to final of the construction permit, the approved Project Biologist shall certify to HCD-Planning that implementation of the invasive species eradication occurred consistent with the activities outlined in Mitigation Measure 3.

16. MITIGATION MEASURE NO 4 - RESTORATION LANDSCAPING PLANTING PLAN & MONITORING

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: To ensure long-term maintenance of sensitive habitat onsite, successful restoration shall occur. Prior to the implementation of the restoration activities, the applicant shall ensure the following measures are incorporated in an approved restoration landscape planting plan and are implemented during restoration activities:

• A restoration landscape planting plan shall be prepared consistent with Del Monte Forest Area Land Use Plan Environmentally Sensitive Habitat Area (ESHA) Policy 1. Specifically, native plant species associated with Monterey cypress forest and coastal bluff scrub habitat shall be required in landscaping materials and invasive plant species shall be removed from the project area.

• The plan shall identify the location of the two distinct habitats to restore: the coastal bluff scrub and Monterey cypress forest, as well as the transitional ecotone between them.

• The plan shall include the following details:
1. Restoration techniques;
2. Plant propagation/seeding methods specific to the Del Monte Forest area;
3. Long-term maintenance activities including invasive species controls;

4. Restoration success criteria including the following standards:
A. Health and vigor: Plants and trees are in good health and exhibit normal flowering and foliage color.
B. Exotic weed species: Exotic weed species (ice plant, species in the genus Genista [invasive brooms], non-native grasses, etc.) are few in numbers and generally not evident.
C. Erosion: Not evident.

5. Restoration monitoring reporting program, with a minimum of five years of monitoring or until the restoration criteria are met, whichever is longer. The reporting shall be annual for the first three years and then have a final fifth year inspection. If the restoration success criteria cannot be met at the fifth year inspection, reporting would continue annually until the performance criteria can be met. During each monitoring period, the Project Biologist shall prepare a monitoring report which addressed the following:
A. Plant composition, density, and percent cover;
B. Condition of the plants, paying particular attention to plant mortality or any deficiency in the quality and quantity of the landscape;
C. Signs of damage to the plants from natural or human-related causes;
D. Status of exotic vegetation;
E. Status of species of special concern;
F. Photographic records shall be provided with the monitoring reports to provide additional documentation of progress toward meeting the success criteria; and
G. Whether any additional remediation or follow up is required to meet the success criteria established in the plan.

6. Erosion control measures for sloped areas along the coastal bluff; and
7. Implementation schedule.

• The plan shall include the appropriate species for use in each Habitat Restoration Zone, and shall use the preliminary species list provided in the biological assessment prepared for the project (Monterey County Document No. LIB220002).

Compliance or Monitoring Action to be Performed:

4a. Prior to issuance of a demolition, grading, or construction permit, the approved Project Biologist, in conjunction with the project landscape architect, shall submit the restoration landscape planting plan to HCD-Planning for review and approval.

4b: Prior to construction permit final, the approved Project Biologist shall certify to HCD-Planning that initial planting and exotic special eradication activities required by the restoration landscaping plan were executed in accordance with the plan.

4c: After construction, annually for three years, the Project Biologist shall submit monitoring reports to HCD-Planning, for review and approval, on the status of the restoration. The owner/applicant shall be required to implement any recommended remediation or follow up measures required to meet the success criteria within the five-year monitoring period.

4d: Five years after construction, the Project Biologist shall submit a monitoring report to HCD-Planning, for review and approval, on the final success of the restoration, and whether the success criteria of the restoration landscaping plan have been met, or if additional remediation or follow up measures are required. The owner/applicant shall be required to implement any recommended remediation or follow up measures required to meet the final success criteria. If remediation or follow up is required, monitoring and reporting shall continue annually until the final success criteria are met.

17. MITIGATION MEASURE NO 5 - ON-SITE ARCHAEOLOGICAL MONITOR, CULTURAL AWARENESS TRAINING

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: To reduce potential impacts to cultural resources that may be discovered during development onsite, a qualified archaeological monitor (i.e., an archaeologist registered with the Register of Professional Archaeologists [RPA] or a Registered Archaeologist [RA] under the supervision of an RPA) shall conduct a cultural resource awareness and response training for construction personnel prior to the commencement of any grading or excavation activity, and shall be present and observe all soil disturbance for all grading and excavation activities. If at any time, potentially significant archaeological resources or intact features are discovered, the monitor shall temporarily halt work until the find can be evaluated by the archaeological monitor. If the find is determined to be significant, work shall remain halted until a plan of action has been formulated, with the concurrence of HCD-Planning, and implemented. Also, the applicant and qualified archaeological monitor shall install a physical barrier (e.g., construction fencing) along the south of the existing hardscape pathway where the slope it begins to slope downward toward the bluff. The exact location of this fence shall be determined by the project archaeologist in coordination with the construction contractor, and shall not be established within any designated environmentally sensitive habitat area.

Compliance or Monitoring Action to be Performed:

5a: Prior to issuance of demolition, grading, or construction permits, the owner/applicant shall include a note on the construction plans encompassing the language contained in Mitigation Measure 5, including all compliance actions. The owner/applicant shall submit said plans to HCD-Planning for review and approval.

5b: Prior to issuance of demolition, grading, or construction permits, the owner/applicant shall submit to HCD-Planning a copy of the contract between the owner/applicant and a qualified archaeological monitor. The contract shall include a pre-construction meeting agenda with specific construction activities that the monitor shall be present for, any construction activities for which the archaeological monitor will not be present, how sampling of the excavated soil will occur, and any other logistical information such as when and how work on the site will be halted. The contract shall include provisions requiring the monitor be present and observe all soil disturbance for all grading and excavation, and authorizing the monitor to stop work in the event resources are found. In addition, the contract shall authorize the monitor to prepare a report suitable for compliance documentation to be prepared within four weeks of completion of the data recovery field work. The contract shall be submitted to HCD-Planning for review and approval. Should HCD-Planning find the contract incomplete or unacceptable, the contract will be returned to the owner/applicant and a revised contract shall be re-submitted for review and approval.

5c: Prior to issuance of demolition, grading, or construction permits, the owner/applicant shall submit an up to date construction schedule indicating when any grading or excavation activities are expected to occur.

5d: Prior to issuance of demolition, grading, or construction permits the owner/applicant or qualified archaeologist shall also submit evidence of installation of a physical barrier (e.g., construction fencing) along the south edge of the existing hardscape walkway. The specific location will be determined by the qualified archaeologist in consultation with the contractor and a qualified biologist. The fencing must be established after the Monterey cypress and bluff scrub fencing required my Mitigation Measures No. 1 and 2, and must be outside of those environmentally sensitive habitat areas.

5e: Prior to commencement of demolition, grading, excavation, or construction activity, the owner/applicant shall submit evidence that a qualified archaeologist conducted a cultural resource awareness and response training for construction personnel. The training shall include a description of the kinds of cultural and tribal cultural resources that are found in the area, protocols to be used in the event of an unanticipated discovery, and the importance of cultural resources to the Native American community.

5f: If archaeological resources are unexpectedly discovered during construction, work shall be halted on the parcel until the find can be evaluated and a plan of action formulated and implemented, with the concurrence of HCD-Planning. Data recovery shall be implemented during the construction and excavation monitoring. If intact archaeological features are exposed, they shall be screened for data recovery using the appropriate method for site and soil conditions. The owner/applicant shall allow the on-site Tribal Monitor (see Mitigation Measure 6 – Section VI.18) an opportunity to make recommendations for the disposition of potentially significant archaeological materials found.

5g: A final technical report containing the results of all analyses shall be completed within one year following completion of the field work. This report shall be submitted to HCD-Planning and the Northwest Regional Information Center at Sonoma State

University.

18. MITIGATION MEASURE NO 6 - ON-SITE TRIBAL MONITOR

Responsible Department: RMA-Planning

Condition/Mitigation Monitoring Measure: To ensure that Tribal Cultural Resources incur a less than significant impact if encountered, a Tribal Monitor approved by the appropriate tribe traditionally and culturally affiliated with the vicinity of the subject parcel and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or other appropriately NAHC-recognized representative, shall be on-site and observe all project-related grading and excavation to identify findings with tribal cultural significance. This Tribal Monitor shall have the authority to temporarily halt work in order to examine any potentially significant cultural materials or features. If resources are discovered, the owner/applicant/contractor shall refer to and comply with HCD-Planning Standard Condition PD003(B) as applicable. This mitigation is not intended to alleviate responsibility of the owner or its agents from contacting the County Coroner and complying with State law if human remains are discovered.

Compliance or Monitoring Action to be Performed: 6a: Prior to issuance of construction permits for grading or building, the owner/applicant shall include a note on the construction plans encompassing the language contained in Mitigation Measure 6, including all compliance actions. The owner/applicant shall submit said plans to HCD-Planning for review and approval.

6b: Prior to issuance of a construction permit for grading and/or building, the Applicant/Owner shall submit evidence to the satisfaction of the Chief of HCD-Planning that a monitor approved by the appropriate tribe traditionally and culturally affiliated with the vicinity of the subject parcel and that has consulted with the County and designated one lead contact person in accordance with AB 52 requirements, or other appropriately NAHC-recognized representative, has been retained to monitor the appropriate construction activities. This Tribal Monitor shall be retained for the duration of any project-related grading and excavation.

6c: Any artifacts found that are not associated with a finding of human remains shall be cataloged by both the Tribal Monitor and the qualified archaeological monitor. Once cataloged, the qualified archaeological monitor will take temporary possession of the artifacts for testing and reporting purposes. Upon completion of these testing and reporting activities, all artifacts, at the discretion of the property owner, shall be returned within one (1) year to a representative of the appropriate local tribe as recognized by the Native American Heritage Commission, or the Monterey County Historical Society. A final technical report containing the results of all analyses shall be completed within one year following completion of the field work. This report shall be submitted to HCD-Planning and the Northwest Regional Information Center at Sonoma State University. Artifacts associated with a finding of human remains shall be reburied in accordance with State Law and penalty for violation pursuant to PRC section 5097.994.

6d: Prior to final building inspection, the Tribal Monitor or other appropriately NAHC recognized representative shall submit a letter to HCD-Planning confirming participation in the monitoring and provide a summary of archaeological and /or cultural finds or no finds, as applicable.

19. CC01 INDEMNIFICATION AGREEMENT

Responsible Department: County Counsel-Risk Management

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-Risk Management)

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 Office of County Counsel-Risk Management 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-Risk Management

20. PW0044 - CONSTRUCTION MANAGEMENT PLAN

Responsible Department: RMA-Public Works

Condition/Mitigation Monitoring Measure: The applicant shall submit a Construction Management Plan (CMP) to HCD-Planning and HCD - Public Works for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project.

CMP shall include, at a minimum, duration of the construction, hours of operation, truck routes, estimated number of truck trips that will be generated, number of construction workers, and on-site/off-site parking areas for 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 HCD-Planning Department and the
Department of Public Works for review and approval.
2. On-going through construction phases Owner/Applicant/Contractor shall implement the approved measures during the construction/grading phase of the project.

21. CALIFORNIA CONSTRUCTION GENERAL PERMIT

Responsible Department: Environmental Services

Condition/Mitigation Monitoring Measure: The applicant shall submit a Stormwater Pollution Prevention Plan (SWPPP) including the Waste Discharger Identification (WDID) number, to HCD-Environmental Services. In lieu of a SWPPP, a letter of exemption or erosivity waiver from the Central Coast Regional Water Quality Control Board may be provided. (HCD-Environmental Services)

Compliance or Monitoring Action to be Performed: Prior to issuance of any grading or construction permits, the applicant shall submit a SWPPP including the WDID number certifying the project is covered under the California Construction General Permit or a letter of exemption from the Central Coast Regional Water Quality Control Board.

NOTES - LOT COVERAGE:

EXISTING:

EXISTING BUILDING COVERAGE:	20,196 sq ft
EXISTING HARDSCAPE:	18,149 sq ft
TOTAL LOT COVERAGE:	**38,345 sq ft**

PROPOSED:

PROPOSED BUILDING COVERAGE:	11,586 sq ft
PROPOSED HARDSCAPE:	12,066 sq ft
TOTAL LOT COVERAGE:	**23,652 sq ft**

KEYNOTES - LOT COVERAGE:

- EXISTING BUILDING COVERAGE
- EXISTING HARDSCAPE/DEVELOPED AREA
- PROPOSED BUILDING COVERAGE
- PROPOSED BUILDING COVERAGE - ROOF OVERHANGS
- PROPOSED HARDSCAPE
- PROPOSED NATIVE SOIL PATHWAY



Plan North
True North

0 16' 32' 64'

Scale: 1" = 16'-0"

WALKER
WARNER
ARCHITECTS

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APN: 008-462-008

FEATHER PEBBLE BEACH

3256 17 MILE DRIVE,
PEBBLE BEACH CA, 93953

ISSUED:

PLANNING SET	2021.12.20
REVISION 1	2022.11.06

PROPOSED HARDSCAPE REDUCTION

SCALE : AS NOTED FOR 30"X42" PRINTS

JOB NUMBER : 2020-14

SHEET : **A0.6**

THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED OR USED IN ANY WAY WITHOUT THE EXPRESS WRITTEN CONSENT OF THE ARCHITECT.
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GENERAL NOTES

COORDINATION

1. IF THESE DRAWINGS ARE NOT **30" x 42"** THEY HAVE BEEN REDUCED OR ENLARGED
2. THE STANDARD A.I.A. GENERAL CONDITIONS ARE HEREBY MADE A PART OF THESE DRAWINGS
3. ALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE UNLESS OTHERWISE NOTED
4. DO NOT SCALE DRAWINGS FOR DIMENSIONS. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS
5. DISCREPANCIES BETWEEN THESE DRAWINGS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO COMMENCEMENT OF ANY WORK

CONTRACTOR DUTIES

6. THE CONTRACTOR SHALL:

   A. FURNISH, PAY FOR, AND FILE ALL NECESSARY PERMITS, FEES, INSPECTIONS, ETC. EXCEPT FOR PLAN CHECK, ZONING, AND SCHOOL FEES WHICH WILL BE PAID FOR BY THE OWNER
   B. GUARANTEE ALL WORK FOR ONE YEAR AS EVIDENCED BY THE DATE OF THE FINAL CERTIFICATE OF PAYMENT
   C. PROVIDE RELEASE OF ALL SUBCONTRACTOR AND SUPPLIER LIENS BEFORE FINAL PAYMENT IS MADE
   D. FILE WORKMANS COMPENSATION
   E. ARRANGE FOR ALL INSPECTIONS AS CALLED FOR IN SECTION 110 OF THE 2019 CBC

7. CONTRACTOR SHALL INSTALL ALL MATERIALS AND EQUIPMENT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND ALL APPLICABLE CODES
8. CONTRACTOR SHALL PROTECT EXISTING VEGETATION AND ADJACENT SITE IMPROVEMENTS FROM DAMAGE DURING THE COURSE OF THE WORK
9. CONTRACTOR SHALL BRACE STRUCTURE AS REQUIRED DURING CONSTRUCTION
10. CONTRACTOR SHALL PROVIDE STRICT CONTROL OF JOB CLEANUP TO REMOVE DUST AND DEBRIS FROM CONSTRUCTION AREA
11. ALL SPECIAL INSPECTION AGENCIES, INDIVIDUALS, AND SHOP FABRICATORS SHALL BE APPROVED BY THE BUILDING DEPARTMENT PRIOR TO ANY WORK BEING PERFORMED. CONTRACTOR SHALL SUBMIT ALL DOCUMENTATION FOR APPROVAL
12. CONTRACTOR SHALL PROVIDE PLANS OF GAS LINE SIZING TO THE BUILDING INSPECTION OFFICE PRIOR TO CALLING FOR INSPECTION

GENERAL

13. ALL STAIRS WITH MORE THAN FOUR RISERS SHALL HAVE ONE (1) 1-1/4" - 2" DIAMETER HANDRAIL w/ 1-1/2" CLEARANCE FROM THE WALL. ALL RAILS SHALL BE BETWEEN 34" AND 38" ABOVE NOSING OF THE TREAD AND BE CONTINUOUS FROM THE TOP RISER TO THE BOTTOM RISER
    -- 2019 CRC SEC. R311.7.8
14. GUARDRAILS SHALL BE A MINIMUM OF 42" IN HEIGHT AND DESIGNED SUCH THAT A 4" SPHERE CANNOT PASS THROUGH ANY OPENING -- 2019 CRC SEC. R312.1.2 & R312.1.3
15. FIREBLOCKING AND DRAFTSTOPPING SHALL BE PROVIDED IN ALL LOCATIONS IN ACCORDANCE w/ 2019 CRC SEC. R302.11 & R302.12
16. HEARTHS SHALL EXTEND 20" IN FRONT AND 12" BEYOND EACH SIDE OF FIREPLACE OPENING
    -- 2019 CRC SEC. R1001.10
17. ALL GLAZING SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED
    -- 2019 CBC SEC. 2406.4
18. FOR GYPSUM BOARD USED AS THE BACKER OR BASE FOR CERAMIC TILES OR OTHER NON-ABSORBENT FINISH MATERIALS, PROVIDE FIBER-CEMENT, FIBER-MAT REINFORCED CEMENT, GLASS MAT GYPSUM OR FIBER- REINFORCED GYPSUM BACKERS SUCH AS WONDER-BOARD, HARDI-BACKER, DENS SHIELD OR EQUIVALENT. NOTE REQUIREMENT ON PLANS. CRC SECTION R702.4.2.

DIRECTORY

OWNER:	FEATHER CYPRESS LLC 215 WEST FRANKLIN, 5TH FLOOR MONTEREY, CA 93940 TEL 831-649-6100
ARCHITECT:	WALKER WARNER ARCHITECTS 353 FOLSOM STREET SAN FRANCISCO, CA 94105 TEL: 415-318-8900 EMAIL: GWARNER@WALKERWARNER.COM
GENERAL CONTRACTOR:	STOCKER & ALLAIRE INC 21 MANDEVILLE COURT MONTEREY, CA 93940 TEL: 831-375-1890 EMAIL: DSTOCKER@STOCKERALLAIRE.COM
STRUCTURAL ENGINEER:	STRANDBERG ENGINEERING 1511 15th STREET SAN FRANCISCO, CA 94103 TEL: 415-778-8726 EMAIL: JOYCE@STRANDBERGENG.COM
LANDSCAPE ARCHITECT:	JONI L. JANECKI AND ASSOCIATES, INC. 515 SWIFT STREET SANTA CRUZ, CA 95060 TEL: 831-423-6040 EMAIL: JLJ@JLJA.COM
CIVIL ENGINEER:	SHERWOOD DESIGN ENGINEERS DREW NORTON & CHRISTINA NICHOLSON 625 2ND STREET SUITE 202, PETALUMA, CA TEL: 415-677-7300 EMAIL: CNICHOLSON@SHERWOODENGINEERS.COM

SYMBOLS

- GRID LINE - F.O.S. UNLESS OTHERWISE NOTED
- 4'-0" — DIMENSION TO FACE OF FRAMING
- 4'-0" — DIMENSION TO CENTERLINE
- 4'-0" — DIMENSION TO FACE OF FINISH
- DETAIL REFERENCE SHEET LOCATION
- 2 / 1 AX.X / 3 / 4 — INTERIOR ELEVATION KEY AND SHEET LOCATION
- X — DOOR NUMBER, SEE DOOR SCHEDULE
- 109 — WINDOW NUMBER, SEE WINDOW SCHEDULE
- 296'-0 3/4" — ELEVATION DATUM POINT
- X / AX.X — SECTION SHEET LOCATION
- X / AX.X — EXTERIOR ELEVATION SHEET LOCATION
- 30'-0" — SPOT ELEVATION
- 1 — DRAWING KEYNOTE
- DRAWING REVISION
- X — DRAWING REVISION REFERENCE

PROJECT DATA

LOCATION:	3256 17 MILE DRIVE PEBBLE BEACH, CA
APN:	008-462-008
ZONING:	LDR/ 2-D(CZ)
LOT SIZE:	2.8 ACRES (121,968 sq. ft.)
BLDG USE:	SINGLE FAMILY RESIDENTIAL
OCC. GROUP:	R-3
CONST. TYPE:	TYPE V
CLIMATE ZONE:	3
BLDG. CODE:	BLDG. ENERGY EFFICIENCY STANDARDS - TITLE 24 CALIFORNIA RESIDENTIAL CODE 2019 (CRC) CALIFORNIA BUILDING CODE 2019 (CBC) CALIFORNIA MECHANICAL CODE 2019 (CMC) CALIFORNIA PLUMBING CODE 2019 (CPC) CALIFORNIA ELECTRICAL CODE 2019 (CEC) CALIFORNIA ENERGY CODE 2019 (CEnC) 2000 NFPA 101 LIFE & SAFETY CODE ALL OTHER APPLICABLE STATE & LOCAL, RULES, AND REGULATIONS
PROJECT SCOPE:	REPLACE THE EXISTING TRI-LEVEL MAIN RESIDENCE, ATTACHED 2-CAR GARAGE, AND DETACHED GYMNASIUM WITH A NEW MAIN RESIDENCE, ATTACHED LOWER LEVEL 2-CAR GARAGE, A BASEMENT STORAGE AREA (FULLY BELOW GRADE), A NEW POOL HOUSE WITH POOL AND SPA, ALL WITHIN THE DEVELOPED FOOTPRINT OF THE EXISTING APPROVED STRUCTURES AND HARDSCAPE.
WATER SUPPLY:	CAL-AM
SEWER PROVIDER:	PEBBLE BEACH COMMUNITY SERVICES DISTRICT

SETBACKS

	ALLOWED	APPROVED / PROPOSED
PROPOSED MAIN HOUSE		
FRONT YARD SETBACK	30'-0"	32'-0"
SIDE YARD SETBACK	6'-0"	158'-0"
REAR YARD SETBACK	6'-0"	94'-0"
PROPOSED POOL HOUSE	**ALLOWED**	**APPROVED / PROPOSED**
FRONT YARD SETBACK	50'-0"	50'-0"
SIDE YARD SETBACK	6'-0"	36'-0"
REAR YARD SETBACK	6'-0"	79'-0"

BUILDING HEIGHT

EXISTING MAIN HOUSE

LOW POINT:	+61'-0"
HIGH POINT:	+73'-0"
AVERAGE NATURAL GRADE:	+67'-0"
EXISTING BUILDING HEIGHT:	+103.1 (36.1')

PROPOSED MAIN HOUSE

LOW POINT:	+68'-0"
HIGH POINT:	+73'-0"
AVERAGE NATURAL GRADE:	+70'-6"
PROPOSED BUILDING HEIGHT:	+90'-0" (19'-6")

EXISTING GYM

LOW POINT:	+60'-0"
HIGH POINT:	+63'-6"
AVERAGE NATURAL GRADE:	+61'-9"
EXISTING BUILDING HEIGHT:	+78'-2" (16'-5")

PROPOSED POOL HOUSE

LOW POINT:	+61'-0"
HIGH POINT:	+63'-6"
AVERAGE NATURAL GRADE:	+62'-3"
PROPOSED BUILDING HEIGHT:	+77'-3" (15'-0")

LOT COVERAGE

EXISTING:

EXISTING BUILDING COVERAGE:	20,196 sq ft
EXISTING HARDSCAPE:	18,149 sq ft
TOTAL LOT COVERAGE:	**38,345 sq ft**

PROPOSED:

PROPOSED BUILDING COVERAGE:	11,586 sq ft
PROPOSED HARDSCAPE:	12,066 sq ft
TOTAL LOT COVERAGE:	**23,652 sq ft**

(E) FLOOR AREA & BUILDING COVERAGE

FLOOR AREA:

(E) MAIN HOUSE:	17,992 sq ft
GROUND FLOOR:	*11,965 sq ft*
2ND FLOOR:	*5,440 sq ft*
LOWER LEVEL:	*587 sq ft*
(E) GYM:	3,797 sq ft
CARETAKER (NO CHANGE):	1,551 sq ft
(E) SHEDS:	433 sq ft
(E) ENCLOSED WALKWAY:	972 sq ft
TOTAL FLOOR AREA:	**24,745 sq ft**

BASEMENT FLOOR AREA:

(E) MAIN HOUSE:	254 sq ft

BUILDING COVERAGE:

(E) MAIN HOUSE:	11,965 sq ft
(E) GYM:	3,797 sq ft
CARETAKER (NO CHANGE):	1,551 sq ft
(E) SHEDS:	433 sq ft
(E) ENCLOSED WALKWAY:	972 sq ft
(E) DECKS & TERRACES >24" HIGH:	1,478 sq ft
TOTAL BUILDING COVERAGE:	**20,196 sq ft**

(N) FLOOR AREA & BUILDING COVERAGE

FLOOR AREA:

(N) MAIN HOUSE:	7,767 sq ft
GROUND FLOOR:	*5,848 sq ft*
2ND FLOOR:	*0 sq ft*
LOWER LEVEL:	*1,858 sq ft*
(N) POOL HOUSE:	712 sq ft
CARETAKER (NO CHANGE):	1,551 sq ft
TOTAL FLOOR AREA:	**9,969 sq ft**

BASEMENT FLOOR AREA:

(N) MAIN HOUSE:	882 sq ft

BUILDING COVERAGE:

(N) MAIN HOUSE:	8,181 sq ft
(N) POOL HOUSE:	1,670 sq ft
CARETAKER (NO CHANGE):	1,551 sq ft
DECKS & TERRACES >24" HIGH:	184 sq ft
TOTAL BUILDING COVERAGE:	**11,586 sq ft**

DRAWING INDEX

ARCHITECTURAL

	NOT USED EXISTING FLOOR AREA & BUILDING COVERAGE
A0.0	COVER SHEET
A0.1	COLOR & MATERIAL PALETTE
A0.2	PROJECT RENDERING IN LIEU OF STAKING & FLAGGING
A0.3	PROJECT RENDERING IN LIEU OF STAKING & FLAGGING - .
A0.4	PROJECT RENDERING IN LIEU OF STAKING & FLAGGING - .
A0.5	SITE SURVEY
A0.6	PROPOSED HARDSCAPE REDUCTION
A0.7	PROPOSED FLOOR AREA & BUILDING COVERAGE
A9.3	ENLARGED FOOR PLANS & DETAILS
A9.4	ENLARGED STONE SLAB PLANS
AA2.0	MAIN HOUSE - BASEMENT / GROUND FLOOR PLAN
AA2.1	MAIN HOUSE - ROOF PLAN
AA3.1	MAIN HOUSE - ELEVATIONS
AA4.1	MAIN HOUSE - SECTIONS

CIVIL

C0.0	OVERALL SITE PLAN & COVER SHEET
C1.0	CONCEPTUAL GRADING & DRAINAGE
C1.1	SITE SECTIONS
C2.0	EROSION CONTROL PLAN
C2.1	EROSION CONTROL PLAN DETAILS & NOTES
C3.0	EXISTING SLOPE STUDY

LANDSCAPE

L1.0	CONCEPT LANDSCAPE PLAN
L1.1	FENCE RENDERINGS
L1.2	FENCE ANALYSIS
L2.0	IRRIGATION PLAN
L2.1	IRRIGATION NOTES AND LEGEND
L2.2	IRRIGATION DETAILS
L2.3	IRRIGATION DETAILS
L2.4	IRRIGATION DETAILS
L2.5	IRRIGATION DETAILS AND WATER CALCULATION
L3.0	PLANTING PLAN
L3.1	PLANTING SCHEDULES
L4.0	FUEL MANAGEMENT PLAN
L4.1	IRRIGATION DETAILS NOTES

CONSTRUCTION MANAGEMENT

CMP	CONSTRUCTION MANAGEMENT PLAN

VICINITY MAP



RENDERING



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APN: 008-462-008

FEATHER PEBBLE BEACH

3256 17 MILE DRIVE,
PEBBLE BEACH CA, 93953

ISSUED:

PLANNING SET	2021.12.20
REVISION 1	2022.01.28
REVISION 2	2022.02.17
REVISION 3	2022.08.05

COVER SHEET

SCALE : AS NOTED FOR 30"X42" PRINTS

JOB NUMBER : 2020-14

SHEET : **A0.0**

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LIMESTONE CLADDING



COPPER ROOFING / TRIM / CHIMNEY CAP



BRONZE FRAMED WINDOWS / DOORS



OPERABLE BRONZE SCREEN



CYPRESS SOFFIT

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ISSUED:

PLANNING SET	2021.12.20

COLOR & MATERIAL PALETTE

SCALE : AS NOTED FOR 30"X42" PRINTS

JOB NUMBER : 2020-14

SHEET : **A0.1**



MAIN ENTRY - EXISTING



MAIN ENTRY - PROPOSED



SECONDARY ENTRY - EXISTING



SECONDARY ENTRY - PROPOSED

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FEATHER PEBBLE BEACH

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3256 17 MILE DRIVE,
PEBBLE BEACH CA, 93953

ISSUED:

PLANNING SET	2021.12.20

PROJECT RENDERING IN LIEU OF STAKING & FLAGGING

SCALE : AS NOTED FOR 30"X42" PRINTS

JOB NUMBER : 2020-14

SHEET : **A0.2**



MAIN HOUSE SOUTH - EXISTING



MAIN HOUSE SOUTH - PROPOSED



MAIN HOUSE SOUTHWEST - EXISTING



MAIN HOUSE SOUTHWEST - PROPOSED

*ICEPLANT TO BE REPLACED WITH DROUGHT-TOLERANT NATIVE PLANTINGS

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FEATHER PEBBLE BEACH

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3256 17 MILE DRIVE,
PEBBLE BEACH CA, 93953

ISSUED:

PLANNING SET	2021.12.20

PROJECT RENDERING IN LIEU OF STAKING & FLAGGING - MAIN HOUSE

SCALE : AS NOTED FOR 30"X42" PRINTS

JOB NUMBER : 2020-14

SHEET : **A0.3**

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POOL HOUSE SOUTH - EXISTING



POOL HOUSE SOUTH - PROPOSED



POOL HOUSE WEST - EXISTING



POOL HOUSE WEST - PROPOSED

*ICEPLANT TO BE REPLACED WITH DROUGHT-TOLERANT NATIVE PLANTINGS

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ISSUED:

PLANNING SET	2021.12.20

PROJECT RENDERING IN LIEU OF STAKING & FLAGGING - POOL HOUSE

SCALE : AS NOTED FOR 30"X42" PRINTS

JOB NUMBER : 2020-14

SHEET : **A0.4**

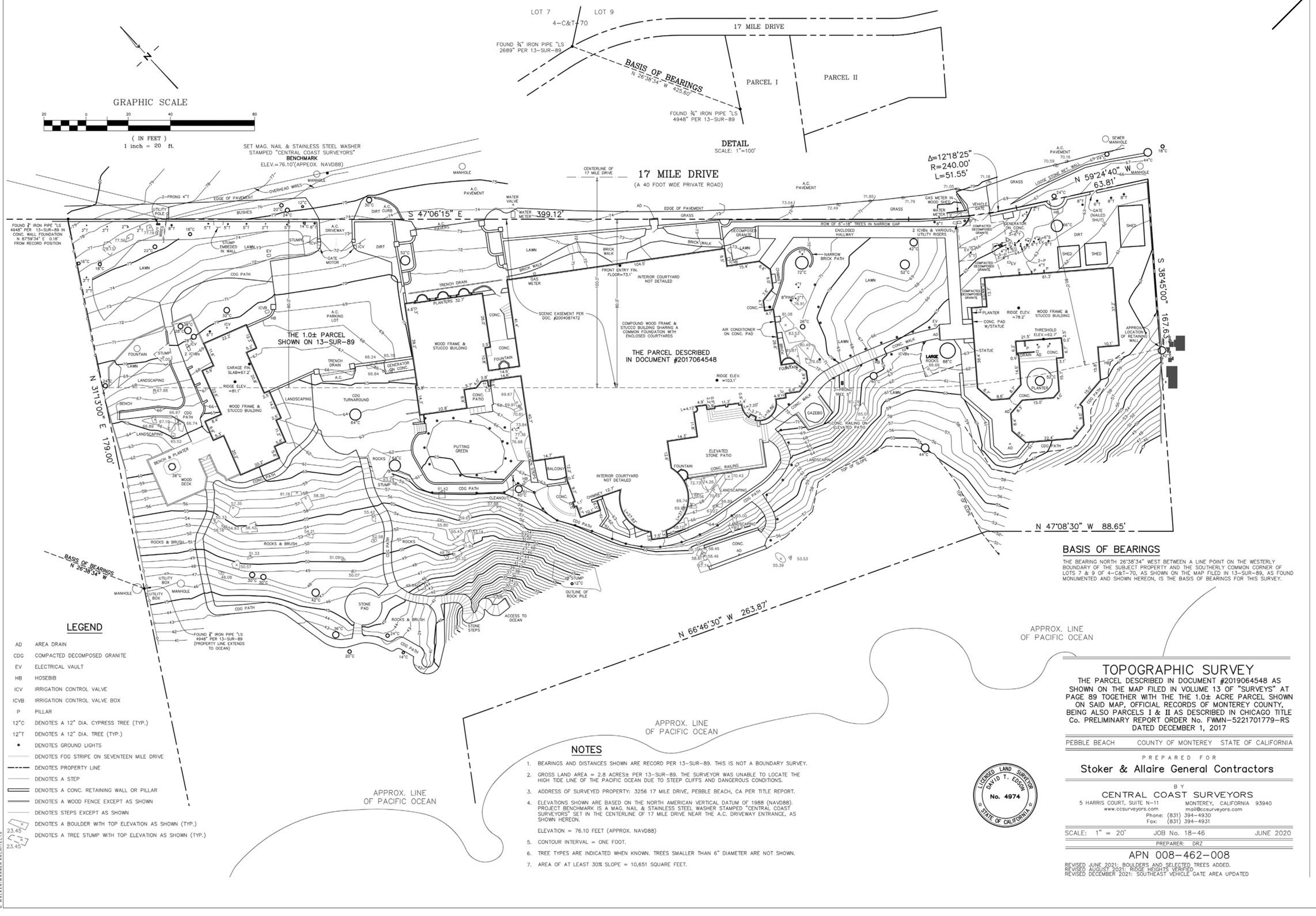
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FEATHER PEBBLE BEACH

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3256 17 MILE DRIVE,
PEBBLE BEACH CA, 93953



BASIS OF BEARINGS

THE BEARING NORTH 26°38'34" WEST BETWEEN A LINE POINT ON THE WESTERLY BOUNDARY OF THE SUBJECT PROPERTY AND THE SOUTHERLY COMMON CORNER OF LOTS 7 & 9 OF 4-C&T-70, AS SHOWN ON THE MAP FILED IN 13-SUR-89, AS FOUND MONUMENTED AND SHOWN HEREON, IS THE BASIS OF BEARINGS FOR THIS SURVEY.

LEGEND

AD	AREA DRAIN
CDG	COMPACTED DECOMPOSED GRANITE
EV	ELECTRICAL VAULT
HB	HOSEBIB
ICV	IRRIGATION CONTROL VALVE
ICVB	IRRIGATION CONTROL VALVE BOX
P	PILLAR
12"C	DENOTES A 12" DIA. CYPRESS TREE (TYP.)
12"T	DENOTES A 12" DIA. TREE (TYP.)
•	DENOTES GROUND LIGHTS
	DENOTES FOG STRIPE ON SEVENTEEN MILE DRIVE
	DENOTES PROPERTY LINE
	DENOTES A STEP
	DENOTES A CONC. RETAINING WALL OR PILLAR
	DENOTES A WOOD FENCE EXCEPT AS SHOWN
	DENOTES STEPS EXCEPT AS SHOWN
23.45	DENOTES A BOULDER WITH TOP ELEVATION AS SHOWN (TYP.)
23.45	DENOTES A TREE STUMP WITH TOP ELEVATION AS SHOWN (TYP.)

NOTES

1. BEARINGS AND DISTANCES SHOWN ARE RECORD PER 13-SUR-89. THIS IS NOT A BOUNDARY SURVEY.
2. GROSS LAND AREA = 2.8 ACRES± PER 13-SUR-89. THE SURVEYOR WAS UNABLE TO LOCATE THE HIGH TIDE LINE OF THE PACIFIC OCEAN DUE TO STEEP CLIFFS AND DANGEROUS CONDITIONS.
3. ADDRESS OF SURVEYED PROPERTY: 3256 17 MILE DRIVE, PEBBLE BEACH, CA PER TITLE REPORT.
4. ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). PROJECT BENCHMARK IS A MAG. NAIL & STAINLESS STEEL WASHER STAMPED "CENTRAL COAST SURVEYORS" SET IN THE CENTERLINE OF 17 MILE DRIVE NEAR THE A.C. DRIVEWAY ENTRANCE, AS SHOWN HEREON.

   ELEVATION = 76.10 FEET (APPROX. NAVD88)
5. CONTOUR INTERVAL = ONE FOOT.
6. TREE TYPES ARE INDICATED WHEN KNOWN. TREES SMALLER THAN 6" DIAMETER ARE NOT SHOWN.
7. AREA OF AT LEAST 30% SLOPE = 10,651 SQUARE FEET.

LICENSED LAND SURVEYOR
DAVID T. EDSON
No. 4974
STATE OF CALIFORNIA

TOPOGRAPHIC SURVEY

THE PARCEL DESCRIBED IN DOCUMENT #2019064548 AS SHOWN ON THE MAP FILED IN VOLUME 13 OF "SURVEYS" AT PAGE 89 TOGETHER WITH THE THE 1.0± ACRE PARCEL SHOWN ON SAID MAP, OFFICIAL RECORDS OF MONTEREY COUNTY, BEING ALSO PARCELS I & II AS DESCRIBED IN CHICAGO TITLE Co. PRELIMINARY REPORT ORDER No. FWMN-5221701779-RS DATED DECEMBER 1, 2017

PEBBLE BEACH COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR

Stoker & Allaire General Contractors

BY

CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11 MONTEREY, CALIFORNIA 93940
www.ccsurveyors.com mail@ccsurveyors.com
Phone: (831) 394-4930
Fax: (831) 394-4931

SCALE: 1" = 20' JOB No. 18-46 JUNE 2020

PREPARER: DRZ

APN 008-462-008

REVISED JUNE 2021: BOULDERS AND SELECTED TREES ADDED.
REVISED AUGUST 2021: RIDGE HEIGHTS VERIFIED
REVISED DECEMBER 2021: SOUTHEAST VEHICLE GATE AREA UPDATED

ISSUED:

PLANNING SET	2021.12.20

SITE SURVEY

SCALE : AS NOTED FOR 30"X42" PRINTS

JOB NUMBER : 2020-14

SHEET : **A0.5**

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NOTES - PROPOSED FLOOR AREA & BUILDING COVERAGE:

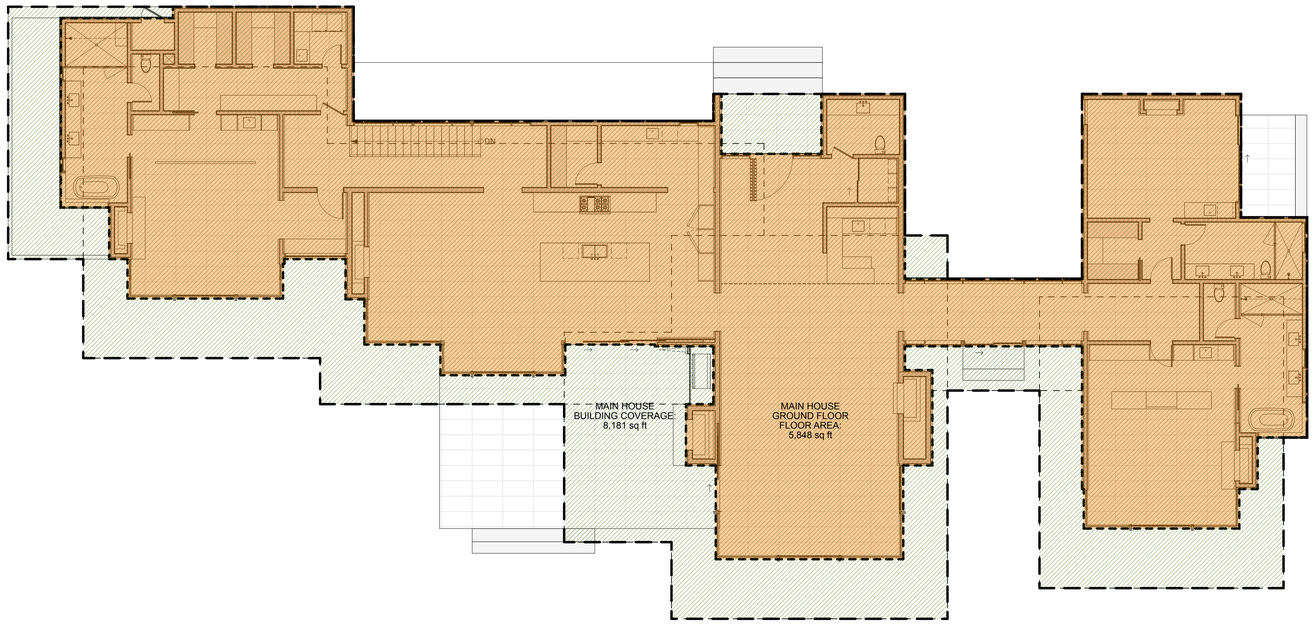
FLOOR AREA:	
(N) MAIN HOUSE:	7,767 sq ft
GROUND FLOOR:	*5,848 sq ft*
2ND FLOOR:	*0 sq ft*
LOWER LEVEL:	*1,858 sq ft*
(N) POOL HOUSE:	712 sq ft
CARETAKER (NO CHANGE):	1,551 sq ft
TOTAL FLOOR AREA:	**9,969 sq ft**
BASEMENT FLOOR AREA:	
(N) MAIN HOUSE:	882 sq ft
BUILDING COVERAGE:	
(N) MAIN HOUSE:	8,181 sq ft
(N) POOL HOUSE:	1,670 sq ft
CARETAKER (NO CHANGE):	1,551 sq ft
DECKS & TERRACES >24" HIGH:	184 sq ft
TOTAL BUILDING COVERAGE:	**11,586 sq ft**

KEYNOTES - FLOOR AREA & BUILDING COVERAGE:

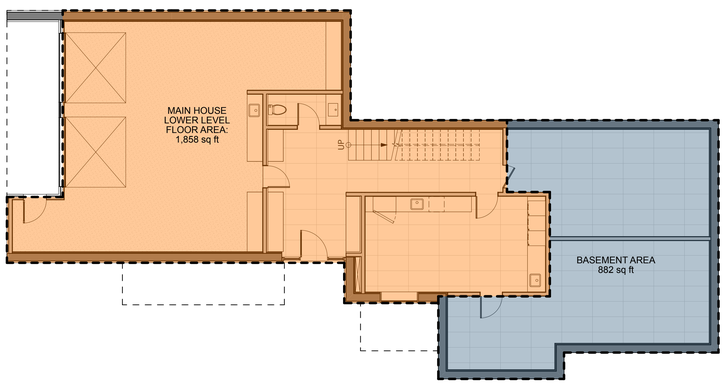
FLOOR AREA

BUILDING COVERAGE

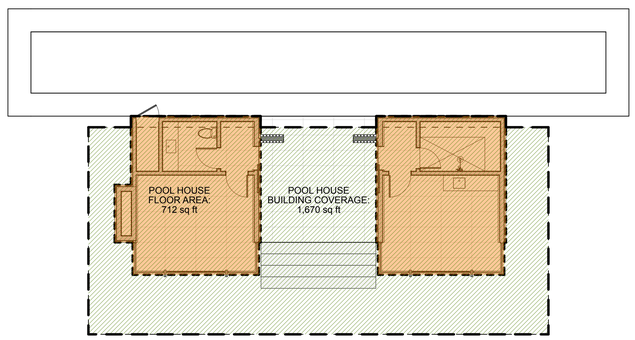
BASEMENT FLOOR AREA



MAIN HOUSE - GROUND FLOOR



MAIN HOUSE - LOWER LEVEL & BASEMENT



POOL HOUSE

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FEATHER PEBBLE BEACH

APN: 008-462-008

3256 17 MILE DRIVE,
PEBBLE BEACH CA, 93953

ISSUED:

PLANNING SET	2021.12.20
REVISION 1	2022.01.28

PROPOSED FLOOR AREA & BUILDING COVERAGE

SCALE : AS NOTED FOR 30"X42" PRINTS

JOB NUMBER : 2020-14

SHEET : **A0.7**

Plan North

0 8' 16' 32'

Scale: 1" = 8'-0"

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1 A1.0 SITE PLAN

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

NOTES - SITE PLAN:

1. EXISTING CONTOURS ARE SHOWN. S.C.D. FOR PROPOSED FINISH GRADING
2. S.C.D. FOR DRAINAGE INFORMATION
3. S.C.D. FOR SEPTIC INFORMATION
4. NOT USED

LEGEND - SITE PLAN:

- PROPERTY LINE
- SETBACK LINE
- PROPOSED STRUCTURES
- EXISTING STRUCTURES TO REMAIN (CARETAKER)
- PROPOSED HARDSCAPE
- PROPOSED NATIVE SOIL PATHWAY
- ROOF OVERHANG
- EXISTING STRUCTURE TO BE REMOVED
- EXISTING HARDSCAPE TO BE REMOVED
- (E) TREE TO REMAIN
- (N) TREE

Plan North / True North

0 16' 32' 64'

Scale: 1" = 16'-0"

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FEATHER PEBBLE BEACH

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3256 17 MILE DRIVE,
PEBBLE BEACH CA, 93953

ISSUED:

PLANNING SET	2021.12.20
REVISION 1	2022.01.28
REVISION 2	2022.08.05

SITE PLAN

SCALE : AS NOTED FOR 30"X42" PRINTS

JOB NUMBER : 2020-14

SHEET : **A1.0**

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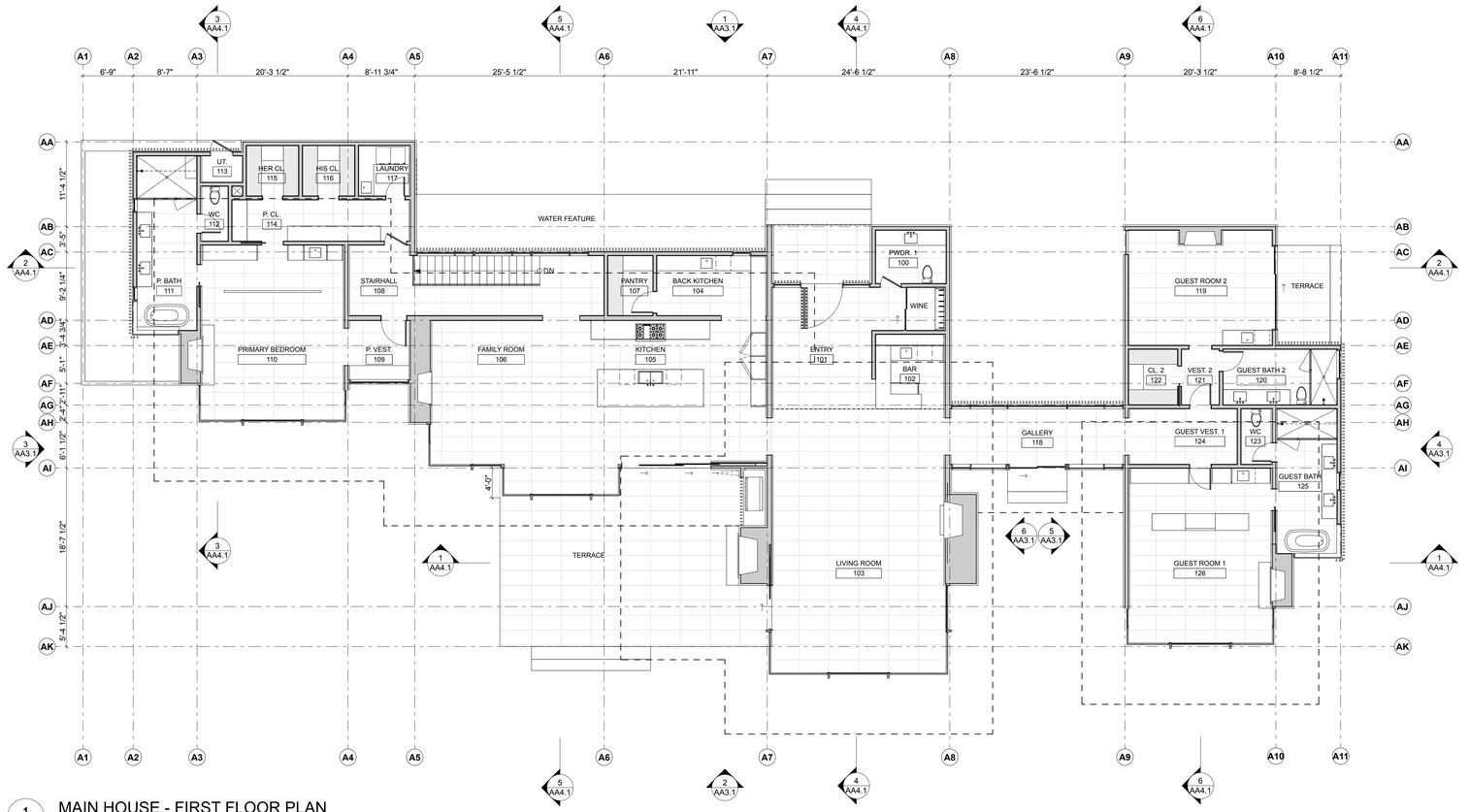
GENERAL NOTES - LAYOUT PLAN:

-- ALL GRIDLINES ARE TO FACE OF STUD, U.O.N.

-- ALL DIMENSIONS TO FACE OF STUD, U.O.N.
SEE DIMENSION SYMBOLS ON COVER SHEET

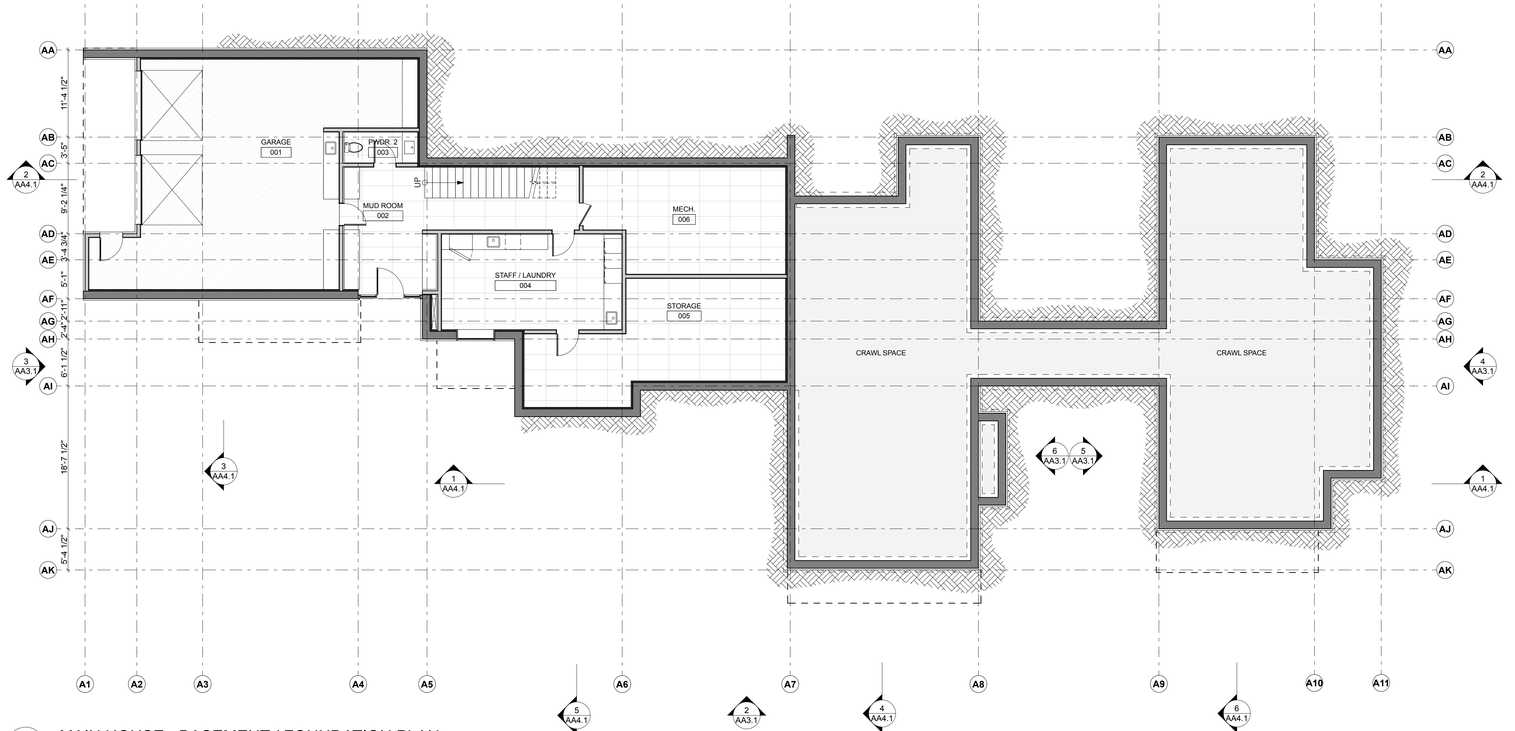
-- SEE SITE PLANS FOR ADDITIONAL
HARDSCAPE INFORMATION

-- NOT USED



1 AA2.0 MAIN HOUSE - FIRST FLOOR PLAN

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



2 AA2.0 MAIN HOUSE - BASEMENT / FOUNDATION PLAN

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

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FEATHER PEBBLE BEACH

A P N : 0 0 8 - 4 6 2 - 0 0 8

3256 17 MILE DRIVE,
PEBBLE BEACH CA, 93953

ISSUED:

PLANNING SET	2021.12.20

MAIN HOUSE - BASEMENT / GROUND FLOOR PLAN

SCALE : AS NOTED FOR 30"X42" PRINTS

JOB NUMBER : 2020-14

SHEET : **AA2.0**

Plan North
True North

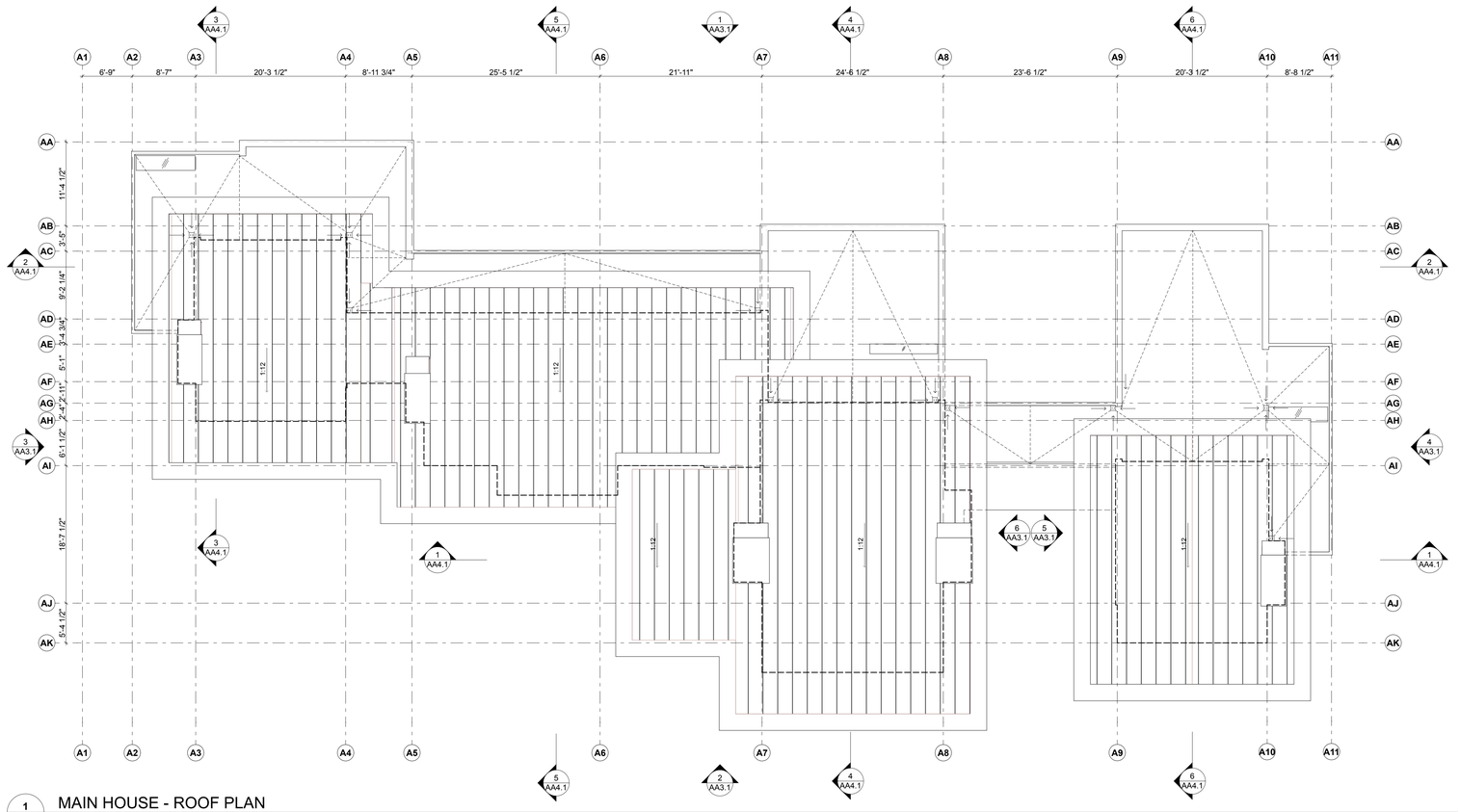
GENERAL NOTES - LAYOUT PLAN:

-- ALL GRIDLINES ARE TO FACE OF STUD, U.O.N.

-- ALL DIMENSIONS TO FACE OF STUD, U.O.N.
SEE DIMENSION SYMBOLS ON COVER SHEET

-- SEE SITE PLANS FOR ADDITIONAL
HARDSCAPE INFORMATION

-- NOT USED



1 AA2.1 MAIN HOUSE - ROOF PLAN

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

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FEATHER PEBBLE BEACH

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PEBBLE BEACH CA, 93953

ISSUED:

PLANNING SET	2021.12.20

MAIN HOUSE - ROOF PLAN

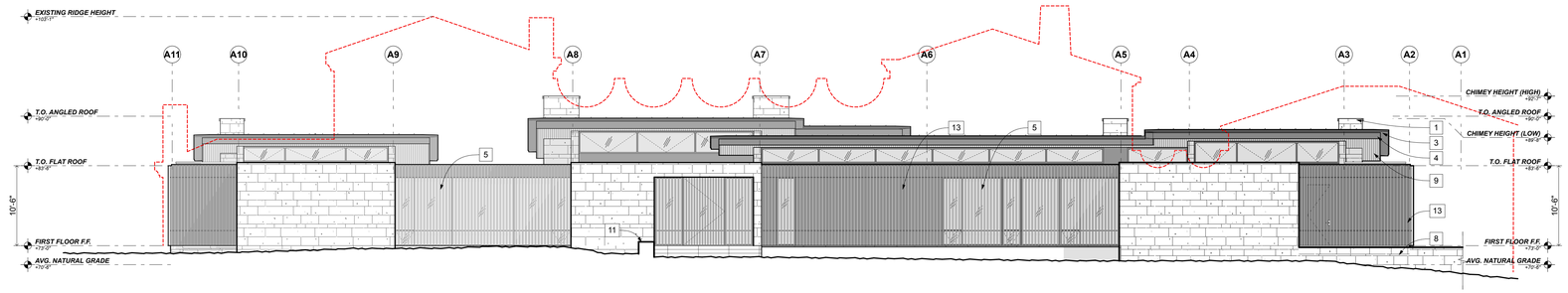
SCALE : AS NOTED FOR 30"X42" PRINTS

JOB NUMBER : 2020-14

SHEET : **AA2.1**

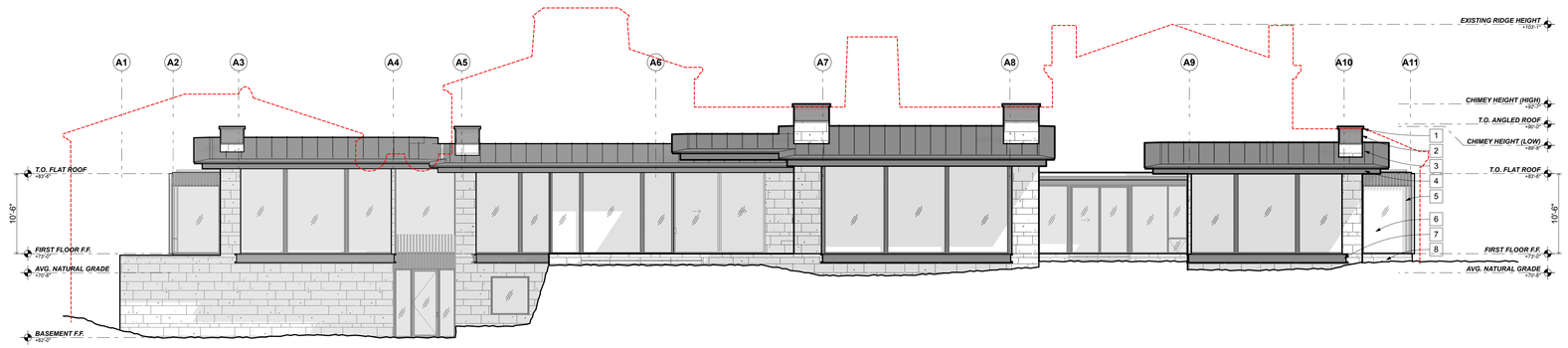
Plan North / True North

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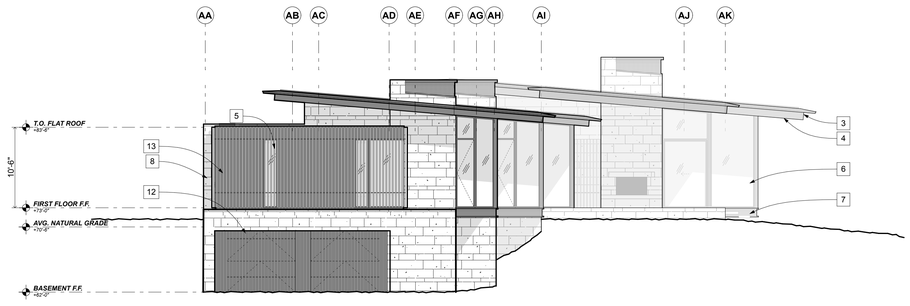
1 AA3.1 NORTH ELEVATION

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



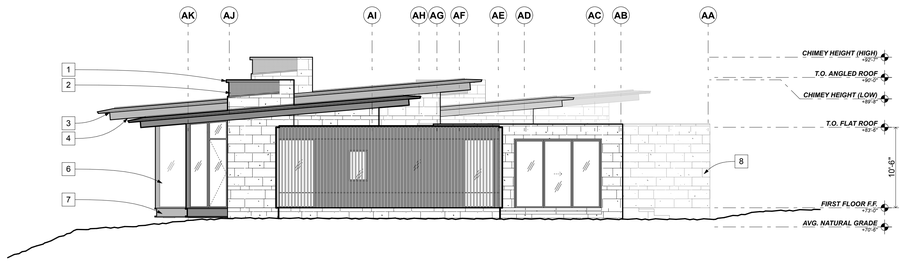
2 AA3.1 SOUTH ELEVATION

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



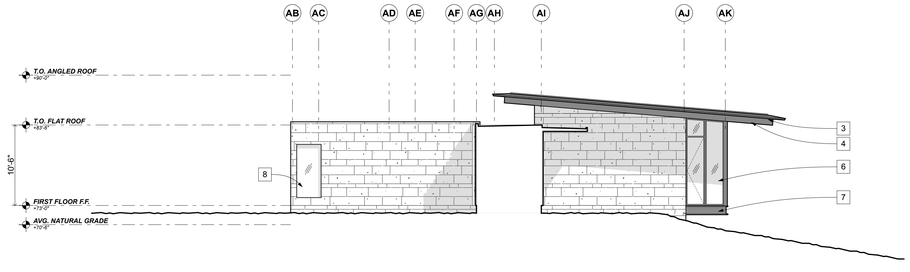
3 AA3.1 WEST ELEVATION

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



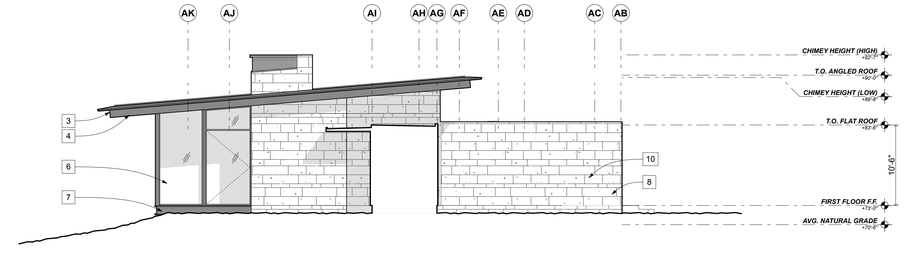
4 AA3.1 EAST ELEVATION

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



5 AA3.1 MAIN HOUSE - BEDROOM WEST ELEVATION

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



6 AA3.1 MAIN HOUSE - LIVING ROOM EAST ELEVATION

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

NOTES - ELEVATIONS:

1. EXISTING CONTOURS ARE SHOWN. S.C.D. FOR PROPOSED FINISH GRADING
-- S.C.D. FOR DRAINAGE INFORMATION
-- NOT USED

LEGEND - ELEVATIONS

OUTLINE OF EXISTING STRUCTURE

KEYNOTES - ELEVATION:

1	MTL. CHIMNEY CAP
2	MTL. MESH SPARK ARRESTOR
3	STANDING SEAM MTL. ROOFING
4	MTL. TRIM
5	DETACHABLE MTL. SCREEN O/ GLAZING
6	MTL. DOOR / WINDOW
7	MTL. SILL
8	STONE CLADDED WALL
9	WD. SOFFIT
10	SOLID EXT. DOOR
11	STONE LANDSCAPE WALL
12	DETACHABLE MTL. SCREEN O/ OVERHEAD SECTIONAL GARAGE DOOR
13	DETACHABLE MTL. SCREEN O/ BRAKE MTL. CLADDING

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San Francisco, California 94105
415.318.8900
www.walkerwarner.com

FEATHER PEBBLE BEACH

A P N : 0 0 8 - 4 6 2 - 0 0 8

3256 17 MILE DRIVE,
PEBBLE BEACH CA, 93953

ISSUED:

PLANNING SET	2021.12.20
REVISION 1	2022.01.28

MAIN HOUSE - ELEVATIONS

SCALE : AS NOTED FOR 30"X42" PRINTS

JOB NUMBER : 2020-14

SHEET : **AA3.1**

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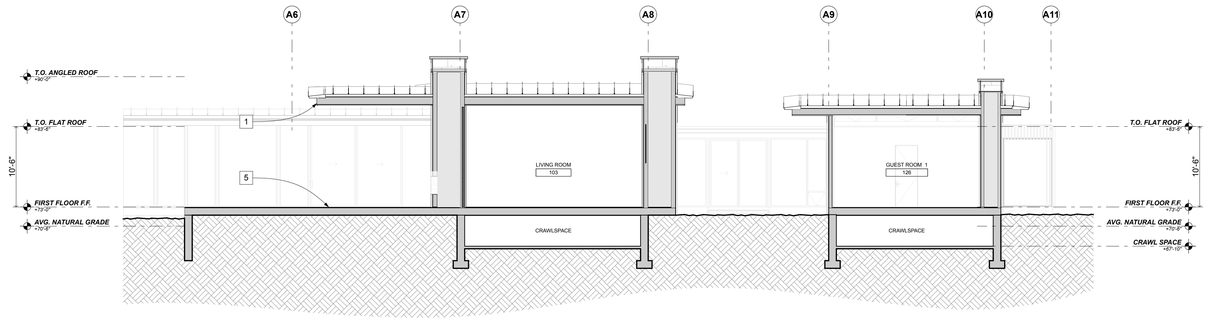
NOTES - BUILDING SECTIONS:

-- SEE EXTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION

-- NOT USED

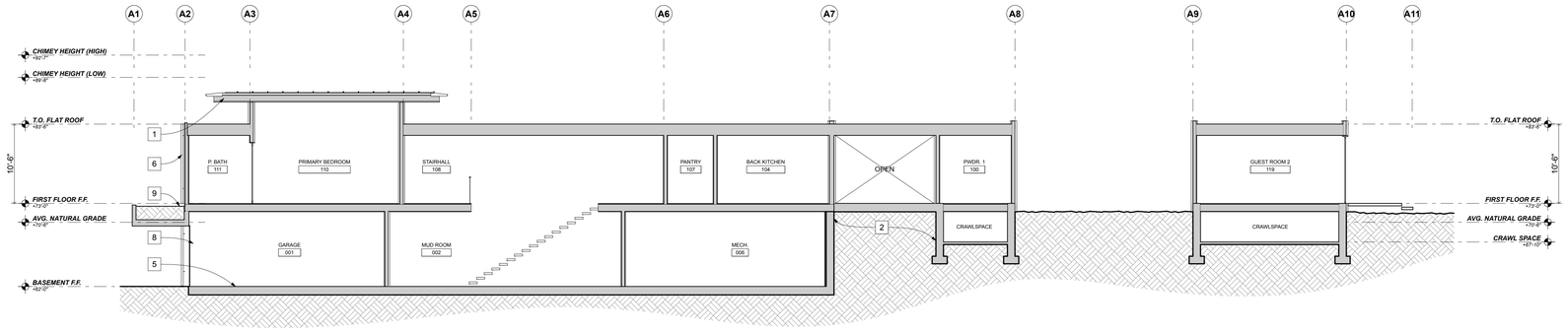
KEYNOTES - SECTIONS:

1	ROOF STRUCTURE, S.S.D.
2	RETAINING WALL
3	NOT USED
4	SLAB ON GRADE, S.S.D.
5	REINFORCED CONCRETE MAT SLAB
6	MTL. LOUVERS
7	MTL. SILL
8	OVERHEAD GARAGE DOOR
9	GREEN ROOF



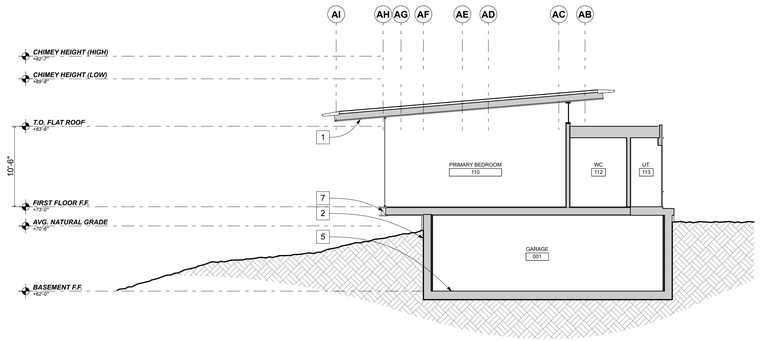
1 AA4.1 MAIN HOUSE - LONG SECTION 1

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



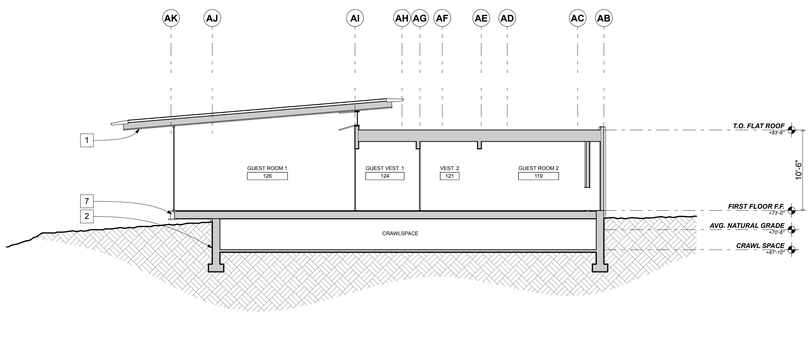
2 AA4.1 MAIN HOUSE - LONG SECTION 2

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



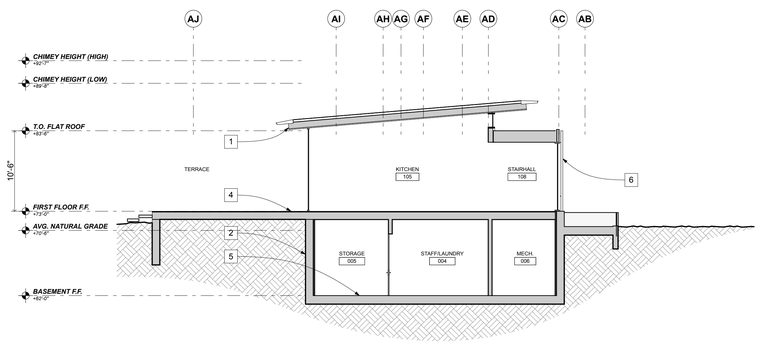
3 AA4.1 MAIN HOUSE - SECTION @ GARAGE

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



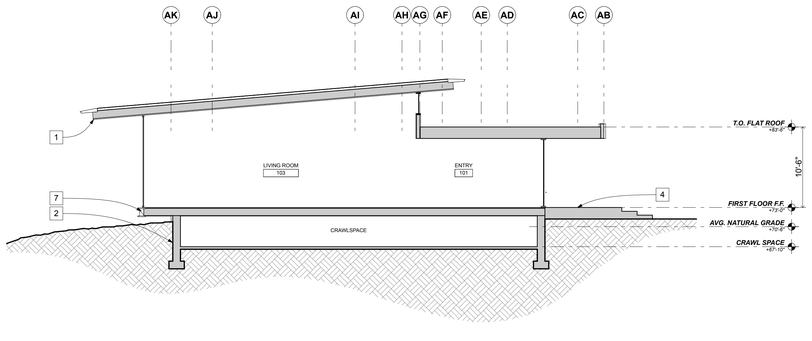
6 AA4.1 MAIN HOUSE - SECTION @ EAST BEDROOM WING

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



5 AA4.1 MAIN HOUSE - SECTION @ KITCHEN

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



4 AA4.1 MAIN HOUSE - SECTION @ LIVING ROOM

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

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FEATHER PEBBLE BEACH

APN: 008-462-008

3256 17 MILE DRIVE,
PEBBLE BEACH CA, 93953

ISSUED:

PLANNING SET	2021.12.20
REVISION 1	2022.01.28

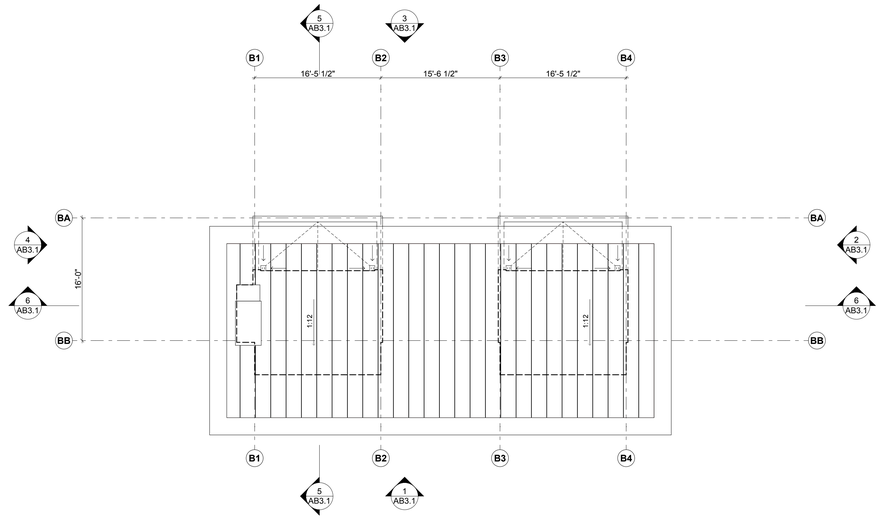
MAIN HOUSE - SECTIONS

SCALE : AS NOTED FOR 30"X42" PRINTS

JOB NUMBER : 2020-14

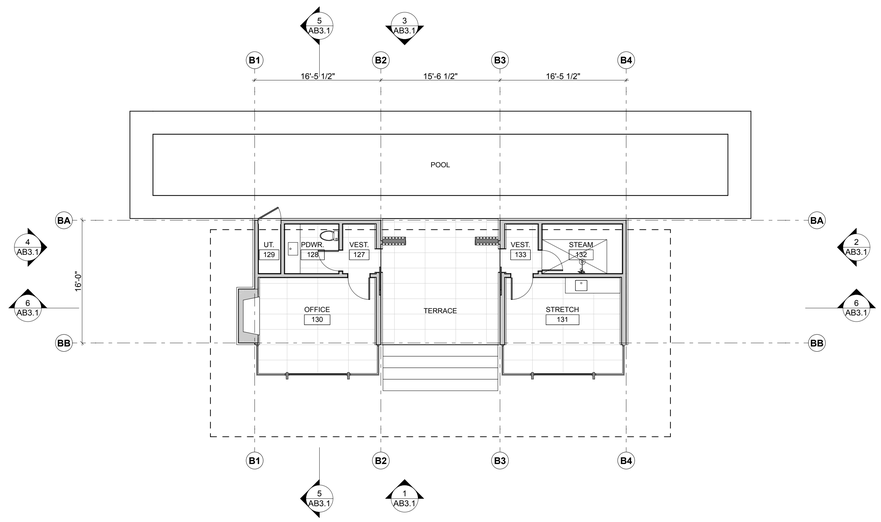
SHEET : **AA4.1**

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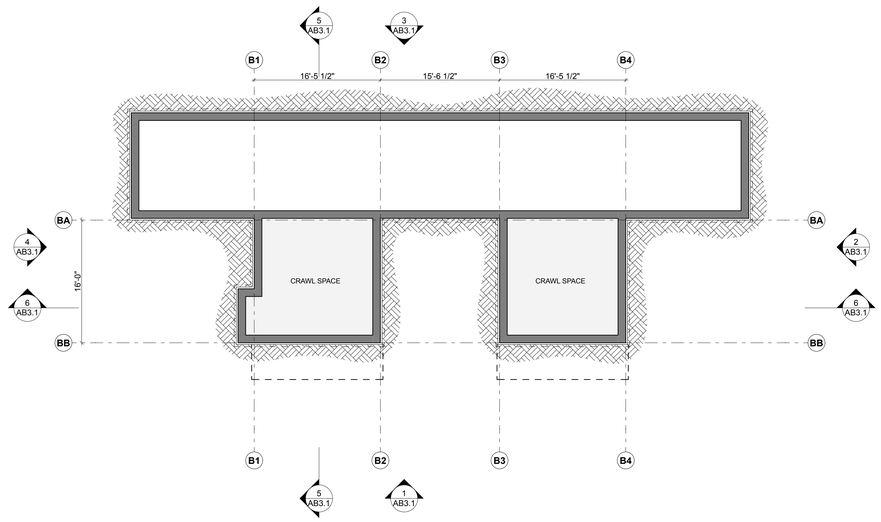
1 AB2.1 POOL HOUSE - ROOF PLAN

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



2 AB2.1 POOL HOUSE - GROUND FLOOR PLAN

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



3 AB2.1 POOL HOUSE - FOUNDATION PLAN

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

NOTES - FOUNDATION PLAN:

-- THIS DRAWING IS USED BY WALKER WARNER ARCHITECTS TO COORDINATE AND CONFIRM ALL TOP OF CONCRETE CONDITIONS. THIS INFORMATION DOES NOT SUPERSEDE ANY INFORMATION SHOWN ELSEWHERE IN ARCHITECTURAL, STRUCTURAL, CIVIL AND LANDSCAPE DRAWINGS. THE CONTRACTOR SHOULD VERIFY ANY DISCREPANCIES FOUND PRIOR TO CONSTRUCTION.

-- ALL GRIDLINES ARE TO FACE OF CONCRETE, U.O.N.

-- S.C.D. FOR UNDERGROUND DRAINAGE INFORMATION

-- NOT USED

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ISSUED:

PLANNING SET	2021.12.20

POOL HOUSE- FLOOR PLANS

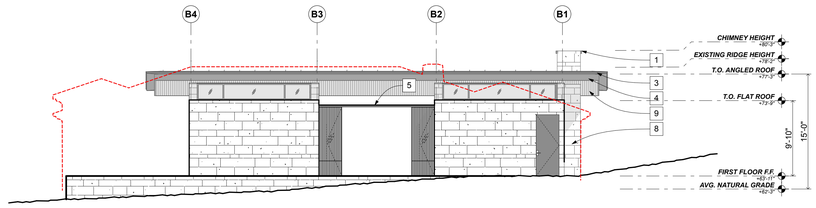
SCALE : AS NOTED FOR 30"X42" PRINTS

JOB NUMBER : 2020-14

SHEET : **AB2.1**

Plan North
True North

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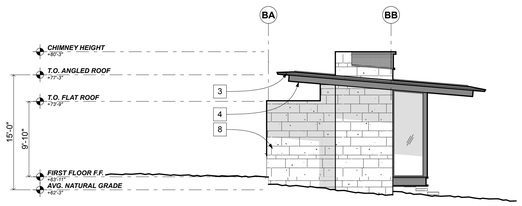
1 AB3.1 POOL HOUSE - NORTH ELEVATION

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



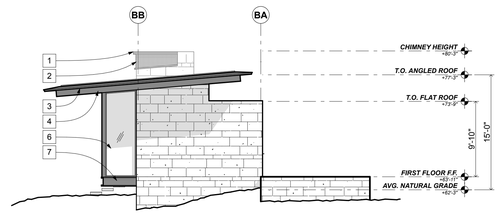
2 AB3.1 POOL HOUSE - SOUTH ELEVATION

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



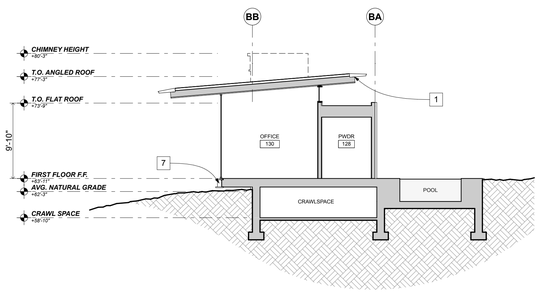
3 AB3.1 POOL HOUSE - WEST ELEVATION

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



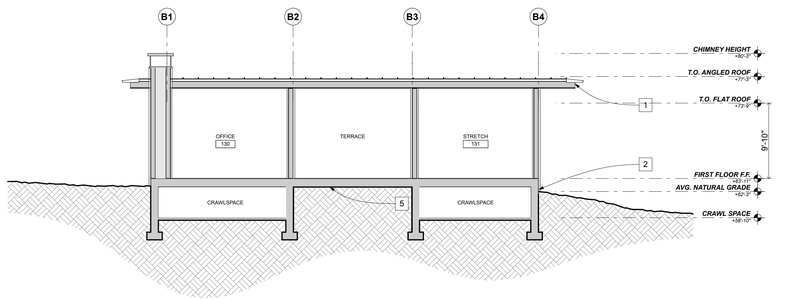
4 AB3.1 POOL HOUSE - EAST ELEVATION

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



5 AB3.1 POOL HOUSE - SECTION 1

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



6 AB3.1 POOL HOUSE - SECTION 2

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

NOTES - ELEVATIONS:

1. EXISTING CONTOURS ARE SHOWN. S.C.D. FOR PROPOSED FINISH GRADING
-- S.C.D. FOR DRAINAGE INFORMATION
-- NOT USED

LEGEND - ELEVATIONS

OUTLINE OF EXISTING STRUCTURE

KEYNOTES - ELEVATION:

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2	MTL. MESH SPARK ARRESTOR
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8	OVERHEAD GARAGE DOOR
9	GREEN ROOF

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FEATHER PEBBLE BEACH

APN: 008-462-008

3256 17 MILE DRIVE,
PEBBLE BEACH CA, 93953

ISSUED:

PLANNING SET	2021.12.20
REVISION 1	2022.01.28

POOL HOUSE - ELEVATIONS / SECTIONS

SCALE : AS NOTED FOR 30"X42" PRINTS

JOB NUMBER : 2020-14

SHEET : **AB3.1**

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FEATHER RESIDENCE

PEBBLE BEACH, CALIFORNIA

PROJECT DESCRIPTION

THE PROJECT PROPOSES THE REPLACEMENT OF THE EXISTING TRI-LEVEL MAIN RESIDENCE, ATTACHED 2-CAR GARAGE, AND DETACHED GYMNASIUM WITH A NEW MAIN RESIDENCE, ATTACHED LOWER LEVEL 2-CAR GARAGE, A BASEMENT STORAGE AREA (FULLY BELOW GRADE), A NEW POOL HOUSE WITH POOL AND SPA, ALL WITHIN THE DEVELOPED FOOTPRINT OF THE EXISTING APPROVED STRUCTURES AND HARDSCAPE.

CIVIL SCOPE OF WORK

THE CIVIL SCOPE OF WORK INCLUDES:
GRADING AND DRAINAGE DESIGN FOR EXTERIOR SITE IMPROVEMENTS, UTILITY IMPROVEMENTS AND STORM WATER PLAN.

SURVEY NOTES

1. EXISTING TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS IS BASED ON THE SURVEYS OF CENTRAL COAST SURVEYORS (831) 394-4930 ON JUNE OF 2020, AND JUNE, AUGUST, AND DECEMBER OF 2021.
2. BENCHMARK:
   SET "MAG" NAIL & STAINLESS STEEL WASHER STAMPED "CENTRAL COAST SURVEYORS" SET IN THE CENTERLINE OF 17 MILE DRIVE NEAR THE A.C. DRIVEWAY ENTRANCE.

EARTHWORK ANALYSIS

	CUT ANALYSIS (CUBIC YARDS)	FILL ANALYSIS (CUBIC YARDS)
PROJECT (APN 008-462-008)	1,976	136
NET	1,840 CU. YDS (EXPORT)	

OWNER/APPLICANT

FEATHER CYPRESS LLC
215 WEST FRANKLIN, 5TH FLOOR
MONTEREY, CA 93940
831-649-6100

ARBORIST

MAUREEN HAMB
849 ALMAR AVE SUITE C #319
SANTA CRUZ, CA 95060
MAUREEN.HAMB@YAHOO.COM

ARCHITECT

WALKER WARNER ARCHITECTS
353 FOLSOM STREET
SAN FRANCISCO, CA 94105
415-318-8900
GWARNER@WALKERWARNER.COM

CIVIL ENGINEER

SHERWOOD DESIGN ENGINEERS
DREW NORTON & CHRISTINA NICHOLSON
625 2ND STREET SUITE 202, PETALUMA, CA
415-677-7300

LAND SURVEYOR

CENTRAL COAST SURVEYORS
5 HARRIS COURT, SUITE N-11
MONTEREY, CA 93940
831-394-4930

STRUCTURAL ENGINEER

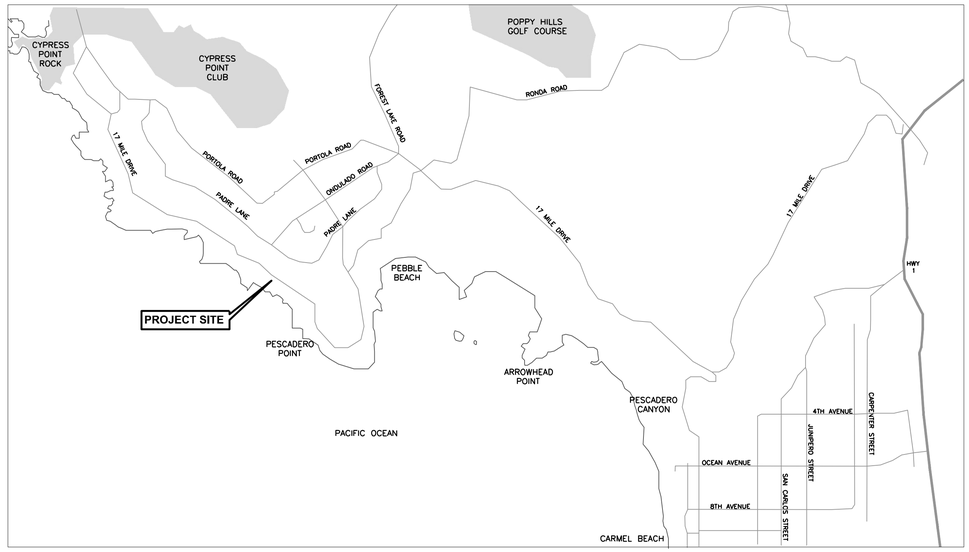
STRANDBERG ENGINEERING
1511 15TH STREET
SAN FRANCISCO, CA 94103
415-778-8726
JOYCE@STRANDBERGENG.COM

GENERAL CONTRACTOR

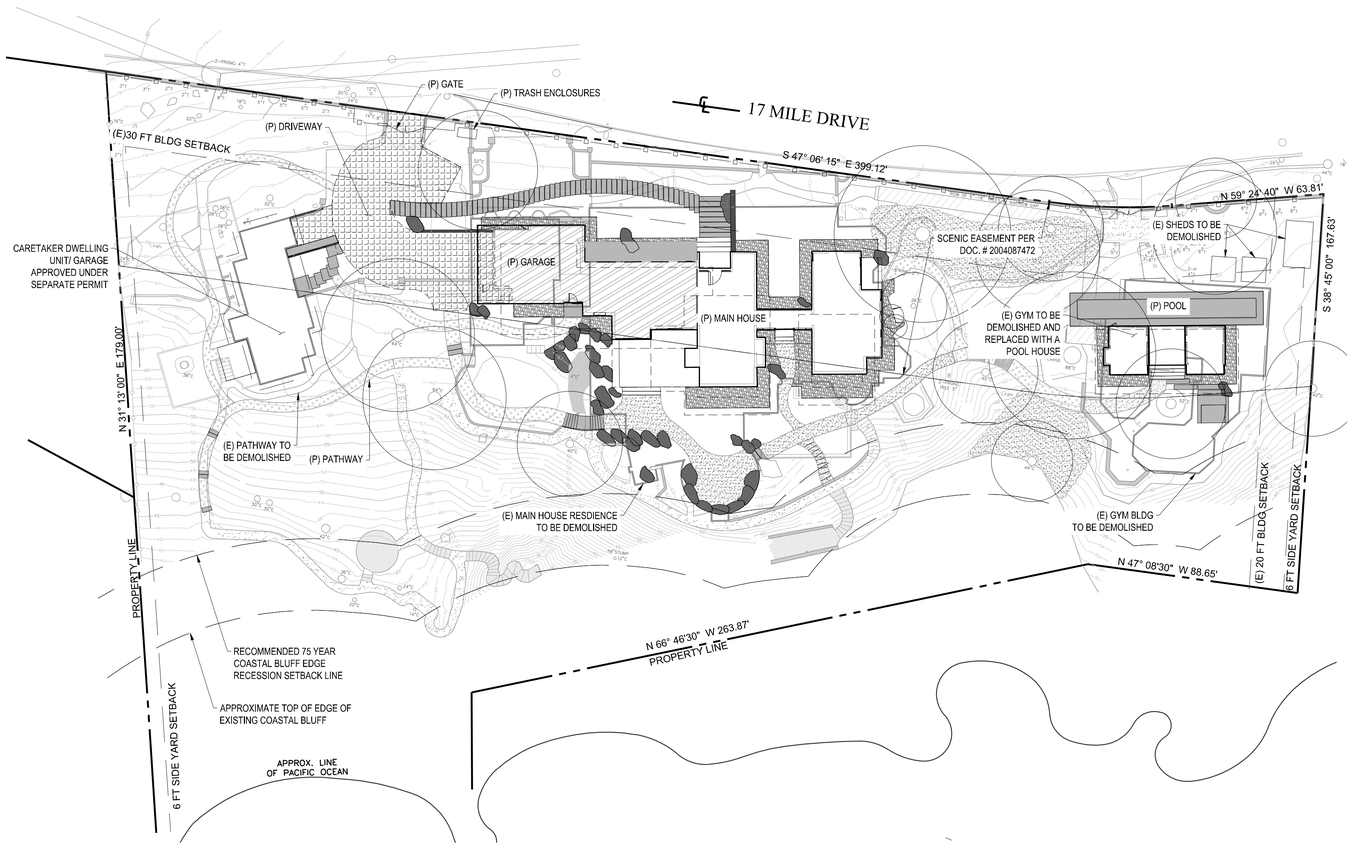
STOCKER & ALLAIRE INC
21 MANDEVILLE COURT
MONTEREY, CA 93940
831-375-1890
DSTOCKER@STOCKERALLAIRE.COM

LANDSCAPE ARCHITECT

JONI L. JANECKI AND ASSOCIATES, INC.
515 SWIFT STREET
SANTA CRUZ, CA 95060
831-423-6040
JLJ@JLJA.COM



VICINITY MAP



OVERALL SITE PLAN
SCALE: 1"=30'

ABBREVIATIONS

AD	AREA DRAIN
APPROX	APPROXIMATE
BLDG	BUILDING
BS	BOTTOM OF STAIR
DS	DOWN SPOUT
E	EAST
(E)	EXISTING
EC	END CURVE
EL, ELEV	ELEVATION
ELEC	ELECTRIC
EP	EDGE OF PAVEMENT
EVA	EMERGENCY VEHICLE ACCESS
FC	FACE OF CURB
FFE	FINISHED FLOOR ELEVATION
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FS	FINISH SURFACE
FT	FEET/FOOT
FW	FIRE WATER
G	GAS
GB	GRADE BREAK
GM	GAS METER
GV	GATE VALVE
HDPE	HIGH-DENSITY POLYETHYLENE
HP	HIGH POINT/ HINGE POINT
HV	HIGH VOLTAGE
IN	INCH
INV	INVERT OF PIPE OR CHANNEL
IRR	IRRIGATION
JB	JUNCTION BOX
LA	LANDSCAPE ARCHITECT
LF	LINEAR FEET
LP	LIGHT POLE / LOW POINT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
N	NORTH
NFC	NOT FOR CONSTRUCTION
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
OC	ON CENTER
(P)	PROPOSED
PA	PLANTED AREA
PG&E	PACIFIC GAS AND ELECTRIC
PL	PROPERTY LINE
POC	POINT OF CONNECTION
PUE	PUBLIC UTILITY EASEMENT
PVMT	PAVEMENT
R, RAD	RADIUS
RC	RELATIVE COMPACTION
RCP	REINFORCED CONCRETE PIPE
REQ'D	REQUIRED
RET	RETAINING
RIM	TOP OF STRUCTURE GRATE/ COVER
S	SLOPE
SAP	SEE ARCHITECTURAL PLANS
SCO	SOFTSCAPE CLEANOUT
SD	STORM DRAIN
SDE	SHERWOOD DESIGN ENGINEERS
SDCO	STORM DRAIN CLEANOUT
SDMH	STORM DRAIN MANHOLE
SEP	SEE ELECTRICAL PLANS
SF	SQUARE FEET
SLP	SEE LANDSCAPE PLANS
SPRK	FW SPRINKLER LINE
SQ	SQUARE
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
STD	STANDARD
SW	SIDEWALK
TB	TOP OF BANK
TBD	TO BE DETERMINED
TBM	TEMPORARY BENCHMARK
TBR	TO BE REMOVED
TC	TOP OF CURB
TD	TRENCH DRAIN
TEL	TELEPHONE
TEMP	TEMPORARY
TS	TOP OF STAIR
TW	TOP OF WALL
TYP	TYPICAL
W	WEST

SHEET LIST

SHEET NUMBER	SHEET TITLE
C0.0	OVERALL SITE PLAN & COVER SHEET
C1.0	CONCEPTUAL GRADING & DRAINAGE
C1.1	SITE SECTIONS
C2.0	EROSION CONTROL PLAN
C2.1	EROSION CONTROL PLAN DETAILS & NOTES
C3.0	EXISTING SLOPE STUDY

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625 2nd Street, Suite 202
Petaluma, CA 94952
www.sherwoodengineers.com

SCALE: ON SHEET
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NO	DATE	REVISION
1	08/05/2022	Planning Comments

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PROJECT NO. 21-312
DATE 11/17/21
DRAWN GF/AJ
DESIGNED CN/FA
CHECKED DN/CN

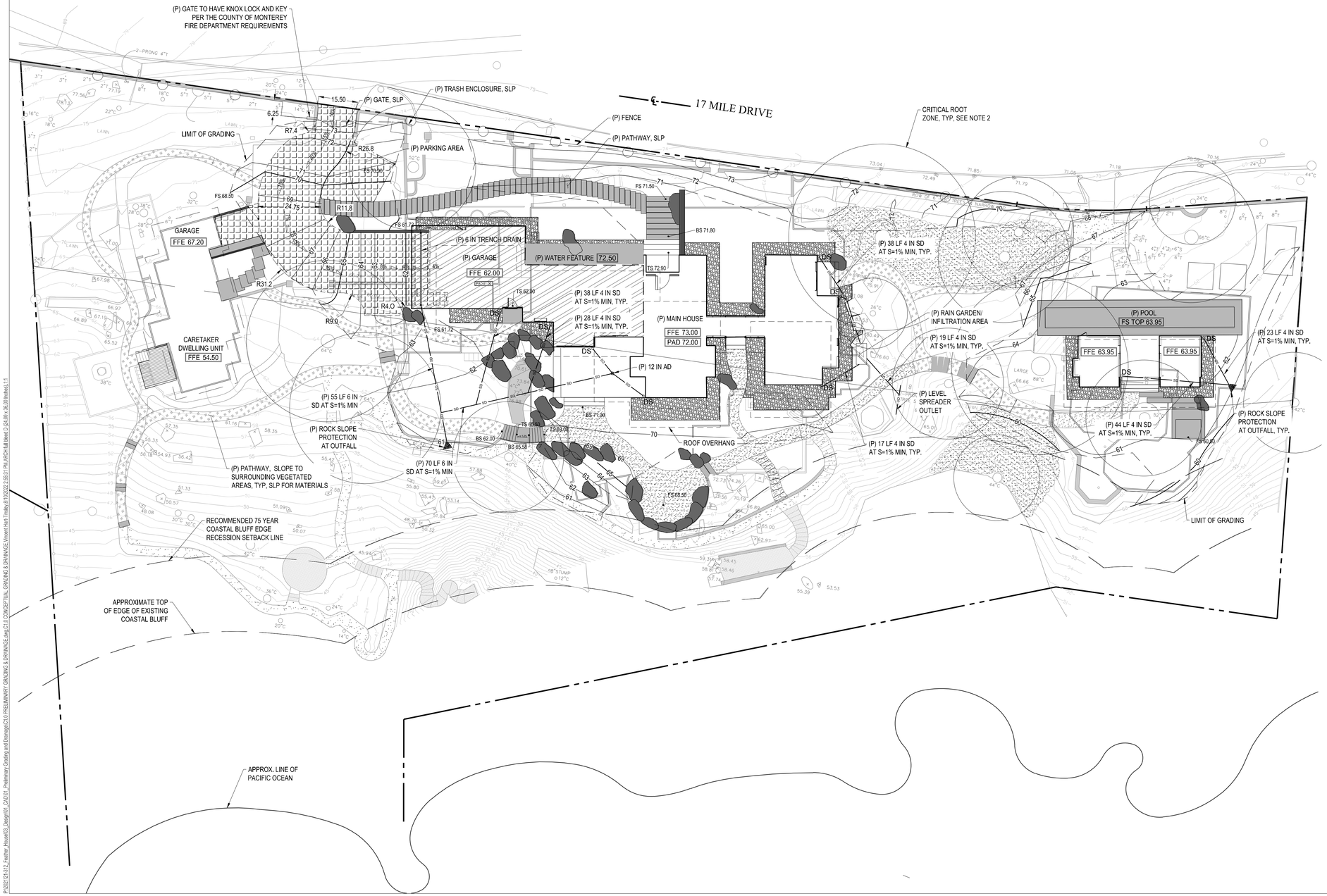
PLANNING SET

FEATHER CYPRESS LLC
FEATHER HOUSE PROJECT
3256 17 MILE DRIVE
PEBBLE BEACH, CA

OVERALL SITE PLAN & COVER SHEET

DRAWING NO.
C0.0
1 OF 6

P:\2021\21-312_Feather_House\03_Design\01_CAD\1_Preliminary Grading and Drainage\C0.0 OVERALL SITE PLAN & COVER SHEET.dwg OVERALL SITE PLAN & COVER SHEET Vincent Hsu 1:1 bindkey, 8/11/2022 2:55:14 PM, ARCH full bleed D (24.00 x 36.00) (Inches) 1:1



GRADING LEGEND

FG 100.00	SPOT ELEVATION
FG 100.00	SPOT ELEVATION
1.0%	HARDSCAPE SLOPE
1.0%	SOFTSCAPE SLOPE
FFE 100.0	FINISH FLOOR ELEVATION
PAD 100.0	PAD ELEVATION
100	(P) MAJOR CONTOUR
102	(P) MINOR CONTOUR
100	(E) MAJOR CONTOUR
102	(E) MINOR CONTOUR
	LIMITS OF GRADING
	(P) BASEMENT
	(P) STONE DRIVEWAY AND PARKING (IMPERVIOUS)
	(P) NATIVE SOIL PATHWAY
	(P) 5'-0" NON-COMBUSTIBLE ZONE
	(P) STONE PAVING ON CONCRETE SUB-SLAB (IMPERVIOUS)
	(E) DECOMPOSED GRANITE PATHWAY
	(E) STONE STAIRS AND TERRACE
	MONTEREY CYPRESS FOREST GERMINATION AREAS

GRADING NOTES

1. ALL GRADING SHALL COMPLY WITH APPLICABLE PERMITS, LOCAL ORDINANCES AND RECOMMENDATIONS OF THE GEOTECHNICAL REPORT REFERENCED UNDER GENERAL NOTES.
2. CRITICAL ROOT ZONES ARE PROVIDED BY THE PROJECT ARBORIST, MAUREEN HAMB.
3. THE DRAINAGE DESIGN AND STORMWATER MANAGEMENT PLAN WILL COMPLY WITH THE COUNTY OF MONTEREY REQUIREMENTS AND THE CENTRAL COAST WATER BOARD (ADOPTED ORDER R-2013-0032) POST CONSTRUCTION REQUIREMENTS

SHERWOOD
DESIGN ENGINEERS
625 2nd Street, Suite 202
Petaluma, CA 94952
www.sherwoodengineers.com

SCALE: 1" = 20'
0 1"
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NO	DATE	REVISION
1	08/05/2022	Planning Comments

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PROJECT NO. 21-312

DATE	11/17/21
DRAWN	MJR
DESIGNED	CN
CHECKED	DN

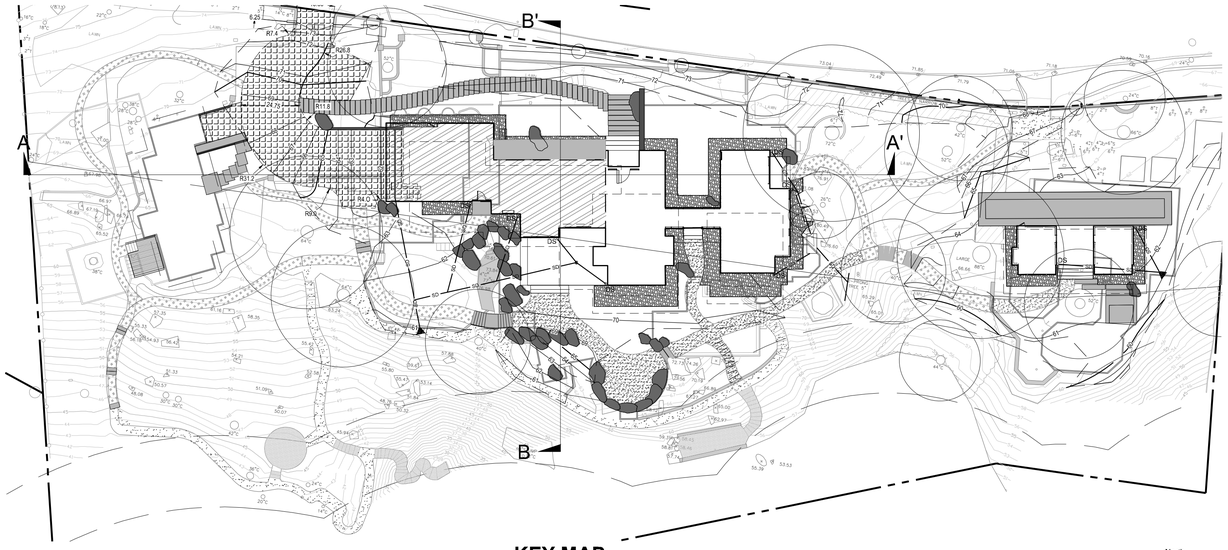
PLANNING SET

FEATHER CYPRESS LLC
FEATHER HOUSE PROJECT
3256 17 MILE DRIVE
PEBBLE BEACH, CA

CONCEPTUAL GRADING & DRAINAGE

DRAWING NO.
C1.0
2 OF 6

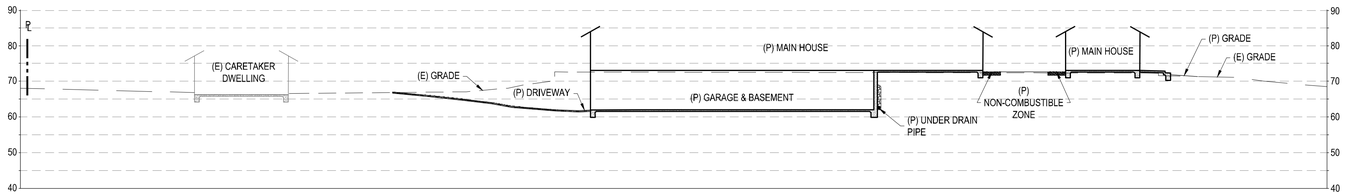
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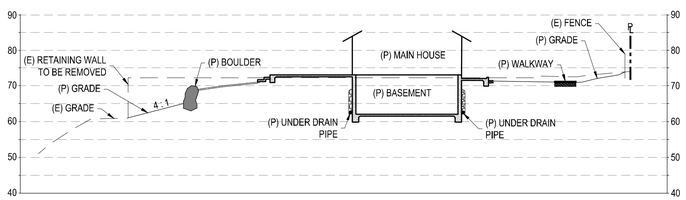
KEY MAP
SCALE: 1"=30'

0 15' 30' 60'

North



SECTION A
HORIZ: 1"=20'
VERT:1"=20'



SECTION B
HORIZ: 1"=20'
VERT:1"=20'

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SCALE:
0 1"
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1	08/05/2022	Planning Comments

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PROJECT NO. 21-312
DATE 11/17/21
DRAWN MJR
DESIGNED CN
CHECKED DN

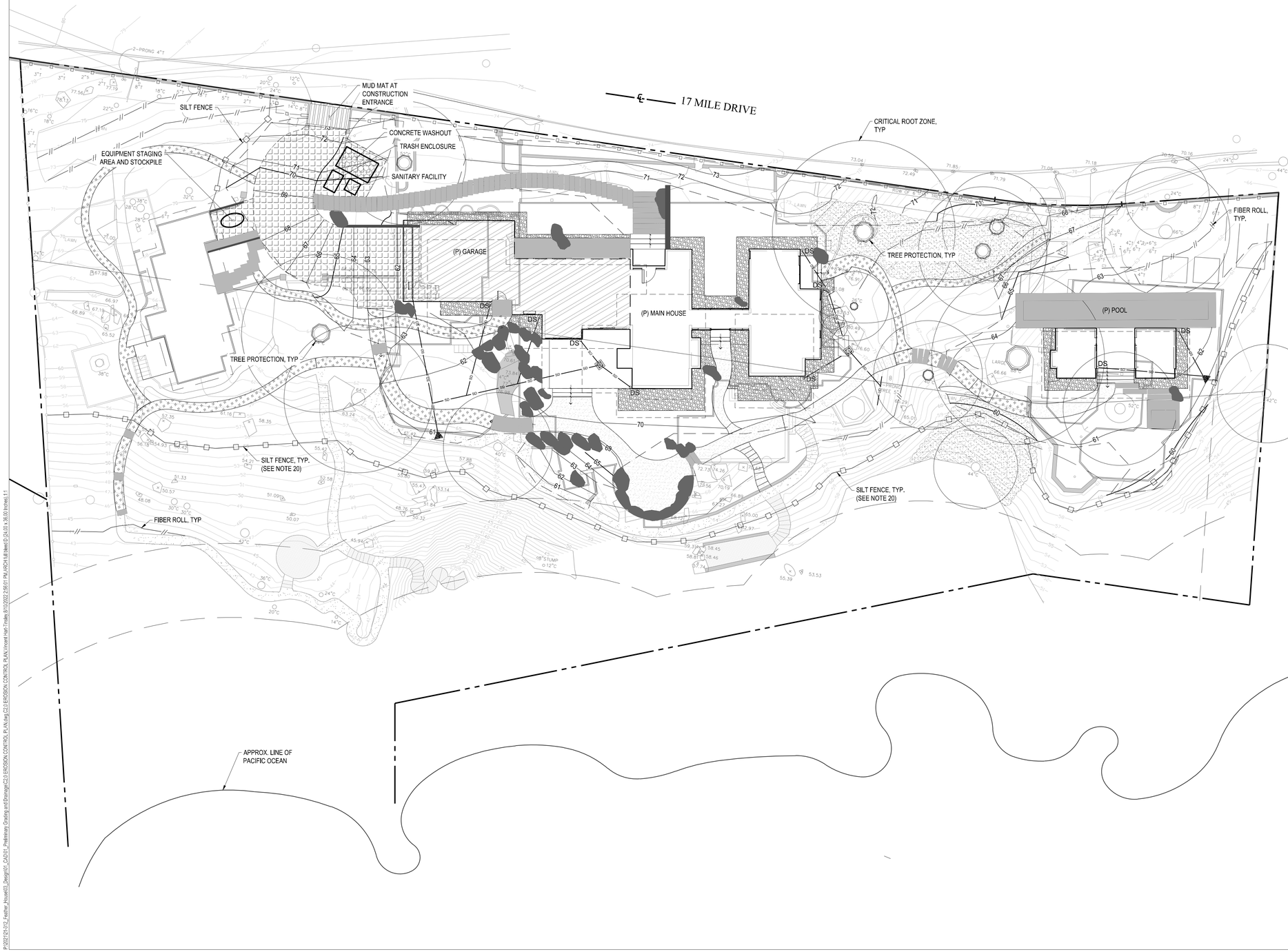
PLANNING SET

FEATHER CYPRESS LLC
FEATHER HOUSE PROJECT
3256 17 MILE DRIVE
PEBBLE BEACH, CA

SITE SECTIONS

DRAWING NO.
C1.1
3 OF 6

P:\2021\21-312_Feather_House\03_Design\01_CAD\01_Preliminary Grading and Drainage\C1.0 PRELIMINARY GRADING & DRAINAGE.dwg C1.1 SITE SECTIONS.\Vincent Han\Tinalley,8/10/2022 2:55:44 PM,ARCH full bleed D (24.00 x 36.00 Inches),1:1



EROSION CONTROL LEGEND

- FIBER ROLLS
- SILT FENCE
- CONCRETE WASHOUT
- MUD PAD
- TREE PROTECTION
- INLET PROTECTION

EROSION AND SEDIMENTATION CONTROL

1. SEDIMENT AND EROSION CONTROL MEASURES, AS SPECIFIED IN THIS EROSION CONTROL PLAN AND DETAILS, SHALL BE INSTALLED PRIOR TO START OF DEMOLITION AND MAINTAINED THROUGHOUT THE PROJECT. EROSION CONTROL MEASURES SHALL BE IN PLACE BETWEEN OCTOBER 15TH AND APRIL 15TH, OR WHEN RAIN IS FORECASTED.
2. NO GRADING OR EARTHMOVING ACTIVITIES SHALL TAKE PLACE BETWEEN OCTOBER 15TH AND APRIL 15TH (WINTER SHUT DOWN PERIOD) WITHOUT A WINTER GRADING PERMIT.
3. MONITORING REQUIREMENTS SHALL BE CONDUCTED BY QUALIFIED PERSONNEL.
4. ALL MOVEMENT OF EARTH SHALL COMPLY WITH THE COUNTY OF MONTEREY GRADING REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING SDE AND THE COUNTY OF MONTEREY 48 HOURS PRIOR TO THE COMMENCEMENT OF EARTHMOVING ACTIVITIES (CONSTRUCTION).
5. INLET PROTECTION SHALL BE PROVIDED ON ALL PROPOSED AND EXISTING STORMWATER DRAINAGE INLETS AND CATCH BASINS PER THE DETAILS SHOWN ON C2.1.
6. TEMPORARY EROSION CONTROL DEVICES SHOWN ON THE EROSION CONTROL PLAN THAT INTERFERE WITH THE WORK PERFORMED SHALL BE RELOCATED OR MODIFIED AS DIRECTED BY THE ENGINEER OR INSPECTOR AS WORK PROGRESSES TO MEET "AS GRADED" CONDITIONS.
7. DURING THE COUNTY OF MONTEREY REQUIRED WINTER SHUT DOWN PERIOD (OCTOBER 15TH TO APRIL 15TH), ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY AND FOLLOWING EACH RAIN EVENT THAT PRODUCES RUNOFF.
8. EROSION CONTROL DEVICES SHALL BE STOCKPILED ONSITE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN AND COVERED PER THE DETAILS SHOWN ON C2.1. DEVICES SHALL BE READY TO BE PLACED IN POSITION WHEN RAIN IS FORECASTED OR WHEN DIRECTED BY SDE OR INSPECTOR.
9. THE CONTRACTOR SHALL INFORM ALL CONSTRUCTION SITE WORKERS ABOUT THE EROSION CONTROL MEASURES AND DEVICES AS WELL AS SEEK THEIR COOPERATION IN AVOIDING THE DISTURBANCE OF THE EROSION CONTROL MEASURES AND DEVICES.
10. BRUSH AND VEGETATIVE GROUND COVER MAY NOT BE REMOVED MORE THAN 10-FEET ABOVE FILLS DURING THE WINTER SHUT DOWN PERIOD.
11. ALL DISTURBED AREAS AND LIMITS OF GRADING SHALL BE SEEDED IMMEDIATELY AFTER COMPLETION OF GRADING ACTIVITIES IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
    a. AREAS RE-SEEDED AFTER GRADING SHALL COMPLY WITH LANDSCAPE PLANS AND BIOLOGIST'S RECOMMENDATIONS FOR HABITAT RESTORATION.
12. IF USING HYDROSEED, A TACKIFIER SUCH AS M-BINDER, SENTINEL, OR APPROVED EQUIVALENT SHALL BE APPLIED AT A RATE OF 75 TO 100 LBS PER ACRE.
13. WHEN MIXING HYDROSEED, SEED SHALL NOT REMAIN IN THE SLURRY LONGER THAN 30 MINUTES. ALL SLURRIES SHALL BE APPLIED IN A UNIFORM MANNER AT NON-EROSIVE RATES THAT MINIMIZES RUNOFF.
14. ALL SEEDED AREAS SHALL BE REPAIRED, RESEEDED, AND MULCHED AS SOON AS POSSIBLE FOLLOWING ANY DAMAGE THAT OCCURS.
15. SEEDED AREAS SHALL BE SCARIFIED TO A DEPTH OF FOUR TO EIGHT INCHES AND DRESSED TO PROVIDE A RESONABLY SMOOTH AND FIRM SURFACE.
16. WHEN USING STRAW MULCH, STRAW SHALL BE ANCHORED TO THE SOIL BY A TACKIFIER, EROSION CONTROL BLANKET, CRIMPING, PUNCH ROLLERS, OR BY TRACK WALKING.
17. NORTH AMERICAN GREEN BIONET C125BN EROSION CONTROL BLANKETS SHALL BE INSTALLED OVER SEED ON ALL DISTURBED AREAS WITH SLOPES STEEPER THAN 4:1.
18. ALL FILLS SHALL BE GRADED TO PROMOTE POSITIVE DRAINAGE AWAY FROM THE EDGES OF THE FILL.
19. ALL LOOSE SOIL AND DEBRIS SHALL BE REMOVED FROM PAVED AREAS UPON STARTING OPERATIONS AND PERIODICALLY THEREAFTER AS DIRECTED BY SDE OR INSPECTOR TO MINIMIZE SEDIMENT-LADEN RUNOFF.
20. ALL EROSION CONTROL MEASURES INCLUDING LOCATIONS OF THE SILT FENCE SHALL BE VERIFIED BY THE PROJECT BIOLOGIST TO PROTECT SENSITIVE AREAS. ANY DIRECTED CHANGES SHALL BE VERIFIED BY THE CIVIL ENGINEER PRIOR TO INSTALLATION.

0 10' 20' 40' North

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SCALE: 1" = 20'
0 1"
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1	08/05/2022	Planning Comments

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PROJECT NO. 21-312
DATE 11/17/21
DRAWN MJR
DESIGNED CN
CHECKED DN

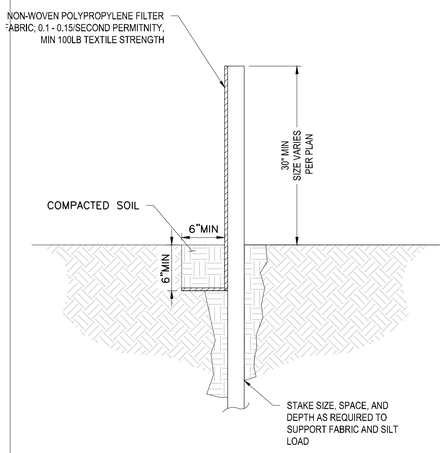
PLANNING SET

FEATHER CYPRESS LLC
FEATHER HOUSE PROJECT
3256 17 MILE DRIVE
PEBBLE BEACH, CA

EROSION CONTROL PLAN

DRAWING NO.
C2.0
3 OF 4

P:\2021\21-312_Feather_House\03_Design\01_CAD\10_Preliminary Grading and Drainage\C2.0 EROSION CONTROL PLAN.dwg C2.0 EROSION CONTROL PLAN User:Vincent Han-Trellis 8/31/2022 2:56:01 PM xREFs:M:\Sherwood\01 CAD\01 Sitework\01 CAD\01 Sitework.dwg

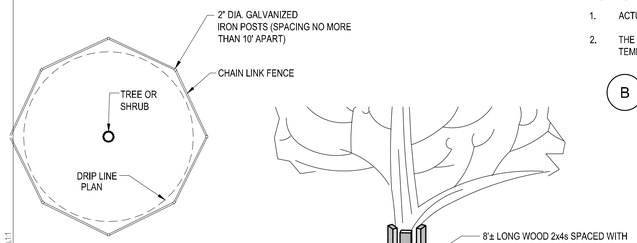


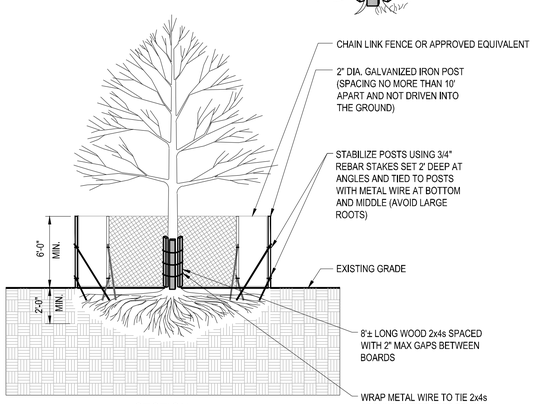
NOTES

1. REFER TO CASQUA BMP DETAIL SE-1 FOR ADDITIONAL INSTALLATION DETAILS AND MAINTENANCE INSTRUCTIONS.
2. ALTERNATE INSTALLATION: ERTEC S-FENCE, 10 HIGH, OR EQUAL BY APPROVED MANUFACTURERS, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

A SILT FENCE

SCALE: NTS





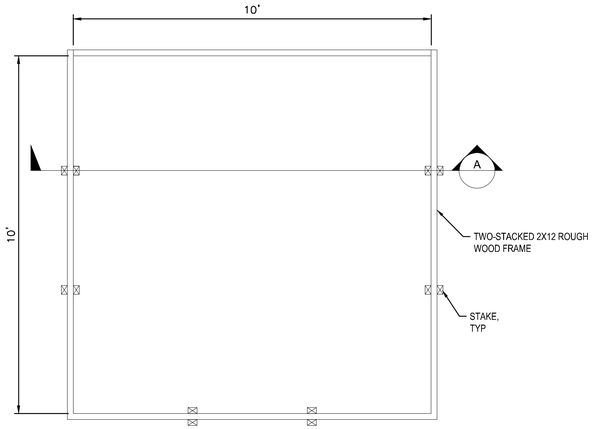
SECTION

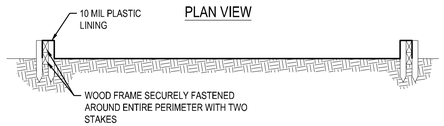
NOTES

1. PROVIDE SIMILAR INSTALLATION CONTINUOUSLY WHERE NOTED ON DRAWINGS
2. CONTRACTOR AND/OR ARBORIST CAN PROPOSE AN ALTERNATE TREE PROTECTION PLAN TO THE ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION

E TREE PROTECTION DETAIL

SCALE: NTS





PLAN VIEW

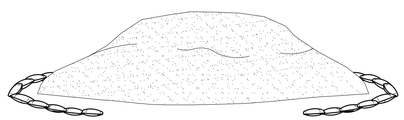
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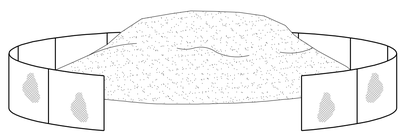
1. ACTUAL LAYOUT DETERMINED IN FIELD
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30FT OF THE TEMPORARY CONCRETE WASHOUT FACILITY

B CONCRETE WASHOUT DETAIL

SCALE: NTS



GRAVEL BAGS



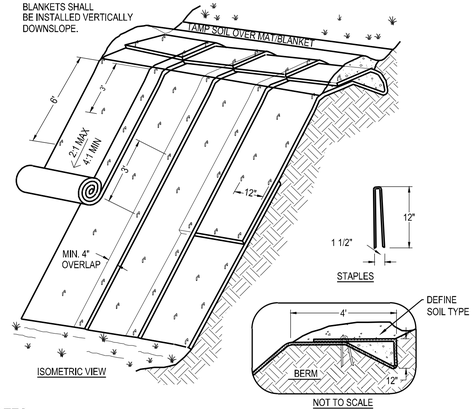
SILT FENCE

NOTE

1. INSTALL SILT FENCE (ERTEC S-FENCE OR EQUAL) OR HALF FULL GRAVEL BAGS AT APPROXIMATE 3 FT FROM BASE OF STOCKPILE TO CONTAIN RUNOFF. REPLACE ANY PORTIONS REMOVED FOR ACCESS AT THE END OF WORKING DAY AND PRIOR TO ANY RAINFALL. PLACE AND TIE DOWN TARPS OR PLASTIC SHEETING OVER STOCKPILE IF REQUIRED TO PREVENT WIND EROSION

F STOCKPILE DETAIL

SCALE: NTS

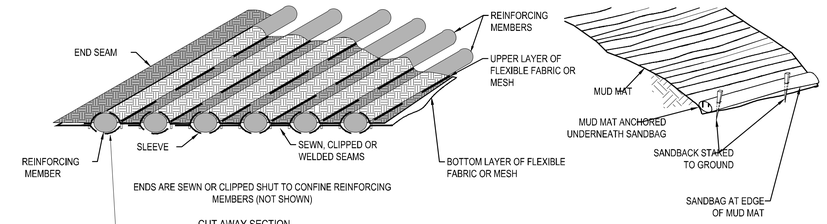


NOTES

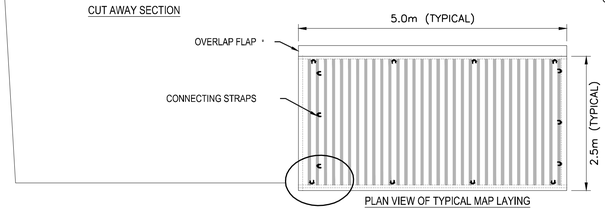
1. FOR EMBANKMENT FACE AND FILL SLOPES, USE DOUBLE-NET STRAW BLANKET. PHOTO DEGRADABLE WITHIN 12 MONTHS.
2. SLOPE SURFACE SHALL BE FREE OF ROCKS AND CLODS LARGER THAN 3 IN AND ORGANIC DEBRIS. BLANKETS SHALL LAY FLAT ON THE SOIL.
3. APPLY PERMANENT SEEDING BEFORE PLACING BLANKETS.
4. LAY BLANKETS LOOSELY AND STAPLE AS SHOWN TO MAINTAIN DIRECT CONTACT WITH THE SOIL. DO NOT STRETCH.

C EROSION CONTROL BLANKET

SCALE: NTS



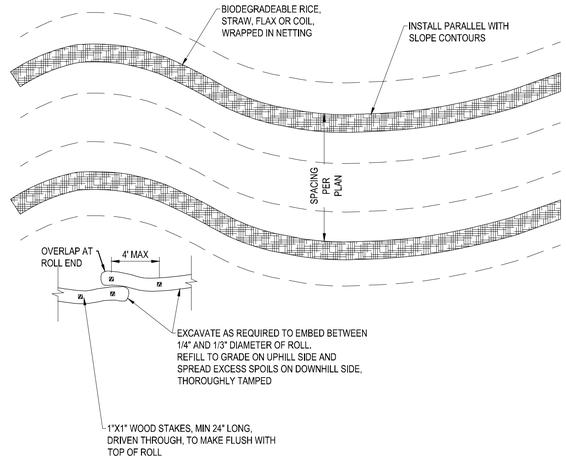
CUT AWAY SECTION



PLAN VIEW OF TYPICAL MAP LAYING FLAT

G AGES MUD MAT

SCALE: NTS

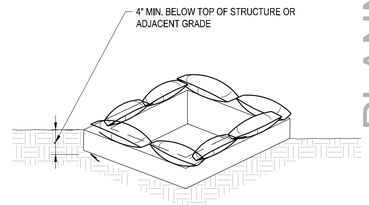


NOTES

1. FIBER ROLLS SHALL BE MANUFACTURED PRODUCTS CONSISTING OF RICE, STRAW, FLAX, COIL OR SIMILAR BIODEGRADABLE MATERIAL WRAPPED INTO A TUBULAR SHAPE WITH NETTING.
2. REFER TO CASQUA BMP DETAIL SFC-5 FOR ADDITIONAL INSTALLATION DETAILS AND MAINTENANCE INSTRUCTIONS
3. ALTERNATE INSTALLATION: ERTEC

D FIBER ROLLS

SCALE: NTS



DRAIN INLET-LANDSCAPE AREAS



DRAIN INLET-PAVED SURFACE

NOTES

1. ENSURE TEMPORARY FILTER BAGS PLACED AROUND PROTECTED INLETS WILL NOT DAMAGE ADJACENT IMPROVEMENTS OR SPILL INTO NEARBY STORM OR SANITARY IMPROVEMENTS OR SPILL INTO NEARBY STORM OR SANITARY FACILITIES.
2. MANUFACTURED PRODUCTS SHOULD BE ERTEC TO GUARD OR APPROVED EQUAL WITH MAX 425Y FILTER OPENINGS.
3. ALTERNATE INSTALLATION AT BY PASS INLETS (NOT AT A LOW POINT; NO INFLOW REQUIRED) PLACE FILTER FABRIC (MAX 140N OR EQUAL) OVER ENTIRE STRUCTURE OPENING, AND INSTALL GRATE TO HOLD IN PLACE. WRAP OVER VERTICAL OPENING AND CURBS INLETS AND HOLD IN PLACE W/ SAND BAGS.

H INLET PROTECTION

SCALE: NTS

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PROJECT NO. 21-312

DATE 11/17/21
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DESIGNED CN
CHECKED DN

PLANNING SET

FEATHER CYPRESS LLC
FEATHER HOUSE PROJECT
3256 17 MILE DRIVE
PEBBLE BEACH, CA

EROSION CONTROL PLAN
DETAILS & NOTES

DRAWING NO.
C2.1
3 OF 6

P:\2021\21-312_Feather_House\03_Design\01_CAD\01_Preliminary Grading and Drainage\C2.0 EROSION CONTROL PLAN.dwg C2.1 EROSION CONTROL PLAN,DETAILS & NOTES,Vincent Hein-Tinsley,8/10/2022 2:56:13 PM,JPC1 full sheet D (24.00 x 36.00 inches),1:1



GRADING LEGEND

FG 100.00	SPOT ELEVATION
FG 100.00	SPOT ELEVATION
1.0%	HARDSCAPE SLOPE
1.0%	SOFTSCAPE SLOPE
FFE 100.0	FINISH FLOOR ELEVATION
PAD 100.0	PAD ELEVATION
100	(P) MAJOR CONTOUR
102	(P) MINOR CONTOUR
100	(E) MAJOR CONTOUR
102	(E) MINOR CONTOUR

SLOPE SUMMARY TABLE			
Number	Minimum Slope	Maximum Slope	Color
1	30.00%	99.99%	

GRADING NOTES

1. GRADING IS SHOWN FOR REFERENCE ONLY, REFER TO THE GRADING PLAN FOR DESIGN DETAILS.

0 10' 20' 40' North

PLANNING SET

FEATHER CYPRESS LLC

FEATHER HOUSE PROJECT

3256 17 MILE DRIVE
PEBBLE BEACH, CA

EXISITING SLOPE STUDY

DRAWING NO.
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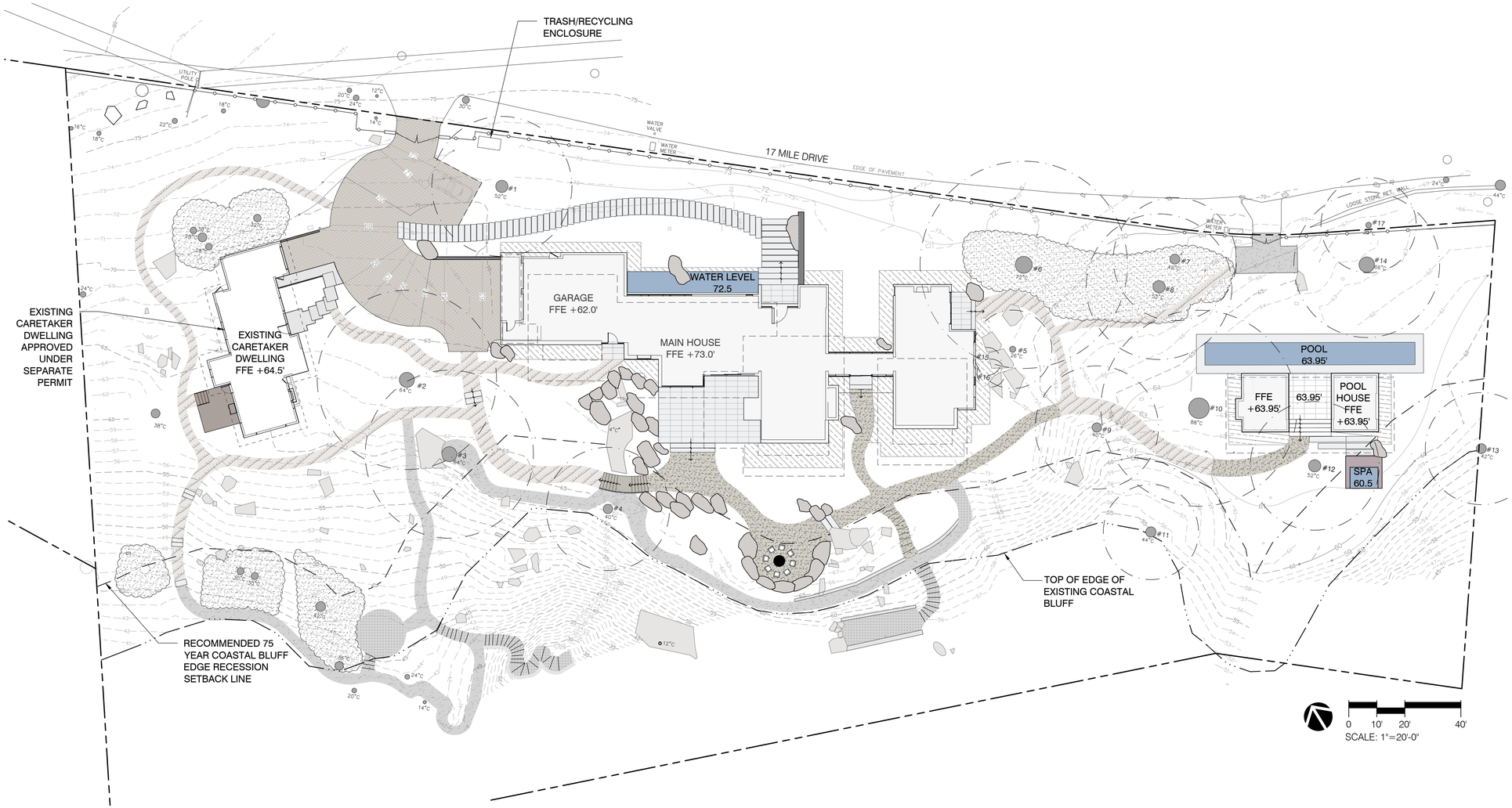
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NO	DATE	REVISION
1	08/05/2022	Planning Comments

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PROJECT NO.	21-312
DATE	11/15/21
DRAWN	AJ
DESIGNED	AJ
CHECKED	CN

P:\2021\21-312_Feather_House\3_Design\Civil_Exhibits\Slope Study\CAD\Existing Slope Study.dwg, ES1 EXISTING SLOPE STUDY, Vincent Hom, Friday, 8/11/2022 2:49:43 PM, ANSI B (11.00 x 17.00 Inches), 1:1



LEGEND

- PROPERTY LINE
- HARO, KASUNICH & ASSOCIATES COASTAL BLUFF SETBACK
- TOP EDGE OF EXISTING COASTAL BLUFF
- VIEWSHED FENCING
- PRIVACY FENCING
- EXISTING DECOMPOSED GRANITE PATHWAY
- EXISTING STONE STAIRS AND TERRACE
- STONE PAVING ON CONCRETE SUB-SLAB (IMPERVIOUS)
- WOOD BOARDWALK
- STONE DRIVEWAY AND PARKING (IMPERVIOUS)
- DECOMPOSED GRANITE PATHWAY
- POOL/WATER FEATURE
- PATIO - SEE ARCHITECTURAL DRAWINGS
- NATIVE SOIL PATHWAY (NOT HARDSCAPE COVERAGE)
- 5'-0" NON-COMBUSTIBLE ZONE (NOT HARDSCAPE COVERAGE)
- EXISTING BOULDER(S)
- PROPOSED BOULDER(S)
- CRITICAL ROOT ZONE
- TREE TAG NUMBER
- EXISTING TREE TO REMAIN AND PROTECT IN PLACE
- MONTEREY CYPRESS FOREST GERMINATION AREAS

NOTES:
1. EXISTING TREES TO BE PRESERVED AND PROTECTED THROUGHOUT CONSTRUCTION.
2. REFER TO CIVIL ENGINEER'S DRAWINGS.
3. REFER TO ARCHITECTURAL DRAWINGS.
4. REFER TO PLANTING PLAN, SHEET L3.0.
5. REFER TO ARBORIST REPORT AND BIOLOGICAL REPORT.
6. 75 YEAR COASTAL BLUFF EDGE RECESSION SETBACK LINE BASED ON GEOLOGIC AND COASTAL BLUFF RECESSION ASSESSMENT REPORT.

NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE: 24" X 36"

REVISIONS AND RECORD OF ISSUE

NO.	DATE	DESCRIPTION
1.	12/20/2021	PLANNING SET
2.	01/28/2022	REVISION 1
3.	08/05/2022	REVISION 2
4.		
5.		
6.		

REGISTERED LANDSCAPE ARCHITECT
JONI L. JANECKI
No. 3163
Exp. 9/30/22
STATE OF CALIFORNIA

JONI L. JANECKI & ASSOCIATES
515 SWIFT ST. SANTA CRUZ CA 95060
PHONE 831.423.6040 | WWW.JLJA.COM
California Landscape Architect License 3163

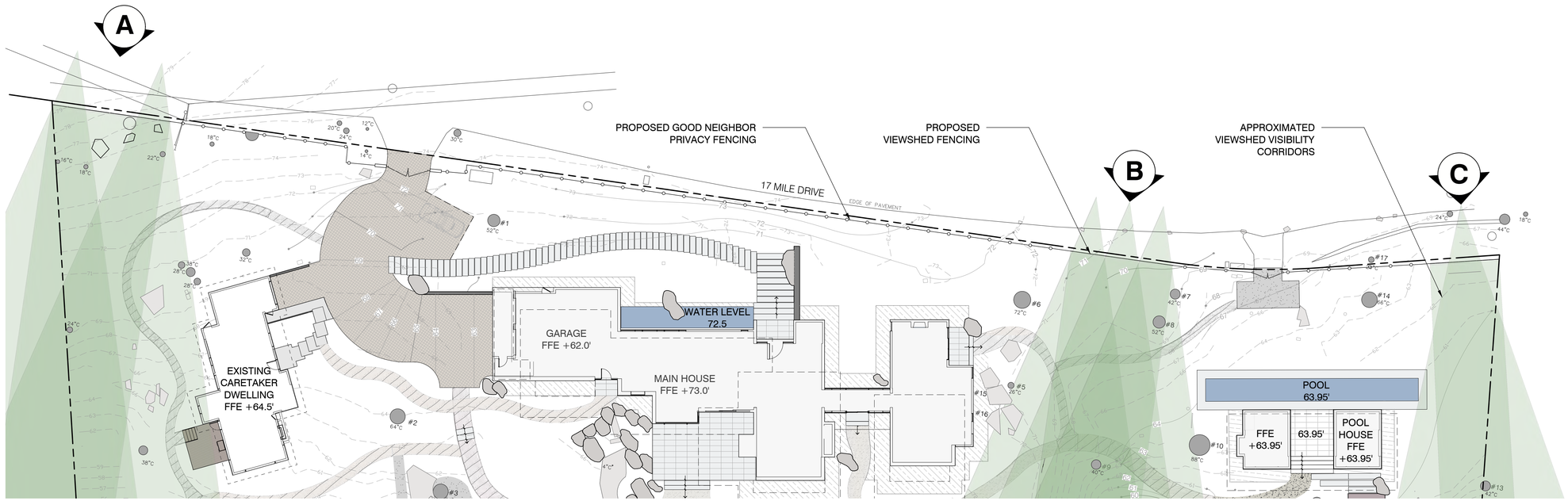
PROJECT:
FEATHER CYPRESS LLC
3256 17 MILE DRIVE,
PEBBLE BEACH CA, 93953
APN: 008-462-008

SHEET TITLE:
CONCEPT LANDSCAPE PLAN

SCALE: AS SHOWN
DRAWN BY: AZ/PP/MM/MO
DATE: 08/05/2022

L1.0

\\Jljadc3\Terastation\PROJECTS\RESIDENTIAL\21-210.Feather House\Drawings\Archive\2022-08-05 Feather_Planning Submittal_REV3\CAD\Feather Landscape.dwg, L1.0 Landscape Plan, 08/12/2022 4:15:24 PM, AutoCAD PDF (Smallest File).pc3, ARCH full bleed D (24.00 x 36.00 Inches), 1:1



EXISTING FENCING - VIEW A



EXISTING FENCING - VIEW B



EXISTING FENCING - VIEW C



RENDERED VIEWSHED FENCING - VIEW A



RENDERED VIEWSHED FENCING - VIEW B



RENDERED VIEWSHED FENCING - VIEW C



NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE: 24" X 36"

REVISIONS AND RECORD OF ISSUE

NO.	DATE	DESCRIPTION
1.	12/20/2021	PLANNING SET
2.	01/28/2022	REVISION 1
3.	08/05/2022	REVISION 2
4.		
5.		
6.		

REGISTERED LANDSCAPE ARCHITECT
JONI L. JANECKI
No. 3163
Exp. 9/30/22
STATE OF CALIFORNIA

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515 SWIFT ST. SANTA CRUZ CA 95060
PHONE 831.423.6040 | WWW.JLJA.COM
California Landscape Architect License 3163

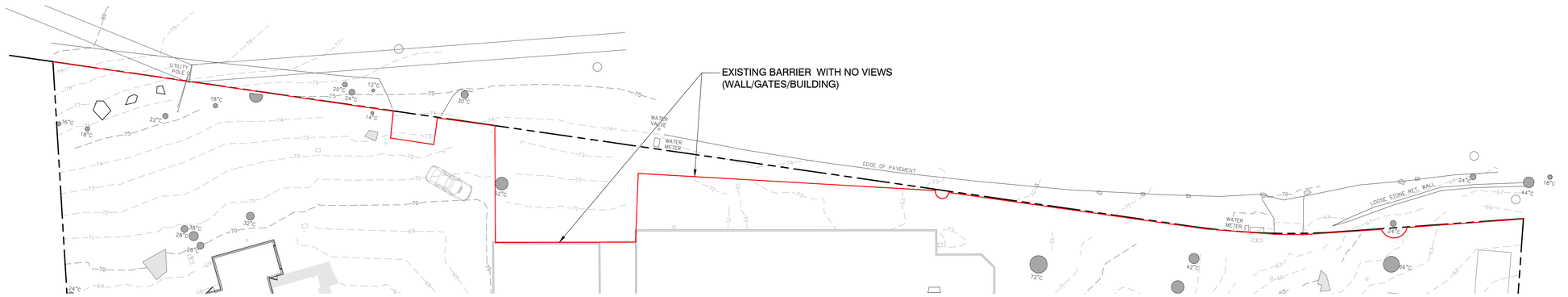
PROJECT:
FEATHER CYPRESS LLC
3256 17 MILE DRIVE,
PEBBLE BEACH CA, 93953
APN: 008-462-008

SHEET TITLE:
FENCE RENDERINGS

SCALE: AS SHOWN
DRAWN BY: AZ/PP/MM/MO
DATE: 08/05/2022

L1.1

\\jjsdc3\Terastation\PROJECTS\RESIDENTIAL\21-210 Feather House\Drawings\Archive\2022-08-05 Feather_Planning Submittal_REV3\CAD\Feather Landscape.dwg, L1.1 Fence Renderings, 08/12/2022 4:15:28 PM, _AutoCAD PDF (Smallest File).pc3, ARCH full bleed D (24.00 x 36.00 Inches), 1:1

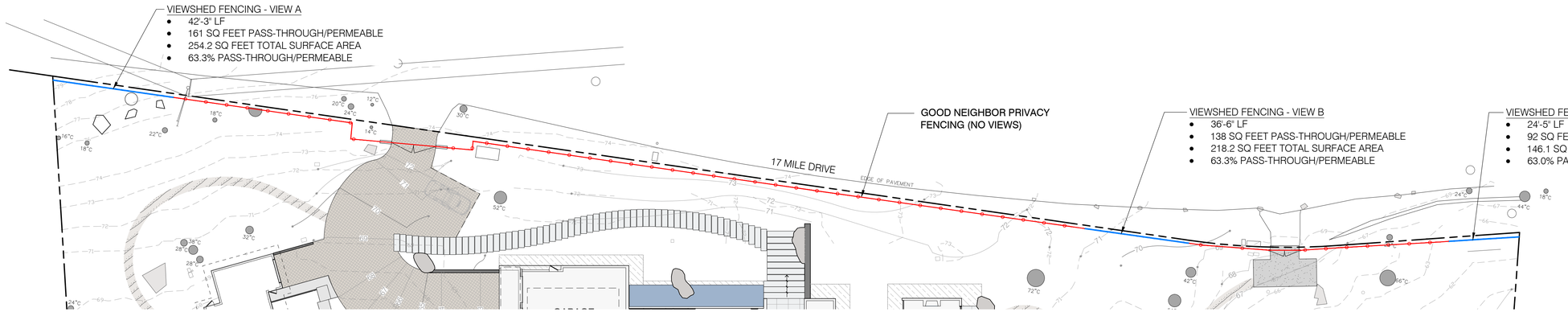


EXISTING CONDITIONS - PLAN VIEW

HEIGHT OF EXISTING WALL: VARIES BETWEEN 4'-6" AND 9'-6";
AVERAGE APPROXIMATELY 6'-2"

TOTAL LENGTH OF EXISTING BARRIER WITH NO VIEWS
(INCLUDING WALL/GATES/BUILDING): 600 LF

0 10' 20' 40'
SCALE: 1"=20'-0"



PROPOSED FENCING - PLAN VIEW

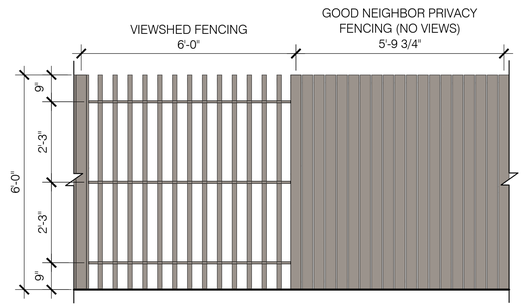
HEIGHT OF PROPOSED FENCE: 6'-0"

TOTAL LENGTH OF PROPOSED VIEWSHED FENCE: 103 LF
(20% OF TOTAL)

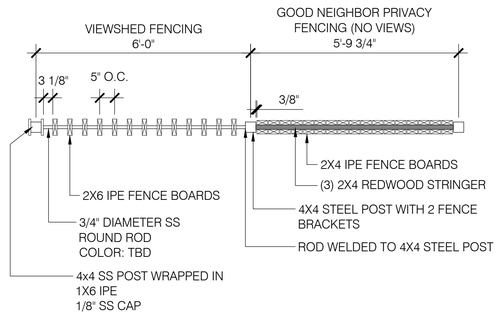
TOTAL LENGTH OF PROPOSED GOOD NEIGHBOR PRIVACY
FENCE AND GATES: 420 LF (80% OF TOTAL)

TOTAL LENGTH OF PROPOSED FENCE AND GATES: 523 LF

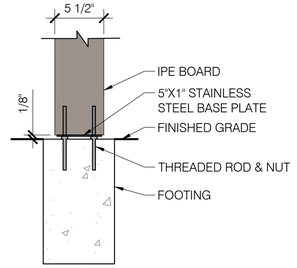
0 10' 20' 40'
SCALE: 1"=20'-0"



ELEVATION
SCALE: 1/2" = 1'-0"



TOP SECTION
SCALE: 1/2" = 1'-0"



FOOTING ATTACHMENT SECTION
N.T.S.

FENCE COMPARISON SUMMARY

	EXISTING WALL/BARRIER (NO VIEWS)	PROPOSED FENCING		
		VIEWSHED FENCING	GOOD NEIGHBOR PRIVACY FENCING (NO VIEWS)	TOTAL
HEIGHT	~6'-2" WALL	6'-0" FENCE	6'-0" FENCE	N/A
LENGTH	600'-0"	103'-2"	420'-0"	523'-0"
PERCENTAGE OF OPENNESS/PERMEABILITY WHEN FACING FENCE HEAD-ON	0%	VARIES - SEE CALLOUTS ON PLAN	0%	N/A

PROPOSED FENCING - DETAIL

NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE: 24" X 36"

REVISIONS AND RECORD OF ISSUE

NO.	DATE	DESCRIPTION
1.	12/20/2021	PLANNING SET
2.	01/28/2022	REVISION 1
3.	08/05/2022	REVISION 2
4.		
5.		
6.		

REGISTERED LANDSCAPE ARCHITECT
JONI L. JANECKI
No. 3163
Exp. 9/30/22
STATE OF CALIFORNIA

JONI L. JANECKI & ASSOCIATES
515 SWIFT ST. SANTA CRUZ CA 95060
PHONE 831.423.6040 | WWW.JLJA.COM
California Landscape Architect License 3163

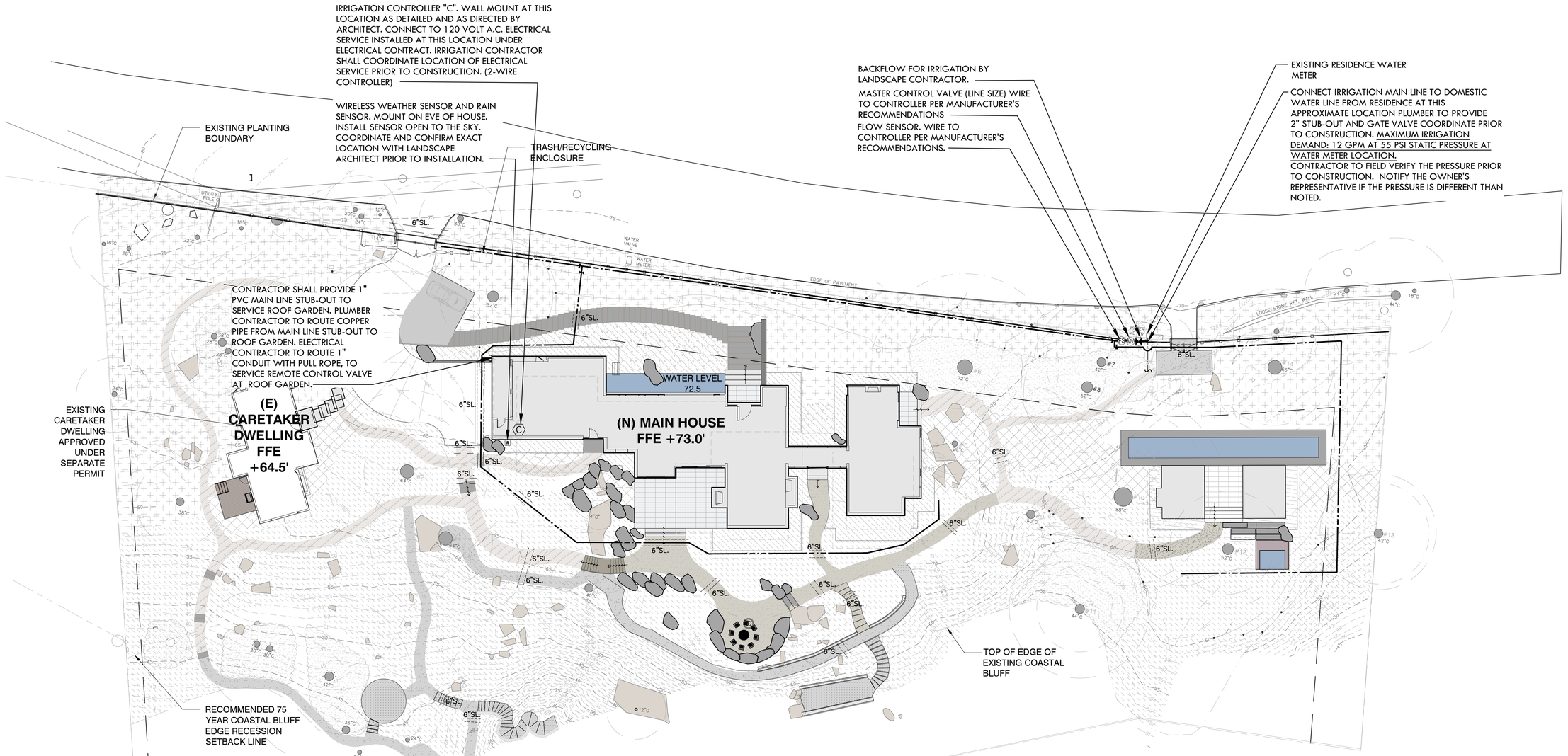
PROJECT:
FEATHER CYPRESS LLC
3256 17 MILE DRIVE,
PEBBLE BEACH CA, 93953
APN: 008-462-008

SHEET TITLE:
FENCE ANALYSIS

SCALE: AS SHOWN
DRAWN BY: AZ/PP/MM/MO
DATE: 08/05/2022

L1.2

\\jjlads3\Terastation\PROJECTS\RESIDENTIAL\21-210.Feather House\Drawings\Archive\2022-08-05 Feather_Planning Submittal_REV3\CAD\Feather Landscape.dwg, L1.2 Fence Analysis, 08/12/2022 4:43:15 PM, DWG To PDF.pc3, ARCH full bleed D (24.00 x 36.00 Inches), 1:1



NOTES:

1. IRRIGATION EQUIPMENT MAY BE SHOWN WITHIN HARDSCAPE FOR GRAPHIC CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT WITHIN PLANTED AREAS. IRRIGATION PIPE AND WIRE CROSSING BENEATH HARDSCAPE SURFACES SHALL BE CONTAINED WITHIN SLEEVING OR SCHEDULE 40 PVC CONDUIT. SLEEVING SIZE SHALL BE A MINIMUM OF TWO TIMES THE AGGREGATE DIAMETER OF ALL PIPES CONTAINED WITH SLEEVE. PROVIDE VERTICAL SWEEP FOR ALL ELECTRICAL CONDUIT ON EACH SIDE OF HARDSCAPE AND TERMINATE ENDS AT 12" MINIMUM DEPTH AND 12" FROM HARDSCAPE SURFACE.
2. UNSIZED LATERAL LINE PIPING LOCATED DOWN STREAM OF 1" PIPING SHALL BE 3/4" IN SIZE (TYPICAL).
3. SIZING OF LATERAL PIPE SHALL BE AS FOLLOWS:

0.75"	0-6 GPM
1"	7-12 GPM
1.25"	13-20 GPM

4. SIZING OF LATERAL PIPE FOR DRIPLINE (12" O.C. GRID WITH 0.6 GPH OR LESS EMITTERS) SHALL BE AS FOLLOWS:

0.75	0-500 FT
1"	501-1100 FT

5. EACH DRIP ZONE SHALL RECEIVE A SET OF AIR VENT/VACUUM RELIEF VALVE AT THE HIGHS POINT AND FLUSH VALVES AT FARTHEST ENDS OF EACH SYSTEM AND EACH PLANTER.
6. CONTRACTOR TO INSTALL ALL IRRIGATION PIPING TO GO AROUND ALL UTILITY BOX, LIGHTS, SIGNS, ETC. (DRAWINGS ARE DIAGRAMMATIC).
7. LOCATE REMOTE CONTROL VALVE BOXES AWAY FROM PROMINENT, HIGHLY VISIBLE LOCATIONS. CONTACT LANDSCAPE ARCHITECT FOR EXACT LOCATIONS.
8. IRRIGATION SYSTEM WITHIN NATIVE PLANTS SHALL RECEIVE TEMPORARY IRRIGATION, IRRIGATION SHALL BE REMOVE ONCE PLANTS ARE ESTABLISHED.

RMA
RUSSELL D. MITCHELL & ASSOCIATES, INC.
Irrigation Consultant:
2760 Camino Diablo
Walnut Creek, CA 94597
tel 925.939.3985 t fax 925.932.5671
www.rmairrigation.com

0 10' 20' 40'
SCALE: 1"=20'-0"

NOT FOR CONSTRUCTION
ORIGINAL SHEET SIZE: 24" X 36"

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JONI L. JANECKI
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PHONE 831.423.6040 | WWW.JLJA.COM
California Landscape Architect License 3163

PROJECT:
FEATHER CYPRESS LLC
3256 17 MILE DRIVE, PEBBLE BEACH CA, 93953
APN: 008-462-008

SHEET TITLE:
IRRIGATION PLAN

SCALE: AS SHOWN
DRAWN BY: AZ/PP/MM/MO
DATE: 08/05/2022

L2.0

IRRIGATION NOTES

1. THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS MAY BE SHOWN WITHIN PAVED AREAS FOR GRAPHIC CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, CONDUIT, AND OTHER ITEMS WHICH MAY BE REQUIRED. INVESTIGATE THE STRUCTURAL AND FINISHED CONDITION AFFECTING THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES. IN THE EVENT OF FIELD DISCREPANCY WITH CONTRACT DOCUMENTS, PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATIONS. NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING AND STRUCTURES BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.

2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE; THE UNIFORM PLUMBING CODE, PUBLISHED BY THE WESTERN PLUMBING OFFICIALS ASSOCIATION; AND OTHER STATE OR LOCAL LAWS OR REGULATIONS. NOTHING IN THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES OR REGULATIONS. THE CONTRACTOR SHALL FURNISH WITHOUT ANY EXTRA CHARGE, ANY ADDITIONAL MATERIAL AND LABOR WHEN REQUIRED BY THE COMPLIANCE WITH THESE CODES AND REGULATIONS.

3. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH LAYOUT AND INSTALLATION OF THE PLANT MATERIALS TO INSURE THAT THERE WILL BE COMPLETE AND UNIFORM IRRIGATION COVERAGE OF PLANTING IN ACCORDANCE WITH THESE DRAWINGS, AND CONTRACT DOCUMENTS. THE IRRIGATION LAYOUT SHALL BE CHECKED BY THE CONTRACTOR AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION TO DETERMINE IF ANY CHANGES, DELETIONS, OR ADDITIONS ARE REQUIRED. IRRIGATION SYSTEM SHALL BE INSTALLED AND TESTED PRIOR TO INSTALLATION OF PLANT MATERIAL.

4. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.

5. IT IS THE RESPONSIBILITY OF THE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER(S) TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS, SLOPES, SUN, SHADE AND WIND EXPOSURE.

6. IT IS THE RESPONSIBILITY OF A LICENSED ELECTRICAL CONTRACTOR TO PROVIDE 120 VOLT A.C. (2.5 AMP DEMAND PER CONTROLLER) ELECTRICAL SERVICE TO THE CONTROLLER LOCATION(S). IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE THE ELECTRICAL SERVICE STUB-OUT TO THE CONTROLLER(S). PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH LOCAL CODES.

7. INSTALL NEW BATTERIES IN THE IRRIGATION CONTROLLER(S) TO RETAIN PROGRAM IN MEMORY DURING TEMPORARY POWER FAILURES. USE QUANTITY, TYPE AND SIZE REQUIRED AS PER CONTROLLER MANUFACTURER'S INSTRUCTIONS.

8. CONTRACTOR SHALL SCHEDULE A MEETING WHICH INCLUDES REPRESENTATIVES OF THE IRRIGATION CONTROLLER MANUFACTURER, THE MAINTENANCE CONTRACTOR, THE OWNER AND THE IRRIGATION CONTRACTOR AT THE SITE FOR INSTRUCTION ON THE PROPER PROGRAMMING AND OPERATION OF THE IRRIGATION CONTROLLER. A WRITTEN STATEMENTS SHALL BE PROVIDED BY CONTRACTOR TO THE LANDSCAPE ARCHITECT THAT THE MEETING HAS TAKING PLACE.

9. INSTALL 2-WIRE CABLE ALONG THE MAIN LINE. CONTACT CONTROLLER REPRESENTATIVE FOR A PRE-CONSTRUCTION MEETING.

10. INSTALL 2-WIRE CABLE WITHIN 1.25" CONDUIT WITH LONG SWEEPS IN AND OUT OF EACH VALVE BOX. SEAL ALL CONDUIT OPENINGS WITH WATERPROOF FOAM.

11. INSTALL A 14"X19" GREY ELECTRICAL PULL BOX EVERY 200' AND AT EVERY CHANGE IN DIRECTION. ONLY SPLICE TWO WIRE CABLE AT THREE WAY WIRE CONNECTIONS.

12. IRRIGATION CONTROL WIRES: SOLID COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND. SIZE #14AWG WIRE WITH A JACKETED 2-CONDUCTOR. PREFERRED WIRE MAKE AND MODEL IS P7354D. ALL SPLICING SHALL BE MADE WITH 3-M DBR/Y-6 WATERPROOF SPLICE KIT.

13. DECODER GROUNDING SHALL BE PROVIDED EVERY (500 FEET OR EVERY 8 DECODERS, WHICHEVER IS SMALLER [RAIN BIRD],600 FEET [BASELINE, RAIN MASTER] ,750 FEET [TORO), 300 FEET AT THE DECODER ONLY (CALSENSE), AT THE CONTROLLER AND AT THE LAST DECODER OR AT THE END OF THE 2 WIRE PATH. GROUND WITH A 5/8" X 8' COPPER CLAD GROUNDING ROD. #6 COPPER WIRE TO SURGE DEVICE/DECODER. INCLUDE A SURGE ARRESTOR AT EACH GROUNDING LOCATION. A SPLIT BOLT CONNECTION TO BE USED TO CONNECT THE SURGE DEVICE TO THE GROUND WIRE WITH A DBR/Y-6 WATERPROOF CONNECTOR.

14. SPLICING OF JACKETED 2-WIRE IS PERMITTED IN VALVE BOXES ONLY. LEAVE A 24" LONG COIL OF WIRE AT EACH SPLICE AND A 24" LONG EXPANSION LOOP IN ALL PULL BOXES.

15. INSTALL BLACK PLASTIC VALVE BOXES WITH BOLT DOWN, NON HINGED COVER MARKED "IRRIGATION CONTROL VALVE". BOX BODY SHALL HAVE KNOCK OUTS. ACCEPTABLE VALVE BOX MANUFACTURER'S INCLUDE NDS, CARSON OR APPROVED EQUAL.

16. INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, INSTALL EACH BOX AN EQUAL DISTANCE FROM THE WALK, CURB, BUILDING OR LANDSCAPE FEATURE AND PROVIDE 12" BETWEEN BOX TOPS. ALIGN THE SHORT SIDE OF RECTANGULAR VALVE BOXES PARALLEL TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE.

17. INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, LAWN, HEADER BOARD, BUILDING, OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, INSTALL EACH BOX AN EQUAL DISTANCE FROM THE WALK, CURB, LAWN, HEADER BOARD, BUILDING, OR LANDSCAPE FEATURE, AND PROVIDE 12" FROM THE WALK, CURB, HEADER BOARD, BUILDING, OR LANDSCAPE FEATURE AND INSTALL EACH BOX 12" APART.

18. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS (AVOID LAWN AREAS WHERE POSSIBLE).

19. THE CONTRACTOR SHALL LABEL CONTROL LINE WIRE AT EACH REMOTE CONTROL VALVE WITH A 2 1/4" X 2 3/4" POLYURETHANE I.D. TAG, INDICATING IDENTIFICATION NUMBER OF VALVE (CONTROLLER AND STATION NUMBER). ATTACH LABEL TO CONTROL WIRE. THE CONTRACTOR SHALL PERMANENTLY STAMP ALL VALVE BOX LIDS WITH APPROPRIATE IDENTIFICATION AS NOTED IN CONSTRUCTION DETAILS.

20. FLUSH AND ADJUST IRRIGATION OUTLETS AND NOZZLES FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. SELECT THE BEST DEGREE OF THE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH CONTROL ZONE.

21. INSTALL A HUNTER HCV SERIES, KBI CV SERIES, OR APPROVED EQUAL SPRING LOADED CHECK VALVE IN SPRINKLER RISER ASSEMBLIES WHERE LOW OUTLET DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.

22. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, USE CAUTION TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATE BY HAND IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR. BACK FILL TRENCHES ADJACENT TO TREE WITHIN TWENTY-FOUR (24) HOURS. WHERE THIS IS NOT POSSIBLE, SHADE THE SIDE OF THE TRENCH ADJACENT TO THE TREE WITH WET BURLAP OR CANVAS.

23. NOTIFY LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF INSTALLED BACKFLOW PREVENTION DEVICE.

24. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

25. IRRIGATION DEMAND: REFER TO PLANS.

26. PIPE SIZING SHOWN ON THE DRAWINGS IS TYPICAL. AS CHANGES IN LAYOUT OCCUR DURING STAKING AND CONSTRUCTION THE SIZE MAY NEED TO BE ADJUSTED ACCORDINGLY.

27. PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL #5.

28. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR CHANGES IN THE IRRIGATION LAYOUT DUE TO OBSTRUCTIONS NOT SHOWN ON THE IRRIGATION DRAWINGS SUCH AS LIGHTS, FIRE HYDRANTS, SIGNS, ELECTRICAL ENCLOSURES, ETC.

29. WHEN WORK OF THIS SECTION HAS BEEN COMPLETED AND SUCH OTHER TIMES AS MAY BE DIRECTED, REMOVE ALL TRASH, DEBRIS, SURPLUS MATERIALS AND EQUIPMENT FROM SITE.

30. CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLEMENTAL HAND WATERING OF ALL PLANT MATERIAL WITHIN DRIPLINE AREAS UNTIL THE PLANTS ARE SUFFICIENTLY ESTABLISHED.

31. VERIFY LOCATIONS OF ALL IRRIGATION COMPONENTS INSTALLED WITHIN A VALVE BOX WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. DO NOT INSTALL UNTIL LANDSCAPE ARCHITECT PROVIDES ACCEPTABLE LOCATIONS.

"A Landscape Irrigation Audit is require. This Audit must be completed by a Certified Landscape Irrigation Auditor, not the designer or installer. The Audit must be submitted to the Building Department, with Certificate of Completion (Appendix C) as required by the Department of Water Resources, prior to scheduling a Final Inspection of the Water Efficient Landscape permit."

WATER CONSERVATION STATEMENT

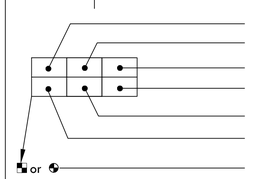
RUSSELL D MITCHELL AND ASSOCIATES, INC. (RMA) HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLAN.

JOSE L. CRUZ
IRRIGATION CONSULTANT–PROJECT MANAGER

RMA
RUSSELL D. MITCHELL & ASSOCIATES, INC.
Irrigation Consultant:
2760 Camino Diablo
Walnut Creek, CA 94597
tel 925.939.3985 t fax 925.932.5671
www.rmairrigation.com

IRRIGATION LEGEND

SYMBOL	MODEL NUMBER	DESCRIPTION	NOZZLE GPM	OPERATING PSI	OPERATING RADIUS (FEET)
③	HDL-06-12	ON GRADE HDL DRIPLINE WITH 12" O.C. EMITTER DRIP RING FOR TREES (3 RINGS PER TREE) SEE DETAIL	0.10	30	TRICKLE
	PGV-101G	HUNTER REMOTE CONTROL VALVE			
	PCZ-101-40	HUNTER REMOTE CONTROL DRIP KIT WITH 40 PSI REGULATOR			
	WLT-0500-T	NDS SCH 40 BALL VALVE OR APPROVED EQUAL			
	ECO-ID	HUNTER ECO-INDICATOR			
CV	KC OR KSC	NDS KSC SERIES CHECK VALVE FOR UPHILL FLOW DIRECTION OR KC SERIES SPRING CHECK VALVE FOR DOWNHILL FLOW DIRECTION (LINE SIZE)			
	LGT-XX-SS	LEEMCO STAINLESS STEEL GATE VALVE (LINE SIZE)-2.5" AND SMALLER			
	975XLSEU-2"/PBB-20	WILKINS REDUCED PRESSURE BACKFLOW ASSEMBLY WITH FREEZE BLANKET.			
MV	ICV-	HUNTER MASTER VALVE-(LINE SIZE) (NORMALLY CLOSED)			
FS	HC-100-FLOW	HUNTER 1" FLOW METER (0.3 - 30 GPM)			
C	HCC-800-PL	HUNTER HCC (54) STATION CONTROLLER IN A PLASTIC WALL MOUNTED ENCLOSURE WITH A EZ DECODER SYSTEM.			
-	EZ-1	HUNTER SINGLE STATION DECODER (1 PER VALVE)			
-	EZ-DM	HUNTER DECODER OUTPUT MODULE FOR HCC CONTROLLERS			
-	HC-PLAN-ENTHUSIAST	HUNTER HYDRAWISE SOFTWARE			
-	NOT SHOWN ON PLANS	ROUTE TWO WIRE CABLE TO ALL REMOTE CONTROL VALVES. SIZE #14AWG WIRE WITH A JACKETED 2-CONDUCTOR. PREFERRED WIRE MAKE AND MODEL IS PAIGE ELECTRIC WIRE P7072D. ALL SPLICING SHALL BE MADE WITH 3-M DBR/Y-6 WATERPROOF SPLICE KITS OR APPROVED EQUAL. INSTALL 2 WIRE CABLE WITHIN 1.25" SCH 40 ELECTRICAL CONDUIT. PULL BOXES SHALL BE LOCATED EVERY 200' NO SPLICES ARE ALLOWED BETWEEN VALVES. REFER TO DETAIL FOR INSTALLATION INSTRUCTIONS.			
R	WR-CLIK	WIRELESS RAIN-CLIK SENSOR AND RECIEVER MOUNTED ON THE CONTROLLER ENCLOSURE.			



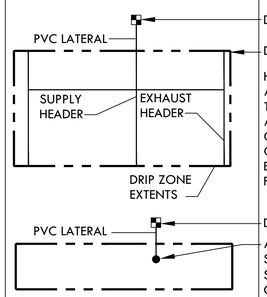
CONTROLLER AND STATION NUMBER
REMOTE CONTROL VALVE SIZE (IN INCHES)
FLOW (GPM)
WATER USE CLASSIFICATION OF ZONE
APPLICATION RATE (IN/HR) or DRIPLINE SPACING
AREA (SQ. FT.)
ASSOCIATED REMOTE CONTROL VALVE

MAIN LINE: 2" THROUGHOUT: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.

LATERAL LINE: 3/4" AND LARGER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.

DRIPLINE LATERAL LINE: 3/4" AND LARGER: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.

SLEEVING: SCHEDULE 40 PVC PLASTIC PIPE. COVER TO BE AS INDICATED IN SPECIFICATIONS OR AS INDICATED ABOVE FOR PIPE DEPTH OF COVER.



DRIPLINE REMOTE CONTROL VALVE

DRIP ZONE:

HUNTER HDL SERIES DRIPLINE WITH BUILT IN PRESSURE COMPENSATION AND CHECK VALVE, PART #HDL-06-12-250-CV. USE PLD FITTINGS. TUBING TO BE INSTALLED 4" BELOW GRADE IN A 12" O.C. GRID ACCORDING TO DETAILS. SIZE EXHAUST HEADERS AS FOLLOWS: 1": 0-10 GPM, 1.25": 11-20 GPM. ALL EXHAUST HEADERS SHALL BE 1" SCH 40 PVC OR 1" SCH 40 FLEXIBLE PVC. USE SCH. 40 PVC SOLVENT WELD FITTINGS. EXTEND PVC HEADERS TO THE ENDS OF ALL DRIP ZONES TO BALANCE FLOW IF REQUIRED. SEE DETAILS FOR FURTHER INFORMATION.

DRIPLINE REMOTE CONTROL VALVE

APPROXIMATE CONNECTION POINT BETWEEN DRIPLINE TUBING AND PVC SUPPLY WHEN DRIP ZONE IS LESS THAN 3 GPM AND NO PVC SUPPLY/EXHUST HEADERS ARE NEEDED. REFER TO DRIPLINE TUBING CONNECTION DETAIL FOR MORE INFORMATION.

NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE: 24" X 36"

REVISIONS AND RECORD OF ISSUE:

NO	DATE	DESCRIPTION
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REGISTERED LANDSCAPE ARCHITECT
No. 3163
Exp. 9/30/22
STATE OF CALIFORNIA

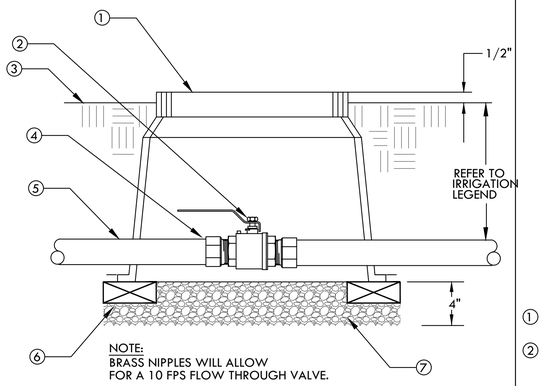
JONI L. JANECKI & ASSOCIATES
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California Landscape Architect License 3163

PROJECT:
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APN: 008-462-008

SHEET TITLE:
IRRIGATION NOTES AND LEGEND

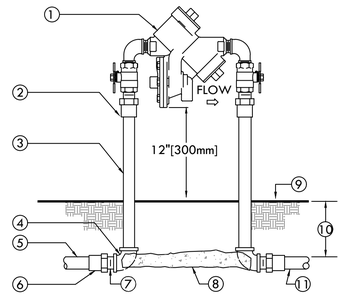
SCALE: AS SHOWN
DRAWN BY: AZ/PP/MM/MO
DATE: 11/16/2021

L2.1



1. 10" ROUND X 12" DEEP PLASTIC VALVE BOX
2. BRASS BALL VALVE
3. FINISH GRADE
4. MALE ADAPTER. REFER TO LEGEND FOR FITTING TYPE.
5. PVC MAIN LINE TO BACKFLOW
6. COMMON BRICK, TWO TOTAL-180° APART
7. PEA GRAVEL (NO SOIL IN VALVE BOX)

1 BALL VALVE-BRASS
SCALE: NONE

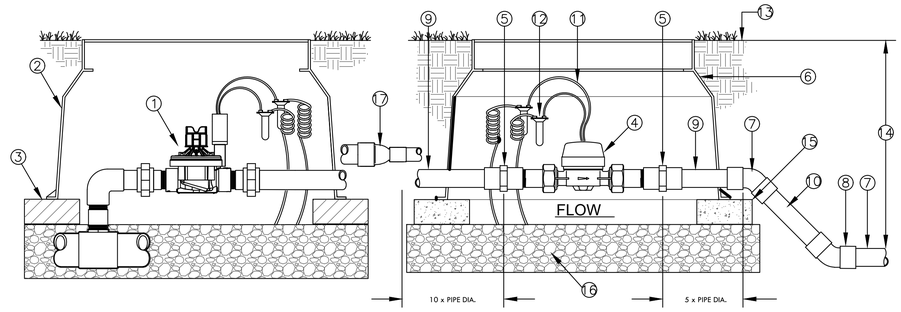


1. REDUCED PRESSURE BACKFLOW ASSEMBLY.
2. WROUGHT COPPER MALE ADAPTER-2 OTAL (SOLDER x THREAD CONNECTION).
3. COPPER TYPE "K" PIPE (LENGTH AS REQUIRED).
4. WROUGHT COPPER 90° ELBOW-2 TOTAL (SOLDER x THREAD CONNECTION).
5. PVC MAIN LINE TO POINT OF CONNECTION.
6. BUSH AS NECESSARY FOR SIZE TRANSITION.
7. SCHEDULE 40 PVC MALE ADAPTER-2 TOTAL.
8. CONCRETE SUPPORT BLOCK.
9. FINISH GRADE.
10. REFER TO IRRIGATION LEGEND.
11. PVC MAIN LINE TO IRRIGATION SYSTEM.

NOTES:
1. INSTALL A FREEZE PREVENTATIVE BLANKET AROUND BACKFLOW ASSEMBLY. BLANKET SHALL BE GREEN.
2. DO NOT SOLDER CONNECT FITTINGS WHILE THREADED INTO BACKFLOW ASSEMBLY. THIS MAY CAUSE DAMAGE TO DEVICE.
3. NIPPLES AND FITTINGS TO BE SAME IPT SIZE AS BACKFLOW ASSEMBLY.

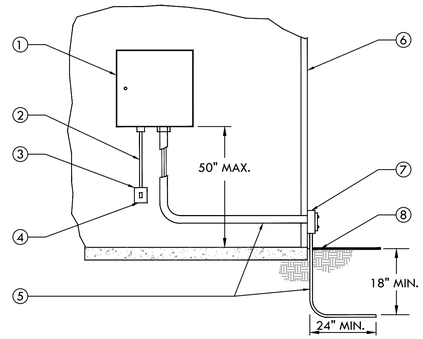
2 REDUCED PRESSURE BACKFLOW ASSEMBLY
SCALE: NONE

NOTE: INLET PIPE ENTERING METER: LENGTH MUST BE A MIN. OF 10 X PIPE DIA.
OUTLET PIPE LEAVING METER: LENGTH MUST BE MIN. OF 5 X PIPE DIA.
INLET AND OUTLET PIPE MUST BE STRAIGHT PIPE WITH NO FITTINGS OR TURNS UNTIL AFTER THESE SPECIFIED LENGTHS. PIPE AND FITTINGS MAY BE SCH 80 PVC SOLVENT WELD, THREADED SCH 80 PVC OR BRASS, AS REQUIRED FOR PROJECT.



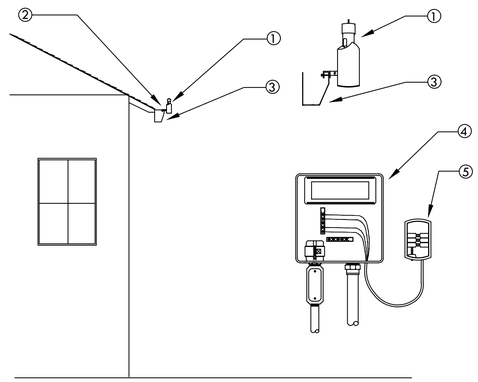
1. MASTER VALVE
2. VALVE BOX
3. BRICK SUPPORT
4. HUNTER HC FLOW METER HC-100 WITH UNION CONNECTIONS
5. SCH 80 PVC FEMALE ADAPTER (S X T)
6. RECTANGULAR VALVE BOX PER SPECIFICATIONS
7. SCH 80 PVC 45 DEGREE ELBOW (S X S) TO LOWER MAIN LINE TO PROPER DEPTH (SIZE FOR LARGER MAIN LINE AS NEEDED)
8. SCH 80 PVC 45 DEGREE ELBOW (S X S) TO LOWER MAIN LINE TO PROPER DEPTH
9. 1.5" DIA. (40 mm) MAIN LINE AT INLET & OUTLET
10. MAIN LINE TO SYSTEM (SEE LEGEND AND PLANS FOR TYPE AND SIZE)
11. TWO WIRES TO FLOW SENSOR TERMINALS AT CONTROLLER. MIN. 18 AWG-UF (2.08 mm) SHIELDED WIRE WITH DIFFERENT COLOR FROM CONTROL/COMMON WIRE.
12. WEATHERPROOF WIRE CONNECTOR
13. FINISH GRADE
14. SPECIFIED SOIL COVER (SEE LEGEND)
15. COMMON BRICK
16. GRAVEL BASE, 6" (15 cm) DEEP
17. IF NECESSARY INSTALL A SCH. 80 REDUCING COUPLING, TYP.

3 HUNTER HC-100 FLOW METER & MASTER VALVE INSTALLATION
Scale: NONE
Det:



1. IRRIGATION CONTROLLER
2. 120 VOLT SERVICE IN RIGID STEEL CONDUIT
3. 120 VOLT LOCKABLE ON/OFF SWITCH PROVIDED UNDER IRRIGATION CONTRACT
4. 120 VOLT SERVICE TO CONTROLLER LOCATION PROVIDED BY ELECTRICAL CONTRACTOR
5. SCHEDULE 40 GREY PVC ELECTRICAL CONDUIT FOR LOW VOLTAGE WIRE
6. EXTERIOR WALL
7. ELECTRICAL PULL BOX PER ELECTRICAL CODE
8. FINISH GRADE

4 INTERIOR MOUNTED CONTROLLER
SCALE: NONE

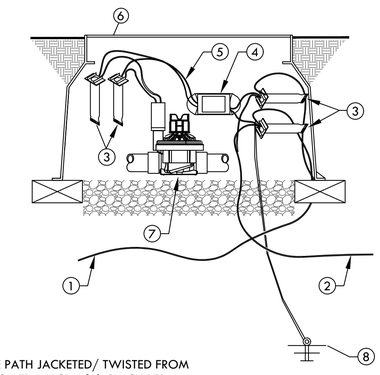


NOTE: MAXIMUM LINE OF SIGHT FROM RAIN SENSOR TO RECEIVER IS 300 FT. DISTANCE IS LESS IF OBSTRUCTIONS EXIST. SENSOR MUST BE INSTALLED IN "CLEAR SPACE" WHERE IT IS EXPOSED TO UNOBSTRUCTED RAINFALL AND IS CLEAR OF IRRIGATION SPRAY.

1. WIRELESS RAIN SENSOR TRANSMITTER (GUTTER MOUNTED)
2. MOUNT RAIN SENSOR ON GUTTER/EVE
3. GUTTER
4. CONTROLLER
5. RAIN SENSOR RECEIVER

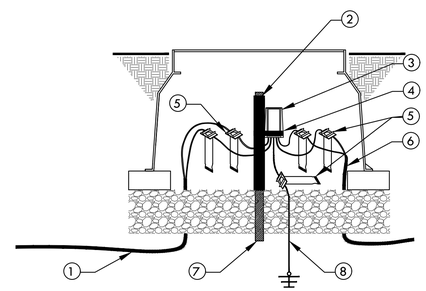
5 WIRELESS RAIN SENSOR-GUTTER MOUNT
SCALE: NONE

NOTE:
TWO WIRE DECODER SYSTEMS MUST BE PROPERLY GROUNDED IN ORDER TO PROTECT AGAINST LIGHTNING SURGES. THE COMMUNICATION CABLE MUST BE GROUNDED NO FURTHER THAN 1000' FROM ANY DECODER.



1. ID WIRE PATH JACKETED/ TWISTED FROM CONTROLLER. ALLOW 3 ft SLACK PER DECODER
2. ID WIRE PATH JACKETED/ TWISTED TO NEXT DECODER
3. DBRY-6 WATERPROOF CONNECTOR.
4. ICD-100 DECODER
5. TWO BLACK WIRES TO VALVE SOLENOID
6. RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID. REFER TO REMOTE CONTROL VALVE DETAIL FOR INSTALLATION INSTRUCTIONS.
7. REMOTE CONTROL VALVE. REFER TO REMOTE CONTROL VALVE DETAIL FOR INSTALLATION INSTRUCTIONS.
8. 5/8" DIAMETER GROUND ROD OF 8' LENGTH. 1 PER 12 DECODERS OR EVERY 1000ft./330M. GROUND ROD SHALL BE A MINIMUM OF 8' FROM TWO WIRE PATH.

6 HUNTER ICD DECODER
SCALE: NONE



1. ID WIRE PATH JACKETED/ TWISTED FROM CONTROLLER. ALLOW 3 ft SLACK PER DECODER
2. PVC PIPE-1" SCHEDULE 40
3. MODEL DUAL-S SURGE PROTECTOR MODULE
4. ELECTRICAL CABLE TIE-12"
5. DBR/Y-6 (2)
6. ID WIRE PATH JACKETED/ TWISTED TO NEXT DECODER
7. PVC PIPE-.75" SCHEDULE 40
8. 5/8" DIAMETER GROUND ROD OF 8' LENGTH. INSTALL DUAL-S AT RIGHT ANGLE TO THE 2-WIRE PATH

7 HUNTER DUAL-S SURGE DEVICE
SCALE: NONE

NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE: 24" X 36"

REVISIONS AND RECORD OF ISSUE:

NO	DATE	DESCRIPTION
1.		
2.		
3.		
4.		
5.		
6.		

REGISTERED LANDSCAPE ARCHITECT
No. 3163
Exp. 9/30/22
STATE OF CALIFORNIA

JONI L. JANECKI & ASSOCIATES
515 SWIFT ST. SANTA CRUZ CA 95060
PHONE 831.423.6040 | WWW.JLJA.COM
California Landscape Architect License 3163

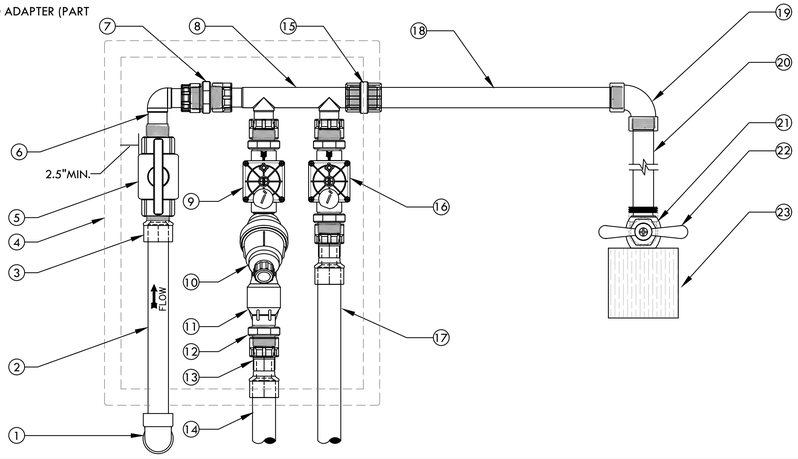
PROJECT:
FEATHER CYPRESS LLC
3256 17 MILE DRIVE,
PEBBLE BEACH CA, 93953
APN: 008-462-008

SHEET TITLE:
IRRIGATION DETAILS

SCALE: AS SHOWN
DRAWN BY: AZ/PP/MM/MO
DATE: 11/16/2021

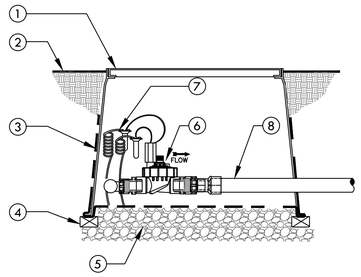
L2.2

1. SCH 40 PVC 90° ELBOW (SxS) FROM PVC MAIN LINE BELOW.
2. SCH 40 PVC PIPE. LENGTH AS REQUIRED.
3. SCH 80 PVC MALE ADAPTER.
4. CARSON 1220 RECTANGULAR PLASTIC VALVE BOX WITH LID. INSTALL PER REMOTE CONTROL VALVE DETAIL.
5. NDS 1"LO-TORQ BALL VALVE THREADED (PART #LT-1000-T)
6. DURA 1" MIPT x 1" SWIVEL 90° (PART #306-009)
7. DURA 1"x1" THREADED ADAPTER (PART #08303) 4 TOTAL.
8. DURA 1" MULTI-PORT MANIFOLD (PART #301-010-2)
9. DRIP REMOTE CONTROL VALVE. REFER TO LEGEND FOR MODEL.
10. FILTER. REFER TO LEGEND FOR MODEL.
11. 40 PSI REGULATOR. REFER TO LEGEND FOR MODEL.
12. DURA 1" x 3/4" MALE ADAPTER (PART #08303-131). ONLY REQUIRED WITH 3/4" OUTLET REGULATORS. USE 1"x1" DURA THREAD ADAPTER ON 1" REGULATORS
13. DURA 1" SLIP X 1" SWIVEL (PART #329-011) 2 TOTAL.
14. SCHEDULE 40 PVC LATERAL TO DRIP IRRIGATION
15. SCHEDULE 80 PVC THREADED FEMALE COUPLING TO SERVICE HOSE BIB. IF NO HOSE BIB INSTALL A DURA 1" CAP (PART #348-010)
16. BUBBLER OR SPRINKLER REMOTE CONTROL VALVE. REFER TO LEGEND FOR MODEL.
17. SCHEDULE 40 PVC LATERAL TO BUBBLER OR SPRAY IRRIGATION.
18. SCHEDULE 80 PVC NIPPLE (LENGTH AS REQUIRED).
19. SCHEDULE 80 PVC 90° ELBOW (TxT).
20. SCHEDULE 80 PVC NIPPLE (LENGTH AS REQUIRED).
21. BRASS 90° ELBOW WITH ANCHOR HOLES (TxT). ANCHOR TO 4"x4" POST.
22. HOSE BIB. PROVIDE SUFFICIENT SPACE BETWEEN POST FOR OPERATION OF BIB.
23. PRESSURE TREATED (REDWOOD COLOR) POST. INSTALL PER DETAIL.



1 TWO REMOTE VALVE MANIFOLD DETAIL WITH HOSE BIB (1" VALVES ONLY)

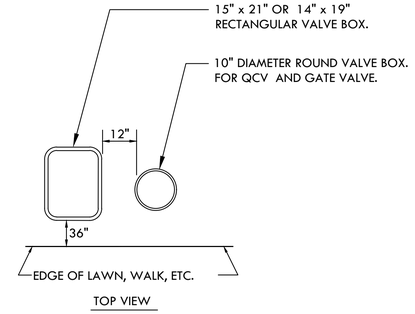
SCALE: NONE



1. CARSON 1220 RECTANGULAR VALVE BOX FOR FOUR VALVES OR CARSON 1419 FOR TWO VALVES
2. FINISH GRADE
3. 19 GAUGE 1/2" SQUARE WIRE MESH. WRAP UP THE SIDES OF THE BOX
4. BRICK-1 EACH CORNER
5. PEA GRAVEL OR 3/4" DRAIN ROCK-4" DEEP BELOW VALVE (NO SOIL IN VALVE BOX)
6. REMOTE CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED. REFER TO TWO OR FOUR VALVE MANIFOLD DETAIL FOR INSTALLATION INSTRUCTIONS
7. VALVE CONTROL WIRE- PROVIDE 3M-DBY SEAL PACKS AT ALL SPLICES AND 24" OF EXCESS UF WIRE IN A 1" DIAMETER COIL
8. SCH 40 PVC LATERAL LINE TO BUBBLERS OR SPRAY

2 BUBBLER OR SPRAY REMOTE CONTROL VALVE IN TWO OR FOUR VALVE MANIFOLD

SCALE: NONE



TOP VIEW

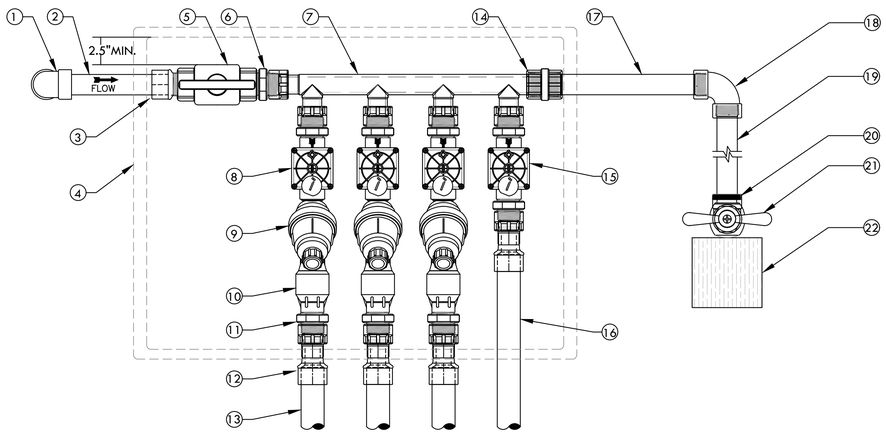
INSTRUCTIONS:

1. CENTER VALVE BOX OVER REMOTE CONTROL VALVES TO FACILITATE SERVICING VALVE.
2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
3. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.

3 VALVE BOX INSTALLATION

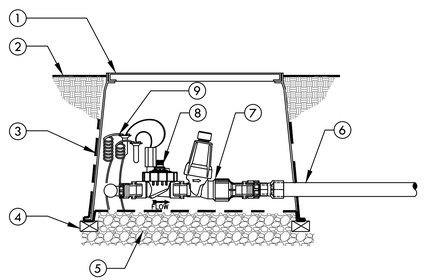
SCALE: NONE

1. SCH 40 PVC 90° ELBOW (SxS) FROM PVC MAIN LINE BELOW.
2. SCH 40 PVC PIPE. LENGTH AS REQUIRED.
3. SCH 80 PVC MALE ADAPTER.
4. CARSON 1220 RECTANGULAR PLASTIC VALVE BOX WITH LID. INSTALL PER REMOTE CONTROL VALVE DETAIL.
5. NDS 1"LO-TORQ BALL VALVE THREADED (PART #LT-1000-T)
6. DURA 1"x1" THREADED ADAPTER (PART #08303) 6 TOTAL.
7. DURA 1" MULTI-PORT MANIFOLD (PART #301-010-4)
8. DRIP REMOTE CONTROL VALVE. REFER TO LEGEND FOR MODEL.
9. FILTER. REFER TO LEGEND FOR MODEL.
10. 40 PSI REGULATOR. REFER TO LEGEND FOR MODEL.
11. DURA 1" x 3/4" MALE ADAPTER (PART #08303-131) 3 TOTAL. ONLY REQUIRED WITH 3/4" OUTLET REGULATORS. USE 1"x1" DURA THREAD ADAPTER ON 1" REGULATORS
12. DURA 1" SLIP X 1" SWIVEL (PART #329-011) 4 TOTAL.
13. SCHEDULE 40 PVC LATERAL TO DRIP IRRIGATION
14. SCHEDULE 80 PVC THREADED FEMALE COUPLING TO SERVICE HOSE BIB. IF NO HOSE BIB INSTALL A DURA 1" CAP (PART #348-010)
15. BUBBLER OR SPRINKLER REMOTE CONTROL VALVE. REFER TO LEGEND FOR MODEL.
16. SCHEDULE 40 PVC LATERAL TO BUBBLER OR SPRAY IRRIGATION.
17. SCHEDULE 80 PVC NIPPLE (LENGTH AS REQUIRED).
18. SCHEDULE 80 PVC 90° ELBOW (TxT).
19. SCHEDULE 80 PVC NIPPLE (LENGTH AS REQUIRED).
20. BRASS 90° ELBOW WITH ANCHOR HOLES (TxT). ANCHOR TO 4"x4" POST.
21. HOSE BIB. PROVIDE SUFFICIENT SPACE BETWEEN POST FOR OPERATION OF BIB.
22. PRESSURE TREATED (REDWOOD COLOR) POST. INSTALL PER DETAIL.



4 FOUR REMOTE VALVE MANIFOLD DETAIL WITH HOSE BIB (1" VALVES ONLY)

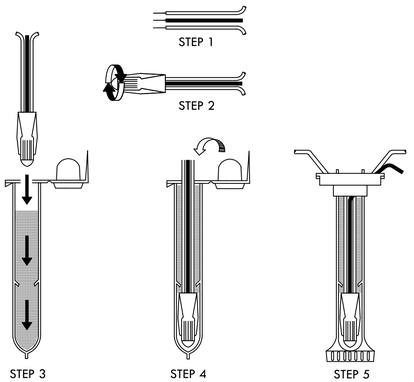
SCALE: NONE



1. CARSON 1220 RECTANGULAR VALVE BOX FOR FOUR VALVES OR CARSON 1419 FOR TWO VALVES
2. FINISH GRADE
3. 19 GAUGE 1/2" SQUARE WIRE MESH. WRAP UP THE SIDES OF THE BOX
4. BRICK-1 EACH CORNER
5. PEA GRAVEL OR 3/4" DRAIN ROCK-4" DEEP BELOW VALVE (NO SOIL IN VALVE BOX)
6. SCH 40 PVC LATERAL LINE TO DRIPLINE OR DRIP.
7. DRIP FILTER AND REGULATOR
8. REMOTE CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED. REFER TO TWO OR FOUR VALVE MANIFOLD DETAIL FOR INSTALLATION INSTRUCTIONS
9. VALVE CONTROL WIRE- PROVIDE 3M-DBY SEAL PACKS AT ALL SPLICES AND 24" OF EXCESS UF WIRE IN A 1" DIAMETER COIL

5 DRIP REMOTE CONTROL VALVE IN TWO OR FOUR VALVE MANIFOLD

SCALE: NONE



NOTE:
MAXIMUM # OF WIRES PER CONNECTOR:

- 3-#14 GAUGE
- 2-#12 GAUGE

INSTRUCTIONS:

1. STRIP WIRES APPROXIMATELY 1/2" FROM ENDS TO EXPOSE WIRE.
2. TWIST CONNECTOR AROUND WIRES CLOCKWISE UNTIL HAND TIGHT, DO NOT OVERTIGHTEN.
3. INSERT WIRE ASSEMBLY TO BOTTOM OF GEL-FILLED TUBE. CHECK TO MAKE SURE CONNECTOR HAS BEEN PUSHED PAST LOCKING FINGERS AND IS SEATED AT THE BOTTOM OF THE TUBE.
4. PLACE WIRES WHICH EXIT TUBE IN WIRE EXIT HOLES AND CLOSE CAP UNTIL IT SNAPS.
5. INSPECT FINAL SPLICE ASSEMBLY THAT IT IS SECURED.

6 WEATHERPROOF WIRE SPLICE ASSEMBLY

SCALE: NONE

NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE: 24" X 36"

REVISIONS AND RECORD OF ISSUE:

NO	DATE	DESCRIPTION
1.		
2.		
3.		
4.		
5.		
6.		

REGISTERED LANDSCAPE ARCHITECT
No. 3163
Exp. 9/30/22
STATE OF CALIFORNIA

JONI L.JANECKI & ASSOCIATES
515 SWIFT ST. SANTA CRUZ CA 95060
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California Landscape Architect License 3163

PROJECT:
FEATHER CYPRESS LLC
3256 17 MILE DRIVE,
PEBBLE BEACH CA, 93953
APN: 008-462-008

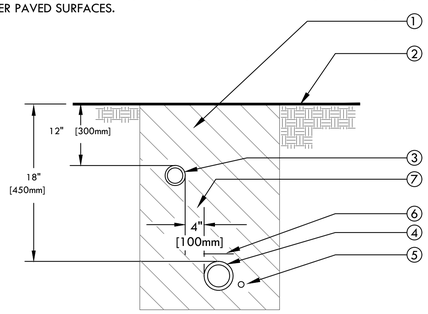
SHEET TITLE:
IRRIGATION DETAILS

SCALE: AS SHOWN
DRAWN BY: AZ/PP/MM/MO
DATE: 11/16/2021

L2.3

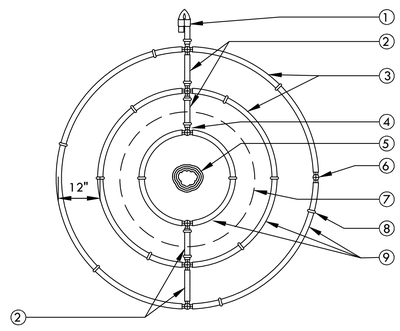
NOTES:

1. ALL MAIN SUPPLY LINES AND LATERAL LINES SHALL BE PLACED IN SLEEVES UNDER PAVED SURFACES. INSTALL LOW VOLTAGE WIRES WITHIN A SEPARATE CONDUIT UNDER PAVED SURFACES.



① CLEAN BACKFILL MATERIAL.
② FINISH GRADE.
③ LATERAL LINE.
④ MAIN LINE.
⑤ 2-WIRE CABLE. CABLE SHALL BE LAID OUT LOOSELY IN THE TRENCH.
⑥ 3" DETECTABLE WARNING TAPE OVER MAIN LINE - 3" [75mm] ABOVE PIPE. USE CHRISTY MODEL #TA-DT-3-BIRR FOR POTABLE IRRIGATION SYSTEMS OR #TA-DT-3-PRW FOR RECYCLED IRRIGATION WATER SYSTEMS
⑦ TYPICAL DISTANCE BETWEEN PIPES.

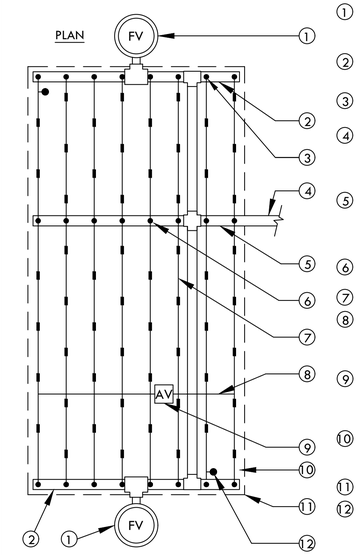
1 TRENCHING
SCALE: NONE



① FIGURE 8 LINE END
② BLANK TUBING
③ DRIPLINE
④ HUNTER PLD-TEE (PLD-TEE)
⑤ TREE TRUNK
⑥ ADAPTER TEE FROM PVC TO DRIPLINE.
⑦ ROOT BALL
⑧ 6-INCH SOIL STAPLE (TYP) EQUALLY SPACE 4 AROUND EACH TUBE RING
⑨ LOCATE FIRST DRIPLINE RING HALFWAY BETWEEN THE TRUNK AND EDGE OF ROOTBALL. LOCATE THE SECOND DRIPLINE RING AT EDGE OF ROOTBALL. LOCATE THE THIRD RING 12" OUTSIDE THE SECOND RING

NOTE:
SUGGESTED QUANTITY DRIP RINGS PER TREES SIZE:
- 15 GAL OR 24" BOX = 2 RINGS
- 36 GAL OR 48" BOX = 3 RINGS
- 60 GAL OR LARGER = 4 RINGS

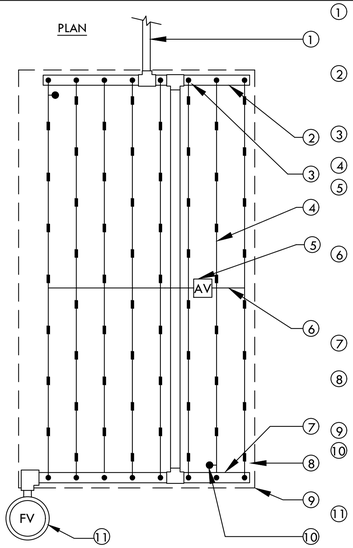
2 DRIP RINGS AROUND TREE
SCALE: NONE



① FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
② 1" FLEXIBLE PVC IPS HOSE FLUSH MANIFOLD.
③ MANIFOLD-TO-ELBOW CONNECTION (TYP).
④ PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
⑤ PVC SUPPLY MANIFOLD. EXTEND TO END OF ZONE/EXHAUST HEADER.
⑥ MANIFOLD-TO-TEE CONNECTION.
⑦ DRIPLINE LATERAL.
⑧ AIR/VACUUM RELIEF LATERAL, BLANK POLY TUBING CENTERED ON MOUND OR BERM.
⑨ AIR/VACUUM RELIEF PLUMBED TO BLANK 5/8" POLY TUBING AT EACH HIGH POINT.
⑩ PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
⑪ AREA PERIMETER.
⑫ DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONE.

NOTE:
1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE OFF A SINGLE PVC SUPPLY LINE CONNECTION OR A SINGLE RUN OF DRIPLINE SHALL NOT EXCEED 300 FT.
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

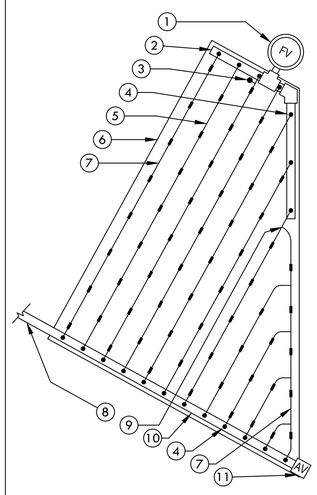
3 HLD DRIPLINE CENTER FEED LAYOUT
SCALE: NONE



① PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
② PVC FLUSH MANIFOLD. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
③ MANIFOLD-TO-ELBOW CONNECTION (TYP).
④ DRIPLINE LATERAL.
⑤ AIR/VACUUM RELIEF VALVE PLUMBED TO BLANK 5/8" TUBING AT EACH HIGH POINT.
⑥ AIR/VACUUM RELIEF LATERAL, BLANK 5/8" POLY TUBING CENTERED ON MOUND OR BERM.
⑦ 1" FLEXIBLE PVC IPS HOSE FLUSH MANIFOLD.
⑧ PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
⑨ AREA PERIMETER.
⑩ DRIP OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONES.
⑪ FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT.

NOTE:
1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE OFF A SINGLE PVC SUPPLY LINE CONNECTION OR A SINGLE RUN OF DRIPLINE SHALL NOT EXCEED 300 FT.
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

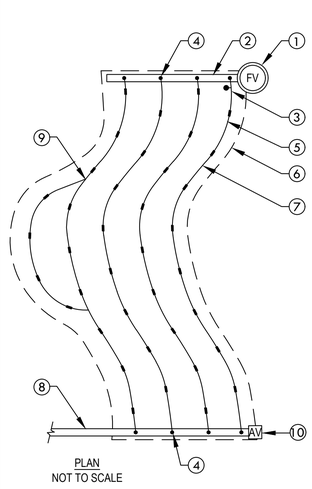
4 HLD DRIPLINE END FEED LAYOUT
SCALE: NONE



① FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
② 1" SCH 40 PVC OR FLEXIBLE PVC IPS HOSE FLUSH MANIFOLD.
③ DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONE.
④ MANIFOLD-TO-ELBOW CONNECTION.
⑤ DRIPLINE LATERAL.
⑥ AREA PERIMETER.
⑦ PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
⑧ PVC LATERAL LINE FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
⑨ HUNTER PLD-TEE (PLD-TEE)
⑩ PVC SUPPLY MANIFOLD.
⑪ HUNTER PLD AIR/VACUUM RELIEF VALVE (PLD-AVR) PLUMBED TO SUPPLY MANIFOLD AT HIGH POINT.

NOTE:
1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE OFF A SINGLE PVC SUPPLY LINE CONNECTION OR A SINGLE RUN OF DRIPLINE SHALL NOT EXCEED 300 FT.
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

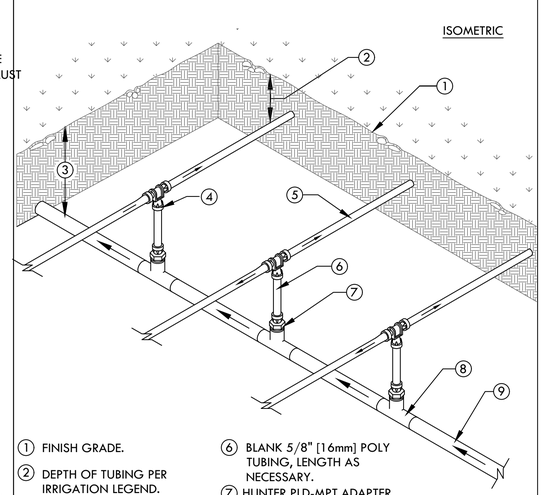
5 HLD DRIPLINE TRIANGULAR LAYOUT
SCALE: NONE



① FLUSH VALVE PLUMBED TO FLUSH MANIFOLD AT LOW POINT
② 1" SCH 40 PVC OR FLEXIBLE PVC IPS HOSE FLUSH/EXHAUST MANIFOLD.
③ DRIPLINE OPERATION INDICATOR LOCATED AT THE ENDS OF EACH DRIPLINE ZONE.
④ MANIFOLD-TO-ELBOW CONNECTION.
⑤ DRIPLINE LATERAL.
⑥ AREA PERIMETER.
⑦ PERIMETER LATERALS 2" [50mm] TO 4" [100mm] FROM EDGE.
⑧ PVC SUPPLY LINE/HEADER FROM VALVE. MINIMUM SIZE TO BE 1" UNLESS OTHERWISE NOTED.
⑨ HUNTER PLD-TEE (PLD-TEE)
⑩ HUNTER PLD AIR/VACUUM RELIEF VALVE (PLD-AVR) PLUMBED TO SUPPLY MANIFOLD AT HIGH POINT.

NOTE:
1. THE TOTAL LENGTH OF ALL INTERCONNECTED DRIP LINE OFF A SINGLE PVC SUPPLY LINE CONNECTION OR A SINGLE RUN OF DRIPLINE SHALL NOT EXCEED 300 FT.
2. INSTALL DRIPLINE 2-4" BELOW GRADE AND STAKE DOWN EVERY 4' OR AS REQUIRED.

6 HLD DRIPLINE ODD CURVE LAYOUT
SCALE: NONE



① FINISH GRADE.
② DEPTH OF TUBING PER IRRIGATION LEGEND.
③ DEPTH OF PVC LATERAL LINE PER IRRIGATION LEGEND
④ HUNTER PLD-TEE (PLD-TEE)
⑤ DRIPLINE TUBING.
⑥ BLANK 5/8" [16mm] POLY TUBING, LENGTH AS NECESSARY.
⑦ HUNTER PLD-MPT ADAPTER (PLD-050)
⑧ PVC TEE (SxSxT) WITH 1/2" [13mm] FPT OUTLET.
⑨ PVC LATERAL LINE FROM REMOTE CONTROL VALVE.

NOTE:
THE TOTAL LENGTH OF A SINGLE DRIP LINE RUN SHALL NOT EXCEED 300 FT.

7 HLD DRIPLINE CENTER FEED MANIFOLD
SCALE: NONE

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Irrigation Consultant:
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tel 925.939.3985 t fax 925.932.5671
www.rmairrigation.com

NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE: 24" X 36"

REVISIONS AND RECORD OF ISSUE:

NO.	DATE	DESCRIPTION
1.		
2.		
3.		
4.		
5.		
6.		

REGISTERED LANDSCAPE ARCHITECT
No. 3163
Exp. 9/30/22
STATE OF CALIFORNIA

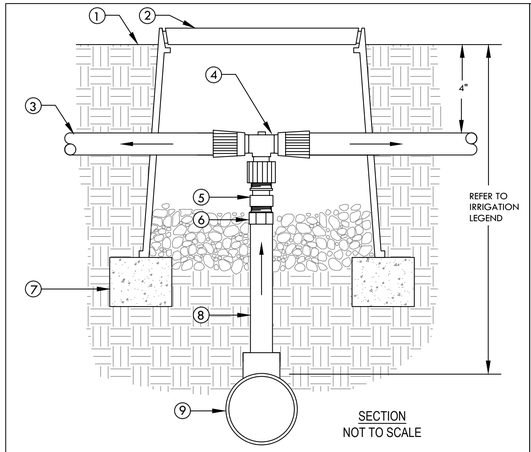
JONI L. JANECKI & ASSOCIATES
515 SWIFT ST. SANTA CRUZ CA 95060
PHONE 831.423.6040 | WWW.JLJA.COM
California Landscape Architect License 3163

PROJECT:
FEATHER CYPRESS LLC
3256 17 MILE DRIVE,
PEBBLE BEACH CA, 93953
APN: 008-462-008

SHEET TITLE:
IRRIGATION DETAILS

SCALE: AS SHOWN
DRAWN BY: AZ/PP/MM/MO
DATE: 11/16/2021

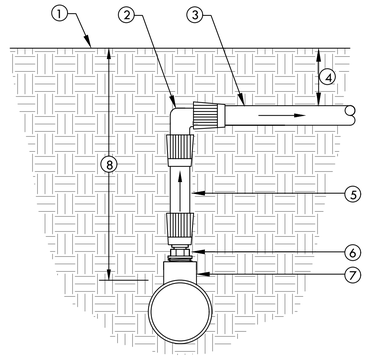
L2.4



SECTION
NOT TO SCALE

1. FINISH GRADE
2. CARSON 708 OR EQUAL. COLOR: BLACK. USE PURPLE FOR RECYCLED WATER SYSTEMS.
3. DRIPLINE TUBING
4. HUNTER PLD-TEE X 1/2" FPT ADAPTER
5. TORO 1/2" CHECK VALVE (PCV-500)
6. 1/2" SCH 40 MALE ADAPTER.
7. BRICK (1 OF 2)
8. 1/2" SCH 40 PVC (LENGTH AS REQUIRED)
9. PVC LATERAL LINE SUPPLY. MINIMUM SIZE TO BE 1" UNLESS SIZED DIFFERENTLY ON DRAWINGS. USE SCH 40 PVC 1"x1"x1/2" TEE OR 90° ELBOW.

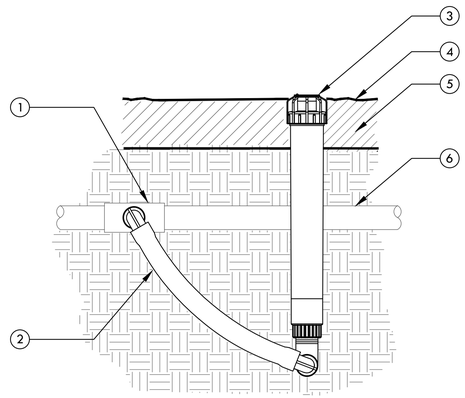
1 DRIPLINE TO PVC CONNECTION
SCALE: NONE



SECTION/ELEVATION
NOT TO SCALE

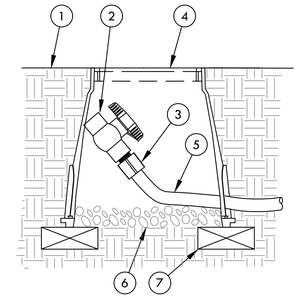
1. FINISH GRADE
2. HUNTER PLD-ELBOW (PLD-ELB)
3. DRIPLINE TUBING
4. DEPTH OF TUBING PER IRRIGATION LEGEND.
5. BLANK 5/8" [16mm] POLY TUBING, LENGTH AS NECESSARY.
6. HUNTER PLD-MPT ADAPTER (PLD-050)
7. SCH 40 PVC TEE (SxSxT) WITH 1/2" FPT OUTLET.
8. DEPTH OF PVC LATERAL LINE PER IRRIGATION LEGEND

2 DRIPLINE MANIFOLD TO ELBOW CONNECTION
SCALE: NONE



1. UPC APPROVED SCHEDULE 40 PVC TEE, ELBOW OR BARB x THREAD DRIP FITTING TEE OR ELBOW WITH 3/4" OUTLET.
2. 1/2" X 3/4" X 6" HUNTER SWING JOINT (SJ-7506)
3. ECO INDICATOR
4. FINISHED GRADE
5. MULCH
6. PVC LATERAL PIPE OR DRIPLINE

3 DRIPLINE OPERATION INDICATOR
SCALE: NONE



NOTE:
ALLOW A MINIMUM OF PVC HOSE IN VALVE BOX IN ORDER TO DIRECT FLUSHED WATER OUTSIDE VALVE BOX.

1. FINISH GRADE
2. 1/2" SCH 40 THREADED BALL VALVE.
3. 1/2" SCH 40 MALE ADAPTER.
4. 6" ROUND PLASTIC VALVE BOX.
5. 1" IPS PVC HOSE FROM EXHAUST HEADER.
6. PEA GRAVEL SUMP (6" DEEP).
7. BRICK (1 OF 2)

4 DRIPLINE-FLUSH POINT
SCALE: NONE

WATER USE ESTIMATION - 17 Mile Drive Feather Main House, Pebble Beach CA

WATER TYPE	POTABLE
SITE ETO=	36
	11/19/2021

REGULAR LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
1	COASTAL AND DROUGHT ADAPTED FOUNTAIN PLANTING	LOW	0.3	DRIP	0.81	0.370	1,309	485	10,821	0 03	14.47	3%
2	MONTEREY CYPRESS FOREST UNDERSTORY	LOW	0.3	DRIP	0.81	0.370	18,755	6,946	155,041	0 48	207.27	38%
3	NORTHERN COASTAL BLUFF SHRUB	LOW	0.3	DRIP	0.81	0.370	3,155	1,169	26,081	0 08	34 87	6%
4	BLUFF CYPRESS ECOTONE	LOW	0.3	DRIP	0.81	0.370	25,757	9,540	212,925	II 65	284 66	52%
5	WATER FEATURE	HIGH					351		7,738			1%
6	POOL/SPA	HIGH					675		14,880			1%
					TOTALS		50,002	19,153	427,486	1.31	571.51	100%

SPECIAL LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME											
						1						0%
					TOTALS	0						0%

MAWA	GALLONS/YR	502,220
	ACRE FEET/YR	1.54
	HCF/YR	671.42

ETWU	GALLONS/YR	427,486
	ACRE FEET/YR	1.31
	HCF/YR	571.51

SITE IRRIGATION EFFICIENCY	SITE PLANT FACTOR	MAWA COMPLIANT
81.0%	0.31	YES

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	19 153
TOTAL AREA	50 002
AVG. ETAF	38.30%

MAWA FORMULA

MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR

MAWA = (ETo)(0.62)((LA x 0.45) + (0 55 x SLA))

ETo = REFERENCE EVAPOTRANSPIRATION
0 55= ET ADJUSTMENT FACTOR
LA=LANDSCAPED AREA (SQUARE FEET)
0.62 = CONVERSION FACTOR (GALLONS/SQ FT/YR)

ETWU FORMULA

ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR

ETWU= ((ETO)(.62)(ETAF x LA))

ETo = REFERENCE EVAPOTRANSPIRATION
PF = PLANT FACTOR FOR HYDROZONES
HA = HYDROZONE AREA (SQ FT)
0 62 = CONVERSION FACTOR (GALLONS/SQ FT/YR)

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP

IE = IRRIGATION EFFICIENCY (0 75)-ROTORS/SPRAY

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NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE: 24" X 36"

REVISIONS AND RECORD OF ISSUE:

NO.	DATE	DESCRIPTION
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REGISTERED LANDSCAPE ARCHITECT
No. 3163
Exp. 9/30/22
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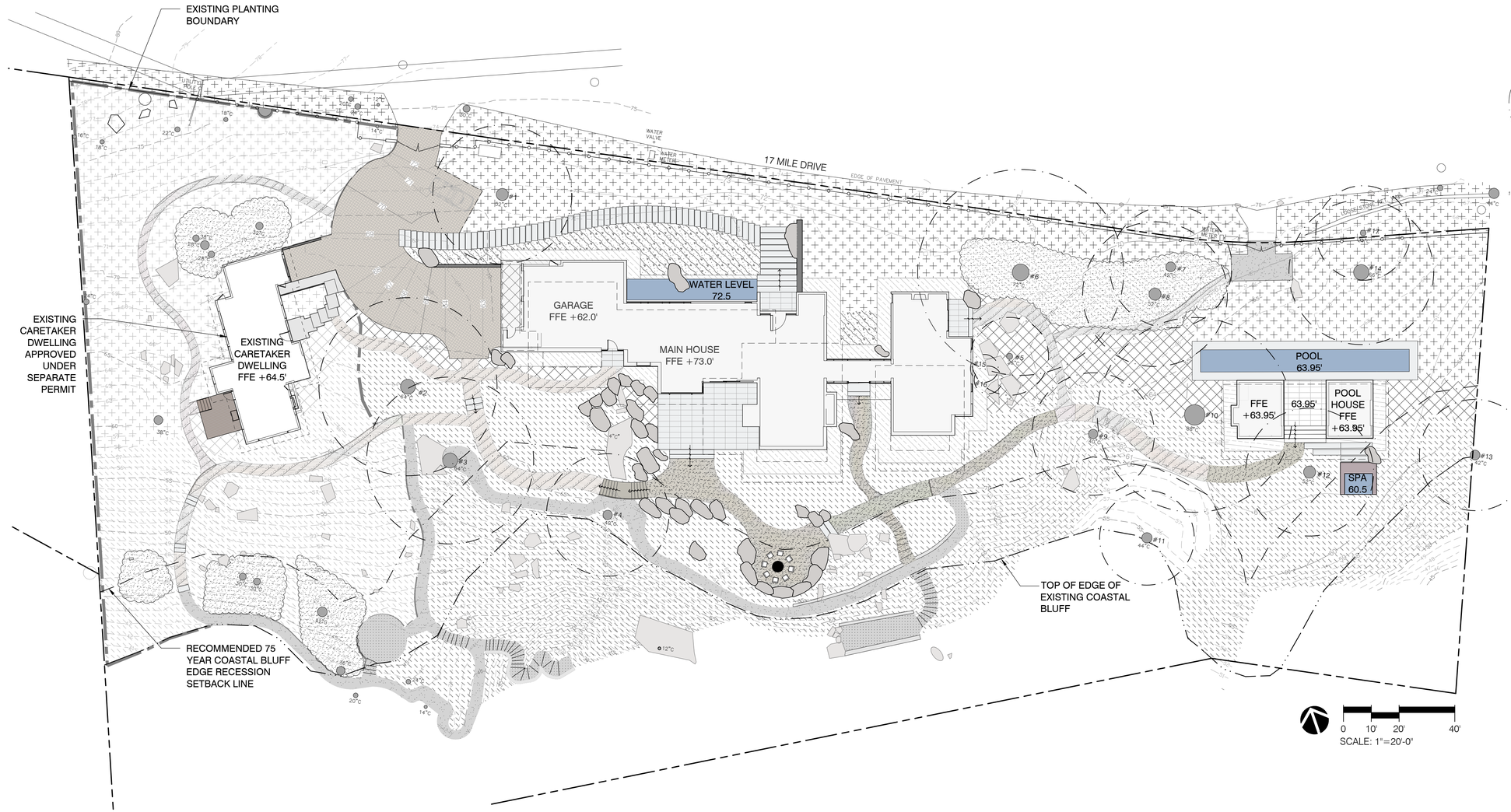
JONI L. JANECKI & ASSOCIATES
515 SWIFT ST. SANTA CRUZ CA 95060
PHONE 831.423.6040 | WWW.JLJA.COM
California Landscape Architect License 3163

PROJECT:
FEATHER CYPRESS LLC
3256 17 MILE DRIVE,
PEBBLE BEACH CA, 93953
APN: 008-462-008

SHEET TITLE:
IRRIGATION DETAILS AND WATER CALCULATION

SCALE: AS SHOWN
DRAWN BY: AZ/PP/MM/MO
DATE: 11/16/2021

L2.5



LEGEND

- PROPERTY LINE
- COASTAL AND DROUGHT ADAPTED FOUNDATION PLANTING
- MONTEREY CYPRESS FOREST UNDERSTORY
- NORTHERN COASTAL BLUFF SCRUB
- NORTHERN COASTAL BLUFF SCRUB AND MONTEREY CYPRESS FOREST UNDERSTORY ECOTONE
- CRITICAL ROOT ZONE
- TREE TAG NUMBER
- EXISTING TREE TO REMAIN AND PROTECT IN PLACE
- MONTEREY CYPRESS FOREST GERMINATION AREAS

NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE: 24" X 36"

REVISIONS AND RECORD OF ISSUE

NO.	DATE	DESCRIPTION
1.	12/20/2021	PLANNING SET
2.	01/28/2022	REVISION 1
3.	08/05/2022	REVISION 2
4.		
5.		
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RECORDED LANDSCAPE ARCHITECT
JONI L. JANECKI
No. 3163
Exp. 9/30/22
STATE OF CALIFORNIA

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California Landscape Architect License 3163

PROJECT:
FEATHER CYPRESS LLC
3256 17 MILE DRIVE,
PEBBLE BEACH CA, 93953
APN: 008-462-008

SHEET TITLE:
PLANTING PLAN

SCALE: AS SHOWN
DRAWN BY: AZ/PP/MM/MO
DATE: 08/05/2022

L3.0

V:\jljadc3\Terastation\PROJECTS\RESIDENTIAL\21-210.Feather House\Drawings\Archive\2022-08-05 Feather_Planning Submittal_REV3\CAD\Feather Landscape.dwg, L3.0 Planting Plan, 08/12/2022 4:15:58 PM, _AutoCAD PDF (Smallest File).pc3, ARCH full bleed D (24.00 x 36.00 Inches), 1:1

PLANT SCHEDULE

COASTAL AND DROUGHT ADAPTED FOUNDATION PLANTING	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	REMARKS
	ACH MIL	ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL	LOW	SITE SPECIFIC CONTRACT GROWN
	ARC SPP	ARCTOSTAPHYLOS SPP.	MANZANITA	5 GAL	LOW	
	CAL NUT	CALAMAGROSTIS NUTKAENSIS	PACIFIC REED GRASS	1 GAL	LOW	SITE SPECIFIC CONTRACT GROWN
	CAR PAN	CAREX PANSA	SANDDUNE SEDGE	1 GAL	LOW	SITE SPECIFIC CONTRACT GROWN
	CEA SPP	CEANOTHUS SPP.	CALIFORNIA LILAC	5 GAL	LOW	
	ERI GLA	ERIGERON GLAUCUS	SEASIDE DAISY	1 GAL	LOW	SITE SPECIFIC CONTRACT GROWN
	FRA CAL	FRANGULA CALIFORNICA	CALIFORNIA BUCKTHORN	5 GAL	LOW	
	IRI DOU	IRIS DOUGLASIANA	DOUGLAS IRIS	1 GAL	LOW	SITE SPECIFIC CONTRACT GROWN
	POL MUN	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	5 GAL	LOW	
	VAC OVA	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	1 GAL	LOW	
MONTEREY CYPRESS FOREST UNDERSTORY	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	REMARKS
	CAL NU2	CALAMAGROSTIS NUTKAENSIS	PACIFIC REED GRASS	1 GAL	LOW	SITE SPECIFIC CONTRACT GROWN
	COR FIL	CORETHROGYNE FILAGINIFOLIA	CALIFONIA ASTER	1 GAL	LOW	SITE SPECIFIC CONTRACT GROWN
	ERI GL2	ERIGERON GLAUCUS	BEACH DAISY	1 GAL	LOW	SITE SPECIFIC CONTRACT GROWN
	HIE OCC	HIEROCHLOE OCCIDENTALIS	CALIFORNIA SWEETGRASS	1 GAL	LOW	SITE SPECIFIC CONTRACT GROWN
	IRI DO2	IRIS DOUGLASIANA	DOUGLAS IRIS	1 GAL	LOW	SITE SPECIFIC CONTRACT GROWN
	PHA CAL	PHALARIS CALIFORNICA	CALIFORNIA CANARY GRASS	1 GAL	LOW	SITE SPECIFIC CONTRACT GROWN
	SAT DOU	SATUREJA DOUGLASII	YERBA BUENA	1 GAL	LOW	SITE SPECIFIC CONTRACT GROWN
	STA BUL	STACHYS BULLATA	HEDGE NETTLE	1 GAL	LOW	SITE SPECIFIC CONTRACT GROWN
NORTHERN COASTAL BLUFF SCRUB	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	REMARKS
	ARM MAR	ARMERIA MARITIMA	SEA THRIFT	1 GAL	LOW	SITE SPECIFIC CONTRACT GROWN
	AST NUT	ASTRAGALUS NUTTALLII	NUTTALL'S MILKVETCH	4" POT	LOW	SITE SPECIFIC CONTRACT GROWN
	COR FI2	CORETHROGYNE FILAGINIFOLIA	CALIFONIA ASTER	1 GAL	LOW	SITE SPECIFIC CONTRACT GROWN
	DIS SPI	DISTICHLIS SPICATA	SALTGRASS	4" POT	LOW	SITE SPECIFIC CONTRACT GROWN
	DUD FAR	DUDLEYA FARINOSA	BLUFF LETTUCE	1 GAL	LOW	SITE SPECIFIC CONTRACT GROWN
	ERI GL3	ERIGERON GLAUCUS	SEASIDE DAISY	1 GAL	LOW	SITE SPECIFIC CONTRACT GROWN
	ERI PAR	ERIOGONUM PARVIFOLIUM	CLIFF BUCKWHEAT	1 GAL	LOW	SITE SPECIFIC CONTRACT GROWN
	ERI STA	ERIOPHYLLUM STAECHADIFOLIUM	LIZARD-TAIL	1 GAL	LOW	SITE SPECIFIC CONTRACT GROWN
	IRI DO3	IRIS DOUGLASIANA	DOUGLAS IRIS	1 GAL	LOW	SITE SPECIFIC CONTRACT GROWN
	LOT HE2	LOTUS HEERMANNII ORBICULARIS	WOOLY LOTUS	1 GAL	LOW	SITE SPECIFIC CONTRACT GROWN
	STA BU2	STACHYS BULLATA	HEDGE NETTLE	1 GAL	LOW	SITE SPECIFIC CONTRACT GROWN

PLANT SCHEDULE

NORTHERN COASTAL BLUFF SCRUB AND MONTEREY CYPRESS FOREST UNDERSTORY ECOTONE	CODE	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	REMARKS
	ARM MA2	ARMERIA MARITIMA	SEA THRIFT	1 GAL	LOW	SITE SPECIFIC CONTRACT GROWN
	COR FI3	CORETHROGYNE FILAGINIFOLIA	CALIFONIA ASTER	1 GAL	LOW	SITE SPECIFIC CONTRACT GROWN
	DUD FA2	DUDLEYA FARINOSA	BLUFF LETTUCE	1 GAL	LOW	SITE SPECIFIC CONTRACT GROWN
	ERI GL4	ERIGERON GLAUCUS	SEASIDE DAISY	1 GAL	LOW	SITE SPECIFIC CONTRACT GROWN
	ERI PA2	ERIOGONUM PARVIFOLIUM	CLIFF BUCKWHEAT	1 GAL	LOW	SITE SPECIFIC CONTRACT GROWN
	IRI DO4	IRIS DOUGLASIANA	DOUGLAS IRIS	1 GAL	LOW	SITE SPECIFIC CONTRACT GROWN
	SAT DO2	SATUREJA DOUGLASII	YERBA BUENA	1 GAL	LOW	SITE SPECIFIC CONTRACT GROWN

NOTES

1. COASTAL STRAND COLLECTION AREAS WITHIN PEBBLE BEACH SHALL BE LIMITED TO SPANISH BAY THROUGH CYPRESS POINT GOLF CLUB.
2. MONTEREY CYPRESS FOREST UNDERSTORY AREAS SHALL BE LIMITED TO THE CROCKER GROVE AREA.
3. ALL SEED COLLECTION AREAS SHALL BE REVIEWED WITH BIOLOGIST AND LANDSCAPE ARCHITECT PRIOR TO COLLECTING. DOCUMENTATION OF SEED SOURCE LOCATION SHALL BE RECORDED AND REVIEWED WITH BIOLOGIST AND LANDSCAPE ARCHITECT.

NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE: 24" X 36"

REVISIONS AND RECORD OF ISSUE

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1.	12/20/2021	PLANNING SET
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REGISTERED LANDSCAPE ARCHITECT
JONI L. JANECKI
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Exp. 9/30/22
STATE OF CALIFORNIA

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515 SWIFT ST. SANTA CRUZ CA 95060
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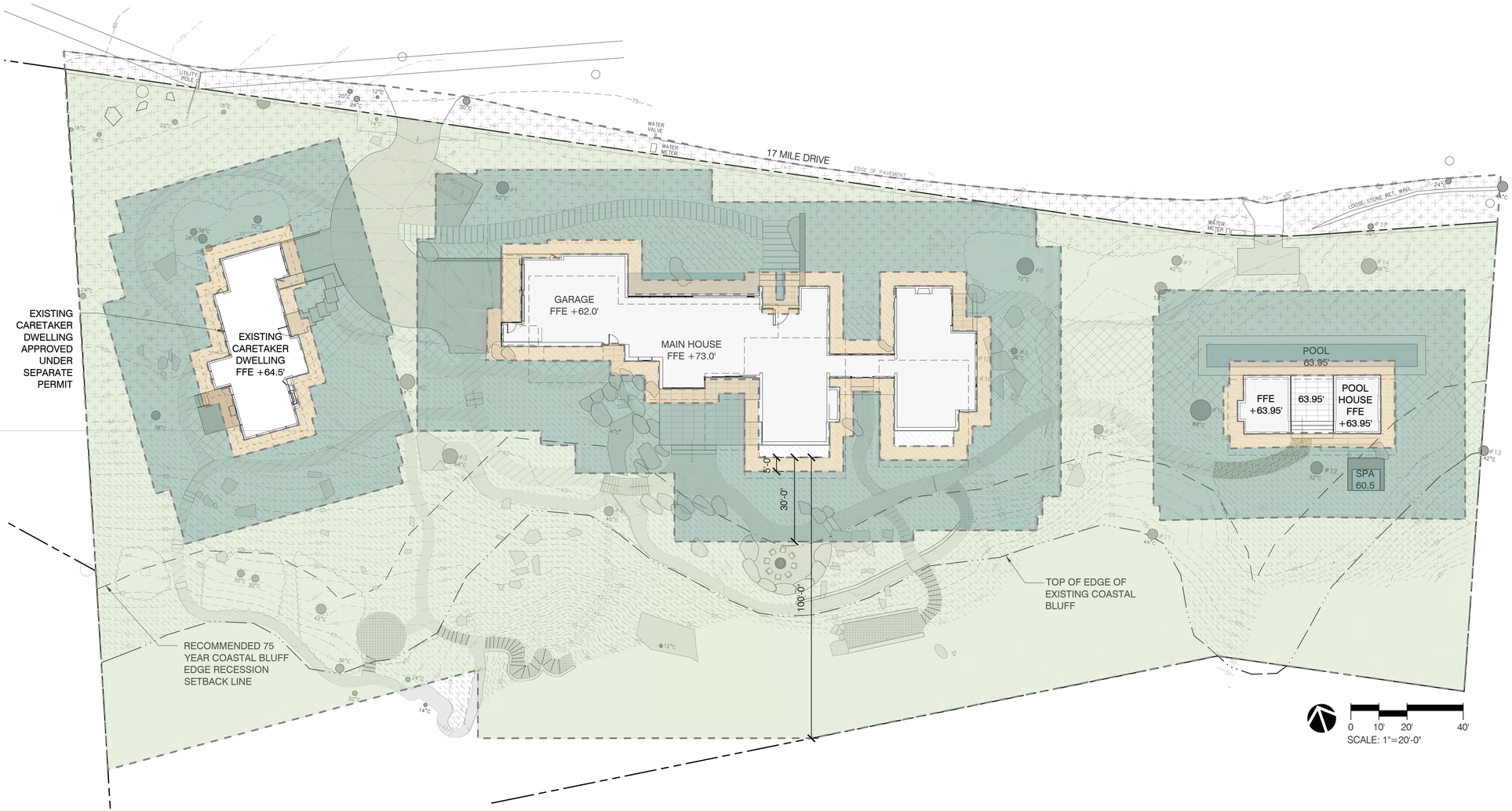
PROJECT:
FEATHER CYPRESS LLC
3256 17 MILE DRIVE,
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APN: 008-462-008

SHEET TITLE:
PLANT SCHEDULE AND NOTES

SCALE:
DRAWN BY: AZ/PP/MM/MO
DATE: 08/05/2022

L3.1

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LEGEND

- PROPERTY LINE
- NON-COMBUSTIBLE ZONE (0-5')
- RESTORATION AND LANDSCAPE ZONE (5-30')
- FUEL REDUCTION ZONE (30-100')
- COASTAL AND DROUGHT ADAPTED FOUNDATION PLANTING
- MONTEREY CYPRESS FOREST UNDERSTORY
- NORTHERN COASTAL BLUFF SCRUB
- NORTHERN COASTAL BLUFF SCRUB AND MONTEREY CYPRESS FOREST UNDERSTORY ECOTONE
- EXISTING TREE TO REMAIN AND PROTECT IN PLACE
- MONTEREY CYPRESS FOREST GERMINATION AREAS

NOT FOR CONSTRUCTION ORIGINAL SHEET SIZE: 24" X 36"

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PROJECT:
FEATHER CYPRESS LLC
3256 17 MILE DRIVE,
PEBBLE BEACH CA, 93953
APN: 008-462-008

SHEET TITLE:
FUEL MANAGEMENT PLAN

SCALE: AS SHOWN
DRAWN BY: AZ/PP/MM/MO
DATE: 08/05/2022

L4.0

\\jjadc3\Terastation\PROJECTS\RESIDENTIAL\21-210 Feather House\Drawings\Archive\2022-08-05 Feather_Planning Submittal_REV3\CAD\Feather Landscape.dwg, L4.0 Fuel Management Plan, 08/12/2022 4:16:08 PM, _AutoCAD PDF (Smallest File).pc3, ARCH full bleed D (24.00 x 36.00 Inches), 1:1

FUEL MANAGEMENT ZONES

I. NON-COMBUSTIBLE ZONE (0 - 5 FEET)

THE NON-COMBUSTIBLE ZONE SHOULD BE MAINTAINED WITHIN A BUFFER OF 5-FEET AROUND THE EDGE OF ALL STRUCTURES.

1. HARDSCAPE SURFACES INCLUDING GRAVEL, FLAGSTONE, PAVERS, DECOMPOSED GRANITE, AND BARE SOILS ARE ALL APPROVED NON-COMBUSTIBLE SURFACES.

2. NATIVE SUCCULENT DUDLEYA SPECIES FROM THE BIOLOGIST-APPROVED NORTHERN COASTAL BLUFF SCRUB PLANT LIST ARE EXAMPLES OF NON-COMBUSTIBLE PLANT MATERIALS.

3. THE FINAL LANDSCAPE PLAN SHALL CONFORM TO A DESIGN STANDARD THAT ENSURES THERE IS ADEQUATE SPACE WITHIN THE STRUCTURE BOUNDARY TO MAINTAIN A 5-FOOT NON-COMBUSTIBLE ZONE.

4. NO WOODEN TRELLIS, CLIMBING VINES, TREES, OR SHRUB MATERIALS SHOULD BE INTEGRATED AGAINST THE STRUCTURES.

II. RESTORATION/LANDSCAPE ZONES (5 - 30 FEET)

THE RESTORATION AND LANDSCAPE ZONES INCORPORATES FOUR PLANTING TYPES AS DESCRIBED BELOW. ALL ZONES ARE PROPOSED WITH FIRE-APPROPRIATE PLANT MATERIALS AND SPACING, POSING LITTLE HAZARD FOR IGNITION RESISTANT STRUCTURES WITH POTENTIAL FIRE SPREAD EXPECTED TO BE SLOW AND WELL WITHIN CONTAINMENT ABILITIES OF THE PEBBLE BEACH FIRE DEPARTMENT RESPONSE (LOCATED 2.3 MILES FROM THE SUBJECT PARCEL).

1. THE PROPOSED NORTHERN COASTAL BLUFF SCRUB RESTORATION ZONE PLANT MATERIALS WILL BE UTILIZED IN RESTORATION AREAS ON THE SOUTHERN, COASTAL BLUFF PORTION OF THE PARCEL. THE RESTORED NATIVE PLANT COMMUNITY CONSTITUENTS ARE LOW-STATURE (<18" TALL) AND PASSIVE PYROPHYTIC TYPES AS THE NORTHERN COASTAL BLUFF SCRUB PLANT TISSUES HAVE MORE SUCCULENT TYPE FOLIAGE. PLANTING GROUPS SHALL BE SPACED APART WITH GAPS BETWEEN GROUPINGS TO FURTHER INCREASE FIRE SAFETY BY REDUCING POTENTIAL FIRE SPREAD RATE.

2. THE PROPOSED MONTEREY CYPRESS FOREST UNDERSTORY RESTORATION ZONE PLANT MATERIALS WILL BE UTILIZED IN AREAS ALONG NORTHERN PORTIONS AND AREAS BETWEEN STRUCTURES. THESE NATURALIZED RESTORED PLANTINGS WILL BE A MIX OF LOW-HAZARD FUELS CONSISTING OF HERBACEOUS GROUNDCOVER AND SHRUB COMPONENTS, SPACED TO DECREASE RATE OF POTENTIAL FIRE SPREAD AND SITED AWAY FROM EXISTING CYPRESS TREES TO PREVENT LADDER FUELS.

3. THE PROPOSED COASTAL AND DROUGHT ADAPTED FOUNDATIONAL PLANTING LANDSCAPE ZONE PLANT MATERIALS ARE MIXED DROUGHT TOLERANT SHRUBS AND GROUNDCOVER SPECIES SELECTED FOR LOW HAZARDOUS FUELS AND DESIGNED TO BE INSTALLED IN DISCONTINUOUS GROUPINGS WITH DISTANCE BETWEEN GROUPINGS TO BE AT LEAST 2 TIMES THE HEIGHT OF THE TALLEST SHRUB SPECIES.

4. THE PROPOSED NORTHERN COASTAL BLUFF SCRUB AND MONTEREY CYPRESS FOREST UNDERSTORY ECOTONE ZONE IS A HYBRID OF #1 AND #2 ZONES LISTED ABOVE. FUEL REDUCTION AND VEGETATION MANAGEMENT WILL BE TREATED AS LISTED ABOVE.

5. MAINTENANCE IN ALL RESTORATION + LANDSCAPE ZONES TO INCLUDE DEAD WOOD REMOVAL AND MAINTENANCE OF SPACING BETWEEN PLANT GROUPINGS.

6. IF YOUNG MONTEREY CYPRESS TREES ARE INTEGRATED OR NATURALLY OCCUR WITHIN THE SUBJECT PLANTING ZONES, ALL SHRUBS SHOULD BE REMOVED FROM A DISTANCE OF 3-FEET FROM THE DRIP LINE EDGE IF TREES ARE SHORTER THAN 6 FEET HIGH AND 6 FEET REMOVED FROM THE THE TREE CROWN EDGING IF TREES ARE TALLER THAN 6 FEET IN HEIGHT.

7. THE PROPOSED MONTEREY CYPRESS FOREST GERMINATION AREA ZONE WILL BE A DEDICATED AREA FREE OF INTRODUCED PLANTINGS AND DEDICATED FOR NATURAL MONTEREY CYPRESS GERMINATION. NATIVE CYPRESS CONES AND SEEDS FROM EXISTING TREES ON SITE WILL BE BROADCAST ONTO THE DEDICATED ZONES IN AN EFFORT TO RESTORE AND EXPAND THE MONTEREY CYPRESS FOREST ON THE PARCEL. THIS AREA IS ALSO A DEDICATED ZONE FOR TRANSPLANTING OF CYPRESS SEEDINGS THAT ARE GERMINATING ON SITE IN LOCATIONS THAT MAY BE IMPACTED FROM PROPOSED CONSTRUCTION.

III. FUEL REDUCTION ZONE (30-100 FEET)

FUEL REDUCTION ZONES (30 TO 100 FEET) WILL BE EXTENSIONS OF THE RESTORATION ZONES AS DETAILED ABOVE. THE GOAL OF THE FUEL MODIFICATION IN THESE OUTER AREAS IS TO FIND AN EQUILIBRIUM BETWEEN FUEL REDUCTION, HABITAT RESTORATION, AND EROSION CONTROL. THE MAJORITY OF NATIVE SPECIES IN THIS REDUCTION ZONE ARE PASSIVE PYROPHYTIC IN THAT THEIR TISSUES CARRY A HIGH MOISTURE CONTENT WITH SUCCULENT TYPE LEAVES THAT PROVIDE RESISTANCE TO THE EFFECTS OF FIRE DURING FLASH BURNS.

1. NORTHERN COASTAL BLUFF SCRUB WITHIN THE FUEL REDUCTION ZONE WILL REMAIN IN PLACE, AS ENVIRONMENTAL CONDITIONS FROM THE FOG-LADEN WINDSWEPT BLUFF AND SALT EXPOSURE KEEP THE NATIVE VEGETATION IN A PROSTRATE CONDITION WITH MYCROPHYLLUS, SUCCULENT-TYPE LEAF STRUCTURES AND HIGHER MOISTURE CONTENT.

2. TALLER (>18") AND WOODY SUB-SHRUB OR GRASS SPECIES WILL REQUIRE PERIODIC MANAGEMENT THROUGH PRUNING TO REDUCE FUEL LOADS. THE RESTORED SHRUB SPECIES CAN TOLERATE HEAVY PRUNING OF LONGER WOODY OR DEAD LIMBS AND WILL RESPOND WITH VIGOROUS STUMP-SPROUTING. THE RETENTION OF ROOT STRUCTURES IS CRITICAL TO SOIL STABILIZATION.

3. GRASS SPECIES SHOULD BE CUT AFTER THE END OF NESTING SEASON (SEPTEMBER 15) TO REMOVE THATCH LAYER OF DRY INFLORESCENCE AND LEAVES.

4. REMOVE ALL DEAD LIMBS AND WOODY DEBRIS FROM THE FUEL REDUCTION ZONE.

5. REMOVE ALL EXOTIC SPECIES PER THE RECOMMENDATIONS OF THE BIOLOGICAL ASSESSMENT, INCLUDING THE ENGLISH IVY LOCATED ALONG THE EASTERN PROPERTY LINE THAT HAS ENVELOPED 40 FEET OF THE TRUNK OF A LANDMARK MONTEREY CYPRESS TREE. THIS INVASIVE IVY CAN ACT AS A FUEL LADDER TO UPPER CANOPY FUELS.

EXOTIC ICEPLANTS AND STATICE FOUND IN LARGE DISCONTINUOUS PATCHES ACROSS THE COASTAL BLUFF AREA OF THE PARCEL IS IN CONFLICT WITH THE DEL MONTE FOREST LAND USE PLAN (LUP) POLICIES REGARDING MAINTENANCE OF ESHA HABITATS. THIS HIGHLY INVASIVE SPECIES, THOUGH FIRE RESISTANT, WILL BE REMOVED FROM THE BLUFF AREAS OF THE PARCEL AND REPLACED WITH LOW-GROWING RESTORATION SPECIES OF THE NORTHERN COASTAL BLUFF SCRUB NATURAL COMMUNITY. PLANTINGS IN THIS ZONE WILL BE SELECTED TO BE HIGH IN FUEL MOISTURE AND LOW IN AVAILABLE FUEL; THESE PLANT TYPES WILL BE MORE RESISTANT TO FIRE THAN THOSE THAT CONTAIN DEAD MATERIAL, VOLATILE OILS OR RESINS, AND LOW FUEL MOISTURE. RESTORATION SPECIFICATIONS WILL BE INCLUDED ON A PROJECT RESTORATION PLAN AND COORDINATED WITH A FINAL LANDSCAPE PLAN SUBMITTAL, WITH FUEL MANAGEMENT TREATMENT PROTOCOLS IMPLEMENTED AS LISTED ABOVE FOR THE FUEL REDUCTION ZONE.

FUEL MANAGEMENT - INTRODUCTION

THIS FUEL MANAGEMENT PLAN HAS BEEN PREPARED AS A GUIDELINE FOR THE IMPLEMENTATION OF DEFENSIBLE SPACE VEGETATION MANAGEMENT FOR THE FIRE SAFETY AROUND THE RESIDENCE AND ACCESSORY DWELLING UNIT (ADU) ON THE FEATHER CYPRESS, LLC PROPERTY LOCATED AT 3256 SEVENTEEN MILE DRIVE IN PEBBLE BEACH.

CALIFORNIA PUBLIC RESOURCE CODE 4291 REQUIRES LAND OWNERS TO MAINTAIN DEFENSIBLE SPACE OF 100-FEET FROM EACH SIDE OF STRUCTURES, WITH THE AMOUNT OF FUEL MODIFICATION SPECIFIC TO THE FLAMMABILITY OF THE STRUCTURES AS AFFECTED BY BUILDING MATERIAL, BUILDING STANDARDS, LOCATION AND VEGETATION TYPE. FUELS ARE TO BE MAINTAINED IN A CONDITION SO THAT A WILDFIRE BURNING UNDER AVERAGE WEATHER CONDITIONS WOULD BE UNLIKELY TO IGNITE THE STRUCTURE. THE INTENSITY OF FUELS MANAGEMENT VARIES WITHIN THE 100-FOOT PERIMETER OF THE STRUCTURE, WITH MORE INTENSE FUEL REDUCTIONS REQUIRED BETWEEN 5 AND 30 FEET AROUND THE STRUCTURE, AND AN EMBER-RESISTANT ZONE BEING REQUIRED WITHIN 5 FEET OF THE STRUCTURES. SITE SPECIFIC RECOMMENDATIONS FOR THE VARIOUS MANAGEMENT ZONES BASED ON THE RESTORED NATURAL VEGETATION COMMUNITIES OF THE PARCEL AND TREE LOCATIONS ARE INCLUDED BELOW TO COMPLY WITH STATE AND COUNTY DEFENSIBLE SPACE GUIDELINES.

THE FUEL MANAGEMENT ZONES ARE SPECIFIC TO THE AREAS WHERE VEGETATION HAS BEEN REMOVED, RESTORED OR MODIFIED IN A MANNER THAT INCREASES THE LIKELIHOOD THAT STRUCTURES WILL SURVIVE WILD FIRES, IMPROVE THE DEFENSIBLE SPACE AROUND THE STRUCTURE NEEDED FOR FIREFIGHTING ACTIVITIES, AND PREVENTS DIRECT FLAME CONTACT WITH STRUCTURES. FUEL MANAGEMENT ZONES ARE CREATED TO PROTECT STRUCTURES FROM WILDFIRE BY REDUCING THE AMOUNT OF FUEL AVAILABLE FOR A WILDFIRE. THE REDUCTION IN AVAILABLE FUEL AFFECTS THE FLAME LENGTHS AND AMOUNT OF HEAT PRODUCED BY THE FIRE, AS WELL AS ELIMINATING THOSE AREAS IN LANDSCAPE WHERE EMBERS CAN IGNITE VEGETATION.

TREE PRUNING

MONTEREY CYPRESS TREES ARE FOUND THROUGHOUT THE PARCEL SURROUNDING THE RESIDENCE AN ADU STRUCTURES. THESE NATIVE TREES ARE INDIGENOUS TO THE AREA AND CONSIDERED ENVIRONMENTALLY SENSITIVE HABITAT WITHIN THE DEL MONTE FOREST LAND USE PLAN (LUP). THE MAJORITY OF THE EXISTING TREES ON SITE DO NOT EXHIBIT ANY LOWER BRANCHES AS THE MAIN TRUNKS ARE PRUNED UP TO A HEIGHT (+40 FEET) THAT WELL EXCEEDS THE HEIGHT OF PROPOSED RESIDENCE. RESTORATION SITES WILL INCLUDE NEW TREE PLANTINGS AND NATURALLY OCCURRING SEEDLINGS WILL BE ENCOURAGED FOR ESTABLISHMENT IN SEVERAL 'MONTEREY CYPRESS FOREST GERMINATION AREA' ZONES OF THE PARCEL. (SEE LANDSCAPE PLAN FOR LOCATIONS OF CYPRESS GERMINATION ZONES).

1. WITHIN 30 FEET OF THE STRUCTURES, MONTEREY CYPRESS TREE BRANCHES UNDER 3 INCHES IN DIAMETER SHOULD BE REMOVED UP TO 8 FEET ABOVE THE GROUND OR PROVIDE A VERTICAL CLEARANCE OF 3 TIMES THE HEIGHT OF UNDERSTORY PLANTINGS, WHICHEVER IS GREATER TO REDUCE POTENTIALLY HAZARDOUS LADDER FUELS.

2. ALL DEAD BRANCHES SMALLER THAN 3 INCHES IN DIAMETER SHOULD BE REMOVED. IF CONES OCCUR ON CUT BRANCH MATERIALS, THE SUBJECT CONES SHOULD BE BROADCAST IN THE 'CYPRESS GERMINATION ZONES' AS IDENTIFIED IN THE LANDSCAPE PLAN.

3. DEAD LIMBS GREATER THAN 3 INCHES IN DIAMETER SHALL BE REMOVED AT THE DISCRETION OF THE PROTECT ARBORIST IF SUCH LIMBS ARE DEEMED HAZARDOUS FOR HUMAN SAFETY.

4. INITIAL PRUNING SHOULD BE FOLLOWED WITH A YEARLY INSPECTION AND INTERVAL PRUNING AS NEEDED TO MAINTAIN VERTICAL CLEARANCE AND DEAD LIMB REMOVAL, ESPECIALLY WITH ANY TREE ADJACENT TO THE RESIDENCE THAT OVERHANGS THE ROOF.

5. ALL PRUNING SHOULD BE CONDUCTED OUTSIDE OF THE NESTING WINDOW (FEBRUARY 1 - SEPTEMBER 15) IN ORDER TO AVOID IMPACTS TO POTENTIAL NESTING SPECIES THAT MAY INCLUDE MIGRATORY, RAPTORS, OR OTHER LISTED SPECIES.

6. MONTEREY CYPRESS FOREST UNDERSTORY RESTORATION PLANTS UNDER THE SHADOW OF CYPRESS CANOPIES ARE GENERALLY A MATRIX OF NATIVE SHRUBS, GRASSES AND GROUNDCOVER HERBACEOUS SPECIES SUCH AS WOOD MINT, SEASIDE DAISY, LIZARD TAIL, DOUGLAS IRIS, CALIFORNIA SAND ASTER, AND NATIVE GRASSES. THESE LOW-GROWING, SITE SPECIFIC INDIGENOUS, GROUNDCOVER PLANTS WILL BE UTILIZED FOR RESTORATION PLANTINGS WITH GROUPINGS OF PLANTS SPACED SO BARE OR MULCHED SOILS ARE DISTANCED AT LEAST 2 TIMES THE HEIGHT OF THE TALLEST SHRUB SPECIES.

7. NATURAL PLANT RECRUITMENT SHOULD BE ENCOURAGED BY REMOVING DEAD TREE LIMB OR OTHER ORGANIC DEBRIS ON THE GROUND (EXCLUDING MULCHING), THINNING AND/OR SPACING OF ANY LARGE NATIVE SHRUBS, AND SYSTEMATIC REMOVAL OF ANY INVASIVE SPECIES THAT MAY ENCROACH THE SITE.

DRIVEWAY

DRIVEWAY CLEARANCE IS REQUIRED TO MAINTAIN SAFE PASSAGE AND PROVIDE SAFE INGRESS/EGRESS FOR FIRE SAFETY EQUIPMENT AND PERSONNEL.

1. ALL TREE BRANCHES EXTENDING OVER DRIVEWAY SURFACE SHOULD BE PRUNED TO A MINIMUM 13 FOOT CLEARANCE TO ENSURE VERTICAL CLEARANCE IS MAINTAINED FOR FIRE TRUCK EQUIPMENT AND PERSONNEL.

2. LARGE TREES OR SHRUB SPECIES SHOULD BE EXCLUDED ALONG THE DRIVEWAY EDGES IN ORDER TO MINIMIZE FUEL LOADS ALONG THE ACCESS ROUTE.

3. RESTORATION SPECIES AS SPECIFIED ON THE LANDSCAPE PLAN ARE TO BE USED TO RESTORE AREAS ALONG THE DRIVEWAY WHERE INVASIVE SPECIES HAVE BEEN REMOVED.

4. MAINTENANCE OF DEAD WOODY DEBRIS/LIMBS FROM SHRUB MATERIALS SHOULD BE FLUSH CUT TO LIVE TISSUES OR PLANT BURLS.

5. FALLEN CYPRESS DEBRIS, INCLUDING LIMBS AND TWIGS) FROM EXISTING LANDMARK TREES NEAR THE DRIVEWAY SHOULD BE MAINTAINED AND CLEARED FROM AREAS NEAR THE DRIVEWAY.

STRUCTURES AND SITE MAINTENANCE

FUEL MANAGEMENT PLANS ARE NOT STATIC AS THE LANDSCAPE AND NATURAL VEGETATION WILL CONTINUE TO CHANGE OVER TIME. LONG-TERM MAINTENANCE IS REQUIRED TO ENSURE THAT DEFENSIBLE SPACE IS MAINTAINED AND SHOULD INCLUDE VEGETATION AND STRUCTURAL MANAGEMENT. IN ADDITION TO THE PRESCRIPTIONS DESCRIBED ABOVE, THE FOLLOWING GUIDELINES WILL ASSIST IN MAINTAINING COMPLIANCE WITH DEFENSIBLE SPACE MANDATES:

1. SITE AND BUILDING MAINTENANCE TO DECREASE POTENTIAL FIRE FUELS BY MAINTAINING SURFACE LITTER INCLUDING DEAD/FALLEN CYPRESS TREE LIMBS, AND TWIG DEBRIS. CYPRESS DUFF LAYER SHALL STAY IN PLACE AS A NATURAL MULCHING AND CYPRESS CONES SHALL REMAIN ON SITE AS PART OF THE MULCHING TO ALLOW FOR NEXT GENERATION PIONEERING OF INDIGENOUS CYPRESS TREES.

2. REMOVAL OF DEAD, WOODY DEBRIS AND OTHER LANDSCAPE MAINTENANCE TYPE GREEN WASTE PILES.

3. RELOCATE STACKED FIREWOOD PILES TO A FIRESAFE LOCATION (NOT UNDER CYPRESS TREE CANOPIES, AGAINST CYPRESS TRUNKS OR WITHIN 5 FEET OF THE ADU OR RESIDENTIAL STRUCTURES)

4. PROVIDE SUFFICIENT HORIZONTAL AND VERTICAL SPACING BETWEEN VARIOUS VEGETATION TYPES AND MAINTAINED BY REMOVING DEAD AND UNHEALTHY COMBUSTIBLE MATERIALS.

5. MAINTAIN ROOF AND GUTTERS OF THE STRUCTURES FREE OF LEAVES, CYPRESS DEBRIS, OR OTHER DEAD VEGETATIVE GROWTH.

6. MAINTAIN ANY CYPRESS TREE ADJACENT TO OR OVERHANGING THE RESIDENCE OR GUESTHOUSE FREE OF DEAD WOOD.

7. TRIM CYPRESS TREE LIMBS THAT EXTEND WITHIN 10 FEET OF THE OUTLET OF A CHIMNEY OR STOVE PIPE.

8. INSTALL AND MAINTAIN AT ALL TIMES A SCREEN OVER THE OUTLET OF EVERY CHIMNEY OR STOVEPIPE THAT IS ATTACHED TO A FIREPLACE, STOVE OR OTHER DEVICE THAT BURNS ANY SOLID OR LIQUID FUEL. THE SCREEN SHALL BE CONSTRUCTED OF NON-FLAMMABLE MATERIAL AND OPENINGS NOT TO EXCEED ON-HALF INCH IN SIZE.

9. ENSURE HOUSE NUMBERS ARE POSTED PER FIRE DEPARTMENT REQUIREMENTS.

10. ADJACENT PROPERTY OWNERS SHOULD BE APPROACHED TO DISCUSS FUEL MANAGEMENT ON THEIR PROPERTY THAT IS CONSISTENT WITH THE STANDARDS IN THIS FUEL MANAGEMENT PLAN

NOT FOR CONSTRUCTION

ORIGINAL SHEET SIZE: 24" X 36"

REVISIONS AND RECORD OF ISSUE:

NO.	DATE	DESCRIPTION
1.	12/20/2021	PLANNING SET
2	01/28/2022	REVISION 1
3		
4		
5		
6		

REGISTERED LANDSCAPE ARCHITECT
JONI L. JANECKI
No. 3163
Exp. 9/30/22
STATE OF CALIFORNIA

JONI L JANECKI & ASSOCIATES
515 SWIFT ST. SANTA CRUZ CA 95060
PHONE 831.423.6040 | WWW.JLJA.COM
California Landscape Architect License 3163

PROJECT:
FEATHER CYPRESS LLC
3256 17 MILE DRIVE,
PEBBLE BEACH CA, 93953
APN: 008-462-008

SHEET TITLE:
FUEL MANAGEMENT PLAN NOTES

SCALE: AS SHOWN
DRAWN BY: AZ/PP/MM/MO
DATE: 08/05/2022

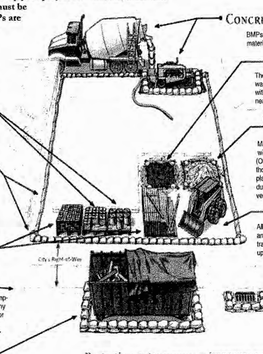
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CONSTRUCTION SITE BEST MANAGEMENT PRACTICES

THE FOLLOWING BMPs MUST BE PROPERLY USED AT ALL CONSTRUCTION SITES TO PROTECT STORM DRAINS AND MINIMIZE POLLU-

The Monterey Regional Stormwater Management Program (MRSWMP) prohibits pollutant discharges at work sites from flowing into storm drains and polluting neighborhood creeks, rivers, and the ocean. To comply with the law and keep your project on schedule, make sure proper BMPs are in place and functioning. Sites must be checked and maintained daily. The following BMPs are recommended; they are not all-inclusive. Refer to references indicated on the front of this brochure for additional BMPs.



CONCRETE TRUCKS / PUMPERS / FINISHERS
BMPs such as tarps and gravel bags should be implemented to prevent materials and residue from entering into the storm drain system.

WASHOUT AREA
The disposal of "wet" construction materials should be handled in the washout area. This includes paint, stucco, and concrete. Use a berm with an impervious liner to contain wet materials and prevent runoff in nearby areas. The washout area must be checked and maintained daily to ensure compliance. All dried materials must be disposed of at the landfill.

DIRT AND GRADING
Mounds of dirt or gravel should be stored on site and sprayed daily with water to prevent excessive dust. During the rainy season (October 15th—April 15th) these materials should be covered. For those areas that are active and exposed, a wet weather triggered action plan including additional BMPs should be in place to protect the site during a rain event. Sites must have adequate tracking control to prevent the transport of dirt/gravel from the site.

EARTHMOVING EQUIPMENT
All earthmoving equipment should be stored on site. Maintenance of any equipment should be conducted on site, and mud tracks and dirt trails left by equipment leading to and from the site should be cleaned up immediately.

STORM DRAINS
Storm drains must be protected at all times with perimeter controls, such as gravel bags. Sand bags are typically not used for inlet protection because they do not permit flow-through. Replace ruptured or damaged gravel bags and remove the debris from the right-of-way immediately.

PAINT AND STUCCO
All paint and stucco material stored on the site must be contained and covered. It is illegal to dump unused paint or stucco in the sewer or storm drain system. Do not wash out brushes in the street or dump any residues in the storm drain. Paint brushes and spray guns must be washed/cleaned out into a hazardous materials drain or back into the original container and disposed of properly.

PERIMETER CONTROLS
Gravel bags, silt fences and straw wattles (weighted down) are acceptable perimeter controls, and must be used to surround the entire site. Avoid running over perimeter controls with vehicles or heavy equipment as they can damage the materials. Keep extra absorbent materials and/or wet-dry vacuum on site to quickly pick up unintended spills.

BUILDING MATERIALS/STAGING AREAS
Construction material must be stored on site at all times. Building materials should always be covered when not in use to prevent runoff caused by wind or rain. Flooding must also be prevented by monitoring the site before, during, and after rain events to ensure that BMPs are functioning and that there are no safety issues.

TRAFFIC CONTROL PERMITS
Prior to staging any materials or equipment in the right-of-way (such as dumpsters or trucks), please contact the applicable local jurisdiction to learn of any temporary encroachment permit or traffic control requirements necessary for right-of-way staging and loading areas, applicable stormwater BMPs and safety plan review requirements. Provide a stabilized vehicle path with controlled access to prevent tracking of dirt offsite. Properly size site entrance BMPs for anticipated vehicles.

DUMPSTERS
Always cover dumpsters with a rollback tarp. Areas around dumpsters should be swept daily. Perimeter controls around dumpster areas should be provided if pollutants are leaking or discharging from the dumpster.

Protecting water resources improves and preserves quality of life for our children and future generations.

Questions? Contact the local Public Works Dept. in the jurisdiction your project resides or the MRSWMP Program Manager.

POLLUTION PREVENTION PLANNING

Every construction project must have an erosion and sediment control plan to prevent soil and materials from leaving the site. Basic steps for this plan include:

1. Understand local jurisdictional stormwater management requirements and create your plan to match your construction site and project needs.
2. Identify the storm drains and the conveyance system (s) nearest the construction site area and provide plan to protect them from worksite pollutants.
3. Obtain all local jurisdictional permits, including traffic control permits, if needed.
4. Schedule construction activities so that the soil is not exposed for long period of time. Limit grading to small areas; Install key sediment control practices before site grading begins.
5. Contact the inspector assigned to your project to answer any questions and ensure compliance. Modify BMPs as job requires.



Photo courtesy USEPA

PREVENT POLLUTION AND AVOID FINES (3 C'S)

Control: The best line of defense is to use good housekeeping practices and sediment/erosion control BMPs to prevent materials and debris from entering the storm drain.

Contain: Isolate your work area to prevent discharges from leaving the site. Store materials out of the rain and in secondary containment, if necessary.

Additional Tips to Support BMPs:

- Schedule site stabilization activities, such as landscaping, to be completed immediately after the land has been graded to its final contour.
- Inspect & maintain silt fences and straw wattles after each rainstorm. Make sure stormwater is not flowing around these devices or other vegetative buffers. Cover all dirt piles to protect from wind and rain.
- Provide a stabilized vehicle path with controlled access to prevent tracking of dirt offsite. Properly size site entrance BMPs for anticipated vehicles.
- Minimize amount of vegetation cleared from the site. Protect and install vegetative buffers along waterbodies to slow and filter stormwater runoff.
- Properly dispose of all waste materials. Never dump unused or waste product on the ground or in a storm drain. Don't hose oil/ surfaces to clean. Sweep and place waste in dumpster.
- Break up long slopes with sediment barriers. Install structural BMPs to trap sediment on downslope sides of the lot.
- When in doubt, contact local jurisdiction for guidance.

ONLINE RESOURCES

California Storm Water Quality Association - www.cabmphandbooks.com
International BMP Database - www.bmpdatabase.org
California State Water Board - www.waterboards.ca.gov

5 Harris Ct., Bldg D
Monterey, CA 93940
Phone: (831) 645.4621
Fax: (831) 372.6178
Web: MontereySEA.org

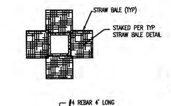
Monterey Regional Storm Water Program

GOT CONSTRUCTION?

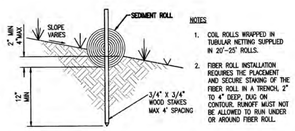


A STORM WATER POLLUTION PREVENTION GUIDE FOR THE CONSTRUCTION INDUSTRY

MontereySEA.org
(831) 645-4621

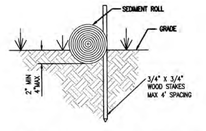


6 INLET PROTECTION
NOT TO SCALE

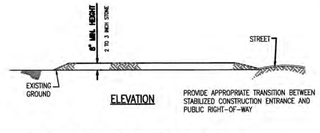


NOTES
1. COIL ROLLS WRAPPED IN TUBULAR NETTING SUPPLIED IN 20'-25' ROLLS.
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A 'FRENCH' 2" TO 4" DEEP, DUG ON CONTOUR. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL.

5 ENTRENCHMENT DETAIL IN SLOPED AREA
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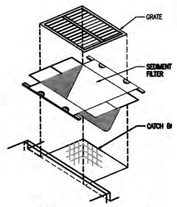
4 ENTRENCHMENT DETAIL IN FLAT AREA
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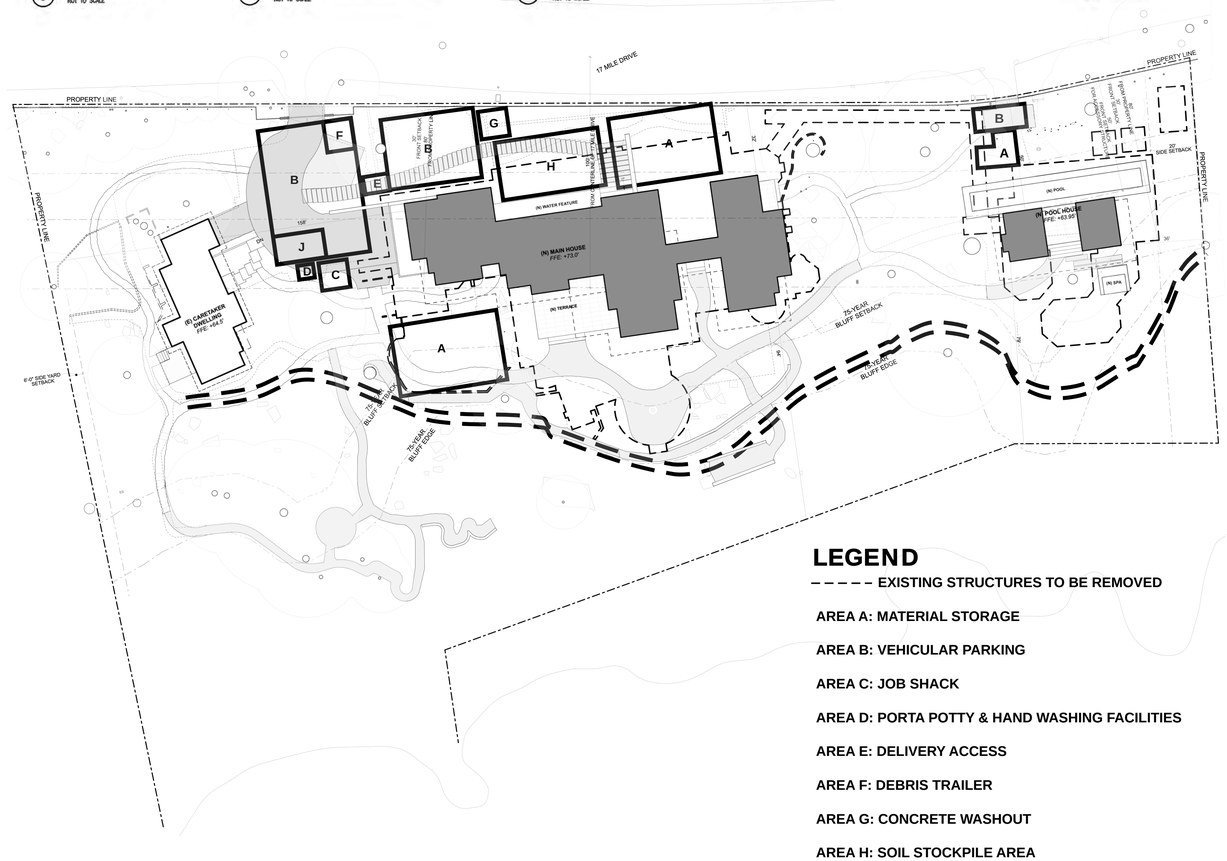
ELEVATION

PROVIDE APPROPRIATE TRANSITION BETWEEN STABILIZED CONSTRUCTION ENTRANCE AND PUBLIC RIGHT-OF-WAY

3 STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



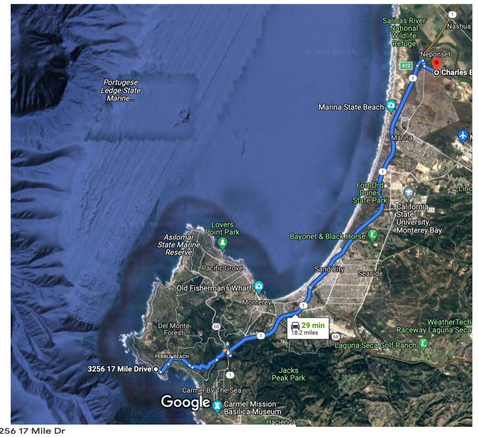
2 INLET FILTER DETAIL
NOT TO SCALE



LEGEND

- EXISTING STRUCTURES TO BE REMOVED
- AREA A: MATERIAL STORAGE
- AREA B: VEHICULAR PARKING
- AREA C: JOB SHACK
- AREA D: PORTA POTTY & HAND WASHING FACILITIES
- AREA E: DELIVERY ACCESS
- AREA F: DEBRIS TRAILER
- AREA G: CONCRETE WASHOUT
- AREA H: SOIL STOCKPILE AREA
- AREA J: DUMPSTER FOR RECYCLING MATERIAL
- STRAW ROLL

TRUCK HAUL ROUTE



3256 17 Mile Dr
Pebble Beach, CA 93953

Get on CA-1 N/Cabrillo Hwy from Cypress Dr, 17 Mile Dr, Del Ciervo Rd and 17 Mile Dr

12 min (4.0 mi)

1. Head southeast on 17 Mile Dr toward Cabrillo Rd — 0.2 mi
2. Slight left onto Cypress Dr — 0.4 mi
3. Cypress Dr turns left and becomes 17 Mile Dr — 0.3 mi
4. Slight right to stay on 17 Mile Dr — 0.8 mi
5. Turn left onto Crespi Ln — 0.1 mi
6. Turn left onto Del Ciervo Rd — 1.1 mi
7. Turn left onto 17 Mile Dr
   ⚠ Toll road — 0.6 mi
8. Continue straight — 315 ft
9. At the traffic circle, take the 1st exit onto CA-68 — 0.2 mi
10. Use the right lane to take the ramp onto CA-1 N/Cabrillo Hwy — 0.1 mi

Follow CA-1 N/Cabrillo Hwy to Del Monte Blvd. Take exit 412 from CA-1 N/Cabrillo Hwy

13 min (13.5 mi)

11. Merge onto CA-1 N/Cabrillo Hwy — 13.2 mi
12. Take exit 412 for Del Monte Blvd — 0.3 mi

Drive to Charles Benson Rd

2 min (0.7 mi)

13. Turn right onto Del Monte Blvd — 0.2 mi
14. Turn left onto Charles Benson Rd
    ⚠ Restricted usage road — 0.5 mi

Charles Benson Rd
California 93908

VICINITY MAP



CONSTRUCTION NOTES

1. ALL WORK SHALL TAKE PLACE DURING DAYLIGHT HOURS, MONDAY - FRIDAY, 8 AM TO 5PM
2. WATER ALL ACTIVE CONSTRUCTION AREAS AT LEAST TWICE PER DAY, FREQUENCY SHOULD BE BASED UPON THE TYPE OF OPERATION, SOIL, AND WIND EXPOSURE
3. ALL GRADING ACTIVITIES SHALL BE HALTED DURING PERIODS OF HIGH WINDS (15 MPH).
4. HAUL TRUCKS SHALL MAINTAIN 2 - FEET FREEBOARD AND BE COVERED.
5. COVER INACTIVE STORAGE PILES.
6. THE SIGNED PERMITS AND THE APPROVED CONSTRUCTION PLANS SHALL BE MAINTAINED IN A CONSPICUOUS LOCATION AT THE CONSTRUCTION JOB SITE AT ALL TIMES, AND THAT COPIES ARE AVAILABLE FOR AGENCY REVIEW UPON REQUEST. ALL PERSONS INVOLVED WITH THE CONSTRUCTION SHALL BE BRIEFED ON THE CONTENT AND MEANING OF THE PERMITS AND THE APPROVED CONSTRUCTION PLANS, AND THE PUBLIC REVIEW REQUIREMENTS APPLICABLE TO THEM, PRIOR TO COMMENCEMENT OF CONSTRUCTION.
7. EQUIPMENT WASHING, REFUELING AND SERVICING SHALL TAKE PLACE ONLY ONSITE. APPROPRIATE BEST MANAGEMENT PRACTICES SHALL BE USED TO ENSURE THAT NO SPILLS OF PETROLEUM PRODUCTS OR OTHER CHEMICALS TAKE PLACE DURING THESE ACTIVITIES. SEE THE EROSION CONTROL PLAN FOR FURTHER SPECIFICATIONS.
8. THE CONSTRUCTION SITE SHALL MAINTAIN GOOD CONSTRUCTION SITE HOUSEKEEPING CONTROLS AND PROCEDURES (E.G.: CLEANUP ALL LEAKS, DRIPS, AND OTHER SPILLS IMMEDIATELY; KEEP MATERIALS COVERED AND OUT OF THE RAIN, INCLUDING COVERING EXPOSED PILES OF SOILS AND WASTES, DISPOSE OF ALL WASTES PROPERLY, PLACE TRASH RECEPTACLES ON SITE FOR THAT PURPOSE, AND COVER OPEN TRASH RECEPTACLES DURING WET WEATHER).
9. ALL EROSION AND SEDIMENT CONTROLS SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AS WELL AS AT THE END OF EACH WORKDAY. AT A MINIMUM, SILT FENCES, OR EQUIVALENT APPARATUS, SHALL BE INSTALLED AT THE PERIMETER OF THE CONSTRUCTION SITE TO PREVENT CONSTRUCTION-RELATED RUNOFF AND/ OR SEDIMENT FROM LEAVING THE SITE.
10. IF, DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY RMA, AND A QUALIFIED ARCHAEOLOGIST SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY.

CONSTRUCTION COORDINATOR

CONTRACTOR SHALL PROVIDE A CONSTRUCTION COORDINATOR THAT CAN BE CONTACTED DURING CONSTRUCTION, SHOULD QUESTIONS ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THEIR CONTACT INFORMATION (INCLUDING THEIR ADDRESS AND 24-HOUR PHONE NUMBERS) SHALL BE CONSPICUOUSLY POSTED AT THE JOB SITE IN A MANNER THAT THE CONTACT INFORMATION IS READILY VISIBLE FROM PUBLIC VIEWING AREAS. THE POSTING SHALL INDICATE THAT THE CONSTRUCTION COORDINATOR SHOULD BE CONTACTED TO ANSWER ANY QUESTIONS THAT ARISE DURING CONSTRUCTION (IN CASE OF BOTH REGULAR INQUIRES AND IN EMERGENCIES). THE CONSTRUCTION COORDINATOR SHALL RECORD THE NAME, PHONE NUMBER AND NATURE OF ALL COMPLAINTS AND TAKE REMEDIAL ACTION, IF NECESSARY, WITHIN 24 HRS OF RECEIPT OF THE COMPLAINT OR INQUIRY.

CONSTRUCTION ACTIVITY DESCRIPTION

DURATION: 24 MONTHS

MONDAY THRU FRIDAY 8AM - 5PM

12 WORKERS
4-6 REGULAR PICKUP TRUCKS, INCLUDES SUBCONTRACTORS CARPOOLING CORE CREW

85% RECYCLE RATE FOR LUMBER.

TRASH AND UN-RECYCLED DEBRIS ARE COLLECTED ON SITE IN A PORTABLE TRAILER AND REMOVED BY TOWING BEHIND A REGULAR PICKUP TRUCK ONCE A MONTH TO THE MARINA LANDFILL. THERE IS NO IMPORT OF DIRT. THE DIRT THAT COMES AS A RESULT OF EXCAVATION WILL BE LOADED AND HAULED TO THE MONTEREY REGIONAL WASTE MANAGEMENT DISTRICT LANDFILL. TRUCK HAULING ROUTE AS PER THIS PAGE. ESTIMATED NUMBER OF HAULS TO THE DUMP EQUALS 192.

NO TREE REMOVAL.

Stocker & Allaire
General Contractors, Inc.
Lic. # 504797
21 Mandeville Court Monterey, CA 93940
Ph 831.375.1880 Fax 831.375.1480

3256 17 MILE DR.
PEBBLE BEACH, CA 93953
APN: 008-462-008-000

DECEMBER 15, 2021

FEATHER RESIDENCE

CONSTRUCTION MANAGEMENT PLAN

Revisions:

CMP

EXHIBIT K

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

In the matter of the application of:
FELICITY LLC (PLN100525)
RESOLUTION NO. 11-009
Resolution by the Monterey County Planning Commission:

1) Considering Addendum to previously adopted Mitigated Negative Declaration (MND), SCH#2008081069;
2) Approving Amendment (PLN100525) to previously approved Combined Development Permit PLN090272 which consists of: Combined Development Permit consisting of 1) Coastal Administrative Permit for the demolition of 2,577 square feet of an existing single family dwelling, demolition of an existing 480 square foot detached guesthouse, the addition of 14,753 square feet to the single family dwelling, new 390 square foot covered loggia on existing stone terrace at lower level, enclose existing 470 square foot covered loggia on main level, 390 square foot addition to existing main level courtyard terrace, grading of approximately 1,790 cubic yards of cut and fill and restoration of approximately 7,822 square feet of Monterey Cypress habitat area; 2) Coastal Development Permit for the construction of an 850 square foot detached caretaker unit; 3) Coastal Development Permit to allow development within 50 feet of a coastal bluff; 4) Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 5) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and 6) Design Approval.

(PLN100525, Felicity LLC, 3252 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan (APN: 008-462-006-000))

The Felicity LLC application (PLN100525) came on for public hearing before the Monterey County Planning Commission on February 23, 2011. 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:** **AMENDMENT** – The County has received and processed an Amendment to PLN050706.

   EVIDENCE: a) An application for an Amendment was submitted on November 15, 2010.

b) On October 8, 2008, the Planning Commission approved PLN050706 for a combined Development Permit consisting of a Coastal Administrative Permit for demolition of 2,577 square feet of an existing single family dwelling and demolition of an existing 480 square foot detached guesthouse, and the addition of 7,089 square feet to the single family dwelling, and grading of approximately 890 cubic yards of cut and fill; a Coastal Development Permit for the construction of an 850 square foot detached caretaker unit; a Coastal Development Permit to allow development within 50 feet of a coastal bluff; a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and Design Approval.

c) On December 12, 2008, the California Coastal Commission appealed (Appeal No. A-3-MCO008-061) the decision of the Planning Commission. Subsequent discussions between the Coastal Commission and the applicant resulted in the proposal of the restoration of existing paved and structural elements on the parcel. The square footage of the restored areas will exceed the square footage of the new coverage approved under PLN050706.

d) On October 19, 2009, the Director of RMA-Planning approved a Minor and Trivial Amendment (PLN090272), which allows the restoration of approximately 7,822 square feet of Monterey cypress habitat area. The California Coastal Commission appeal was subsequently withdrawn.

e) This Amendment (PLN100525) allows a 7,497 square foot addition to the lower level, new 390 square foot covered loggia on existing stone terrace at lower level, enclose existing 470 square foot covered loggia on main level, 390 square foot addition to existing main level courtyard terrace, reduce size of west wing addition by 60 square feet, approximately 900 additional cubic yards of grading (cut), reconfigure balconies, terraces and loggias on west wing addition, relocate doors and windows on west wing addition. All new development will be located within the existing/approved footprint of the structure. Colors and materials to match existing. This modification shall be in addition to the previously applied findings, evidence and conditions of Combined Development Permit (PLN050706) as amended by PLN090272 which are incorporated into Exhibit 1. Once approved, PLN100525 will become the operating permit for the project.

f) The amended project will include: A Combined Development Permit consisting of 1) Coastal Administrative Permit for the demolition of 2,577 square feet of an existing single family dwelling, demolition of an existing 480 square foot detached guesthouse, the addition of 14,753 square feet to the single family dwelling, new 390 square foot covered loggia on existing stone terrace at lower level, enclose existing 470 square foot covered loggia on main level, 390 square foot addition to existing main level courtyard terrace, grading of approximately 1,790 cubic yards of cut and fill and restoration of approximately 7,822 square feet of Monterey Cypress habitat area; 2) Coastal Development Permit for the construction of an 850 square foot detached caretaker unit; 3) Coastal Development Permit to allow development within 50 feet of a coastal bluff; 4) Coastal Development Permit to allow development

within 750 feet of a known archaeological resource; 5) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and 6) Design Approval.

g) Three new Conditions of Approval applicable to this Amendment are incorporated into Exhibit 1. Condition No. 18 (PDSP002- Historic Resource (Non-Standard)) is the condition of approval recommended by the Historic Resources Review Board. Condition No. 19 (PW0044 – Construction Management Plan) has been added to ensure that impacts due to construction are minimized. Condition No. 24 (FIRE011 – Addresses for Buildings) has been added by the Pebble Beach Community Services District (Fire) to reflect the current Fire District requirement for separate addresses.

h) The timing of the annual monitoring reports required by Condition No. 17 {PDSP001 – Restoration Monitoring (Non-standard)} has been changed to require submittal of the first monitoring report one year after implementation of the restoration plan is completed rather than June 2010. This will allow for a full five years of monitoring after the restoration has been accepted as complete by the RMA-Planning Department.

i) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN100525.

2. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.

EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the Monterey County 1982 General Plan;
- Del Monte Forest Area Land Use Plan;
- 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 3252 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-462-006-000), Del Monte Forest Land Use Plan. The parcel is zoned "LDR/2-D (CZ)" [Low Density Residential, 2 acres per unit with Design Control (Coastal Zone)], which allows the construction of additions to a single family dwelling subject to a discretionary permit. Therefore, the project is an allowed land use for this site.

c) The project planner conducted a site inspection on November 27, 2010 to verify that the project on the subject parcel conforms to the plans listed above.

d) The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review on December 2, 2010. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application did warrant referral to the LUAC because the project includes a Design Approval which will be heard at a public hearing. The LUAC recommended

approval of the project by a vote of 6 to 0.

e) The amended project is consistent with Del Monte Area Land Use Plan (LUP) policies regarding scenic and visual resources. The original project was found to be consistent with LUP scenic and visual resources policies because the existing trees will screen the proposed additions from Point Lobos State Reserve and because the existing topography screens views of the ocean from 17 Mile Drive. Staff conducted a site inspection on November 27, 2010 to assess the potential viewshed impacts of the amended project. Based on the site inspection, the proposed structural additions will not harm the visual integrity of the area. The amended project includes the construction of a 7,497 square foot lower level addition which will not be visible from any vantage point. The other proposed minor modifications to the rear elevation will be screened from view by existing trees.

f) The project, as proposed, is consistent with County, State, and Federal policies and guidelines regarding the protection of historic resources. The Phase II Historic Report (LIB080483) and the Focused Phase II Historic Assessment (LIB100415) prepared for the project identified portions of the existing residence constructed in 1919 to be eligible for listing on the California Register of Historic Resources and the Monterey county Historic Resource Inventory. The Monterey County Historic Resources Review Board (HRRB) reviewed the project pursuant to the regulations for the Preservation of Historical Resources as contained in Chapter 18.25 of the Monterey County Code and the standards of the Secretary of the Interior. The HRRB determined that the project, as proposed and conditioned, is consistent with the Secretary of the Interior's Standards for the Rehabilitation of Historic Structures, and as such will not impact the historical significance of the 1919 structure. On December 2, 2010, the HRRB unanimously recommended approval of the amended project, subject to one recommended condition of approval which has been included as Condition No. 18.

g) The project, as proposed, is consistent with LUP policies regarding the protection of cultural resources. The project is located within a high sensitivity area for archaeological resources and within close proximity to a known archaeological site. The previously adopted MND for the project identified potential impacts to prehistoric archaeological resources which were found not to be significant with the imposition of Mitigation Measure No. 1 (Condition No. 25, Exhibit 1). Because the proposed amendment to the project includes additional grading, the project archaeologist was consulted to determine whether or not additional measures would be necessary to mitigate potential impacts to the archaeological resources. It was determined that since the adopted Mitigation Measure already requires that a monitor be on site during any ground disturbing activities, no additional mitigation measures are necessary.

3. **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 Department, Pebble Beach

Community Services District (Fire Protection District), Parks, Public Works, 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) Technical reports by outside consultants indicated that there are no physical or environmental constraints that would indicate that the site is not suitable for the use proposed. County staff independently reviewed these reports and concurs with their conclusions. The following reports have been prepared:
   - *"Focused Phase II Historic Assessment" (LIB100415) prepared by Kent L. Seavey, Pacific Grove, California, July 19, 2010.*
   - *"Geotechnical Soils-Foundation and Geo-seismic Report for the Proposed Additions to the Villa Felice Estates" (LIB110047) prepared by Grice Engineering, Inc., Salinas, California, March 4, 2004.*

c) Staff conducted a site inspection on November 27, 2010 to verify that the site is suitable for this use.

d) The application, project plans and related support materials submitted by the project applicant to the Monterey County RMA-Planning Department for the previously approved proposed development found in Project File PLN050706 and PLN090272.

e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File PLN100525.

4. **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 Department, Pebble Beach Community Services District (Fire Protection District), Parks, Public Works, Environmental Health Bureau, and Water Resources Agency. 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.

b) Necessary public facilities are available. The project is served by the California American Water Company for water and the Pebble Beach Community Services District for sewage.

c) Preceding findings and supporting evidence for PLN100525.

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

EVIDENCE: a) Staff reviewed Monterey County RMA - Planning Department and

Building Services Department records and is not aware of any violations existing on subject property.

b) Staff conducted a site inspection on November 27, 2010 and researched County records to assess if any violation exists on the subject property.
c) There are no known violations on the subject parcel.
d) Zoning violation abatement costs, if any, have been paid.
e) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN100525.

6. **FINDING:** **CEQA (Addendum): -** An Addendum to a previously adopted Mitigated Negative Declaration (MND), SCH#2008081069, 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) A MND for Felicity LLC was prepared and adopted by the Planning Commission on October 8, 2008 (Resolution No. 08041).
b) An Addendum to the Felicity LLC project MND was prepared pursuant to Code of Regulations, Title 14, Section 15164 (CEQA Guidelines).
c) The Addendum attached as Exhibit F to the February 23, 2011, Staff Report to the Planning Commission reflects the County's independent judgment and analysis.
d) Pursuant to Section 15162 of the CEQA Guidelines, there are no substantial changes proposed in the project that would require major revisions to the prior MND. The proposed modifications will occur entirely within the same footprint as the previously approved project. The modifications will not cause any new impacts to environmentally sensitive habitat or cultural resources. The Focused Phase I Historical Assessment prepared for the project found that the proposed work will be consistent with the Secretary of the Interior's *Standards for the Treatment of Historic Properties* under the standard for Rehabilitation, that it will not create a significant change to the historic building and will not cause a significant adverse effect on the environment.
e) Pursuant to Section 15162 of the CEQA Guidelines, there is no new information of substantial importance that was not known at the time the MND was adopted. One new report was prepared for this project: a Focused Phase II Historical Assessment. See Evidence 3(b) above.

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 property is not described as an area where the Local Coastal Program requires public access (Figure 16 in the Del Monte Forest Land Use Plan).

c) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
d) The application, plans and supporting materials submitted by the project applicant to the Monterey County Planning Department for the proposed development are found in Project File PLN100525
e) The project planner conducted a site inspection on November 27, 2010.

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

EVIDENCE: a) Section 20.86.030, Monterey County Zoning Ordinance (Board of Supervisors).
b) Section 20.86.080.A.1 and A.2 of the Monterey County Zoning Ordinance (Coastal Commission). The project is subject to appeal by/to the California Coastal Commission because: 1) the project is located between the sea and the first through public road paralleling the sea; and 2) the project is located within 300 feet of the seaward face of a coastal bluff.

DECISION

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

A. Consider the Addendum to the Mitigated Negative Declaration;

B. Approve Amendment (PLN100525) to previously approved Combined Development Permit PLN090272 consisting of: 1) Coastal Administrative Permit for the demolition of 2,577 square feet of an existing single family dwelling, demolition of an existing 480 square foot detached guesthouse, the addition of 14,753 square feet to the single family dwelling, new 390 square foot covered loggia on existing stone terrace at lower level, enclose existing 470 square foot covered loggia on main level, 390 square foot addition to existing main level courtyard terrace, grading of approximately 1,790 cubic yards of cut and fill and restoration of approximately 7,822 square feet of Monterey cypress habitat area; 2) Coastal Development Permit for the construction of an 850 square foot detached caretaker unit; 3) Coastal Development Permit to allow development within 50 feet of a coastal bluff; 4) Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 5) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and 6) Design Approval in general conformance with the attached sketch and 1927 photograph and subject to the conditions **(Exhibit 1),** both exhibits being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 23rd day of February, 2011 upon motion of Commissioner Diehl, seconded by Commissioner Mendez, by the following vote:

AYES: Brown, Vandevere, Roberts, Rochester, Salazar, Getzelman, Mendez, Diehl
NOES: None
ABSENT: Padilla, Ottone
ABSTAIN: None

Mike Novo, Secretary

COPY OF THIS DECISION MAILED TO APPLICANT ON MAR 0 7 2011

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE MAR 17 2011

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 Planning Department and 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.

RESOLUTION 11-009 - EXHIBIT 1 Monterey County Resource Management Agency Planning Department Condition Compliance and/or Mitigation Monitoring Reporting Plan	Project Name: Felicity LLC File No: PLN100525 APNs: 008-462-006-000 Approved by: Planning Commission Date: February 23, 2011

**Monitoring or Reporting refers to projects with an EIR or adopted Mitigated Negative Declaration per Section 21081.6 of the Public Resources Code.*

Permit Cond. Number	*Mitig. Number*	*Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department*	*Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.*	*Responsible Party for Compliance*	*Timing*	*Verification of Compliance (name/date)*
RMA – Planning Department						
1.		**PD001 - SPECIFIC USES ONLY** This Amendment (PLN100525) to Combined Development Permit PLN090272 consists of 1) Coastal Administrative Permit for the demolition of 2,577 square feet of an existing single family dwelling, demolition of an existing 480 square foot detached guesthouse, the addition of 14,753 square feet to the single family dwelling, new 390 square foot covered loggia on existing stone terrace at lower level, enclose existing 470 square foot covered loggia on main level, 390 square foot addition to existing main level courtyard terrace, grading of approximately 1,790 cubic yards of cut and fill and restoration of approximately 7,822 square feet of Monterey Cypress habitat area; 2) Coastal Development Permit for the construction of an 850 square foot detached caretaker unit; 3) Coastal Development Permit to allow development within 50 feet of a coastal bluff; 4) Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 5) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and 6) Design Approval. The property is located at 3252 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-462-006-	Adhere to conditions and uses specified in the permit.	Owner/ Applicant	Ongoing unless otherwise stated	
			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 the RMA - Planning Department.	RMA - Planning		
			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.	WRA RMA - Planning		

Permit Cond. Number	*Mitig. Number*	*Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department*	*Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.*	*Responsible Party for Compliance*	*Timing*	*Verification of Compliance (name/date)*
		000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the following terms and conditions. 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. **(RMA-Planning Department)**				
2.		**PD002 - NOTICE-PERMIT APPROVAL** The applicant shall record a notice which states: "A permit (Resolution 11-009) was approved by the Planning Commission for Assessor's Parcel Number 008-462-006-000 on February 23, 2011. The permit was granted subject to 25 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County RMA - Planning Department." **(RMA-Planning Department)**	Obtain appropriate form from the RMA-Planning Department. The applicant shall complete the form and furnish proof of recordation of this notice to the RMA - Planning Department.	Owner/ Applicant RMA-Planning	Prior to the issuance of grading and building permits or commence-ment of use.	
3.		**PD032(A) - PERMIT EXPIRATION** The permit shall be granted for a time period of 3 years, to expire on February 23, 2014 unless use of the property or actual construction has begun within this period. **(RMA – Planning Department)**	The applicant shall obtain a valid grading or building permit and/or commence the authorized use to the satisfaction of the Director of Planning. Any request for extension must be received by the Planning Department at least 30 days prior to the expiration date.	Owner/ Applicant	As stated in the conditions of approval	
4.		**PD003(B) – CULTURAL RESOURCES – POSITIVE ARCHAEOLOGICAL REPORT** If archaeological resources or human remains are accidentally discovered during construction, the following steps will be taken: There shall be no further excavation or disturbance of	The applicant shall submit the contracts with a Registered Professional Archeologist to the Director of the RMA – Planning Department for approval.	Owner / Applicant per archaeolo-gist	Prior to the issuance of grading or building permits.	

Permit Cond. Number	*Mitig. Number*	*Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department*	*Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.*	*Responsible Party for Compliance*	*Timing*	*Verification of Compliance (name/date)*
		the site or any nearby area reasonably suspected to overlie adjacent human remains until: The coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and If the coroner determines the remains to be Native American: - The coroner shall contact the Native American Heritage Commission and the RMA – Planning Department within 24 hours. - The Native American Heritage Commission shall identify the person or persons from a recognized local tribe of the Esselen, Salinan, Costonoans/ Ohlone and Chumash tribal groups, as appropriate, to be the most likely descendent. - The most likely descendent may make recommendations to the landowner or the person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code Section 5097.9 and 5097.993, or - Where the following conditions occur, the landowner or his authorized representatives shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance: 1. The Native American Heritage Commission is unable to identify a most likely descendent or the most likely descendent failed to make a recommendation within 24 hours after being notified by the commission. 2. The descendent identified fails to make a recommendation; or	The requirements of this condition shall be included as a note on all grading and building plans.	Owner / Applicant	Prior to the issuance of grading or building permits.	

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		3. The landowner or his authorized representative rejects the recommendation of the descendent, and the mediation by the Native American Heritage Commission fails to provide measures acceptable to the landowner. **(RMA - Planning Department)**				
5.		**PD004 - INDEMNIFICATION AGREEMENT** The property owner agrees as a condition and in consideration of the 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. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his 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 the property, filing of the final map, 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	Submit signed and notarized Indemnification Agreement to the Director of RMA – Planning Department for review and signature by the County. Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to the RMA – Planning Department.	Owner/ Applicant	Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable	

Permit Cond. Number	*Mitig. Number*	*Conditions of Approval and/or Mitigation Measures and Responsible Land Use Department*	*Compliance or Monitoring Actions to be performed. Where applicable, a certified professional is required for action to be accepted.*	*Responsible Party for Compliance*	*Timing*	*Verification of Compliance (name/date)*
		hold the county harmless. **(RMA - Planning Department)**				
6.		**PD005 - FISH AND GAME FEE-NEG DEC/EIR** Pursuant to the State Public Resources Code § 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 Department)**	The applicant shall submit a check, payable to the *County of Monterey,* to the Director of the RMA - Planning Department.	Owner/ Applicant	Within 5 working days of project approval.	CLRD NoD filed 10/10/08
			If the fee is not paid within five (5) working days, the applicant shall submit a check, payable to the *County of Monterey,* to the Director of the RMA - Planning Department.	Owner/ Applicant	Prior to the start of use or the issuance of building or grading permits.	CLRD NoD filed 10/10/08
7.		**PD007 - GRADING-WINTER RESTRICTION** No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of RMA - Building Services Department. **(RMA – Planning Department and Building Services Department)**	Obtain authorization from the Director of RMA - Building Services Department to conduct land clearing or grading between October 15 and April 15.	Owner / Applicant	Ongoing	
8.		**PD011 – TREE AND ROOT PROTECTION** Trees which are located close to the 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 a certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of the 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	Submit evidence of tree protection to the RMA - Planning Department for review and approval.	Owner / Applicant	Prior to the issuance of grading and/or building permits.	
			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.	Owner / Applicant	During all develop-ment activities.	
			Submit photos of the trees on the property to the RMA – Planning	Owner / Applicant	Prior to final	

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		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.**(RMA - Planning Department)**	Department after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.		inspection.	
9.		**PD012(D) - LANDSCAPE PLAN AND MAINTENANCE - MONTEREY PENINSULA WATER MANAGEMENT DISTRICT (SINGLE FAMILY DWELLING ONLY) (NON-STANDARD)** 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 the RMA - Planning Department. 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 Department. 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 Department)**	Submit landscape plans and contractor's estimate to the RMA - Planning Department for review and approval. Landscaping plans shall include the recommendations from the Forest Management Plan or Biological Survey as applicable.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to issuance of building permits.	
			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 Department.	Owner/ Applicant/ Licensed Landscape Contractor/ Licensed Landscape Architect	Prior to Occupancy	
			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.	Owner / Applicant	Ongoing	
10.		**PD014(A) – LIGHTING – EXTERIOR LIGHTING PLAN** 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	Submit three copies of the lighting plans to the RMA - Planning Department for review and approval. Approved lighting plans shall be incorporated into final building plans.	Owner / Applicant	Prior to the issuance of building permits.	

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		glare is fully controlled. The applicant shall submit 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 the RMA - Planning Department, prior to the issuance of building permits. **(RMA – Planning Department)**	The lighting shall be installed and maintained in accordance with the approved plan.	Owner / Applicant	Prior to Occupancy / Ongoing	
11.		**PD016(a) – NOTICE OF REPORT (HISTORICAL)** Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Phase II Historical report has been prepared for this parcel by Historic Preservation Associates, dated March 25, 2008, and is on record in the Monterey County RMA - Planning Department , Library No. LIB080483. All development shall be in accordance with this report." **(RMA – Planning Department)**	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner / Applicant	Prior to the issuance of grading or building permits.	
12.		**PD016(b) – NOTICE OF REPORT (ARCHAEOLOGICAL)** Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "An Archaeological Mitigation Plan has been prepared for this parcel by Archaeological Consulting, dated February 12, 2004, and is on record in the Monterey County RMA - Planning Department, Library No. LIB080482. All development shall be in accordance with this report." **(RMA – Planning Department)**	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner / Applicant	Prior to the issuance of grading or building permits.	

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13.		**PD016(c) – NOTICE OF REPORT (RESTORATION)** Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states: "A Cypress Habitat Site Restoration Plan has been prepared for this parcel by Frank Ono, dated March 1, 2009, and is on record in the Monterey County RMA - Planning Department, Library No. LIB090315. All development shall be in accordance with this report and the restoration site plan dated June 4, 2009." **(RMA – Planning Department)**	Proof of recordation of this notice shall be furnished to the RMA - Planning Department.	Owner / Applicant	Prior to the issuance of grading or building permits.	
14.		**PD018 B – DEED RESTRICTION – CARETAKER UNIT (COASTAL)** The applicant shall record a deed restriction stating the regulations applicable to a caretaker unit as follows: • Only one caretaker unit per lot shall be allowed. • The caretaker shall be employed principally on the lot for purposes of care and protection of persons, plants, animals, equipment, or other facilities on-site or on contiguous lots under same ownership. • The minimum lot size for establishment of a caretaker unit in areas not served by sewers shall be two acres. • Caretaker units shall not be subject to density requirements of the zoning district in which the lot is located. The maximum floor area for a caretaker unit is 850 square feet. • A minimum of one covered off-street parking space shall be provided for the caretaker unit. • The caretaker unit shall not be separately rented, let or leased from the main residence whether compensation be direct or indirect. • Subsequent subdivisions which divide a main residence from a caretaker unit shall not be permitted except where lots created meet minimum lot size and density requirements of the existing zoning.	Submit signed and notarized document to the Director of RMA – Planning Department for review and signature by the County.	Owner / Applicant	Prior to the issuance of grading or building permits.	
			Proof of recordation of the document shall be submitted to the RMA – Planning Department.	Owner / Applicant	Prior to occupancy or commence -ment of use.	

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		• Caretaker units are not permitted on any lot less than 10 acres where a senior citizen unit exists. Senior citizen units may be converted to a caretaker unit, subject to a Coastal Administrative Permit. **(RMA – Planning Department)**				
15.		**PD035 - UTILITIES - UNDERGROUND** All new utility and distribution lines shall be placed underground. **(RMA - Planning Department; Public Works)**	Install and maintain utility and distribution lines underground.	Owner/ Applicant	Ongoing	
16.		**PD047 – DEMOLITION/DECONSTRUCTION OF STRUCTURES (MBUAPCD RULE 439)** In accordance with Monterey Bay Unified Air Pollution Control District Rule 439, construction plans shall include "Demolition and Deconstruction" notes that incorporate the following work practice standards: 1. Sufficiently wet the structure prior to deconstruction or demolition. Continue wetting as necessary during active deconstruction or demolition and the debris reduction process; 2. Demolish the structure inward toward the building pad. Lay down roof and walls so that they fall inward and not away from the building; 3. Commencement of deconstruction or demolition activities shall be prohibited when the peak wind speed exceeds 15 miles per hour. 4. All Air District standards shall be enforced by the Air District. **(RMA – Planning Department)**	Applicant shall incorporate a "Demolition/ Deconstruction" note on the demolition site plan that includes, but is not limited to, the standards set forth in this condition.	Contractor / Owner / Applicant	Prior to the issuance of a demolition permit.	
			Contractor shall obtain any required Air District permits and conduct all deconstruction or demolition activities as required by the Air District.	Contractor / Owner / Applicant	During demolition.	
17.		**PDSP001 – RESTORATION MONITORING (NON-STANDARD)** A qualified forester, arborist, or biologist shall monitor all restoration activities to ensure conformance to the submitted Cypress Habitat Site Restoration Plan	The applicant shall submit a contract with a qualified Forester, Arborist, or Biologist to the Director of the RMA – Planning Department for review and approval.	Owner / Applicant	Prior to the issuance of a building permit.	

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		(LIB090315). Prior to issuance of a building permit, the applicant shall provide to the RMA-Planning Department a copy of the contractual agreement with a qualified monitor for review and approval. The applicant shall also provide evidence of work completion and of the presence of the monitor on-site during all phases of the restoration work. The applicant shall submit annual reports for a period of five years beginning one year after implementation of the restoration plan has been completed. **(RMA – Planning Department)**	The applicant shall submit evidence of completion of restoration work to the RMA-Planning Department.	Owner / Applicant	Prior to building permit final.	
			The applicant shall submit evidence of the presence of the monitor on-site during all phases of the restoration work.	Owner / Applicant / Monitor	Ongoing during all phases of the restoration work.	
			The applicant shall submit annual reports for a period of five years.	Owner / Applicant / Monitor	Annually, for a period of five years beginning one year after implement-ation of the restoration plan is complete.	
18.		**PDSP002 – HISTORIC RESOURCE (NON-STANDARD)** Add either full or façade columns, depending on feasibility, to the west elevation. The columns shall flank the sunroom windows, as shown in the 1927 photograph presented by Jun Sillano at the 12/02/2010 HRRB meeting **(Exhibit 3). (RMA - Planning Department)**	The applicant shall submit plans which include the required elements to the RMA-Planning Department and the Parks Department for review and approval.	Owner/ Applicant/	Prior to issuance of the Building Permit	
RMA – Public Works Department						
19.		**PW0044 – CONSTRUCTION MANAGEMENT PLAN** The applicant shall submit a Construction Management Plan (CMP) to the RMA-Planning Department and the	Applicant shall prepare a CMP and shall submit the CMP to the RMA-Planning Department and the Department of Public Works for review and approval.	Owner/ Applicant/ Contractor	Prior to issuance of the Grading	

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		Department of Public Works for review and approval. The CMP shall include measures to minimize traffic impacts during the construction/grading phase of the project and shall provide the following information: Duration of the construction, hours of operation, an estimate of the number of truck trips that will be generated, truck routes, number of construction workers, parking areas for both equipment and workers, and locations of truck staging areas. Approved measures included in the CMP shall be implemented by the applicant during the construction/grading phase of the project. **(Public Works)**			Permit or Building Permit.	
			The approved measures shall be implemented during the construction/grading phase of the project.	Owner/ Applicant/ Contractor	On-going through con-struction phases	
Monterey County Water Resources Agency						
20.		**WR1 - DRAINAGE PLAN** The applicant shall provide the Water Resources Agency a drainage plan prepared by a registered civil engineer or architect addressing on-site and off-site impacts. Drainage improvements shall be constructed in accordance with plans approved by the Water Resources Agency. **(Water Resources Agency)**	Submit 3 copies of the engineered drainage plan to the Water Resources Agency for review and approval.	Owner/ Applicant/ Engineer	Prior to issuance of any grading or building permits.	
21.		**WR40 - WATER CONSERVATION MEASURES** The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to: a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system. b. Landscape plans shall apply xeriscape principles,	Compliance to be verified by building inspector at final inspection.	Owner/ Applicant	Prior to final building inspection / occupancy.	

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		including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. **(Water Resources Agency)**				
22.		**WR43 - WATER AVAILABILITY CERTIFICATION** The applicant shall obtain from the Monterey County Water Resources Agency, proof of water availability on the property, in the form of an approved Monterey Peninsula Water Management District Water Release Form. **(Water Resources Agency)**	Submit the Water Release Form to the Water Resources Agency for review and approval.	Owner/ Applicant	Prior to issuance of any building permits.	
Fire Agency - Pebble Beach Community Services District						
23.		**FIRE021 - FIRE PROTECTION EQUIPMENT & SYSTEMS - FIRE SPRINKLER SYSTEM (NON-STANDARD)** The building(s) and attached garage(s) shall be protected with automatic fire sprinkler system(s) as required by the governing ordinances. Installation shall be in accordance with the applicable NFPA standard. A minimum of four (4) sets of plans for fire sprinkler systems must be submitted by a California licensed C-16 contractor and approved prior to installation. This requirement is not intended to delay issuance of a building permit. A rough sprinkler inspection must be scheduled by the installing contractor and completed prior to requesting a framing inspection. **(Pebble Beach Community Services District)**	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Owner/ Applicant	Prior to issuance of building permit.	
			Applicant shall schedule fire dept. rough sprinkler inspections as appropriate.	Owner/ Applicant	Prior to framing inspection.	
			Applicant shall schedule fire dept. final sprinkler inspections as appropriate.	Owner/ Applicant	Prior to final building inspection.	
24.		**FIRE011 - ADDRESSES FOR BUILDINGS** All buildings shall be issued an address in accordance with Monterey County Ordinance No. 1241. Each	Applicant shall incorporate specification into design and enumerate as "Fire Dept. Notes" on plans.	Applicant or owner	Prior to issuance of building permit.	

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		occupancy, except accessory buildings, shall have its own permanently posted address. When multiple occupancies exist within a single building, each individual occupancy shall be separately identified by its own address. Letters, numbers and symbols for addresses shall be a minimum of 4-inch height, 1/2-inch stroke, contrasting with the background color of the sign, and shall be Arabic. The sign and numbers shall be reflective and made of a noncombustible material. Address signs shall be placed at each driveway entrance and at each driveway split. Address signs shall be and visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter. Address signs along one-way roads shall be visible from both directions of travel. Where multiple addresses are required at a single driveway, they shall be mounted on a single sign. Where a roadway provides access solely to a single commercial occupancy, the address sign shall be placed at the nearest road intersection providing access to that site. Permanent address numbers shall be posted prior to requesting final clearance. **(Pebble Beach Community Services District)**	Applicant shall schedule fire dept. clearance inspection	Applicant or owner	Prior to final building inspection	
			Applicant shall schedule fire dept. rough sprinkler inspection	Applicant or owner	Prior to framing inspection	
			Applicant shall schedule fire dept. final sprinkler inspection	Applicant or owner	Prior to final building inspection	
		Mitigation Measures				
25.	1.	**PDSP002 – CULTURAL RESOURCES SITE MONITORING (MITIGATION)** An archaeological monitor shall be present during all phases of the project which could potentially alter the soil within the boundaries of the cultural resources site (e.g.; demolition, grading, pad construction, trenching, etc.). The monitor shall have the authority to temporarily halt work in order to examine any potentially significant cultural materials or features. If potentially significant cultural resources	The applicant shall submit a contract with a Registered Professional Archeologist to the Director of the RMA – Planning Department for approval.	Owner / Applicant / Archaeologist	Prior to the issuance of a demolition permit.	
			The applicant shall submit evidence of on-site monitoring during all phases of demolition, excavation, and new construction. Photos and archaeologist certification shall be submitted to the	Owner / Applicant / Archaeologist	Ongoing during all phases of demolition, excavation,	

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		are discovered, work shall be halted in the area of the find until it can be evaluated and, if necessary, data recovery is conducted. The applicant shall retain a qualified archaeologist to monitor and ensure conduct of the requirements of the mitigation and monitoring plan. The overall goals of the mitigation and monitoring plan are to limit damage to the cultural resources site through avoidance; to oversee the demolition, grading, and construction activities; to ensure compliance with the mitigation and monitoring plan; and to conduct prehistoric cultural data recovery, analysis, reporting, and curation of any materials which are encountered during the project. Prior to issuance of a demolition permit, the applicant shall provide to the RMA-Planning Department a copy of the contractual agreement with a qualified archaeologist for review and approval. The applicant shall also provide evidence of the presence of the archaeologist on-site during demolition of existing structures and new construction, and any measures necessary to be in place and in good order through construction. Photos shall be dated on a weekly basis (or as determined by the monitoring archaeologist) and submitted with a certification letter from the archaeologist. If additional mitigation measures are determined to be required, they shall be formulated and implemented by the monitoring archaeologist, after review and approval by the Planning Department. **(RMA – Planning Department)**	RMA – Planning Department. In addition, the monitoring archaeologist shall conduct data recovery, analysis, reporting, and curation of any cultural materials discovered during the project. Copies of all reports shall be submitted to the RMA-Planning Department. The requirements of this measure shall be included as a note on all grading and building plans.		and construc-tion.	

END OF CONDITIONS

Rev. 08/25/2010

NOTE:
A SITE RESTORATION PLAN HAS BEEN PREPARED BY FRANK ONO, ARBORIST, DATED MARCH 1ST 2009, AND SHALL BE IMPLEMENTED AS A PART OF PLN 09-0272

■ F.A.R. CALCULATIONS

	EXISTING	PLN08-0272 APPROVAL	PROPOSED REMOVAL PLN 08-0272	PROPOSED ADDITION	PROPOSED TOTAL
MAIN FLOOR	5,892	3,004	−2,165	−80	5,671
UPPER FLOOR	994	2,821		227	4,042
LOWER FLOOR	1,970			2,675	4,645
SUBTOTAL	8,856	5,825	−2,165	2,742	14,902
GARAGE/ GUEST BEDROOM	1,146				1,146
EAST GUEST BEDROOM	170		−170		0
COURTYARD	1,421				1,421
WEST GUESTHOUSE	480		−480		0
GARAGE (DETACHED)	696				696
PREVIOUSLY APPROVED L' ORANGERIE		1,284			1,284
PREVIOUSLY APPROVED CARETAKER UNIT		850			850
LOWER LEVEL- SUBGRADE				*4,922	
TOTAL	12,709	7,959	−2,815	2,742	20,635

■ F.A.R. ALLOWED: 42,889 SF (17.6%)
■ F.A.R. PROPOSED: 20,635 SF (8.4%)

NOTE: 4,922 S.F. OF LOWER LEVEL DOES NOT COUNT DUE TO SUBGRADE CONDITIONS

■ LOT AREA: 243,938 S.F. (5.6 Ac.)
■ LOT COVERAGE CALCULATIONS:
■ EXIST. LOT COVERAGE: 13,109.0 S.F. 5.3%

MAIN BUILDING	EXISTING	PLN08-0272 APPROVAL	PROPOSED REMOVAL PLN 08-0272	PROPOSED ADDITION	PROPOSED TOTAL
MAIN FLOOR	5,892	3,004	−2,165	−80	5,671
GARAGE/ GUEST BEDROOM	1,146		−242		904
EAST GUEST BEDROOM	170		−170		0
COURTYARD	1,421				1,421
WEST GUESTHOUSE	480		−480		0
GARAGE (DETACHED)	696				696
L' ORANGERIE		1,284			1,284
CARETAKER UNIT		850			850
TOTAL	9,805 (4.0%)	5,118	−3,057	−80	11,806 (4.8%)

PLANNING INFO.

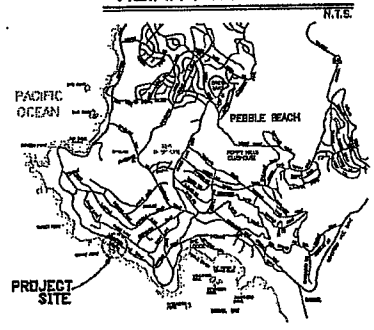
■ PROPERTY OWNER:
VILLA FELICE
3252 17 MILE DR.
PEBBLE BEACH, CA.

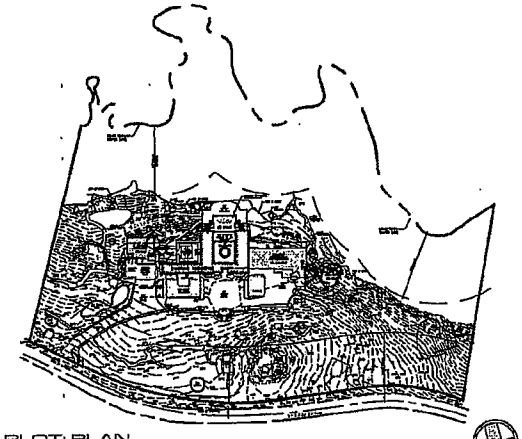
■ PROJECT ADDRESS:
VILLA FELICE
3252 17 MILE DR.
PEBBLE BEACH, CA.

■ PROJECT SCOPE:
AMENDMENT TO PLN 08-0272; EXPANSION OF MAIN LEVEL COURTYARD TERRACE; ENCLOSE EXISTING COVERED LOGGIA AT MAIN LEVEL; LOWER LEVEL ADDITIONS; PHASE II HISTORIC AMENDMENT REPORT; WEST WING REVISIONS- EXTERIOR DOORS & WINDOWS LOCATION, RE-CONFIGURE BALCONY TERRACE & LOGGIA.

■ OCCUPANCY: R3, U1
■ CONST. TYPE: V-N
■ A.P.N. 008-462-006
■ LEGAL DESC.: LOT: BLOCK:
■ ZONE: LDR/2 (CZ)
■ MAX BLDG. HT: 30 FT
■ GRADING: 890 CY
■ TREE REMOVAL: 0
■ TOPOGRAPHY: SLOPING
■ PROJECT CODE COMPLIANCE:
1. 2001 CBC, CEC, CMC, CPC.
2. TITLE 24

VICINITY MAP





SITE PLAN 1/20"=1'-0"

PLOT PLAN 1/20"=1'-0"

PROPOSED ADDITIONS AND REMODEL FOR:
VILLA FELICE
APN: 008-462-006
3252 SEVENTEEN MILE DRIVE PEBBLE BEACH, CA

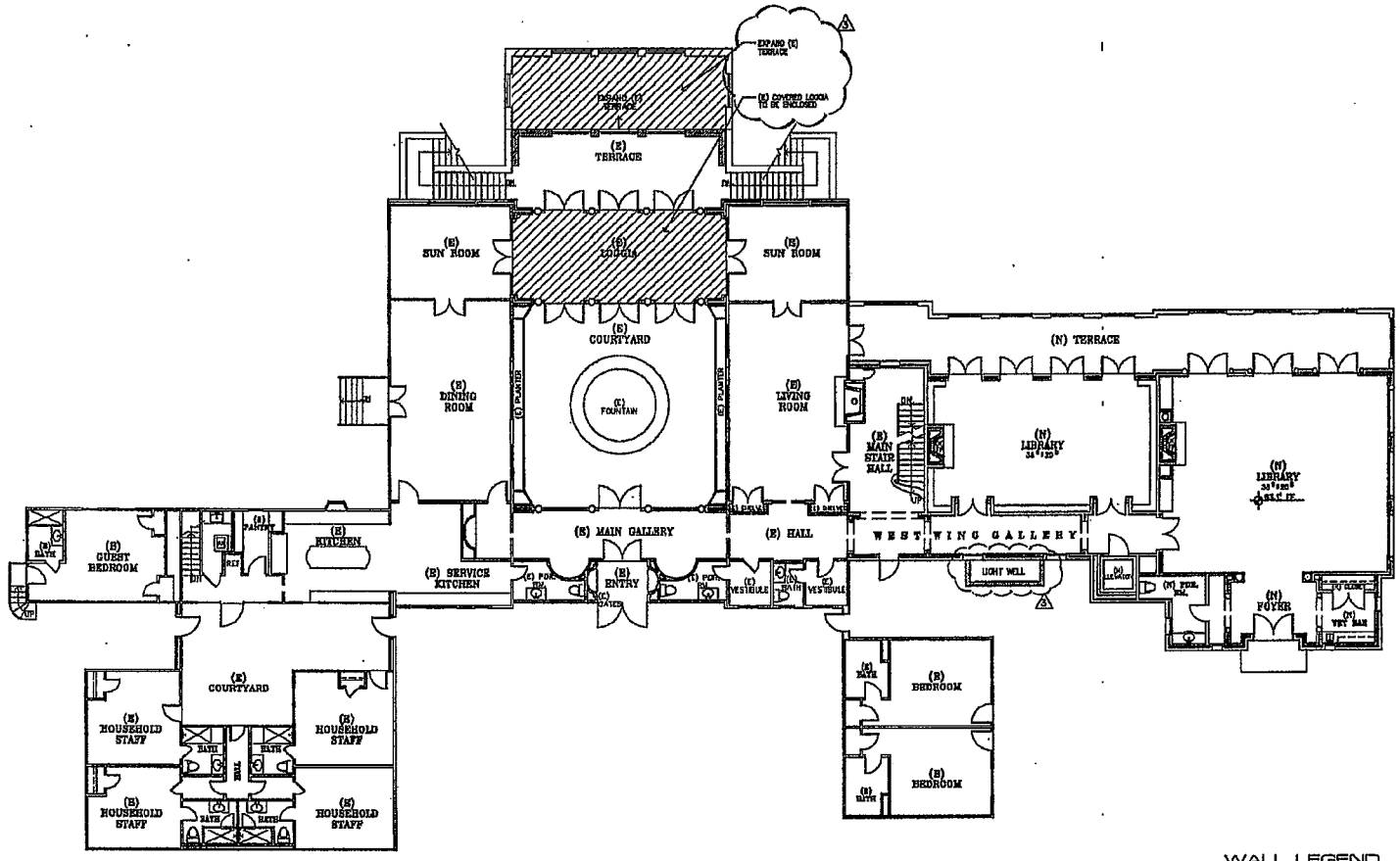
INTERNATIONAL DESIGN GROUP
ARCHITECTURE ■ INTERIOR DESIGN
JOHN A. SILLANO, AIA ■ JOHN E. MATTHAMS
721 LIGHTHOUSE AVE ■ PACIFIC GROVE CA. ■ 93950
PH (831) 649-1201 ■ FAX (831) 649-1202 ■ OFFICE@IDGROUP.COM

SITE PLAN

DATE: 01-29-07
PLANNING RE-SUBMITTAL

REVISIONS:
1. 08-22-08 PII ARH SUBMITTAL
2. 01-21-10 PLAN AMENDMENT
3. 11-11-10 PLAN MINOR REV.
4.

SHEET NO.
A1.0



MAIN LEVEL PLAN - WEST WING

1/8"=1'-0"

N

WALL LEGEND

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

PROPOSED ADDITIONS AND REMODEL FOR:

VILLA FELICE

APN: 008-462-006

3252 SEVENTEEN MILE DRIVE PEBBLE BEACH, CA

INTERNATIONAL DESIGN GROUP
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PH(831)649-1881 ■ FAX(831)649-1880 ■ EMAIL@idgpacgrv.com

MAIN LEVEL PLAN

DATE 09-25-07

PLANNING RE-SUBMITTAL

REVISIONS:

1. 02-25-08 PC ADD SUBMITTAL
2. 03-21-10 PLAN AMENDMENT
3. 11-11-10 PLAN AMEND. REV.
4.

SHEET NO.

A2.0

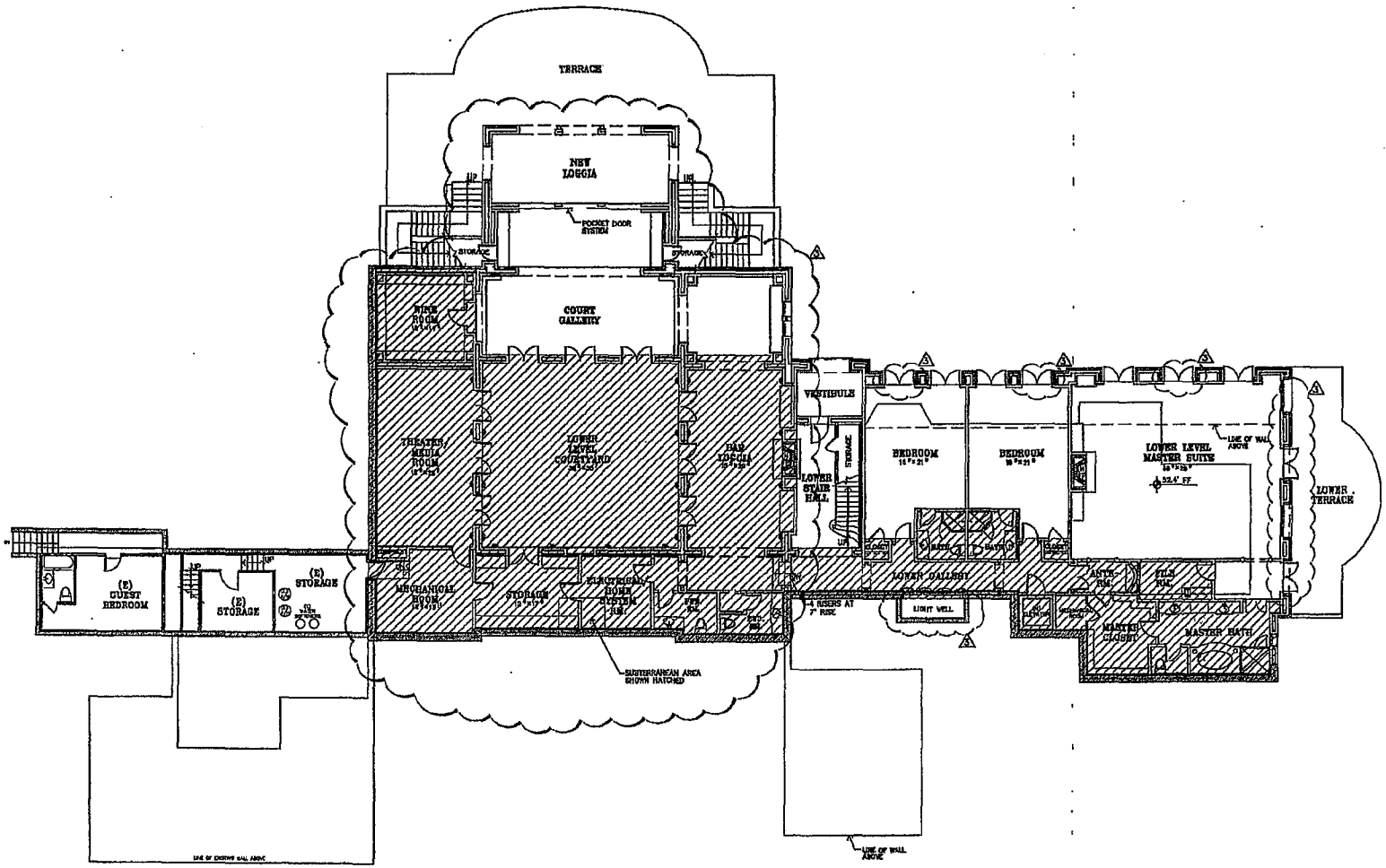
SHEET NO.	A3.0
	UPPER LEVEL PLAN
DATE	05-23-07
	PLANNING RE-SUBMITTAL
REVISIONS	05-25-06 PLANNING RESUBMITTAL 09-11-06 PLANNING RESUBMITTAL 11-11-06 PLANNING RESUBMITTAL COUNTY PLANNING REVIEW

INTERNATIONAL DESIGN GROUP
ARCHITECTURE ■ INTERIOR DESIGN
JUN A. SILLANO AIA JOHN E. MATTHAMS
721 LIGHTHOUSE AVE ■ PACIFIC GROVE CA. ■ 93950
PH:(831) 649-1251 ■ FAX:(831) 649-1290 ■ EMAIL: jsmdg@mbay.com

PROPOSED ADDITIONS AND REMODEL FOR:

VILLA FELICE
APN: 008-462-005
3252 SEVENTEEN MILE DRIVE PEBBLE BEACH, CA

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THIS DRAWING ARE OWNED BY, AND ARE THE PROPERTY OF THE ARCHITECT AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON AND IN CONNECTION WITH THE SPECIFIED PROJECT. NONE OF SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT. VISUAL CONTACT WITH THESE PLANS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



LOWER LEVEL PLAN - WEST WING

1/8"=1'-0"

N

WALL LEGEND

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

PROPOSED ADDITIONS AND REMODEL FOR:

VILLA FELICE

APN: 008-462-005

3252 SEVENTEEN MILE DRIVE PEBBLE BEACH, CA

INTERNATIONAL DESIGN GROUP
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781 LIGHTHOUSE AVE • PACIFIC GROVE CA. • 93950
PH (831) 646-1601 • FAX (831) 646-1023 • EMAIL info@idgarch.com

LOWER LEVEL PLAN

DATED 09-25-07

PLANNING RE-SUBMITTAL

REVISIONS:

1 02-22-08 PB ARB SUBMITTAL

2 09-21-10 PLAN AMENDMENT

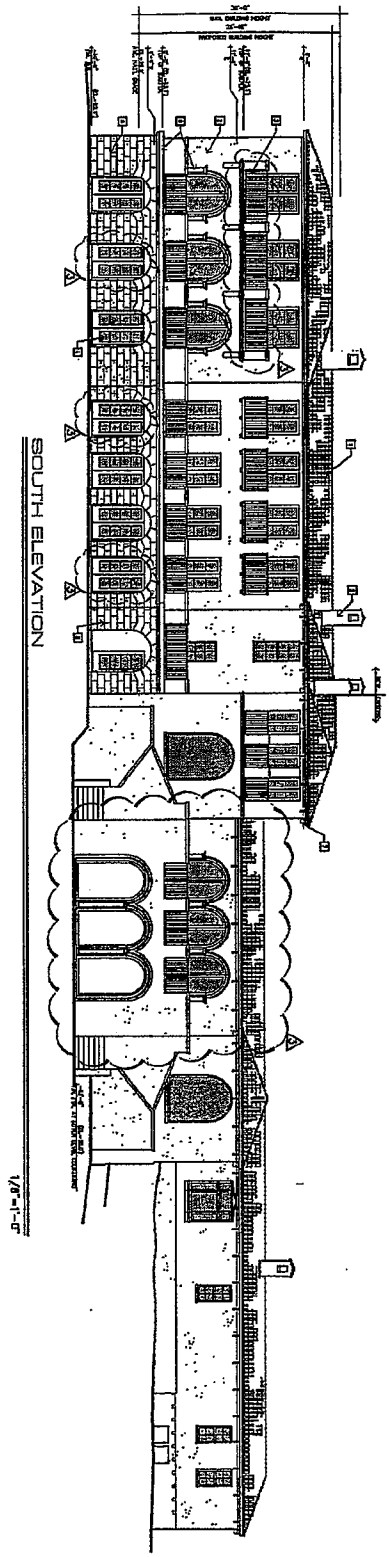
3 11-11-10 PLAN AMEND. REV.

4

5

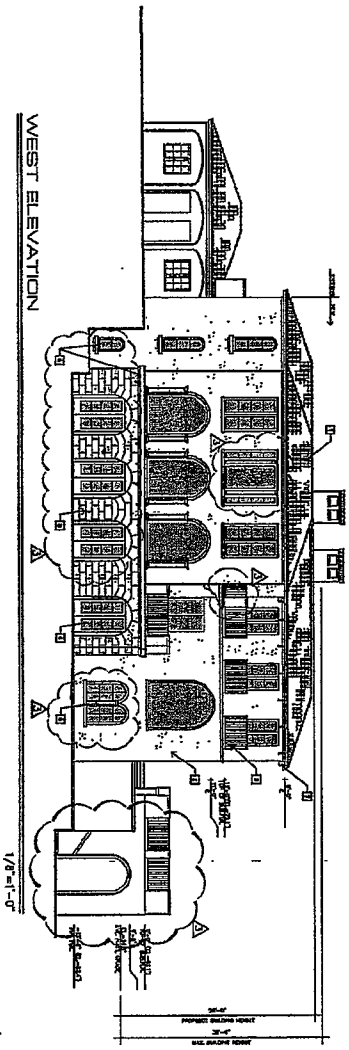
SHEET NO.

A4.0



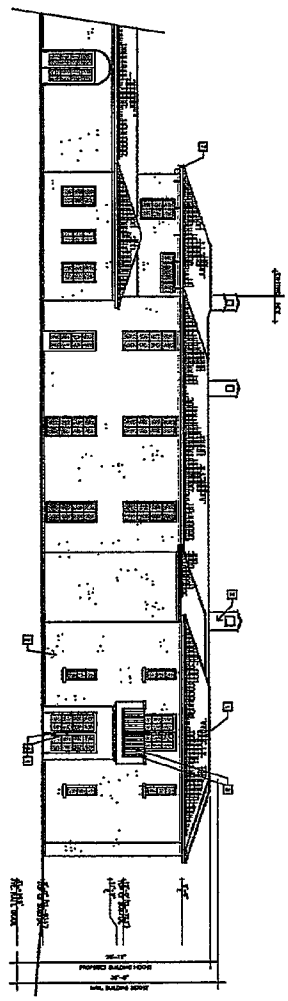
SOUTH ELEVATION

1/8"=1'-0"



WEST ELEVATION

1/8"=1'-0"



NORTH ELEVATION

1/8"=1'-0"

EXTERIOR FINISH LEGEND

- GLASS 1/4" CLAY TILE ROOF - MATCH EXISTING
- EXTERIOR STUCCO - MATCH EXISTING
- BRONZE FINISH - MATCH EXISTING
- WOOD FASCIA, EAVES, DOORS & WINDOWS - PAINTED
- CUT LIMESTONE CLADDING
- LIMESTONE SILLS, COLUMNS AND ACCENTS
- COPPER BRACKETS

ELEVATIONS

DATE: 01-31-07

PLANNING RE-SUBMITTAL

REVISIONS:

1. PLAN REVISIONS 05-15-08
2. PLAN REVISIONS 11-13-08
3. PLAN REVISIONS 12-18-08

SHEET NO. A6.0

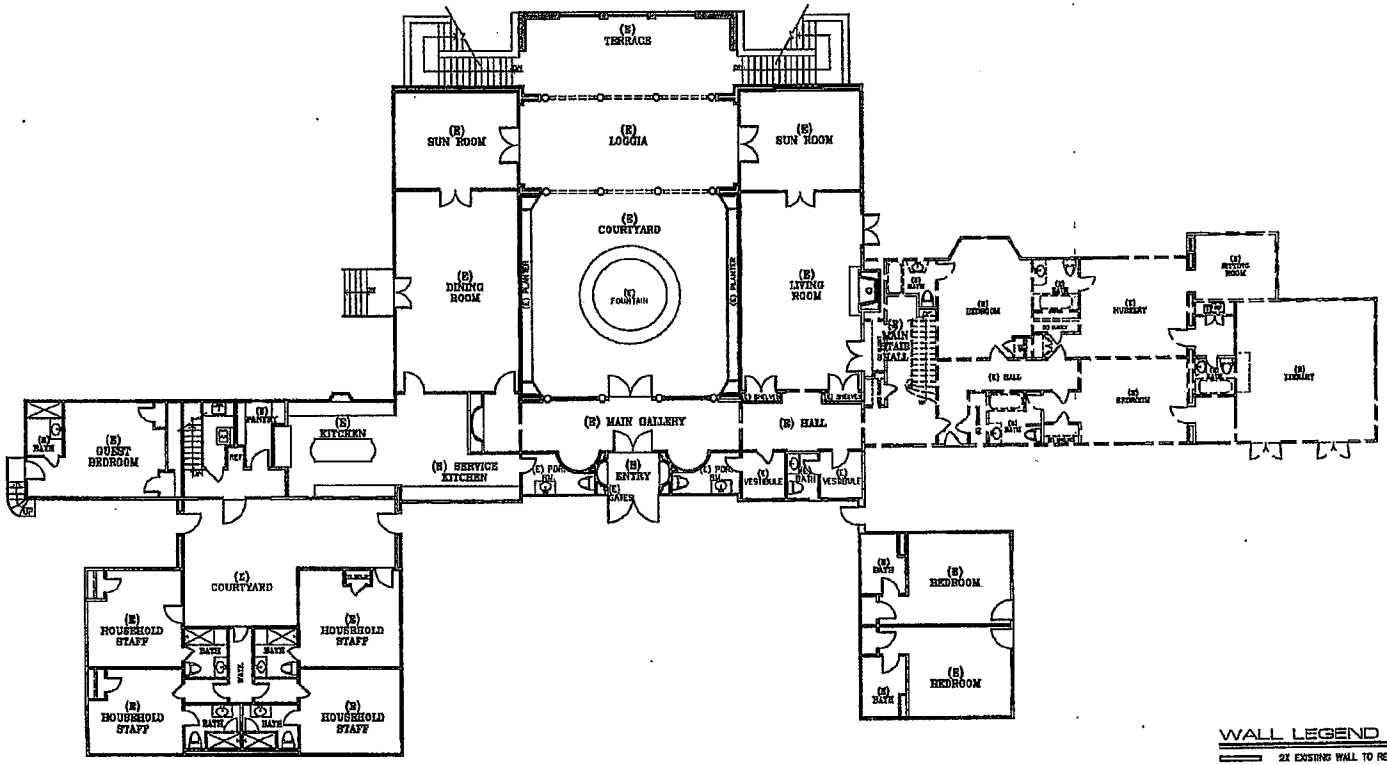
INTERNATIONAL DESIGN GROUP
ARCHITECTURE ■ INTERIOR DESIGN
JON A. BILLARD AIA JOHN S. MATTHAMS
721 LIGHTHOUSE AVE ■ PACIFIC GROVE CA ■ 93950
PH (831) 646-1991 ■ FAX (831) 646-1990 ■ E-MAIL: jandg@jamdg.com

PROPOSED ADDITIONS AND REMODEL FOR:

VILLA FELICE

APN: 008-462-005

3252 SEVENTEEN MILE DRIVE PEBBLE BEACH, CA



MAIN LEVEL EXISTING-DEMOLITION PLAN

1/8"=1'-0"

WALL LEGEND

2X EXISTING WALL TO REMAIN

(E) DOOR OR WINDOW TO BE REMOVED

2X EXISTING WALL TO BE REMOVED

PROPOSED ADDITIONS AND REMODEL FOR:

VILLA FELICE

APN: 008-462-005

3252 SEVENTEEN MILE DRIVE PEBBLE BEACH, CA

INTERNATIONAL DESIGN GROUP
ARCHITECTURE ■ INTERIOR DESIGN
JOHN A. DILLARD AIA JOHN E. MATTIANO
721 LIGHTHOUSE AVE ■ PACIFIC GROVE CA. ■ 93950

MAIN LEVEL EXIST/DEMO

DATE: 08-23-07

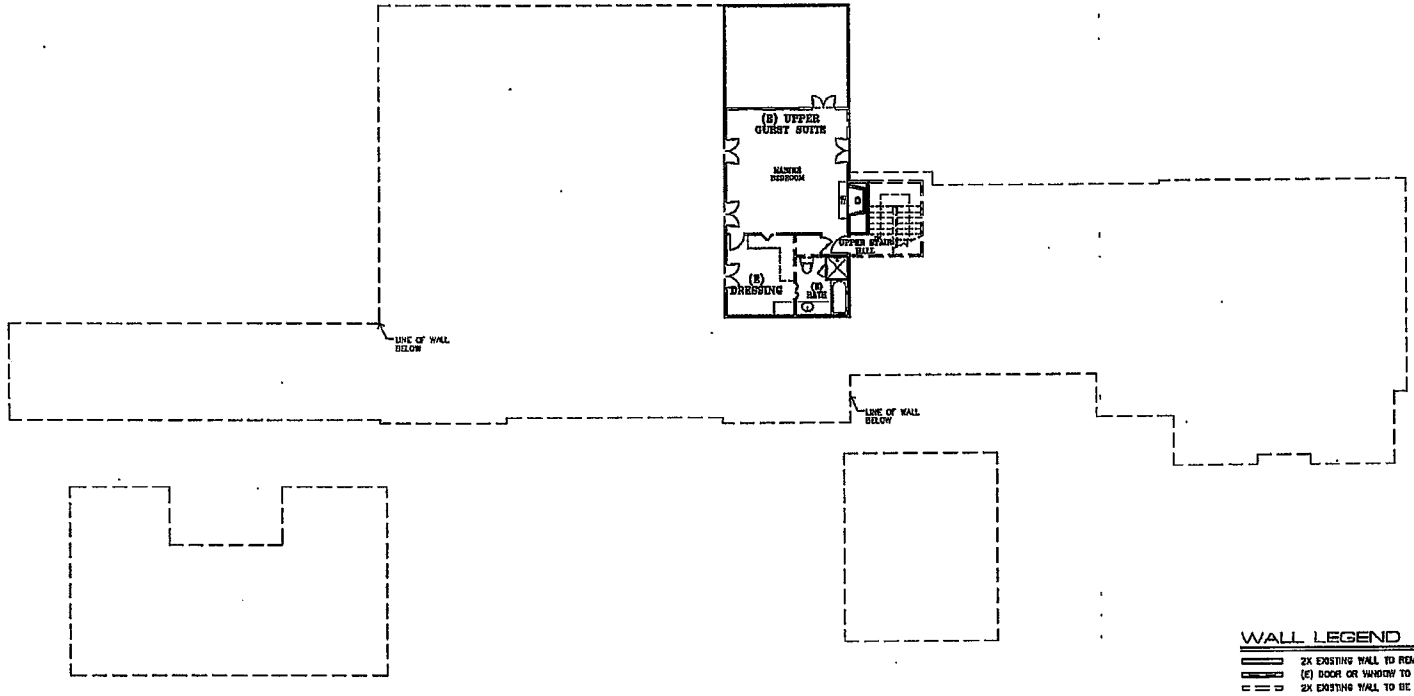
PLANNING RE-SUBMITTAL

REVISIONS:

1. 08-23-08 PLANS SUBMITTAL
2. 09-21-10 CLAN AMENDMENT
3. 11-11-10 PLAN AMEND. REV.
4.

SHEET NO.

D1.0



WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- (E) DOOR OR WINDOW TO BE REMOVED
- 2X EXISTING WALL TO BE REMOVED

UPPER LEVEL EXISTING-DEMOLITION PLAN

1/8"=1'-0"

N

PROPOSED ADDITIONS AND REMODEL FOR:

VILLA PELACIE

APN: 008-462-006

3252 SEVENTEEN MILE DRIVE PEBBLE BEACH, CA

INTERNATIONAL DESIGN GROUP
ARCHITECTURE ■ INTERIOR DESIGN
JUN A. SILLANO AIA JOHN E. MATTHEWS
721 LIGHTHOUSE AVE ■ PACIFIC GROVE CA ■ 93950
PH (831) 649-1881 ■ FAX (831) 649-1880 ■ EMAIL jandg@pacbell.com

UPPER LEVEL EXIST/DEMO

DATE: 09-23-07

PLANNING RE-SUBMITTAL

REVISIONS:

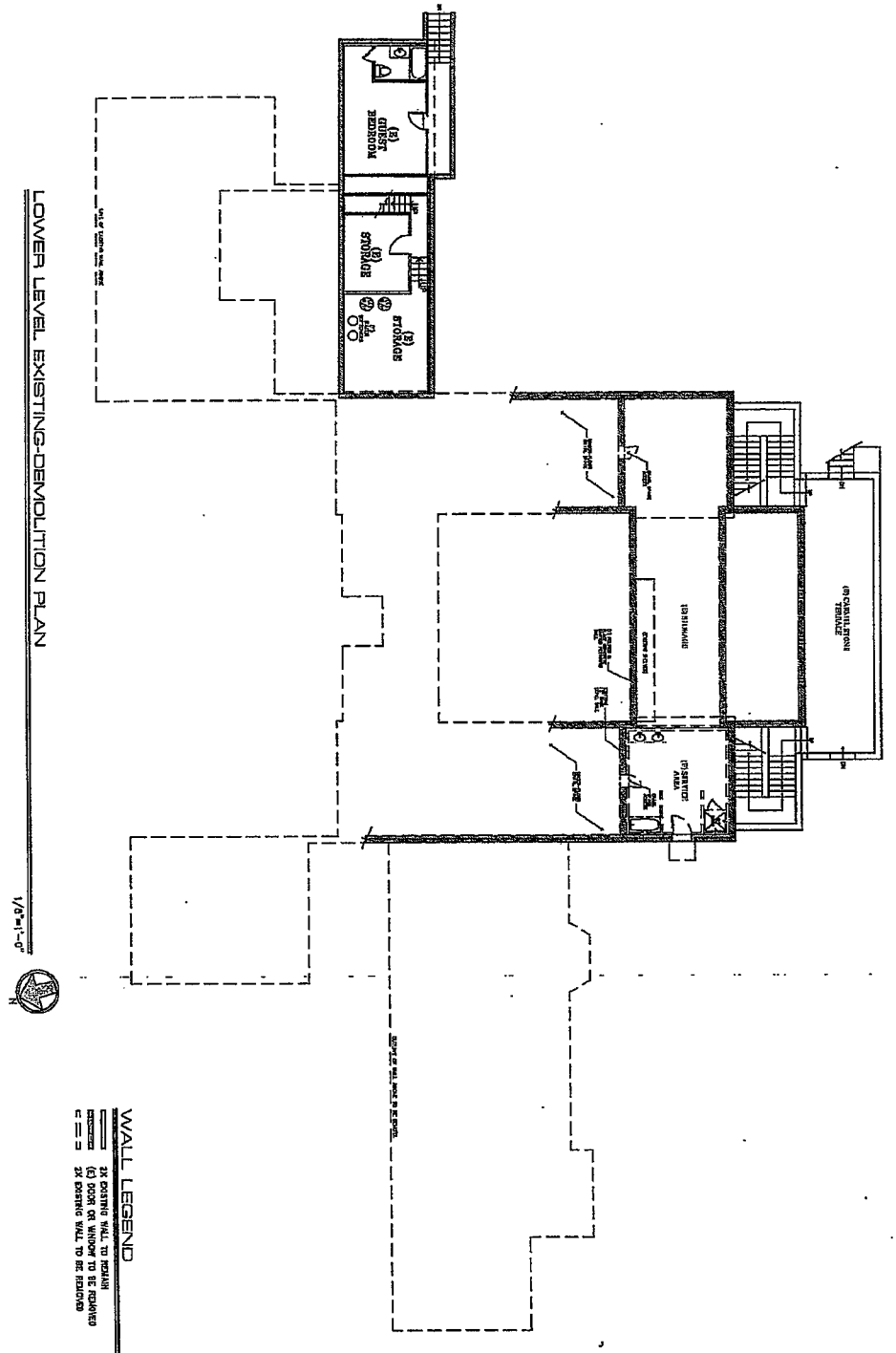
09-23-08 PLANNING RESUBMITTAL

09-23-10 PLAN AMENDMENT

11-11-10 PLAN AMEND. REV.

SHEET NO.

D2.0


(E) GUEST BEDROOM
(E) STORAGE
(E) STORAGE
(E) WATER HEATER
(E) GAS METER
(E) WATER HEATER
(E) GAS METER
(E) GAS METER
(E) GAS MET

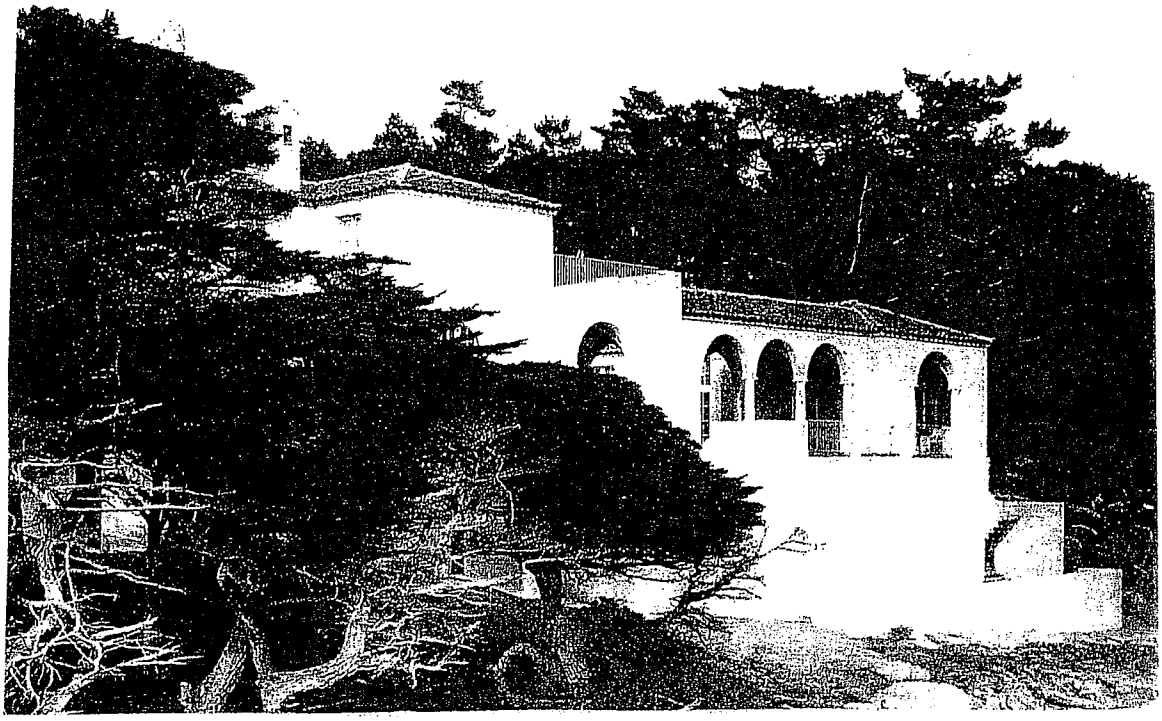


Photo #1. Looking NE at the south facing loggia and terrace c. 1927.

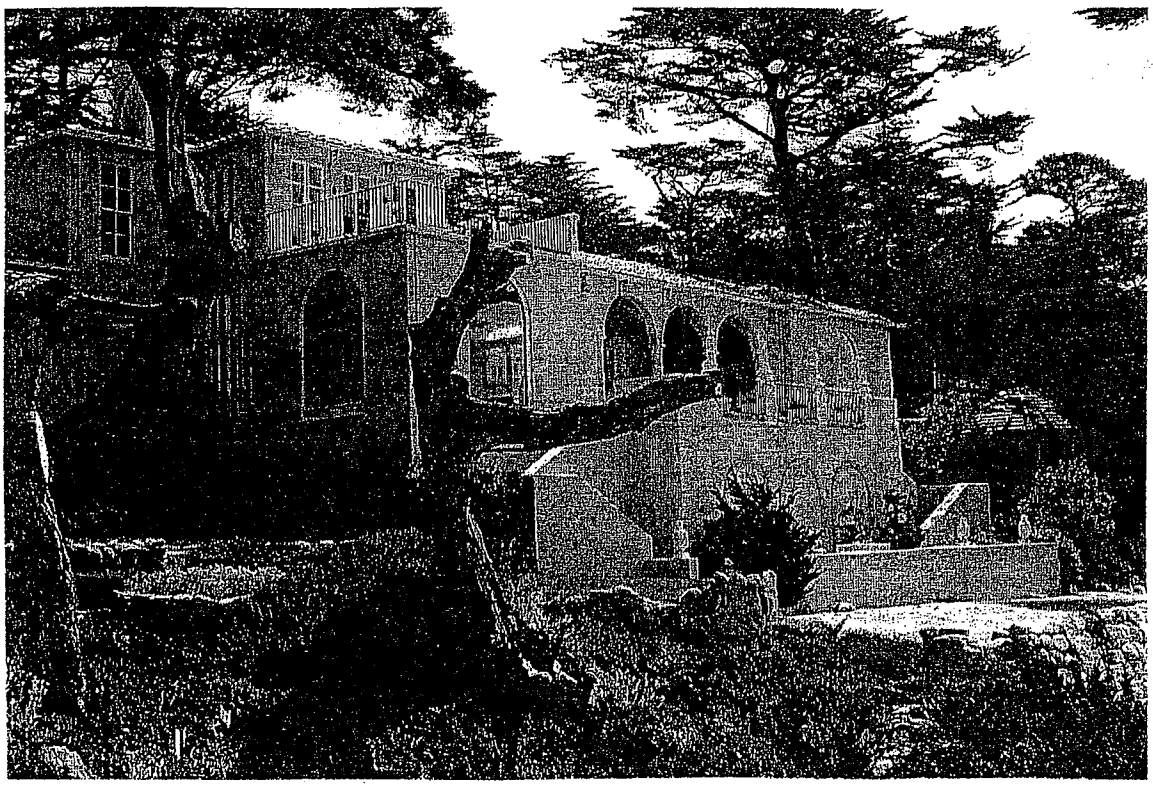
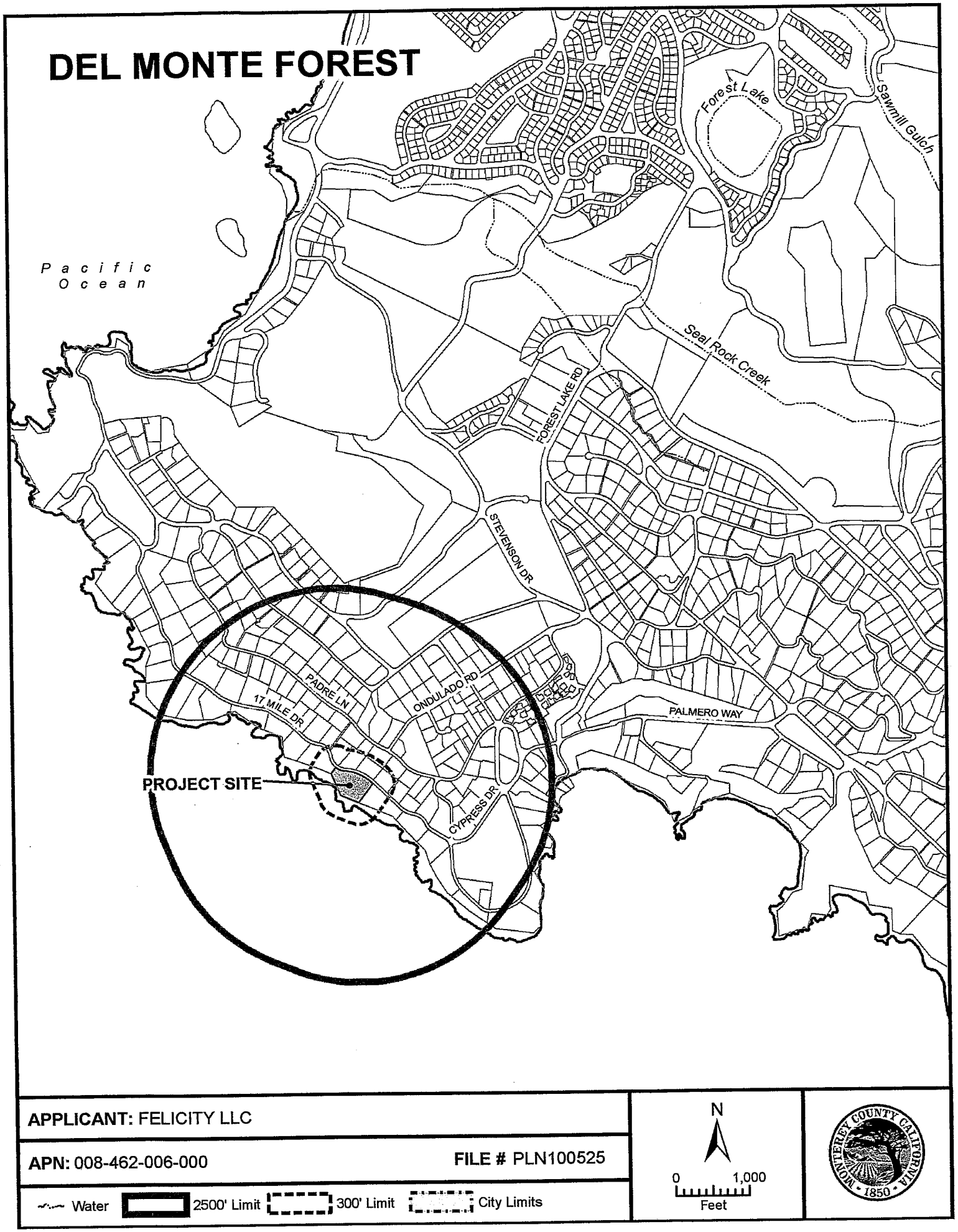


Photo #2. Looking NE at the south facing loggia and terrace, March, 2010.



APPLICANT: FELICITY LLC

APN: 008-462-006-000 **FILE #** PLN100525

Water | 2500' Limit | 300' Limit | City Limits

N

0 1,000

Feet

MONTEREY COUNTY CALIFORNIA • 1850 •

EXHIBIT L

Pavilion Exhibits

Villa Cypress
March 2025

PREPARED BY /

William Duff Architects, Inc.



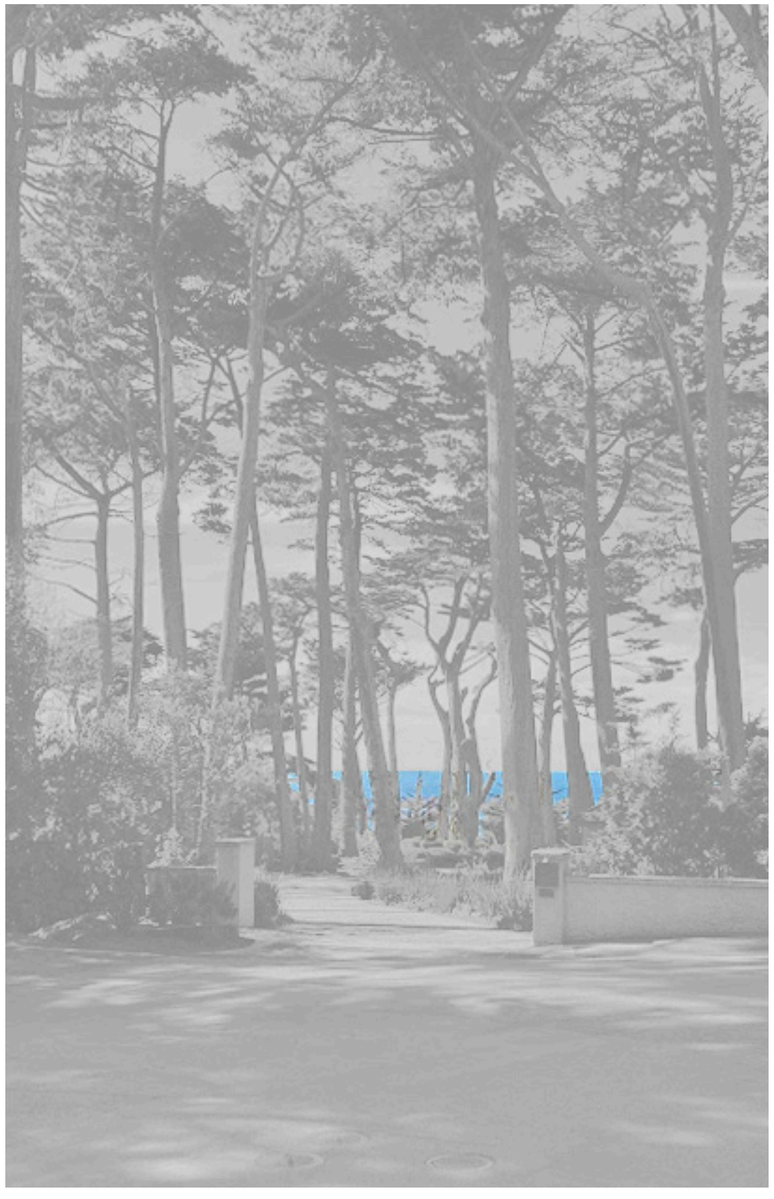
PHOTOGRAPH FROM INTERSECTION OF CYPRESS DRIVE AND
17 MILE DRIVE



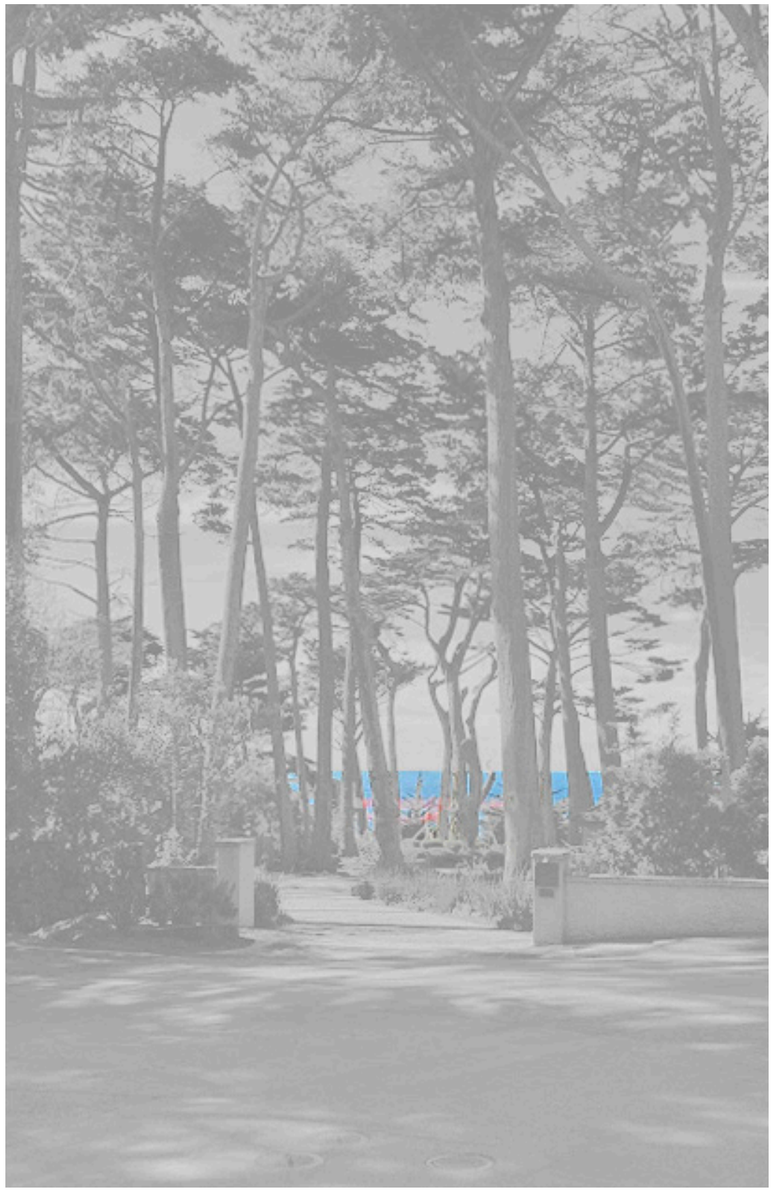
PHOTOGRAPH FROM INTERSECTION OF CYPRESS DRIVE AND
17 MILE DRIVE WITH STORY POLES



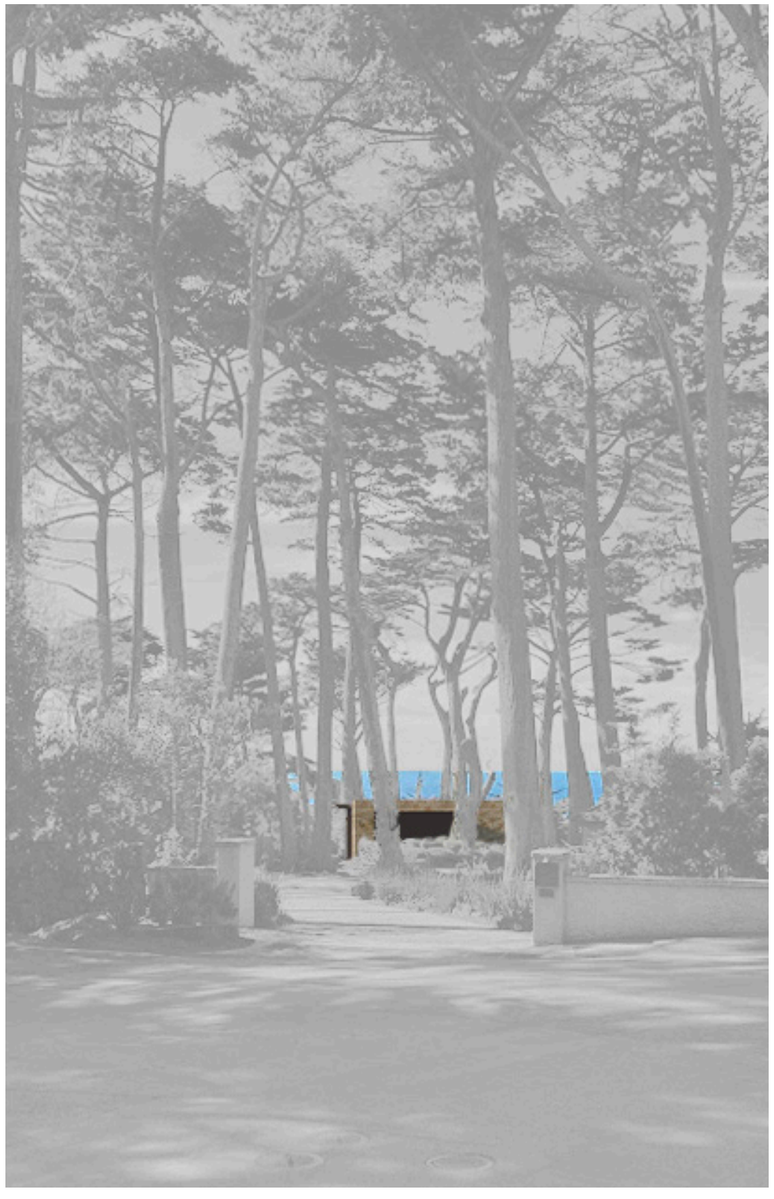
PHOTOGRAPH FROM INTERSECTION OF CYPRESS DRIVE AND
17 MILE DRIVE WITH RENDERED PAVILION



PHOTOGRAPH FROM INTERSECTION OF CYPRESS DRIVE AND
17 MILE DRIVE



PHOTOGRAPH FROM INTERSECTION OF CYPRESS DRIVE AND
17 MILE DRIVE WITH STORY POLES



PHOTOGRAPH FROM INTERSECTION OF CYPRESS DRIVE AND
17 MILE DRIVE WITH RENDERED PAVILION

ESTIMATED PERCENTAGE OF OCEAN VIEW OBSCURED: ~12%



PHOTOGRAPH FROM CYPRESS DRIVE



PHOTOGRAPH FROM CYPRESS DRIVE WITH STORY POLES



PHOTOGRAPH FROM CYPRESS DRIVE WITH RENDERED PAVILION



PHOTOGRAPH FROM CYPRESS DRIVE



PHOTOGRAPH FROM CYPRESS DRIVE WITH STORY POLES



PHOTOGRAPH FROM CYPRESS DRIVE WITH RENDERED PAVILION

ESTIMATED PERCENTAGE OF OCEAN VIEW OBSCURED: ~12%