CHAPTER 2
PROJECT DESCRIPTION

On November 8, 2010, Signal Hill LLC (Applicant) submitted to the County an application for a Combined Development Permit (PLN100338) to allow for the following, which combined comprises the proposed project: (1) demolition of the existing 4,125-square-foot, two-story, single-family residence, and removal of the approximately 2,825 square feet of asphalt driveway and concrete patios; (2) construction of a new 11,933-square-foot, two-story (over basement), single-family residence and construction of approximately 1,950 square feet of paved areas; and (3) restoration of approximately 1.67 acres to native dune habitat. The Applicant's application was deemed complete by the County on August 13, 2013.

The Combined Development Permit would include the following: (1) Coastal Administrative Permit and Design Approval for the demolition of the existing residence, construction of the new residence, and associated site improvements; (2) Coastal Development Permit for development within 100 feet of environmentally sensitive habitat and for the restoration of areas containing native sand dune habitat; (3) Coastal Development Permit for development on slopes exceeding 30%; (4) Coastal Development Permit for development within 750 feet of a known archaeological resource; and (5) Coastal Development Permit for ridgeline development.

2.1 GENERAL BACKGROUND

2.1.1 Project Location

The project site is located at 1170 Signal Hill Road (Assessor's Parcel Number [APN] 008-261-007-000), within the Spyglass Cypress Planning Area of the Del Monte Forest Area Land Use Plan (LUP), in the unincorporated community of Pebble Beach, Monterey County, California. The 2.2-acre lot is identified as Lot 35 in the El Pescadero RHO subdivision. The project site is located approximately 750 feet southeast of the intersection of 17-Mile Drive and Signal Hill Road (refer to Figures 2-1 and 2-2, Project Vicinity Map and Project Location Map) and is accessed from 17-Mile Drive via Signal Hill Road.

2.1.2 Project Site and Vicinity

The project site is located within an existing residential neighborhood above 17-Mile Drive, overlooking the Pacific Ocean, in the vicinity of Cypress Point and overlooking Fanshell Beach. The site is currently developed with a single-family residence designed by eminent southern California architect Richard Neutra. The residence was built in 1957–1958 and embodies the characteristics of post-war American International Style architecture for which Neutra is noted. The residence was found eligible for listing on the National Register of Historic Places (NRHP) by the California State Historic Preservation Officer (SHPO) on June 13, 2014, and is listed in the California Register of Historic Places (CRHP). Please refer to Section 4.3, Historical Resources, of this EIR for additional information and background regarding the existing residence and its historical significance as determined by SHPO.

The existing 4,125-square-foot residence includes the original 3,299-square-foot, two-story, wood-frame residence, integral three-car garage, and small studio addition at the southwest corner of the upper level (added in 1993). Existing development on the site also includes approximately 2,825 square feet of asphalt driveway and concrete patios adjacent to Signal Hill Road in the back of the residence.

Figure 2-1. Project Vicinity Map

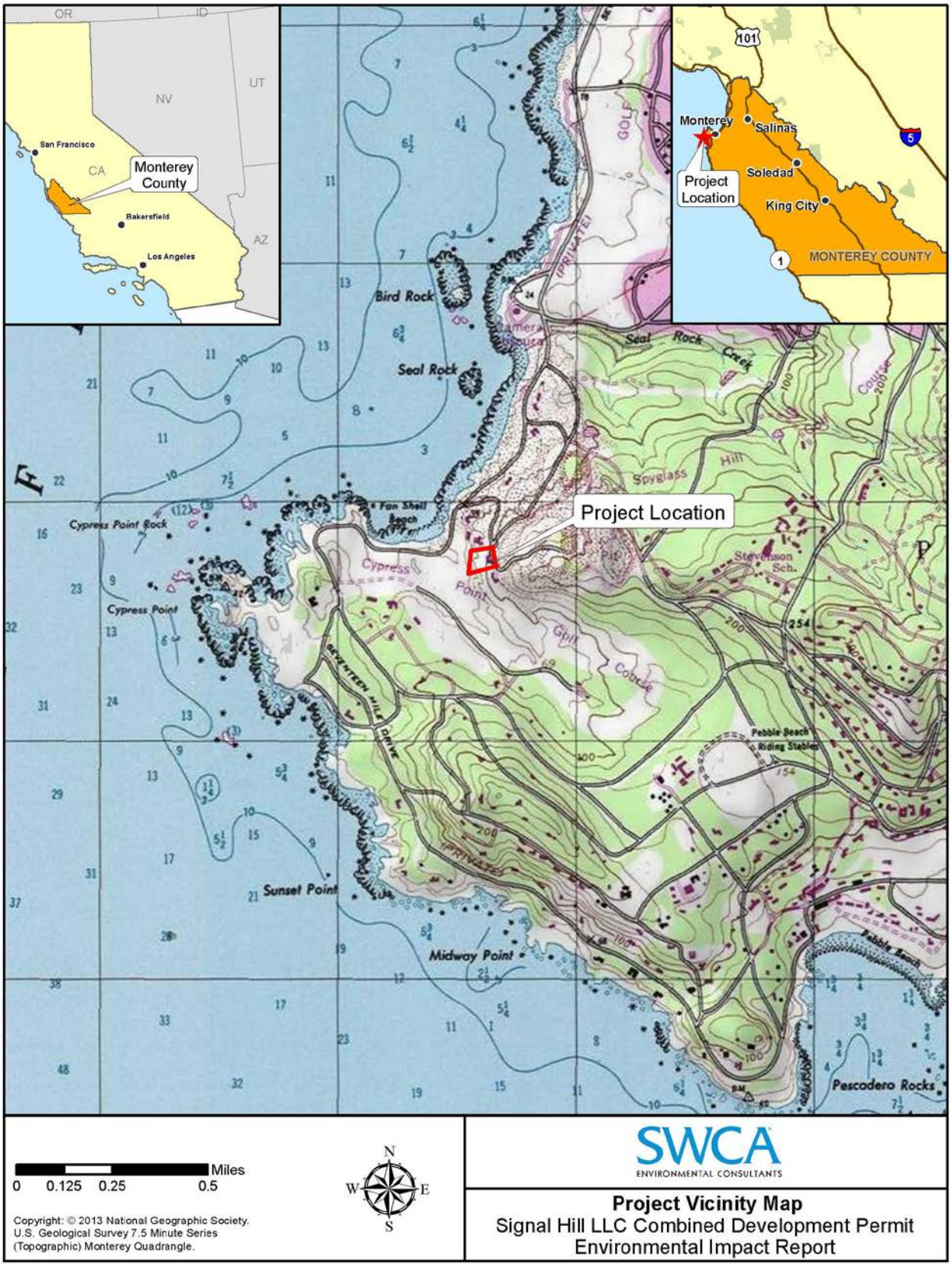


Figure 2-2. Project Location Map

The Project site is zoned "LDR/1.5-D (CZ)" (Low Density Residential/1.5 Acre Minimum with a Design Control District [Coastal Zone]). The General Plan land use designation is Low Density Residential (LDR). The project site slopes downward from east to west, with the existing residence located at the upper end of the parcel near Signal Hill Road. The existing grade underlying the area proposed for development has been previously altered and ranges from 105 to 95 feet above mean sea level (msl), resulting in an average grade of 100 feet above msl within the proposed development area. The project site is located in an area of the Del Monte Forest containing remnant native sand dune, which is classified as an environmentally sensitive habitat area and is subject to the respective protection policies of the Del Monte Forest Area LUP. Existing vegetation includes native dune habitat, Monterey cypress trees, and Monterey pine trees, and non-native eucalyptus species, iceplant, and European beachgrass.

2.1.2.1 Surrounding Land Uses

The project site is located within a developed neighborhood. It is surrounded by a single-family residence to the south, the Cypress Point Golf Course to the south and southwest, and 17-Mile Drive and the Pacific Ocean to the west. Undeveloped dune habitat is located across Signal Hill Road to the east and single-family residences are located to the north, off Signal Hill Road and 17-Mile Drive. These surrounding uses are shown above on Figure 2-2.

2.2 PROJECT OBJECTIVES

State CEQA Guidelines §15124(b) specifies that an EIR should include:

> *"A statement of the objectives sought by the proposed project. A clearly written statement of objectives will help the lead agency develop a reasonable range of alternatives to evaluate in the EIR and will aid the decision makers in preparing findings or a statement of overriding considerations, if necessary. The statement of objectives should include the underlying purpose of the project."*

A lead agency must not give a project's purpose an artificially narrow definition; however, a lead agency may structure an EIR analysis around a reasonable definition of a project's underlying purpose (see *In re Bay-Delta Programmatic Environmental Impact Report Coordinated Proceedings*, 43 Cal.4th 1143 [2008]). The objectives (underlying purpose) identified for the project include those put forth by the Applicant as well the County.

The project objectives of the Applicant are as follows:

1. Remove the existing residence and construct a new single-family residence on the project site of a size compatible with the surrounding community and which allows for enjoyment of the natural beauty of the surrounding area.

2. Construct a new, high-quality residence that is exemplary of the architectural design skill of recognized Mexican architect Ricardo Legorreta.

3. Restore areas of the project site outside of the construction area to their natural condition and allow for local native animal, insect, and plant life to flourish once again.

4. The overall improvement of the property for the betterment of the Pebble Beach community.

The project objectives of the County, as CEQA lead agency, are as follows:

5. To comply with CEQA by (1) informing governmental decision makers and the public about the potentially significant environmental impacts of the project; (2) identifying the ways that environmental damage can be avoided or significantly reduced; (3) preventing significant, avoidable damage to the environment by requiring changes in projects through the use of alternatives or mitigation measures when the governmental agency finds the changes to be feasible; and (4) disclosing to the public the reasons why a governmental agency approved the project in the manner the agency chose if significant environmental effects are involved (State CEQA Guidelines §15002).

6. Ensure a planned and balanced approach to development that protects the natural, cultural, historic, and visual resources of the Del Monte Forest.

7. Ensure that the project meets the goals of the County's General Plan and Local Coastal Program (LCP), and is consistent with applicable policies of the Del Monte Forest Area LUP, effective June 22, 2012.

2.3 PROPOSED PROJECT

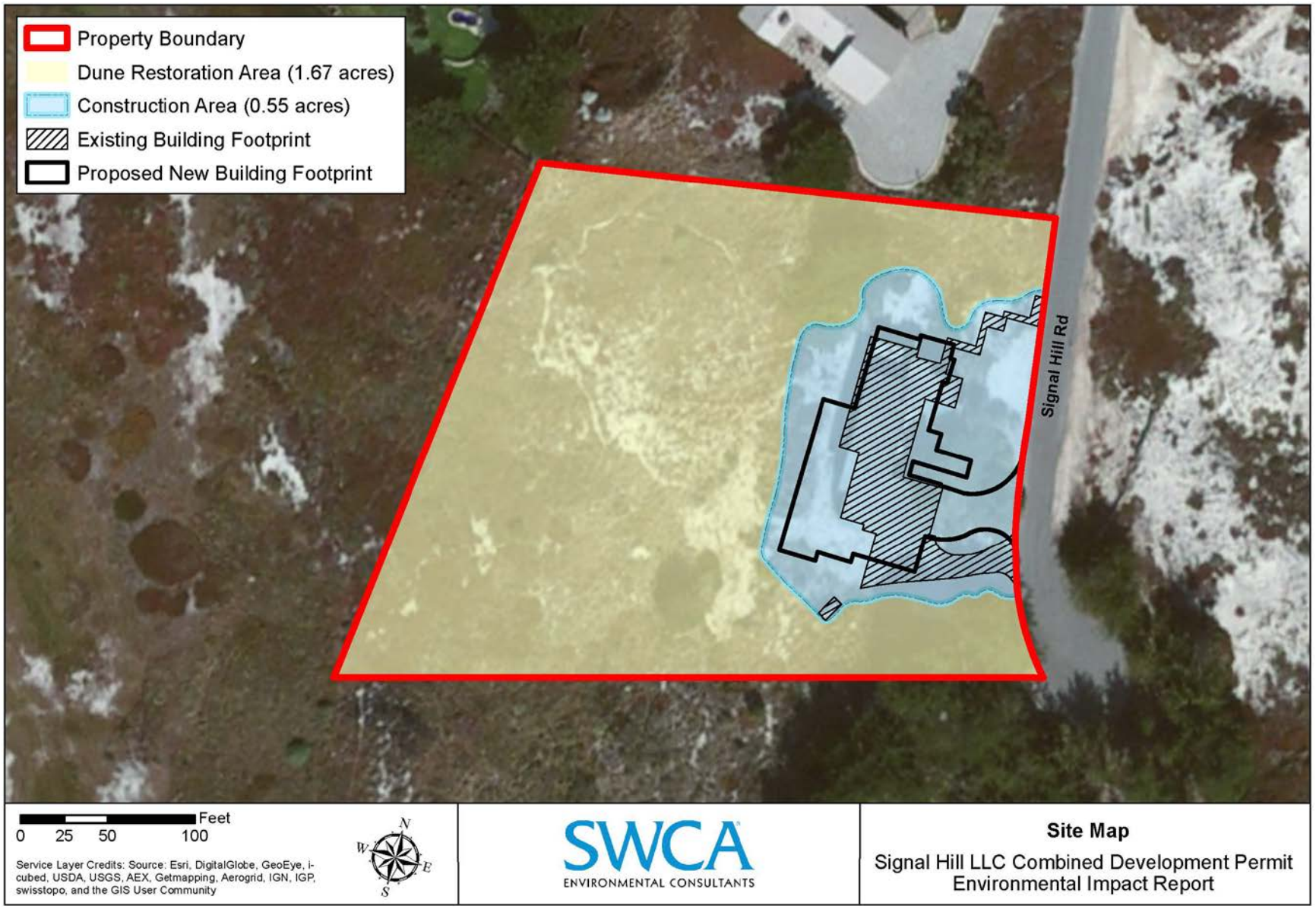
The Applicant proposes to demolish the existing single-family residence, and construct a new single-family residence within the upper, previously disturbed portion of the project site. The Applicant proposes dune habitat restoration throughout the remainder of the site, comprising approximately 1.67 acres. Figure 2-3 shows the proposed construction area (0.55 acre, in which all demolition, grading, paving, residential development, drainage modifications, and landscaping would occur) and the dune restoration area (1.67 acres, in which project activities would be limited to native dune habitat restoration). The specific development activities proposed within the 0.55-acre construction area, and the restoration activities proposed within the 1.67-acre dune restoration area, are discussed in further detail below.

2.3.1 Construction Activities

2.3.1.1 Demolition

The project includes demolition of the Connel House, an existing 4,125-square-foot, two-story, single-family residence designed by Neutra. The total area of existing impervious surfaces (approximately 7,113 square feet) would be removed. The footprint of the existing structure is shown in Figure 2-3. Demolition is proposed to occur over approximately 3 to 4 weeks, including removal of all existing structures, foundation, and debris, and rough grading of the building pad. Approximately 2,825 square feet of asphalt driveway and concrete patios would be removed, in addition to the existing landscape irrigation system. All removed materials would be hauled offsite for recycling or disposal at the Monterey Regional Waste Management District facility.

Figure 2-3. Project Areas



2.3.1.2 New Residence

The project proposes to grade for and construct an 11,933-square-foot residence that would include the following components:

- 5,229-square-foot ground floor/basement level
- 5,426-square-foot first floor
- 1,278-square-foot second floor
- 986-square-foot entry court
- 106-square-foot uncovered terraces
- 858-square-foot driveway

The footprint of the proposed structure is shown in Figure 2-3 and the proposed site plan is shown in Figure 2-4. The proposed residence would be 79 feet wide (east-west orientation), and 142 feet across (north-south orientation). The maximum height of the structure would be 30 feet above average natural grade (130 feet above msl).

The proposed project design includes three floors, as follows:

1. A 5,229-square-foot ground floor/basement that would include: four bedrooms, four bathrooms, four closets, a playroom, a wine cellar, storage, laundry and linen space, two bedroom terraces and one lower level terrace, crawl space, and hallways and stairs (refer to Figure 2-5, Ground Floor/Basement Plan);

2. A 5,426-square-foot first floor that would include: an entry court, planter, interior entry and fountain, mudroom, master bedroom, master bath, master closet, exercise area, office, kitchen, pantry, staff bath, staff room, great room, four fireplaces, dining room, living room, bar, toilet and closet off of the great room, three-car garage, master terrace and first floor terrace with two fire pits, and hallways and stairs (refer to Figure 2-6, First Floor Plan); and

3. A 1,278-square-foot second floor that would include: two guest bedrooms, two guest bathrooms, vestibule, covered guest terrace, and interior fountain (refer to Figure 2-7, Second Floor Plan).

A flat roof is proposed over a majority of the structure; a sloped roof is proposed over the southwest corner of the structure (refer to Figure 2-8, Roof Plan). A paved driveway would provide access from Signal Hill Road. The Applicant does not propose any exposed retaining walls (all retaining walls would be sub-surface, associated with the construction of the ground floor/basement, and would be part of the structure). An enclosed, attached, three-car garage on the first floor would provide on-site parking. No fences or gates are proposed.

The total area of impervious surfaces would be 10,008 square feet, including: the building structure (8,058 square feet), stone pavers installed in the entry court (986 square feet), stone pavers installed in the outdoor uncovered terraces (106 square feet), and concrete driveway (858 square feet).

Figure 2-4. Site Plan

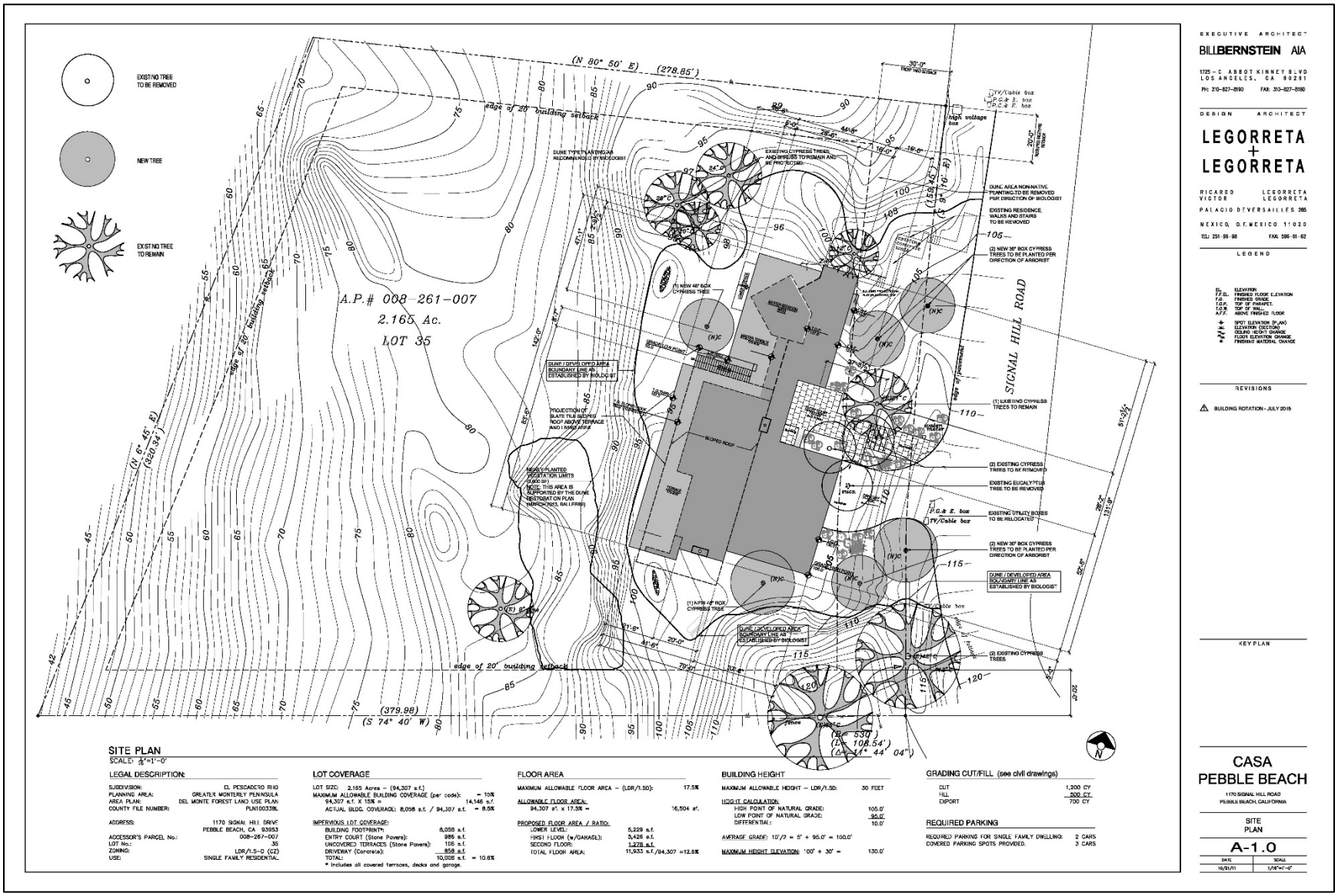


Figure 2-5. Ground Floor/Basement Plan

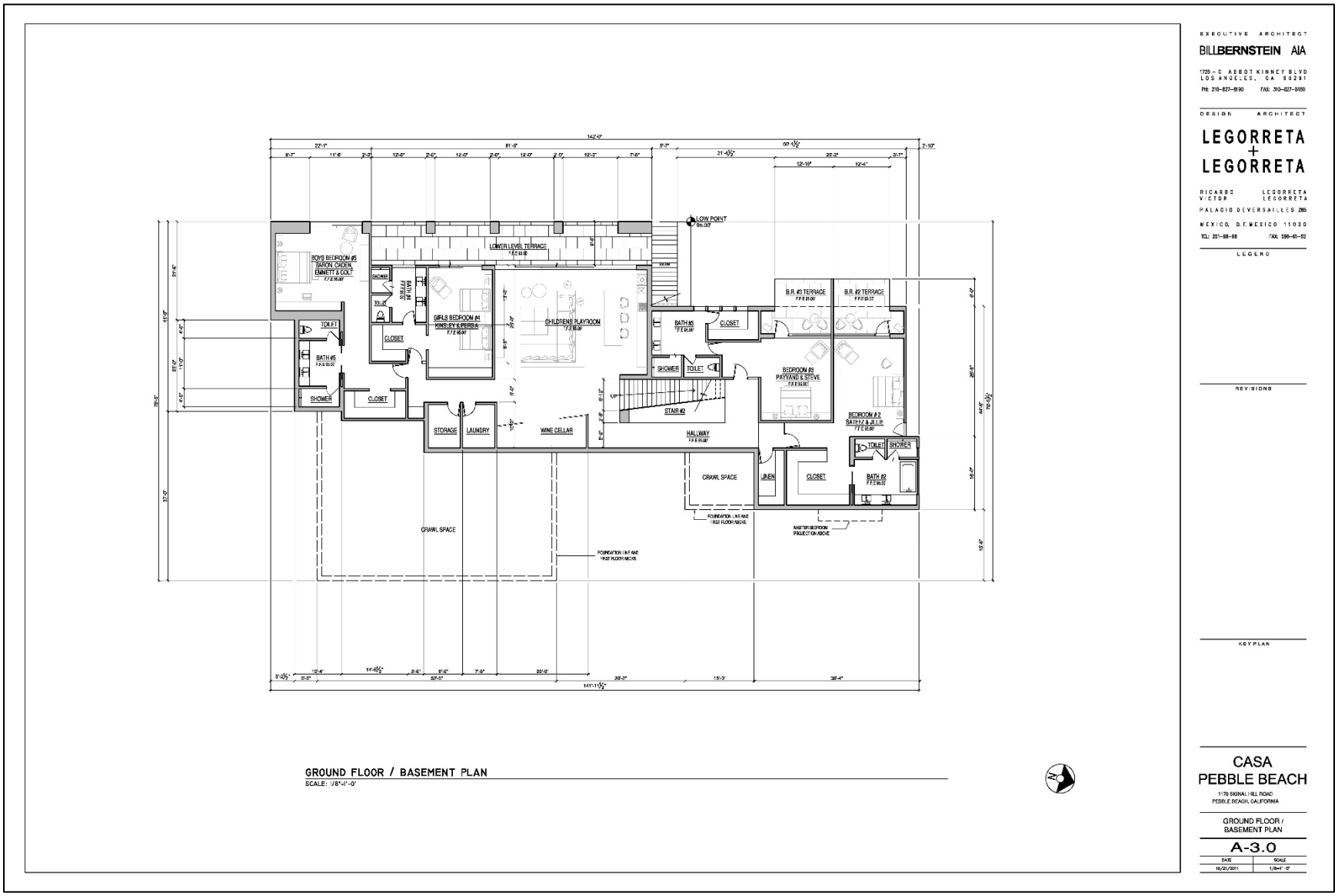


Figure 2-6. First Floor Plan

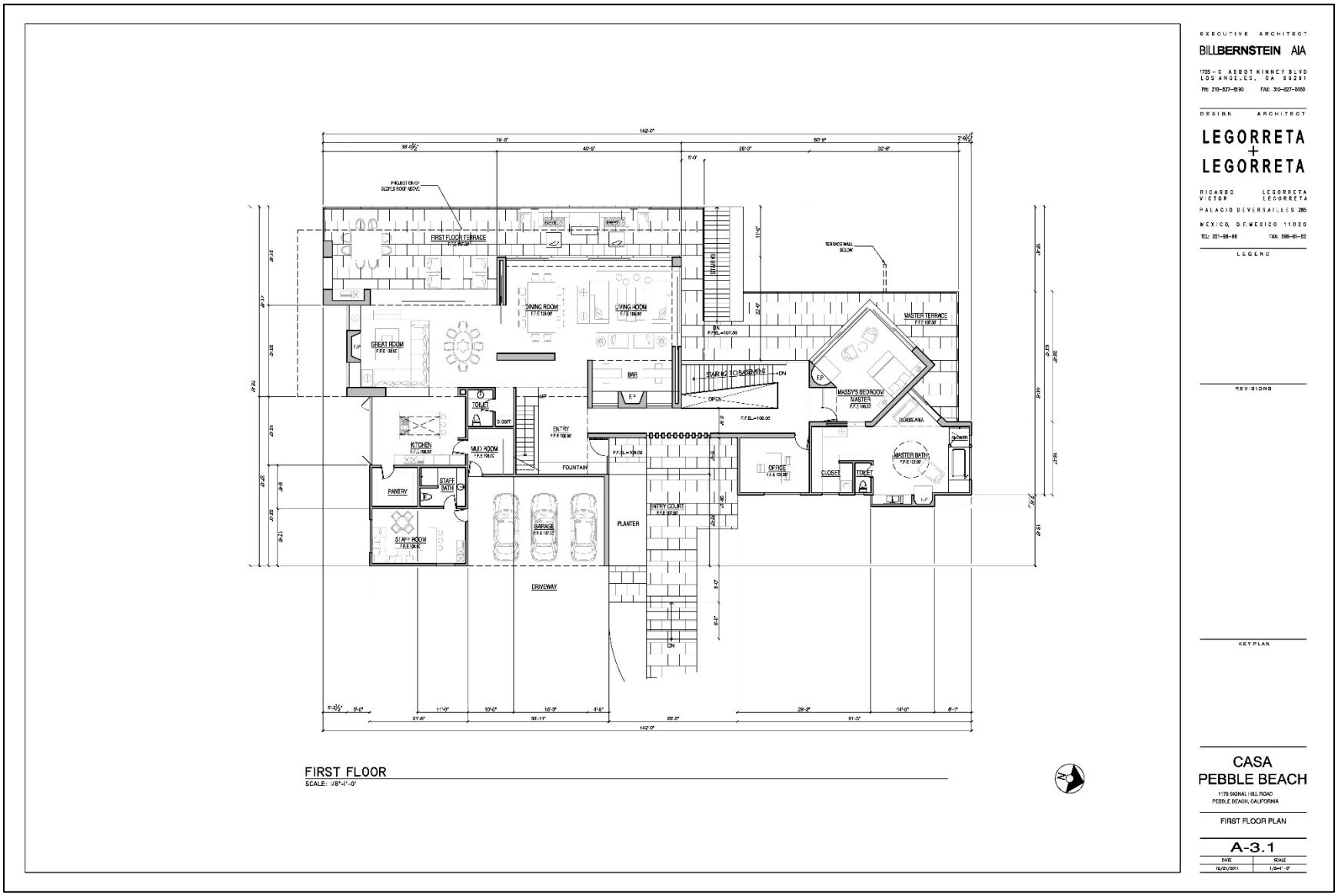


Figure 2-7. Second Floor Plan

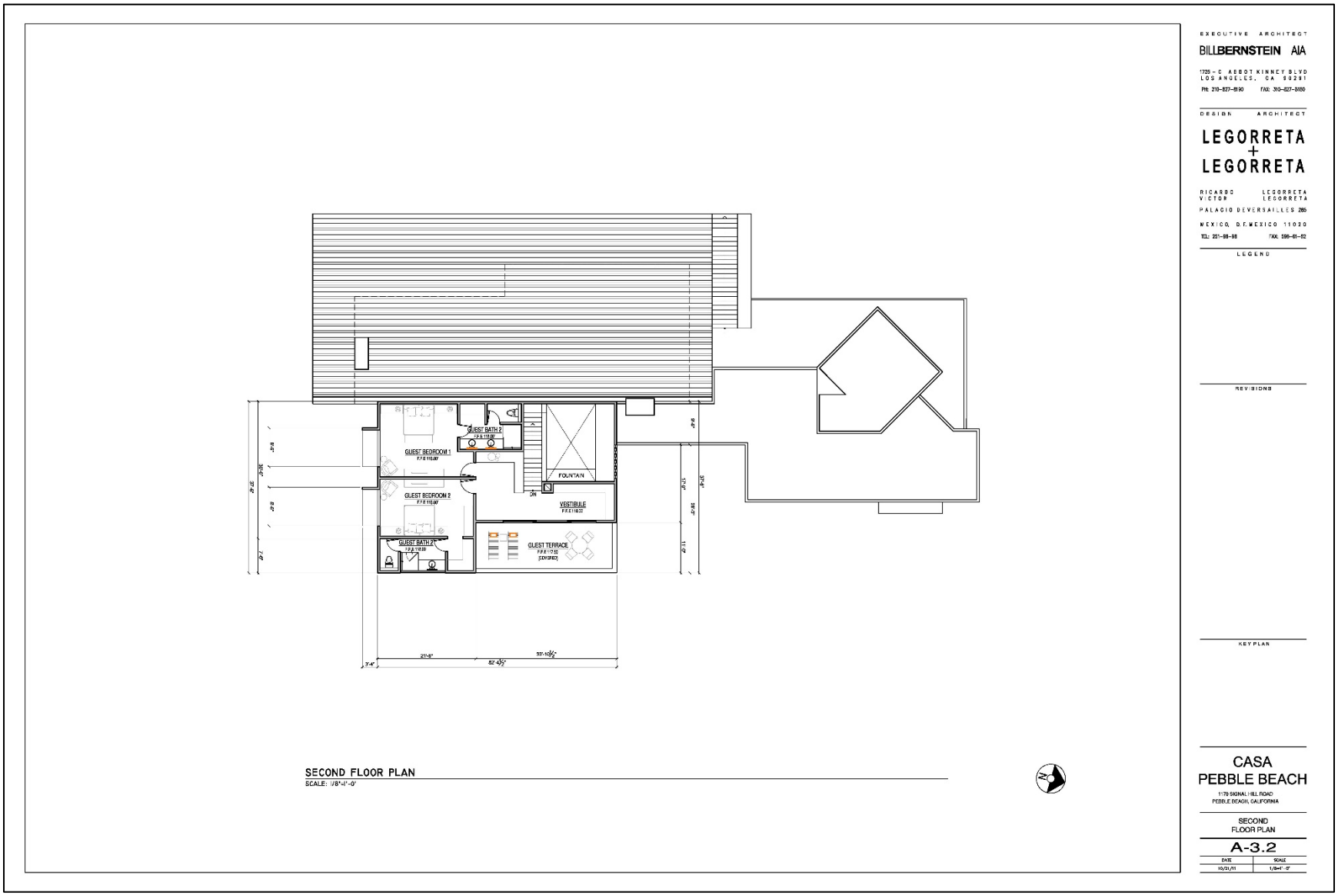
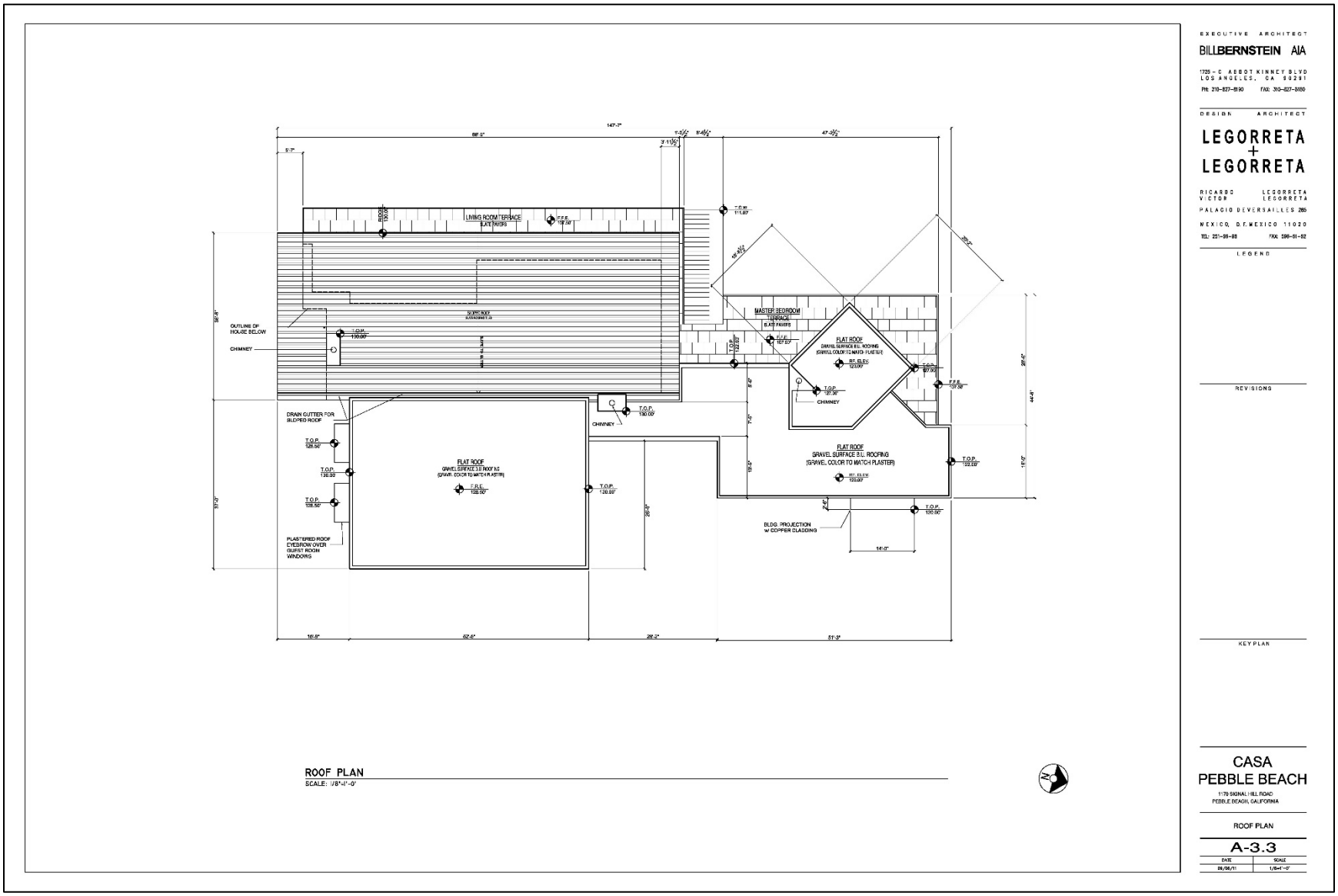


Figure 2-8. Roof Plan



Architectural Design

The proposed residence was designed by Legorreta + Legorreta (Richard and Victor Legorreta), of Mexico City, Mexico. The architectural style of Richard Legorreta (May 7, 1931–December 30, 2011) is described as modern, with components of traditional Mexican architecture, including cubic structures with stucco walls, and use of reds, coppers, oranges, yellows, purples, and pink colors. The executive architect listed on project plans is Bill Bernstein.

Project architectural design features are identified in Figures 2-9 and 2-10, Project Elevations, and include: ochre (a natural earth pigment ranging in color from yellow to deep orange or brown) stucco textured plaster walls, chimneys, window projections, a parapet wall, natural stacked stone exterior walls, copper wall cladding/finish along the first floor master bedroom building projection, clear glass guardrails along the outdoor terraces, slot and setback glass windows along all building sides, slate tile on the sloped roof, raised planters, glass doors, and stained wood along the underside of the roof and living room ceiling. The flat roof would consist of a gravel-colored surface to match the plaster. Outdoor terraces would be constructed using slate pavers.

2.3.1.3 Grading and Construction

Within the identified construction area, the Applicant proposes approximately 0.55 acre of site preparation, ground disturbance, and/or grading, including 1,200 cubic yards of cut and 500 cubic yards of fill. Approximately 700 cubic yards of excess material would be exported offsite (refer to Figure 2-11, Grading and Drainage Plan). Construction and grading activities are expected to last approximately 18 to 24 months. Construction staging areas are also proposed within the identified construction area, within the 30-foot front yard setback along Signal Hill Road. No staging, grading, or heavy equipment use is proposed within the 1.67-acre Dune Restoration Area or any adjacent property.

Initial rough grading and preparation of the building pad would occur over approximately 2 to 3 weeks. Grading would then be halted during construction of the foundation, including construction of internal retaining basement walls. Following completion of the foundation, backfilling and additional rough grading would continue over approximately 2 weeks. Overall, grading would occur over an approximately 6-week period.

Proposed erosion control measures to be implemented during construction would include installation of silt fencing and sediment rolls, hydroseeding and application of straw following seeding to stabilize soils, storm drain inlet protection including filter fabric or silt sacks installed around the inlet and on top of the storm drain grate and catch basin, and construction and use of a stabilized construction entrance (refer to Figure 2-12, Erosion Control Plan). Runoff from the site would be retained or filtered by berms, vegetated filter strips, and/or catch basins to prevent the escape of sediment from the site.

2.3.1.4 Drainage Plan

The proposed drainage plan includes construction of a series of downspout outlets, 12 × 12-inch drainage inlets surrounding the proposed residence, 4- to 6-inch diameter storm drains, a 6-inch trench drain across the proposed driveway, and erosion control measures at the storm drain outlets. All drain system components would be located within the 0.55-acre construction area (refer to Figure 2-11, Grading and Drainage Plan).

Figure 2-9. North and East Exterior Elevations

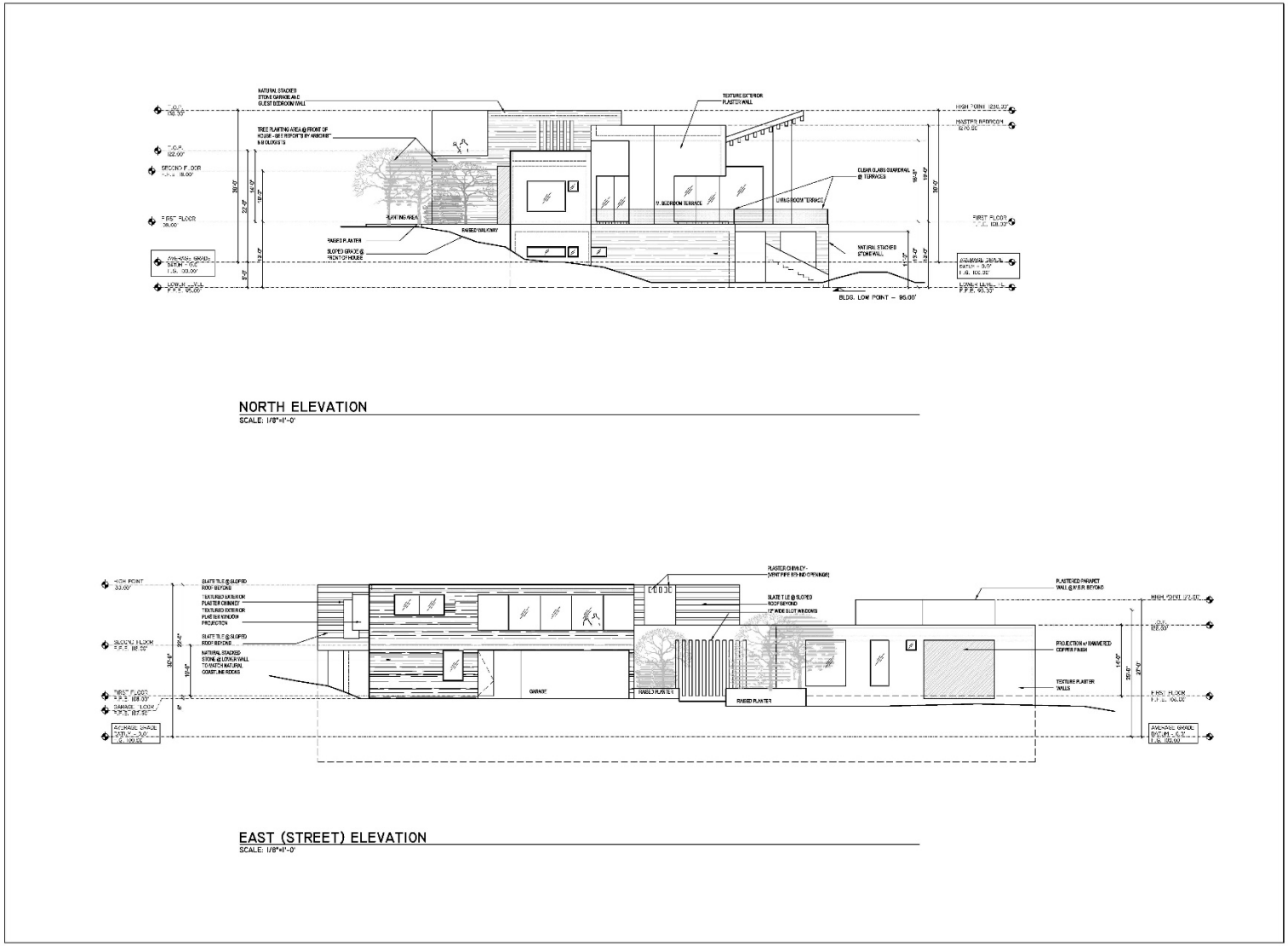


Figure 2-10. South and West Exterior Elevations

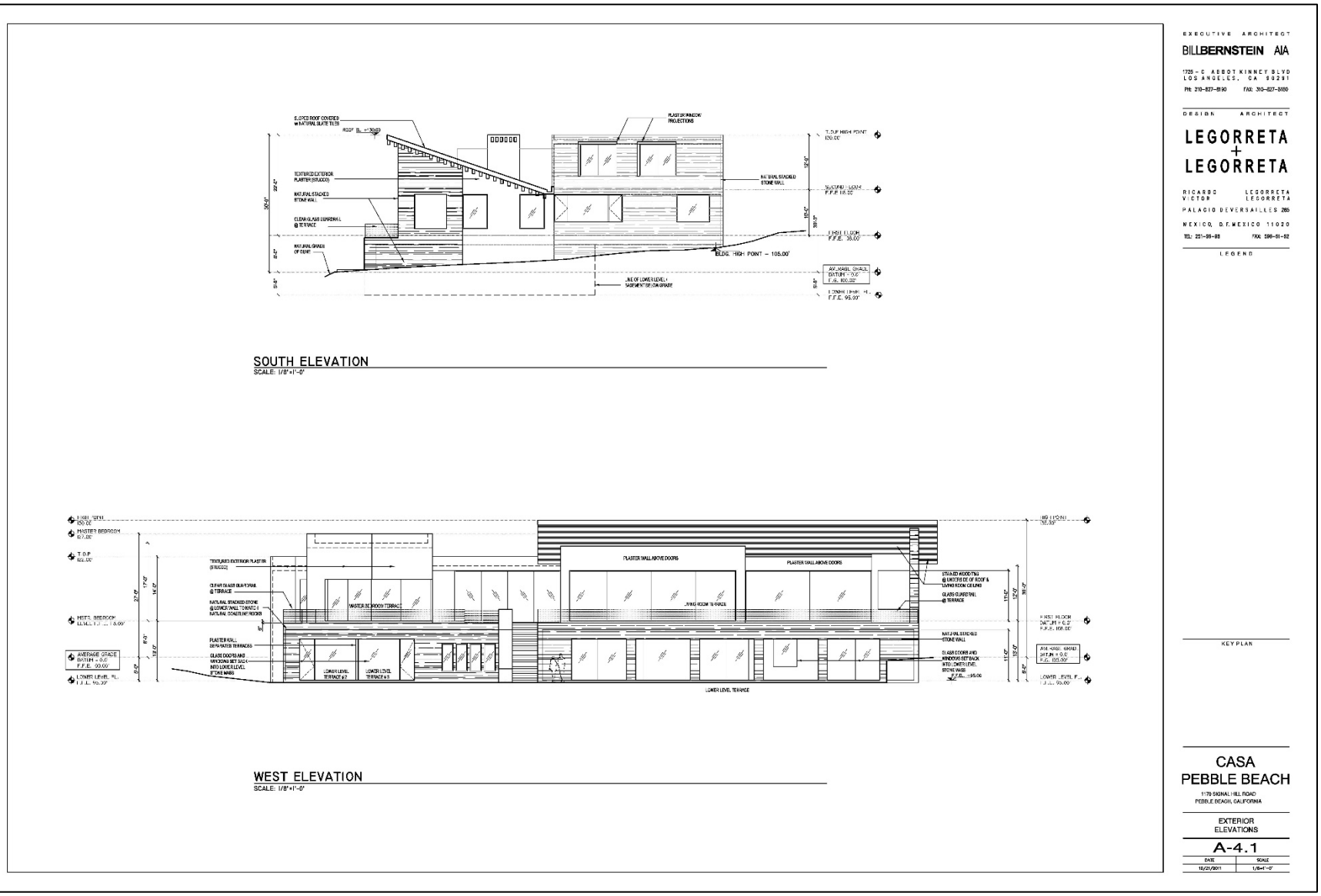


Figure 2-11. Grading and Drainage Plan

2.3.1.5 Landscape Plan

The Landscape Plan includes all areas within the 0.55-acre construction area that would not be improved with impervious surfaces (approximately 12,132 square feet [0.28 acre]). This area would be temporarily disturbed by grading and construction activities and then re-landscaped following completion of construction. No irrigation is proposed for project landscaping.

The Landscape Plan recommends native plantings within this area and indicates that non-invasive planting would occur as identified in the Dune Restoration Plan (Zander Associates [Zander] 2012; Fred Ballerini Horticultural Services [Ballerini] 2015); however, no planting specifications or plant species have been identified for the Landscape Plan area (refer to Figure 2-13, Landscape Plan).

Tree Removal

The Landscape Plan includes removal of an existing 22-inch Monterey cypress tree, 16-inch Monterey cypress tree, and eucalyptus tree in the area of the proposed driveway and entry court (refer to Figure 2-13, Landscape Plan). Four 36-inch box Monterey cypress trees and one 48-inch box Monterey cypress tree would be planted between the proposed residence and Signal Hill Road. One 48-inch box Monterey cypress tree would be planted on the west side of the residence adjacent to the proposed lower terrace. Several existing cypress trees and shrubs would be protected on-site during construction and development of the proposed project and retained thereafter.

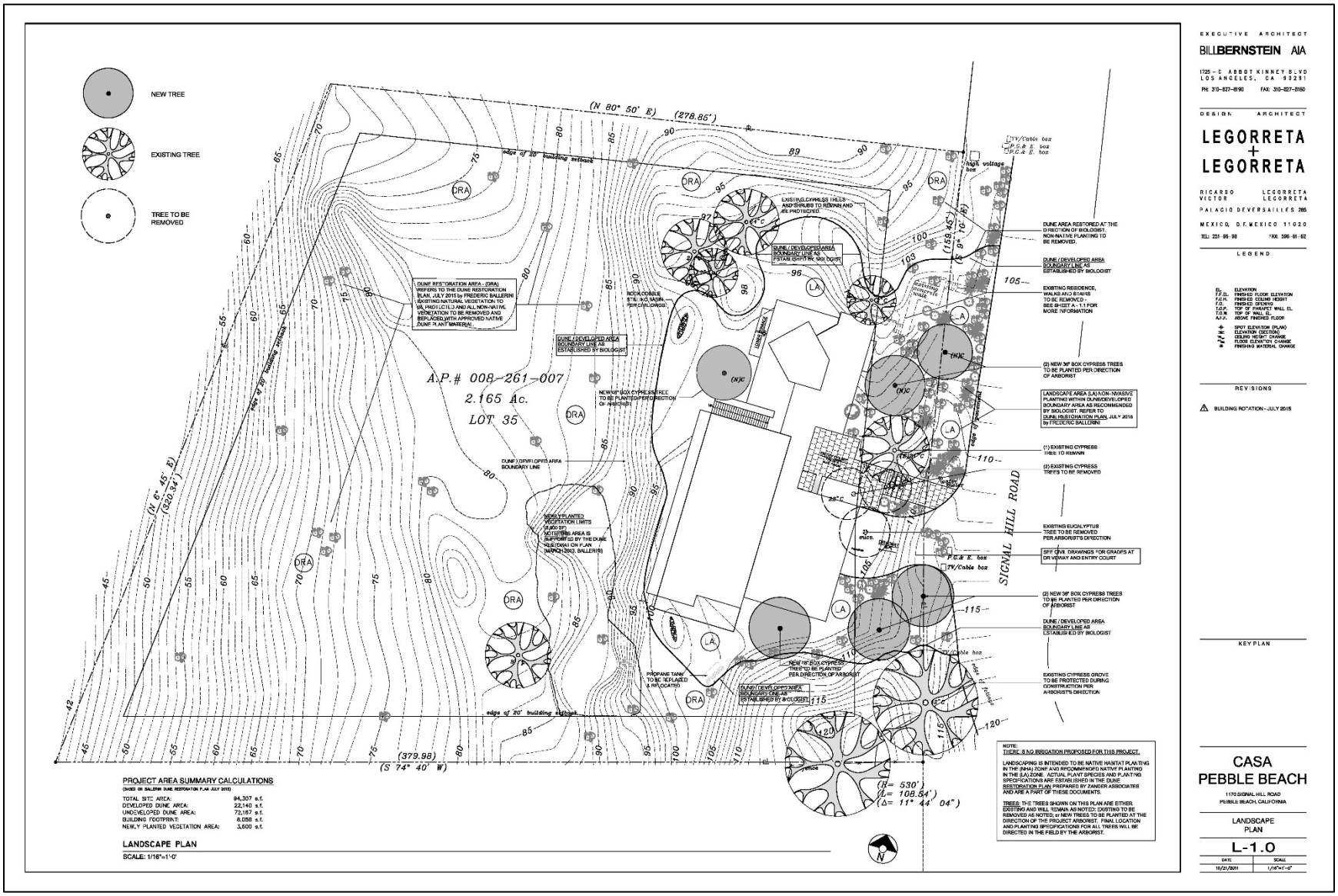
2.3.1.6 Services and Utilities

The Applicant provided an Authorization for Water Permit, signed by the Monterey Peninsula Water Management District (MPWMD) on July 26, 2011 for use of water provided by California American Water Company (Cal Am). The Applicant proposes removal of the existing irrigation system, which would not be replaced, though a temporary irrigation system may be installed to facilitate establishment of initial landscaping and native dune restoration areas. The Pebble Beach Community Services District (CSD), through its contract with the Carmel Area Wastewater District, would provide wastewater collection, treatment, and disposal. Police and fire response would be provided by the Monterey County Sheriff, Pebble Beach CSD, and the California Department of Forestry and Fire Protection (CAL FIRE). Solid waste, recyclables, and green waste collection and management would be provided by the Pebble Beach CSD through its contractual agreement with Waste Management Inc., dba Carmel Marina Corporation. Trash would be delivered to the Monterey Regional Waste Management District (MRWMD) landfill in the city of Marina. Energy would be provided by Pacific Gas & Electric Company (PG&E).

Project components proposed within the 0.55-acre construction area are shown in Figures 2-4 through 2-13. The figures reflect various project plans prepared by the Applicant and/or the Applicant's consultants. It should be noted that several of the plans reflect a "Dune/Developed Area Boundary Line" or "Limit of Developed or Disturbed Dune." This area is similar to, but not congruent with, the 0.55-acre construction area used throughout this EIR to identify the area of disturbance proposed by the project. The boundary line reflected in the Applicant's plans was modified slightly to encompass all areas of proposed disturbance, as reflected in the Applicant's plans.

Figure 2-12. Erosion Control Plan

Figure 2-13. Landscape Plan



2.3.2 Native Dune Habitat Restoration

Within the 1.67-acre dune restoration area, the project proposes restoration of native dune habitat pursuant to the Remnant Dune Restoration Plan (Zander 2012) and Dune Restoration Plan (Ballerini 2015) submitted by the Applicant (hereinafter jointly referred to as the "Dune Restoration Plan;" refer to Appendix B, Biological Resources Information, of this EIR). An open code violation case is ongoing for violations related to unpermitted removal of cypress trees. Restoration required as part of the code violation case is not included in the proposed dune restoration component of the project for purposes of the EIR.

The dune restoration area (refer to Figure 2-3) would be staked at the property boundary and fenced with 4-foot habitat protection fencing along the sinuous eastern boundary to clearly define the restoration area. The primary restoration goal within the area would be to eradicate non-native species and reestablish native dune vegetation. The primary targeted, non-native exotic species within the restoration area are ice plant and European beach grass. Ice plant would be removed through manual removal techniques and through application of a chemical herbicide solution in areas of complete cover. European beach grass would be removed through manual removal of the plant and root structure.

If determined necessary to prevent sand erosion, sand stabilization efforts would include installation of sterile rice straw bundles perpendicular to the sand surface, backfilled and tampered.

Restoration plantings, after initial removal of exotics, would mimic the existing areas of intertwined native populations on the site, with some sparsely populated plant areas, dune sedge stands, and coastal dune scrub vegetation. In order to maintain the genetic integrity of the local dune plants, only site-specific seed and cuttings from local (Asilomar Dune Complex) native dune species would be used to grow the restoration plantings. The specific dune species composition and quantities would be determined after exotic species control efforts have been initiated; however, preliminary recommended species include: pink sand verbena, California sagewort, coyote brush, beach aster, beach primrose, sand mat, dune sedge, Monterey Indian paintbrush, sea lettuce, and mock heather.

Dune restoration would be an ongoing process, but focused monitoring and reporting efforts over a minimum period of 3 years would be conducted to reduce the density of exotic species and allow for establishment of natives. Monitoring and reporting efforts would document species compositions, sand stabilization, erosion control, health and vigor of installed and naturally regenerating plants, presence of listed plant or animal species, and other factors that will contribute to a healthy and sustainable habitat. Reports would identify maintenance recommendations and corrective actions as necessary to meet restoration goals. Maintenance recommendations may include ongoing removal of exotic species, installation of sand stabilization or erosion control measures, supplemental irrigation of the dune restoration plantings, installation of increased or replacement dune restoration plantings, and installation of protection measures for dune restoration plantings.

Success criteria would be met when exotic species are eradicated to a goal of no more than 10% cover and native dune species have been restored at 40% coverage. Additional site criteria include a minimum of 12 native annual and/or perennial species present in the restoration area, good health of native plants, effective sand stabilization, and no evidence of significant erosion. If the success criteria are not met by the end of the 3-year monitoring period, additional measures

would be implemented and monitoring would continue until the success criteria are met. Fencing would be removed after construction and landscaping activities have concluded.

2.4 REQUESTED ACTION AND REQUIRED PERMITS

This EIR provides environmental information and analysis in compliance with CEQA, which is necessary for County decision makers to be able to adequately consider the effects of the proposed project. The County, as lead agency, has approval authority and responsibility for considering the environmental effects of the project as a whole. The EIR will be used for the following County approvals:

- Combined Development (PLN100338) including:
  - Coastal Administrative Permit and Design Approval for the demolition of the existing residence, construction of the new residence, and associated site improvements;
  - Coastal Development Permit for development within 100 feet of environmentally sensitive habitat, and for the restoration of areas containing native sand dune habitat;
  - Coastal Development Permit for development within 750 feet of a known archaeological resource;
  - Coastal Development Permit for development on slopes exceeding 30%;
  - Coastal Development Permit for removal of protected cypress trees and vegetation removal in an environmentally sensitive habitat area; and
  - Coastal Development Permit for ridgeline development.
- Building Permits
- Grading Permits
- Occupancy Permit
- National Pollutant Discharge Elimination System (NPDES) General Construction Permit

2.5 REFERENCES

Fred Ballerini Horticultural Services. 2015. *Dune Restoration Plan (To Restore 68,567 SF Natural Habitat Area) Massy Mehdipour Property APN: 08-261-007 PLN100338*. Prepared for Massy Mehdipour. July 22, 2015.

Zander Associates. 2012. *Remnant Dune Restoration Plan, Mehdipour Property*. Prepared for Massy Mehdipour. August 2012.