APPENDIX A

Notice of Preparation for the Draft Environmental Impact Report and Comment Letters

Print Form

Appendix C

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Signal Hill LLC Residence

Lead Agency: Monterey County Resource Management Agency - Planning
Contact Person: Luis Osorio
Mailing Address: 168 West Alisal St., 2nd Floor
Phone: 831 755-5177
City: Salinas Zip: 93902
County: Monterey

Project Location: County: Monterey City/Nearest Community: Pabble Beach/Pacific Grove
Cross Streets: Signal Hill Road / 17-Mile Drive Zip Code: 93953
Longitude/Latitude (degrees, minutes and seconds): ____° ____′ ____″ N / ____° ____′ ____″ W Total Acres: 2
Assessor's Parcel No.: 008-261-007-000 Section: ____ Twp.: ____ Range: ____ Base: ____
Within 2 Miles: State Hwy #: 68 Waterways: Pacific Ocean
Airports: None Railways: None Schools: Robert L. Stevenson

Document Type:

CEQA: ☒ NOP ☐ Draft EIR
☐ Early Cons ☐ Supplement/Subsequent EIR
☐ Neg Dec (Prior SCH No.) ____
☐ Mit Neg Dec Other: ____

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI

Other: ☐ Joint Document ☐ Final Document ☐ Other: ____

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☒ Coastal Permit
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other: ____

Development Type:

☒ Residential: Units 1 Acres 2
☐ Office: Sq.ft. ____ Acres ____ Employees ____
☐ Commercial: Sq.ft. ____ Acres ____ Employees ____
☐ Industrial: Sq.ft. ____ Acres ____ Employees ____
☐ Educational: ____
☐ Recreational: ____
☐ Water Facilities: Type ____ MGD ____
☐ Transportation: Type ____
☐ Mining: Mineral ____
☐ Power: Type ____ MW ____
☐ Waste Treatment: Type ____ MGD ____
☐ Hazardous Waste: Type ____
☐ Other: ____

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☐ Fiscal ☐ Recreation/Parks ☒ Vegetation
☐ Agricultural Land ☐ Flood Plain/Flooding ☐ Schools/Universities ☐ Water Quality
☐ Air Quality ☐ Forest Land/Fire Hazard ☐ Septic Systems ☐ Water Supply/Groundwater
☒ Archeological/Historical ☐ Geologic/Seismic ☐ Sewer Capacity ☐ Wetland/Riparian
☒ Biological Resources ☐ Minerals ☐ Soil Erosion/Compaction/Grading ☐ Growth Inducement
☒ Coastal Zone ☐ Noise ☐ Solid Waste ☐ Land Use
☐ Drainage/Absorption ☐ Population/Housing Balance ☐ Toxic/Hazardous ☐ Cumulative Effects
☐ Economic/Jobs ☐ Public Services/Facilities ☐ Traffic/Circulation ☐ Other: ____

Present Land Use/Zoning/General Plan Designation:

Low Density Residential, 1 Acre Minimum / LDR/1-D (CZ)

Project Description: *(please use a separate page if necessary)*

1. Demolition of the existing 4,125-square foot two-story single-family residence designed by architect Richard Neutra and removal of the approximately 2,825 square feet of asphalt driveway and concrete patios.
2. Up to approximately 2.165 acres of site preparation, ground disturbance, and grading.
3. Construction of new 11,933-square foot, two-story (over basement), single-family residence designed by Mexican architect Ricardo Legorreta and construction of approximately 1,950 square feet of paved areas.
4. Restoration of the portion of the property that will remain undeveloped (approximately 1.8 acres) to native dune habitat.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Revised 2010

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".
If you have already sent your document to the agency please denote that with an "S".

____	Air Resources Board	X	Office of Historic Preservation
____	Boating & Waterways, Department of	____	Office of Public School Construction
____	California Emergency Management Agency	____	Parks & Recreation, Department of
____	California Highway Patrol	____	Pesticide Regulation, Department of
____	Caltrans District # ____	____	Public Utilities Commission
____	Caltrans Division of Aeronautics	____	Regional WQCB # ____
____	Caltrans Planning	____	Resources Agency
____	Central Valley Flood Protection Board	____	Resources Recycling and Recovery, Department of
____	Coachella Valley Mtns. Conservancy	____	S.F. Bay Conservation & Development Comm.
X	Coastal Commission	____	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
____	Colorado River Board	____	San Joaquin River Conservancy
____	Conservation, Department of	____	Santa Monica Mtns. Conservancy
____	Corrections, Department of	____	State Lands Commission
____	Delta Protection Commission	____	SWRCB: Clean Water Grants
____	Education, Department of	____	SWRCB: Water Quality
____	Energy Commission	____	SWRCB: Water Rights
X	Fish & Game Region # ____	____	Tahoe Regional Planning Agency
____	Food & Agriculture, Department of	____	Toxic Substances Control, Department of
____	Forestry and Fire Protection, Department of	____	Water Resources, Department of
____	General Services, Department of		
____	Health Services, Department of	____	Other: ____
____	Housing & Community Development	____	Other: ____
____	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date February 18, 2015 Ending Date March 20, 2015

Lead Agency (Complete if applicable):

Consulting Firm: ____
Address: ____
City/State/Zip: ____
Contact: ____
Phone: ____

Applicant: Massy Mehdipour
Address: 111 Independence Drive
City/State/Zip: Menlo Park, CA 94025
Phone: (650) 380-3187

Signature of Lead Agency Representative: ____ **Date:** 02/13/2015

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

MONTEREY COUNTY
RESOURCE MANAGEMENT AGENCY

Planning Department
Mike Novo, AICP, Director of Planning

168 West Alisal Street, 2nd Floor
Salinas, CA 93901
(831) 755-5025
Fax: (831) 757-9516
www.co.monterey.ca.us/rma

NOTICE OF PREPARATION

TO: Responsible Agencies/Interested Parties

SUBJECT: **Notice of Preparation of an Environmental Impact Report for the Signal Hill LLC Single-Family Residence.**
Planning File Number: PLN100338

The County of Monterey (County) will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the Combined Development Permit application for development of the Signal Hill LLC Residence located at 1170 Signal Hill Road, Pebble Beach (Planning File Number: PLN100338). The Project is proposed by Signal Hill LLC and includes the demolition of an existing single-family residence designed by architect Richard Neutra and listed in the California Register of Historical Resources; the construction of a new single-family residence designed by Mexican architect Ricardo Legorreta; and associated site improvements. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed Project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the Project.

The Project description, location, and the potential environmental effects are contained in the attached materials. Per California Environmental Quality Act (CEQA) Guidelines Section 15060(d), an Initial Study was not prepared prior to the decision to prepare an EIR. Due to time limits mandated by state law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice between February 18, 2015 and March 20, 2015.

The County will also hold a public scoping meeting to receive input for the EIR. Your agency is welcome to send a representative to the scoping meeting. The scoping meeting will be held on Monday, February 23, 2015, at 6:00 PM at the Pebble Beach Community Services District Office, located at 3101 Forest Lake Road, Pebble Beach, California, 93953.

Please submit your response to the address shown above. We will need the name for a contact person in your agency.

Sincerely,

Luis A. Osorio, Senior Planner
(831) 755-5177; osoriol@co.monterey.ca.us

Attachments: Project Location and Description; Potential Environmental Effects
Vicinity Map

Cc: State Clearinghouse, Office of Planning and Research
1400 Tenth Street, Room 212
PO Box 3044
Sacramento, CA 95812-3044

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 Land Use Plan, in the unincorporated community of Pebble Beach, Monterey County, California. The 2.165-acre site is located approximately 350 feet southeast of the intersection of 17-Mile Drive and Signal Hill Road.

PROJECT DESCRIPTION

The 2.165-acre site is located within an existing residential neighborhood. The site is located above 17-Mile Drive, in the vicinity of the Cypress Point Golf Course, overlooking the Pacific Ocean. The site contains a single-family residence designed by eminent southern California architect Richard Neutra for Arthur L. Connell and built in 1957-1958. The residence embodies the characteristics of postwar American International Style architecture. The residence was found eligible for listing on the National Register of Historic Places (NRHP) by the California State Historic Preservation Officer on June 13, 2014 and has been listed in the California Register of Historic Places.

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 Project site is located on a remnant native sand dune on Signal Hill in Pebble Beach. The sand dune is classified as an environmentally sensitive habitat area and is protected by the policies of the Del Monte Forest Area Land Use Plan. The Cypress Point Golf Course is located to the south and southwest, and 17-Mile Drive and the Pacific Ocean are located to the west and southwest. Undeveloped dune habitat is located to the east and across Signal Hill Road.

The area of the Richard Neutra house 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). The total area of the house is 4,125 square feet. The development on the site also includes approximately 2,825 square feet of asphalt driveway and concrete patios. The Project would include the following components:

1. Demolition of the existing 4,125-square foot two-story single-family residence designed by architect Richard Neutra and removal of the approximately 2,825 square feet of asphalt driveway and concrete patios.
2. Up to approximately 2.165 acres of site preparation, ground disturbance, and grading.
3. Construction of new 11,933-square foot, two-story (over basement), single-family residence designed by Mexican architect Ricardo Legorreta and construction of approximately 1,950 square feet of paved areas.
4. Restoration of the portion of the property that will remain undeveloped (approximately 1.8 acres) to native dune habitat.

The project requires approval of a Combined Development Permit consisting of:

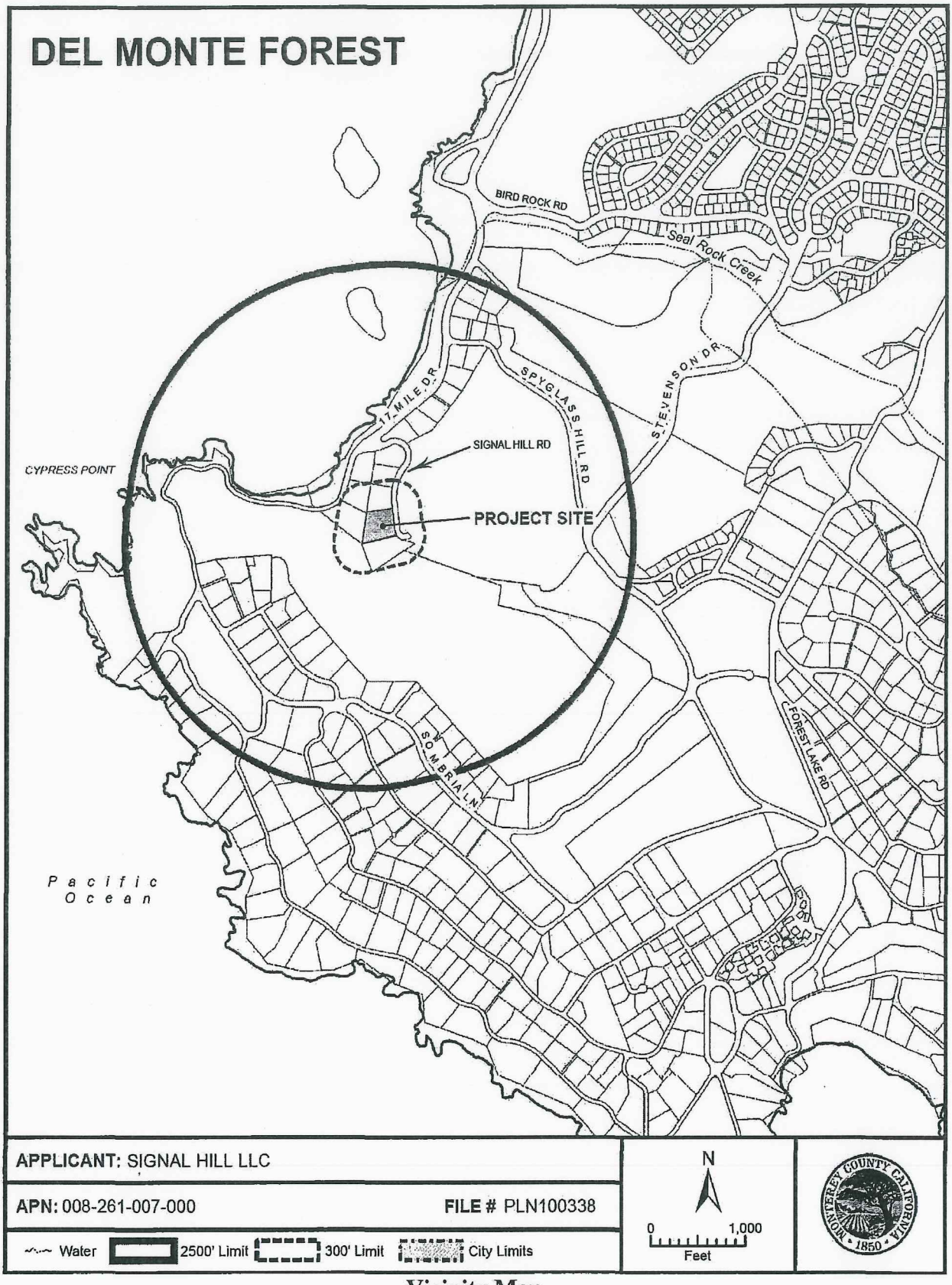
1) Coastal Administrative Permit and Design Approval for the demolition of an existing single-family residence listed in the California Register of Historical resources and the construction of a new single-family residence designed by Mexican architect Ricardo Legorreta; and associated site improvements;

2) Coastal Development Permit for development within 100 feet of environmentally sensitive habitat and for the restoration of the areas on the site containing native sand dune habitat;
3) Coastal Development Permit for development on slopes exceeding 30%; and
4) Coastal Development Permit for ridgeline development.

POTENTIAL ENVIRONMENTAL EFFECTS:

The Environmental Impact Report will address potential environmental effects as required by the California Environmental Quality Act (CEQA). The environmental analysis will address short-term (construction) and long-term (operation) impacts, identify feasible mitigation measures, and assess potential alternatives to the Project. The following potential impacts have been initially identified as being potentially significant:

1) Impacts from the demolition of a building listed in the California Register of Historical Resources and eligible for listing under the National Register of Historic Places;
2) Impacts from development on the native sand dune environmentally sensitive habitat;
3) Impacts on views from "public viewing areas" including along 17-Mile Drive;



Vicinity Map

PLN100338 (Signal Hill [Mehdipour])
CEQA Comments regarding Notice of Preparation
Review period of February 18, 2015 through March 20, 2015

1. February 23, 2015 – unidentified
2. February 23, 2015 – Jeff Becon (can't read handwriting)
3. February 21, 2015 – June Duran Stock
4. February 25, 2015 – George Smart
5. February 25, 2015 – Dion Neutra
6. March 16, 2015 – Christine Kantner
7. March 16, 2015 – Ilse Riebe Colby
8. March 17, 2015 – Michael Locke
9. March 17, 2015 – Patricia Leddy
10. March 18, 2015 – Barbara Lamprecht
11. March 18, 2015 – Raymond Richard Neutra
12. March 18, 2015 – Dana Balkin
13. March 18, 2015 – Sean de Courcy & Carol Roland-Nawi, California Office of Historic Preservation
14. March 19, 2015 – Katie Butler, California Coastal Commission
15. March 19, 2015 – Nancy Runyon
16. March 19, 2015 – Frances & Albert Paley
17. March 19, 2015 – Karen Lesney
18. March 19, 2015 – Mark Edwin Norris
19. March 20, 2015 – Anthony Lombardo

Comments

Impact to Historic Resources

- **Connell House itself**
- **Historic Landscape of 17 Mile Drive**
- **"Del Monte Forest's cultural resources shall be maintained, preserved and protected for their scientific and cultural heritage values." Del Monte Forest Land Use Plan (June 22, 2012)**
- **"...where the site is of known regional significance, consideration shall be given to nominating the site to the National Register and preserving it." Ibid.**

Impact on Views from 17 Mile Drive

"In reviewing requests for tree removal, land clearing and other development, preservation of scenic resources shall be a primary objective. Because of the regional significance of the forest resources, special consideration shall be given to the ridgeline silhouette, as well as views along Highway 68 and 17-mile Drive, and the view from distant publicly accessible shoreline areas such as found at Point Lobos State Natural Reserve." Ibid.

Impact of development on slopes of 30% or more

"Development on Slopes of 30% or more is prohibited unless such siting better addresses LUP objectives as a whole when compared to other possible siting alternatives on slopes of less than 30% associated with project or sites." Ibid.

JEFF BECOM
831-204-6110
P.O. Box 534
Pacific Grove, CA
93950

Hi Mike,

Here are my ideas -

Reasonable alternatives to demolition:

1) No Project: The current owner could sell the property to a new owner who could renovate the property in keeping with its historic character.

2) Additions: The property could be renovated with additions in order to both retain the original residence and add substantial square footage. There are many, many architects working today who have been highly influenced by Richard Neutra's work. Many would be delighted to sign on to a project that would save an important Neutra home from demolition, provide a design that would meet the desires of the owner and still meet the Secretary of Interiors Standards for Historic Preservation.

A) Among Neutra's important legacies to architecture and planning was his careful integration of the native landscape into his site and plan development. This is now more difficult to discern because of the current owner's actions to prepare the site for her planned development.

Without permits the current owner damaged the historic site by leveling the environmentally sensitive dunes and by cutting down several large cypress trees that were a landmark along Seventeen Mile Drive. Therefore we request that the EIR plan include replacement of large cypress trees in the original locations as well as full restoration of the native dune habitat and topography. Only with this restoration will the full impact of Neutra's original design be realized.

B) I hope that the EIR and all involved agencies will require

that the current owner repair and maintain the Connell house in an acceptable condition. The current owner has allowed and encouraged the deterioration of the home in an effort to achieve "Demolition Through Neglect". This must stop.

C) The current owner makes the claim that a new house by the late architect Ricardo Legoretta would be preferable to the historic Neutra home. Before his death, even Legoretta said that he regretted his involvement with this project.

As the only existing example of a Neutra home on the Central Coast, it deserves more protection than one of the more common Legoretta homes in this area.

Osorio, Luis x5177

From: June Duran Stock [morjun@redshift.com]
Sent: Saturday, February 21, 2015 1:38 PM
To: Osorio, Luis x5177
Subject: EIR for Signal Hill residence:PLN100338

I am a resident at 3141 17 Mile Drive (at the corner of Signal Hill Road) and have lived here since 1969. I probably should mention that I am a member of the Pebble Beach Land Use Committee.

My viewpoint is that although the plans for the house are attractive, the house itself will be too large for its site, particularly as it will be viewed directly from the 17 Mile Drive and in conflict with the beautiful coastal scenery. As you probably know, serious efforts have been made to keep or return the lands of adjacent properties to present as near a natural setting as possible. In addition, closely adjacent to this property is the Del Monte Forest Conservancy property which was purchased by them fairly recently in order to to keep that area in its natural condition.
Because of the environmental sensitivity of this property I am happy to see you are planning to conduct an EIR.

I'm very sorry that I can't attend your February 23 meeting.

June Duran Stock

RECEIVED
FEB 21 2015
MONTEREY COUNTY
PLANNING DEPARTMENT

Osorio, Luis x5177

From: George Smart [george@ncmodernist.org]
Sent: Wednesday, February 25, 2015 11:45 AM
To: Osorio, Luis x5177
Subject: Connell House

NORTH CAROLINA MODERNIST HOUSES

February 25, 2015

Mr. Osorio,

I represent the country's largest online archive for Richard Neutra houses. www.ncmodernist.org/neutra.htm.

We support the movement to preserve the Connell House in Pebble Beach. Based on observation of the case and the parties, we believe the owner's negligence to maintain and secure the property is strategic and intentional; if she can eventually show the structure is in no condition to be saved; she wins by default.

That would be a great loss for California. Any architect would be honored to take the Connell footprint and renovate it faithfully to its original brilliance. Neutra houses are easily added onto, so the owner could have the larger house she wants, and the Monterey Peninsula could retains one of its crown jewels of residential architecture. That would be a win for all concerned.

Unfortunately, the owner has the upper hand. She can wait this out and the house will pretty much destroy itself. I do not know what you can do to change the balance of power, but I encourage you and the writers of the EIR to do so.

Sincerely,

George

George Smart, Executive Director
North Carolina Modernist Houses, the website for Triangle Modernist Archive, Inc.
A North Carolina 501C3 Nonprofit Educational Archive Documenting, Preserving, and Promoting Modernist Residential Architecture

5409 Pelham Road / Durham NC / 27713 / USA
919.740.8407 phone / 919.400.4255 fax
www.ncmodernist.org / george@ncmodernist.org
@NCMHtweets

Osorio, Luis x5177

From: Dion Neutra [Dion@neutra.org]
Sent: Wednesday, February 25, 2015 8:14 PM
To: Osorio, Luis x5177
Subject: 02-25-2015 The Neutra Connell House; a Plea! Luis Osorio d

02-25-2015

Luis A. Osorio, Senior Planner
Monterey County Resource Management Agency
Planning Department, Salinas

Dear Luis:

The plight of the only relatively intact local Neutra design for hundreds of miles, give me pause.

The total loss of an architectural treasure through demolition? The scarring of an environmentally sensitive dunes landscape? The premature and illegal cutting of huge cypress trees to make way for the proposed mcmansion? The impact on historic views to and from the 17 Mile Drive?

These are only a few of the issues that come to mind in this situation.

And by the look of it, the wealthy owner intends to 'wait out' the arduous EIR process, until all the hoops have been jumped through and everyone's coffers have been emptied. Think what this amount of money could do to restore this icon?

While all this is on-going, somehow the system seems to allow 'a death of a thousand cuts'; the degradation of this lovely house, which was in pretty good condition when I put together the spreads on it, in my book "The Neutras, Then & Later" starting on P. 73. You should really see this!

Http://www.amazon.com/gp/offer-listing/8493848271/ref=dp_olp_new?ie=UTF8&condition=new

In this volume I also address the State of Preservation in the US (P. 149-50), where we see how toothless our system is to actually *PRESERVE* these priceless and irreplaceable examples.

Here is a case in point; we place these treasures on 'lists' at great expense. Everyone nashes their teeth, we go thru CEQA and EIR processes that cost upwards of 200K and takes a year. Should it be that difficult to actually *SAVE* this icon?

For what it's worth, *this is the original architects practice*, which stands ready to assist in the restoration of this belabored piece should there be a way to arrest the degradation that appears to be on-going in plain sight of authorities. Who better than us to undertake this work, with access to the original plans?

We celebrate our 89th year in practice this year. Of the possibilities, really the only one is for this owner to give up, sell out, and go elsewhere with her McMansion. There must be some wealthy patron out there, who could step up; buy her out and restore this to its original glory without undue augmentations or distortions. It's like preserving a Picasso; you wouldn't suggest destroying it, changing the color scheme, or making undue alternation or additions!

Hopefully, at some point, these thoughts might be helpful in the final fate of this, our baby!

Sincerely,

Dion Neutra

Dion Neutra, architect AIA, FISD,
Dion Neutra, Inc. aka Richard and Dion Neutra, Architects and Associates
2440 Neutra Place
Los Angeles, CA. 90039
Phone/Fax: 323 666 1806
Website: www.neutra.org E-mail: dion@neutra.org

Please copy this email when replying to me to facilitate communication.

CHRISTINE KANTNER

3-16-15

Mr. Luis A. Osorio
Senior Planner
Monterey County Resource Management Agency
Planning Department, Salinas

Dear Mr. Osorio,

I have been following the plight of the Connell House designed by master architect Richard Neutra and I am appalled that such a thing is happening in Monterey County. Here in Los Angeles, it has always been common practice to "bulldoze the past to make room for the new," but in an environment such as Pebble Beach I am shocked and outraged by what is happening.

First of all, the spectacle of 'death by a thousand cuts' that this owner is visiting upon this icon, in plain view of your jurisdiction! Surely there is something you can do before it is entirely too late?

Please deny the demolition permit. I promise you that once the property goes back on the market, a conservator will come along to lovingly restore the Connell House to its former glory. As you know, Dion Neutra, son and partner, who currently presides over the Neutra practice has stated his willingness to assist.

Many in the architectural preservation field nation-wide are following this case closely. Please do not sacrifice the beauty and integrity of your community by allowing this treasure to be demolished.

The building of anything like the proposed "McMansion" at the site will quite certainly be an eyesore for all and a terrible marker for where once stood an architectural gem. This is indeed a CEQA issue and I am sure you are already getting an earful from many others so I will keep this short.
I urge you to put the house on "watch" as from the current actions of the homeowner, the next thing could actually be an illegal demolition in the near future.

Many thanks for your time,

Christine Kantner
Silver Lake Neighborhood Council Representative
Member, Los Angeles Conservancy
3924 W. Sunset Blvd. • Los Angeles, CA 90029 • 323.804.6885 • christinekanter@mac.com

Osorio, Luis x5177

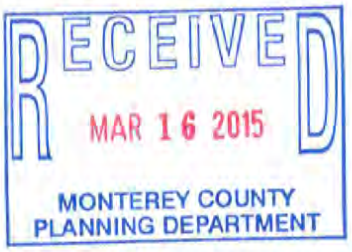
From: Ilse R. Colby [ilseriebe@gmail.com]
Sent: Monday, March 16, 2015 10:33 PM
To: Osorio, Luis x5177
Subject: In favor of the preservation of Richard Neutra's CONNELL HOUSE!!

Dear Luis A. Osorio,

I am writing in support of Neutra's significant and meaningful construction of the Connell House on the Monterey Penninsula. As a long time local who grew up on the Penninsula, I have long admired and appreciated the Connell House and the significance it holds both in Monterey and California as a whole. I believe strongly in the preservation of historically meaningful institutions, and I feel equally strongly that Neutra's work is one of them.

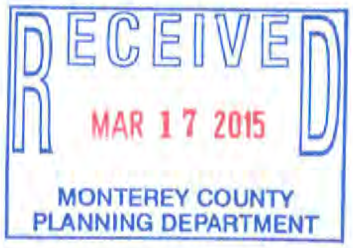
Thank you sincerely for your time and I very much hope that the right decision will be made for the Connell House.

Best,
Ilse Riebe Colby



Osorio, Luis x5177

From: Michael J Locke [mjlocke@pacbell.net]
Sent: Tuesday, March 17, 2015 7:34 AM
To: Osorio, Luis x5177
Subject: Save the Connell House!



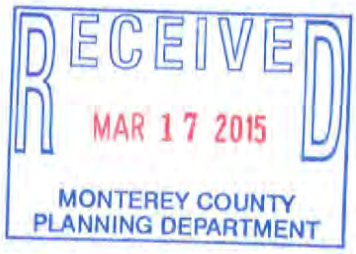
Luis A. Osorio, Senior Planner
Monterey County Resource Management Agency
Planning Department
168 West Alisal Street, 2nd Floor
Salinas, CA 93901

As Senior Planner for the Monterey County Resource Management Agency, I urge you to do everything within your power to stop the demolition of the Richard Neutra-designed Connell House. To allow the destruction of this architectural treasure in your midst would be deemed by preservationists as an act of outright civic irresponsibility.
I urge you to do the right thing.
Sincerely yours,

Michael Locke
Editor, *The Silver Lake News*
Author, *Silver Lake Chronicles, Exploring an Urban Oasis in Los Angeles*
Member, Los Angeles Conservancy

Osorio, Luis x5177

From: Patricia Leddy [patricia.leddy@sbcglobal.net]
Sent: Tuesday, March 17, 2015 8:43 AM
To: Osorio, Luis x5177
Subject: Neutra's 1958 Connell House



Dear Luis A. Osorio, Senior Planner:

It has been brought to my attention
the destruction of the Connell House.

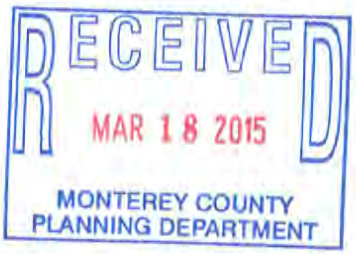
I live in a Neutra House, built
the same period of time. Just this past week over 50
young architects visited my place, along with David Coffey's
Neutra home built during the 30's.

So, perhaps the Connell House needs repair like most houses.
I'm constantly repairing something, old rusty pipes, termite eaten wood. landscaping, old trees tend to need pruning...like us humans...we need repair now and then. Soooo, save the Connell House.

Thank you, Patricia Stockton Leddy.

Osorio, Luis x5177

From: lamprecht barbara [bmlamprecht@gmail.com]
Sent: Wednesday, March 18, 2015 9:45 AM
To: Osorio, Luis x5177
Subject: Connell House



18 March 2015

Luis A. Osorio, Senior Planner
Monterey County Resource Management Agency
Planning Department
168 West Alisal Street, 2nd Floor
Salinas, CA 93901

Dear Mr. Osorio,

Since I co-wrote the nomination for the Connell House, I shall not repeat myself but wish to make one important point.

For those of us who are actively involved in the rehabilitation of historic properties, especially in Neutra houses as I and others are, the condition of the Connell House is in no way so deteriorated as to prevent its full rehabilitation. In fact, compared to many other houses designed by Richard Neutra; R.M. Schindler; and a host of the twentieth century's other major architects, the Connell House appears to have far fewer challenges than others which have looked far worse and which posed significant structural problems but that yet met with successful outcomes.

Many would relish such an opportunity because overall the house appears to be structurally sound, although investigation of course would need to be performed for accurate evaluations. Finishes and their substrates can be repaired or replaced.

What may appear to be dismaying and overwhelming to the uninitiated in rehabilitation is standard issue and even less so to those with experience and with eyes that see the surface and beyond. Many, as well, would welcoming the creative challenge of methodically and wisely applying the Secretary of the Interior's Standards for Rehabilitation to this superbly sited and handsome house.

Best regards,

Barbara Lamprecht, M.Arch.

barbara lamprecht, m. arch.
550 e. jackson st.
pasadena ca 91104-3621

Lamprecht ArchiTEXTural
website: barbaralamprecht.com
e-mail: bmlamprecht@gmail.com
skype: b.lamprecht
mobile 626 264 7600

Osorio, Luis x5177

From: Raymond Neutra [raymondneutra@gmail.com]
Sent: Wednesday, March 18, 2015 10:55 AM
To: Osorio, Luis x5177; Sally Aberg
Subject: Connell House

Dear Mr. Osorio,

I am writing you about the EIR process regarding the Connell house in Pebble Beach. I write both as the son of its architect, Richard Neutra who remembers seeing the house under construction and as a former state official in charge of a large Environmental Health division of the California Department of Public Health.

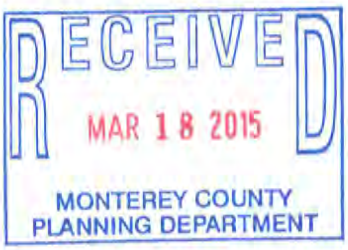
I am troubled that County of Monterey elected officials as well as responsible civil servants have allowed the current owner to flout her duties to safeguard this historically significant building and its surrounding vegetation in hopes that its deterioration will strengthen her case that is should be razed. Those of us who have made a career of public service have a duty to scrupulously see that the rules are followed. If we don't we can expect a public outcry. I urge Monterey to be exemplary in this contentious matter.

Sincerely yours

Raymond Richard Neutra MD Dr.PH

Osorio, Luis x5177

From: dana balkin [dana@resourcela.com]
Sent: Wednesday, March 18, 2015 3:34 PM
To: Osorio, Luis x5177
Subject: The Connell House



Dear Mr. Osorio,

I wanted to take a moment to voice my opinion in regards to the discussion of the Connell House designed by master architect Richard Neutra. I am outraged that such a thing is happening in Monterey County. The Connell House is a rare opportunity of this type of architecture and it should be preserved. It fits flawlessly into the landscape and should remain a part of Pebble Beach. Please deny the demolition permit.

Thank you,

Dana Balkin

--

Dana Balkin
Resource
t: 323 663 0500 m: 323 627 6077
e: dana@resourcela.com | w: resourcela.com

PAY ATTENTION
PAY ATTENTION
PAY ATTENTION
PAY ATTENTION
PAY ATTENTION
PAY ATTENTION
PAY ATTENTION

Osorio, Luis x5177

From: deCourcy, Sean@Parks [Sean.deCourcy@parks.ca.gov]
Sent: Wednesday, March 18, 2015 1:11 PM
To: Osorio, Luis x5177
Cc: Clovis, Meg x4913; Woodward, Lucinda@Parks
Subject: NOP Signal Hill LLC Single-Family Residence
Attachments: Signal Hill Demolition Project - OHP Comments.pdf

Mr. Osorio,

Thank you for including the California Office of Historic Preservation (OHP) in the environmental review process for the proposed Signal Hill LLC Single-Family Residence (proposed project). Please see the attached comment letter in response to the Notice of Preparation of and Environmental Impact Report. We have also sent a hard copy via U.S. mail.

If you have any questions, please feel free to contact me directly.

Sean de Courcy
State Historian II
Local Government & Environmental Compliance Unit
California Office of Historic Preservation
(916) 445-7042
(916) 445-7053 fax
Sean.deCourcy@parks.ca.gov

OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION
1725 23rd Street, Suite 100
SACRAMENTO, CA 95816-7100
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calshpo@parks.ca.gov
www.ohp.parks.ca.gov

March 18, 2015

Luis A. Osorio
Senior Planner
Monterey County Planning Department
168 West Alisal Street, 2nd Floor
Salinas, CA 93901

Dear Mr. Osorio,

RE: **NOTICE OF PREPARATION OF AN ENVIRONEMNTAL IMPACT REPORT FOR THE SIGNAL HILL LLC SINGLE-FAMILY RESIDENCE**

Thank you for including the California Office of Historic Preservation (OHP) in the environmental review process for the proposed Signal Hill LLC Single-Family Residence Project (proposed project). Pursuant to the National Historic Preservation Act and the California Public Resources Code, the State Historic Preservation Officer (SHPO) and the OHP have a broad responsibility for the implementation of federal and state historic preservation programs in California. We have a long history working with the County of Monterey (Lead Agency) through our Certified Local Government Program. Our comments are offered with the intent of protecting historic and cultural resources, while allowing the County of Monterey to meet its program needs. The following comments are based on the information included in the Notice of Preparation of an Environmental Impact Report for the proposed project.

The proposed project site is a 2.1-acre residential parcel located above 17-Mile Drive, near the Cypress Point Golf Course. The proposed project will demolish the existing 3,299-square foot residential building, garage, and driveway that currently occupy the site, and construct a new 11,933-square foot single-family residential building and install 1,950-square feet of new hardscape. The existing building was originally designed by the eminent southern California architect Richard Neutra for the Connell family, and the residence was listed on the California Register of Historical Resources and formally determined eligible for listing on the National Register of Historic Places in 2014.

The National Register Nomination prepared for the 1170 Signal Hill Road (Connell House) in 2014 included this description of the residence:

[T]he Connell House is unequivocally an important example of the International Style, perfectly illustrating this design aesthetic within the context of the development of Modern architecture in Pebble Beach. Despite a small addition and various minor reversible alterations to some of the fenestration, it retains a high degree of historic integrity.

A historic resource for the purposes of CEQA is defined as "[a] resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the California Register of Historical Resources." 1170 Signal Hill Road was listed in the California Register and formally determined eligible for listing in the National Register in 2014; therefore, the historic significance of the building is not in question.

A project will have a significant environmental impact if it causes a substantial adverse change to a historical resource (see CEQA Guidelines § 15064.5 (b)). A substantial adverse change includes demolishing or materially altering in an adverse manner those physical characteristics of a historical resource, that justify its eligibility for listing in the California Register. Demolition of 1170 Signal Hill Road is a significant impact to a historical resource that cannot be mitigated to a less than significant level.

Pursuant to CEQA Guidelines § 15126.6 the EIR should focus on a range of project alternatives that have the potential to lessen the significant environmental impacts of the proposed project. The alternatives discussed in the EIR should be capable of avoiding or substantially lessening the impact of demolition, even if the alternative would impede the project objectives or be more expensive than the proposed project (CEQA Guidelines § 15126.6(b)). Some alternatives to consider that have the potential to significantly reduce the impacts of demolition are 1) the no project alternative, 2) alternative site alternative, 3) adaptive reuse alternative, and 3) the rehabilitation and new construction on-site alternative. These should all receive adequate evaluation in the DEIR and include enough information for the Lead Agency to consider adopting the environmentally superior alternative.

Mitigation measures may help reduce the project's impacts on historical resources, but the impact of demolition will still be significant. Only by exploring alternatives to demolition can the Lead Agency reduce the impact of the proposed project to a level that is less than significant.

We highly recommend the Lead Agency consider a project alternative that retains the historic property, and rehabilitates the building following *The Secretary of the Interior's Standards for the Treatment of Historic Properties* (Kay D. Weeks and Anne E. Grimmer, U. S. Dept. of the Interior, 1995). This would be in keeping with the spirit and intent of the County's General Plan which encourages historic preservation (Historic Resources Element), and the County's historic preservation program, which has been reviewed and certified by the National Parks Service as a Certified Local Government historic preservation program.

The project will require grading and other ground disturbances as the result of construction activities; impacts to potential prehistoric and historic archeological resources should be anticipated and identified. We recommend that a research design and study, which may include some testing, be prepared as part of the DEIR so that if potential sites are identified they can be addressed before construction occurs. In addition, we recommend that the Lead Agency contact the Native American Heritage Commission, and any tribes with known ties to the project area, to determine if any

known sacred sites are located in or near the project area, and also to identify most likely descendants in the event that cultural materials are encountered.

If the historic resource (existing residence) is demolished, the Lead Agency will be required to adopt a statement of overriding consideration. However, this statement does not alleviate the Lead Agency from the responsibility to adopt formidable mitigation measures that will lessen the environmental impact of demolition. Pursuant to CEQA Guidelines § 15126.4 (b)(1-2) in some circumstances recording a resource may reduce the impact of demolition to a less than significant level. For instance, recordation may suffice if the proposed project requires partial demolition of a secondary facade; however, when the proposed project calls for complete demolition, recordation will not reduce the impact to a less than significant level.

We recommend the Lead Agency consider adopting mitigation measures that have a public benefit component. Some mitigation measures to consider may include sponsoring surveys of similar resource types in other areas of the County, or repairs to similar resource types that are in-need of stabilization or restoration. As a condition to the proposed project, any mitigation measures should be fully funded and enforceable through a mitigation monitoring and reporting plan prior to the issuance of a demolition permit.

If you have questions, please contact Sean de Courcy of the Local Government and Environmental Compliance Unit, at (916) 445-7042 or at Sean.deCourcy@parks.ca.gov.

Sincerely,

Carol Roland-Nawi, Ph.D.

Carol Roland-Nawi, Ph.D.
State Historic Preservation Officer

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
PHONE: (831) 427-4863
FAX: (831) 427-4877
WEB: WWW.COASTAL.CA.GOV

March 19, 2015

Luis Osorio
Senior Planner
Monterey County Resource Management Agency – Planning Department
168 W. Alisal Street, 2nd Floor
Salinas, CA 93901

Subject: ***Notice of Preparation for the Signal Hill LLC Single Family Residence (PLN100338) Draft Environmental Impact Report (SCH # 2015021054)***

Dear Mr. Osorio:

Thank you for sending the Notice of Preparation (NOP) of a draft Environmental Impact Report (EIR) for the Signal Hill LLC residence (PLN100338) for our review. The proposed project involves demolition of a historic 4,125-square foot two-story single family residence and construction of a new 11,933-square foot two-story single family residence on a 2.165-acre site in the Signal Hill dunes area of the Del Monte Forest. Coastal Commission staff has provided comments to the County in the past on the coastal development permit (CDP) application for the project. The project site is within the County's CDP jurisdiction and within the Coastal Commission's CDP appeal jurisdiction (because the site is located between the first public road (Highway 1) and the sea). We would like to provide the following comments for consideration in the EIR analysis.

The NOP identifies impacts from development on the native dune habitat (considered to be environmentally sensitive habitat area, or ESHA) as potentially significant. The EIR should clearly identify and evaluate which portions of the site are ESHA. In general, the project is located within the southern extent of the Asilomar Dunes complex, and all undeveloped areas of the site are considered dune habitat, particularly if dune sand and native dune plants are present. The EIR should identify coverage amounts for existing paving and structural coverage and new paving and structural coverage, and identify how much new coverage (paving and structural) is proposed in undeveloped dune areas of the site.

The guiding land use policies and standards for development of the site are located in the Monterey County LCP (Del Monte Forest Land Use Plan (LUP), Del Monte Forest Implementation Plan, and Title 20). The thresholds of significance should include consistency with applicable policies and regulations, including the LCP. Applicable policies include LUP Policy 8, which states that "new land uses within ESHA shall be limited to those which are dependent on the resources therein" and "development should be sited and designed to prevent impacts that would significantly degrade the protected habitat." Policies specific to dune ESHA include LUP Policy 17, which states that "remnant native sand dune habitat…on Signal Hill…shall be preserved through scenic and conservation easement…," and LUP Policy 18,

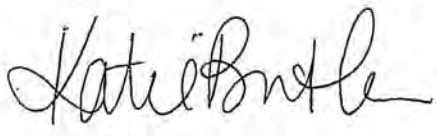
which states that "uses of the remnant native sand dune habitat shall be limited to low-intensity scientific, educational, or recreational activities dependent on the resource..." In general, the Coastal Commission views new non-resource dependent development in ESHA to be inconsistent with these policies. The EIR should evaluate the project's footprint against these policies to determine significance.

The NOP also identifies impacts from the proposed development on views as potentially significant. Like with ESHA, the EIR should treat consistency with applicable land use policies and regulations as a significance threshold for visual resources. The site is highly visible from 17 Mile Drive and public vantage points along the shoreline in the vicinity of Fan Shell Beach, and is located in an identified view area from 17 Mile Drive on the LUP Visual Resources map (Figure 3). The scenic and visual resources policy guidance statement of the LUP states that it is the objective of the plan to "protect the area's magnificent scenic and visual resources, to avoid incompatible development, and to encourage improvements and facilities which complement the natural scenic assets..." Among other things, LCP policies require that "Views from...17 Mile Drive corridor, and of ridgelines as seen from the public viewing areas identified on Figure 3 shall be protected as resources of public importance, and development that could adversely impact such views shall only be allowed where it protects, preserves, and if feasible enhances, such scenic resources" (LUP Policy 47). The EIR should evaluate the proposed project design, siting, size, bulk and massing against these policies to determine significance.

Finally, the Alternatives analysis in the EIR should include an alternative that results in full consistency with all LCP requirements, particularly for ESHA and visual resources.

Thank you for the opportunity to provide comments on the NOP for this EIR. If you have any questions or would like to discuss the project or these comments, please feel free to contact me at (831) 427-4863 or katie.butler@coastal.ca.gov.

Regards,

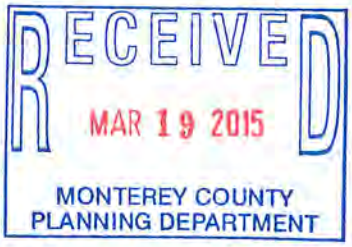


Katie Butler
Coastal Planner
Central Coast District Office

cc: State Clearinghouse

Osorio, Luis x5177

From: Nancy Runyon [nrunyon@sbcglobal.net]
Sent: Thursday, March 19, 2015 10:02 AM
To: Osorio, Luis x5177
Subject: Save the Connell House
Attachments: ltr Osorio 3.19.15.docx



Luis A. Osorio, Senior Planner
Monterey County Resource Management Agency
Planning Department
168 West Alisal Street, 2nd Floor
Salinas, CA 93901

Dear Mr. Osorio,

It is distressing to hear that our historic and architectural gems, such as the Connell House in Pebble Beach are not respected and appreciated. It is so unfortunate when they are purchased by someone who disregards their significance.

Please do not allow someone, just because they are wealthy, to disregard the laws that protect all the citizens of California. We see this insensitivity and greed way too often. Allowing the owner of the Connell House to demolish or create "demolition by neglect" of an important resource will be a crime against the people of California and set a very bad precedent for continuing these crimes in the future.

Please do whatever possible to uphold the laws of CEQA and NEPA and preserve this asset.

Thank you,

Nancy Runyon

Nancy Runyon
nancy@nancyrunyon.com
www.nancyrunyon.com
1195 Hoffman Avenue
Monterey, CA 93940 USA
(831) 649-8132 home/office
(831) 915-4546 mobile

Nancy Runyon
1195 Hoffman Avenue
Monterey, CA 93940

March 19, 2015

Luis A. Osorio, Senior Planner
Monterey County Resource Management Agency
Planning Department
168 West Alisal Street, 2nd Floor
Salinas, CA 93901

Dear Mr. Osorio,

It is distressing to hear that our historic and architectural gems, such as the Connell House in Pebble Beach are not respected and appreciated. It is so unfortunate when they are purchased by someone who disregards their significance.

Please do not allow someone, just because they are wealthy, to disregard the laws that protect all the citizens of California. We see this insensitivity and greed way too often. Allowing the owner of the Connell House to demolish or create "demolition by neglect" of an important resource will be a crime against the people of California and set a very bad precedent for continuing these crimes in the future.

Please do whatever possible to uphold the laws of CEQA and NEPA and preserve this asset.

Thank you,

Nancy Runyon

Nancy Runyon

Osorio, Luis x5177

From: Frances Paley [francespaley@yahoo.com]
Sent: Thursday, March 19, 2015 6:39 PM
To: Osorio, Luis x5177
Subject: Neutra House

FRANCES & ALBERT PALEY

11 Prince Street
Rochester, New York 14607

26180 Valley View Avenue
Carmel, CA 93923

585-490-3676
585-750-7898
831-624-1586

March 19, 2015

Dear Mr. Osorio:

My husband and I are writing with reference to the EIR process regarding the Connell house in Pebble Beach.

We are writing as residents of Carmel and Rochester, New York, where for 40 years we have had the privilege of devoting time to preservation and community matters.

In Rochester, New York we engaged in a 10 year rehabilitation of one of the most historic properties in the city. It is a 3 story, 9,000 sq.ft. carriage house built by a founder of Western Union on his family estate. This property was derelict and in disrepair and is now a showpiece for the future. It is on many historical and cultural tours for visitors to the City and Rochesterians as well.

We are not wealthy, we did this while working full time and committing to the project to its completion.

In addition, in Rochester, I have been working with Preservation and Landmark Associations as well as various neighborhood groups for 35 years to try to insure the safety and future of other properties, many of which would have been torn down in those years. I can say I am proud that many homes are still standing and in good repair due to these efforts. They are seen as the "gems" that were handed down from the turn of the 20th Century.

In Carmel, we purchased a property that, although not Landmark status, has a history of an important owner who was aware of our historical preservation efforts in Rochester. Due to this fact, we were able to purchase it at an affordable price on the promise that we would not tear it down. In fact, even though we found it was unstable due to termite issues over the years, we rebuilt it exactly as it was as we had promised them. It was an expensive promise to keep, as naturally, it would have been simpler to tear it down and do something else or sell the property and just move on.

If one is privileged to own and live in an historic property, there is an unwritten contract that calls for respect and care for preservation. It is not simply some house that can be treated casually. To do so is arrogant and reflects a complete lack of respect.

The owner of the Connell home must be stopped from razing a Neutra house. Neutra is one of the most esteemed architects who designed historically important buildings. Any community should count itself lucky to have one of his homes.

Please, consider the importance of this house and do what is right to protect it. Sadly, it is only after losing something of this quality that regret sets in and then it is too late. Although not a large home by Pebble Beach standards, it is an important home and cultural landmark and icon. Without it Pebble Beach would be gravely diminished.

Very truly yours,

Frances Paley

Past Faculty Member and Administrator
College of Imaging Arts and Sciences
Rochester Institute of Technology
Rochester, New York

Owner Paley Studios
Rochester, New York

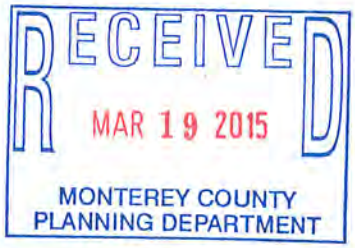
Albert Paley

Endowed Chair, College of Imaging Arts and Sciences
Rochester Institute of Technology
Rochester, New York

Owner Paley Studios
Rochester New York

Osorio, Luis x5177

From: karen lesney [kelesney@sbcglobal.net]
Sent: Thursday, March 19, 2015 11:14 PM
To: Osorio, Luis x5177
Subject: connel house support
Attachments: 2015 mbm_Neutra ltr EIR_kelesney.pdf



mr osorio
please find attached letter of support for saving the connell house.
thank you
karen

karen e LESNEY : assoc aia : 831.424.2551
mbm : monterey bay modernism
Think before you print.

mbm
monterey bay modernism

March 19, 2015

Luis A. Osorio, Senior Planner
Monterey County Resource Management Agency
Planning Department

168 West Alisal Street, 2nd Floor
Salinas, CA 93901

Re: **Connell House**
1170 Signal Hill Road, Pebble Beach
PLN100338

Dear Mr. Osorio,

Having been at the forefront of the community of local architectural curators of Monterey modernism who lead a global petition to 'Save The Connell House' by 20th Century Modern Master Architect Richard Neutra, I find it now troubling to discover that disregard of a now historically significant residence happening on many levels.

It is not too late to reverse what has seemingly become the blind allowance of property mismanagement via disregard of the home's historic building envelope and environmental scarring.

A perceived neglect by the Owner and lack of oversight/manpower by the County should not give cause to permit its demolition. These areas of the home were well within rehabilitation and/or restoration at the beginning of our concerns – and remains as such. It should also be noted that it still possesses the rightful protection of its CEQA statutes.

Let not the dialogue that has pushed back our efforts be the power that pushes the pen to deem this property beyond repair. It still remains a significant historic mid-century building.

The county, community and country deserve to have this architectural landmark home as part of its continuing heritage. Thus, the preservation of this home is vital in providing both a litmus by which our local residents can look to the county as an ally in protecting our natural and manmade resources.

Sincerely,

karen e Lesney : asso aia : 831.4242551
mbm: monterey bay modernism
founder

on behalf of:
local curators of mbm : monterey bay modernism

www.monterybaymodernism.blogspot.com

Osorio, Luis x5177

From: Norrisdesignsetc@aol.com
Sent: Thursday, March 19, 2015 2:14 PM
To: Osorio, Luis x5177
Cc: norrisdesignsetc@aol.com
Subject: Connell House by Neurtra, one more in support of it's preservation

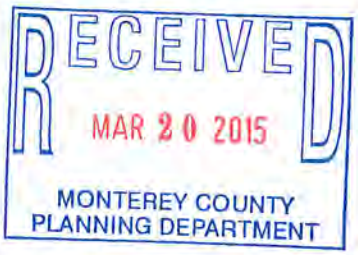
Luis,
Please add my name to the list of those supporting strong County enforcement of CEQA and the County's requirement for owners' maintenance of registered historic properties in County jurisdiction, in particular the Connell House by Neutra in Pebble Beach.
Such structures enrich our culture and their preservation shows great respect for their artistry and our posterity.
With the Mills Act available, she could have a fine and relatively inexpensive property. It could be a gem.
But that notwithstanding, I hope the current owner can recoup her costs, but I think she needs to sell. Given the poor stewardship she's shown and the unpermitted tree removal and grading, she obviously doesn't respect the property, County regulations, or the community.

Sincerely,
Mark Edwin Norris, Designer
and Permit Expediter
(831) 424-2114

www.NorrisDesignsEtc@aol.com
http://www.facebook.com/pages/Norris-Designs-Etc/334065919973307
http://www.linkedin.com/pub/mark-edwin-norris/33/4a8/5b2

Osorio, Luis x5177

From: Gina Pompey [gina@alombardolaw.com]
Sent: Friday, March 20, 2015 12:13 PM
To: Novo, Mike x5192
Cc: Osorio, Luis x5177; sam@ptllc.com
Subject: Mehdipour/Signal Hill LLC (PLN100338)
Attachments: L-Novo 3.20.15.pdf



Mr. Novo:

Attached please find a letter from Mr. Lombardo regarding the above-referenced matter.

Thank you.

Gina Pompey
Assistant to Anthony L. Lombardo
ANTHONY LOMBARDO & ASSOCIATES
A Professional Corporation
450 Lincoln Avenue, Suite 101
Salinas, CA 93901
Phone (831) 751-2330
Fax (831) 751-2331
Email gina@alombardolaw.com

ANTHONY LOMBARDO & ASSOCIATES
A PROFESSIONAL CORPORATION

ANTHONY L. LOMBARDO
KELLY MCCARTHY SUTHERLAND
DEBRA GEMGNANI TIPTON

450 LINCOLN AVENUE, SUITE 101
SALINAS, CA 93901
(831) 751-2330
FAX (831) 751-2331

March 20, 2015

1599.001

Mr. Mike Novo, Planning Director
Monterey County RMA
168 West Alisal, 2nd Floor
Salinas, CA 93901

RE: Comments on NOP for Mehdipour/Signal Hill LLC (PLN100338)

Dear Mike:

I represent Mr. and Mrs. Sam Reeves the immediate neighbor to the south of the Mehdipour property. As you know, they have raised their concerns with this project on many occasions and now concerned about the NOP's failure adequately describe the project and disclose its potential impacts. Without that disclosure it is impossible for agencies or the public to fully understand the project or to provide meaningful comments on the NOP.

Specifically:

Baseline: The baseline conditions from which the project's significant impacts will be assessed must be clearly described. Under normal circumstances that baseline date would be when the application was determined to be complete (August 13, 2013). However, based on the clear and substantial record of Ms. Mehdipour's violations, starting with tree removal, continuing on the multiple violations of the building codes and obvious efforts to demolish the Connell House by neglect it is our opinion that the baseline date should be November 8, 2010, the date the application was filed. The Connell House, as documented in the County's files, was very livable. Ms. Mehdipour's own statements have been that she and her family used the house. The house was rented to others. There is a March 2012 report from Covell Construction in the County's file identifying what amount to maintenance deficiencies, but the report does not in any way indicate the house was not in a livable condition or had any significant structural defects.

The EIR should disclose that there had been illegal tree removal and disruption of the dune habitat prior to November 2010 and discuss the significance of the disruption of the habitat and loss of mature trees to the Connell House setting. Based on GoogleEarth aerials, timeframe of those violations is April-June, 2009.

The current condition of the house, which is clearly a result of Ms. Mehdipour's failure to maintain the house and property, even after being cited by the County, should not be used as the baseline for the EIR.

Historic Significance: The EIR does not need to assess the historical significance of the Connell House. That question has been decided. The Connell House has been determined by the Secretary of the Interior to be eligible for listing on the National Register of Historic Places. The Connell House is listed on the State Register of Historic Places. The EIR does not need to further review or discuss that question.

The EIR should discuss in detail the significant adverse effect of the loss of the Connell House and how, realistically, that impact of that loss cannot be mitigated to an insignificant level. And based on that, the EIR should then focus on what factors, if any, could lead to a finding of overriding considerations.

The EIR should identify alternatives for the Connell House including renovation, rehabilitation and additions which could be accomplished consistent with the Secretary of the Interior's Guideline.

Consistency with the Del Monte Forest Land Use Plan: The California Coastal Commission staff weighed in heavily on this project and its inconsistency with the DMFLUP. While the DMFLUP has been amended since, the Plan did not change in a way as to change or reduce those consistency issues. The EIR's consistency analysis should be significantly guided by the Coastal Commission comments in light of the current DMFLUP.

ESHA: The property is a dune habitat and therefore ESHA pursuant the terms of the past and current DMFLUP. The EIR should recognize that the only available area for development without disruption of ESHA is the area currently covered by buildings, asphalt or concrete. Any expansion of the building area will result in the loss of the ESHA and that impact should be fully analyzed and assessed. That assessment should be done based on the property condition prior to the illegal tree removal and destruction of dune habitat.

The EIR should also discuss the Board of Supervisors' decision to approve a permit for "restoration" and then independently determine if the restoration has been carried out pursuant to the Board's decision. Most importantly the EIR should assess if the work that was done has or can meet the performance criteria of providing a tree canopy to approximate the 2007 tree canopy and provide 50% dune coverage with native species (Board of Supervisors Resolution 13-021).

Neither the NOP nor the project description indicates there will be tree removal. It is therefore assumed there will be no tree removal for this project. The EIR should address if the house as designed can be built without the removal or ultimate loss of the replacement trees or any other trees on the property.

Public Viewshed and Neighborhood Character: The building site is located on a dune in clear view of Seventeen Mile Drive and riding and hiking trails to the east. Residences along Signal Hill are predominantly low, single level designs in the 3-4,000 SF range. The impact of a new

three level, 12,000 SF house, which has been identified as being ridgeline development, on the public viewshed from Seventeen Mile Drive, the public trails and on the neighborhood should be fully assessed.

Sincerely,

Anthony L. Lombardo
ALL/gp

cc: Mr. Sam Reeves
Luis Osorio, Senior Planner

APPENDIX B

Del Monte Forest Area Past and Present Projects

Del Monte Forest Area Past and Present Projects

RECORD ID	RECORD NAME	DATE OPENED	Entitlement	APN	DESCRIPTION
PLN040156	HAKIM-BABA YAGHOOB TR	3/15/2004	Permit Amendment	008-181-008-000	MINOR AND TRIVIAL AMENDMENT TO EXISTING PERMIT (PLN010379)
PLN010379	HAKIM TRUST	8/17/2001	Combined Development Permit	008-181-008-000	CONTINUED FROM 7/25/02. COMBINED DEVELOPMENT PERMIT CONSISTING OF A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A NEW TWO-STORY SINGLE FAMILY DWELLING WITH AN ATTACHED TWO-CAR GARAGE (4,251 SQUARE FEET), A COASTAL DEVELOPMENT PERMIT FOR THE REMOVAL OF 30 MONTEREY PINE TREES AND A DESIGN APPROVAL. THE PROPERTY IS LOCATED AT MORA LANE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-181-008-000), ON THE NORTHEAST CORNER OF MORA LANE AND ATAJO WAY, DEL MONTE FOREST AREA, COASTAL ZONE.
PLN080010	SEATON JACQUELINE SUCCS-TR &	1/11/2008	WAV	008-101-022-000	WAIVER OF COASTAL DEVELOPMENT PERMIT TO ALLOW FOR THE REMOVAL OF 2 PROTECTED MONTEREY PINES PINUS RADIATA MEASURING 17 AND 31-INCHES IN DIAMETER THAT ARE STRUCTURALLY UNSTABLE AND REPRESENT IMMEDIATE HAZARDS. THE PROPERTY IS LOCATED AT 4043 COSTADO ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-101-022-000), DEL MONTE FOREST AREA, COASTAL ZONE.
PLN080007	SHULMAN JAY S & LOUISE SHULMAN T	1/11/2008	WAV	008-293-028-000	WAIVER OF COASTAL DEVELOPMENT PERMIT TO ALLOW THE REMOVAL OF A PROTECTED TREE
PLN080009	EUBANKS GORDON & RONDA	1/11/2008	WAV	008-293-004-000	WAIVER OF A COASTAL DEVELOPMENT PERMIT TO ALLOW THE REMOVAL OF 1 MONTEREY PINE TREE
PLN070428	LEVETT DENNY & KAREN	8/13/2007	Combined Development Permit	008-201-002-000	COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 1,586 SQUARE FOOT SINGLE-FAMILY HOUSE AND AN ATTACHED 2,220 SQUARE FOOT 10-CAR GARAGE WITH A GRAVEL DRIVEWAY AND 355 SQUARE FOOT PATIO 2) COASTAL DEVELOPMENT PERMIT TO CONVERT AN EXISTING HISTORIC 2-STORY HOUSE TO A CARETAKER'S UNIT WITH EXCEPTIONS FOR HEIGHT (25 FEET) AND FLOOR AREA (1,242 SQUARE FEET); 3) COASTAL DEVELOPMENT PERMIT TO ALLOW AN EXISTING HISTORIC GUESTHOUSE ABOVE A GARAGE WITH AN EXCEPTION TO FLOOR AREA (502 SQUARE FEET); AND 4) DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 1600 VISCAINO ROAD, PEBBLE BEACH (APN 008-201-002-000), CARMEL LAND USE PLAN.
PLN080055	COOPER WILLIAM R & SUSAN S TR	1/31/2008	Coastal Development Permit	008-222-019-000	COASTAL DEVELOPMENT PERMIT (PER 20.64.020.C.11) AND DESIGN APPROVAL FOR THE CONSTRUCTION OF A 399 SQUARE FOOT GUESTHOUSE OVER AN EXISTING ATTACHED GARAGE, INCLUDING PARTIAL DEMOLITION OF THE EXISTING GARAGE. THE PROPERTY IS LOCATED AT 1499 BONIFACIO ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-222-019-000), DEL MONTE FOREST AREA, COASTAL ZONE.
PLN080079	CHARLES GLEN & MARY ANN TRS	2/15/2008	Administrative Permit	008-401-015-000	COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW A 451 SQUARE FOOT FIRST-FLOOR KITCHEN ADDITION TO AN EXISITNG SINGLE FAMILY DWELLING. COLORS AND MATIERIALS TO MACTH EXISTING. THE PROPERTY IS LOCATED AT 3222 WHITMAN PLACE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-401-015-000), DEL MONTE FOREST AREA, COASTAL ZONE.
PLN080227	IGLEHEART ROBERT V & DONNA S TRS	5/12/2008	Combined Development Permit	008-233-001-000	COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) COASTAL ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF A 342 SQUARE FOOT UPPER LEVEL ADDITION AND A 342 SQUARE FOOT LOWER LEVEL ADDITION TO AN EXISTING 2,272 SQUARE FOOT SINGLE FAMILY DWELLING WITH AN EXISTING 474 SQUARE FOOT ATTACHED GARAGE, INCLUDING 25 CUBIC YARDS OF CUT AND ZERO CUBIC YARDS OF FILL; 2) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF A KNOWN ARCHAEOLOGICAL RESOURCE; AND 3) DESIGN APPROVAL (DA070267). THE PROPERTY IS LOCATED AT 3884 RONDA ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-233-001-000), DEL MONTE FOREST AREA, COASTAL ZONE.

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PLN080340	MORGAN MICHAEL C & CHRISTINE R T	7/11/2008	Permit Amendment	008-371-016-000	MINOR AND TRIVIAL AMENDMENT OF A PREVIOUSLY APPROVED PERMIT PLN060295, AS AMENDED IN PLN070198, TO ALLOW CHANGES TO THE IMPERVIOUS SURFACE AREAS WITHIN THE PESCADERO WATERSHED INCLUDING USING PERVIOUS MATERIALS FOR DRIVEWAY CONSTRUCTION (4,984 SQUARE FEET) AND CONSTRUCTION OF NEW LANDSCAPE WALLS (1,081 SQUARE FEET) NEW PATIOS, AND WALKWAYS (2,810 SQUARE FEET) AND APPROXIMATELY 600 CUBIC YARDS OF GRADING, RESULTING IN A NET REDUCTION OF 845 SQUARE FEET OF IMPERVIOUS AREA. THE PROPERTY IS LOCATED 1667 CRESPI LANE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-371-016-000), DEL MONTE FOREST LAND USE PLAN, COASTAL ZONE.
PLN010326	THE VILLA DEL MAR SUB TRUST	7/19/2001	Combined Development Permit	008-491-010-000	Combined Development Permit consisting of a Coastal Development Permit for development within 100 feet of environmentally sensitive habitat (indigenous Monterey cypress habitat); and a Coastal Administrative Permit to allow 2,422 sq. ft. of additions to the basement, main floor, and second floor of an existing 7,581 sq. ft. two-story single family dwelling; and Design Approval. The property is located at 3196 Seventeen Mile Drive, Pebble Beach (Assessor's Parcel Number 008-491-010-000), Del Monte Forest area, Coastal Zone.
PLN080221	HARLAN ALAN J & MICHAEL D GINSBERG TRS	5/2/2008	Permit Amendment	008-491-010-000	MINOR AND TRIVIAL AMENDMENT TO A PREVIOUSLY APPROVED COMBINED DEVELOPMENT PERMIT (PLN010326) TO AMEND FLOOR PLAN CONFIGURATION ON EACH OF THREE (3) FLOORS. THIS REVISION WILL AFFECT THE FLOOR PLAN ON THE THREE LEVELS. THE BASEMENT FLOOR PLAN WILL BE SQUARED OFF INSTEAD OF HAVING A HALF CIRCLE EXTENSION WALL, WHICH WILL DECREASE THE COVERAGE BY 91 SQ. FT. THE FIRST FLOOR, THE LIVING ROOM WILL NOT HAVE A TERRACE BUT INSTEAD ENCLOSE THE ADDITIONAL SQ. FT. CREATED BY THE BASEMENT. THIS WILL INCREASE THE SIZE OF THE LIVING ROOM BY 146 SQ. THE SECOND FLOOR MASTER BEDROOM WILL REMAIN THE SAME SIZE AS PERMITTED, BUT A CLOSET WILL BE ADDED. 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.
PLN060238	DEL MONTE FOREST FOUNDATION INC	4/7/2006	Coastal Development Permit	008-021-008-000	COMBINED DEVELOPMENT PERMIT CONSITING OF: 1) COASTAL DEVELOPMENT PERMIT AND DESIGN APPROVAL TO ALLOW A 105 SQUARE FOOT ADDITION TO AN EXISTING LEGAL NON-CONFORMING RESIDENCE AND AN INTERIOR REMODEL (STAIRWAY, BATHROOM, POWDER ROOM, LIVING ROOM AND KITCHEN); AND 2) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF AN ENVIRONMENTALLY SENSITIVE HABITAT. THE PROPERTY IS LOCATED ON SPYGLASS HILL ROAD, PEBBLE BEACH (AKA 1153 THE DUNES, (ASSESSOR'S PARCEL NUMBER 008-021-008-000) , COASTAL ZONE.
PLN080410	ROBERT LOUIS STEVENSON SCHOOL	9/4/2008	Administrative Permit	008-022-023-000	COASTAL ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF A 281 SQUARE FOOT BATHROOM FACILITY AND A 1,745 SQUARE FOOT DECK WITH A RENOVATION TO AN EXISTING PARKING AREA FOR COMPLIANCE WITH HANDICAP PARKING REQUIREMENTS; 2) A WAIVER TO ALLOW THE REMOVAL OF 7 HAZARDOUS AND DISEASED MONTEREY PINES RANGING IN SIZE BETWEEN 7, 8, 12, 21, 25, AND 35 INCHES IN DIAMETER MEASURED AT BREAST HEIGHT (DBH) AND ONE 6 &11 INCH DOUBLE STEMMED COAST LIVE OAK AT DBH; AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 3152 D FOREST LAKE ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-022-023-000), DEL MONTE FOREST LANDS USE PLAN.

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PLN080369	CLAREMONT PROFITS LIMITED	7/31/2008	Administrative Permit	008-302-014-000	COASTAL ADMINISTRATIVE PERMIT FOR THE CONVERSION OF 500 SQUARE FOOT EXISTING GARAGE TO MEDIA ROOM REMOVAL OF A 128 SQUARE FOOT STORAGE SHED, AND THE CONSTRUCTION OF A NEW 851 SQUARE FOOT ATTACHED THREE-CAR GARAGE AND A 775 SQUARE FOOT ADDITION TO THE UPPER FLOOR FOR A BEDROOM SUITE WITH SITTING AREA AND BATHROOM TO AN EXISTING TWO-STORY SINGLE FAMILY DWELLING; AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 1277 PADRE LANE, PEBBLE BEACH. (ASSESSOR'S PARCEL NUMBER 008-302-014-000), DEL MONTE FOREST LAND USE PLAN, COASTAL ZONE.
PLN090028	SAWYER JOSEPH D & JEAN A SAWYER	1/22/2009	Minor and Trival Amendment	008-171-042-000	MINOR AND TRIVIAL AMENDMENT TO ALLOW CONVERSION OF EXISTING BUILDING SPACE FROM UNIMPROVED CRAWL SPACE TO LIVING AREA IN THE LOWER LEVEL OF AN APPROVED SINGLE FAMILY RESIDENCE RESULTING IN OF AN INCREASE IN THE FLOOR AREA RATIO FROM 16 PERCENT TO 20 PERCENT AND APPROVAL TO ADD A FIREPLACE AND WINDOW IN THE SOUTH ELEVATION. PROJECT IS LOCATED AT 3106 FLAVIN LANE, PEBBLE BEACH. (APN 008-171-042-000) DEL MONTE FOREST, COASTAL ZONE
PLN080372	MORGAN LESLIE C & BETTY F MORGAN	8/1/2008	Combined Development Permit	008-351-033-000	COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) A COASTAL ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF A 820 SQUARE FOOT SECOND STORY ADDITION TO AN EXISTING 5,000 SQUARE FOOT RESIDENCE WITH AN ATTACHED GARAGE; 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF A KNOWN ARCHAEOLOGICAL RESOURCE; AND 3) DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 1516 RIATA ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-351-033-000), DEL MONTE FOREST, COASTAL ZONE.
PLN080514	BROWN LENORE A & CHARLES W TRS	11/12/2008	Variance	008-521-003-000	A VARIANCE TO ALLOW A 108 SQUARE FOOT ADDITION TO AN EXISTING 3,267 SQUARE FOOT SINGLE FAMILY RESIDENCE RESULTING IN AN INCREASE IN ALLOWABLE FLOOR AREA RATIO FROM 88.6% TO 91.6% IN THE MDR ZONING DISTRICT; AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 3307 17 MILE DRIVE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-521-003-000), DEL MONTE FOREST, COASTAL ZONE.
PLN080515	MONTGOMERY WILLIAM ET AL	11/13/2008	Variance	008-551-009-000	VARIANCE TO ALLOW A REMODEL AND ADDITION (178 SQ FT) TO AN EXISTING SINGLE FAMILY DWELLING RESULTING IN AN INCREASE IN ALLOWABLE FLOOR AREA RATIO FROM 62.1 % TO 64.9% IN THE MDR ZONING DISTRICT; AND A DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 3301 17 MILE DRIVE #18, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-551-009-000), DEL MONTE FOREST AREA, COASTAL ZONE.
PLN080522	LOEST GARY E & LAURA A	11/18/2008	Combined Development Permit	008-341-014-000	COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE DEMOLITION OF AN EXISTING 1,110 SQUARE FOOT SINGLE FAMILY DWELLING AND CONSTRUCTION OF A NEW 4,917 SQUARE FOOT, 2-STORY SINGLE FAMILY DWELLING INCLUDING A 476 SQUARE FOOT GARAGE ATTACHED BY A 255 SQUARE FOOT PORTE COCHERE AND APPROXIMATELY 750 CUBIC YARDS OF GRADING (500 CUBIC YARDS CUT/250 CUBIC YARDS FILL); 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON SLOPES GREATER THAN 30%; AND 3) A DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 1508 BONIFACIO ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER: 008-341-014-000) DEL MONTE FOREST AREA, COASTAL ZONE.
PLN080493	PEBBLE BEACH COMPANY	10/29/2008	Coastal Development Permit	008-312-002-000	A COMBINED DEVELOPMENT PERMIT CONSISTING OF A COASTAL DEVELOPMENT PERMIT TO ALLOW THE EXPANSION OF AN EXISTING DRIVING RANGE AND A COASTAL DEVELOPMENT PERMIT TO ALLOW REMOVAL OF 33 MONTEREY PINE TREES AND GRADING CONSISTING OF 1146 CUBIC YARDS OF CUT AND 20 CUBIC YARDS OF FILL. THE PROPERTY IS LOCATED AT 3250 STEVENSON DRIVE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-312-002-000) DEL MONTE FOREST AREA, COASTAL ZONE.

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PLN080375	ROBERT LOUIS STEVENSON SCHOOL	8/4/2008	General Development Plan	008-022-020-000	COMBINED DEVELOPMENT PERMIT CONSISTS OF: 1) A COASTAL DEVELOPMENT PERMIT, GENERAL DEVELOPMENT PLAN, AND DESIGN APPROVAL TO ALLOW THE ADDITION OF 4,343 SQUARE FEET TO THE EXISTING DOUGLAS HALL ADMINISTRATION BUILDING WITH DETACHED GARAGE; ADD 7,948 SQUARE FEET TO THE EXISTING CASCO DORMITORY; RELOCATE THE SCHOOLS MAIN ENTRY OFF OF FOREST LAKE ROAD AND RELOCATING PARKING AREAS FOR DOUGLAS HALL AND CASCO DORMITORY; INSTALL UP TO 4 TEMPORARY MODULAR UNITS TO BE UTILIZED AS OFFICES AND DORMITORY ROOMS INCLUDING 42 TEMPORARY PARKING SPACES FOR ADMINISTRATION STAFF, RESIDENTS AND STUDENTS DURING CONSTRUCTION; ALLOW THE PROPOSED ADDITIONS TO AN EXISTING HISTORIC STRUCTURE (DOUGLAS HALL); 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW THE REMOVAL OF 23 MONTEREY PINES RANGING IN SIZE FROM 6 TO 29 INCHES IN DIAMETER; GRADING OF 2,200 CUBIC YARDS (1,900 CUBIC YARDS OF CUT AND 300 CUBIC YARDS OF FILL); 3) A COASTAL DEVELOPMENT PERMIT FOR DEMOLITION OF AN EXISTING 2,973 SQUARE FOOT DILAPIDATED STRUCTURE ON THE OPPOSITE SIDE OF FOREST LAKE ROAD FROM THE MAIN CAMPUS. THE STEVENSON SCHOOL IS LOCATED AT 3152 FOREST LAKE ROAD PEBBLE BEACH, (ASSESSOR'S PARCEL NUMBERS 008-022-003-000, 008-022-020-000, 008-022-023-000, AND 008-031-002-000) CENTRALLY LOCATED WITHIN THE PEBBLE BEACH AREA WITHIN THE DEL MONTE FOREST LAND USE PLAN AREA, COASTAL ZONE
PLN090184	PEBBLE BEACH COMPANY	5/21/2009	Combined Development Permit	008-401-010-000	COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL ADMINISTRATIVE PERMIT FOR THE DEMOLITION OF A 2,700 SQUARE FOOT ACCESSORY STRUCTURE (MAINTENANCE BUILDING), AND 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF A KNOWN ARCHAEOLOGICAL RESOURCE. THE PROJECT IS LOCATED AT 3213 WHITMAN LANE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-401-010-000), DEL MONTE FOREST, COASTAL ZONE.
PLN090160	SCHWAB CHARLES R & HELEN O SCHWA	5/5/2009	Minor and Trival Amendment	008-403-002-000	MINOR AND TRIVIAL AMENDMENT TO A PREVIOUSLY APPROVED COMBINED DEVELOPMENT PERMIT (PLN980540) TO ALLOW DEVELOPMENT WITHIN 750 FEET OF A KNOWN ARCHAEOLOGICAL RESOURCE AND A DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 540 SQUARE FOOT ATTACHED TRELLIS WITH STONE COLUMNS AT THE SOUTHWEST CORNER OF AN EXISTING TWO STORY SINGLE FAMILY DWELLING. MATERIALS AND COLORS TO MATCH THE EXISTING RESIDENCE. THE PROPERTY IS LOCATED AT 3221 LIVE OAK MEADOW ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-403-002-000), DEL MONTE FOREST, COASTAL ZONE.

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PLN090130	BLACKSTOCK III	4/13/2009	Permit Amendment	008-481-010-000	AMENDMENT TO A PREVIOUSLY APPROVED COMBINED DEVELOPMENT PERMIT (PLN060328) AND APPLICATION (PLN070289). THIS AMENDMENT WILL RECOMBINE THE PROJECT COMPONENTS, SEPARATED BY THE ZONING ADMINISTRATOR ON MAY 31, 2007, AND WILL REDUCE THE OVERALL SIZE OF THE PROJECT. COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE REMODEL OF AN EXISTING 4,818 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING WITH AN ATTACHED 676 SQUARE FOOT GARAGE, INCLUDING THE CONSTRUCTION OF 1,149 SQUARE FEET OF FIRST FLOOR ADDITIONS AND 2,764 SQUARE FEET OF SECOND FLOOR ADDITIONS, AND INCLUDING MODIFICATION OF THE EXISTING DRIVEWAY AND PATIO AREAS, AND THE CONSTRUCTION OF AN ATTACHED SEVEN (7) FOOT GARDEN WALL (140 LINEAR FEET); 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW THE CONSTRUCTION OF AN 850 SQUARE FOOT CARETAKER UNIT WITH AN 800 SQUARE FOOT ATTACHED GARAGE; 3) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 425 SQUARE FOOT GUEST HOUSE, INCLUDING GRADING CONSISTING OF 290 CUBIC YARDS OF CUT AND 55 CUBIC YARDS OF FILL; 4) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT; 5) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF A KNOWN ARCHAEOLOGICAL RESOURCE; AND 6) DESIGN APPROVAL. THE PROJECT IS LOCATED AT 1134 MADRE LANE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-481-010-000), DEL MONTE FOREST AREA, COASTAL ZONE.
PLN090061	RACHLEFF ANDREW S & DEBRA S RACH	2/19/2009	Combined Development Permit	008-442-011-000	COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF A 301 SQUARE FOOT SECOND STORY ADDITION TO AN EXISTING 5,323 SQUARE FOOT SINGLE FAMILY DWELLING, THE CONSTRUCTION OF A 518 SQUARE FOOT ACCESSORY STRUCTURE, AND THE DEMOLITION AND REMOVAL OF 1,363 SQUARE FEET OF IMPERVIOUS SURFACE COVERAGE; 2) A VARIANCE FROM THE PESCADERO WATERSHED STRUCTURAL AND IMPERVIOUS SURFACE COVERAGE LIMITATIONS TO ALLOW THE CONVERSION OF 1,363.2 SQUARE FEET OF IMPERVIOUS SURFACE COVERAGE TO 517.8 SQUARE FEET OF STRUCTURAL COVERAGE (NET REDUCTION OF 845.4 SQUARE FEET OF COVERAGE); AND 3) DESIGN APPROVAL. THE PROJECT IS LOCATED AT 3290 STEVENSON DRIVE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-442-011-000), DEL MONTE FOREST AREA, COASTAL ZONE.
PLN080531	EDWARDS WILLIAM CLEVELAND TR	11/21/2008	Coastal Development Permit	008-471-013-000	COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF A KNOWN ARCHAEOLOGICAL RESOURCE, AND A DESIGN APPROVAL FOR CONSTRUCTION OF TWO SIX-FOOT HIGH PILASTERS AT AN EXISTING DRIVEWAY ENTRANCE WITH LIGHT FIXTURES. MATERIALS CONSIST OF STONE VENEER UNITS AND DARK BRONZE LIGHT FIXTURES. THE PROPERTY IS LOCATED AT 3233 17 MILE DRIVE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-471-013-000), DEL MONTE FOREST LAND USE PLAN, COASTAL ZONE.
PLN090368	PARKMAN ROBERTSON TR ET AL	10/30/2009		008-231-013-000	Permit to allow the removal of 4 Monterey Pine trees damaged by a storm. The trees have been determined to be hazardous by Frank Ono and have received ratings ranging from 10 for one (1) tree to 11 for three (3) trees. Replacement of downed trees recommended by arborist is 1:1 ratio. The property is located at 1407 Lisbon Lane, Pebble Beach (Assessor¿s Parcel Number 008-231-013-000), Del Monte Forest Land Use Plan.
PLN060606	PARKMAN ROBERTSON TR ET AL	9/20/2006	Permit Amendment	008-231-013-000	Minor & Trivial Amendment to a Combined Development Permit (PLN050405) consisting of 1) Coastal Development Permit to construct a new 810 square foot caretaker's unit; 2) Coastal Development Permit to remove (4) four Monterey pine trees (two living, two dead). Minimal cut and fill is required (15 cu. yds. cut/ 15 cu. yds. fill); and 3) Design Approval. The property is located at 1407 Lisbon Lane, Pebble Beach (Assessor's Parcel Number: 008-231-013-000), Del Monte Forest Area, Coastal Zone.

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PLN090241	MAGOWAN MERRILL L TR ET AL	7/8/2009	Administrative Permit	008-351-022-000	COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF A 1,735 SQUARE FOOT ADDITION TO AN EXISTING 3,202 SQUARE FOOT SINGLE FAMILY DWELLING. THE ADDITION CONSISTS OF: 408 SQUARE FEET TO THE MAIN LEVEL (THE CONVERSION OF PORTIONS OF THE 481 SQUARE FOOT GARAGE TO A VESTIBULE, HALL, LAUNDRY ROOM, AND STORAGE), A NEW 773 SQUARE FOOT GARAGE, A NEW 965 SQUARE FOOT SECOND STORY (MASTER BEDROOM AND BATHROOM) WITH A NEW 70 SQUARE FOOT BALCONY, AND 538 SQUARE FEET OF IMPERVIOUS SURFACE. MATERIALS AND COLORS ARE TO MATCH EXISTING. THE PROPERTY IS LOCATED AT 1572 RIATA ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-351-022-000), COASTAL ZONE.
PLN050149	GOODMAN (MRT INVESTMENT LTD)	3/9/2005	Combined Development Permit	008-361-008-000	COMBINED DEVELOPMENT PERMIT CONSISTING OF: A COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL FOR THE DEMOLITION OF AN EXISTING SINGLE FAMILY DWELLING AND THE CONSTRUCTION OF A THREE-STORY 7,056 SQ. FT. SINGLE FAMILY DWELLING WITH AN ATTACHED 984 SQ. FT. GARAGE, 175 SQ. FT. WORKSHOP, PORCH, DECK, RETAINING WALLS, AND GRADING (APPROXIMATELY 758 CUBIC YARDS CUT/320 CUBIC YARDS FILL); A COASTAL DEVELOPMENT PERMIT FOR NATIVE TREE REMOVAL (6 COAST LIVE OAKS BETWEEN 12" AND 24" IN DIAMETER, 2 LANDMARK COAST LIVE OAKS, AND 1 LANDMARK MONTEREY PINE); AND A COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN 750 FEET OF A KNOWN ARCHAEOLOGICAL RESOURCE. THE PROPERTY IS LOCATED AT 3191 PALMERO WAY, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-361-008-000), DEL MONTE FOREST AREA, COASTAL ZONE.
PLN090197	YANSOUNI CYRIL J & JEANNE P YANS	5/28/2009	Combined Development Permit	008-162-003-000	COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL FOR THE CONSTRUCTION OF A 66 SQUARE FOOT FIRST STORY ADDITION (ENCLOSED STAIRCASE) AND A 712 SQUARE FOOT SECOND-STORY ADDITION (BEDROOM, BATH, & CLOSETS) TO AN EXISTING TWO-STORY SINGLE FAMILY DWELLING; 2) A VARIANCE TO INCREASE THE PESCADERO WATERSHED BUILDING COVERAGE FROM 4,996 SQUARE FEET TO 5,062 SQUARE FEET AND TO REDUCE IMPERVIOUS SURFACE COVERAGE FROM 4,000 SQUARE FEET TO 3,934 SQUARE FEET (NO NET INCREASE); AND 3) A COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN 750 FEET OF A KNOWN ARCHAEOLOGICAL RESOURCE. THE PROPERTY IS LOCATED AT 3220 MACOMBER DRIVE (ASSESSOR'S PARCEL NUMBER 008-162-003-000), IN THE PESCADERO WATERSHED AREA OF PEBBLE BEACH, DEL MONTE FOREST LAND USE PLAN.
PLN020401	HUNTER ANDREW M III	9/4/2002	Combined Development Permit	008-471-019-000	COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL DEVELOPMENT PERMIT FOR THE CONSTRUCTION OF AN 850 SQ. FT. DETACHED CARETAKER'S UNIT; 2) A VARIANCE TO REDUCE THE REQUIRED REAR SETBACK FROM 50 FEET TO 20 FEET 6 INCHES; AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 1238 PADRE LANE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-471-019-000), DEL MONTE FOREST AREA, COASTAL ZONE.
PLN090134	RAINS NEIL G & SHARON M BERG (JT	4/16/2009	Coastal Development Permit	008-071-018-000	COASTAL DEVELOPMENT PERMIT TO ALLOW THE REMOVAL OF THREE (3) TREES: ONE PLANTED MONTEREY CYPRESS (26 INCHES DBH) AND TWO PLANTED MONTEREY PINE (28 AND 32 INCHES DBH). THE PROPERTY IS LOCATED AT 4133 SUNRIDGE ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-071-018-000), DEL MONTE FOREST AREA, COASTAL ZONE.

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RECORD ID	RECORD NAME	DATE OPENED	Entitlement	APN	DESCRIPTION
PLN090273	POPE MICHAEL C &	7/31/2009	Combined Development Permit	008-562-015-000	COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL ADMINISTRATIVE PERMIT FOR A 488 SQUARE FOOT ADDITION, WHICH IS GREATER THAN 10% OF THE FLOOR AREA OF AN EXISTING 3,011 SQUARE FOOT SINGLE FAMILY DWELLING; 2) A COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN 100 FEET OF AN ENVIRONMENTALLY SENSITIVE HABITAT; AND 3) DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 1110 SPYGLASS WOODS DRIVE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-562-015-000), SOUTH OF WILDCAT CANYON ROAD, DEL MONTE FOREST AREA, COASTAL ZONE.
PLN090334	ROBERT LOUIS STEVENSON SCHOOL	10/7/2009	Minor and Trival Amendment	008-532-009-000	Minor & Trivial Amendment to amend a previously approved Combined Development Permit (PLN020257). The amendment would adopt a supplemental report to the Forest Management Plan to allow the removal of four additional Monterey Pine trees as prescribed by the forester. Trees numbered (10, 37, 98 and 99) range between 14 to 25 inches dbh and were determined to be dead or diseased and therefore a hazard to the adjacent residential structure. The property is located at 1225 Silver Court, Pebble Beach (Assessor's Parcel Numbers 008-532-009-000 and 008-532-008-000), at the intersection of Bristol Lane and Silver Court, Del Monte Forest area, Coastal Zone.
PLN070317	PACIFIC PENINSULA GROUP	6/15/2007	Combined Development Permit	008-401-002-000	COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE DEMOLITION OF AN EXISTING 4,757 SQ. FT. SINGLE FAMILY DWELLING, PATIOS, DETACHED GARAGE, AND SHED; AND THE CONSTRUCTION OF A NEW THREE LEVEL 9,081 SQ. FT. SINGLE FAMILY DWELLING (2,612 SQ. FT. SUB-LEVEL) WITH ATTACHED GARAGE, AND 1,866 SQ. FT. OF PATIO, DRIVEWAY, AND RETAINING WALLS; 2) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 657 SQ. FT. CARETAKER'S UNIT; 3) A DESIGN APPROVAL; 4) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT; AND 5) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN AN ARCHAEOLOGICAL BUFFER ZONE. GRADING WILL CONSIST OF APPROX. 1,490 CUBIC YARDS OF CUT AND 400 CUBIC YARDS OF FILL. THE PROPERTY IS LOCATED AT 1548 CYPRESS DRIVE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-401-002-000), DEL MONTE FOREST AREA, COASTAL ZONE.
PLN040705	GREENAN ALICIA	11/15/2004	Administrative Permit	008-222-016-000	COMBINED DEVELOPMENT PERMIT CONSISTING OF A COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO REPLACE AN EXISTING 1,403 SQUARE FOOT CARETAKER'S UNIT WITH AN 850 SQ. FT. SENIOR CITIZEN UNIT INCLUDING A 668 SQ. FT. TERRACE, EXERCISE SPA, AND 384 SQ. FT. ATTACHED GARAGE; VARIANCE TO EXCEED THE ALLOWABLE IMPERVIOUS SURFACE AND STRUCTURAL COVERAGE REQUIREMENTS IN THE PESCADERO WATERSHED. THE PROPERTY IS LOCATED AT 1515 BONIFACIO ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-222-016-000), DEL MONTE FOREST AREA, COASTAL ZONE.
PLN050538	SHANKER ROY J & LINDA GIBSON	9/20/2005	Combined Development Permit	008-302-036-000	COMBINED DEVELOPMENT PERMIT CONSISTING OF A COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW CONSTRUCTION OF A 7,734 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING WITH 445 SQUARE FOOT COVERED ENTRY, 1,547 SQUARE FOOT PORTE COCHERE WITH 936 SQUARE FOOT ATTACHED GARAGE; A COASTAL ADMINISTRATIVE PERMIT FOR AN 850 SQUARE FOOT DETACHED SENIOR CITIZEN UNIT; A COASTAL DEVELOPMENT PERMIT TO ALLOW THE REMOVAL OF 45 MONTEREY PINE TREES (38 ARE 12 TO 24 INCHES IN DIAMETER AND 9 ARE OVER 24" IN DIAMETER); AND GRADING (650 CUBIC YARDS CUT/325 CUBIC YARDS FILL). THE PROJECT IS LOCATED AT 1306 PORTOLA ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-302-036-000), DEL MONTE FOREST AREA, COASTAL ZONE.

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RECORD ID	RECORD NAME	DATE OPENED	Entitlement	APN	DESCRIPTION
PLN040574	BLUE GOOSE DEVELOPMENT LLC	9/3/2004	Administrative Permit	008-281-028-000	COASTAL ADMINISTRATIVE PERMIT TO DEMOLISH EXISTING SINGLE FAMILY DWELLING AND BUILD A NEW 10,085 SQUARE FOOT ONE STORY SINGLE FAMILY DWELLING WITH A 440 SQ. FT. SECOND STORY LIBRARY TOWER, AND ATTACHED FOUR CAR GARAGE; AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 1123 PORQUE LANE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-281-028-000), DEL MONTE FOREST, COASTAL ZONE.
PLN040374	ROMANS THOMAS E & JUDITH M ROM	6/15/2004	Combined Development Permit	008-101-001-000	COASTAL ADMINISTRATIVE PERMIT TO ALLOW A 424 SQ. FT. FIRST AND SECOND STORY ADDITION AND REMODEL TO AN EXISTING TWO-STORY SINGLE FAMILY DWELLING; AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 4001 COSTADO ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-101-001-000), FRONTING ON AND WESTERLY OF COSTADO ROAD, DEL MONTE FOREST AREA, COASTAL ZONE.
PLN060268	HEVRDEJS FRANK J	4/24/2006	Combined Development Permit	008-222-001-000	CONSIDER A COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL TO ALLOW THE CONSTRUCTION OF AN 849 SQUARE FOOT SENIOR CITIZEN UNIT WITH A 324 SQUARE FOOT PERMEABLE TERRACE; A REMODEL OF THE EXISTING SINGLE FAMILY DWELLING TO INCLUDE A 94 SQUARE FOOT ADDITION TO EXISTING TERRACE; THE ADDITION OF A 5 FOOT 6 INCH STONE AND WOOD FENCE LOCATED ON THE NORTHWEST SIDE OF THE PROPERTY; AND A VARIANCE TO EXCEED THE 4,000 SQUARE FOOT ALLOWABLE IMPERVIOUS SURFACE (4,715 SQUARE FEET PROPOSED) AND 5,000 SQUARE FOOT STRUCTURAL COVERAGE (7,235 SQUARE FEET PROPOSED) REQUIREMENTS IN THE PESCADERO WATERSHED. TOTAL COMBINED COVERAGE WAS REDUCED FROM 14,145 SQUARE FEET TO 11,950 SQUARE FEET. THE PROJECT IS LOCATED AT 3930 RONDA ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-222-001-000), DEL MONTE FOREST AREA, COASTAL ZONE.
PLN060487	WHITMAN PLACE LLC	7/27/2006	Combined Development Permit	008-401-007-000	CONTINUED FROM 5/31/07. COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL FOR AN ADDITION IN EXCESS OF 10% OF THE FLOOR AREA (868 SQ. FT.) TO AN EXISTING 8,605 SQUARE FOOT SINGLE FAMILY RESIDENCE; AND A VARIANCE TO EXCEED STRUCTURAL COVERAGE LIMITS IN THE PESCADERO WATERSHED BY 4,473 SQUARE FEET. IMPERVIOUS SURFACE COVERAGE HAS BEEN REDUCED BY 11,234 SQUARE FEET FOR A TOTAL OF 3,191 SQUARE FEET. NO GRADING OR TREE REMOVAL IS PROPOSED. THE PROPERTY IS LOCATED AT 3221 WHITMAN PLACE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-401-007-000), DEL MONTE FOREST AREA, COASTAL ZONE.
PLN070481	FRANKEL RUSSELL M & JULIA A	9/10/2007	Administrative Permit	008-461-013-000	COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 1,504 SQUARE FOOT ADDITION TO AN EXISTING TWO-STORY SINGLE FAMILY DWELLING INCLUDING A 966 SQUARE FOOT SECOND STORY BEDROOM, SITTING ROOM AND TWO BATHROOM ADDITIONS, 513 SQUARE FEET OF PORCHES AND PATIOS ON PORTIONS OF 30% SLOPE OVER A NEW 538 SQUARE FOOT ATTACHED GARAGE, AND A SECOND DRIVEWAY WITH TWO-FOOT TALL RETAINING WALLS; AND GRADING (272 CU. YDS) AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 3249 17 MILE DRIVE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-461-013-000), DEL MONTE FOREST AREA.
PLN080037	PREVETT ROBERT J JR	1/28/2008	Combined Development Permit	008-191-025-000	COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) COASTAL ADMINISTRATIVE PERMIT FOR ADDITIONS TOTALLING 883 SQUARE FEET TO AN EXISTING 3432 SQUARE FOOT SINGLE FAMILY DWELLING AND DESIGN APPROVAL, AND 2) COASTAL DEVELOPMENT PERMIT TO ALLOW THE REMOVAL OF ONE MONTEREY PINE TREE (18 INCHES IN DIAMETER). THE PROJECT IS LOCATED WITHIN THE PESCADERO WATERSHED AND MEETS THE DEVELOPMENTS STANDARDS REQUIRED FOR THAT AREA. THE PROJECT IS LOCATED AT 4034 MORA LANE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-191-025-000) , DEL MONTE FOREST AREA.

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RECORD ID	RECORD NAME	DATE OPENED	Entitlement	APN	DESCRIPTION
PLN070137	JOHNSON CRAIG LEE & CHRISTINE	3/16/2007	Coastal Development Permit	008-453-021-000	COMBINED DEVELOPMENT PERMIT CONSISTING OF A COASTAL DEVELOPMENT PERMIT TO ALLOW THE REMOVAL OF FOUR OAK TREES (15 INCHES, TWO 14 INCHES AND 8 INCHES IN DIAMETER), AND A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE DEMOLITION OF AN EXISTING CARPORT AND GARAGE AND TO CONSTRUCT A 647 SQUARE FOOT GARAGE LOCATED NEAR AN EXISTING DRIVEWAY. THE EXISTING ASPHALT DRIVEWAY TO BE REPLACED WITH DECOMPOSED GRANITE PAVING. THE PROPERTY IS LOCATED AT 1470 PADRE LANE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-453-021-000), DEL MONTE FOREST AREA.
PLN070561	SIMPSON STANLEY S & WENDY S TR	10/29/2007	Administrative Permit	008-112-025-000	COASTAL ADMINISTRATIVE PERMIT TO ALLOW DRIVEWAY IMPROVEMENTS TO INCLUDE THE CONSTRUCTION OF RETAINING WALLS ON SLOPES IN EXCESS OF 30%; AND GRADING (99 CUBIC YARDS OF CUT). THE PROPERTY IS LOCATED AT 4041 LOS ALTOS DRIVE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-112-025-000), DEL MONTE FOREST AREA, COASTAL ZONE.
PLN070613	LUCAS DONALD L & SALLY S LUCAS T	11/30/2007	EMRG	008-403-001-000	EMERGENCY PERMIT TO ALLOW THE INSTALLATION OF A CURTAIN DRAIN AND PIPE IN AN ARCHEOLOGICAL EASEMENT. THE PROJECT IS LOCATED AT 3217 LIVEOAK MEADOWS PEBBLE BEACH (008-403-001-000), DEL MONTE FOREST LAND USE PLAN AREA, COASTAL ZONE.
PLN090231	PB CYPRESS LLC	6/24/2009	Permit Amendment	008-455-007-000	THE MINOR & TRIVIAL AMENDMENT TO A COMBINED DEVELOPMENT PERMIT (PLN070607) CONSISTING OF: 1) COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE PARTIAL DEMOLITION AND MAJOR REMODEL OF AN EXISTING 4,481 SQUARE FOOT ONE-STORY SINGLE FAMILY DWELLING THAT INCLUDES A 489 SQUARE FOOT ADDITION RESULTING IN A 4,970 SQUARE FOOT ONE-STORY SINGLE FAMILY DWELLING AND ASSOCIATED GRADING (LESS THAN 100 CUBIC YARDS); 2) COASTAL DEVELOPMENT PERMIT TO ALLOW THE REMOVAL OF ONE 48-INCH OAK TREE; 3) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF A KNOWN ARCHAEOLOGICAL RESOURCE; 4) A VARIANCE TO EXCEED THE 4,000 SQUARE FOOT IMPERVIOUS COVERAGE LIMITATION IN THE PESCADERO WATERSHED AREA BY 3,234 SQUARE FEET, FOR A TOTAL IMPERVIOUS SURFACE AREA OF 7,234 SQUARE FEET (A REDUCTION OF 2,971 SQUARE FEET OF IMPERVIOUS SURFACE AREA FROM THE EXISTING IMPERVIOUS SURFACE AREA OF 10,205 SQUARE FEET); AND 5) DESIGN APPROVAL. THIS AMENDMENT IS TO ELIMINATE THE DEMOLITION OF THE EXISTING HOUSE AND CONSTRUCTION OF A NEW HOUSE AND TO ADD 489 SQUARE FEET TO THE EXISTING RESIDENCE.THE PROPERTY IS LOCATED AT 1476 CYPRESS DRIVE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-455-007-000), DEL MONTE FOREST AREA, COASTAL ZONE.
PLN070607	PB CYPRESS LLC	11/28/2007	Combined Development Permit	008-455-007-000	COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE DEMOLITION OF AN EXISTING 4,481 SQUARE FOOT SINGLE FAMILY DWELLING AND CONSTRUCTION OF A NEW 5,936 SQUARE FOOT SINGLE FAMILY DWELLING INCLUDING AN ATTACHED GARAGE, A 936 SQUARE FOOT BASEMENT, AND ASSOCIATED GRADING (APPROXIMATELY 550 CUBIC YARDS CUT/ 420 CUBIC YARDS FILL) ; 2) COASTAL DEVELOPMENT PERMIT TO ALLOW THE REMOVAL OF ONE 48 INCH OAK TREE; 3) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN A CULTURAL RESOURCES BUFFER ZONE; 4) VARIANCE TO EXCEED THE 4,000 SQUARE FOOT IMPERVIOUS COVERAGE LIMITATION IN THE PESCADERO WATERSHED AREA BY 4,424 SQUARE FEET, FOR A TOTAL IMPERVIOUS SURFACE AREA OF 8,424 SQUARE FEET (REDUCED 1,781 SQUARE FEET FROM EXISTING IMPERVIOUS AREA OF 10,205 SQUARE FEET); AND 5) DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 1476 CYPRESS DRIVE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-455-007-000), DEL MONTE FOREST AREA, COASTAL ZONE.

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RECORD ID	RECORD NAME	DATE OPENED	Entitlement	APN	DESCRIPTION
PLN090272	FELICITY LLC	7/30/2009	Permit Amendment	008-462-006-000	MINOR AND TRIVIAL AMENDMENT TO A PREVIOUSLY APPROVED COMBINED DEVELOPMENT PERMIT (PLN050706) CONSISTING OF: 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; 6) DESIGN APPROVAL; AND RESTORATION OF APPROXIMATELY 7,822 SQUARE FEET OF MONTEREY CYPRESS HABITAT AREA. 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, COASTAL ZONE.
PLN090386	MC DOWELL THOMAS JOHN TR ET AL	11/18/2009	Minor and Trival Amendment	008-453-018-000	MINOR AND TRIVIAL AMENDMENT TO A PREVIOUSLY APPROVED COMBINED DEVELOPMENT PERMIT (PLN060729) TO ALLOW DEVELOPMENT WITHIN 750 FEET OF A KNOWN ARCHAEOLOGICAL RESOURCE FOR THE DEMOLITION, REBUILD, AND RELOCATION OF A 632 SQUARE FOOT GARAGE IN ORDER TO MEET THE TEN FOOT REQUIRED SETBACK FROM THE SINGLE FAMILY DWELLING. WITH MATERIALS AND COLORS TO MATCH EXISTING. THE PROPERTY IS LOCATED AT 1463 CYPRESS DRIVE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-453-018-000) DEL MONTE FOREST LAND USE PLAN, COASTAL ZONE.
PLN100054	DURAO MELVIN JOSEPH JR	2/4/2010	Combined Development Permit	008-202-004-000	Coastal Administrative Permit for a 1,020 square foot single story living room addition to an existing 8,016 square foot single family residence with a 452 square foot attached garage; Variance to exceed maximum allowed Pescadero Watershed coverage; and Design Approval. The property is located at 1568 Sonado Road, Pebble Beach (Assessor's Parcel Number 008-202-004-000), Del Monte Forest area, Coastal zone.
PLN070590	MCCALLISTER CRAIG A & DIANA H TR	11/13/2007	Combined Development Permit	008-392-005-000	Coastal Development Permit to allow structural alterations to a 544 square foot legal non-conforming guesthouse within the Pescadero Watershed of Del Monte Forest. Structural alterations include an interior remodel, new doors and windows, expansion of existing patio and a Design Approval (colors and materials to match the existing single family residence). The project will include reducing impervious surfaces from 9,240 square feet to 3,567 square feet, bringing the property into conformance with the Pescadero Watershed impervious surface coverage limits. The property is located at 3399 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-392-005-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN090359	PEBBLE BEACH COMPANY	10/26/2009	Combined Development Permit	008-163-003-000	Combined Development Permit consisting of: 1) Coastal Development Permit to re-align the entrance to an existing dirt fire road (Fire Road #20) including approximately 120 cubic yards of grading (cut and fill) to improve access for large fire vehicles; 2) Coastal Development Permit for development on slopes exceeding 30%; 3) Coastal Development Permit to allow the removal of six Monterey Pine trees; and 4) Coastal Development Permit for development within 100 feet of environmentally sensitive habitat. The property is located at the intersection of Spruance Road, Midwood Lane and Sonado Road, Pebble Beach (Assessor's Parcel Number 008-163-003-000), Del Monte Forest Land Use Plan, Coastal zone.

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RECORD ID	RECORD NAME	DATE OPENED	Entitlement	APN	DESCRIPTION
PLN100579	BYRNE MARK J TR ET AL	10/26/2010	Combined Development Permit	008-491-015-000	Combined Development Permit consisting of: 1) Coastal Administrative Permit to allow for the demolition of an existing 3,914 square foot single family dwelling and the construction of a 14,123 square foot three-level single family dwelling with a 1,046 square foot three-car attached garage, removal of 13,661 square feet of existing hardscape (patios, pathways, terraces, parking areas, driveway) and construction of 7,666 new hardscape, new fence and gate at front property line and approximately 3,150 cubic yards of grading (2,650 cut/500 fill; 2) Coastal Development Permit for development within 750 feet of known archaeological resources; 3) Coastal Development Permit for development within 100 feet of environmentally sensitive habitat; 4) Coastal Development Permit for development on slope greater than 30%; 5) Coastal Development Permit to allow the removal of one 15-inch Monterey Pine tree; 6) Coastal Development Permit to allow the construction of a 544 square foot attached Caretaker's Unit; and 7) Design Approval. The property is located at 3184 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-491-015-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN090085	ELVES LLOYD & KIRSTEN	3/9/2009	Administrative Permit	008-071-006-000	Coastal Administrative Permit and Design Approval to add 635 square feet to an existing single story single family dwelling and new 460 square foot two-car garage The property is located at 4150 El Bosque Drive, Pebble Beach (Assessor's Parcel Number 008-071-006-000), Del Monte Forest area, Coastal Zone.
PLN990331	CHARLES CHI & RENEE	7/15/1999	Combined Development Permit	008-291-024-000	Combined Development Permit consisting of a Coastal Development Permit to allow development to be located within 750 feet of archaeological resources and a Coastal Administrative Permit and Design Approval for a new 425 square foot guesthouse. The property is fronting on and easterly of Sombria Court at 1207 Sombria Court (Assessor's Parcel Number 008-291-024-000) Del Monte Forest area, Coastal Zone.
PLN110174	HOFFMAN PAUL J & MARIANNE S TRS	4/7/2011	Variance	008-341-039-000	Combined Development Permit consisting of: 1) a Coastal Administratve Permit to allow a 1,109 square foot addition to an existing 6,393 square foot three level single family dwelling; 2) a Variance to exceed the maximum Pescadero Watershed coverage limitation to allow an increase in structural coverage from 5,168 square feet to 5,982 square feet, and a decrease in impervious coverage from 11,801 square feet to 7,521 square feet resulting in a total coverage of 13,503 square feet for a total combined reduction of 3,466 square feet; and 3)Design Approval. The property is located at 1565 Riata Road, Pebble Beach (Assessor's Parcel Number 008-341-039-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN110226	VILLA BILANCIA LLC	4/29/2011	Coastal Administrative Permit	008-453-009-000	Coastal Administrative Permit to allow the demolition of an existing 6,188 square foot existing single family dwelling and a 1,385 square foot basement to construct a 6,998 square foot two-story single family dwelling, a 564 square foot first floor attached two-car garage, a 2,760 square foot basement (garage, mechanical room, and storage space), approximate 2,500 square feet of terraces and paths, a 4,000 square foot driveway, a 350 square foot fountain with 4 garden walls and 10 retaining walls and grading consisting of 1,500 cubic yards of cut and 800 cubic yards of fill and Design Approval. The property is located at 1468 Padre Lane, Pebble Beach (Assessor's Parcel Number 008-453-009-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN110242	W&SMITH CA INC	5/5/2011	Coastal Administrative Permit	008-012-007-000	Coastal Administrative Permit to allow 1,663.6 square feet of additions and an interior remodel of an existing 4,856 square foot two-story single family dwelling with a 851 square foot attached three-car garage consisting of: additions of 663 square feet at main level and 1,006 square feet at second level and removal of 5.4 square feet on the second level; and interior remodel of 613 square feet on the main level and 507 square feet on the second level; and a Design Approval with colors and materials to match the existing structure. The property is located at 3105 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-012-007-000), Del Monte Forest area, Coastal Zone.

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PLN100608	PEBBLE BEACH COMPANY	11/8/2010	Combined Development Permit	008-111-014-000	Combined Development Permit consisting of: 1) a Coastal Development Permit and Design Approval for the construction of a 800,000 gallon potable water storage tank for fire suppression adjacent to an existing 800,000 gallon tank; grading of approximately 2,100 cubic yards of cut and 1,400 cubic yards of fill; 2) a Coastal Development Permit to allow the removal of 74 Monterey pine trees; and 3) a Coastal Development Permit to allow a Lot Line Adjustment between two legal lots of 0.34 acres (Assessor's Parcel Number 008-111-014-000), and 0.39 acres (Assessor's Parcel Number 008-111-015-000) to merge the two parcels into one parcel of approximately 0.73 acres. The property is located at 4049 Sunset Lane, Pebble Beach (Assessor's Parcel Numbers 008-111-015-000 and 008-111-014-000), Del Monte Forest Area, Coastal Zone.
PLN100558	CUSACK REALTY INC	10/13/2010	Combined Development Permit	008-112-015-000	Combined Development Permit consisting of 1) a Coastal Administrative Permit to allow the construction of a 2,754 square foot single family dwelling, a 494 square foot attached garage, a 94 square foot covered entry porch, and 405 square feet of open deck more than 24" above the grade; 2) a Coastal Development Permit to allow the removal of 33 protected Monterey Pine trees (7"-12" in diameter) and two Acacia trees; grading (70 cubic yards); and Design Approval. The property is located at 4060 Sunset Lane, Pebble Beach (Assessor's Parcel Number 008-112-015-000), Del Monte Forest Land Use Plan, Coastal zone.
PLN110580	CONNOLLY PATRICK J & GINGER F TRS	11/1/2011	Rezoning	008-291-024-000	Zoning Reclassification to rezone an approximately 2 acre parcel from the "LDR/2-D (CZ)" [Low Density Residential, 2 acres per unit, Design Control Overlay District, Coastal Zone] zoning classification to the "LDR/2-D-HR (CZ)" [Low Density Residential, 2 acres per unit, Design Control and Historic Resources Overlay Zoning Districts, Coastal Zone] zoning classification. The property is located at 1207 Sombria Ct., Pebble Beach (Assessor's Parcel Number 008-291-024-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN110404	CASA ROBRO LLC	7/25/2011	Permit Amendment	008-423-039-000	Minor and Trivial Amendment to a previously approved Combined Development Permit (PC94092) and all previous permit amendments through and including Minor and Trivial Amendment PLN060648, which together allow: (1) a Coastal Development Permit for development within 750 feet of a known archaeological site; (2) a Variance to the 100 foot setback from 17 Mile Drive; (3) a Variance for exceeding the Pescadero Watershed Development Standards; and (4) a Coastal Administrative Permit and Design Approval to allow the construction of a 7,430 square foot two-story single family dwelling with an attached 584 square feet two-car garage; 1,259 square feet of balconies; a 1,133 square foot gatehouse residence to become a caretaker unit and a 244 square foot guesthouse and adjoining patio to remain, because the gatehouse and guesthouse structures and patio comprise a locally-designated historic resource; remodel of an existing entry gate; landscape elements including a fire pit; and grading of approximately 243 cubic yards cut/240 cubic yards fill. The property is located at 3350 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-423-039-000), Del Monte Forest Land Use Plan Area, Coastal Zone.
PLN100230	EAKIN DAVID CLARKSON TR	5/4/2010	Coastal Administrative Permit	008-592-014-000	Coastal Administrative Permit to allow the construction of a 698 square foot second unit to be located below the existing 1,990 square foot single family dwelling and a Coastal Administrative Permit to all one (1) parking space within the front setback. The property is located at 4108 Pine Meadows Way, Pebble Beach (Assessor's Parcel Number 008-592-014-000), Del Monte Forest Area Land Use Plan, Coastal Zone.
PLN110273	ROBERT LOUIS STEVENSON SCHOOL	5/18/2011	Coastal Administrative Permit	008-022-038-000	Five Coastal Administrative Permits for the demolition of 4 existing faculty residences and carports comprising a total of 9,542 square feet of structure and 30,050 of impervious coverage and to allow the construction of 5 new faculty duplexes consisting of 10 residential units; each 2,392 square foot two-story residence contains 3 bedrooms with a 448 square foot detached two-car garage for a total 28,400 square feet of structures; grading consisting of 500 cubic yards of cut and fill; and 3) Design Approval. The properties are located 1235, 1239, 1241 and 1243 Faculty Road, Pebble Beach (Assessor's Parcel Numbers 008-022-036-000, 008-022-037-000, and 008-022-038-000), north of the intersection of Bristol Curve and Forest Lake Road, Del Monte Forest Land Use Plan, Coastal Zone.

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RECORD ID	RECORD NAME	DATE OPENED	Entitlement	APN	DESCRIPTION
PLN110247	MARTINEZ MARIANO JR TR	5/6/2011	Combined Development Permit	008-201-013-000	Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow a 441.6 square foot first story addition, a 254.2 square foot garage addition, and a 422.6 second story addition to an existing 4,453 square foot two-story single family dwelling with an attached 745.3 three-car garage; the reconfiguration of an existing driveway and courtyard area reducing the non-conforming impervious coverage from 6,448.6 square feet to 1,389.1 square feet (create a new 5,059.5 square foot pervious driveway and a new 1,812.4 square foot pervious courtyard); a new 9 foot tall, 79.5 feet long courtyard wall; 77 linear feet of new garden walls 4 feet tall; 28 square feet of new courtyard steps with a new fountain and fire pit 2) a Coastal Development Permit to convert an existing 567 square foot guesthouse into a attached Caretaker's unit; 3) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and a Design Approval to allow color and material changes to the exterior of the existing residence (new white plaster siding dark brown, stained wood trim doors and windows, steel guard rails and Carmel stone veneer); grading is estimated to be less than 100 cubic yards of cut and fill. The property is located at 1631 Sonado Road, Pebble Beach (Assessor's Parcel Number 008-201-013-000), west of the intersection of Sonado and Midwood Lane, Del Monte Forest Land Use Plan, Coastal Zone.
PLN110274	PEBBLE BEACH HOMES LLC	5/19/2011	Coastal Development Permit	008-381-017-000	Coastal Development Permit to allow a Lot Line Adjustment between two legal lots of record of approximately 1.35 acres (Assessor's Parcel Number 008-381-017-000) and .99 acres (Assessor's Parcel Number 008-381-018-000). The adjustment would result in two lots of approximately: 1.24 acres (Lot 1) and 1.1 acres (Lot 2), respectively. The properties are located at 3414 17 Mile Drive, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone.
PLN110671	DALE DENVER DUDLEY STANTON &	12/14/2011	Permit Extension	008-301-006-000	Minor and Trivial Amendment consisting of the removal of two additional Oaks 16 and 10 inches in diameter each. The previously approved project includes a Combined Development Permit (PLN070208) consisting of: 1) a Coastal Administrative Permit to allow the construction of a 6,292 square foot two-story single family dwelling including an attached garage (1,369 square feet), a detached pool house and wine cellar (501 total square feet), swimming pool and grading of 2,170 cubic yards (1,300 cut and 870 fill); (2) a Coastal Development Permit to allow the construction of a 822 square foot Caretaker's Unit with a 333 square foot attached garage and a 126 square foot covered porch; 3) a Coastal Development Permit to allow the removal of 31 Pines and 12 Oak trees. The property is located at 1264 Sombria Lane, Pebble Beach (Assessor's Parcel Number 008-301-006-000), Del Monte Forest Area, Coastal Zone.
PLN070024	CHAPPELLET CYRIL DONN TR ET AL	1/16/2007	Combined Development Permit	008-455-015-000	COMBINED DEVELOPMENT PERMIT CONSISTING OF A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE DEMOLITION OF AN EXISTING 4,584 SQUARE FOOT SINGLE FAMILY DWELLING; A COASTAL DEVELOPMENT PERMIT TO ALLOW AN EXISTING 1,323 SQUARE FEET, LEGAL NON-CONFORMING GUESTHOUSE TO REMAIN, AND A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 750 FEET OF A KNOWN ARCHAEOLOGICAL SITE. THE PROPERTY IS LOCATED AT 3296 SEVENTEEN MILE DRIVE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-455-015-000), EAST OF THE INTERSECTION OF STEVENSON DRIVE AND CYPRESS DRIVE, DEL MONTE FOREST AREA, COASTAL ZONE.
PLN100009	KLAUS L GEORGE TR	1/8/2010	Coastal Administrative Permit	008-341-016-000	Coastal Administrative Permit and Design Approval to allow the demolition of an existing 4,068 square foot single family dwelling and the construction of a new 7,848 square foot two-story single family dwellng with attached 1,460 square foot three-car garage, 320 square foot portico and balconies. The existing 1,114 square foot basement will remain and be remodeled. The property is located at 3164 Palmero Way, Pebble Beach (Assessor's Parcel Number 008-341-016-000), Del Monte Forest Land Use Plan, Coastal Zone.

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RECORD ID	RECORD NAME	DATE OPENED	Entitlement	APN	DESCRIPTION
PLN100138	PEBBLE BEACH COMPANY	3/17/2010	Coastal Plan Amendment	008-431-009-000	Summary: Local Coastal Program (LCP) Amendments to the text and policies of the Del Monte Forest Land Use Plan and Coastal Implementation Plan, including land use re-designations and zoning re-classifications at multiple locations. The project consists of the build-out development and preservation of the remaining undeveloped Pebble Beach Company properties located within the Del Monte Forest. The project would allow the renovation and expansion of visitor serving uses, creation of 90 to 100 single-family residential lots, and preservation of 635 acres as primarily forested open space.The proposed development would result in new construction at four primary sites - The Lodge at Pebble Beach, The Inn at Spanish Bay, Spyglass Hill, and the Pebble Beach Equestrian Center; consisting of the following:The Lodge at Pebble Beach - Renovation and expansion of visitor-serving and recreational facilities to include the addition of hospitality and meeting space; relocation of the Pebble Beach Golf Links Driving Range; and construction of 60 visitor-serving guestrooms; The Inn at Spanish Bay - Renovation and expansion of visitor-serving and recreational facilities, to include the addition of hospitality and meeting space; construction of 40 visitor-serving guestrooms; and construction of a surface parking lot that would provide approximately 285 parking spaces; Spyglass Hill - Construction of a 100-room resort and spa to include the addition of hospitality and meeting space, a restaurant, a 17,000 square foot spa with underground parking for approximately 40 vehicles; construction of a parking facility with one level at grade and two levels below grade to accommodate 301 vehicles, and other ancillary facilities. An alternative option would result in the subdivision of this area into 10 single-family residential lots; Pebble Beach Equestrian Center - Site redevelopment consisting of demolition of the existing equestrian facilities and construction of new equestrian facilities to include a covered arena, employee housing, barns and stalls, vehicle storage, interior roadway, parking, and accessory structures. Additionally, the proposed development would result in the relocation of existing trails and construction of new trails segments; construction/installation of internal roadway, circulation, and drainage improvements at four intersections (Congress Road and 17-Mile Drive; Congress Road and Lopez Road; and Sunridge Road and Lopez Road; and Portola Road and Stevenson Drive); and the reconfiguration/reconstruction of the main entrance/gate to the Pebble Beach/Del Monte Forest area at the Highway 1/Highway 68/17-Mile Drive intersection. The applicant proposes to pay an in-lieu fee for the required inclusionary housing units.
PLN130447	Pebble Beach Company	6/13/2013	Combined Development Permit	008-041-009-000	Combined Development Permit consisting of: 1) a Use Permit and Design Approval to allow the construction of 24 affordable housing units and a 498 square foot manager's office building; 2) a Use Permit to allow the removal of approximately 725 trees; and associated grading. The project site is located along SFB Morse Drive, just south of the intersection with Ortega Road and adjacent to the City of Pacific Grove, Pebble Beach (a portion of Assessor's Parcel Number 008-041-009-000 also known as Area D), Del Monte Forest, Greater Monterey Peninsula Area Plan.
PLN110380	CYPRESS POINT CLUB	7/12/2011	Coastal Development Permit	008-271-006-000	Combined Development Permit consisting of 1) a Coastal Development Permit to allow the structural additions and alterations to the existing clubhouse and pro-shop within the Cypress Point Club golf links. The additions and alterations proposed to the clubhouse include a 712 square foot attached garage, enclosure of a 46 square foot porch/entry, new 712 square foot open patio expansion, remodel of existing office area into a library, remodel of the terrace dining room area by removing the existing sliding doors and replacing the doors with full height glass, and remodel existing caretaker's quarter, wine room, and garages into a larger wine and liquor room, storage room, and garages. The additions and alterations proposed to the pro-shop include a 110 square foot expansion of the existing caddy lounge which is to be remodeled into offices/lounge area, a 500 square foot sub-level addition for the new caddy lounge with associated grading (90 cubic yards cut, 0 cubic yards fill), and remodel of the existing men's locker room, pro-shop and stock room; 2) Coastal Development Permit to allow development within 750 feet of a known archaeological site; 3) Coastal Waiver to allow the removal of two hazardous landmark Cypress trees; and 4) Design Approval. The property is located at 3150 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-271-006-000), Del Monte Forest Land Use Plan.
PLN120173	STONE THOMAS ROBERT & DIANE LEE TRS	3/8/2012	Coastal Administrative Permit	008-182-011-000	Coastal Administrative Permit and Design Approval to allow the construction of a 1,296 square foot, two-story addition to a single family dwelling. Materials and colors to consist of white clapboard siding (to match existing residence). The property is located at 4062 Mora Lane, Pebble Beach (Assessor's Parcel Number 008-182-011-000), Del Monte Forest Land Use Plan, Coastal Zone.

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RECORD ID	RECORD NAME	DATE OPENED	Entitlement	APN	DESCRIPTION
PLN120166	LUCAS DONALD L & SALLY S LUCAS TRS AND PEBBLE BEACH CO	3/6/2012	Coastal Development Permit	008-403-001-000	Coastal Development Permit to allow development with a positive archaeological report for a follow up to an Emergency Permit (PLN070613) to allow the construction of a curtain drain system to implement drainage improvements adjacent to the top of the drainage gully which was impacted by erosion and slump sliding. The current proposal is an addition of two wood retaining walls (approximately 120 linear feet and 70 linear feet) to prevent further erosion on the bank of a drainage culvert crossing two parcels as the best long term solution to the Emergency Permit. The property is located at 3217 Live Oak Meadow Road and Pebble Beach Golf Links, Pebble Beach (Assessor's Parcel Numbers 008-403-001-000 and 008-401-022-000), Del Monte Forest Land Use Plan.
PLN100612	ABERCROMBIE LEBON G & ABERCROMBIE MARY J	11/10/2010	Combined Development Permit	008-261-005-000	Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow additions to and remodel of a 2,325.8 square foot one-story single family dwelling with a 449.8 square foot detached garage to include: a 1,513.4 square foot addition (master bedroom suite, media room, laundry room, office and storage), a 284.7 square foot covered front entry, a 208.9 square foot covered patio, a new roof, the installation of a roof-mounted photovoltaic system, remove asphalt driveway and replace with permeable pavers, remove concrete patio and replace with tile patio and the addition of a fire pit; 2) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and 3) Coastal Development Permit to allow Ridgeline Development. The property is located at 1158 Signal Hill Road, Pebble Beach (Assessor's Parcel Number 008-261-005-000), Del Monte Forest area, Coastal zone.
PLN110034	HARKER DENNIS	1/14/2011	Combined Development Permit	008-392-005-000	Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow a remodel of an existing 1,974 square foot single family dwelling to include enclosing an existing 953 square foot attached deck, and the addition of new 960 square foot second story with 383 square feet of rear decks; Design Approval (colors and materials of tan stucco body, green trim on windows and doors and clay tile roofing materials similar to existing residence); and 2) a Coastal Development Permit for the removal of two Coast Live Oak trees (21" and 20" inches in diameter). The property is located at 3399 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-392-005-000), Del Monte Forest Land Use Plan area, Coastal zone.
PLN120374	HARKER DENNIS & SANDRA ELIZABETH	5/30/2012	Minor and Trivial Amendment	008-392-005-000	Minor and Trivial Amendment to previously approved Coastal Development Permits (PLN070590 & PLN110034) allowing for the conversion of an existing 293 square foot storage below the existing deck of the guesthouse into a wine cellar, an outdoor fireplace, barbeque, pergola and spa at the main house, two 8,400 gallon holding tanks for a cistern; a well path, fountain, retaining wall, court entry gates with walls on the front of the property. The previous permits consist as follows: Combined Development Permit consisting of: 1) A Coastal Development Permit (PLN070590) to allow structural alterations to a 544 square foot legal non-conforming guesthouse within the Pescadero Watershed of the Del Monte Forest. Structural alterations include an interior remodel, new doors and windows, expansion of existing patio; 2) A Coastal Administrative Permit (PLN110034) to allow a remodel of an existing 1,974 square foot single family dwelling to include enclosing an existing 953 square foot attached deck, the addition of a new 960 square foot second story with 383 square feet of rear decks, and 3) A Coastal Administrative Permit for the removal of two coast live oak trees (21 and 20 inches in diameter); and Design Approval (colors and materials of tan stucco body, green trim on windows and doors and clay tile roofing materials). Total impervious surfaces will increase from 2,434 square feet to 3,521 square feet; and structural coverage will increase from 4,739 square feet to 4,963 square feet; which is within the requirements of the Pescadero Watershed. The property is located at 3399 17 Mile Drive, Pebble Beach (Assessor's Parcel Number: 008-392-005-000), Del Monte Forest Land Use Plan, Coastal Zone.

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RECORD ID	RECORD NAME	DATE OPENED	Entitlement	APN	DESCRIPTION
PLN070511	SPINDLETOP EXPLORATION CO INC	9/20/2007	Administrative Permit	008-331-014-000	COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE DEMOLITION OF AN EXISTING 5,544 SQ. FT. SINGLE FAMILY DWELLING, A DETACHED GARAGE, AND GUESTHOUSE; AND THE CONSTRUCTION OF A 7,216 SQ. FT. SINGLE FAMILY DWELLING WITH ATTACHED 484 SQ. FT. GARAGE; AND DESIGN APPROVAL; AND COASTAL WAIVER TO ALLOW THE REMOVAL OF FIVE TREES, INCLUDING THREE DEAD MONTEREY PINES AND TWO PLANTED OAKS. GRADING WILL CONSIST OF 900 CU. YDS. OF CUT AND 900 CU. YDS. OF FILL. THE PROPERTY IS LOCATED AT 1480 OLEADA ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-331-014-000), DEL MONTE FOREST AREA, COASTAL ZONE.
PLN110597	SPINDLETOP EXPLORATION (HUGHES)	11/8/2011	Minor and Trivial Amendment	008-331-014-000	Minor and Trivial Amendment to a previously approved Coastal Administrative Permit (PLN070511) consisting of a Coastal Administrative Permit and Design Approval to allow the demolition of an existing 5,544 square foot two-story single family dwelling, detached garage, and guesthouse, and the construction of an approximately 8,635 square foot three-story single family dwelling including a 594 square foot attached garage, 2,500 square feet of pervious motor court and driveway area, and 600 square feet of deck area, and grading (approximately 345 cubic yards of cut, 550 cubic yards of fill, net import of approximately 205 cubic yards of fill). The previous project description for PLN070511 included the demolition of an existing 5,544 square foot two-story single family residence, detached garage, and guesthouse, and the construction of a 7,216 square foot two-story single family residence with an attached 484 square foot garage; Design Approval; and a Waiver for a Coastal Development Permit to allow the removal of five trees. The property is located at 1480 Oleada Road, Pebble Beach (Assessor's Parcel Number 008-331-014-000), Del Monte Forest Land Use Plan, Coastal Zone. Related to PLN070511.
PLN120547	YOUNG JOHN WILSON & DIANE MARY TRS	8/27/2012	Variance	008-551-007-000	Variance to exceed floor area ratio from 50% to 53% and Design Approval to allow an enclosure of a 150 square foot first floor patio, replace an existing second story deck, two new 22 inch by 36 inch skylights and an attached 8 foot plaster screen wall along the south side of the dwelling (materials and colors to match the existing). The property is located at 3301 17 Mile Drive #16, Pebble Beach (Assessor's Parcel Number 008-551-007-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN080008	HUTCHINSON NANCY G TR	1/11/2008	WAV	008-471-028-000	COASTAL DEVELOPMENT PERMIT WAIVER TO ALLOW FOR THE REMOVAL OF 2 PROTECTED MONTEREY PINES PINUS RADIATA MEASURING 18 AND 24-INCHES IN DIAMETER THAT ARE DEAD AND REPRESENT IMMEADIATE HAZARDS. THE PROPERTY IS LOCATED AT 3209 BALLENTRAE LANE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-471-028-000), DEL MONTE FOREST AREA, COASTAL ZONE.
PLN120143	MONTEREY PENINSULA COUNTRY CLUB	2/27/2012	Coastal Administrative Permit	007-371-013-000	Coastal Administrative Permit for an addition over 10% of the floor area at the Monterey Peninsula Country Club restaurant allowing demolition of 167 square feet and an addition of 463 square feet to an existing 1,467 square foot kitchen for a total of 1,763 square feet; two new firepits, new handicap ramp, 35 square foot trellis addition, and a six foot high glass enclosure at the existing patio area. Colors and materials to match existing wood siding, brown. The property is located at 2940 Seventeen Mile Drive, Pebble Beach (Assessor's Parcel Number 007-371-013-000), Del Monte Forest area, Coastal Zone.
PLN110622	BLOSSOM COVE LLC	11/17/2011	Coastal Administrative Permit	008-455-014-000	Coastal Administrative Permit to allow a 408 square foot addition to an existing 792 square foot Caretaker's Unit and conversion of the unit into a 1,200 square foot second unit, 2) a Coastal Development Permit for development within 750 of a known archaeological resource; and Design Approval. The property is located at 3294 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-455-014-000), Del Monte Forest Land Use Plan, Coastal Zone.

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RECORD ID	RECORD NAME	DATE OPENED	Entitlement	APN	DESCRIPTION
PLN050419	PROBASCO WILLIAM & JOAN	7/13/2005	Combined Development Permit	008-121-012-000	1.) DENY AN APPEAL BY WILLIAM PROBASCO FROM THE PLANNING COMMISSION'S APPROVAL OF COMBINED DEVELOPMENT PERMIT (PROBASCO/PLN050419) THAT WAS CONDITIONED ON ELIMINATION OF A GUESTHOUSE FROM PROJECT PLANS;2.) ADOPT A MITIGATED NEGATIVE DECLARATION AND ASSOCIATED MITIGATION MONITORING AND REPORTING PLAN; AND 3.) APPROVE A COMBINED DEVELOPMENT PERMIT (PROBASCO/PLN050419) CONSISTING OF: COASTAL ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF A 4,485 SQUARE FOOT SINGLE FAMILY RESIDENCE WITH AN ATTACHED TWO CAR GARAGE; COASTAL DEVELOPMENT PERMIT TO REMOVE 32 MONTEREY PINE TREES INCLUDING ONE LANDMARK TREE; COASTAL ADMINISTRATIVE PERMIT TO ALLOW EXCEPTION FOR THE DEVELOPMENT ON A MAN-MADE 30% SLOPE ALONG LOS ALTOS DRIVE; AND DESIGN APPROVAL.
PLN120105	3294 STEVENSON LLC	2/14/2012	Minor and Trivial Amendment	008-442-012-000	Minor and Trivial Amendment to a Combined Development Permit(PLN020373) consisting of a Coastal Development Permit and Design Approval to allow the demolition of an existing 3,257 square foot one-story single family residence and construction of new 7,945 square foot two-story single family dwelling with a basement, attached garage, new driveway, fence, retaining walls and grading (approximately 4,624 cubic yards cut/41 cubic yards fill); Coastal Administrative Permit for a 420 square foot detached guesthouse; Coastal Development Permit for tree removal (7 oak saplings less than 6" in diameter); and a Variance to exceed the 5,000 square foot structural coverage limit for the Pescadero Watershed. Total structural and impervious surface coverage will be reduced from 13,718 square feet to 8,995 square feet. The Minor and Trivial Amendment consists of the removal of 497 square feet of impervious surface; and the construction of a 495 square foot first floor addition to an existing two-story single family dwelling, resulting in a total of 8,993 square feet of structural coverage and impervious surface. A net coverage change of minus 2 square feet. Materials and colors to match the existing. The property is located at 3294 Stevenson Drive, Pebble Beach (Assessor's Parcel Number 008-442-012-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN080523	PICCININI ROBERT M & VALENTIA	11/19/2008	Variance	008-361-033-000	VARIANCE AND DESIGN APPROVAL TO ALLOW CONSTRUCTION OF A 523 SQUARE FOOT THERAPY/EXERCISE ROOM AND TO INCREASE THE PESCADERO WATERSHED BUILDING COVERAGE FROM 5,000 SQUARE FEET TO 8,014 SQUARE FEET AND TO INCREASE THE IMPERVIOUS SURFACE COVERAGE FROM 4,000 SQUARE FEET TO 11,771 SQUARE FEET. THE PROJECT IS LOCATED AT 3187 PALMERO WAY, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-361-033-000), DEL MONTE FOREST LAND USE PLAN, COASTAL ZONE.

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RECORD ID	RECORD NAME	DATE OPENED	Entitlement	APN	DESCRIPTION
PLN120714	SALADINO CRAIG A TR	10/30/2012	Minor and Trivial Amendment	008-233-007-000	Minor and Trivial Amendment (PLN120714) to a previously approved Combined Development Permit (PLN070577) which consists of: 1) a Coastal Administrative Permit to allow the demolition of a one-story single family dwelling with an attached one-car garage; 2) Coastal Administrative Permit to allow the construction of a 7,011 square foot three-story single family residence with a 753 square foot below grade attached three-car garage; 3) Coastal Development Permit to allow the construction of a 573 square foot Caretaker's Unit and grading (approx. 350 cubic yards of cut and 350 cubic yards of fill); and 4) Variance to exceed allowable coverage limits in the Pescadero watershed by increasing structural coverage from 2,607 to 5,515 square feet and reducing impervious surface coverage from 3,672 square feet to 2,569 square feet (8,200 square feet total); and Design Approval. This Minor and Trivial Amendment (PLN120714) allows modifications that result in structural coverage of 5,487 square feet and impervious surface coverage of 2,538 for a combined total of 8,025 square feet. The modifications include: 1) a new 450 square foot gravel (permeable) turn-around at the caretaker unit; 2) increase size of caretaker unit from 573 square feet to 653 square feet; 3) reduce size of main residence from 7,011 square feet to 5,591 square feet; 4) reduce size of terraces and stairs from 992 square feet to 958 square feet; and 5) the replacement of all existing exterior materials as reflected in revised Design Approval; colors and materials to consist of: brown blended clay tile roof; light tan (Aspen) color (Mission Finish) plaster exterior walls; oiled mahogany color exterior wood framed doors and windows; weathered limestone accents; aged red cedar corbels; weathered copper flashing gutters and downspouts. The property is located at 3908 Ronda Road, Pebble Beach (Assessor's Parcel Number 008-233-007-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN120681	DOBBINS JAMES M JR & NANCI ANNE TRS	10/17/2012	Combined Development Permit	008-371-009-000	Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval for the demolition of a 7,734 square foot single family dwelling and construction of a 10,019 square foot single family dwelling consisting of a 4,792 square foot new lower level, 5,227 square foot new main level; demolition of a 903 square foot detached garage and carport and a 282 square foot shed and the construction of a 1,045.5 square foot attached three-car garage; construction of 827 square feet of storage rooms and a 348 square foot mechanical room; construction of 2,935 square feet of promenade and terraces; removal of 20,213 square feet of hardscape (driveways, walkways, and patios) and replacing with permeable pavers; change the exterior finishes of the guest house and attached garage to match main residence; grading to consist of approximately 1,550 cubic yards of cut and 70 cubic yards of fill; 2) Coastal Development Permit for development with 750 feet of a known archaeological resource; and 3) Variance to exceed Pescadero Watershed coverage limitations of 9,000 square feet and allow impervious surface coverage of 11,354 square feet (Overall impervious coverage is to be decreased from 27,408 square feet). The property is located at 3167 Del Ciervo Road, Pebble Beach (Assessor's Parcel Number 008-371-009-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN120704	MAYES JONATHAN O & VARETTA P	10/26/2012	Coastal Administrative Permit	008-062-004-000	Coastal Administrative Permit and Design Approval to allow the removal of a roof top HVAC heating system and the surrounding lattice fence; and the construction of a 605 square foot sunroom, master bedroom and bathroom addition with one skylight, a 15 linear foot, two feet high retaining wall, a 33 linear foot, two feet high retaining wall, a new garden wall and planter, and a flagstone patio to an existing 1,100 square foot one-story single family dwelling with a 288 square foot attached carport, and 374 square feet of covered porches; and approximately 30 cubic yards of grading. Materials and colors to match the existing. The property is located at 4114 Crest Road, Pebble Beach (Assessor's Parcel Number 008-062-004-000), Del Monte Forest Land Use Plan, Coastal Zone.

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RECORD ID	RECORD NAME	DATE OPENED	Entitlement	APN	DESCRIPTION
PLN100425	SHUTE MICHAEL R & CRISTIN A SHUTE TRS	8/11/2010	Combined Development Permit	008-302-020-000	Combined Development Permit consisting of: 1) a Coastal Administrative Permit for the demolition of a 4,712 square foot single family dwelling with attached garage, and construction of a 7,095 square foot two-story single family dwelling with 1,336 square feet in porches and 1,271 square foot attached three-car garage; 2) a Coastal Administrative Permit for the construction of a 407 square foot detached guesthouse with 51 square foot porch; 3) a Coastal Development Permit for the construction of a 849 square foot detached Caretaker's Unit with 175 square foot porch and attached 249 square foot garage; 4) a Coastal Development Permit to allow the removal of two Monterey Pine trees (21 inches and 24 inches in diameter); and grading of less than 100 cubic yards of cut/fill. The property is located at 1258 Portola Road, Pebble Beach (Assessor's Parcel Number 008-302-020-000), Del Monte Forest Land Use Plan, Coastal zone.
PLN110114	LUNDQUIST RICHARD C & MELANIE F TRS	3/10/2011	Combined Development Permit	008-472-006-000	Combined Development Permit consisting of a: 1) Coastal Administrative Permit and Design Approval to allow the construction of a detached 1,070 square foot four-car garage with planted roof (green roof), a new permeable cobblestone driveway, the replacement of an existing wood fence with a new stone wall with six 12-foot sections and one 15.5-foot section of antique bronze open-design fencing and antique bronze fencing with stone pillars at the new driveway entrance, restoration of existing paths and driveway to native Monterey Cypress habitat, grading of approximately 550 cubic yards of cut and 200 cubic yards of fill; 2) a Coastal Development Permit for the removal of one dead 7" Monterey Cypress; 3) a Coastal Development Permit for development within 100 feet of Environmentally Sensitive Habitat Area; 4) a Coastal Development Permit for development within 750 feet of a known archaeological resource; and 5) a Coastal Development Permit for development on slopes greater than 30%. The property is located at 3224 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-472-006-000), Del Monte Forest Area Land Use Plan, Coastal Zone.
PLN120534	PAUL ANDREW	8/22/2012	Coastal Development Permit	008-422-005-000	Combined Development Permit consisting of: 1) a Coastal Development Permit to allow the conversion of an existing three-car detached garage to a 711 square foot Accessory Dwelling Unit and a 14 square foot addition to the existing attached garage, a new entry portico, new interior bunk bed walls, a new terrace including fire pit and spa, and new barbecue area in an existing courtyard, and converting approximately 7,891 square feet of the existing driveway from asphalt to permeable pavers; and 2) a Variance to exceed 9,000 square feet of impervious coverage limitation within the Pescadero Watershed to allow 15,579 square feet of Impervious surface; and Design Approval. The property is located at 3317 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-422-005-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN120401	YOHANNAN JUDITH BELL & FRANK	6/13/2012	Coastal Administrative Permit	008-301-001-000	Coastal Administrative Permit to allow the remodel and additions to an existing 4,371 square foot two-story single family dwelling consisting of a 30.8 square foot addition to the lower floor, a 1,373.9 square foot to the main floor (master bedroom, loft, storage and new entry), a 234 square foot loft above the master bedroom on the main floor, the demolition of an existing 697 square foot two-car garage and the construction of a new 783 square foot attached three-car garage; a Coastal Administrative Permit for the construction of an 850 square foot second unit with an attached 709 square foot two-car garage/storage, approximately 651 linear feet of new retaining walls, new rotunda, courtyard and new six foot high redwood fence with stone columns fronting Sombria Lane; and Design Approval. Grading is approximately 750 cubic yards (400 cubic yards of cut and 350 cubic yards of fill). The property is located at 1256 Sombria Lane, Pebble Beach (Assessor's Parcel Number 008-301-001-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN040070	FUNCH ALLEN L JR & KAROL KEITH	2/10/2004	Administrative Permit	008-521-005-000	COASTAL ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF ADDITIONS TO AN EXISTING 3,810 SQ. FT. ONE-STORY SINGLE FAMILY DWELLING INCLUDING A 209 SQ. FT. FIRST STORY ADDITION, A 974 SQ. FT. SECOND STORY ADDITION AND A 30 FT. SECOND STORY DECK. VARIANCE TO ALLOW AN INCREASE IN BUILDING SITE COVERAGE FROM 63.5% TO 65.9%, AND FLOOR AREA RATIO FROM 49.2% TO 68.92%; AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 3301 17 MILE DRIVE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-521-005-000), WEST OF 17 MILE DRIVE, DEL MONTE FOREST AREA, COASTAL ZONE.

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RECORD ID	RECORD NAME	DATE OPENED	Entitlement	APN	DESCRIPTION
PLN040361	STRAFACE FRANK J TR ET AL	6/9/2004	Variance	008-361-004-000	VARIANCE TO INCREASE THE ALLOWABLE FLOOR AREA RATIO FROM (4,698 TO 5,122) SQUARE FEET AN INCREASE OF 424 SQUARE FEET. THE PROPERTY IS LOCATED AT 3361 17 MILE DRIVE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-361-004-000), SOUTH OF PALMERO WAY, DEL MONTE FOREST AREA, COASTAL ZONE.
PLN120568	DEYERLE DANIEL S & JULIANNE WILKINSON	9/4/2012	Coastal Development Permit	008-083-005-000	Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the construction of a new 1,578 square foot single family dwelling with an attached 780 square foot garage with art studio, 893 square feet of decks, and a 40 square foot covered porch (grading amount: 70 cubic yards cut; 300 cubic yards fill); 2) a Coastal Development Permit to allow the removal of seven (7) Monterey Pine trees (four of the trees are landmark); and 3) a Design Approval. The property is located at 4126 Sunset Lane, Pebble Beach (Assessor's Parcel Number 008-083-005-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN130002	BRANSFORD KENT JACKSON TR ET AL	1/3/2013	Design Approval	008-592-018-000	A Reasonable Accommodation and Design Approval to allow the construction of a 599 square foot single story addition to an existing one-story single family dwelling which will result in the structure exceeding the 25% site coverage and floor area ratio limits and result in a 30% site coverage and floor area ratio; reconfigure existing decks for new handicap ramp for the residence and new handicap ramp to complete handicap access from the road to the residence, and grading (approximately 50 cubic yards or less of cut and fill) to accommodate support pylons and new access ramp. The property is located at 4088 Pine Meadows Way, Pebble Beach (Assessor's Parcel Number 008-592-018-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN130299	O DONNELL WILLIAM S SR TR ET AL	12/12/2012	Coastal Administrative Permit	008-351-034-000	Coastal Administrative Permit and Design Approval to allow a 501 square foot addition and a 2,000 square foot remodel of an existing 3,685 square foot single family dwelling. The property is located in the Pescadero Wastershed and the project would meet the 9,000 square foot limitation for structure coverage. The colors and materials to match the existing. The property is located at 1564 Riata Road, Pebble Beach (Assessor's Parcel Number 008-351-034-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN060769	BRIGGS RONALD F & SUSAN S TRS	12/28/2006	Administrative Permit	008-302-013-000	COASTAL ADMINISTRATIVE PERMIT TO ALLOW A PARTIAL DEMOLTION AND REMODEL OF AN EXISTING ONE STORY 1,863 SQUARE FEET SINGLE FAMILY DWELLING AND CONSTRUCTION OF A NEW 2312 SQUARE FEET SINGLE FAMILY DWELLING. THE COLORS AND MATERIALS TO CONSIST OF NEW ANODIZED WINDOWS AND SKYLIGHTS, TWO NEW STUCCO CHIMNEYS AND STANDING SEAM METAL ROOF, COLORS WILL MATCH THE EXISTING DWELLING. THE PROPERTY IS LOCATED AT 1281 PADRE LANE, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-302-013-000), FRONTING PADRE LANE, DEL MONTE FOREST AREA, COASTAL ZONE.
PLN090157	ROLLINS LARRY TR	5/1/2009	Combined Development Permit	008-341-019-000	Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow the construction of a 9,027 square foot two-story single family dwelling, an attached 4-car 1,399 square foot garage, 560 square feet of retaining walls, and 947 square feet of terraces, balconies, and patios; 2) a Coastal Development Permit and Design Approval to allow the construction of an 850 square foot caretaker unit; 3) a Coastal Development Permit to allow the removal of 27 Coast live oak and 27 Monterey pine trees; 4) a Coastal Development Permit to allow development within 100 feet of an environmentally sensitive habitat; and 4) a Variance to exceed the Pescadero Watershed structural limitation of 5,000 by 1,477.2 square feet. The project includes pervious surfaces for the new driveway, motor courts and guest parking area for a total of 10,955 square feet and associated grading of approximately 900 cubic yards of cut and 300 cubic yards of fill. The property is located at 1573 Riata Road, Pebble Beach (Assessor's Parcel Number 008-341-019-000), Del Monte Forest, Coastal Zone.

Del Monte Forest Area Past and Present Projects

RECORD ID	RECORD NAME	DATE OPENED	Entitlement	APN	DESCRIPTION
PLN110502	UIBLE JOHN D & MARYJANE	9/16/2011	Combined Development Permit	008-381-007-000	Amendment to a previously approved Combined Development Permit (PC94177) to include a Coastal Development Permit for the demolition of an existing 2,370 square foot single family dwelling; construction of a new 7,984 square foot single family dwelling, grading and tree removal; Design Approval; front setback Variance for the existing garage; and a Variance for lot coverage. The previously approved Combined Development Permit consisting of the Variance for lot coverage approved a net result of an increase in structural coverage from 3,690 square feet to 5,616 square feet, and a decrease in impervious surface coverage from 7,252 square feet to 2,316 square feet. The project as constructed resulted in a structural coverage of 5,616 square feet, and an impervious surface coverage of 11,188 square feet. The amended Combined Development Permit consists of 1) a Coastal Administrative Permit for the demolition of a 2,486 square foot upper terrace, the removal of a 455 square foot impervious garden walk, a 7,387 square foot impervious paver driveway, and the removal of 210 square feet of lower patio; and the construction of a 2,423 square foot upper stone terrace with a 28 square foot outdoor kitchen/BBQ and firepit, a 455 square foot gravel garden walkway and a 7,387 square foot pervious driveway; 2) a Variance to exceed the 5,000 square foot Pescadero Watershed structural coverage from 5,616 square feet to 5,644 square feet and the reduction of 11,188 square feet of impervious surface to 3,073 square feet; 3) a Coastal Development Permit for development with a positive archaeological report; and a Design Approval. Materials and colors to match the existing, driveway (Eco-Venetian Permeable Pavers/Manzanita Blend). The property is located at 3426 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-381-007-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN130109	FLUOR PETER J & FLUOR ANN K	2/15/2013	Combined Development Permit	008-391-002-000	Combined Development Permit consisting of: 1) A Coastal Administrative Permit and Design Approval to allow the construction of accessory structures to an existing 7,770 square foot three-story single family dwelling including removal of existing 483 square foot deck/terrace with spa to be replaced at the same location with a 1,148 square foot deck/terrace including a 36 square foot fire pit, infinity-edge-type spa, outdoor barbecue, pizza oven and counter areas. Project to also include a new guest parking area adjacent to the existing circular driveway turnaround, and interior and exterior remodel. Exterior changes to the single family dwelling to include new aluminum framed exterior doors and windows, new stucco finished chimney with copper cap; stucco and paint to match existing. Project also includes the removal of 3,213 square feet of impervious driveway and walkway area, to be replaced with permeable pavers, and the addition of 1,820 square feet of impervious materials. Combined impervious surface and structural coverage (within the Pescadero Watershed) of 10,092 square feet to be reduced to 8,699 square feet; and 2) a Coastal Development Permit for development within 750 feet of a known archaeological resource. The property is located at 3371 Del Ciervo Rd, Pebble Beach (Assessor's Parcel Number 008-391-002-000), at the convergence of 17 Mile Drive and Del Ciervo Road, Del Monte Forest Land Use Plan, Coastal Zone.
CMB040017	DEL CIERVO PARTNERS LP	7/15/2004	Administrative Permit	008-162-016-000	COASTAL ADMINISTRATIVE PERMIT TO ALLOW FOR THE CONSTRUCTION OF A 7,515 SQUARE FOOT TWO STORY SINGLE FAMILY DWELLING WITH AN ATTACHED 836 SQUARE FOOT GARAGE, 836 SQUARE FEET OF TERRACES, A 1,264 SQUARE FOOT STORAGE BUILDING, GRADING (APPROXIMATELY 959 CUT/ 412 FILL) AND TREE REMOVAL; AND DESIGN APPROVAL. THE SITE IS LOCATED AT 3310 KINGSLEY CT, PEBBLE BEACH, (ASSESSOR'S PARCEL NUMBER 008-162-016-000), EASTERLY OF KINGSLEY CT, DEL MONTE FOREST AREA, COASTAL ZONE
PLN120701	DAVIS BRIAN C & DORRILL A DAVIS TRS	10/26/2012	Combined Development Permit	008-112-029-000	Combined Development Permit consisting of: 1) a Coastal Development Permit for a Lot Line Adjustment to merge two existing lots of record (Assessor's Parcel Number 008-112-029-000 and Assessor's Parcel Number 008-112-030-000) into a .54 acre parcel; 2) a Coastal Administrative Permit for the construction of a 3,636 square foot bi-level single family dwelling (1,127 square feet is a lower basement) with 288 square feet of verandas, and a 104 square foot breezeway attaching a 720 square foot two-car garage; 3) a Coastal Development Permit to allow the removal of 51 Monterey Pine trees (46 of the trees are less than 12 inches in diameter and 3 are 12 inches and above in diameter) and 2 Monterey Cypress trees; 4) a Coastal Development Permit to allow development within 100 feet of ESHA; and 5) Design Approval. The property is located at 4026 Sunset Lane, Pebble Beach (Assessor's Parcel Numbers 008-112-029-000 and 008-112-030-000), Del Monte Forest Land Use Plan, Coastal Zone.

Del Monte Forest Area Past and Present Projects

RECORD ID	RECORD NAME	DATE OPENED	Entitlement	APN	DESCRIPTION
PLN130248	CYPRESS POINT CLUB	4/4/2013	Rezoning	008-271-006-000	Adopt an ordinance to amend Section 20.08.060 of Title 20 (Coastal Zoning Ordinance) of the Monterey County Code to rezone a 35.3 acre parcel from the "OR-D (CZ)" [Open Space Recreation with a Design Control Overlay within the Coastal Zone] zoning classification to the "OR-D-HR (CZ)" [Open Space Recreation with a Design Control and Historic Resources Overlay within the Coastal Zone] zoning classification, upon finding that the ordinance is categorically exempt under the California Environmental Quality Act. The property is located at 3150 Seventeen Mile Drive, Pebble Beach (Assessor's Parcel Number 008-271-006-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN100550	OLD FOREST INVESTMENTS LLC A DELAWARE LLC	10/7/2010	Coastal Development Permit	008-392-007-000	Combined Development Permit consisting of a: 1) a Coastal Development Permit for development within 750 feet of a known archeological resource; demolition of an existing 400 square foot greenhouse, demolition of 261 square feet of the residence and a 348 square foot porch roof; and construction of a 1,457 square foot first floor gallery and 536 square foot bedroom on the second floor, and 2) a Variance for coverage within the Pescadero Watershed; and Design Approval. The property is located at 1658 Crespi Lane, Pebble Beach (Assessor's Parcel Number 008-392-007-000), Del Monte Forest Land Use Plan.
PLN120163	CYPRESS POINT CLUB	3/6/2012	Permit Amendment	008-271-006-000	Amendment to a previously approved Combined Development Permit (PLN970480) consisting of: 1) a Coastal Development Permit for coastal bluff restoration along the 15th and 16th greens of Cypress Point Golf Course; 2) a Coastal Development Permit for development on slopes in excess of 30 percent; and a Design Approval. The property is located westerly of 17 Mile Drive, Pebble Beach (Assessor's Parcel Numbers 008-271-006-000 and 008-272-012-000), Del Monte Forest Land Use Plan, Coastal Zone. This Amendment (PLN120163) consists of: 1) a Coastal Development Permit and Design Approval for the construction of an approximately 70 linear foot seawall along the 15th green; 2) a Coastal Development Permit to allow development on slope exceeding 30%; 3) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; 4) a Coastal Development Permit to allow development within 50 feet of a coastal bluff; 5) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and grading (approximately 50 cubic yards of cut). The property is located at 3150 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-271-006-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN080038	WHEATLEY JACK R & MARY LOIS WHEA	1/28/2008	Minor Subdivision	008-383-003-000	Combined Development Permit consisting of 1) A Coastal Development Permit to allow a Minor Subdivision, Tentative Map, to subdivide a 3.38 acre parcel into two parcels of 1.86 acres (Parcel A) and 1.52 Acres (Parcel B) Respectively; and 2) A Coastal Administrative Permit to convert an existing 1,002 square foot single family dwelling on resulting (Parcel A) to a second unit consistent with State Law (California Government Code Section 65852.2 Et Seq.).
PLN120627	BEROLZHEIMER MICHAEL GEORGE TR	9/25/2012	Combined Development Permit	008-012-006-000	Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow construction of a 425 square foot guesthouse that will be attached to an existing single family residence by a wall approximately 10 feet long and 7 feet-3 inches tall, extension of an existing fence to attach to guesthouse and restoration of approximately 702 square feet of paved areas to native dune habitat; 2) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and 3) a Coastal Development Permit to allow development within 750 feet of known archaeological resources. The property is located at 1149 Spyglass Hill Road, Pebble Beach (Assessor's Parcel Number 008-012-006-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN130458	OLD FOREST INVESTMENTS LLC	6/17/2013	Permit Amendment	008-392-007-000	Amendment (PLN130458) to delete a condition of approval (Condition #6) requiring a Conservation & Scenic Easement deed from previously approved Combined Development Permit PLN100550 which consists of: 1) a Coastal Development Permit for development within 750 feet of a known archeological resource; demolition of an existing 400 square foot greenhouse, demolition of 261 square feet of the residence and a 348 square foot porch roof; and construction of a 1,457 square foot first floor gallery and 536 square foot bedroom on the second floor, and 2) a Variance for coverage within the Pescadero Watershed; and Design Approval. The property is located at 1658 Crespi Lane, Pebble Beach (Assessor's Parcel Number 008-392-007-000), Del Monte Forest Plan, Coastal Zone.

Del Monte Forest Area Past and Present Projects

RECORD ID	RECORD NAME	DATE OPENED	Entitlement	APN	DESCRIPTION
PLN140097	CHAPPELLET CYRIL DONN TR ET AL	2/12/2014	Parcel Legality Determination	008-455-015-000	Legal Lot Determination for Assessor's Parcel Number 008-455-015-000
PLN130835	BROWN EDWARD Y & JUDITH D TRS	11/22/2013	Coastal Administrative Permit	008-592-012-000	Coastal Administrative Permit and Design Approval to allow a remodel and a 685 square foot addition to an existing 1,759 square foot bi-level single family dwelling to include a 165 square foot deck extension and a new 89 square foot deck on the main level. The parcel is located within a Planned Unit Development. The property is located at 4112 Pine Meadows Way, Pebble Beach (Assessor's Parcel Number 008-592-012-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN130747	ESSICK JAMES H JR & VIRGINIA R TRS	10/18/2013	Coastal Development Permit	008-302-027-000	Combined Development Permit consisting of: 1) Coastal Administrative Permit to allow the construction of a 5,132 square foot single family dwelling with a 1,126 square foot attached garage, 136 square foot mudroom, 519 square foot storage loft above the garage, 107 square foot entry portico, and 48 square foot breakfast porch. The project includes a 243 square foot conservatory, 192 square foot shop, 5 foot high garden wall, 6 foot high wood fence and entry gate, emergency generator, enclosed trash area and 1,040 cubic yards of associated grading (40 cubic yards cut, 1,000 cubic yards fill); 2) Coastal Development Permit to allow the removal of 28 dead trees (27 Monterey Pine/1 Oak); and 3) a Design Approval. The property is located at 3336 Ondulado Road, Pebble Beach (Assessor’s Parcel Number 008-302-027-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN130766	LEE LISA SUE TR	10/25/2013	Coastal Administrative Permit	008-213-007-000	Coastal Administrative Permit and Design Approval to allow a 1,350 square foot, interior second story addition to a 4,623 square foot, single family dwelling. The project also includes the demolition of an existing porch and deck, the reconstruction of a 700 square foot deck and 127 square foot porch, interior remodel, replacement of all windows and exterior doors, and relocation of an entry gate. The property is located at 1560 Viscaino Road, Pebble Beach (Assessor's Parcel Number 008-213-007-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN070333	ENEA ROBERT S ET AL	6/20/2007	Combined Development Permit	008-331-007-000	COMBINED DEVELOPMENT CONSISTING OF THE FOLLOWING: 1) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A NEW 4,713 SQUARE FOOT THREE-LEVEL SINGLE FAMILY DWELLING, WITH AN ATTACHED 619 SQUARE FOOT GARAGE AND APPROXIMATELY 466 CUBIC YARDS OF GRADING; 2) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW CONSTRUCTION OF A 849 SQUARE FOOT DETACHED SENIOR UNIT; 3) A COASTAL DEVELOPMENT PERMIT TO ALLOW THE REMOVAL OF 33 MONTEREY PINE TREES; 4) A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT (YADON'S PIPERIA); AND 5) A DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 1440 OLEADA ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-331-007-000), SOUTHEAST OF THE INTERSECTION OF FOREST LAKE AND OLEADA ROAD, DEL MONTE FOREST AREA, COASTAL ZONE.
PLN130702	KEVER K P TR & BARNES MARY M TR	10/3/2013	Coastal Administrative Permit	008-213-009-000	Coastal Administrative Permit and Design Approval to allow the demolition of the existing single family dwelling, detached garage, greenhouse, gazebo, and studio, and the construction of a 6,528 square foot, two-story, single family dwelling with an attached guesthouse (1,936 square feet of the dwelling will be maintained completely below grade). The project also includes 107 square foot entry porch, 97 square foot balcony, 318 square foot carport, the remodel of an existing caretakers unit into a 649 square foot accessory dwelling unit, 414 linear feet of retaining wall, new entry gate and column, and associated grading (485 cubic yards cut). The property proposes a total of 7,167 square feet of impervious coverage. The property is located at 1563 Sonado Road, Pebble Beach (Assessor’s Parcel Number: 008-213-009-000), Del Monte Forest Land Use Plan.

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RECORD ID	RECORD NAME	DATE OPENED	Entitlement	APN	DESCRIPTION
PLN110441	PRAISNER MICHAEL J & JANIS A TRS	8/11/2011	Coastal Administrative Permit	008-461-006-000	Coastal Administrative Permit and Design Approval to allow the construction of a 454 square foot addition to the first floor of an existing 4,226.1 square foot two-story single family dwelling, a 101 square foot rear deck addition and demolition of two existing tower elements to re-establish the old roof line, raising the ridge and plate of the main body to establish a new main ridge line and new exterior colors and finishes. The materials to consist of; cement plaster siding, standing seam metal roof, clad windows/doors, thin stove veneer; and colors to consist of beige colors walls, weathered copper roof, milk chocolate windows/doors, buff stone veneer. The property is located at 1456 Padre Lane, Pebble Beach (Assessor's Parcel Number 008-461-006-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN100670	READ JAMES PETER	12/21/2010	Combined Development Permit	008-491-013-000	Combined Development Permit as an after-the-fact permit consisting of: 1) Coastal Development Permit allowing bluff stabilization/erosion control to prevent structural damage from tidal erosion of terrace deposits and overlying soils. The artificial rock fascia is designed to match the existing shoreline contour, texture and color; 2) A Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; 3) a Coastal Development Permit to allow development on slopes of 30% or greater; and 4) a Coastal Development Permit for development within 750 feet of a known archaeological resource. The property is located at 3158 17-Mile Drive, Pebble Beach (Assessor's Parcel Number 008-491-013-000), fronting 17-Mile Drive, Del Monte Forest Land Use Plan, Coastal Zone.
PLN110648	MURPHY MICHAEL W & SYDNEY W	12/2/2011	Coastal Administrative Permit	008-351-017-000	Coastal Administrative Permit to allow for the demolition of more than 50% of the walls of an existing 4,584 square foot single family dwelling and the reconstruction/remodel of the single family dwelling to include a 442 square foot lower floor addition, a 1,038 square foot main floor addition, a 892.5 square foot upper floor addition, a 41 square foot garage addition, removal of an existing 539 square foot deck and replace with a new 1,220 square foot deck, 44 linear feet of retaining wall for guest parking area, and 100 cubic yards of grading for foundation; variance to allow an increase in the maximum impervious amount of 9,000 square feet by 473 square feet; and Design Approval. The property is located 3204 Palmero Way, Pebble Beach (Assessor's Parcel Number 008-351-017-000), Del Monte Forest area, Coastal Zone.
PLN130693	ACKLEY STEPHEN M & MARYAN M	9/30/2013	Coastal Administrative Permit	008-431-005-000	Combined Development Permit consisting of a Coastal Development Permit for development within 750 feet of a know archaeological resource; Coastal Administrative Permit to allow the demolition of an one-story single family residence and the construction of a multi-level single family residence with an attached garage, basement, and courtyards;a Design Approval for development within a Design Control District; and 1,080 cubic yards of cut and 275 cubic yards of fill. The property is located at 3379 Alva Lane, Pebble Beach (Assessor's Parcel Number 008-431-005-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN100095	PADRE LANE PROJECT LLC	2/23/2010	Coastal Administrative Permit	008-293-014-000	Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow the demolition of an existing 2,595 square foot residence and 506 square foot garage and construction of a new 8,818 square foot, two-story residence with a 980 square foot attached garage; 2) a Coastal Development Permit and Design Approval to allow the construction of a 834 square foot single story caretaker unit with a 304 square foot detached garage; and 3) a Coastal Development Permit to allow the removal of four protected trees (two 22-inch Monterey Pines and one 10-inch and one 12-inch double stump Coast live oak). The project includes site grading of approximately 1,000 cubic yards of cut and 4,600 cubic yards of fill. The property is located at 1231 Padre Lane, Pebble Beach (Assessor's Parcel Number 008-293-014-000), Del Monte Forest Land Use Plan area, Coastal Zone.

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RECORD ID	RECORD NAME	DATE OPENED	Entitlement	APN	DESCRIPTION
PLN130838	BLACKSTOCK PETER E & BARBARA A BLACKSTOCK TRS	11/25/2013	Minor and Trivial Amendment	008-481-010-000	Minor & Trivial Amendment to a previously approved Combined Development Permit (PLN090130) consisting of: 1) A Coastal Administrative Permit to allow the remodel of an existing 4,818 square foot two-story single family dwelling with an attached 676 square foot garage, including the construction of 1,149 square feet of first floor additions and 2,764 square feet of second floor additions; 2) a Coastal Development Permit to allow the construction of an 850 square foot Caretaker's Unit with an 800 square foot attached garage; 3) a Coastal Development Permit to allow the construction of a 425 guesthouse; 4) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; 5) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and 6) design approval. The current minor and trivial amendment would allow an addition of 1,493 square feet to the first floor and removal of the previously approved second story additions, resulting in an overall net reduction of floor area ratio. The total square footage of the single family dwelling will be reduced from 9,407 square feet to 6,942 square feet. The property is located at 1134 Madre Lane, Pebble Beach (Assessor's Parcel Number 008-481-010-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN140155	PEBBLE BEACH COMPANY	3/5/2014	Minor and Trivial Amendment	007-091-028-000	Minor and Trivial Amendment to previously approved Combined Development Permits (PLN100138) to allow the modification of Condition of Approval No. 18 relating to Inclusionary Housing. The Combined Development Permits (PLN100138), which allow the development and preservation of Pebble Beach Company (PBC) properties throughout the Del Monte Forest, included a condition of approval requiring PBC to comply with the County's Inclusionary Housing Ordinance by, among other things, depositing an in-lieu fee in the amount of $5 million to be utilized for costs associated with the development of an affordable project of at least 18 units in the Greater Monterey Peninsula Planning Area. This minor amendment (PLN140155) would modify the language of the condition of approval , consistent with the Board of Supervisors' intent in adopting the condition, to indicate that the $5 million deposit by PBC shall be held by the County as security for PBC's identification, acquisition, entitlement, and construction of an affordable housing project or projects of at least 18 units in the Greater Monterey Peninsula Planning Area (including the incorporated cities located therein) within five (5) years of the recordation of the first residential subdivision Final Map. The properties are located throughout Pebble Beach (Assessor's Parcel Numbers 007-091-028-000, 007-091-033-000, 007-101-041-000, 007-991-001-000, 008-021-009-000, 008-022-024-000, 008-022-031-000, 008-022-032-000, 008-022-035-000, 008-031-014-000, 008-031-015-000, 008-031-019-000, 008-032-004-000, 008-032-005-000, 008-032-006-000, 008-034-001-000, 008-041-009-000, 008-163-001-000, 008-163-003-000, 008-163-005-000, 008-164-001-000, 008-165-001-000, 008-171-009-000, 008-171-022-000, 008-241-008-000, 008-242-007-000, 008-272-010-000, 008-272-011-000, 008-311-011-000, 008-312-002-000, 008-313-002-000, 008-313-003-000, 008-321-006-000, 008-321-007-000, 008-321-008-000, 008-321-009-000, 008-423-002-000, 008-423-019-000, 008-423-029-000, 008-423-030-000, 008-431-009-000, 008-561-020-000, and 008-991-001-000), Greater Monterey Peninsula Area Plan (Inland) and the Del Monte Forest Land Use Plan (Coastal Zone).
PLN120357	DE WITT CHARLES B TR	5/24/2012	Coastal Administrative Permit	008-392-004-000	Coastal Administrative Permit for the partial demolition of a 3,124 square foot two-story single family dwelling to construct a 7,260 square foot single family dwelling which will include a 2,760 square foot lower level, a 3,335 square foot main level including a 525 square foot attached two-car garage, a 705 square foot upper level and a 1,168 square foot basement entirely below ground, 288 square feet of garden walls, a 75 square foot fountain, a 72 square foot terrace at upper level leading to 205 square foot exterior staircase with a new 1,116 square foot permeable driveway and 120 square feet of pervious brick and stone pavers; 2) a Variance to exceed the floor area ratio from 17.5% to 22.9%; and 3) a Design Approval. Grading of approximately 500 cubic yards of cut and 300 cubic yards of fill. The property is located at 1688 Crespi Lane, Pebble Beach (Assessor's Parcel Number 008-392-004-000), Del Monte Forest Land Use Plan, Coastal Zone.

Del Monte Forest Area Past and Present Projects

RECORD ID	RECORD NAME	DATE OPENED	Entitlement	APN	DESCRIPTION
PLN120683	THULL ROBERT W & ANNE L TRS	10/18/2012	Combined Development Permit	008-481-015-000	Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval (materials and colors to match existing) to allow the construction of approximately 1,563 square feet of additions (1,180 square feet to the main floor, and 383 square feet to the upper floor) to an existing 6,263 square foot single family dwelling with a 960 square foot attached garage, a 100 square foot greenhouse, a 325 square foot spa, and a 144 square foot gazebo; 2) a Coastal Administrative Permit and Design Approval (materials and colors to match existing single family dwelling) to allow the construction of an 845 square foot accessory dwelling unit with a 936 square foot attached garage; 3) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat (Monterey Cypress habitat); 4) a Coastal Development Permit to allow development within an area of positive archaeological reports; and grading (approximately 200 cubic yards of cut and 30 cubic yards of fill). The property is located at 3187 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-481-015-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN140264	THULL ROBERT W & ANNE L TRS	4/21/2014	Minor and Trivial Amendment	008-481-015-000	Minor and Trivial Amendment to previously approved Combined Development Permit PLN120683 to abandon detached 845 square foot accessory dwelling unit with attached 936 square foot garage, and construct an attached 651 square foot accessory dwelling unit; a 396 square foot upper level studio; a 144 square foot swim spa,144 square foot gazebo, 83 square foot greenhouse and 48 square foot electrical enclosure panel. The property is located at 3187 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-481-015-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN070577	PEPE RICHARD & SANDRA TRS	11/5/2007	Combined Development Permit	008-233-007-000	COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE DEMOLITION OF A ONE-STORY SINGLE FAMILY DWELLING WITH AN ATTACHED ONE-CAR GARAGE; AND 2) COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 7,011 SQUARE FOOT THREE-STORY SINGLE FAMILY RESIDENCE WITH A 753 SQUARE FOOT BELOW GRADE ATTACHED THREE-CAR GARAGE; AND 3) COASTAL DEVELOPMENT PERMIT TO ALLOW THE CONSTRUCTION OF A 573 SQUARE FOOT CARETAKER'S UNIT AND GRADING (APPROX. 350 CUBIC YARDS OF CUT AND 350 CUBIC YARDS OF FILL); 4) VARIANCE TO EXCEED ALLOWABLE COVERAGE LIMITS IN THE PESCADERO WATERSHED BY INCREASING STRUCTURAL COVERAGE FROM 2,607 TO 5,515 SQUARE FEET AND REDUCING IMPERVIOUS SURFACE COVERAGE FROM 3,372 SQUARE FEET TO 2,569 SQUARE FEET (8,200 SQUARE FEET TOTAL) AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 3908 RONDA ROAD, PEBBLE BEACH (ASSESSOR'S PARCEL NUMBER 008-233-007-000), DEL MONTE FOREST AREA, COASTAL ZONE.
PLN100551	BLOSSOM COVE LLC	10/7/2010	Coastal Administrative Permit	008-455-014-000	Combined Development Permit consisting of: 1) a Coastal Administrative Permit for the demolition of an existing one-story single dwelling, three-car garage and guesthouse; carport attached to an existing Caretaker's Unit (Caretaker's Unit is to remain); 2) a Coastal Administrative Permit to allow the construction of a 7,059 square foot two-story single family dwelling with a 3,508 square foot bellow grade basement, an attached 652 square foot three-car garage with a 425 square foot second story guest studio above garage, and the renovation of a the existing 792 square foot Caretaker's Unit and replacement and relocation of driveway; entry gate including changes to existing landscape; and Design Approval. Variance to allow the reduction of impervious surface area from 10,341 square feet to 8,800 square feet and a reduction of structural coverage from 6,243 square feet to 4,998 square feet. The property is located at 3294 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-455-014-000), fronting on 17 Mile Drive, Del Monte Forest Land Use Plan, Coastal zone.

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RECORD ID	RECORD NAME	DATE OPENED	Entitlement	APN	DESCRIPTION
PLN090364	PELIO W LESLIE & IDAMARIE TRS	10/29/2009	Combined Development Permit	008-423-037-000	Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the construction of a new 1,875 square foot second story with a 564.5 square foot sun deck and a 143 square foot breezeway to an existing single story residence, the remodel of an existing storage area for a new elevator and stairs, the remodel of the formal entry, and the reconstruction of a 1,449 square foot detached accessory building for garages and storage; 2) a Coastal Development to allow the construction of a 846 square foot caretaker unit; 3) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; 4) a Variance to exceed the Pescadero Watershed coverage limitations of 5,000 square feet structural and 4,000 square feet impervious surface coverage to allow 8,447.3 square feet of structural coverage (7,237.8 square feet existing) and 9,943.5 impervious surface coverage (12,583.8 square feet existing) resulting in an overall decrease of 1,430.8 square feet of coverage; and 5) a Design Approval for the proposed project and replacement of an existing 6-foot perimeter and retaining wall with materials and colors consisting of off-white stucco, flat clay tile roofing materials, and wood trim. The project includes associated grading of approximately 150 cubic yards of cut and 400 cubic yards of fill, 11,273.5 square feet of permeable driveway, 2,191 square feet of permeable walkways, and an underground cistern and French drain as part of the storm drain system. The property is located at 3346 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-423-037-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN100640	CONNOLLY PATRICK J & GINGER F TRS	12/3/2010	Combined Development Permit	008-291-024-000	Combined Development Permit to allow 1) a Coastal Administrative Permit and Design Approval for a remodel an existing 4,125 square foot one-story single family residence and conversion of an existing 1,223 square foot attached garage to habitable space; additions include a 1,524 square foot first floor habitable addition, a 863 square foot second floor habitable addition and a new 1,130 square foot attached garage; 2) a Coastal Administrative Permit to allow a 379 square foot addition to a 435 square foot guesthouse for the conversion to an 814 square foot senior citizen unit; 3) a Coastal Development to allow the removal of one Monterey Pine tree (22" in diameter); 4) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and grading (25 cubic yards cut/15 cubic yards fill). The property is located at 1207 Sombria Court, Pebble Beach (Assessor's Parcel Number 008-291-024-000), Del Monte Forest Land Use Plan, Coastal zone.
PLN120246	D A D PEBBLE BEACH LLC	4/9/2012	Combined Development Permit	008-361-002-000	Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow additions to and remodel of an existing 5,360.8 square foot single-family dwelling with 1,096 square foot basement and 759 square foot attached garage to include: a) demolish an existing 425 square foot attached guesthouse on first floor; b) remove existing 6,553 square foot impermeable surface driveway and replace with 6,862 square foot permeable paving system; c) 553.2 square foot exercise room addition at lower floor; d) 440.6 square foot basement addition; e) 1,840.6 square foot first floor addition; f) remove 180 linear feet of retaining walls and construct 212 linear feet of new retaining walls; g) add 850 square foot bocci ball court; h) remodel existing balcony; and i) approximately 650 cubic yards of grading (fill); and 2) Coastal Development Permit to allow development on slopes greater than 30 percent. The property is located at 3353 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-361-002-000), Del Monte Forest Area Land Use Plan, Coastal Zone.
PLN140373	PADRE LANE PROJECT LLC	5/20/2014	Coastal Administrative Permit	008-293-014-000	Coastal Administrative Permit and Design Approval to allow the construction of a new 422 square foot guesthouse to replace a 304 square foot detached garage approved as part of PLN100095. Materials and colors to remain as previously approved. The property is located at 1231 Padre Lane, Pebble Beach (Assessor's Parcel Number 008-293-014-000), Del Monte Forest Land Use Plan, Coastal Zone.

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RECORD ID	RECORD NAME	DATE OPENED	Entitlement	APN	DESCRIPTION
PLN140194	HUANG STEVEN & BING HU TRS	3/27/2014	Coastal Administrative Permit	008-112-010-000	Coastal Administrative Permit and Design Approval to allow the construction of a 4,099 square foot two-story single family dwelling with a 697 square foot attached garage. The property is located at 4044 Sunset Lane, Pebble Beach (Assessor's Parcel Number 008-112-010-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN130736	CRITCHFIELD WILLIAM MICHAEL TR	10/15/2013	Combined Development Permit	008-301-006-000	Combined Development Permit consisting of: 1) a Coastal Administrative Permit for the construction of a 5,745 square foot two-story single family dwelling with an attached 855 square foot garage, a 111 square foot entry kiosk, a 101 square foot covered mechanical/trash enclosure, a total of 1,814 square feet of covered patios, and an enclosed courtyard containing a swimming pool, spa, BBQ and fire pit; and grading (1,221 cubic yards of cut/823 cubic yards of fill); 2) a Coastal Administrative Permit for the construction of an 1,172 square foot second dwelling unit with an 86 square foot covered patio; 3) a Coastal Development Permit for the removal of 88 trees [9 dead trees, 21 protected Oak trees and 58 Pine trees (43 of which are less than 12" in diameter)]; and 4) Design Approval. The property is located at 1264 Sombria Lane, Pebble Beach (Assessor's Parcel Number 008-301-006-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN140299	PENUEL INVESTMENTS PTE LTD	4/29/2014	Combined Development Permit	008-293-025-000	A Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the demolition of an existing single family dwelling and construction of a new 5,975 square foot, two-story, single family dwelling with a 1,652 square foot attached garage and 635 square foot guest covered parking; grading (175 cut/fill) to be balanced onsite; 2) a Coastal Development Permit to allow the removal of 10 trees (three Oaks, five Cypress and two Monterey Pines 1-18" and 1-28" in diameter); and 3) Design Approval of the proposed site improvements. The property is located at 1211 Padre Lane, Pebble Beach (Assessor's Parcel Number 008-293-025-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN120663	BARDIS CHRISTO & SARA	10/11/2012	Combined Development Permit	008-341-026-000	Combined Development Permit including: 1) a Coastal Administrative Permit to allow a 344 square foot main floor addition (new entry), a 329 square foot garage expansion, a 17 square foot bedroom addition at lower level, and a 466 square foot extension to the main level terrace to an existing 5,749 square foot two-story single family dwelling with a 8,614 square foot driveway; 2) a Variance to exceed the 9,000 square foot Pescadero Watershed limitation to reduce coverage from 17,185 impervious coverage to 14,994 square feet of impervious coverage which includes the removal of 553 square feet of terrace, 898 square feet of driveway, and the conversion of 838 square feet of motor court to eco-pavers and; 3) Design Approval. Materials and colors to match the existing. Grading of approximately 50 cubic yards of cut. The property is located at 1525 Riata Road, Pebble Beach (Assessor's Parcel Number 008-341-026-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN140156	MORGAN MICHAEL C & CHRISTINE R TRS	3/6/2014	Coastal Development Permit	008-371-016-000	Combined Development Permit consisting of 1) a Coastal Administrative Permit to allow an 804 square foot residential addition, consisting of a 469 square foot second story terrace and conversion of the 335 loggia to a game room; 2) a Coastal Development Permit for development within 750 feet of a known archaeological resource; 3) a Coastal Administrative Permit to allow a reduction of existing coverage from 18,847 square feet to 15,070 square feet of coverage; and 4) a Design Approval; colors and materials to match the existing residence.
PLN140334	LEE MARK B & DANA A LEE TRS	5/9/2014	Coastal Administrative Permit	008-073-004-000	Coastal Administrative Permit and Design Approval to allow the construction of a 2,642 square foot, two-story, single family dwelling with a 444 square foot attached garage and 437 square foot covered porch. The proposed project would substitute for the project approved under PLN030405. The property is located at 4144 Sunset Lane, Pebble Beach (Assessor's Parcel Number 008-073-004-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN110244	LEVETT DENNIS A	5/5/2011	Coastal Administrative Permit	008-521-009-000	Coastal Administrative Permit to allow an addition of 889 square feet to an existing 4,313 square foot 2 story single family dwelling which will include an approximate 760 square foot enclosed atrium, a 88 square foot entry (portion of southwest patio), a 40.8 square foot bedroom enclosure (portion of northwest patio) and interior remodel; 2) Variance to increase building site coverage from 71% to 77% and floor area ratio from 58% to 70%; and 3) Design Approval. The property is located at 3307 17 Mile Drive #9, Pebble Beach (Assessor's Parcel Number 008-521-009-000), Del Monte Forest Land Use Plan, Coastal Zone.

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RECORD ID	RECORD NAME	DATE OPENED	Entitlement	APN	DESCRIPTION
PLN100525	FELICITY LLC	9/24/2010	Permit Amendment	008-462-006-000	Amendment to a previously approved Combined Development Permit (PLN090272) which 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 7,089 square feet to the single family dwelling, grading of approximately 890 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's 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. This amendment includes: 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. 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, Coastal Zone.
PLN140432	MONTEREY PENINSULA COUNTRY CLUB	6/10/2014	Combined Development Permit	007-361-001-000	Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval for the renovation of the portions of the existing Dunes Golf Course located in the Coastal Zone (Hole Numbers 9, 10, 11, 12 & 14) including replacement of the irrigation system; sand capping of the golf course; grading to adjust course contouring (approximately 34,183 cubic yards of cut and 43,398 cubic yards of fill); replacement of existing concrete cart paths with permeable surface paths; removal of cart and pedestrian crossings and construction of replacement crossings; landscaping renovation; and restoration of portions of the Sawmill Gulch adjacent to Hole Number 9; 2) Coastal Development Permit for restoration of an environmentally sensitive habitat (Sawmill Gulch); and 3) Coastal Development Permit for development within 750 feet from a known archaeological resource. The area of the development is the portion of the Monterey Peninsula Country Club Dunes Golf Course located in the designated Coastal Zone of the Del Monte Forest Land Use Plan (Assessor's Parcel Numbers 007-361-001-000 and 007-371-013-000).
PLN140715	BARDIS CHRISTO & SARA	9/12/2014	Minor and Trivial Amendment	008-341-026-000	Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN120663) to allow a 201 square foot storage/laundry room addition, an 873 square foot observation deck on the roof and reduction of impervious surface coverage from 13,606 square feet to 12,768 square feet. The property is located at 1525 Riata Road, Pebble Beach (Assessor's Parcel Number 008-341-026-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN140554	FLORES ANDRES J & FLORES LESLIE P	7/18/2014	Combined Development Permit	008-072-001-000	Combined Development Permit to allow: 1) a Coastal Administrative Permit to construct a 4,061 square foot two-story single family residence; 2) Coastal Development Permit to consider the removal of 36 Monterey Pine trees; and 3) Design Approval. The project includes approximately 560 cubic yards of cut and fill. The property is located at 4134 Sunridge Road, Pebble Beach (Assessor's Parcel Number 008-072-001-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN140818	PEBBLE BEACH COMPANY	10/20/2014	Coastal Administrative Permit	008-401-018-000	Coastal Administrative Permit and Design Approval to allow the installation and use of an approximately 12,320 square foot tent structure as a temporary conference facility, and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources. The property is located at 1541 Cypress Drive, Pebble Beach (Assessor's Parcel Number 008-401-018-000), Del Monte Forest Land Use Plan, Coastal Zone.

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PLN140616	RAVANO INVESTMENT REALTY INC	8/5/2014	Coastal Administrative Permit	008-233-005-000	Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the demolition of a 590 square foot garage and partial demolition of the existing single family dwelling and subsequent addition to a single family dwelling. The construction includes: a 1,315 square foot main level addition to the single family dwelling, which includes a 425 square foot guest suite resulting in a proposed 4,176 square foot residence; a 627 square foot carport, and associated grading (178 cubic yards); 2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and 3) a Design Approval. The property is located at 3900 Ronda Road, Pebble Beach (Assessor's Parcel Number 008-233-005-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN140914	RONDA ROAD LLC	11/18/2014	Coastal Administrative Permit	008-234-041-000	Combined Development Permit consisting of a: 1) Coastal Administrative Permit and Design Approval to allow the construction of a 848 square foot Secondary Dwelling Unit; 2) Coastal Development Permit for development within 750 feet of a known archeological resource; and 3) Coastal Development Permit to modify the nonconforming impervious coverage in the Pescadero Watershed. The property is located at 3903 Ronda Road, Pebble Beach (Assessor's Parcel Number 008-234-041-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN140834	DMN MACOMBER LLC	10/24/2014	Combined Development Permit	008-162-013-000	Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow the construction of a 2,824 square foot two-story garage addition attached to an existing 5,641 square foot single family dwelling; 2) Coastal Development Permit to allow the removal of three (3) Monterey Pine trees (trunk diameters of 14", 20" & 28") and the relocation of one (1) 14" Oak tree; and 3) Coastal Administrative Permit for development within 750 feet of a known archaeological resource; and 4) Coastal Development Permit to modify the nonconforming impervious coverage in the Pescadero Watershed. The property is located at 3235 Macomber Drive, Pebble Beach (Assessor's Parcel Number 008-162-013-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN140444	BLOCK STEVEN J & BLOCK MELANIE A	6/16/2014	Coastal Administrative Permit	008-213-016-000	Coastal Administrative Permit and Design Approval to allow 1,157 square foot additions to the lower, first and second floors of an existing 4,557 square foot single family dwelling with 1,038 square foot attached garage resulting in a 6,752 square foot single family residence and garage. The property is located at 1552 Viscaino Road, Pebble Beach (Assessor's Parcel Number 008-213-016-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN140910	STRAINE KERRY KEVIN & MCLEON OLIVIA DEE TRS	11/14/2014	Minor and Trivial Amendment	008-012-005-000	Amendment to a previously approved Coastal Administrative Permit and Design Approval (PLN130187) to allow the demolition of a 3,464 square foot single family dwelling and associated accessory structures, and the construction of a 5,973 square foot single family dwelling which includes a sub-level second floor with a three-car garage, and associated grading (638 cubic yards cut and fill). The property is located at 1145 Spyglass Hill Road, Pebble Beach (Assessor's Parcel Number 008-012-005-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN130187	STRAINE KERRY K & MCLEOD OLIVIA DEE	3/13/2013	Coastal Administrative Permit	008-012-005-000	Coastal Administrative Permit and Design Approval to allow the demolition of a 3,464 square foot, single family dwelling and associated accessory structures, and the construction of a 6,964 square foot, two-story, single family dwelling with a 760 square attached garage. The property is located at 1145 Spyglass Hill Road, Pebble Beach (Assessor's Parcel Number 008-012-005-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN140731	PLAIN HENRY ALBERT JR & LISA MARIE TRS	9/18/2014	Combined Development Permit	008-393-003-000	Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow a 441 square foot second floor addition to existing 7,207 square foot two-story single family residence; 2) a Coastal Administrative Permit for a new 498 square foot detached garage with a 498 square foot accessory dwelling unit over the garage; 3) a Coastal Development Permit to modify the nonconforming impervious coverage in the Pescadero Watershed; and 4) Design Approval. The property is located at 3272 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-393-003-000), Del Monte Forest Land Use Plan, Coastal Zone.

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PLN140888	LARSON ROY S & LARSON JOAN TRS	11/10/2014	Coastal Development Permit	008-091-004-000	Combined Development Permit consisting of a: (1) Coastal Administrative Permit to allow the construction of a 2,803 square foot single family dwelling with a 708 square foot garage; (2) Coastal Administrative Permit to allow an attached 506 square foot accessory dwelling unit; (3) Coastal Development Permit to allow the removal of 21 Pine trees and 2 Oak trees, ranging in diameter from 6”- 22”; and (3) Design Approval. The property is located 4051 Costado Road, Pebble Beach (Assessor's Parcel Number 008-091-004-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN120825	3294 STEVENSON LLC	12/11/2012	Coastal Development Permit	008-442-012-000	Coastal Development Permit to allow the removal of 1 Oak tree (split-trunk 15" and 12" dbh) and one Monterey Pine tree (32" dbh) and Design Approval for removal of existing concrete paver driveway, stone paver walkways, planter box, retaining wall (partial) and entry gate and construction of new decomposed gravel driveway and auto court, planter boxes, retaining wall and relocated entry gate with 6'-height masonry wall at property boundary. All materials and colors to match existing. Grading to consist of approximately 20 cubic yards of cut and 10 cubic yards of fill. Total impervious surface coverage to be reduced from 8,993 to 8,712 square feet. The property is located at 3294 Stevenson Drive, Pebble Beach (Assessor's Parcel Number 008-442-012-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN150061	PEBBLE BEACH COMPANY	1/26/2015	Lot Line Adjustment	008-423-040-000	Coastal Development Permit to allow a Lot Line Adjustment between two (2) contiguous legal lots of record Parcel A, 2.23 acres (Assessor's Parcel Number 008-423-044-000), and Parcel B, 13.89 acres (Assessor's Parcel Number 008-423-040-000) resulting in two legal lots of 2.68 acres (Parcel 1) and 13.44 acres (Parcel 2), respectively. The property is located at 3302 17 Mile Drive, Pebble Beach (Assessor's Parcel Numbers 008-423-044-000 and 008-423-040-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN140689	W&SMITH CA INC	9/5/2014	Permit Amendment	008-012-007-000	An Amendment to a Coastal Administrative Permit to allow 1,664 square feet of additions and an interior remodel of an existing 4,856 square foot two-story single family dwelling with a 851 square foot attached three-car garage consisting of: additions of 1,026 square feet at main level (increased from 663 square feet) and 643 square feet at second level (reduced from 1,006 square feet) and removal of 5 square feet on the second level; and a Design Approval with colors and materials to match the existing structure. The property is located at 3105 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-012-007-000), Del Monte Forest area, Coastal Zone.
PLN150222	TORTIA INVESTMENTS LLC	3/17/2015	Combined Development Permit	008-234-027-000	Combined Development Permit consisting of: 1) Coastal Administrative Permit for development within 750 feet of a known archaeological resource; and 2) Coastal Development Permit for the removal of four Monterey Pine trees; and 3) Coastal Administrative Permit and Design Approval to demolish the existing 2,824 square foot single family dwelling and construct a 6,795 square foot two-story family dwelling with a 1,184 attached garage. The property is located at 3881 Ronda Road, Pebble Beach (Assessor's Parcel Number 008-234-027-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN140229	TOBIN THOMAS P & KAREN RILEY TOBIN	4/9/2014	Combined Development Permit	008-071-026-000	Combined Development Permit to allow: 1) a Coastal Administrative Permit and Design Approval for the construction of a 3,208 square foot two-story single family dwelling, 738 square foot first floor deck, 321 square foot second story deck, a 674 square foot attached garage and 240 cubic yards of grading; and 2) a Coastal Development Permit for the removal of 24 trees (22 Monterey Pine trees and 2 Oak trees). The property is located at 4137 Sunridge Road, Pebble Beach (Assessor's Parcel Number 008-071-026-000), Del Monte Forest Land Use Plan, Coastal Zone.

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PLN150011	SCOTT ROBERT C & KAREN R A TRS ET AL	1/8/2015	Coastal Development Permit	008-181-012-000	Combined Development Permit consisting of: 1) Coastal Development Permit to allow the removal of eight (8) Monterey Pine trees and three (3) Monterey Cypress trees; and, 2) Coastal Administrative Permit to allow additions/remodels to an existing 2,052 square foot single family dwelling and 720 square foot detached garage to result in a one-story 3,984 square foot single family dwelling with 602 square foot attached garage; and 3) Design Approval. The property is located at 4064 Ronda Road, Pebble Beach (Assessor's Parcel Number 008-181-012-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN140952	BRUNO JOSEPH TR ET AL	12/1/2014	Coastal Administrative Permit	008-091-038-000	Coastal Administrative Permit and Design Approval to allow the construction of a 2,715 square foot two-story single family dwelling with 150 square foot deck, 400 square foot attached garage, 440 square feet of unconditioned basement and 825 square feet of conditioned basement. Project to also include a 580 square foot entry bridge and 80 linear feet of 4' height retaining walls. The property is located at 4091 Crest Road, Pebble Beach (Assessor's Parcel Number 008-091-038-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN150008	SOUTHBROOM LLC	1/7/2015	Combined Development Permit	008-302-039-000	Combined Development Permit consisting of: 1) a Coastal Administrative Permit for the construction of a 4,450 square foot single family dwelling with an 866 square foot attached garage and 250 linear feet of retaining walls; 2) Coastal Development Permit for the removal of 38 Coast live oak trees and 24 Monterey Pine trees; and 3) a Design Approval. The property is located at 1289 Padre Lane, Pebble Beach (Assessor's Parcel Number 008-302-039-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN140392	ALLEN TIMOTHY K & LYNN M TR	5/28/2014	Coastal Administrative Permit	008-441-009-000	Coastal Administrative Permit and Design Approval for the construction of a 4,743 square foot, two-story single family dwelling with a 908 square foot underground basement and a 638 square foot attached garage. The property is located at 1487 Padre Lane, Pebble Beach (Assessor's Parcel Number 008-441-009-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN140875	UVONGO LLC	11/5/2014	Combined Development Permit	008-302-012-000	Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the construction of a 4,039 square foot, two-story single family dwelling with two garages (856 square feet), 445 square feet of covered patio/loggia, 227 square foot deck, and 232 linear feet of retaining wall; 2) a Coastal Development Permit to allow the removal of 29 Monterey Pine trees and 17 Coast Live Oak trees; and 3) a Design Approval. The property is located at 1285 Padre Lane, Pebble Beach (Assessor's Parcel Number 008-302-012-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN150205	MID-COAST REALTY ADVISORS LLC	3/9/2015	Restoration	008-371-021-000	Restoration Plan to replace trees and vegetation impacted by construction activities (PLN120274). The property is located at 3171 Del Ciervo Road, Pebble Beach (Assessor's Parcel Number: 008-371-021-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN150538	EASTERN DEVELOPMENT CORPORATION	7/14/2015	Permit Extension	008-341-019-000	Second Two-year Extension of a previous Extension (PLN130370) to an approved Combined Development Permit (PLN090157) consisting of: 1) a Coastal Administrative Permit and Design Approval to allow the construction of a 7,628 square foot two-story single family dwelling, an attached 1,399 square foot four-car garage, 366 square feet of retaining walls, and 947 square feet of terraces, balconies, and patios. The project includes a driveway, motor courts and guest parking area for a total of 9,098 square feet, 674 square feet of stone walkway, and associated grading of approximately 900 cubic yards of cut and 300 cubic yards of fill; 2) a Coastal Administrative Permit to allow the construction of an 850 square foot accessory dwelling for caretaker use; 3) a Coastal Development Permit to allow the removal of 14 Coast Live Oak and 17 Monterey Pine trees; and 4) a Coastal Development Permit to allow development within 100 feet of an environmentally sensitive habitat area. The property is located at 1573 Riata Road, Pebble Beach (Assessor's Parcel Number 008-341-019-000), Del Monte Forest Land Use Plan, Coastal Zone.

Del Monte Forest Area Past and Present Projects

RECORD ID	RECORD NAME	DATE OPENED	Entitlement	APN	DESCRIPTION
PLN130370	EASTERN DEVELOPMENT CORPORATION	5/14/2013	Permit Extension	008-341-019-000	Two-year Extension of a previously approved Combined Development Permit (PLN090157) consisting of: 1) a Coastal Administrative Permit and Design Approval to allow the construction of a 7,628 square foot two-story single family dwelling, an attached 1,399 square foot 4-car garage, 366 square feet of retaining walls, and 947 square feet of terraces, balconies, and patios. The project includes a driveway, motor courts and guest parking area for a total of 9,098 square feet, 674 square feet of stone walkway, and associated grading of approximately 900 cubic yards of cut and 300 cubic yards of fill; 2) a Coastal Administrative Permit to allow the construction of an 850 square foot accessory dwelling for caretaker use; 3) a Coastal Development permit to allow the removal of 14 Coast live oak and 17 Monterey pine trees; and 4) a Coastal Development Permit to allow development within 100 feet of an environmentally sensitive habitat area. The property is located at 1573 Riata Road, Pebble Beach (Assessor's Parcel Number 008-341-019-000), Del Monte Forest, Coastal Zone.
PLN150353	POT D OR LLC & JEV THOUSAND OAKS LLC AND MID-COAST REALITY ADVISORS LLC	5/4/2015	Combined Development Permit	008-371-020-000	Combined Development Permit consisting of a: 1) Coastal Development Permit to allow a Lot Line Adjustment of 0.12 acres between two parcels: Parcel A (Assessor's Parcel Number 008-371-020-000 - 1.56 acres) and Parcel B (Assessor's Parcel Number 008-371-021-000 - 1.79 acres) resulting in an equal exchange; and 2) Coastal Administrative Permit and Design Approval to allow the demolition of the existing single family dwelling and the construction of a 3,737 square foot single family dwelling, a 483 square foot detached garage, a 403 square foot detached guesthouse, and 789 square feet of deck area. The properties are located at 3171 & 3173 Del Ciervo Road, Pebble Beach (Assessor's Parcel Numbers 008-371-020-000 & 008-371-021-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN100178	COLSON ERIC RICHARD TR ET AL	4/7/2010	Coastal Administrative Permit	008-212-019-000	Combined Development Permit consisting of 1) a Coastal Administrative Permit and Design Approval to allow a 660 square foot addition to an existing 3,844 square foot single family dwelling, the demolition of a 720 square foot three-car carport, the construction of a new 480 square foot two-car garage, 2,146 square feet of new uncovered patios with an outdoor BBQ area, 167 linear feet of retaining walls, and a fountain; and 2) a Coastal Development Permit to allow the removal of one 17-inch diameter Monterey cypress. Grading consists of approximately 120 cubic yards of cut and fill. The property is located at 1507 Viscaino Road, Pebble Beach (Assessor's Parcel Number 008-212-019-000), Del Monte Forest Land Use Plan area, Coastal zone.
AP94039	LARKEY RICHARD	5/10/1994	Administrative Permit	008-472-006-000	TREE REMOVAL (1)
PLN150542	JOHNSON MARK H TR (KING KELLY)	7/15/2015	Coastal Administrative Permit	008-171-017-000	Coastal Administrative Permit to allow the demolition of a 3,149 square foot one-story single family dwelling and attached garage. The property is located at 4048 Sunridge Road, Pebble Beach (Assessor's Parcel Number (008-171-017-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN150466	FINLEY ALFRED LEE & SUSAN NEWTON	6/19/2015	Coastal Administrative Permit	008-191-030-000	Coastal Administrative Permit to allow the demolition of a 2,360 square foot single family dwelling with an attached garage, and the construction of a 4,374 square foot single family dwelling with a 598 square foot garage, a 97 square foot covered entry porch, a 535 square foot covered patio; a Coastal Administrative Permit to allow a 410 square foot guesthouse; and a Design Approval. The property is located at 4031 Sunridge Road, Pebble Beach (Assessor's Parcel Number 008-191-030-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN130215	3196 LLC	3/22/2013	Permit Amendment	008-491-010-000	Amendment to the Conservation and Scenic Easement for a previously approved permit (PC06613). 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.

Del Monte Forest Area Past and Present Projects

RECORD ID	RECORD NAME	DATE OPENED	Entitlement	APN	DESCRIPTION
PLN150503	WAS & HCS PB LLC	7/1/2015	Coastal Administrative Permit	008-393-008-000	Coastal Administrative Permit and Design Approval to allow the remodel and expansion of a single family residence consisting of a 67 square foot main floor addition, 871 square foot basement addition, and a 450 square foot addition to the 748 square foot caretakers unit, creating an accessory dwelling unit of 1,198 square feet. The property is located at 3392 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-393-008-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN150700	FRENCH BARBARA CHERNUS	9/30/2015	Coastal Administrative Permit	008-032-020-000	Coastal Administrative Permit and Design Approval to allow the construction of a 5,250 square foot single family dwelling with attached 780 square foot garage. The property is located at 27 Poppy Lane, Pebble Beach (Assessor's Parcel Number 008-032-020-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN060040	BERNSTEIN HOWARD M	1/18/2006	WAV	008-361-017-000	WAIVER OF COASTAL DEVELOPMENT PERMIT TO REMOVE 3 HAZARDOUS MONTEREY PINE TREES MEASURING 37", 22" AND 19" IN DIAMETER RESPECTIVELY. MONTEREY PINES WILL BE REPLACED WITH THE SAME ON A 1 TO 1 RATIO.
PLN110605	ALDRICH RICHARD D & JOAN B TRS	11/15/2011	Combined Development Permit	008-231-012-000	Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval for a remodel and 1,611 square foot addition to an existing 4,316 square foot single family dwelling and the remodel and addition to an existing 912 square foot one-story detached garage to include a 722 square foot expansion to the first floor to create an attached garage; 2) a Coastal Administrative Permit to allow for a 783 square foot caretaker unit as a second floor addition to the garage (grading to consist of 10 cubic yards of fill); and 3) a Variance to allow increase structural coverage from 5,257 square feet to 7,590 square feet and reduce impervious surface coverage from 5,314 square feet to 601 square feet. Overall lot coverage is to be decreased from 10,571 square feet to 8,191 square feet. The property is located at 1415 Lisbon Lane, Pebble Beach (Assessor's Parcel Number 008-231-012-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN120518	4157 SUNRIDGE LLC	8/16/2012	Coastal Administrative Permit	008-071-013-000	Coastal Administrative Permit and Design Approval to allow a 380 square foot first floor addition and 1,080 square foot second floor addition to an existing dwelling (total of 1,460 square feet). The addition includes a new 79 square foot covered porch, new second floor fireplace, 228 square foot upper terrace, and a 195.5 covered loggia. The property is located at 4157 Sunridge Road, Pebble Beach (Assessor's Parcel Number 008-071-013-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN150836	THULL ROBERT W & ANNE L TRS	12/7/2015	Minor and Trivial Amendment	008-481-015-000	Minor and Trivial Amendment of a previously approved Combined Development Permit PLN140264 to remove condition 6 requiring expansion of the existing conservation scenic easement and modify condition 7 to delete the reference to the amendment area;there by allowing the amendment area to be excluded from the conservation and scenic easement . The property is located at 3187 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-481-015-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN150336	PACIFIC LANAI PROPERTIES LLC	4/28/2015	Combined Development Permit	008-032-014-000	Coastal Administrative Permit to allow the construction of a 4,714 square foot one-story single family dwelling with an 1,170 square foot garage; and Coastal Administrative Permit to allow the construction of a 425 square foot detached guest house; and Design Approval. The property is located 32 Poppy Lane, Pebble Beach (Assessor's Parcel Number 008-032-014-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN140112	FELICITY LLC	2/20/2014	Permit Extension	008-462-006-000	Extension to a previously approved permit (PLN100525). 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, Coastal Zone.
PLN160088	HALL RUPERT C & YVONNE D TRS	2/10/2016	Coastal Administrative Permit	008-532-006-000	Coastal Administrative Permit to allow a 794 square foot second story with a 92 square foot balcony to an existing 3,381 square foot single family dwelling. The property is located at 1219 Bristol Lane, Pebble Beach (Assessor's Parcel Number 008-532-006-000), Del Monte Forest Land Use Plan, Coastal Zone.

Del Monte Forest Area Past and Present Projects

RECORD ID	RECORD NAME	DATE OPENED	Entitlement	APN	DESCRIPTION
PLN150778	DOBBINS JAMES M & NANCI ANNE TRS	11/3/2015	Coastal Development Permit	008-261-002-000	Coastal Development Permit for development within 100 feet of environmentally sensitive habitat and a Design Approval for minor reductions and additions to an existing dwelling. The property is located at 3145 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-261-002-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN150544	CORTEZ PACIFIC LLC	7/15/2015	Coastal Administrative Permit	008-341-046-000	Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow a single-family dwelling; 2) a Coastal Administrative Permit to allow a guesthouse; 3) a Coastal Development Permit to allow removal of 8 trees; and 4) a Design Approval. The property is located at 3187 Cortez Road, Pebble Beach (Assessor's Parcel Number 008-341-046-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN150578	PEBBLE BEACH COMPANY	8/4/2015	Coastal Administrative Permit	008-032-010-000	Coastal Administrative Permit and Design Approval to allow the construction of a 4,970 square foot two-story single family dwelling with an attached garage, removal of 41 Monterey Pine trees, and 100 cubic yards of grading. The property is located at 24 Poppy Lane, Pebble Beach (Assessor's Parcel Number 008-032-010-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN150569	BCW PEBBLE LLC	7/29/2015	Coastal Administrative Permit	008-032-009-000	Coastal Administrative Permit and Design Approval to allow the construction of a 5,534 square foot two-story single family dwelling with attached garage, approximately 7,476 square feet of impervious surface coverage, and approximately 100 cubic yards of related grading. The project includes the removal of 34 Monterey Pine trees. The property is located at 22 Poppy Lane, Pebble Beach (Assessor's Parcel Number 008-032-009-000), Poppy Hills Subdivision Area F-2, Del Monte Forest Land Use Plan, Coastal Zone.
PLN150830	LKTKR HOLDINGS II LLC	12/1/2015	Combined Development Permit	008-371-005-000	Combined Development Permit consisting of a Coastal Administrative Permit to allow the construction of a single-family residence, related grading, and retaining walls; a Coastal Development Permit to allow the removal of eight (8) oak and six (6) Monterey pine trees; a Coastal Development Permit for development within 750 feet of an archaeological resource; and a Design Approval. The property is located 3183 Del Ciervo Road, Pebble Beach (Assessor's Parcel Number 008-371-005-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN150792	LE VETT DENNIS A & LE VETT JEANNE COX & PEBBLE BEACH COMPANY	11/12/2015	Lot Line Adjustment	008-521-009-000	Coastal Development Permit for a Lot Line Adjustment between two parcels: Unit #9 (0.17 acres) and Pebble Beach Company Townhouse Common Area (2.45 acres). The properties are located at 3307 17 Mile Drive, Unit # 9, Pebble Beach (Assessor's Parcel Numbers 008-521-009-000 and 008-521-010-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN160178	MURRAY JAMES G III TR (HEVRDEJS FRANK J & MICHELLE H)	3/14/2016	Coastal Administrative Permit	008-371-013-000	Coastal Development Permit for development within the 750 feet of an archaeological buffer zone; and a Coastal Administrative Permit for the demolition of a 6,510 square foot single family dwelling and carport. The property is located at 1691 Crespi Lane, Pebble Beach (Assessor's Parcel Number 008-371-013-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN160242	HARLAN ALAN J & MICHAEL D GINSBERG TRS	4/1/2016	Minor and Trivial Amendment	008-162-021-000	Minor and Trivial Amendment to a Combined Development Permit (PLN000358) and Coastal Administrative Permit (PLN020211) to allow conversion of an existing detached guesthouse into an accessory dwelling unit. The property is located at 3360 Kingsley Court, Pebble Beach (Assessor's Parcel Number 008-162-021-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN160378	JOHNSON RUPERT H JR & MARYELLIE K TRS	6/3/2016	Design Approval	008-281-024-000	Design Approval to allow the demolition of a 614 square foot deck, planter boxes and stairs, and the construction of a 1,236 square foot deck, a 60 square foot outdoor kitchen and barbecue with a 60 square foot steel trellis, a new metal entry gate with columns at the driveway, a 16 square foot bronze and glass entry awning, new wood garage door, built in exterior spa, new planters, garden shed lattice changed from diagonal to vertical and new generator on 12' x 12' concrete pad with surrounding fencing to match existing. Materials and colors to match existing. The property is located at 1159 Sombria Lane, Pebble Beach (Assessor's Parcel Number 008-281-024-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN980263	RANSOM NANCY BUCK TR	5/13/1998	Administrative Permit	008-234-010-000	Coastal Administrative Permit to remove (2) monterey pines. The property is fronting on and westerly of Cantera Court at 1264 Cantera Court (Assessor's Parcel Number 008-234-010-000), Del Monte Forest Area, Coastal Zone.

Del Monte Forest Area Past and Present Projects

RECORD ID	RECORD NAME	DATE OPENED	Entitlement	APN	DESCRIPTION
PLN160194	BERTE LARRY E & SOBKOWICZ DIANE	3/17/2016	Combined Development Permit	008-341-015-000	Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval for a 185 square foot first floor addition and 850 square foot second floor addition to an existing 3,284 square foot single family dwelling, and a 710 square foot addition to an existing 410 square foot attached accessory dwelling unit; 2) Coastal Development Permit for the removal of three Monterey Pine trees; and, 3) Coastal Administrative Permit for development on 30% slopes. The property is located at 1512 Bonifacio Road, Pebble Beach (Assessor's Parcel Number 008-341-015-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN160368	WIGGANS THOMAS & WIGGANS KATHRYN TRS	5/31/2016	Combined Development Permit	008-453-003-000	Coastal Administrative Permit to allow demolition of an existing residence and a Coastal Administrative Permit to allow demolition within 750 feet of a known archaeological resource. The property is located at 3330 Stevenson Drive, Pebble Beach (Assessor's Parcel Number 008-453-003-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN150477	HUANG STEVEN & HU BING TRS	6/23/2015	Combined Development Permit	008-234-001-000	Combined Development Permit consisting of: 1) a Coastal Administrative Permit for the construction of a 7,760 square foot two-story single family dwelling with a 478 square foot garage, a 360 square foot attached garage, 466 square feet of first floor porches, and 340 square feet of second story balconies; and 2) Coastal Administrative Permit for the construction of an attached 956 square foot guest house; 3) Coastal Development Permit for the removal of 28 Monterey Pine trees; and 4) Design Approval. The property is located at 1264 Lisbon Lane, Pebble Beach (Assessor's Parcel Number 008-234-001-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN150809	GEREMIA FRANK	11/18/2015	Combined Development Permit	008-112-036-000	Combined Development Permit including a: 1) Coastal Development Permit for a Minor Subdivision of an approximately 0.54 acre parcel into two lots of approximately 0.25 acres (Lot 41) and 0.29 acres (Lot 42), respectively, and 2) a Coastal Administrative Permit to allow the construction of a 2,860 square foot two story single family residence with 532 square foot attached garage and 765 square foot veranda on the newly created Lot 42. The property is located at 4026 Sunset Lane, Pebble Beach (Assessor's Parcel Number 008-112-036-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN160190	BALLANTRAE GROUP LLC	3/16/2016	Combined Development Permit	008-471-028-000	Coastal Administrative Permit to allow a 2,781 square foot addition to an existing single family dwelling; Coastal Administrative Permit to allow the construction of an accessory dwelling unit; Coastal Administrative Permit to allow development within 750 feet of an archaeological resources; Waiver of Coastal Development Permit to allow the removal of 2 dead Monterey Pines; and Design Approval. The property is located at 3209 Ballantrae Lane, Pebble Beach (Assessor's Parcel Number 008-471-028-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN160414	VAN VALKENBURGH JOHN E TR	6/21/2016	Permit Amendment	008-371-025-000	Minor and Trivial Amendment for modifications to an existing Scenic Easement to include landscaping improvements that were permitted outside of the scenic easement. The property is located at 3177 Del Ciervo Road, Pebble Beach (Assessor's Parcel Number 008-371-025-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN150500	PANATTONI CARL D & MARY JANE TRS	6/30/2015	Combined Development Permit	008-455-008-000	Combined Development Permit to allow: 1) a Coastal Development Permit for a Lot Line Adjustment to merge three legal parcels resulting into two parcels; 2) a Coastal Administrative Permit and Design Approval to allow the demolition of an existing 5,370 square foot single family dwelling; and allow the construction of a 12,064 square foot two-story single family dwelling with attached 591 square foot garage on the lower parcel, 3) a Coastal Administrative Permit for the construction of a 2,204 square foot single family dwelling with a 781 square foot attached garage on the upper parcel, and 4) Design Approval. The properties are located at 1476 and 1482 Cypress Drive, Pebble Beach (Assessor's Parcel Numbers 008-455-007-000, 008-455-008-000 and 008-411-017-000), Del Monte Forest Land Use Plan, Coastal Zone.

Del Monte Forest Area Past and Present Projects

RECORD ID	RECORD NAME	DATE OPENED	Entitlement	APN	DESCRIPTION
PLN160070	MILLER CHARLES C III & ALLEN PINNEY L	2/4/2016	Coastal Administrative Permit	008-471-003-000	Coastal Administrative Permit and Design Approval to allow demolition of an existing single-family dwelling and the construction of a 7,025 square foot single-family dwelling with a detached 618 square foot garage; and a Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource. The property is located at 1264 Padre Lane, Pebble Beach (Assessor's Parcel Number 008-471-003-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN150579	PEBBLE BEACH COMPANY (BCW PEBBLE LOT 6 LLC)	8/4/2015	Coastal Administrative Permit	008-032-013-000	Coastal Administrative Permits and Design Approval to allow the construction of a 6,697 square foot two-story single family dwelling with attached garage and the construction of a detached 650 square foot accessory dwelling unit. The project also involves the removal of 98 Monterey pine trees between 6 to 24 inches in diameter, 200 cubic yards of grading (200 cubic yards of cut and 150 cubic yards of fill). The property is located at 30 Poppy Lane, Pebble Beach (Assessor's Parcel Number 008-032-013-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN150566	ALLEN TIMOTHY K & ALLEN LYNN M TRS	7/28/2015	Coastal Administrative Permit	008-032-012-000	Coastal Administrative Permits and Design Approval to allow the construction of a 7,689 square foot, two-story single family dwelling with an attached garage and the construction of a detached 600 square foot accessory dwelling unit. The project includes the removal of 87 Monterey pine trees between 8 inches to 20 inches in diameter and 250 cubic yards of grading (250 cubic yards of cut/150 cubic yards of fill) and associated retaining walls. The property is located at 28 Poppy Lane, Pebble Beach (Assessor's Parcel Number 008-032-012-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN150548	3196 LLC	7/17/2015	Combined Development Permit	008-491-010-000	Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow demolition of a 10,891 square foot single family dwelling with a 718 square foot attached garage, and construction of a 10,773 square foot two-story single-family dwelling with basement and a 500 square foot detached garage; 2) a Coastal Administrative Permit to allow construction of a 390 square foot accessory dwelling unit above the detached garage; 3) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; 4) a Coastal Development Permit to allow development within an area of positive archaeological reports; 5) Amendment to an existing Conservation and Scenic Easement to adjust and add additional easement area; and 6) Design Approval. 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.
PLN160076	HEISER ERIC & REBECCA	2/5/2016	Coastal Administrative Permit	008-293-024-000	Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the construction of a 9,086 square foot single family dwelling with a 850 square foot garage, a 503 square foot loggia, a 126 square foot covered terrace, a 64 square foot spa, and associated retaining walls; 2) a Coastal Development Permit for the removal of six protected trees; and 3) a Design Approval. The property is located at 1246 Portola Road, Pebble Beach (Assessor's Parcel Number 008-293-024-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN160642	HEVRDEJS FRANK	9/30/2016	Coastal Administrative Permit	008-031-024-000	Coastal Administrative Permit and Design Approval to allow the construction of a 5,089 square foot two-story single family dwelling with a 992 square foot attached three-car garage and mechanical room, approximately 4.5 cubic yards of grading, and a six foot high wood fence. The property is located at 1425 Viscaino Road, Pebble Beach (Assessor's Parcel Number 008-031-024-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN160822	CHERNUS MICHAEL J & ADRIENNE CHERNUS TRS	12/14/2016	Coastal Administrative Permit	008-032-021-000	Coastal Administrative Permit and Design Approval to allow the construction of a 3,079 square foot single family dwelling with a 870 square foot garage, 375 square foot rear deck, 120 square foot side deck, and 107 square foot porch. The project also includes the removal of 21 Monterey Pine trees in the building footprint and 34 hazardous Monterey Pine trees. The property is located 25 Poppy Lane, Pebble Beach (Assessor's Parcel Number 008-032-021-000) Del Monte Forest Land Use Plan, Coastal Zone.

Del Monte Forest Area Past and Present Projects

RECORD ID	RECORD NAME	DATE OPENED	Entitlement	APN	DESCRIPTION
PLN120274	MID-COAST REALITY ADVISORS LLC	4/20/2012	Combined Development Permit	008-371-021-000	Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the demolition of an existing 5,471 square foot single family dwelling and construction of a new 9,214 square foot single family dwelling which includes an attached caretaker unit (685 square feet), attached three-car garage (987 square feet), terrace (2,234 square feet) patios and decks (597 square feet), and associated grading (700 cubic yard cut, 700 cubic yards fill). The existing driveway will be reshaped and replaced with permeable interlocking concrete pavers; 2) a Coastal Administrative Permit for development within 750 feet of a known archaeological source; 3) a Coastal Development Permit to allow the removal of two Monterey Pine tree (16 and 32 inches in diameter); and 4) a Design Approval. The property is located at 3171 Del Ciervo Road, Pebble Beach (Assessor's Parcel Number 008-371-021-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN160179	CASANOVA 5 SW LLC	3/14/2016	Combined Development Permit	008-491-012-000	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). 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, Coastal Zone.
PLN160591	BENSON STEPHEN G & CHRISTINE M TRS	9/13/2016	Coastal Administrative Permit	008-332-007-000	Coastal Administrative Permit and Design Approval to allow the demolition of a single family dwelling and the construction of a two-story 3,818 square foot single family dwelling and 294 square foot of decking. Materials and colors to consist of sandstone stucco body with stone accent and dark satin bronze and black window trim. The property is located at 1432 Riata Road, Pebble Beach (Assessor's Parcel Number 008-332-007-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN120103	CHAPPELLET CYRIL DONN TR ET AL	2/14/2012	Permit Extension	008-455-015-000	Extension of a previously approved Combined Development Permit (PLN070024) consisting of a Coastal Administrative Permit to allow the demolition of an existing 4,584 square foot single family dwelling; a Coastal Development Permit to allow an existing 1,323 square feet, legal non-conforming guesthouse to remain, and a Coastal Development Permit to allow development within 750 feet of a known archaeological site. The property is located at 3296 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-455-015-000), east of the intersection of Stevenson Drive and Cypress Drive, Del Monte Forest Land Use Plan, Coastal Zone.
PLN160029	FELICITY LLC	1/19/2016	Permit Extension	008-462-006-000	Five-year extension of PLN140112. 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, Coastal Zone.
PLN160710	KA RESIDENTIAL LLC	10/28/2016	Coastal Administrative Permit	008-502-002-000	Coastal Administrative Permit and Design Approval for a remodel and addition to an existing one-story single family dwelling consisting of: 1) a 98 square foot entry addition, the conversion of the existing two-car garage to a bedroom, bathroom and game room; and construction of an attached 768 square foot three-car garage; new doors, windows and skylights; and 2) materials and colors to match the existing residence. The property is located at 1564 Deer Path, Pebble Beach (Assessor's Parcel Number 008-502-002-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN170143	FJUGSTAD GEIR	2/21/2017	Coastal Administrative Permit	008-213-001-000	Coastal Administrative Permit and Design Approval for the remodel and 1,057 square foot addition to an existing 2,727 square foot dwelling. The property is located at 1536 Viscaino Road, Pebble Beach (Assessor's Parcel Number 008-213-001-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN170148	DI GRAZI DEREK TR ET AL	2/22/2017	Coastal Administrative Permit	008-411-006-000	Coastal Administration Permit for the demolition of an existing 5,156 square foot single family dwelling, 704 square foot garage and accessory structures. The property is located at 1552 Cypress Drive, Pebble Beach (Assessor's Parcel Number 008-411-006-000), Del Monte Forest Land Use Plan, Coastal Zone.

Del Monte Forest Area Past and Present Projects

RECORD ID	RECORD NAME	DATE OPENED	Entitlement	APN	DESCRIPTION
PLN150716	LUNDGREN JOHN F & TAMARA L	10/7/2015	Combined Development Permit	008-371-009-000	Amendment to an approved Combined Development Permit (PLN120681) to allow the reduction and redesign of an approved single family dwelling; Coastal Administrative Permit and Design Approval to convert a legal non-conforming guesthouse into an Accessory Dwelling Unit; and rescind the approval of a Variance to exceed the Pescadero Watershed impervious surface limitation. The property is located at 3167 Del Ciervo Road, Pebble Beach (Assessor's Parcel Number 008-371-009-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN170097	CYPRESS MANOR LLC	2/2/2017	Minor and Trivial Amendment	008-491-015-000	Minor and Trivial Amendment to a previously approved Combined Development Permit (PLN100579) to revise landscaping plans with minor re-shaping of exterior stairs and patios. The property is located at 3184 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-491-015-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN160779	YOST CHARLES DANIEL & KATHRYN MALEA TRS	11/22/2016	Coastal Administrative Permit	008-391-001-000	Coastal Administrative Permit and Design Approval to allow an addition of more than 10% of floor area to an existing single family dwelling. The addition consists of 150 square feet to the first floor and 1,249 square feet to the second floor. Materials and colors to match the existing single family dwelling. The property is located at 3365 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-391-001-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN170015	AT&T SERVICES INC	1/9/2017	Use Permit	008-401-001-000	Coastal Development Permit to allow assemblages of people (maximum of 175 guests per day) for no more than 10 days per calendar year to only occur during the annual AT&T Pebble Beach Pro-Am Golf Event and Periodic US Open Championship. The project involves no construction or changes to the existing structures. The property is located at 1557 Cypress Drive, Pebble Beach (Assessor's Parcel Number 008-401-001-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN170153	PEBBLE BEACH COMPANY	2/23/2017	Minor and Trivial Amendment	008-431-009-000	Minor and Trivial Amendment to a previously approved permit (PLN100138) which included a Coastal Development Permit and Design Approval to allow construction of accessibility, circulation, and parking improvements at The Lodge at Pebble Beach. This minor amendment would allow the demolition of a gas station and conversion of the area to a surface parking lot. The property is located at 3305 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-431-009-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN170324	PEBBLE BEACH COMPANY	3/31/2017	Minor and Trivial Amendment	008-401-018-000	Minor and Trivial Amendment to a previously approved Coastal Administrative Permit (PLN140818) to allow the installation and use of an approximately 12,320 square foot tent structure as a temporary conference facility. This minor amendment would increase the square footage by 2,146 square feet to 14,466 square feet and revise the timeframe of use from February 18, 2015 - February 18, 2018, to July 1, 2017 - August 1, 2019. The property is located at 1541 Cypress Drive, Pebble Beach (Assessor's Parcel Number 008-401-018-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN150312	BONE UTA M TR	4/20/2015	Coastal Administrative Permit	008-282-005-000	Coastal Administrative Permit and Design Approval to allow a 1,808 square foot addition to an existing 2,853 square foot single family dwelling and attached garage resulting in a 4,242 square foot single family dwelling with 985 square foot attached garage. The property is located at 1139 Portola Road, Pebble Beach (Assessor's Parcel Number 008-282-005-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN160609	OCONNOR PATRICK C & BONNIE J	9/16/2016	Combined Development Permit	008-371-026-000	Coastal Administrative Permit and Design Approval to allow construction of a 1,125 square foot two-story addition to a single-family dwelling, and a Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource. The property is located at 3195 Del Ciervo Road, Pebble Beach (Assessor's Parcel Number 008-371-026-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN160786	PACANSKY THOMAS J & BEVERLY J	11/29/2016	Coastal Administrative Permit	008-191-015-000	Coastal Administrative Permit and Design Approval to allow a 536 square foot addition to an existing single family dwelling. The property is located at 4028 Ronda Road, Pebble Beach (Assessor's Parcel Number 008-191-015-000), Del Monte Forest Land Use Plan, Coastal Zone.

Del Monte Forest Area Past and Present Projects

RECORD ID	RECORD NAME	DATE OPENED	Entitlement	APN	DESCRIPTION
PLN160117	EL WHY SQUARE LLC	2/22/2016	Combined Development Permit	008-491-021-000	Combined Development Permit consisting of: a Coastal Administrative Permit a d Design Approval 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; and 3) Coastal Development Permit to allow development within 750 feet of a known archaeological resource. 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.
PLN130005	CONCORD TRUST COMPANY LLC TR & KIM HEESUN	1/4/2013	Combined Development Permit	008-162-007-000	Combined Development Permit consisting of: 1) a Coastal Administrative Permit to allow the construction of a 12,082 square foot, three-story single family dwelling; 2) a Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource; 3) a Coastal Development Permit to allow the removal of three Oak trees and seven Monterey pine trees; and 4) a Design Approval. The property is located at 3260 Macomber Drive, Pebble Beach (Assessor's Parcel Number 008-162-007-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN150669	NASE WERNER JR TRUST	9/15/2015	Combined Development Permit	008-232-003-000	Combined Development Permit consisting of: 1) a Coastal Administrative and Design Approval for the construction of a 5,385 square foot one-story single family dwelling with an attached garage, and covered porch; 2) a Coastal Development Permit for the removal of 44 Monterey pine trees; and 3) a Coastal Development Permit for development within 100 feet of Environmental Sensitive Habitat (ESHA - Yadon's Piperia and Monterey Pine forest). The property is located at 1412 Lisbon Lane, Pebble Beach (Assessor's Parcel Number 008-232-003-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN060404	MACKENZIE GRAEME F TR (BALL SARAH E & DAVID M)	6/19/2006	Combined Development Permit	008-533-007-000	Combined Development Permit consisting of: 1) Coastal Development Permit for the removal of four Monterey Pine trees of 15, 8 and two at 6 inches in diameter; 2) Coastal Administrative Permit and Design Approval to allow the construction of a 959.5 square foot three bedroom, one bathroom addition to a one-story single family dwelling. The materials and colors are to match the existing residence. The property is located at 1230 Silver Court, Pebble Beach (Assessor's Parcel Number 008-533-007-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN160821	SKINNER ROBERT J JR & STEFANIE A	12/14/2016	Coastal Administrative Permit	008-281-020-000	Coastal Administrative Permit and Design Approval to allow a remodel and addition to an existing single family dwelling including demolition of more than 50% of the exterior walls resulting in a new 15,319 square foot single family dwelling; A Coastal Administrative Permit to allow the demolition of an existing 880 square foot accessory dwelling unit and construction of a 1,200 square foot accessory dwelling unit in the same place; and Coastal Administrative Permit to allow development within 750 feet of known Archaeological Resources. The property is located at 1151 Sombria Lane, Pebble Beach (Assessor's Parcel Number 008-281-020-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN120132	SOKOLOV IGOR TR	2/23/2012	Restoration	008-351-028-000	Restoration plan to partially clear Code Enforcement CE090213 that requires re-establishment of Oak trees along the front of the property line and a portion on-site. The Pebble Beach Company shall be on-site to monitor any and all replanting and shall confirm the eight trees on the property remain in their original boxes. The property is located at 3349 17 Mile Drive, Pebble Beach (Assessor's 008-351-028-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN160746	LEWIS WILLIAM R MD & DUNCAN B LEWIS TRS	11/9/2016	Coastal Development Permit	008-393-006-000	Coastal Development Permit to allow other residential uses of a similar character, density and intensity to a Bed and Breakfast (short term rental) as determined by the Planning Commission to be consistent and compatible with the intent of the Low Density Residential Zoning District and the Del Monte Forest Land use Plan. The property is located at 3384 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-393-006-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN150108	WHEATLEY WINDSWEPT LLC	2/6/2015	Combined Development Permit	008-383-006-000	Combined Development Permit consisting of 1) a Coastal Administrative Permit and Design Approval for the construction of a 4,414 square foot two-story single family dwelling with an attached 586 square foot garage; and 2) a Coastal Development Permit for the removal of ten oak tree ranging in diameter from 6"-18"; and approximately 800 cubic yards of grading (400 cut/ 400 fill). The property is located at 3433 Carmel Way, Pebble Beach (Assessor's Parcel Number 008-383-006-000), Del Monte Forest Land Use Plan, Coastal Zone.

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RECORD ID	RECORD NAME	DATE OPENED	Entitlement	APN	DESCRIPTION
PLN160144	VIRNIG SHARENE HAMROCK TR & VIRNIG KENNETH JOHN II	3/3/2016	Combined Development Permit	008-012-013-000	Combined Development Permit consisting of a: 1) Coastal Administrative Permit and Design Approval to allow the partial demolition and remodel of an existing 5,700 square foot two story single family residence, associated grading of approximately 800 cubic yards, and dune restoration of approximately 4,380 square feet; 2) Coastal Development Permit to allow development within environmentally sensitive habitat (dune); and 3) Coastal Development Permit to allow development within 750 feet of a known archaeological resource. The property is located at 1154 The Dunes, Pebble Beach (Assessor's Parcel Number 008-012-013-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN160815	DAVI ANTHONY G JR (FREMONT BANK)	12/9/2016	Coastal Administrative Permit	008-112-035-000	Coastal Administrative Permit and Design Approval to allow the construction of a 3,770 square foot three level single family dwelling with a 1,550 square foot roof deck; 596 square foot car porch and entry porch; 1,264 square feet of patios and steps; and 215 square feet of retaining walls. The property is located at 4033 Los Altos Drive, Pebble Beach (Assessor's Parcel Number 008-112-035-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN130148	LOGAN MARK B & ANNE J & PEBBLE BEACH COMPANY	3/5/2013	Combined Development Permit	008-521-006-000	Combined Development Permit consisting of: 1) a Coastal Development Permit for a Lot Line Adjustment to exchange 540 square feet between a townhome parcel and an open space parcel of the Pebble Beach Town Homes, and to allow 2) a Coastal Administrative Permit and Design Approval for a 637 square foot addition to an existing 3,561 square foot townhouse and an existing 660 square foot deck. The property is located at 3307 17 Mile Drive, Unit 6, Pebble Beach (Assessor's Parcel Number 008-521-006-000), Del Monte Land Use Plan.
PLN130745	BAUER EMILY YANG	10/17/2013	Minor and Trivial Amendment	008-331-007-000	Minor and Trivial Amendment and Extension to a previously approved Combined Development Permit (PLN070333); as amended the Combined Development Permit consists of: 1) A Coastal Administrative Permit to allow the construction of a new 4,713 square foot, three-level single family dwelling with an attached 619 square foot garage, two 3,000 gallon water tanks to collect storm water, a 400 linear foot retaining wall and approximately 3,287 cubic yards of grading (1,400 cubic yards cut and 1,887 cubic yards fill); 2) A Coastal Administrative Permit to allow the construction of an 849 square foot detached senior unit; 3) A Coastal Development Permit to allow the removal of 33 Monterey Pine trees; 4) A Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat (Yadon's Piperia); and 5) A Design Approval. The extension will be for six months from February 12, 2014 and will expire on August 12, 2014. The property is located at 1440 Oleada Road, Pebble Beach (Assessor's Parcel Number 008-331-007-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN160742	SWC PARTNERS LLC	11/8/2016	Minor and Trivial Amendment	008-455-015-000	Amendment to previously approved Combined Development Permits (PLN070024 & PLN120103) to: A) delete demolition of the existing single family dwelling; B) incorporate a previously approved Design Approval (PLN150291) which allowed a remodel to the existing single family dwelling including a 144 square foot addition to the existing basement level; and C) allow an after-the-fact 566 square foot expansion of the basement over and above what was previously approved within 750 feet of a known archaeological resource. The property is located at 3296 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-455-015-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN140521	BAUER BRAD B & EMILY YANG BAUER TRS	7/10/2014	Permit Extension	008-331-007-000	Two-year Extension to previously approved Minor and Trivial Amendment and Extension (PLN130745) to Combined Development Permit (PLN070333). The new expiration date will be August 12, 2016. Entitlements to be extended are: 1) a Coastal Administrative Permit to allow the construction of a new 4,713 square foot, three-level single family dwelling with an attached 619 square foot garage, two 3,000 gallon water tanks, retaining wall and 3,287 cubic yards of grading (1,400 cubic yards cut and 1,887 cubic yards fill); 2) a Coastal Administrative Permit to allow the construction of an 849 square foot detached senior unit; 3) A Coastal Development Permit to allow the removal of 33 Monterey Pine trees; 4) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and 5) a Design Approval. The property is located at 1440 Oleada Road, Pebble Beach (Assessor's Parcel Number 008-331-007-000), Del Monte Forest Land Use Plan, Coastal Zone.

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RECORD ID	RECORD NAME	DATE OPENED	Entitlement	APN	DESCRIPTION
PLN170349	TUCHEN MICHAEL H & SARASINA O	4/11/2017	Coastal Administrative Permit	008-162-026-000	Coastal Administrative Permit to allow development within 750 feet of known archaeological resources; and a Coastal Administrative Permit and Design Approval to allow construction of 748 square feet of additions to an existing 6,719 square foot single family dwelling, 126 square foot covered entry, 2,499 square foot terrace with fire pit, barbeque area, exterior stairs and expansion of the existing driveway and parking area. The property is located at 3255 Macomber Drive, Pebble Beach (Assessor's Parcel Number 008-162-026-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN170535	HEVRDEJS FRANK J & MICHELLE H	6/19/2017	Combined Development Permit	008-371-013-000	Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval to allow construction of a 10,417 square foot single family dwelling, with a 799 square foot attached garage and a 548 square foot detached garage; 2) Coastal Administrative Permit and Design Approval to allow construction of a 810 square foot accessory dwelling unit; 3) Variance to allow a 8,463 square foot net reduction of impervious surface coverage (from 27,829 square feet to 19,366 square feet); 4) Coastal Administrative Permit to allow development within 750 feet of known archaeological resources; and 5) Coastal Administrative Permit to allow development on slope exceeding 30 percent. The property is located at 1691 Crespi Lane, Pebble Beach (Assessor's Parcel Number 008-371-013-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN170546	SEDAN CHRIS R TR	6/22/2017	Design Approval	008-351-040-000	After-the-fact Design Approval to clear Code Violation (15CE00038) to allow construction of 2 gas fire pits, hot tub with decking, post and beam patio trellis, and new fencing to match existing. The colors and materials are proposed to match existing single family dwelling. The property is located at 1545 Venadero Road, Pebble Beach (Assessor's Parcel Number 008-351-040-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN170891	CLARK J TR	10/24/2017	Design Approval	008-454-002-000	Design Approval to allow the interior remodel of an existing single family home, including window replacement; colors and materials to match the existing structure. The property is located at 3319 Stevenson Drive, Pebble Beach (Assessor's Parcel Number 008-454-002-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN170167	HUBBELL FREDERICK N JR & LINDA G	3/1/2017	Coastal Administrative Permit	008-213-002-000	Coastal Administrative Permit and Design Approval to allow construction of a 1,502 square foot first floor addition, a 902 square foot second floor addition, a 306 square foot garage addition, 137 square feet of covered terrace, a 443 square foot trellis, an 81 square foot covered porch, and a 297 square foot second-story deck addition to an existing 2,395 square foot single-family dwelling with a 782 square foot attached garage. The property is located at 1540 Viscaino Road, Pebble Beach (Assessor's Parcel Number 008-213-002-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN170198	1536 VENADERO LLC (PENN)	3/8/2017	Combined Development Permit	008-422-012-000	Combined Development Permit consisting of: 1) a Coastal Development Permit to allow landscaping improvements including replacement and reconfiguration of driveway, patios, walkways, fountains, and plants within a positive archaeological site; and 2) a Variance to exceed the 9,000 square feet impervious surface limit in the Pescadero Watershed by 553 square feet for Assessor's Parcel Number 008-422-012-000. The property is located at 1536 Venadero Road, Pebble Beach (Assessor's Parcel Numbers 008-422-012-000 & 008-422-013-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN130456	RADKOWSKI LYNN ANNE (GOESE MYRNA TR)	6/17/2013	Combined Development Permit	008-171-039-000	Combined Development Permit to allow: 1) a Coastal Administrative Permit for a 2,195.5 square foot two-story addition, 569.5 square foot deck, 1,104 square foot courtyard/terrace and retaining walls (192 linear feet) to an existing 4,160.5 two-story single family dwelling; 2) a Coastal Development Permit to allow the removal of six Monterey Pine trees (13", 2-9", 6" and 2-5" in diameter) and two Oak trees (6" & 5" in diameter); 3) Design Approval and 4) grading (555 cubic yards of cut). The property is located at 1584 Griffin Road, Pebble Beach (Assessor's Parcel Number 008-171-039-000), Del Monte Forest Land Use Plan, Coastal Zone.

Del Monte Forest Area Past and Present Projects

RECORD ID	RECORD NAME	DATE OPENED	Entitlement	APN	DESCRIPTION
PLN170753	GIESEN RICHARD A JR TR	9/6/2017	Coastal Administrative Permit	008-202-006-000	Coastal Administrative Permit and Design Approval for the demolition, remodel and additions to a single family dwelling consisting of: demolition of a 477 square foot attached carport, an 874 square foot deck, a 542 square foot covered entry, 588 square feet of patio and exterior stairs; 1,130 square foot first floor addition, a 890 square foot second floor addition, a 593 square foot basement addition, a 133 square foot covered entry, a new 867 square foot garage with a 560 square foot second story office and balcony, a 400 square foot covered loggia, covered terrace, two new fire pits, water feature, wood fence with stucco columns and gate at the driveway, retaining wall, enclosed utility area; and interior remodel. The project also includes 5,047 square feet of asphalt driveway to be replaced with permeable pavers. The property is located at 3175 Palmero Way, Pebble Beach (Assessor's Parcel Number 008-202-006-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN170076	HIRSCHFIELD SCOTT E & MOLLY	1/26/2017	Combined Development Permit	008-234-011-000	Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval for partial demolition and rebuilding of an existing 3,126 square foot single family dwelling, including the demolition of 339 square feet, and the addition of 3,291 square feet, for a finished total of 6,078 square feet; and 2) a Coastal Development Permit for the removal of two Monterey Pine trees. The property is located at 1268 Cantera Court, Pebble Beach (Assessor's Parcel Number 008-234-011-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN100072	ANDERSON JAMES R & FARMER GAIL LEE TR	2/11/2010	Combined Development Permit	008-121-005-000	Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow the construction of a single story 2,653 square foot single family dwelling with an attached 640 square foot garage and grading (less than 100 cubic yards of cut and less than 100 cubic yards of fill); and 2) a Coastal Development Permit to allow the removal of 18 Monterey Pine trees consisting of: one 7-inch, two 8-inch, one 9-inch, one 10-inch, four 12-inch, four 18-inch, one 24-inch landmark, two 30-inch landmark, and two 36-inch landmark. Materials and colors to consist of light green stucco, white trim, color-blended slate roofing, color-blended stone veneer, and copper gutters and downspouts. The property is located at 4088 Sunset Lane, Pebble Beach (Assessors' Parcel Number 008-121-005-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN160608	BAILEY CAROLINE COLEMAN TR	9/16/2016	Combined Development Permit	008-461-010-000	Combined Development Permit consisting of: 1) Coastal Administrative Permit and Design Approval for 2,717 square feet of single story additions with an attached three-car garage; and 2) Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat Area (Monterey Cypress habitat). The property is located at 3257 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-461-010-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN150150	LUNDQUIST RICHARD C & MELANIE F TRS	2/19/2015	Permit Amendment	008-472-006-000	Amendment to a previously approved Combined Development Permit (PLN110114) consisting of: 1) a Coastal Administrative Permit and Design Approval to allow the construction of a detached 1,070 square foot four-car garage, driveway, replacement of an existing wood fence with a new stone wall and a new driveway entrance, restoration of existing paths and driveway to native Monterey Cypress habitat, and associated grading; 2) a Coastal Development Permit for the removal of one dead 7" Monterey Cypress tree; 3) a Coastal Development Permit for development within 100 feet of environmentally sensitive habitat; 4) a Coastal Development Permit for development within 750 feet of a known archaeological resource; and 5) a Coastal Development Permit for development on slopes exceeding than 30 percent. This Amendment would revise the Coastal Administrative Permit and Design Approval to allow the demolition of the 2,083 square foot single family dwelling with 740 square feet of deck area and a 249 square foot attached carport, and construction of a 8,886 square foot single family dwelling with 1,296 square feet of balcony area and a 1,106 square foot detached garage. The property is located at 3224 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-472-006-000), Del Monte Forest Area Land Use Plan, Coastal Zone. Related to PLN110114.

Del Monte Forest Area Past and Present Projects

RECORD ID	RECORD NAME	DATE OPENED	Entitlement	APN	DESCRIPTION
PLN130227	SCAFANI ROBERT & ROSEMARIE	3/27/2013	Combined Development Permit	008-234-037-000	Combined Development Permit consisting of: 1) Coastal Administrative Permit to allow construction of a 4,295 square foot single family dwelling, 1,482 square foot attached 3-car garage, shop/storage area and Design Approval; 2) Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and 3) Waiver of Coastal Development Permit to allow the removal of 3 diseased/dead Monterey Pine trees. The property is located at 3183 Forest Lake Road, Pebble Beach (Assessor's Parcel Number: 008-234-037-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN170718	AT&T SERVICES INC	8/24/2017	Combined Development Permit	008-401-001-000	Combined Development Permit consisting of a: 1) Coastal Administrative Permit and Design Approval to allow an after-the-fact 725 square foot Accessory Dwelling Unit; 2) Coastal Development Permit to allow after-the-fact development within 750 feet of a known archaeological resource; and 3) Variance for exceeding 15-foot maximum height by 2 feet. The property is located at 1557 Cypress Road, Pebble Beach (Assessor's Parcel Number 008-401-001-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN170237	RHODES DANIEL J CO-TR ET AL	3/20/2017	Combined Development Permit	008-072-013-000	Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow the remodel of a one-story 1,433 square foot single family residence, a 1,082 square foot addition on the main level, a 264 square foot addition on the upper level, and a 989 square foot attached garage on the basement level, for a total of 3,768 square feet; and 2) a Coastal Development Permit for the removal of 4 Monterey Pine trees. The property is located at 4175 Sunset Lane, Pebble Beach (Assessor's Parcel Number 008-072-013-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN170570	TIRADO DON LOUIS & COLLINS JULIE DAWN	7/6/2017	Coastal Administrative Permit	008-031-027-000	Coastal Administrative Permit and Design Approval to allow the construction of a 4,210 square foot single family dwelling with a 875 square foot garage and the removal of 26 Monterey Pine trees (tree removal was analyzed under the previous EIR for the Del Monte Forest LCP Amendment). The property is located at 1443 Viscaino Road, Pebble Beach (Assessor's Parcel Number 008-031-027-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN170571	2020 INVESTMENT GROUP (TIRADO)	7/6/2017	Coastal Administrative Permit	008-031-026-000	Coastal Administrative Permit and Design Approval to allow the construction of a 5,228 square foot single family dwelling with a 946 square foot garage, and the removal of 24 Monterey Pine trees (tree removal was analyzed under the previous EIR for the Del Monte Forest LCP Amendment). The property is located at 1437 Viscano Road, Pebble Beach (Assessor's Parcel Number 008-031-026-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN170845	BALL DAVID M & SARAH E	10/6/2017	Coastal Administrative Permit	008-533-007-000	Coastal Administrative Permit and Design Approval to allow an 868 square foot addition to an existing 4,576 square foot single family dwelling. The property is located at 1230 Silver Court, Pebble Beach (Assessor's Parcel Number 008-533-007-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN170667	KILIC KEMAL SUHA	8/3/2017	Coastal Administrative Permit	008-061-007-000	Coastal Administrative Permit and Design Approval to allow construction of 709 square foot addition to an existing 1294 square foot single-family dwelling and addition of a 506 square foot attached garage. The property is located at 4119 Crest Road, Pebble Beach (Assessor's Parcel Number 008-061-007-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN170803	BARRETT FAMILY HOLDINGS LLC	9/21/2017	Coastal Development Permit	008-271-004-000	Combined Development Permit consisting of: 1) Coastal Development Permit and Design Approval to allow the construction of a 550 square foot laundry room (expanding existing utility room) within 750 feet of a known archaeological resource; and 2) Coastal Development Permit for development within 100 feet of environmentally sensitive habitat. The property is located at 3154 17 Mile Drive, Pebble Beach (Assessor's Parcel Number 008-271-004-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN150755	RAVEN SCOTT & RAVEN CHARLYSE	10/23/2015	Combined Development Permit	008-401-010-000	Combined Development Permit consisting of a 1) Coastal Administrative Permit and Design Approval to allow the construction of a 3,996 square foot single family dwelling; 2) Coastal Development Permit to allow development within 750 feet of an archaeological resource; 3) Variance to exceed lot coverage by 3.9% (totaling 18.9%) and FAR by 5.3% (totaling 22.8%). The property is located at 3213 Whitman Lane, Pebble Beach (Assessor's Parcel Number 008-401-010-000), Del Monte Forest Land Use Plan, Coastal Zone.

Del Monte Forest Area Past and Present Projects

RECORD ID	RECORD NAME	DATE OPENED	Entitlement	APN	DESCRIPTION
PLN150615	DEL MONTE FOUNDATION INC (DEL MONTE FOREST CONSERVANCY)	8/20/2015	Coastal Administrative Permit	008-161-009-000	Coastal Administrative Permit and Design Approval to allow the construction of a series of check dams for restoration and drainage control on a man-made erosional gully. The property is located adjacent to 17 Mile Drive, between Del Ciervo Road and Carmel Way, Pebble Beach (Assessor's Parcel Number 008-161-009-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN170538	PEBBLE BEACH COMPANY	6/20/2017	Combined Development Permit	008-431-010-000	Combined Development Permit consisting of: 1) a Coastal Development Permit and Design Approval to allow the construction of 18-space surface parking lot, 150 linear feet of retaining wall and 94 linear feet of 3 foot high wooden fence; and 2) a Coastal Development Permit for removal of 10 trees (7 Coast Live Oak, 2 Monterey Pine & 1 Monterey Cypress). Grading of 695 cubic yards and fill of 8 cubic yards. The property is located at 1491 Cypress Drive, Pebble Beach (Assessor's Parcel Number 008-431-010-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN170213	BALISTIDAE CAPITAL LLC	3/10/2017	Coastal Administrative Permit	008-032-019-000	Coastal Administrative Permit and Design Approval to allow the construction of a 5,064 square foot two-story single family dwelling with an attached 1,013 square foot three-car garage and associated grading. The property is located at 29 Poppy Lane, Pebble Beach (Assessor's Parcel Number 008-032-019-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN180118	WOO WARREN C & SUDA CAROLYN M TRS	2/16/2018	Design Approval	008-261-004-000	Design Approval to allow construction of an 198 square foot addition and a 145 square foot balcony. Colors and materials to include natural wood siding (cedar) and stone veneer, bronze aluminum window frames, and glass railing. The property is located at 1152 Signal Hill Road, Pebble Beach (Assessor's Parcel Number 008-261-004-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN170574	WIGGANS THOMAS & WIGGANS KATHRYN TRS	7/7/2017	Coastal Administrative Permit	008-453-003-000	Coastal Administrative Permit and Design Approval to allow the construction of a 5,593 square foot two-story single-family dwelling, swimming pool, xx linear feet of wood fencing, and associated grading; and a Coastal Administrative Permit to allow development within 750 feet of known archaeological resources. The property is located at 3330 Stevenson Drive, Pebble Beach (Assessor's Parcel Number 008-453-003-000), Del Monte Forest Land Use Plan, Coastal Zone. Related to PLN160368.
PLN140353	MAESTRI LUCA & KATRINA TRS	5/15/2014	Combined Development Permit	008-491-024-000	Combined Development Permit consisting of: 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 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); 4) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat, and 5) 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.
PLN160289	HANSEN JULIE K	4/20/2016	Mills Act Contract	008-371-002-000	Mills Act Historic Property Contract request for the Hansen/Alma Urmston House . The property is located at 3191 Del Ciervo Road, Pebble Beach (Assessor's Parcel Number 008-371-002-000), Del Monte Forest Land Use Plan, Coastal Zone.
PLN150239	1659 CRESPI LANE LLC	3/23/2015	Coastal Administrative Permit	008-371-017-000	Coastal Administrative Permit to allow the demolition of a 2,894 square foot residence and the construction of a new 4,355 square foot two-story residence with an attached 924 square foot three-car garage, 228 square foot entry porch, 168 square foot loggia, 728 square feet of terraces, and associated site improvements including a 2,148 cubic yards of grading (1,059 cut/1,089 fill); Tree Removal permit to allow the removal of one 27 inch Monterey Pine tree; and Design Approval. The property is located at 1659 Crespi Lane, Pebble Beach (Assessor's Parcel Number 008-371-017-000), Del Monte Forest Land Use Plan, Coastal Zone.

APPENDIX C

Biological Resources Background Information

IPaC **U.S. Fish & Wildlife Service**

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Monterey County, California

Local office

Ventura Fish And Wildlife Office

(805) 644-1766
(805) 644-3958

2493 Portola Road, Suite B
Ventura, CA 93003-7726

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population, even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information.
2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS

Southern Sea Otter Enhydra lutris nereis — Threatened
Marine mammal
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/8560

Birds

NAME	STATUS
California Condor Gymnogyps californianus There is **final** critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/8193	Endangered
California Least Tern Sterna antillarum browni No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8104	Endangered
Least Bell's Vireo Vireo bellii pusillus There is **final** critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/5945	Endangered
Marbled Murrelet Brachyramphus marmoratus There is **final** critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/4467	Threatened
Southwestern Willow Flycatcher Empidonax traillii extimus There is **final** critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/6749	Endangered
Western Snowy Plover Charadrius alexandrinus nivosus There is **final** critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/8035	Threatened

Amphibians

NAME	STATUS
California Red-legged Frog Rana draytonii There is **final** critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/2891	Threatened

California Tiger Salamander Ambystoma californiense — Threatened
There is **final** critical habitat for this species. Your location is outside the critical habitat.
https://ecos.fws.gov/ecp/species/2076

Fishes

NAME	STATUS
Tidewater Goby Eucyclogobius newberryi There is **final** critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/57	Endangered

Insects

NAME	STATUS
Smith's Blue Butterfly Euphilotes enoptes smithi There is **proposed** critical habitat for this species. The location of the critical habitat is not available. https://ecos.fws.gov/ecp/species/4418	Endangered

Crustaceans

NAME	STATUS
Vernal Pool Fairy Shrimp Branchinecta lynchi There is **final** critical habitat for this species. Your location is outside the critical habitat. https://ecos.fws.gov/ecp/species/498	Threatened

Flowering Plants

NAME	STATUS
Beach Layia Layia carnosa No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/6728	Endangered
Clover Lupine Lupinus tidestromii No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/4459	Endangered
Coastal Dunes Milk-vetch Astragalus tener var. titi No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/7675	Endangered

Hickman's Potentilla Potentilla hickmanii — Endangered
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/6343

Marsh Sandwort Arenaria paludicola — Endangered
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/2229

Menzies' Wallflower Erysimum menziesii — Endangered
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/2935

Monterey Clover Trifolium trichocalyx — Endangered
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/4282

Monterey Gilia Gilia tenuiflora ssp. arenaria — Endangered
No critical habitat has been designated for this species.
https://ecos.fws.gov/ecp/species/856

Monterey Spineflower Chorizanthe pungens var. pungens — Threatened
There is **final** critical habitat for this species. Your location is outside the critical habitat.
https://ecos.fws.gov/ecp/species/396

Yadon's Piperia Piperia yadonii — Endangered
There is **final** critical habitat for this species. Your location is outside the critical habitat.
https://ecos.fws.gov/ecp/species/4205

Conifers and Cycads

NAME	STATUS
Gowen Cypress Cupressus goveniana ssp. goveniana No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/8548	Threatened

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described below.

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php
- Measures for avoiding and minimizing impacts to birds http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php
- Nationwide conservation measures for birds http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE.

"BREEDS ELSEWHERE" INDICATES THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)

Allen's Hummingbird Selasphorus sasin — Breeds Feb 1 to Jul 15
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9637

Ashy Storm-petrel Oceanodroma homochroa — Breeds May 1 to Jan 15
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/7237

Bald Eagle Haliaeetus leucocephalus — Breeds Jan 1 to Aug 31
This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.
https://ecos.fws.gov/ecp/species/1626

Black Oystercatcher Haematopus bachmani — Breeds Apr 15 to Oct 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9591

Black Skimmer Rynchops niger — Breeds May 20 to Sep 15
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/5234

Black Swift Cypseloides niger — Breeds Jun 15 to Sep 10
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/8878

Black Turnstone Arenaria melanocephala — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Burrowing Owl Athene cunicularia — Breeds Mar 15 to Aug 31
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/9737

California Thrasher Toxostoma redivivum — Breeds Jan 1 to Jul 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Clark's Grebe Aechmophorus clarkii — Breeds Jan 1 to Dec 31
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Common Yellowthroat Geothlypis trichas sinuosa — Breeds May 20 to Jul 31
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/2084

Golden Eagle Aquila chrysaetos — Breeds Jan 1 to Aug 31
This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.
https://ecos.fws.gov/ecp/species/1680

Lawrence's Goldfinch Carduelis lawrencei — Breeds Mar 20 to Sep 20
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9464

Lewis's Woodpecker Melanerpes lewis — Breeds Apr 20 to Sep 30
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9408

Long-billed Curlew Numenius americanus — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/5511

Marbled Godwit Limosa fedoa — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9481

Nuttall's Woodpecker Picoides nuttallii — Breeds Apr 1 to Jul 20
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/9410

Oak Titmouse Baeolophus inornatus — Breeds Mar 15 to Jul 15
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9656

Rufous Hummingbird selasphorus rufus — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/8002

Short-billed Dowitcher Limnodromus griseus — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9480

Song Sparrow Melospiza melodia — Breeds Feb 20 to Sep 5
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

Spotted Towhee Pipilo maculatus clementae — Breeds Apr 15 to Jul 20
This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA
https://ecos.fws.gov/ecp/species/4243

Tricolored Blackbird Agelaius tricolor — Breeds Mar 15 to Aug 10
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/3910

Whimbrel Numenius phaeopus — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.
https://ecos.fws.gov/ecp/species/9483

Willet Tringa semipalmata — Breeds elsewhere
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Wrentit Chamaea fasciata — Breeds Mar 15 to Aug 10
This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

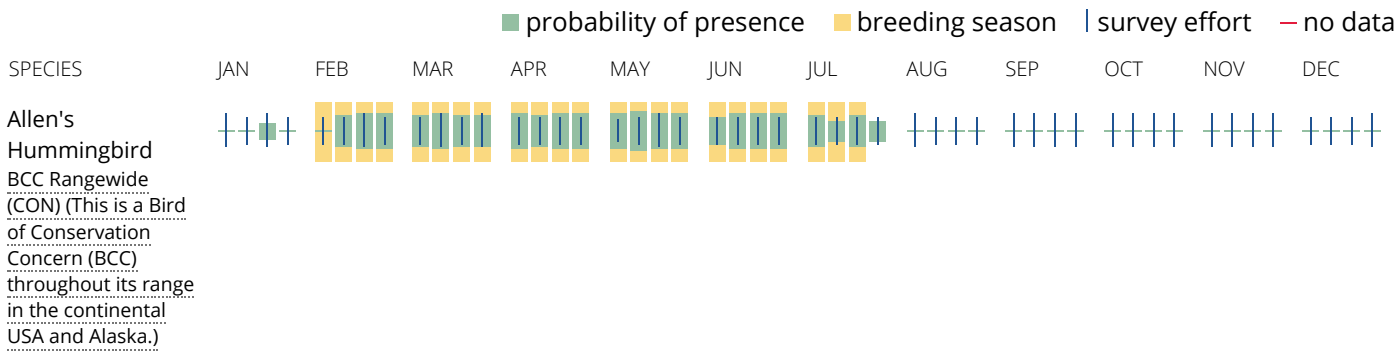
Breeding Season (▪)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

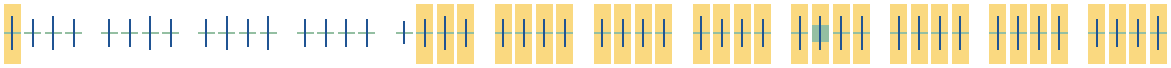
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

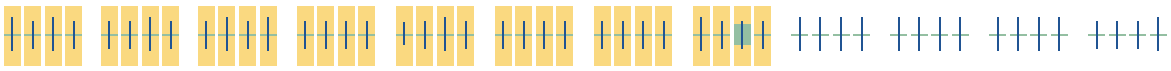
Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



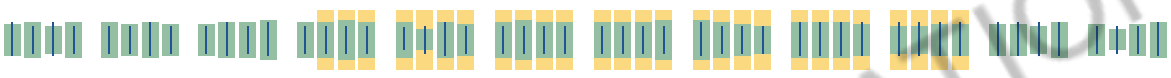
Ashy Storm-petrel
BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



Bald Eagle
Non-BCC Vulnerable (This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.)

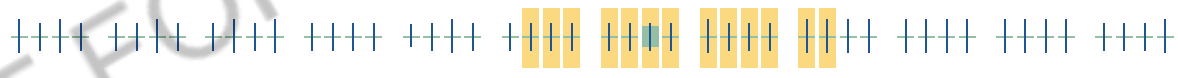


Black Oystercatcher
BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



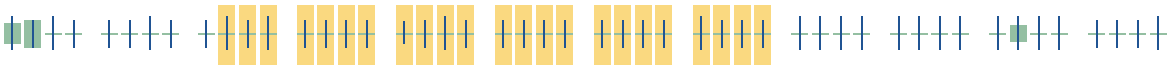
Black Skimmer
BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

Black Swift
BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)



Black Turnstone
BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

Burrowing Owl
BCC - BCR (This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA)



California Thrasher
BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

Clark's Grebe
BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

Common Yellowthroat
BCC - BCR (This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA)

Golden Eagle
Non-BCC Vulnerable (This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.)

SPECIES JAN FEB MAR APR MAY JUN JUL AUG SEP OCT NOV DEC

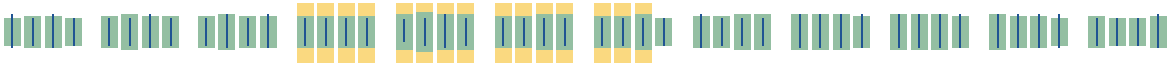
Lawrence's Goldfinch
BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

Lewis's Woodpecker
BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

Long-billed Curlew
BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

Marbled Godwit
BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

Nuttall's Woodpecker
BCC - BCR (This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA)

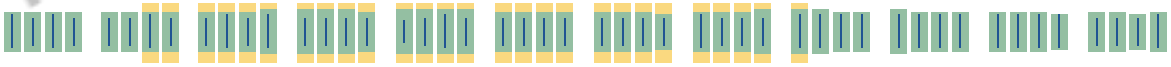


Oak Titmouse
BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

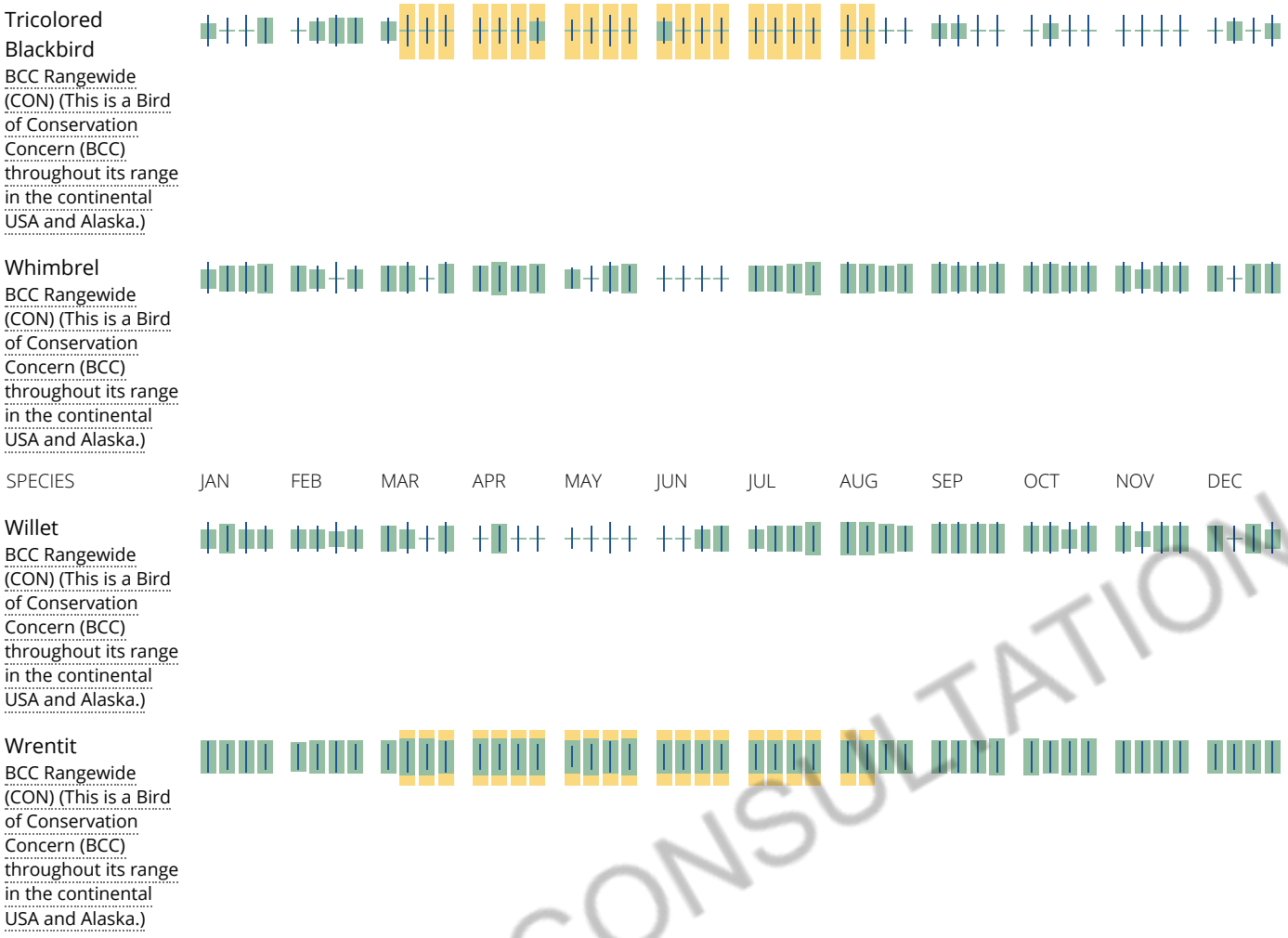
Rufous Hummingbird
BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

Short-billed Dowitcher
BCC Rangewide (CON) (This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.)

Song Sparrow
BCC - BCR (This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA)



Spotted Towhee
BCC - BCR (This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA)



Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures and/or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the E-bird Explore Data Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets .

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: The Cornell Lab of Ornithology All About Birds Bird Guide, or (if you are unsuccessful in locating the bird of interest there), the Cornell Lab of Ornithology Neotropical Birds guide. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Marine mammals

Marine mammals are protected under the Marine Mammal Protection Act. Some are also protected under the Endangered Species Act[1] and the Convention on International Trade in Endangered Species of Wild Fauna and Flora[2].

The responsibilities for the protection, conservation, and management of marine mammals are shared by the U.S. Fish and Wildlife Service [responsible for otters, walruses, polar bears, manatees, and dugongs] and NOAA Fisheries[3] [responsible for seals, sea lions, whales, dolphins, and porpoises]. Marine mammals under the responsibility of NOAA Fisheries are **not** shown on this list; for additional information on those species please visit the Marine Mammals page of the NOAA Fisheries website.

The Marine Mammal Protection Act prohibits the take (to harass, hunt, capture, kill, or attempt to harass, hunt, capture or kill) of marine mammals and further coordination may be necessary for project evaluation. Please contact the U.S. Fish and Wildlife Service Field Office shown.

1. The Endangered Species Act (ESA) of 1973.
2. The Convention on International Trade in Endangered Species of Wild Fauna and Flora (CITES) is a treaty to ensure that international trade in plants and animals does not threaten their survival in the wild.
3. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following marine mammals under the responsibility of the U.S. Fish and Wildlife Service are potentially affected by activities in this location:

NAME

Southern Sea Otter Enhydra lutris nereis
https://ecos.fws.gov/ecp/species/8560

Facilities

Wildlife refuges and fish hatcheries

REFUGE AND FISH HATCHERY INFORMATION IS NOT AVAILABLE AT THIS TIME

Wetlands in the National Wetlands Inventory

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

THERE ARE NO KNOWN WETLANDS AT THIS LOCATION.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

NOAA FISHERIES | West Coast Region
NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION

Signal Hill NOAA Species List

Quad Name **Monterey**
Quad Number **36121-E8**

ESA Anadromous Fish

SONCC Coho ESU (T) -
CCC Coho ESU (E) -
CC Chinook Salmon ESU (T) -
CVSR Chinook Salmon ESU (T) -
SRWR Chinook Salmon ESU (E) -
NC Steelhead DPS (T) -
CCC Steelhead DPS (T) -
SCCC Steelhead DPS (T) - **X**
SC Steelhead DPS (E) -
CCV Steelhead DPS (T) -
Eulachon (T) -
sDPS Green Sturgeon (T) - **X**

ESA Anadromous Fish Critical Habitat

SONCC Coho Critical Habitat -
CCC Coho Critical Habitat -
CC Chinook Salmon Critical Habitat -
CVSR Chinook Salmon Critical Habitat -
SRWR Chinook Salmon Critical Habitat -
NC Steelhead Critical Habitat -
CCC Steelhead Critical Habitat -
SCCC Steelhead Critical Habitat - **X**
SC Steelhead Critical Habitat -
CCV Steelhead Critical Habitat -
Eulachon Critical Habitat -
sDPS Green Sturgeon Critical Habitat - **X**

ESA Marine Invertebrates

Range Black Abalone (E) - X
Range White Abalone (E) -

ESA Marine Invertebrates Critical Habitat

Black Abalone Critical Habitat - X

ESA Sea Turtles

East Pacific Green Sea Turtle (T) - X
Olive Ridley Sea Turtle (T/E) - X
Leatherback Sea Turtle (E) - X
North Pacific Loggerhead Sea Turtle (E) - X

ESA Whales

Blue Whale (E) - X
Fin Whale (E) - X
Humpback Whale (E) - X
Southern Resident Killer Whale (E) - X
North Pacific Right Whale (E) - X
Sei Whale (E) - X
Sperm Whale (E) - X

ESA Pinnipeds

Guadalupe Fur Seal (T) - X
Steller Sea Lion Critical Habitat -

Essential Fish Habitat

Coho EFH -
Chinook Salmon EFH -
Groundfish EFH - X
Coastal Pelagics EFH - X
Highly Migratory Species EFH - X

MMPA Species (See list at left)

ESA and MMPA Cetaceans/Pinnipeds
See list at left and consult the NMFS Long Beach office
562-980-4000

MMPA Cetaceans - **X**
MMPA Pinnipeds - **X**

Quad Name **Monterey OE N**
Quad Number **36121-F8**

ESA Anadromous Fish

SONCC Coho ESU (T) -
CCC Coho ESU (E) -
CC Chinook Salmon ESU (T) -
CVSR Chinook Salmon ESU (T) -
SRWR Chinook Salmon ESU (E) -
NC Steelhead DPS (T) -
CCC Steelhead DPS (T) -
SCCC Steelhead DPS (T) - **X**
SC Steelhead DPS (E) -
CCV Steelhead DPS (T) -
Eulachon (T) -
sDPS Green Sturgeon (T) - **X**

ESA Anadromous Fish Critical Habitat

SONCC Coho Critical Habitat -
CCC Coho Critical Habitat -
CC Chinook Salmon Critical Habitat -
CVSR Chinook Salmon Critical Habitat -
SRWR Chinook Salmon Critical Habitat -
NC Steelhead Critical Habitat -
CCC Steelhead Critical Habitat -
SCCC Steelhead Critical Habitat -
SC Steelhead Critical Habitat -

CCV Steelhead Critical Habitat -
Eulachon Critical Habitat -
sDPS Green Sturgeon Critical Habitat - **X**

ESA Marine Invertebrates

Range Black Abalone (E) - **X**
Range White Abalone (E) -

ESA Marine Invertebrates Critical Habitat

Black Abalone Critical Habitat - **X**

ESA Sea Turtles

East Pacific Green Sea Turtle (T) - **X**
Olive Ridley Sea Turtle (T/E) - **X**
Leatherback Sea Turtle (E) - **X**
North Pacific Loggerhead Sea Turtle (E) - **X**

ESA Whales

Blue Whale (E) - **X**
Fin Whale (E) - **X**
Humpback Whale (E) - **X**
Southern Resident Killer Whale (E) - **X**
North Pacific Right Whale (E) - **X**
Sei Whale (E) - **X**
Sperm Whale (E) - **X**

ESA Pinnipeds

Guadalupe Fur Seal (T) - **X**
Steller Sea Lion Critical Habitat -

Essential Fish Habitat

Coho EFH -
Chinook Salmon EFH -

Groundfish EFH - **X**
Coastal Pelagics EFH - **X**
Highly Migratory Species EFH - **X**

MMPA Species (See list at left)

ESA and MMPA Cetaceans/Pinnipeds
See list at left and consult the NMFS Long Beach office
562-980-4000

MMPA Cetaceans - **X**
MMPA Pinnipeds - **X**

Quad Name **Marina**
Quad Number **36121-F7**

ESA Anadromous Fish

SONCC Coho ESU (T) -
CCC Coho ESU (E) -
CC Chinook Salmon ESU (T) -
CVSR Chinook Salmon ESU (T) -
SRWR Chinook Salmon ESU (E) -
NC Steelhead DPS (T) -
CCC Steelhead DPS (T) -
SCCC Steelhead DPS (T) - **X**
SC Steelhead DPS (E) -
CCV Steelhead DPS (T) -
Eulachon (T) -
sDPS Green Sturgeon (T) - **X**

ESA Anadromous Fish Critical Habitat

SONCC Coho Critical Habitat -
CCC Coho Critical Habitat -
CC Chinook Salmon Critical Habitat -
CVSR Chinook Salmon Critical Habitat -

SRWR Chinook Salmon Critical Habitat -
NC Steelhead Critical Habitat -
CCC Steelhead Critical Habitat -
SCCC Steelhead Critical Habitat - X
SC Steelhead Critical Habitat -
CCV Steelhead Critical Habitat -
Eulachon Critical Habitat -
sDPS Green Sturgeon Critical Habitat - X

ESA Marine Invertebrates

Range Black Abalone (E) - X
Range White Abalone (E) -

ESA Marine Invertebrates Critical Habitat

Black Abalone Critical Habitat -

ESA Sea Turtles

East Pacific Green Sea Turtle (T) - X
Olive Ridley Sea Turtle (T/E) - X
Leatherback Sea Turtle (E) - X
North Pacific Loggerhead Sea Turtle (E) - X

ESA Whales

Blue Whale (E) - X
Fin Whale (E) - X
Humpback Whale (E) - X
Southern Resident Killer Whale (E) - X
North Pacific Right Whale (E) - X
Sei Whale (E) - X
Sperm Whale (E) - X

ESA Pinnipeds

Guadalupe Fur Seal (T) - X
Steller Sea Lion Critical Habitat -

Essential Fish Habitat

Coho EFH -
Chinook Salmon EFH -
Groundfish EFH - **X**
Coastal Pelagics EFH - **X**
Highly Migratory Species EFH - **X**

MMPA Species (See list at left)

ESA and MMPA Cetaceans/Pinnipeds

See list at left and consult the NMFS Long Beach office 562-980-4000

MMPA Cetaceans - **X**
MMPA Pinnipeds - **X**

uad Name **Seaside**
Quad Number **36121-E7**

ESA Anadromous Fish

SONCC Coho ESU (T) -
CCC Coho ESU (E) -
CC Chinook Salmon ESU (T) -
CVSR Chinook Salmon ESU (T) -
SRWR Chinook Salmon ESU (E) -
NC Steelhead DPS (T) -
CCC Steelhead DPS (T) -
SCCC Steelhead DPS (T) - **X**
SC Steelhead DPS (E) -
CCV Steelhead DPS (T) -
Eulachon (T) -
sDPS Green Sturgeon (T) - **X**

ESA Anadromous Fish Critical Habitat

SONCC Coho Critical Habitat -

CCC Coho Critical Habitat -
CC Chinook Salmon Critical Habitat -
CVSR Chinook Salmon Critical Habitat -
SRWR Chinook Salmon Critical Habitat -
NC Steelhead Critical Habitat -
CCC Steelhead Critical Habitat -
SCCC Steelhead Critical Habitat - X
SC Steelhead Critical Habitat -
CCV Steelhead Critical Habitat -
Eulachon Critical Habitat -
sDPS Green Sturgeon Critical Habitat - X

ESA Marine Invertebrates

Range Black Abalone (E) - X
Range White Abalone (E) -

ESA Marine Invertebrates Critical Habitat

Black Abalone Critical Habitat -

ESA Sea Turtles

East Pacific Green Sea Turtle (T) - X
Olive Ridley Sea Turtle (T/E) - X
Leatherback Sea Turtle (E) - X
North Pacific Loggerhead Sea Turtle (E) - X

ESA Whales

Blue Whale (E) - X
Fin Whale (E) - X
Humpback Whale (E) - X
Southern Resident Killer Whale (E) - X
North Pacific Right Whale (E) - X
Sei Whale (E) - X
Sperm Whale (E) - X

ESA Pinnipeds

Guadalupe Fur Seal (T) - **X**
Steller Sea Lion Critical Habitat -

Essential Fish Habitat

Coho EFH -
Chinook Salmon EFH -
Groundfish EFH - **X**
Coastal Pelagics EFH - **X**
Highly Migratory Species EFH - **X**

MMPA Species (See list at left)

ESA and MMPA Cetaceans/Pinnipeds

See list at left and consult the NMFS Long Beach office 562-980-4000

MMPA Cetaceans - **X**
MMPA Pinnipeds - **X**

Quad Name **Mount Carmel**
Quad Number **36121-D7**

ESA Anadromous Fish

SONCC Coho ESU (T) -
CCC Coho ESU (E) -
CC Chinook Salmon ESU (T) -
CVSR Chinook Salmon ESU (T) -
SRWR Chinook Salmon ESU (E) -
NC Steelhead DPS (T) -
CCC Steelhead DPS (T) -
SCCC Steelhead DPS (T) - **X**
SC Steelhead DPS (E) -
CCV Steelhead DPS (T) -
Eulachon (T) -
sDPS Green Sturgeon (T) -

ESA Anadromous Fish Critical Habitat

SONCC Coho Critical Habitat -
CCC Coho Critical Habitat -
CC Chinook Salmon Critical Habitat -
CVSR Chinook Salmon Critical Habitat -
SRWR Chinook Salmon Critical Habitat -
NC Steelhead Critical Habitat -
CCC Steelhead Critical Habitat -
SCCC Steelhead Critical Habitat - **X**
SC Steelhead Critical Habitat -
CCV Steelhead Critical Habitat -
Eulachon Critical Habitat -
sDPS Green Sturgeon Critical Habitat -

ESA Marine Invertebrates

Range Black Abalone (E) -
Range White Abalone (E) -

ESA Marine Invertebrates Critical Habitat

Black Abalone Critical Habitat -

ESA Sea Turtles

East Pacific Green Sea Turtle (T) -
Olive Ridley Sea Turtle (T/E) -
Leatherback Sea Turtle (E) -
North Pacific Loggerhead Sea Turtle (E) -

ESA Whales

Blue Whale (E) -
Fin Whale (E) -
Humpback Whale (E) -
Southern Resident Killer Whale (E) -
North Pacific Right Whale (E) -
Sei Whale (E) -
Sperm Whale (E) -

ESA Pinnipeds

Guadalupe Fur Seal (T) -
Steller Sea Lion Critical Habitat -

Essential Fish Habitat

Coho EFH -
Chinook Salmon EFH -
Groundfish EFH -
Coastal Pelagics EFH -
Highly Migratory Species EFH -

MMPA Species (See list at left)

ESA and MMPA Cetaceans/Pinnipeds

See list at left and consult the NMFS Long Beach office
562-980-4000

MMPA Cetaceans -
MMPA Pinnipeds -

Quad Name **Soberanes Point**
Quad Number **36121-D8**

ESA Anadromous Fish

SONCC Coho ESU (T) -
CCC Coho ESU (E) -
CC Chinook Salmon ESU (T) -
CVSR Chinook Salmon ESU (T) -
SRWR Chinook Salmon ESU (E) -
NC Steelhead DPS (T) -
CCC Steelhead DPS (T) -
SCCC Steelhead DPS (T) - **X**
SC Steelhead DPS (E) -
CCV Steelhead DPS (T) -
Eulachon (T) -

sDPS Green Sturgeon (T) - X

ESA Anadromous Fish Critical Habitat

SONCC Coho Critical Habitat -
CCC Coho Critical Habitat -
CC Chinook Salmon Critical Habitat -
CVSR Chinook Salmon Critical Habitat -
SRWR Chinook Salmon Critical Habitat -
NC Steelhead Critical Habitat -
CCC Steelhead Critical Habitat -
SCCC Steelhead Critical Habitat - X
SC Steelhead Critical Habitat -
CCV Steelhead Critical Habitat -
Eulachon Critical Habitat -
sDPS Green Sturgeon Critical Habitat -

ESA Marine Invertebrates

Range Black Abalone (E) - X
Range White Abalone (E) -

ESA Marine Invertebrates Critical Habitat

Black Abalone Critical Habitat - X

ESA Sea Turtles

East Pacific Green Sea Turtle (T) - X
Olive Ridley Sea Turtle (T/E) - X
Leatherback Sea Turtle (E) - X
North Pacific Loggerhead Sea Turtle (E) - X

ESA Whales

Blue Whale (E) - X
Fin Whale (E) - X
Humpback Whale (E) - X
Southern Resident Killer Whale (E) - X

North Pacific Right Whale (E) - **X**
Sei Whale (E) - **X**
Sperm Whale (E) - **X**

ESA Pinnipeds

Guadalupe Fur Seal (T) - **X**
Steller Sea Lion Critical Habitat -

Essential Fish Habitat

Coho EFH -
Chinook Salmon EFH -
Groundfish EFH - **X**
Coastal Pelagics EFH - **X**
Highly Migratory Species EFH - **X**

MMPA Species (See list at left)

ESA and MMPA Cetaceans/Pinnipeds

See list at left and consult the NMFS Long Beach office 562-980-4000

MMPA Cetaceans - **X**
MMPA Pinnipeds - **X**

Selected Elements by Scientific Name

California Department of Fish and Wildlife

California Natural Diversity Database

Query Criteria: Quad IS (Monterey (3612158) OR Marina (3612167) OR Seaside (3612157) OR Mt. Carmel (3612147) OR Soberanes Point (3612148))

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Agelaius tricolor tricolored blackbird	ABPBXB0020	None	Candidate Endangered	G2G3	S1S2	SSC
Allium hickmanii Hickman's onion	PMLIL02140	None	None	G2	S2	1B.2
Ambystoma californiense California tiger salamander	AAAAA01180	Threatened	Threatened	G2G3	S2S3	WL
Anniella pulchra northern California legless lizard	ARACC01020	None	None	G3	S3	SSC
Arctostaphylos edmundsii Little Sur manzanita	PDERI04260	None	None	G2	S2	1B.2
Arctostaphylos hookeri ssp. hookeri Hooker's manzanita	PDERI040J1	None	None	G3T2	S2	1B.2
Arctostaphylos montereyensis Toro manzanita	PDERI040R0	None	None	G2?	S2?	1B.2
Arctostaphylos pajaroensis Pajaro manzanita	PDERI04100	None	None	G1	S1	1B.1
Arctostaphylos pumila sandmat manzanita	PDERI04180	None	None	G1	S1	1B.2
Astragalus tener var. titi coastal dunes milk-vetch	PDFAB0F8R2	Endangered	Endangered	G2T1	S1	1B.1
Athene cunicularia burrowing owl	ABNSB10010	None	None	G4	S3	SSC
Bombus caliginosus obscure bumble bee	IIHYM24380	None	None	G4?	S1S2	
Bombus occidentalis western bumble bee	IIHYM24250	None	None	G2G3	S1	
Bryoria spiralifera twisted horsehair lichen	NLTEST5460	None	None	G3	S1S2	1B.1
Buteo regalis ferruginous hawk	ABNKC19120	None	None	G4	S3S4	WL
Castilleja ambigua var. insalutata pink Johnny-nip	PDSCR0D403	None	None	G4T2	S2	1B.1
Central Dune Scrub Central Dune Scrub	CTT21320CA	None	None	G2	S2.2	
Central Maritime Chaparral Central Maritime Chaparral	CTT37C20CA	None	None	G2	S2.2	
Centromadia parryi ssp. congdonii Congdon's tarplant	PDAST4R0P1	None	None	G3T2	S2	1B.1

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Charadrius alexandrinus nivosus western snowy plover	ABNNB03031	Threatened	None	G3T3	S2S3	SSC
Chorizanthe minutiflora Fort Ord spineflower	PDPGN04100	None	None	G1	S1	1B.2
Chorizanthe pungens var. pungens Monterey spineflower	PDPGN040M2	Threatened	None	G2T2	S2	1B.2
Clarkia jolonensis Jolon clarkia	PDONA050L0	None	None	G2	S2	1B.2
Coelus globosus globose dune beetle	IICOL4A010	None	None	G1G2	S1S2	
Collinsia multicolor San Francisco collinsia	PDSCR0H0B0	None	None	G2	S2	1B.2
Cordylanthus rigidus ssp. littoralis seaside bird's-beak	PDSCR0J0P2	None	Endangered	G5T2	S2	1B.1
Corynorhinus townsendii Townsend's big-eared bat	AMACC08010	None	None	G3G4	S2	SSC
Coturnicops noveboracensis yellow rail	ABNME01010	None	None	G4	S1S2	SSC
Cypseloides niger black swift	ABNUA01010	None	None	G4	S2	SSC
Danaus plexippus pop. 1 monarch - California overwintering population	IILEPP2012	None	None	G4T2T3	S2S3	
Delphinium californicum ssp. interius Hospital Canyon larkspur	PDRAN0B0A2	None	None	G3T3	S3	1B.2
Delphinium hutchinsoniae Hutchinson's larkspur	PDRAN0B0V0	None	None	G2	S2	1B.2
Emys marmorata western pond turtle	ARAAD02030	None	None	G3G4	S3	SSC
Eremophila alpestris actia California horned lark	ABPAT02011	None	None	G5T4Q	S4	WL
Ericameria fasciculata Eastwood's goldenbush	PDAST3L080	None	None	G2	S2	1B.1
Eriogonum nortonii Pinnacles buckwheat	PDPGN08470	None	None	G2	S2	1B.3
Erysimum ammophilum sand-loving wallflower	PDBRA16010	None	None	G2	S2	1B.2
Erysimum menziesii Menzies' wallflower	PDBRA160R0	Endangered	Endangered	G1	S1	1B.1
Eucyclogobius newberryi tidewater goby	AFCQN04010	Endangered	None	G3	S3	SSC
Euphilotes enoptes smithi Smith's blue butterfly	IILEPG2026	Endangered	None	G5T1T2	S1S2	

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Fritillaria liliacea fragrant fritillary	PMLIL0V0C0	None	None	G2	S2	1B.2
Gilia tenuiflora ssp. arenaria Monterey gilia	PDPLM041P2	Endangered	Threatened	G3G4T2	S2	1B.2
Hesperocyparis goveniana Gowen cypress	PGCUP04031	Threatened	None	G1	S1	1B.2
Hesperocyparis macrocarpa Monterey cypress	PGCUP04060	None	None	G1	S1	1B.2
Horkelia cuneata var. sericea Kellogg's horkelia	PDROS0W043	None	None	G4T1?	S1?	1B.1
Horkelia marinensis Point Reyes horkelia	PDROS0W0B0	None	None	G2	S2	1B.2
Lasiurus cinereus hoary bat	AMACC05030	None	None	G5	S4	
Lasthenia conjugens Contra Costa goldfields	PDAST5L040	Endangered	None	G1	S1	1B.1
Laterallus jamaicensis coturniculus California black rail	ABNME03041	None	Threatened	G3G4T1	S1	FP
Layia carnosa beach layia	PDAST5N010	Endangered	Endangered	G2	S2	1B.1
Linderiella occidentalis California linderiella	ICBRA06010	None	None	G2G3	S2S3	
Lupinus tidestromii Tidestrom's lupine	PDFAB2B3Y0	Endangered	Endangered	G1	S1	1B.1
Malacothamnus palmeri var. involucratus Carmel Valley bush-mallow	PDMAL0Q0B1	None	None	G3T2Q	S2	1B.2
Malacothrix saxatilis var. arachnoidea Carmel Valley malacothrix	PDAST660C2	None	None	G5T2	S2	1B.2
Microseris paludosa marsh microseris	PDAST6E0D0	None	None	G2	S2	1B.2
Monardella sinuata ssp. nigrescens northern curly-leaved monardella	PDLAM18162	None	None	G3T2	S2	1B.2
Monolopia gracilens woodland woollythreads	PDAST6G010	None	None	G3	S3	1B.2
Monterey Cypress Forest Monterey Cypress Forest	CTT83150CA	None	None	G1	S1.2	
Monterey Pine Forest Monterey Pine Forest	CTT83130CA	None	None	G1	S1.1	
Monterey Pygmy Cypress Forest Monterey Pygmy Cypress Forest	CTT83162CA	None	None	G1	S1.1	
Northern Bishop Pine Forest Northern Bishop Pine Forest	CTT83121CA	None	None	G2	S2.2	

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Northern Coastal Salt Marsh	CTT52110CA	None	None	G3	S3.2	
Northern Coastal Salt Marsh						
Oceanodroma homochroa	ABNDC04030	None	None	G2	S2	SSC
ashy storm-petrel						
Oncorhynchus mykiss irideus pop. 9	AFCHA0209H	Threatened	None	G5T2Q	S2	
steelhead - south-central California coast DPS						
Pelecanus occidentalis californicus	ABNFC01021	Delisted	Delisted	G4T3T4	S3	FP
California brown pelican						
Phrynosoma blainvillii	ARACF12100	None	None	G3G4	S3S4	SSC
coast horned lizard						
Pinus radiata	PGPIN040V0	None	None	G1	S1	1B.1
Monterey pine						
Piperia yadonii	PMORC1X070	Endangered	None	G1	S1	1B.1
Yadon's rein orchid						
Plagiobothrys uncinatus	PDBOR0V170	None	None	G2	S2	1B.2
hooked popcornflower						
Potentilla hickmanii	PDROS1B0U0	Endangered	Endangered	G1	S1	1B.1
Hickman's cinquefoil						
Ramalina thrausta	NLLEC3S340	None	None	G5	S2?	2B.1
angel's hair lichen						
Rana draytonii	AAABH01022	Threatened	None	G2G3	S2S3	SSC
California red-legged frog						
Reithrodontomys megalotis distichlis	AMAFF02032	None	None	G5T1	S1	
Salinas harvest mouse						
Riparia riparia	ABPAU08010	None	Threatened	G5	S2	
bank swallow						
Rosa pinetorum	PDROS1J0W0	None	None	G2	S2	1B.2
pine rose						
Sidalcea malachroides	PDMAL110E0	None	None	G3	S3	4.2
maple-leaved checkerbloom						
Stebbinsoseris decipiens	PDAST6E050	None	None	G2	S2	1B.2
Santa Cruz microseris						
Taricha torosa	AAAAF02032	None	None	G4	S4	SSC
Coast Range newt						
Taxidea taxus	AMAJF04010	None	None	G5	S3	SSC
American badger						
Tortula californica	NBMUS7L090	None	None	G2G3	S2S3	1B.2
California screw moss						
Trifolium buckwestiorum	PDFAB402W0	None	None	G2	S2	1B.1
Santa Cruz clover						
Trifolium hydrophilum	PDFAB400R5	None	None	G2	S2	1B.2
saline clover						

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
Trifolium polyodon	PDFAB402H0	None	Rare	G1	S1	1B.1
Pacific Grove clover						
Trifolium trichocalyx	PDFAB402J0	Endangered	Endangered	G1	S1	1B.1
Monterey clover						
Valley Needlegrass Grassland	CTT42110CA	None	None	G3	S3.1	
Valley Needlegrass Grassland						

Record Count: 85

CNPS California Native Plant Society

Plant List

Inventory of Rare and Endangered Plants

73 matches found. *Click on scientific name for details*

Search Criteria

Found in Quads 3612167, 3612158, 3612157 3612148 and 3612147;

Modify Search Criteria | Export to Excel | Modify Columns | Modify Sort | Display Photos

Scientific Name	Common Name	Family	Lifeform	Blooming Period	CA Rare Plant Rank	State Rank	Global Rank
Agrostis lacuna-vernalis	vernal pool bent grass	Poaceae	annual herb	Apr-May	1B.1	S1	G1
Allium hickmanii	Hickman's onion	Alliaceae	perennial bulbiferous herb	Mar-May	1B.2	S2	G2
Arctostaphylos edmundsii	Little Sur manzanita	Ericaceae	perennial evergreen shrub	Nov-Apr(May)	1B.2	S2	G2
Arctostaphylos hookeri ssp. hookeri	Hooker's manzanita	Ericaceae	perennial evergreen shrub	Jan-Jun	1B.2	S2	G3T2
Arctostaphylos montereyensis	Toro manzanita	Ericaceae	perennial evergreen shrub	Feb-Mar	1B.2	S2?	G2?
Arctostaphylos pajaroensis	Pajaro manzanita	Ericaceae	perennial evergreen shrub	Dec-Mar	1B.1	S1	G1
Arctostaphylos pumila	sandmat manzanita	Ericaceae	perennial evergreen shrub	Feb-May	1B.2	S1	G1
Astragalus nuttallii var. nuttallii	ocean bluff milk-vetch	Fabaceae	perennial herb	Jan-Nov	4.2	S4	G4T4
Astragalus tener var. titi	coastal dunes milk-vetch	Fabaceae	annual herb	Mar-May	1B.1	S1	G2T1
Bryoria spiralifera	twisted horsehair lichen	Parmeliaceae	fruticose lichen (epiphytic)		1B.1	S1S2	G3
Castilleja ambigua var. insalutata	pink Johnny-nip	Orobanchaceae	annual herb (hemiparasitic)	May-Aug	1B.1	S2	G4T2
Castilleja latifolia	Monterey Coast paintbrush	Orobanchaceae	perennial herb (hemiparasitic)	Feb-Sep	4.3	S4	G4
Ceanothus gloriosus var. gloriosus	Point Reyes ceanothus	Rhamnaceae	perennial evergreen shrub	Mar-May	4.3	S4	G4T4
Ceanothus rigidus	Monterey ceanothus	Rhamnaceae	perennial evergreen shrub	Feb-Apr(Jun)	4.2	S4	G4
Centromadia parryi ssp. congdonii	Congdon's tarplant	Asteraceae	annual herb	May-Oct(Nov)	1B.1	S2	G3T2
Chorizanthe douglasii	Douglas' spineflower	Polygonaceae	annual herb	Apr-Jul	4.3	S4	G4
Chorizanthe pungens var. pungens	Monterey spineflower	Polygonaceae	annual herb	Apr-Jun(Jul-Aug)	1B.2	S2	G2T2

Chorizanthe robusta var. robusta	robust spineflower	Polygonaceae	annual herb	Apr-Sep	1B.1	S1	G2T1
Clarkia jolonensis	Jolon clarkia	Onagraceae	annual herb	Apr-Jun	1B.2	S2	G2
Clarkia lewisii	Lewis' clarkia	Onagraceae	annual herb	May-Jul	4.3	S4	G4
Collinsia multicolor	San Francisco collinsia	Plantaginaceae	annual herb	(Feb)Mar-May	1B.2	S2	G2
Cordylanthus rigidus ssp. littoralis	seaside bird's-beak	Orobanchaceae	annual herb (hemiparasitic)	Apr-Oct	1B.1	S2	G5T2
Corethrogyne leucophylla	branching beach aster	Asteraceae	perennial herb	May,Jul,Aug,Sep,Oct,Dec	3.2	S3	G3Q
Cryptantha rattanii	Rattan's cryptantha	Boraginaceae	annual herb	Apr-Jul	4.3	S4	G4
Delphinium californicum ssp. interius	Hospital Canyon larkspur	Ranunculaceae	perennial herb	Apr-Jun	1B.2	S3	G3T3
Delphinium hutchinsoniae	Hutchinson's larkspur	Ranunculaceae	perennial herb	Mar-Jun	1B.2	S2	G2
Delphinium umbraculorum	umbrella larkspur	Ranunculaceae	perennial herb	Apr-Jun	1B.3	S3	G3
Ericameria fasciculata	Eastwood's goldenbush	Asteraceae	perennial evergreen shrub	Jul-Oct	1B.1	S2	G2
Eriogonum elegans	elegant wild buckwheat	Polygonaceae	annual herb	May-Nov	4.3	S3S4	G3G4
Eriogonum nortonii	Pinnacles buckwheat	Polygonaceae	annual herb	(Apr)May-Aug(Sep)	1B.3	S2	G2
Erysimum ammophilum	sand-loving wallflower	Brassicaceae	perennial herb	Feb-Jun	1B.2	S2	G2
Erysimum menziesii	Menzies' wallflower	Brassicaceae	perennial herb	Mar-Sep	1B.1	S1	G1
Fritillaria liliacea	fragrant fritillary	Liliaceae	perennial bulbiferous herb	Feb-Apr	1B.2	S2	G2
Galium clementis	Santa Lucia bedstraw	Rubiaceae	perennial herb	(Apr)May-Jul	1B.3	S3	G3
Gilia tenuiflora ssp. arenaria	Monterey gilia	Polemoniaceae	annual herb	Apr-Jun	1B.2	S2	G3G4T2
Grindelia hirsutula var. maritima	San Francisco gumplant	Asteraceae	perennial herb	Jun-Sep	3.2	S1	G5T1Q
Hesperocyparis goveniana	Gowen cypress	Cupressaceae	perennial evergreen tree		1B.2	S1	G1
Hesperocyparis macrocarpa	Monterey cypress	Cupressaceae	perennial evergreen tree		1B.2	S1	G1
Horkelia cuneata var. sericea	Kellogg's horkelia	Rosaceae	perennial herb	Apr-Sep	1B.1	S1?	G4T1?
Horkelia marinensis	Point Reyes horkelia	Rosaceae	perennial herb	May-Sep	1B.2	S2	G2
Iris longipetala	coast iris	Iridaceae	perennial rhizomatous herb	Mar-May	4.2	S3	G3
Lasthenia conjugens	Contra Costa goldfields	Asteraceae	annual herb	Mar-Jun	1B.1	S1	G1
Layia carnosa	beach layia	Asteraceae	annual herb	Mar-Jul	1B.1	S2	G2

Leptosiphon grandiflorus	large-flowered leptosiphon	Polemoniaceae	annual herb	Apr-Aug	4.2	S3S4	G3G4
Lomatium parvifolium	small-leaved lomatium	Apiaceae	perennial herb	Jan-Jun	4.2	S4	G4
Lupinus tidestromii	Tidestrom's lupine	Fabaceae	perennial rhizomatous herb	Apr-Jun	1B.1	S1	G1
Malacothamnus palmeri var. involucratus	Carmel Valley bush-mallow	Malvaceae	perennial deciduous shrub	Apr-Oct	1B.2	S2	G3T2Q
Malacothamnus palmeri var. palmeri	Santa Lucia bush-mallow	Malvaceae	perennial deciduous shrub	May-Jul	1B.2	S2	G3T2Q
Malacothrix saxatilis var. arachnoidea	Carmel Valley malacothrix	Asteraceae	perennial rhizomatous herb	(Mar)Jun-Dec	1B.2	S2	G5T2
Micropus amphibolus	Mt. Diablo cottonweed	Asteraceae	annual herb	Mar-May	3.2	S3S4	G3G4
Microseris paludosa	marsh microseris	Asteraceae	perennial herb	Apr-Jun(Jul)	1B.2	S2	G2
Monardella antonina ssp. antonina	San Antonio Hills monardella	Lamiaceae	perennial rhizomatous herb	Jun-Aug	3	S1S3	G4T1T3Q
Monardella sinuata ssp. nigrescens	northern curly-leaved monardella	Lamiaceae	annual herb	(Apr)May-Jul(Aug-Sep)	1B.2	S2	G3T2
Monolopia gracilens	woodland woolythreads	Asteraceae	annual herb	(Feb)Mar-Jul	1B.2	S3	G3
Ophioglossum californicum	California adder's-tongue	Ophioglossaceae	perennial rhizomatous herb	(Dec)Jan-Jun	4.2	S4	G4
Perideridia gairdneri ssp. gairdneri	Gairdner's yampah	Apiaceae	perennial herb	Jun-Oct	4.2	S3S4	G5T3T4
Phacelia ramosissima var. austrolitoralis	south coast branching phacelia	Hydrophyllaceae	perennial herb	Mar-Aug	3.2	S3	G5?T3
Pinus radiata	Monterey pine	Pinaceae	perennial evergreen tree		1B.1	S1	G1
Piperia michaelii	Michael's rein orchid	Orchidaceae	perennial herb	Apr-Aug	4.2	S3	G3
Piperia yadonii	Yadon's rein orchid	Orchidaceae	perennial herb	(Feb)May-Aug	1B.1	S1	G1
Plagiobothrys chorisianus var. hickmanii	Hickman's popcornflower	Boraginaceae	annual herb	Apr-Jun	4.2	S3	G3T3Q
Plagiobothrys uncinatus	hooked popcornflower	Boraginaceae	annual herb	Apr-May	1B.2	S2	G2
Potentilla hickmanii	Hickman's cinquefoil	Rosaceae	perennial herb	Apr-Aug	1B.1	S1	G1
Ramalina thrausta	angel's hair lichen	Ramalinaceae	fruticose lichen (epiphytic)		2B.1	S2?	G5
Ranunculus lobbii	Lobb's aquatic buttercup	Ranunculaceae	annual herb (aquatic)	Feb-May	4.2	S3	G4
Rosa pinetorum	pine rose	Rosaceae	perennial shrub	May,Jul	1B.2	S2	G2
Sidalcea malachroides	maple-leaved checkerbloom	Malvaceae	perennial herb	(Mar)Apr-Aug	4.2	S3	G3

Stebbinsoseris decipiens	Santa Cruz microseris	Asteraceae	annual herb	Apr-May	1B.2	S2	G2
Tortula californica	California screw-moss	Pottiaceae	moss		1B.2	S2S3	G2G3
Trifolium buckwestiorum	Santa Cruz clover	Fabaceae	annual herb	Apr-Oct	1B.1	S2	G2
Trifolium hydrophilum	saline clover	Fabaceae	annual herb	Apr-Jun	1B.2	S2	G2
Trifolium polyodon	Pacific Grove clover	Fabaceae	annual herb	Apr-Jun(Jul)	1B.1	S1	G1
Trifolium trichocalyx	Monterey clover	Fabaceae	annual herb	Apr-Jun	1B.1	S1	G1

Suggested Citation

California Native Plant Society, Rare Plant Program. 2018. Inventory of Rare and Endangered Plants of California (online edition, v8-03 0.39). Website http://www.rareplants.cnps.org [accessed 21 June 2018].

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The California Lichen Society
California Natural Diversity Database
The Jepson Flora Project
The Consortium of California Herbaria
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Questions and Comments
rareplants@cnps.org

APPENDIX D

Historical Resources Background Information

STATE OF CALIFORNIA - THE NATURAL RESOURCES AGENCY
EDMUND G. BROWN, JR., Governor

OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION
P.O. BOX 942896
SACRAMENTO, CA 94296-0001
(916) 445-7000 Fax: (916) 445-7053
calshpo@parks.ca.gov

July 11, 2014

Craig Spencer, Associate Planner
County of Monterey
168 West Alisal Street
Salinas, California 93901

RE: **Connell Arthur and Kathleen House, Determination of Eligibility National Register of Historic Places**

Dear Ms. Spencer:

I am writing to inform you that on June 13, 2014, Connell Arthur and Kathleen House was determined eligible for the National Register of Historic Places (National Register). As a result of being determined eligible for the National Register, this property has been listed in the California Register of Historical Resources, pursuant to Section 4851(a)(2) of the California Code of Regulations.

There are no restrictions placed upon a private property owner with regard to normal use, maintenance, or sale of a property determined eligible for the National Register. However, a project that may cause substantial adverse changes in the significance of a registered property may require compliance with local ordinances or the California Environmental Quality Act. In addition, registered properties damaged due to a natural disaster may be subject to the provisions of Section 5028 of the Public Resources Code regarding demolition or significant alterations, if imminent threat to life safety does not exist.

If you have any questions or require further information, please contact Jay Correia of the Registration Unit at (916) 445-7008.

Sincerely,

Carol Roland-Nawi, Ph.D.

Carol Roland-Nawi
State Historic Preservation Officer

Enclosure

STATE OF CALIFORNIA - THE NATURAL RESOURCES AGENCY
EDMUND G. BROWN, JR., *Governor*

OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION
1725 23rd Street, Suite 100
SACRAMENTO, CA 95816
(916) 445-7000 Fax: (916) 445-7053
calshpo@parks.ca.gov

February 12, 2014

Gail T. Borkowski
Clerk of the Board
Monterey County Board of Supervisors
PO Box 1728
Salinas, California 93902

RE: National Register of Historic Places for Arthur and Kathleen Connell House

Dear Ms. Borkowski:

Pursuant to the Certified Local Government Agreement between the Office of Historic Preservation (OHP) and your governmental entity, we are providing you as the chief elected local official with a sixty (60) day review and comment period before the State Historical Resources Commission (SHRC) takes action on the above stated National Register of Historic Places (National Register) nomination at its next meeting. Details on the meeting are enclosed.

Please review the enclosed nomination and send your comments to OHP. Pursuant to the National Historic Preservation Act of 1966, as amended, we have also provided a copy of the nomination to your local preservation commission. Your local preservation commission may comment on whether or not the nominated property, in its opinion, meets the criteria for the National Register and forward their comments to you. Please transmit your local preservation commission's comments with your comments to California State Parks, Attn: Office of Historic Preservation, Carol Roland-Nawi, Ph.D., State Historic Preservation Officer, 1725 23rd Street, Suite 100, Sacramento, California 95816. So that the SHRC may have adequate time to consider them, it is requested, but not required, that you provide written comments fifteen (15) days before the SHRC meeting. If you have questions or require further information, please contact the Registration Unit at (916) 445-7000.

As of January 1, 1993, all National Register properties are automatically included in the California Register of Historical Resources and afforded consideration in accordance with state and local environmental review procedures.

Supplemental information on the National Register is available on our website at the following address: www.ohp.parks.ca.gov.

Thank you for your assistance in this program.

Sincerely,

Carol Roland-Nawi, Ph.D.

Carol Roland-Nawi, Ph.D.,
State Historic Preservation Officer

Enclosures: Nomination, Meeting Notice

STATE OF CALIFORNIA – THE NATURAL RESOURCES AGENCY
EDMUND G. BROWN, *Governor*

OFFICE OF HISTORIC PRESERVATION
EPARTMENT OF PARKS AND RECREATION
/25 23rd Street, Suite 100
SACRAMENTO, CA 95816
(916) 445-7000 Fax: (916) 445-7053
calshpo@parks.ca.gov
www.ohp.parks.ca.gov

MEETING NOTICE

FOR: State Historical Resources Commission Quarterly Meeting

DATE: Tuesday, April 22, 2014

TIME: 9:00 A.M.

PLACE: Kiln Room
Asilomar Conference Center
800 Asilomar Avenue
Pacific Grove, California 93950

This room is accessible to people with disabilities. Questions regarding the meeting should be directed to the Registration Unit (916) 445-7008

NPS Form 10-900 OMB No. 1024-0018

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form.* If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Connell, Arthur and Kathleen, House

Other names/site number: _____

Name of related multiple property listing:

N/A

(Enter "N/A" if property is not part of a multiple property listing

2. Location

Street & number: 1170 Signal Hill Road

City or town: Pebble Beach / Del Monte Forest State: California County: Monterey

Not For Publication: ☐ Vicinity: ☐

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___national ___statewide __local

Applicable National Register Criteria:

___A ___B __C ___D

_____

Signature of certifying official/Title: **Date**

_____

State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

_____

Signature of commenting official: **Date**

_____

Title : **State or Federal agency/bureau or Tribal Government**

4. National Park Service Certification

I hereby certify that this property is:

___ entered in the National Register

___ determined eligible for the National Register

___ determined not eligible for the National Register

___ removed from the National Register

___ other (explain:) _____

Signature of the Keeper Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

Private:	[X]
Public – Local	[ ]
Public – State	[ ]
Public – Federal	[ ]

Category of Property

(Check only **one** box.)

Building(s)	[X]
District	[ ]
Site	[ ]
Structure	[ ]
Object	[ ]

Number of Resources within Property
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

Number of contributing resources previously listed in the National Register _____

6. Function or Use
Historic Functions
(Enter categories from instructions.)
DOMESTIC/single dwelling

Current Functions
(Enter categories from instructions.)
VACANT/NOT IN USE

7. Description

Architectural Classification
(Enter categories from instructions.)
MODERN MOVEMENT/ International Style

Materials: (enter categories from instructions.)
Principal exterior materials of the property: Foundation: reinforced concrete
Walls: stucco-clad wood frame, tongue-and-groove siding, Masonite
Roof: tar, gravel
Windows: aluminum, wood, steel, glass
Doors: wood
Other: brick

Narrative Description
(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with **a summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The Arthur and Kathleen Connell House is a 3,299-square-foot wood-frame International Style residence with an integral three-car garage. It is situated on a two-acre lot located high above the Pacific Ocean in the resort community of Pebble Beach on the Monterey Peninsula. Designed by Southern California architect Richard J. Neutra in 1957 and completed the following year, the house comprises two levels. A large upper floor with a U-shaped plan extends around three sides of a courtyard that faces east toward Signal Hill Road. A smaller lower floor with a rectangular plan sits below the base of the U. Built of stucco, wood, Masonite, and glass, with dramatic projections of the flat slab roof on all sides, it is situated below street grade and is entered by a staircase that leads to a tall double door on the north side. An intermediate half-floor entry landing provides access to the lower level, where the three bedrooms offer views to the west, and to the upper floor, where a glass wall provides the living and dining rooms with an uninterrupted panorama of the coastal landscape and Pacific Ocean. A cantilevered balcony runs along part of the west elevation and wraps the north corner to form a large private deck. The sandy parcel on which the house stands is sparsely landscaped with cypress trees, bushes, and patches of ice plant. A few changes have been made to fenestration over the years, and a small service yard at the southwest corner was enclosed in 1993 to form a studio, bringing to completion a plan anticipated by the architect nearly forty years earlier. The house is currently vacant, with plywood boards nailed to the front door and some windows. It retains integrity and appears to be in fair to good condition.

Narrative Description

The single-family residence at 1170 Signal Hill Road was completed in 1958 and later enlarged by construction of a small addition at the southwest corner of the upper level. It is set into a slope on the west side of Signal Hill Road, a short, winding, street that extends steeply uphill from 17 Mile Drive. The house is set high above the Pacific Ocean, between Cypress Point Golf Course and Spyglass Hill Golf Course, in Pebble Beach. This unincorporated area of the Monterey Peninsula is also known as Del Monte Forest. The 2.13-acre parcel on which it is located is graded for a short distance to the west, then sweeps downhill. It is landscaped with a scattering of cypress trees to the north and east, some of which were planted by the original owners, Arthur and Kathleen Connell, for greater privacy. The sandy grounds also support a small eucalyptus tree and several bushes, as well as patches of ice plant.

The house was designed for the Connell family by master architect Richard J. Neutra, who conceived of it as a long, low arrangement of orthogonal volumes and planes with dramatic views of land and sea. The upper level is U-shaped in plan, organized around a central courtyard that is enclosed on the east side by a tall grape-stake fence. The smaller lower level, beneath the base of the U, is rectangular in plan. The house rests partly on a concrete perimeter foundation and partly on a concrete slab foundation. The unornamented stucco-clad walls are painted a range of soft tones of grey, olive, green, and white. Other contrasting materials add texture and visual interest. These materials include narrow tongue-and-groove siding, painted a flat gray, which forms the cladding on most of the south side, including three swing-up overhead garage doors. Masonite panels, also painted a flat gray, are set below two banks of windows. One bank extends along west side of the lower level and wraps the corner to the north side. The other runs along part of the east side of the upper floor, facing the courtyard. The flat slab roof is characterized by wide eave overhangs and broad fascia and is finished with tar-and-gravel. At the northwest corner of both levels, outrigger beams extend several feet beyond the building envelope.

The primary entrance to the house is on the north elevation, at the end of a concrete walk reached by stairs descending from Signal Hill Road. A tall double wood door is flanked on the west by a panel that, like the door, is faced with plywood mahogany veneer. It opens to a half-floor landing illuminated by a band of clerestory windows that wraps around to the west elevation, where angled wooden louvers shield the landing from the afternoon sun. The entry porch is enclosed by a railing and sheltered by a dramatic projection of the roof slab. Plywood sheets, added relatively recently by the property owner, cover the door, clerestory windows, and wooden louvers, making it impossible to know if these features have suffered damage or not. A secondary entrance, with an exposed-aggregate concrete floor and a flush door, is located at the southwestern corner of the house, facing east, at the end of an asphalt driveway, where the western part of the building envelope projects some five feet past the garage doors.

Fenestration consists chiefly of long bands of windows, comprising both floor-to-ceiling glass walls and various combinations of large wood-frame single-light fixed windows and small aluminum-sash casement and double-hung windows. On the upper floor, a window wall runs along part of the west elevation and wraps around to the north side, flooding the living and dining rooms with light and providing wonderful views of the coastline and the Pacific Ocean. The window wall is composed of six sections on the west side, each featuring a large sheet of plate glass set in aluminum channels and separated by a wood glazing bar from a long horizontal fixed-light window and a small jalousie window below. A shorter glass wall, with large fixed sheets separated by louvered windows, runs along the north side of the courtyard and wraps around the east end of the wing. Two fixed windows on the north side of the lower floor provide natural illumination to the master bedroom. On the west, sliding glass doors open from two of the three

bedrooms to a concrete patio. The windows on the north side and several double-hung and casement windows on the west side are obscured by plywood sheets.

Above the ground floor, a cantilevered balcony with a metal railing is shaded by the deep roof overhang and wraps around the corner to become a large private deck on the north side. The deck is accessed by a massive sliding glass door that is integral with the second-story window wall. As is the case with other windows, the sliding glass door is obscured with plywood sheeting, as are a picture window and casement combination window on the west side of the floor. On the south side of the north wing, at the top of the broad staircase leading from the half-floor entry hall, a sliding glass door opens to a glazed-tile terrace extending along the west side of the courtyard, which faces an ornamental garden enclosed by a grape-stake fence. In December 2013 this sliding glass door was covered by a plywood sheet, as were several of the windows running along the west side of the courtyard. The roof slab reaches several feet over the courtyard on the west and north sides and projects more than six feet on the east end of the north wing, resting on a wooden brace set against the fence. A second sliding glass door opens to the terrace from the west side of the courtyard. At the northwest corner of the courtyard, a large brick grill for cooking is integral with the interior fireplace in the living room.

Alterations and Integrity

As originally constructed, the house was a low one- and two-story residence. The lines and massing remain essentially unchanged from construction. In 1978 the kitchen, situated next to the dining room on the upper floor, was remodeled for property owners Clifford and Patricia Mettler. The Mettlers had acquired the property in September 1975 from William and Audrey Mennan, who purchased it from the Connells in April 1973. During the course of the work, the four casement-combination windows on the west side of the kitchen and adjoining utility rooms were possibly replaced. The original plans from Neutra's office show four windows, each a single-light casement to the south of a single fixed-light window. A hand-written note on the back of a snapshot of construction progress, dated July 7, 1958, in the Connell House file at the University of California, Los Angeles (UCLA), observes that the "complete window frames" had been approved by Arthur Connell, even though "casement windows on wrong side of posts."[1] It may well be, as such, that though the handles to the casements appear to have been replaced, the windows are original. The work does not compromise the integrity of the house.

The residence originally featured a service yard at the southwest corner of the upper level, enclosed on the east and north by the house itself, and on the west by a nineteen-foot long wing wall that extended south from the west side of the building envelope. An early floor-plan sketch from Neutra's office shows the service yard marked as such and annotated, in parentheses, as "Future Maid's Room."[2] In 1992 the Carmel architect Edward M. Hicks designed a plan to enclose the yard and create 220-square-foot "studio addition" for William and Audrey Mettler. The addition, constructed the following year, extended the house approximately five feet beyond the garage wall and slightly more than a foot beyond end of the wing wall and retained all existing walls, as well as the old doorway at the east end of the north side of the former service yard, which provided passage between the studio and the rest of the house. An entry door was set in the wall perpendicular to the garage, while nearly the entire southern exposure of the studio was filled by a large single-light fixed window and a small adjoining single-light casement. From the early stages of planning, Neutra had anticipated the construction of a room where the service yard stood. The studio is tucked into the corner of a secondary elevation and the effect on the integrity of the house is minor.

[1]. Notation by John Blanton on the back of snapshot of construction progress, Box 1660, UCLA.
[2]. Connell House floor plan, Box 1660, UCLA.

Quite likely at the same time as the addition was built, alterations were made to the band of windows on the lower level of the west elevation and to the large fixed lights on the upper level of the same side. As built, the house contained seven sets of louvered windows on the lower floor, each located to the south of a sliding door or fixed light. A 1958 photograph (Figure B) shows a long ribbon of glass composed of two sliding doors, six fixed windows—four of them above Masonite panels and three of them floor to ceiling—and seven jalousies. Presumably in 1993, when the addition was built, all of the louvered windows were removed. Three of the jalousies—one above a Masonite panel and two floor to ceiling—were replaced with narrow double-hung and casement windows, the work retaining the vertical window bar between fixed and operable lights. Four of the louvers were replaced by large fixed windows that took the place of a smaller fixed light and an adjoining jalousie, interrupting the pleasing rhythm of the windows. It was not unlikely at this time that two of the four Masonite panels, at the northern end of the west elevation, were also replaced and the large fixed-glass windows on the upper floor set into aluminum channels. Although the latter work had no meaningful effect on integrity, the replacement of the Masonite panels and jalousie windows compromised Richard Neutra's original concept of the house. These alterations are visible to a viewer only from the private area below, for a short distance to the west of the bedrooms, but the project reduced the integrity of the building. In 2008, as many as three or four cypress trees planted by the Connells were removed without a permit.

The current owner of the property will not permit access to the property and is opposed to the listing of the house in the National Register of Historic Places. As a consequence, the four photographs taken in December 2013 were done so from the property boundary lines. The nomination also includes five photographs taken in October 2010 when the property was surveyed at the request of the owner. The front door and numerous windows on several sides of the house have been covered with plywood. Because the property was inaccessible at the time of nomination it is not possible to describe the physical condition with authority. The house appears to be in fair condition, despite a lack of maintenance and damage to the fascia of the roof slab projecting over the front door.

The Connell house is in its original location, and available evidence suggests that the setting is much the same as it was in the late 1950s, when the building site and surrounding land were largely characterized by sand and scrubby ground cover. The addition—tucked away on a secondary elevation, next to the garage and not readily seen by the public—changed the design of the house, but only minimally, eliminating a small semi-enclosed yard while increasing the size of the upper floor by slightly more than eight percent. The work left all of the original exterior walls intact, as well as the doorway leading into the house. The addition, anticipated by Neutra when the house was in the planning phase, was artfully designed not to obscure any character-defining features, and to be both compatible with the original building and —by virtue of the distinct fenestration and the darker tonality of the stucco—clearly differentiated. While the addition is consistent with the Secretary of the Interior's Standards for Rehabilitation, the alterations to the original window system on the west side of the lower floor of the house were less successful. This work retained the size, shape and pattern of some of the windows, but the elimination of the jalousies led to the introduction of casements and double-hung windows and increased the size of four of the fixed windows. Nonetheless, the design of the Connell house remains intact in its overall conception and in all but a relatively few details. With the exception of some of the windows, the original materials are present, and the original workmanship is evident. Whether viewed from Signal Hill Road or from the slope below, the house projects the same striking feeling of modernity as when the Connell family took possession of it.

8. Statement of Significance

Applicable National Register Criteria
(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- [ ] A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- [ ] B. Property is associated with the lives of persons significant in our past.
- [x] C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- [ ] D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations
(Mark "x" in all the boxes that apply.)

- [ ] A. Owned by a religious institution or used for religious purposes
- [ ] B. Removed from its original location
- [ ] C. A birthplace or grave
- [ ] D. A cemetery
- [ ] E. A reconstructed building, object, or structure
- [ ] F. A commemorative property
- [ ] G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance
(Enter categories from instructions.)
Architecture

Period of Significance
1958

Significant Dates
1958

Significant Person
(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder
Neutra, Richard Joseph (architect)
Geyer, Harold C. (contractor)

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Completed in 1958, its period of significance, the Arthur and Kathleen Connell House is eligible for listing in the National Register of Historic Places at the local level of significance under Criterion C in the area of Architecture. It is an excellent example of the International Style within the Modern Movement in Pebble Beach, and representative of master architect Richard Neutra's mid-century residential work. The house exemplifies the rational design approach associated with Modern architecture, with thoughtful delineations between public and private areas that do not compromise its open, flowing spatial quality. As an intact and outstanding expression of the International Style of Modern architecture by a master

architect, the Connell House is a superb contributor to the architectural heritage of Pebble Beach, Monterey County, and northern California.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

With its complex but controlled massing, the Connell House embodies Neutra's grand dual concern to design the house to meet the family's needs and also to exploit the meeting of land and water below. In this regard he succeeded admirably, with every room save the private den commanding a stunning view of land and sea from Cypress Point northward. The 2013 *Pebble Beach Historic Context Statement* concurs with this assessment, noting that the house "appears to be an extremely rare example of an International style residence in Pebble Beach."[3]

The property is one of thirteen of Neutra's twenty extant northern California projects retaining integrity.[4] Within that small number, a fraction of Neutra's canon, the property stands out for its stunning response to program and site. Lying long and low, hugging the earth, open to light and nature, the Connell house exhibits those signature elements associated with Neutra's residential architecture of the 1950s, including cantilevered roof slabs, crisp geometries, projecting beams, ribbon windows, and glass walls, culminating in what his biographer Thomas Hines identifies as the most essential character of his work, "the interpenetration of inner and outer space."[5]

Construction History

Based on life style and programming needs defined by the Connells, described in more detail in Significance, Neutra began designing the house in late April 1957, with a final print set dated July 1957. Scores of pencil drawings in Neutra's hand, as well as continuous commentary and correspondence, testify to Neutra's complete command throughout the project.[6] Lead project architect John Blanton and others in the busy office drew the design development and construction document drawings and served as liaison as required. Neutra also advised the Connells on general landscaping. He was concerned, for example, about the Connells' privacy from Signal Hill Road, especially the view of the "private patio and east windows... Mr. Neutra is very interested in contacting a very good nurseryman in this area to see what can be planted that will grow tall enough to alleviate this condition."[7] Landscape contractors Solomon and Hoy got the job, with principal George Hoy praising Neutra's "very distinguished work."[8] The Connells' own sensitivity to the unique setting led to planting native and compatible plants, shrubs, and trees, intended to harmonize with existing landscape. According to Neutra office site visit notes, the

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[3]. Page and Turnbull, *Pebble Beach Historic Context Statement*, (San Francisco: Page and Turnbull, August 29, 2013), 115. Prepared for Monterey County Parks Department, the *Context Statement* includes a photograph of the house on page 114 and alludes to the house on page 1 of the Executive Summary. Additionally, interpretations of the International Style vary. White typical primary character-defining features include horizontally disposed unornamented white volumes and ribbon windows, later (postwar) iterations of the style feature a great range of materials and methods, and may be interpreted as regional expressions of the International Style, or termed the American International Style, or the rarely used Contemporary Style.

[4]. Survey of northern Californian properties by Miltiades Mandros, 2003. Barbara Lamprecht Collection.

[5]. Thomas S. Hines, *Richard Neutra and the Search for Modern Architecture*, 4th ed. (New York: Rizzoli International Publications, 2005), 14.

[6]. These preliminary sketches include approximately twelve perspective drawings, ten sketches of stepped approaches and topographical studies, and eight floor plans. Connell House File, Box 1716, Roll 725, Richard and Dion Neutra Papers, Collection 1179, Charles E. Young Research Library, Special Collections, University of California, Los Angeles (hereafter Box 1716, Roll 725, UCLA).

[7] Richard Neutra via George Blanton to Arthur and Kathleen Connell, June 3, 1957, Box 1716, UCLA.

[8]. George Hoy to Richard Neutra, Connell House File, Box 1660, Richard and Dion Neutra Papers, Collection 1179, Charles E. Young Research Library, Special Collections, University of California, Los Angeles (hereafter Box 1660, UCLA).

Connells intended to "plant some cypress trees near the entry."[9] Connell planted several cypress trees from seed.[10]

The building was constructed by the Monterey-based general contractor Harold C. Geyer, with the Neutra office providing commentary, site visits, and suggestions on a frequent and regular basis. The Connells selected subdued tones of grey-greens, sand, and off-white for the house to further nestle the house into the landscape. As was typical with many Neutra houses, especially those away from Southern California, some minor alterations to the plans occurred during construction. These include flipping the casement windows from one side of the regularly spaced posts on the west elevation to the other side of the post (although the rhythm alternating casement and fixed windows was retained) and the elimination of the exterior light strip on the west elevation in favor of spot lights.[11] The Connells also decided against Neutra's specification for a steel "Slidemaster" door in favor of an aluminum Arcadia door because of their concern for corrosion in this oceanside climate, although their framing, spacing, and openings remained as Neutra designed them. Near the end of August 1958, the Connells took possession of the house, stating enthusiastically that they "would not change one stick."[12] According to daughter Alexandra Connell, the family changed nothing.

Connell House

Based on archival letters and correspondence, the Connells first became aware of Richard Neutra while living in San Marino, a small Southern California city south of Pasadena, where Arthur Connell, a professional photographer, owned a camera store. While there is no known correspondence in the Connell House file at UCLA prior to April 25, 1957, his daughter Alexandra Connell recounts her father's strong sense of aesthetics based on his many activities in photography, the arts, and architecture, leading to his strong admiration for Neutra's work. Though by the 1950s Neutra was internationally famous, the Connells decided to approach him, initially visiting his Silverlake home and practice.

Neutra was immersed in one of the most productive periods of his career, designing twenty-seven built projects between 1957, when the Connells contacted him, and 1958, when the family moved in. The single-family suburban dwellings designed during this period became known as Neutra's "Golden Era" of house design. Often naturally finished wood post-and-beam, these houses are more relaxed than his earlier work, characterized as a series of planes set into their surroundings in contrast to his earlier white interlocking volumes of the 1930s.

The Connells purchased the Pebble Beach lot for $13,000. Their primary goal was to create a home that was so fitted to its sloping site that it almost disappeared into the land. In part, this objective also reflected a desire to have a minimum impact on the site, as Alexandra Connell noted.[13] During this time Arthur Connell co-founded *Friends of Photography* with photographers Brett Weston (Edward Weston's son), Imogen Cunningham, and Ansel Adams, with whom Connell had taken master classes. Connell and Weston were close friends, often photographing and camping together, deepening the Connell family's

[9]. "Record of Supervision Visits," Visit No. 5, Sept. 1, 1958, Box 1660, UCLA.
[10]. Connell House File, Box 1716, Roll 725, UCLA.
[11] For budget reasons the Connells also elected to forego exterior light strips at the edge of overhangs, another typical Neutra feature intended to evenly light exterior balconies. Richard Neutra to Arthur and Kathleen Connell, October 29, 1957, and March 12, 1958; Arthur Connell to John Blanton, March 14, 1958, Box 1660, UCLA. Several other Neutra clients made the same decision, such as Herbert Kronish for his lavishly appointed home in Beverly Hills, constructed 1955.
[12]. Ibid.
[13]. Alexandra Connell, daughter of Arthur and Kathleen Connell, telephone interview by Barbara Lamprecht, January 3, 2014.

deep affection for the rugged topography and seascape of Carmel and Monterey. Alexandra Connell recalls family conversations referring to Neutra's initial visit and his pleasure in the site.[14]

Overlooking the Pacific Ocean and surrounded by two signature golf courses, the Connell House occupies a commanding site in Pebble Beach, Monterey County, lying near the historic 17 Mile Drive and facing the rugged Cypress Point and the ocean.[15] Within the canon of Neutra's deluxe upscale dwellings, only a handful have enjoyed such sites so privileged in striking natural terrain.[16] Here, the dwelling's Pebble Beach setting, with its dunes and wind-pruned trees, was a perfect fit for Neutra, whose background in landscape architecture sharpened his appreciation for special sites. The pivotal location is even more distinguished in that the nearby golf courses and 17 Mile Drive have been identified as potential cultural landscapes in the *Pebble Beach Historic Context Statement*.[17] The Monterey Peninsula Country Club, just three miles to the east, has also been identified as eligible for listing in the California Register of Historical Resources, further heightening the importance of the property's unique setting.

One of the chief tenets of Modernism is the Wrightian "breaking" of the boundary between indoors and out, making the *setting*, the physical environment of a historic property that illustrates the character of the place, important in considering a Modern property. In all of Neutra's work the role of the site and the setting is paramount. In his *Mystery and Realities of the Site*, Neutra invariably intended to enhance qualities of human well-being by designing houses that melded with nature and the landscape. In many of his single-family free-standing houses, including the Connell House, he incorporated the experience of nature at a variety of scales—nature near, nature at mid-range, and nature distant—to animate interaction with the outdoors. Here, the 3,299-square-foot house itself is an important part, and only one part, of a larger composition.

Neutra's first gesture was to orient the house to face the spectacular view to the west. A garden courtyard, forming the hollow of the U-shaped upper level, is still bordered by the grape-stake fence. This courtyard acts as the most intimate part of the setting. Conceived in the manner of a Japanese rock garden, a Connell wish that included sand hand-raked by Arthur Connell, the garden also implemented the "nature near" quality Neutra desired.[18] While original plan called for a solid wall on the east, enclosing the garden, budgetary constraints forced the Connells to erect wood fencing, necessary to keep the deer out, they wrote Neutra.[19] Mature juniper bushes and large boulders, characteristic of Neutra's settings, are also present. He consistently employed boulders as devices to contrast the smooth machined finishes of the industrialized world with the rough textures found in nature. Boulders are features of residences such as the Tremaine and Kaufmann villas and small speculative dwellings such as the Hailey House, Los Angeles, 1959 as well as present in public buildings such as the former Garden Grove Community Church, Garden Grove, 1962 (now the Arboretum), and the Orange County Courthouse, Santa Ana, 1968.

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[14]. Alexandra Connell was away at school at the time and could not confirm that the visit occurred.
[15]. The 17 Mile Drive opened in 1881.
[16]. These are Kaufmann Desert House, Palm Springs, 1947; Tremaine House, Santa Barbara, 1948; Maslon House, Rancho Mirage, 1963; Rentsch Villa, Wengen, Switzerland, 1964; Rice House, Richmond, Virginia, 1965, designed for Ambassador Walter Rice and his wife Inge; and Bucerius Villa, Lake Maggiore, Switzerland, 1966, designed for German politician and journalist Gerd Bucerius, a founding publisher of *Die Zeit*, Germany's leading newspaper. While four of these properties have been meticulously maintained or restored, the luxuriously appointed Maslon House, exquisitely sited the 17th hole between two fairways on the fabled Tamarisk Country Club golf course, was torn down one week after a permit was issued for its demolition. Neutra's genius in selecting or addressing sites sometimes proved fatal to his buildings.
[17]. Page and Turnbull, *Pebble Beach*, 15, 50, 52.
[18]. Neutra office notes, September 1, 1958, Box 1660, UCLA.
[19]. The original grape-stake fencing was photographed by Arthur Connell; see also Connell's letter to Neutra office, October 31, 1957, Box 1660, UCLA.

The extant staggered zig-zag entrance is a Neutra feature intended to decelerate a visitor's approach to the house, here exaggerated to six quarter-turns.[20]

Neutra addressed the larger aspects of intermediate and distant nature tectonically, employing intermediate balconies and terraces, seen on the primary façade and the northwest corner of uninterrupted glass. These expansive gestures to the dunes, natural scrub, and coastline balanced the more diminutive, domestic gesture of the paved terrace on the east elevation that opens to the garden courtyard.[21] All of these transitional spaces were sheltered by broad overhangs and separated by conditioned space only by sliding glass walls alternating with low or full-height jalousie windows and fixed windows. Combined with planes of stucco that overlap and slide past one another, the effect is that of a floating pavilion nestled into the dunes.

One special feature, possibly unique in the Neutra canon, is the extant fireplace/barbeque. This custom brick element also helps to challenge conventional assumptions about indoors-outdoors. It straddles the division between the living room and garden courtyard. While such "Janus-faced" structures are quite common, here the construction added more elements to extinguish conventional boundaries. For example, while its west portion acts as a formal fireplace on the interior, the east portion is an outdoor barbeque and kitchen, including base cabinets and a countertop, originally Formica, topped by a glass wall.[22] The effect extends kitchen functions into the outdoors.

The use of a soft, canvas-like material on the floor of the north deck was employed to make the outdoor "walking deck" on the north more inviting, yet another demonstration of Neutra's concern for physiology and the sense of touch. Another feature, the section of angled wood louvers on the east side of the roof deck, recalls similar devices elsewhere, including the Kaufmann Desert House and the Los Angeles Hall of Records.

In Neutra's view, houses were intended to be not inorganic machines but almost living beings alert to a client's life. The orientation of the house, spatial adjacencies, and day and artificial lighting all worked in concert to create an environment variously kinetic and serene. Thus, the property also exemplifies the architect's typical deep attention to the client's program, documented in an extensive archival record.[23] This began with a regular Neutra request he called a "client interrogation" that was fashioned as though he were a physician requiring a medical of a new patient. The Connells' 30-page response, including family hobbies and proposed room contents, furnishings, appliances, and storage systems, is the longest and most energetic response thus discovered in the UCLA archives. The correspondence ushered in an intense collaboration throughout design and construction.[24]

The Connells emerge as eminently pragmatic, always aware of the efficacy of a particular finish in this demanding seaside climate. Concerns such as tracking in sand, the efficiencies of paths of travel, the interests of the children, how many inches of storage space were allotted for Kathleen Connell's vase collection, the acoustics of Arthur Connell's den, and her concern for maintaining an economical path of travel even when ironing clothes, were then integrated into Neutra's design.[25] Such close attention to

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[20]. This is a strategy Neutra gleaned from his visit to Japan in 1930, earlier established with his apprenticeship in 1921 with Gustav Amman, as noted earlier in the text.
[21]. The original broom-finished concrete terrace has been replaced, although the footprint of the original appears to have been retained.
[22]. While the retention of the Formica countertop cannot be confirmed, the fireplace/barbeque is intact.
[23]. Connell House File, Box 1716, Roll 725, UCLA.
[24]. Ibid.
[25]. Ibid.

function was not only one of Neutra's métiers but it was also typical of Modernist architects intent on improving a home's functional qualities in postwar settings. Neutra's response is manifest in the executed construction.[26]

The restricted palette and materials present throughout the property are characteristic of Neutra's work, intended to demonstrate how inexpensive, standard, robust materials such as white-painted common brick, exterior-grade Masonite, and metal windows could be crafted to elegant, economical, and durable effect. Neutra selected the jalousie windows, heavily advertised and popular with many mid-century architects, because he trusted their efficacy in winds up to hurricane force. Because they didn't work as promised, in part, perhaps, because the specified product was apparently substituted by another, to the disappointment of both architect and client, he later abandoned their use, just as many of his peers did.[27] The presence of the full-height jalousies at the Connell House is unusual because Neutra rarely employed such tall units.

Neutra's typical dualistic approach to axial orientation to enhance views is also evident. Here, the broad orthogonal north-south axis runs almost the entire length of the upper floor, accomplished by pulling walls and furnishings well away from the full-height windows on the west to achieve a sense of open, flowing space. Because the northwest corner is glass on both sides, Neutra was able to create a diagonal axis visible from many points in the house in order to open up the view dynamically. The airy quality of this upper floor contrasts with a private den for Mr. Connell at the east end of the north wing; a kitchen wing that can be closed off on the south; and a bedroom wing located on the lower floor. These contrasts in openness and enclosed shelter not only reflect the Connells' wishes but also demonstrate Neutra's desire to address primal physiological and psychological needs known today as "prospect and refuge" in environmental psychology.

The Connell House was featured in a four-page spread in *World and Dwelling*, a book of selected Neutra houses published in Germany in 1962.[28] Alexandra Connell states that the family loved living in the house, the "uninterrupted views, and the [visual] exposure to the weather." The Connells finally sold their home when their daughters grew up and moved away, and they were spending time in Fiji, where for decades they nurtured a school they had established.

Richard J. Neutra

Born in Vienna, Austria, Richard Joseph Neutra (1892–1970) graduated summa cum laude from the Technical Institute (University), Vienna. He also attended the informal school founded in 1912 by the radical writer and architect Adolf Loos before serving with the Austro-Hungarian Empire forces in World War I. Like his early friend and colleague Rudolf M. Schindler, Neutra was deeply influenced by the 1910-1911 European publication of Wright's *Wasmuth Portfolios*, a watershed manifesto in twentieth-century architectural history. The publication illuminated Wright's radical conception of the "breaking of the [conventional] box" through more open plans and an emphasis on the extended low horizontal line. Both younger architects absorbed and reinterpreted Wright's strategies, whose uninterrupted diagonal sightlines into nature were afforded by long banks of windows and corner windows. Such configurations became common in the work of many of the European Modernists and later in the architecture of the "Second Generation" Modernist architects of Southern California. They were a standard strategy in many Neutra designs, and present at one of the property's most important features, the southwest corner of full-height glass.

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[26]. The earliest correspondence present in the Archives is dated April 25, 1967, Box 1660, UCLA.
[27]. John Blanton, telephone interview by Barbara Lamprecht, December 26, 2013.
[28]. Richard Neutra, *World and Dwelling* (Stuttgart: Verlagsanstalt Alexander Koch, GmBH, 1962), 104-107.

Loos, another primary influence, advocated a return to the qualities of humility, anonymity, and what he termed "lastingness," or durability, in building. Rejecting historicism, Loos argued for a sober, forthright architecture that rejected stylish innovations. These views anchored Neutra's belief that great architecture did not have to be a series of novel designs but could evolve detail by detail. In addition, because he established predictable methods, construction costs decreased and allowed the architect to focus on site and user needs as he did at the Connell House.

Despite his broad education, because of the economy and lack of opportunities at the end of World War I, Neutra's first job was assisting the Swiss landscape architect, botanist, and gardener Gustav Ammann. Ammann, now considered an important figure in modern European landscape theory, promoted the role of nature and landscape as a necessary component in any architectural setting. Neutra's early income in Germany relied on small garden and landscape work. In these early designs, he specified plant types, budgets, and maintenance schedules. Beginning in the 1930s, Neutra typically used more general instructions on the height of plant or tree, scale of foliage, and plant placement. Later in his career, Neutra worked with important landscape architects such as Garrett Eckbo and Roberto Burle Marx, in which their designs, incorporating curves and other geometries, offset Neutra's orthogonal forms.

Neutra immigrated to America in 1923. He was hired as a draftsman by the large Chicago firm, Holabird and Roche, where he mastered steel skyscraper framing and later met another hero, architect, and critic Louis Sullivan. Beginning in the fall of 1924, Neutra worked for Wright in his atelier Taliesin in Spring Green, Wisconsin, before moving in early 1925 to Los Angeles, where his fellow Austrian, Schindler, was based. The city became Neutra's permanent home. He worked for Wright before teaming up with Schindler, who, with Neutra, was responsible for introducing European Modernism to the West Coast.

Apart from his European and American influences, Neutra's round-the-world tour in 1930 included Japan. The visit was partially facilitated by the Japanese architects he met at Taliesin. Neutra's stay there was a turning point, as he later wrote in the foreword to a book on Japanese gardens. The well-proportioned use of asymmetry and the consistent use of a standard palette of materials for a wide range of users that he witnessed there confirmed his belief in his own approach. Additionally, the fundamental integration of gardens, texture, landscape, views, and architecture that he admired in Japan strengthened his conviction that nature or nature's qualities were indispensable in architecture.[29] These qualities are abundantly demonstrated at the Connell House.

Neutra's renown in residential architecture rests on his command of proportion and his skillful synthesis of overlapping lines and planes of stucco, steel, and glass that extend into the surrounding landscape. The Lovell Health House, Los Angeles, 1929, established his international fame. Set high in the Hollywood Hills, the house was a superb expression of the International Style and the first entirely steel-frame residence constructed in the United States. When he could find no general contractor willing to take on such a radical project, harnessing his early experience in Chicago, Neutra himself took on the challenging project, proving his expertise in innovative methods in construction. Seven years later in the catalogue to the landmark 1932 "Modern Architecture" exhibition at the Museum of Modern Art in New York City, Neutra was hailed as "the leading modern architect of the West Coast."[30] Although chiefly associated

[29]. See Barbara Lamprecht, "Neutra in Japan, 1930, to his European Audiences and Southern California Work," *Southern California Quarterly* 92 (Fall 2010): 215–42; and Richard Neutra, Foreword, *Japanese Gardens for Today*, by David H. Engel, and (Rutland, Vermont: Charles E. Tuttle, 1959), xii, xiii.

[30]. Alfred H. Barr, Foreword to *Modern Architecture* (New York: Museum of Modern Art, 1932), quoted in Hines, *Richard Neutra*, 125.

with Southern California, he began working in the San Francisco Bay Area as early as 1935, building a clapboard house on Twin Peaks. Two years later he designed the boxy redwood-clad Darling house on Woodland Avenue in San Francisco, which adapted the minimalist architectural aesthetic of 1920s and 1930s Europe to regional conditions, placing it within the woodsy anti-urban Bay Area Tradition.

Neutra went on to design approximately 400 projects, including tract developments, national park visitor centers, churches, colleges, schools, public buildings, defense housing, and villas in Germany, Italy, and Switzerland. Although some have been demolished, especially those on exceptional sites, a number of properties are now designated historic resources in the United States as well as protected internationally, including the early 1960s Bewobau Housing Development in Germany, and the former U.S. Embassy, Karachi, Pakistan, 1960, designed with his partner in large civic ventures, Robert E. Alexander, and just declared a historic monument last year. Although primarily known for his houses, Neutra's achievements range from innovative construction techniques to his radical reconceptualization of American schools with strategies that became permanent hallmarks in educational settings here and abroad. Winner of numerous honorary doctorates and prizes, he earned the American Institute of Architects' Gold Medal posthumously in 1977.

While Neutra's architecture has always been acclaimed for its sleek forms, in the last few years his work and writings have become the focus for renewed interest, demonstrated in international exhibitions, popular articles, and new scholarly research. Much of this new interest is based on his prescient study of the role of human physiology and psychology in architecture, knowledge he incorporated into residential designs. Neutra grounded his architecture on his immersion in readings in emerging nineteenth- and new twentieth-century disciplines, including evolutionary biology, medicine, Gestalt aesthetics, and other sciences. Collectively, his readings and personal acquaintance with many of the authors of the works he read convinced Neutra that an alert contact with nature, or the qualities of nature, were critical to any successful human setting. His knowledge of the body's physical, sensory, and cognitive systems underscored his emphasis on creating environments—the building and its immediate and larger setting—that engaged the senses. Neutra set forth his theory in his 1954 book, *Survival Through Design*.

Additionally, Neutra used his knowledge of Gestalt aesthetics, refined during his winter teaching tenure at the Bauhaus in 1930, to "stretch space." Devices such as extended balconies, mirrors, and transparent glass, present in the Connell House, facilitated such "stretching," altering the perception of space to create a feeling of expansiveness. Neutra put these tools to use in the designs of small houses and multi-family designs. Apart from the new scholarly interest noted above, contemporary interest in environmentally responsible building, have generated interest for architects and planners in the sustainability and "green building" aspects of Neutra's designs.

The Connell House embodies these ideas and ideals. It physically testifies to a family's commitment to living modestly and gracefully on the land and in hiring an architect eminently suited to accomplish that task. Today, the house is still a prescient work of architecture that demonstrates Neutra's convictions and establishes a template for contemporary and future architects in how to design with the land.

Modern Architecture in Pebble Beach

Although the history of modern architecture in Pebble Beach and adjoining communities on and about the Monterey Peninsula has yet to be written, a broad outline can be traced with some confidence. In 1933 the distinguished Modern architect William Wurster, dean of the University of California, Berkeley, from 1950 to 1963 and one of the principal figures associated with the Bay Area Tradition, designed a Carmel house for E. C. Converse. The abstract design reinterpreted features of the then popular Colonial Revival

style, for which Wurster received an Honor Award from the northern California Chapter of the American Institute of Architects. Far removed from the hard-edge International Style associated with Neutra and its reinterpretation by his countryman Rudolph Schindler, the Converse house nonetheless embodied a new architectural sensibility associated with the Bay Area, a "gentle modernism," to use the evocative phrase of the architectural historian David Gebhard.[31]

Other expressions of this design outlook arose in Carmel prior to World War II, including the Sand and Sea complex, comprising five houses and a garage with a studio above, at the corner of San Antonio Avenue and 4th Street. This development was the work of Jon Konigshofer, a prominent Carmel designer and builder who played a large role in bringing West Coast regionalism and the Bay Area Tradition to his adopted hometown and the surrounding area. His design was a handsome example of "everyday modernism," interpreted as that mediation between the stark rationalism of the International Style and the regional climate, conditions, and concerns that animated the architecture of other figures associated with the Bay Area Tradition who worked in and about the Monterey Peninsula, including Gardner Dailey, Henry Hill, and Clarence Tantau. Within this context, it should be noted that in 1939 Neutra himself produced a handsome redwood-clad house for William and Alice Davey (now significantly altered) on Jacks Peak, outside Monterey, that was thoughtfully integrated into the surrounding landscape of grassland and Monterey pines.

In contrast to Carmel and Monterey, Pebble Beach did not see the introduction of Modernism until some years after World War II, though the lack of a comprehensive local architectural history, together with the difficulty of viewing many of the community's residences from public thoroughfares, makes a definitive assertion on this point impossible.[32] In 1940 Frank Lloyd Wright designed a spacious house for John Nesbitt on 17 Mile Drive, but it was never constructed. Seven or eight years later Jon Konigsberger designed a notable Modern residence for the Robert Buckner family in Pebble Beach, which was one of fifty-three houses featured in the 1949 San Francisco Museum of Art exhibition, "Domestic Architecture of the San Francisco Bay Region." In 1952 he designed a Modern house for Macdonald and Margaret Booze on Signal Hill Road, just down the street from where Neutra would build. Throughout the mid-century a significant number of other architects associated with Mid-Century Modernism produced handsome homes in Pebble Beach. Within this context, the Connell House is clearly significant as an extremely important example of residential design, exemplifying both the rational approach associated with Modern architecture generally and the character-defining features associated with the International Style specifically.

Richard Neutra's hundreds of award-winning properties are primarily found in Southern California. As an accomplished and rare example of the work of this master architect in northern California, with a superb

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[31] David Gebhard, "William Wurster and His California Contemporaries: The Idea of Regionalism and Soft Modernism," in Marc Treib, ed., *An Everyday Modernism: The Houses of William Wurster* (San Francisco: San Francisco Museum of Modern Art; and Berkeley: University of California Press, 1995), 169.

[32] The relatively late appearance of Modernist architecture in Pebble Beach can be traced to the building restrictions Del Monte Properties Company introduced into its real estate deeds in the 1920s. The restrictions, as the company took pains to explain to prospective purchasers, were intended to create communities "harmonious within themselves" and to "prevent the erection of undesirable and unharmonious buildings that would depreciate those of their neighbors." The type of residential design Del Monte Properties believed "best suited" to the area was "founded on the traditions" brought to California "by the first Spanish settlers. It has the general characteristics of the architecture of those countries along the north shores of the Mediterranean from Gibralter [*sic*] to the Dardanelles, where the climate and topography are so similar to ours." Although the restrictions were relaxed as the Depression wore on, as late as 1940 *Fortune* magazine, reported that when submitting architectural plans for approval, "it will be better, no matter what the size of your purse, if you plan a Spanish-Colonial (Monterey) type of house." Del Monte Properties Company, *Bulletin,* December 1, 1927, Pebble Beach Company Archives, Pebble Beach; "Del Monte," *Fortune* 21 (January 1940): 106.

setting in which Neutra could fully realize his beliefs about human well-being, the Connell House is unequivocally an important example of the International Style, perfectly illustrating this design aesthetic within the context of the development of Modern architecture in Pebble Beach. Despite a small addition and various minor reversible alterations to some of the fenestration, it retains a high degree of historic integrity. The Connell house is eligible for listing in the National Register of Historic Places at the local level under two requirements of Criterion C: it embodies the distinctive characteristics of a type, period, or method of construction; and is the accomplished work of an acknowledged master.

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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Residential Building Record: 1170 Signal Hill Road. Office of the Monterey County Assessor, Salinas.

U.S. Department of the Interior, National Park Service. *How to Apply the National Register Criteria for Evaluation*. Bulletin 15. Washington, D.C.: U.S. Government Printing Office, 1991.

_____. *How to Complete the National Register Registration Form*. Bulletin 16A. Rev. Ed. Washington, D.C.: U.S. Government Printing Office, 1997.

University of California, Los Angeles. Charles E. Young Research Library, Department of Special Collections, Richard and Dion Papers, Collection 1179.

Woodbridge, Sally, ed. *Bay Area Houses*. New York: Oxford University Press, 1976.

Previous documentation on file (NPS):

____ preliminary determination of individual listing (36 CFR 67) has been requested
____ previously listed in the National Register
____ previously determined eligible by the National Register
____ designated a National Historic Landmark
____ recorded by Historic American Buildings Survey #_____
____ recorded by Historic American Engineering Record # _____
____ recorded by Historic American Landscape Survey # _____

Primary location of additional data:

____ State Historic Preservation Office
____ Other State agency
____ Federal agency
__X__ Local government
__X__ University
____ Other
Name of repository: University of California, Los Angeles, Charles E. Young Research Library, Special Collections, Richard and Dion Neutra Papers, Collection 1179.

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property 2.13

Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates
Datum if other than WGS84:
(enter coordinates to 6 decimal places)

1. Latitude: 36.582708 Longitude: -121.965484

Verbal Boundary Description (Describe the boundaries of the property.)
The property boundaries are those of the 2.125-acre parcel on which the Arthur and Kathleen Connell House stands, Monterey County Assessor's Parcel Number 008-262-007.

Boundary Justification (Explain why the boundaries were selected.)
The boundaries are those of the 2.125-acre parcel acquired by Arthur and Kathleen Connell in Pebble Beach in 1956.

11. Form Prepared By

name/title: Anthony Kirk, Ph.D.
organization:
street & number: 134 McCornick Street
city or town: Santa Cruz state: California zip code: 95062
e-mail Historydoc@aol.com
telephone: 831-427-2289

name/title: Barbara Lamprecht, M. Arch.
organization:
street & number: 550 Jackson Street
city or town: Pasadena state: California zip code: 91104
e-mail bmlamprecht@gmail.com
telephone: 626-264-7600

date: January 15, 2014

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Historic photographs taken by Arthur Connell, 1958.
Courtesy Dion Neutra and the University of California, Los Angeles. (Connell House File, Box 1660, Richard and Dion Neutra Papers, Collection 1179, Charles E. Young Research Library, Special Collections, University of California, Los Angeles.)

Figure A. Looking south at north elevation.

Figure B. Looking east at west elevation.

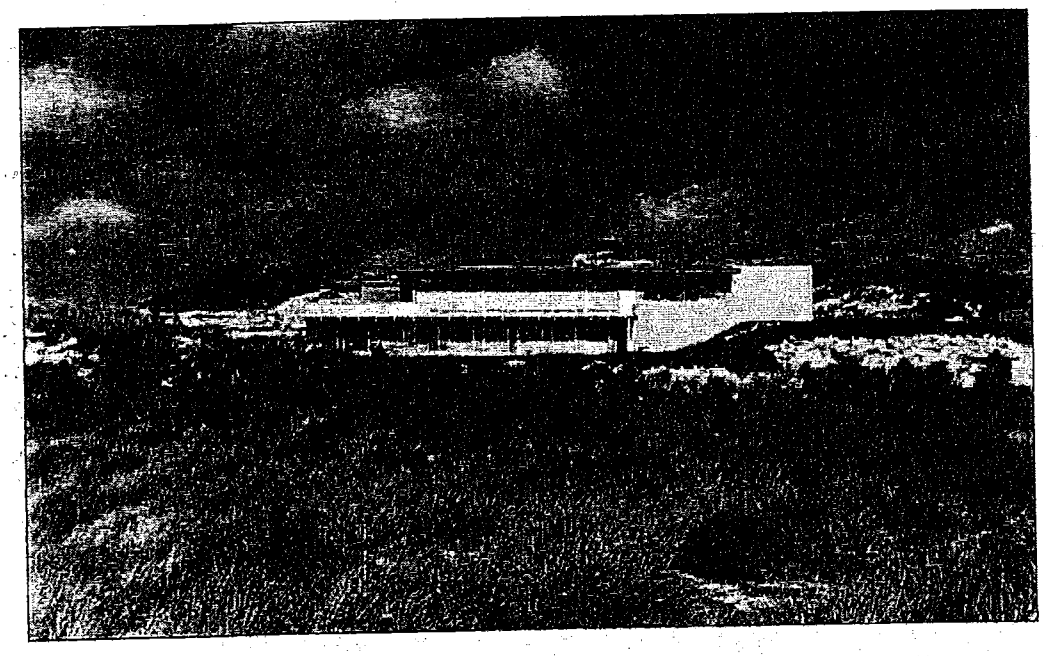


Figure C. Looking west from Signal Hill Road across northern section of house towards Cypress Point.

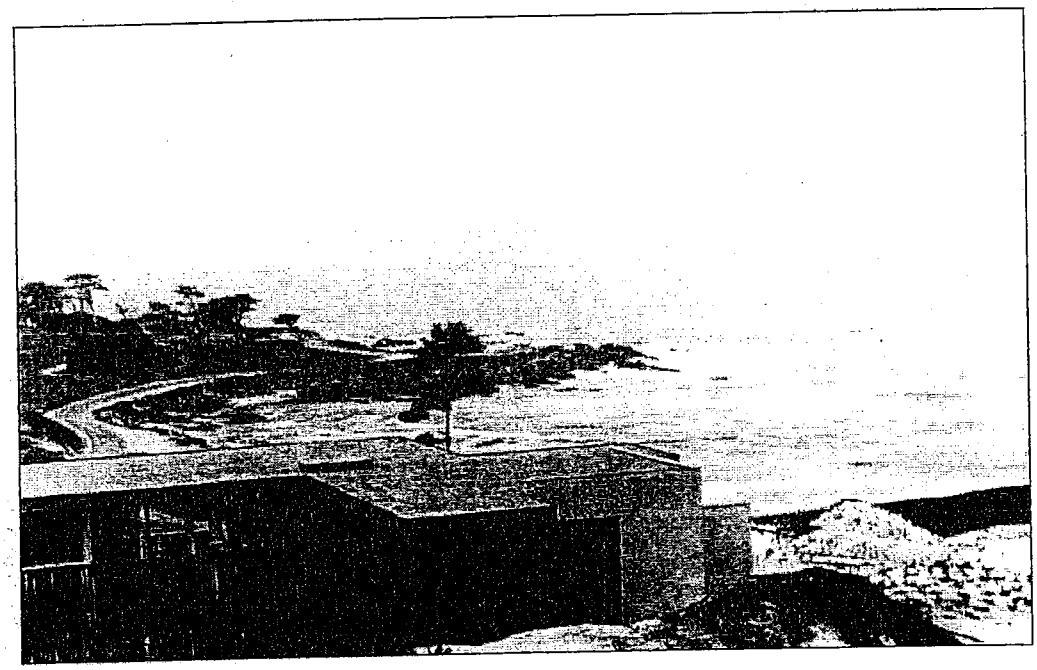
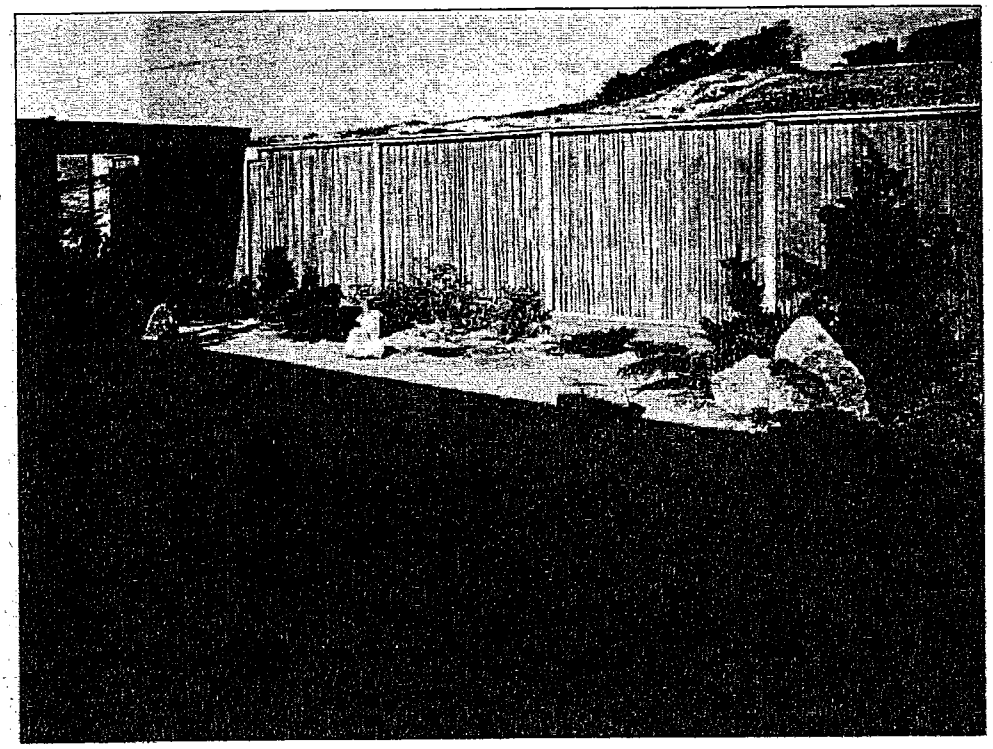
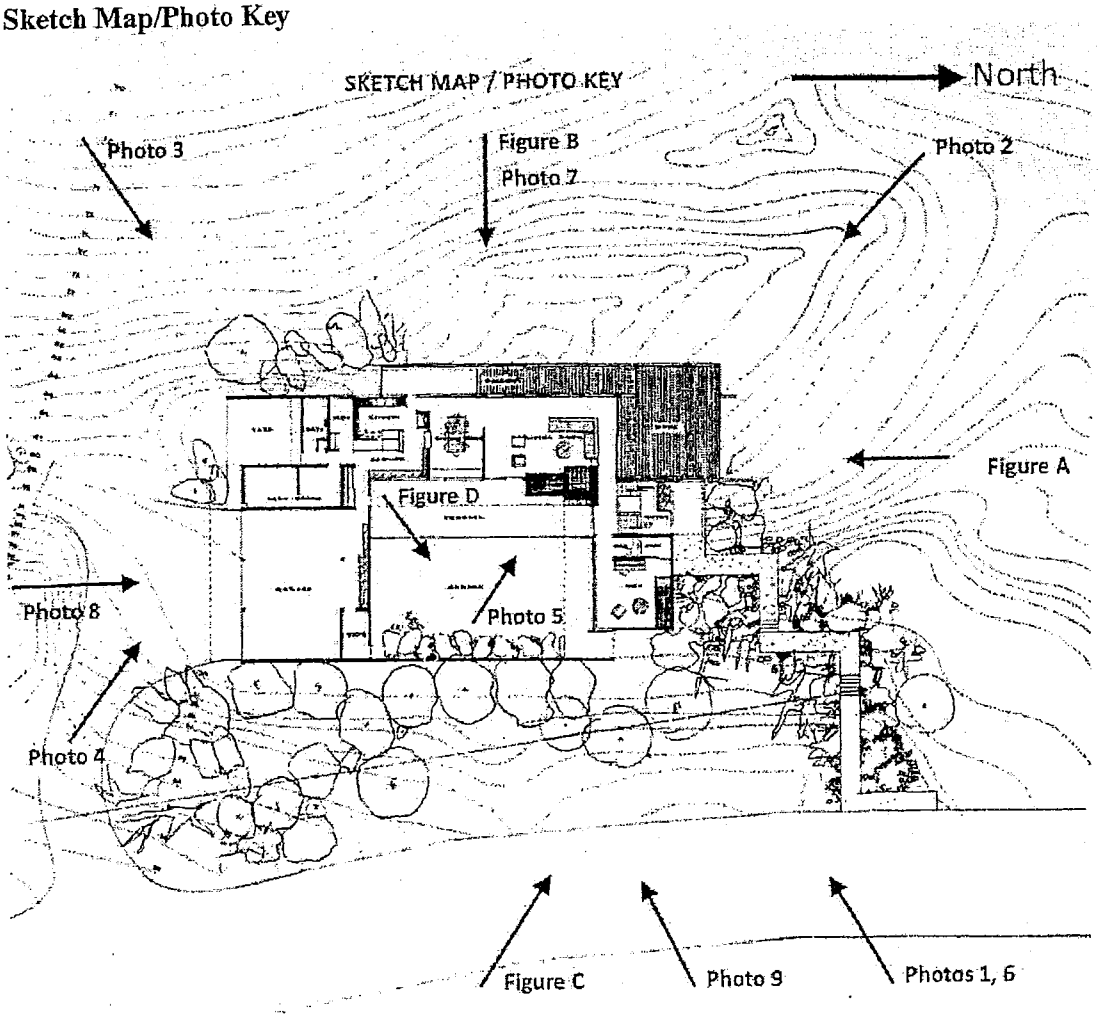


Figure D. Looking northeast across terrace and courtyard sand garden.



Sketch Map/Photo Key



Figures A–D, 1958

Photos 1-5, 2010

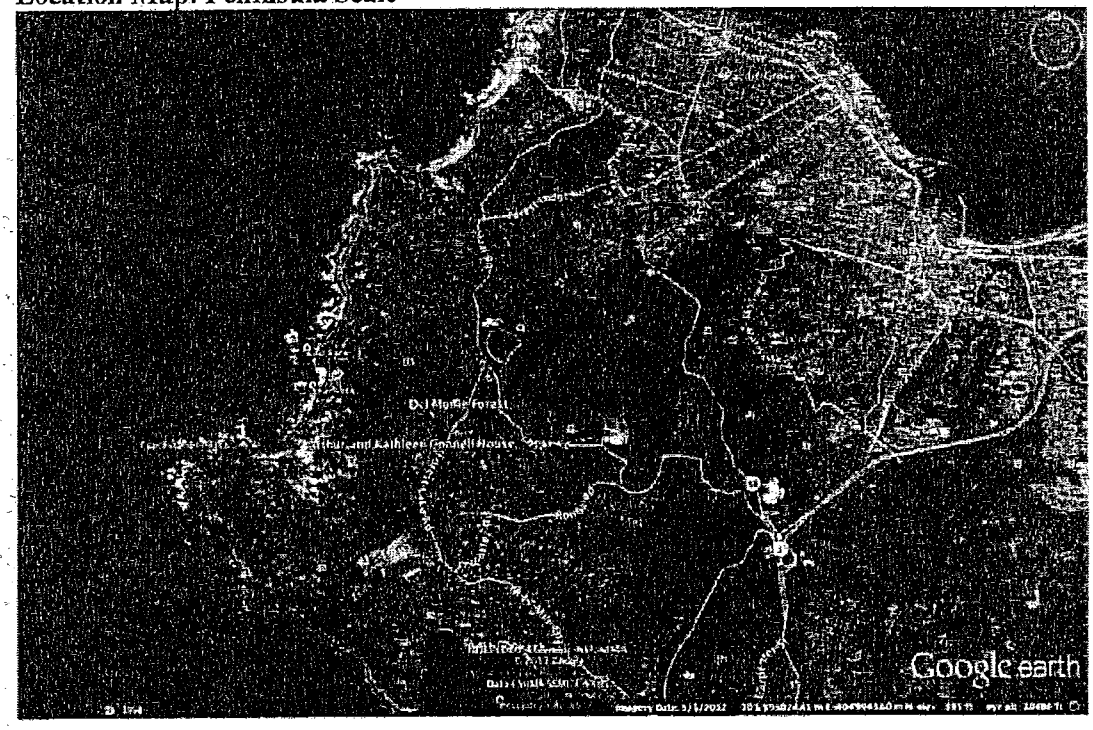
Photos 6-9, 2013

Arthur and Kathleen Connell House
Name of Property

Monterey, California
County and State

Location Map: Street Scale Latitude: 36.582708 Longitude: -121.965484

Location Map: Peninsula Scale



Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property:	Arthur and Kathleen Connell House
City or Vicinity:	Pebble Beach (Del Monte Forest)
County:	Monterey County
State:	California

Photographer and Date Photographed as indicated

Description of Photograph(s) and number, include description of view indicating direction of camera

Anthony Kirk, Ph.D., October 5, 2010

1 of 9. Looking southwest at north elevation.

2 of 9. Looking southeast at north and west elevations.

3 of 9. Looking northeast at west and south elevations. The 1993 addition extends slightly more than a foot beyond the wing wall, *right of center*, and the studio is illuminated by a large single-light fixed window and a much smaller casement window.

4 of 9. Looking northwest at south elevation. Anthony Kirk, Ph.D.

5 of 9. Looking northwest at south and east elevations of courtyard.

Michael Dawson, December 12, 2013

6 of 9. Looking southwest at east and north elevations.

7 of 9. Looking east at west elevation.

8 of 9. Looking north at south elevation.

9 of 9. Looking southwest at east-facing courtyard.

APPENDIX E

Geology and Soils Background Information

GEOTECHNICAL INVESTIGATION
NEW RESIDENCE
1170 SIGNAL HILL ROAD
PEBBLE BEACH, CALIFORNIA

for

Ms. Massy Mehdipour
1425 Dana Avenue
Palo Alto, CA 94301

by

Cleary Consultants, Inc.
900 N. San Antonio Road
Los Altos, California 94022

March 2010

CLEARY CONSULTANTS, INC.
Geotechnical Engineers and Geologists

J. Michael Cleary, CEG, GE
Christophe A. Ciechanowski, GE
Grant F. Foster, GE

March 31, 2010
Project No. 1301.1
Ser. 2880

Ms. Massy Mehdipour
1425 Dana Avenue
Palo Alto, CA 94301

RE: GEOTECHNICAL INVESTIGATION
NEW RESIDENCE
1170 SIGNAL HILL ROAD
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA

Dear Ms. Mehdipour:

As authorized, we have performed a geotechnical investigation for your planned new home on the property at 1170 Signal Hill Road in Pebble Beach, Monterey County, California. The accompanying report presents the results of our field investigation, laboratory testing, and engineering analyses. The site and subsurface conditions are discussed and recommendations for the geotechnical engineering aspects of the project design are presented. The recommendations presented in this report are contingent upon our review of the grading and foundation plans and observation/testing of the earthwork and foundation installation phases of the construction.

Please refer to the text of the report for detailed recommendations. If you have any questions concerning our findings, please call.

Very truly yours,

CLEARY CONSULTANTS, INC.

REGISTERED PROFESSIONAL ENGINEER J.M. CLEARY No. 222 EXP. 9-30-11 GEOTECHNICAL STATE OF CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER GRANT FOSTER No. 2662 EXP. 6-30-11 GEOTECHNICAL STATE OF CALIFORNIA

Grant Foster
Geotechnical Engineer 2662

J. Michael Cleary
Engineering Geologist 352
Geotechnical Engineer 222

GF/JMC:cm
Copies: Addressee (2)
Bill Bernstein AIA (4) Attn: William Bernstein
Whitson Engineers (1) Attn: Ken Whitson

REGISTERED GEOLOGIST J.M. CLEARY No. 352 CERTIFIED ENGINEERING GEOLOGIST STATE OF CALIFORNIA

TABLE OF CONTENTS

TABLES

DRAWINGS

Drawing No.

INTRODUCTION

This report presents the results of our geotechnical investigation for the planned new residence on the property at 1170 Signal Hill Road in the Pebble Beach area of Monterey County, California. The general location of the site is shown on the Site Vicinity Map, Drawing 1. The purpose of this investigation was to explore the soil conditions in the planned new home area and develop recommendations for the geotechnical engineering aspects of the project design.

As indicated on the preliminary architectural plans prepared by Bill Bernstein AIA, November 2009, a new two level home with a basement will be constructed in the area primarily downslope of the existing home, which will be demolished. We understand that the new home will encompass approximately 14,000 square feet and will have a lower floor (basement) Elevation of 87.0 feet on the south portion and a lower floor Elevation of 98.5 feet on the north portion. A garage is planned at Elevation 107.0 feet on the front, or east side, of the residence. Building loads are expected to be typical of two story wood-frame residential construction.

Basement cuts will range up to about 17 feet in height, and new fills of up to about six feet in height are planned.

New driveway and exterior walkways/patios are anticipated for the property, as well as low landscaping walls.

SCOPE

As presented in our proposal agreement dated February 3, 2010, the scope of our services for this investigation has included:

1. A site reconnaissance by our engineer and review of published and unpublished geological information for this area.

2. Subsurface investigation consisting of seven (7) exploratory borings.

3. Laboratory testing of samples obtained from the borings.

4. Engineering analysis of the field and laboratory data.

5. Preparation of this geotechnical investigation report for use in the project design and construction. The report includes findings and recommendations for the following:

    a) Site soil conditions, geologic and seismic setting, and 2007 CBC criteria for seismic design, including liquefaction and dry settlement analysis, and mitigation measures, as required.

    b) Groundwater table, as encountered in the borings.

    c) Site preparation and grading.

    d) New residence foundation type(s), minimum foundation dimensions, and allowable soil engineering design criteria.

    e) Estimated foundation settlements.

f) Lateral earth pressures and equivalent fluid pressures for basement walls, landscape walls and recommendations for retaining wall backdrainage.

g) Driveway pavement section.

h) Support of concrete slabs-on-grade.

i) Surface drainage.

j) Any other unusual design or construction conditions encountered in the investigation.

This report has been prepared for the specific use of Ms. Massy Mehdipour and her consultants in accordance with generally accepted soil and foundation engineering principles and practices. No other warranty, either expressed or implied, is made. In the event that any substantial changes in the nature, design or location of the new residence are planned, the conclusions and recommendations of this report shall not be considered valid unless such changes are reviewed and the conclusions of this report modified or verified in writing. Any use or reliance of this report or the information herein by a third party shall be at such party's sole risk.

It should also be recognized that the passage of time may result in significant changes in technology, building code requirements, state of the practice, economic conditions, or site variations which would render the report inaccurate. Accordingly, neither the owners, nor any other party, should rely on the information or conclusions contained in this report after three years from its date of issuance without the express written consent of Cleary Consultants, Inc.

METHOD OF INVESTIGATION

A site reconnaissance and the subsurface exploration were performed on February 19, 2010, under the guidance of our engineer. Seven borings were drilled to a maximum depth of 31.0 feet at the locations shown on Drawing 3, Site Plan, using a track mounted hollow-stem auger drill rig. A key describing the soil classification system and soil consistency terms used in this report is presented on Drawing 6 and the soil sampling procedures are described in Drawing 7. Logs of the borings are presented on Drawings 10 through 18.

The borings were located in the field by pacing and interpolation of the features shown on the Site Plan provided us. These locations should be considered accurate only to the degree implied by the methods used. The elevations shown on the boring logs were taken from the topographic plan provided us.

Samples of the soil materials from the borings were returned to our laboratory for classification and testing. The results of moisture content, dry density, percent finer than No. 200 sieve, gradation, free swell, corrosion and plasticity index determinations are shown on the boring logs. Additional information on the plasticity index, corrosion, gradation testing is presented on Drawings 19 through 21.

A list of references consulted during this investigation is included at the end of the text.

GEOLOGY AND SEISMICITY

The subject property is located in the Cypress Point area of Pebble Beach, approximately 600 feet inland of Fan Shell Beach and the Pacific Ocean (See Drawing 1). This area is characterized by shoreline bluffs and low cliffs which are generally capped by recent (Holocene age) dune sand deposits, underlain by eroded granodiorite bedrock. The site is about 100 feet above sea level.

Drawing 2, Local Geologic Map, shows the site vicinity, extending for a distance of about 2000 feet inland, to be underlain by dune sand deposits (Qd). These deposits (Dupre, 1990) are up to 25 meters thick, unconsolidated, and consist of well drained medium to coarse grained loose sand with a poorly developed or absent organic soil horizon. The dune sand is subject to "accelerated erosion ... in areas where vegetation (is) disturbed or removed".

Porphyritic granodiorite (Kgdp) is the underlying bedrock type in the Cypress Point area, forming resistant coastal bluffs and rocky outcrops. The granodiorite (Clark et al, 1997) is "light gray to moderately pink and medium grained with orthoclase phenocrysts ranging from three to ten centimeter long." The granodiorite is variably weathered, ranging from highly decomposed (d.g. materials) to fresh to slightly weathered crystalline rock.

The major controlling active faults in this region are the San Andreas fault located 29.5 miles northeast of the site, the San Gregorio-Palo Colorado fault which lies 3.5 miles offshore to the southwest and the Monterey Bay-Tularcitos fault which lies approximately 5.0 miles northeast of the site (Blake, 2000). In addition to the above active faults, the Cypress Point fault, considered potentially active, is mapped (Clark et al, 1997) about 1000 feet southwest of the site as a concealed trace beneath coastal terrace deposits (Qct). Therefore, as with the rest of the Monterey Bay area, the property is in a region of high seismic activity.

SITE CONDITIONS

A. Surface

As indicated on the Site Plan, Drawing 3, the new home will be built on an irregular previously graded and terraced site, which has an overall fall of about 20 feet from east to west across the new building footprint. The upper portion of the site includes a two level residence which

appears to have been cut into the slope, with the lower level at Elevation 95 and the upper portion approximately ten feet higher, (roughly at street grade). The backyard has been terraced with a 50 to 75 foot wide gently sloping to flat area at Elevation 80 to 85, marking the outer/downhill limits of the planned new home. Further west, the dune sand terrain falls away at an overall gradient of approximately 25 percent toward 17 Mile Drive and the ocean.

Grasses, small shrubs and scattered trees were present on the property at the time of our investigation, however the backyard and terraced areas below the existing structure were largely un-vegetated dune sand. Several hard granodiorite bedrock outcrops are present on the parcel, including one at the bedroom wing of the proposed home (see Drawing 3 for general location). As measured in the field, the bedrock jointing strikes moderately to the northwest and dips strongly southward.

B. Subsurface

The exploratory borings encountered approximately eight to 14 feet of predominantly loose, medium to fine grained, slightly moist to dry cohesionless clean sand overlying one to five feet of loose to medium dense silty to clayey sand, in turn overlying very dense weathered granodiorite bedrock to 31.0 feet, the maximum depth explored. Refusal of the CME 55 auger drill rig was encountered at depths of 13.0, 31.0, 13.5 and 18.5 feet in EB-1, EB-3, EB-4 and EB-6.

The upper clean sand is non-plastic and non-expansive (plasticity index and free swells = zero) while the underlying silty to clayey sand has a low to moderate expansion potential (plasticity index = 17 percent and free swells of zero to 50 percent) based on the test data.

The attached boring logs and related information depict subsurface conditions only at the specific locations shown on Drawing 3 and on the particular date designated on the logs. Soil conditions

at other locations may differ from conditions occurring at these locations. Also, the passage of time may result in a change of conditions at the boring locations due to environmental changes.

Subsurface profiles A-A', B-B', and C-C' depicting interpreted subsurface conditions through the building site are presented on Drawings 4 and 5.

C. Groundwater

Free water was encountered at depths of 9.5, 16 and 10.5 feet in EB-1, EB-2 and EB-7 during drilling; free water was not encountered in the remaining exploratory borings during the investigation. The borings were only open for a period of a few hours, however, and this may not have been a sufficiently long enough period to establish the stabilized water table conditions. It should also be noted that fluctuations of localized perched groundwater can be expected to occur due to such factors as variations in rainfall, temperature, runoff, irrigation, and other factors not evident at the time our measurements were made and reported herein.

GEOLOGIC AND SEISMIC HAZARDS EVALUATION

A. Fault Offset Hazard

Based on the findings of this investigation, we conclude that there are no known active or potentially active faults crossing the proposed building site. The site is also not within an Earthquake Fault Zone as defined by the State of California Alquist-Priolo Earthquake Fault Zoning Act. Therefore, the hazard resulting from surface fault rupture or fault offset at the site is considered very low.

B. Ground Shaking Hazards

1. Strong Ground Shaking

Strong ground shaking is likely to occur during the lifetime of the planned new home as a result of movement along one or more of the regional active faults discussed above. The new home and other improvements will need to be designed and constructed in accordance with current standards of earthquake-resistant construction.

Ground shaking during an earthquake could cause furnishings which are not rigidly attached to undergo movement with respect to the building. Design measures that minimize such potential movement and also minimize the adverse effects of such movement where they cannot be prevented should be utilized.

2. Soil Liquefaction

Liquefaction is a phenomenon in which saturated, essentially cohesionless soils lose strength during strong seismic shaking and may experience horizontal and vertical movements. Soils that are generally most susceptible to liquefaction are clean, loose, saturated, uniformly graded, fine-grained sands and silts that lie within roughly 50 feet of the ground surface.

The site is shown to lie within a moderate to low susceptibility for liquefaction zone as shown on the liquefaction susceptibility map for Monterey County (Dupre, 1990).

Our investigation found that the homesite is underlain by predominantly non-saturated loose to medium dense clean sand and silty sand underlain by granodiorite bedrock. Based on these conditions, we conclude that the likelihood of soil liquefaction during strong ground shaking at the site is low; however, the silty sand layer encountered below

the observed groundwater table of 10.5 feet in EB-7 was conservatively analyzed for liquefaction-induced settlement using the LiquefyPro computer program (Version 5.0).

LiquefyPro evaluates liquefaction potential and calculates the settlement of saturated and unsaturated deposits due to seismic loads using SPT blowcount, total unit weight, fines content, peak horizontal acceleration and earthquake moment magnitude data. The program is based on the most recent publications of the NCEER Workshop and SP117 Implementation.

Based on the results of our analysis, the theoretical liquefaction-induced settlement is approximately one-half inch at the site using the calculated peak ground acceleration ($S_{DS}/2.5$) for the site as specified in Item Number 23 of CGS Note 48 and the Tokimatsu and Seed calculation method with magnitude scaling correction. The results and supporting data for the liquefaction analysis are included in Appendix A of this report.

3. Soil Densification

The recognized procedures for evaluation of seismically-induced settlement in dry sandy soils (Tokimatsu and Seed, 1987; Pradel, 1998) are considered most applicable to non-cohesive loose clean sands with less than 5 percent fines (Day, 2002). The loose to medium dense clean sand, silty sand and clayey sand layers encountered in EB-5 and EB-7 were analyzed for seismically-induced settlement using the LiquefyPro computer program.

The maximum calculated earthquake induced dry soil settlement for these layers is approximately three and one-half inches using the calculated peak ground acceleration ($S_{DS}/2.5$) for the site as specified in Item Number 23 of CGS Note 48. As subsequently recommended, the home will be supported on a structural slab with drilled caissons extending into granodiorite bedrock. Based on the above, the likelihood that the new

home will experience distress as a result of earthquake-induced soil densification is very low.

The results and supporting data for the dry settlement analysis are included in Appendix A of this report.

4. Other Seismic Hazards

We have also considered the possibility of other seismically induced hazards at the site. Because the sandy soils overlying the granodiorite are unsaturated, with the exception of local perched water, soil lurching and lateral spreading are considered unlikely.

Ground cracking may be caused by any of the phenomena discussed above. Since there is a low potential for liquefaction-induced settlement and lateral spreading of the soils underlying the site, it is also considered unlikely that significant ground cracking will occur at the site.

Based on the findings of our investigation and review of published geologic maps, the site is not underlain by any known landslides.

C. Flooding

The site is outside of the runup zone resulting from a seismically generated tsunami as shown on the Tsunami Inundation Map for Emergency Planning, State of California, County of Monterey, July 1, 2009. This map shows the tsunami inundation limits to be roughly the route of 17 Mile Drive in the vicinity of Signal Hill Road, approximately 400 feet west of the planned homesite.

CONCLUSIONS AND RECOMMENDATIONS

From a geotechnical engineering standpoint, we conclude that the property can be developed as proposed provided the recommendations contained in this report are incorporated into the design and construction of the project. The new home will be built in an area that is underlain by loose dune sand of variable thickness and low bearing capacity, and these materials could experience differential settlement beneath building foundations and slabs. Accordingly, we recommend that a structural slab that is supported on drilled pier foundations obtaining skin friction support in the granodiorite bedrock be used for the new home. In our opinion, the above foundation system will provide a high degree of structural rigidity under the anticipated building and retaining wall loads with minimal risk of settlement.

Heavy duty drilling equipment in good condition will be required to achieve the required penetration into granodiorite bedrock, as discussed further in the report. Portions of the dune sand may require the use of casing prior to installing steel reinforcement and placing concrete. Any seepage encountered in the pier holes should be pumped out prior to concrete placement.

The southeast corner of the home, in the area of the two bedroom wings, is an area of resistant granodiorite bedrock outcropping, and difficult excavation requiring the use of jackhammers or a hoe ram may be required to achieve basement grade in this area. Consideration should be given to relocating the basement slightly to the west to avoid the outcrop. Difficult excavation may also be encountered in other portions of the basement (See Subsurface Profiles A-A' and B-B') in resistant granodiorite rock.

Although only intermittent water was encountered in the exploratory borings, indicating perched water conditions, some surface water infiltration from the surrounding soils at basement level is likely, particularly during peak winter storms. A drainage blanket should be installed beneath the basement structural slab to collect and remove water which may seep into this area. The

retaining wall back drainage and basement foundation drain blanket should be drained to a sump and removed with a sump pump system, or to gravity drainage if feasible.

Basement excavations for retaining walls along the uphill side of the home are anticipated to range up to 17 feet in height. It is anticipated that temporary excavations can be made at a 2:1 gradient provided they are protected (winterized) prior to the wet season; however the final design, stability and safety of temporary excavations should be the responsibility of the contractor.

Site retaining walls i.e. those required for driveway and patio areas, that are three feet or less in height can be supported on spread footing foundations after reworking of the underlying loose soil.

Final cut and fill slopes should be no steeper than 3:1 (horizontal to vertical) in dune sand materials. Areas disturbed by grading should be planted prior to the initial winter to minimize erosion and downcutting in the sand.

Detailed recommendations for use in design and construction of the project are presented in the remainder of this report. These recommendations are contingent on our review of the earthwork and foundation plans for the project and our observation of the earthwork and foundation installation phases of construction.

A. Earthwork

1. Clearing and Site Preparation

Areas to be graded should be cleared of existing foundations, slabs, AC pavement, grass, shrubs, trees not designated to remain, and other vegetation as well as any other

obstructions including root bulbs, stumps and debris. Holes resulting from the removal of underground obstructions, including tree root bulbs that extend below the planned finished grade, should be cleared of loose soil and backfilled with suitable material compacted to the requirements given below for engineered fill.

After clearing, areas to receive fill should be stripped to a sufficient depth to remove the surface vegetation, wood chips and organic laden topsoil. A stripping depth of two to four inches is anticipated. Strippings should be removed from the property, or stockpiled for later use in landscaped areas, if desired.

2. Recompaction of Surface Soils

After the areas to be graded have been cleared and required excavations have been made, the surface soils within areas to be filled should be recompacted. This work should consist of ripping the upper 12 inches, moisture conditioning the soils to optimum, and compacting them to at least 95 percent relative compaction as determined by ASTM Test Designation D1557. Compaction should be performed using heavy compaction equipment such as a self propelled vibratory smooth-drum roller. Significant addition of water will be required in the in the clean sands, which were dry to slightly moist at the time of our investigation, to achieve the required compaction.

3. Slope Gradients

Permanent cut and fill slopes should be no steeper than 3:1 (horizontal to vertical). Cut and fill slopes should be planted to minimize erosion and surface runoff should be diverted away from the top of slopes and carried to a suitable drainage collection system.

Temporary slopes are anticipated to be reasonably stable at an inclination of 2:1 (horizontal to vertical) provided they are winterized prior to the wet season. However,

the contractor should be solely responsible for designing and constructing stable temporary excavations and should shore, slope or bench the excavations as required to maintain their stability and comply with all applicable safety standards, including CAL-OSHA requirements.

4. Fill Placement and Compaction

On-site soils having an organic content of less than three percent by volume can be used as fill. Any imported fill required at the site should be predominantly granular with a plasticity index of 6 or less and should not contain rocks or lumps greater than six inches in greatest dimension with not more than 15 percent larger than 2.5 inches.

Engineered fill should be compacted to at least 95 percent relative compaction, as determined by ASTM Test Designation D1557, including the upper 12 inches of subgrade under new AC pavements. Fill material should be spread and compacted in lifts not exceeding eight inches in uncompacted thickness. The moisture content of on-site soils utilized as fill should be adjusted to their optimum moisture content. Compaction should be performed using heavy compaction equipment such as a self-propelled smooth drum vibratory roller.

In order to achieve satisfactory compaction in the subgrade and fill soils, it may be necessary to adjust the soil moisture content at the time of construction. This may require that water be added and thoroughly mixed into any soils which are too dry or that scarification and aeration be performed in any soils which are too wet.

5. Trench Backfill

Utility trenches should be backfilled with engineered fill placed in lifts not exceeding eight inches in uncompacted thickness, except thicker lifts may be used with the approval

of our representative provided satisfactory compaction is achieved. If on-site clean sand soil is used, the material should be compacted to at least 90 percent relative compaction by mechanical means only. Imported sand can also be used for backfilling trenches provided it is also compacted to at least 90 percent relative compaction. In slab and pavement areas, the upper three feet of trench backfill should be compacted to at least 95 percent relative compaction for on-site soils and imported sand.

Water jetting to achieve the required level of compaction should not be permitted.

6. Surface Drainage

Positive surface gradients should be provided away from the top of cutslopes and fillslopes, or surface swales should be installed to divert water from the face of the slope. Ponding of surface water should not be permitted on or adjacent to the building pad, flatwork or new driveway areas.

Positive surface gradients of at least two percent on porous surfaces and one percent on paved surfaces should be maintained away from the new home so that water does not collect in the vicinity of the building foundations. Area drains should be used to promote positive drainage in landscaped and paved areas around the new residence.

Water from roof downspouts should be collected in closed pipes and carried to suitable discharge.

7. Construction Observation

The grading and foundation installation phases of the project should be observed and tested by our representative for conformance with the project plans/specifications and our recommendations. This work includes site preparation and grading, selection of

satisfactory fill materials, and placement and compaction of the subgrade, fill and baserock materials. Sufficient notification prior to commencement of earthwork operations is essential to make certain that the work will be properly observed and tested.

B. Structural Slab and Drilled Pier Foundation System

To provide uniform support and settlement performance, we recommend that the new home and garage be supported on a structural slab underlain by drilled piers obtaining skin friction support in the granodiorite bedrock.

The drilled pier foundations should consist of cast-in-place, straight shaft friction piers. The drilled piers should extend through any fill material and the existing native loose sandy soils, and at least six feet into the underlying granodiorite bedrock encountered in the borings at depths of eight to 14 feet. Piers should be spaced no closer than about three diameters center to center with maximum spacing to be determined by the structural engineer. The drilled piers should have a minimum diameter of 24 inches.

The portion of the drilled piers in granodiorite bedrock materials can be designed on the basis of 750 psf skin friction with a 50 percent increase for wind and seismic conditions. Point bearing resistance should generally be neglected, however any piers meeting refusal short of their design depth should be evaluated by our representative for end bearing support (suitability for end bearing will require satisfactory clean out of the pier bottom). For resistance to lateral loads, a uniform passive equivalent fluid pressure of 250 pcf in sand and 500 pcf in granodiorite, up to 4000 psf maximum, can be assumed to act over 1.5 times the projected area of the individual pier shaft. The passive pressure can be assumed to start one foot below the bottom of the structural slab.

Groundwater was encountered in several of the borings during our investigation, and any accumulated water in the pier holes should be removed prior to concrete placement. It is recommended that reinforcing steel and concrete be placed as soon as practical after drilling to minimize drying of the sidewalls and caving. The contractor should be prepared to install steel casing if caving of the pier holes is encountered.

The bottom of the pier excavations should be dry and relatively free of loose soil or fall-in prior to installing reinforcing steel and placing concrete. Since the actual lengths of the piers will depend on the subsurface conditions encountered in the field, the excavation of piers should be performed under the observation of our representative. Heavy duty drilling equipment in good working condition should be used to drill the pier holes. Difficult drilling is anticipated in the less weathered granodiorite portion of the drilled pier excavations.

Drilled piers can be eliminated under the structural slab where competent granodiorite bedrock is encountered at final basement subgrade. It is recommended that additional exploratory borings be performed during the foundation design phase to more precisely determine areas where this is feasible. A vertical modulus of subgrade reaction of 275 pci, or alternatively 2000 psf allowable bearing pressure, can be used for slab design in competent granodiorite.

Reinforcement of the drilled piers should be provided for their full length. Minimum pier reinforcement should consist of four No. 5 bars tied in a cage. Additional reinforcement may be required as determined by the structural engineer.

The structural slab should have a minimum thickness of 12 inches with 18 inches deep by 12 inches wide downturned edges, as a minimum.

Post-construction settlements under the anticipated building loads are expected to be within tolerable limits for the proposed construction.

Moisture vapor transmission can occur upward through the soil resulting in the collection of moisture under slabs and pavements. In any areas where moisture transmission may be detrimental, current industry practice for concrete slabs is to place a vapor retarder, such as a minimum 15 mil thick membrane or an integrally bonded vapor barrier such as Florpruf, or equivalent, on six inches of clean rock, such as ¾ inch crushed drain rock. While vapor barrier systems are the standard of practice for the industry, Cleary Consultants, Inc. does not practice in the field of moisture vapor transmission evaluation or mitigation, and we recommend that a qualified consultant in this field be retained to evaluate any specific moisture vapor transmission issues associated with the project.

To facilitate removal of transient infiltration beneath the basement slab, we recommend that the basement excavation beneath the six inch drain rock section be sloped at least 0.5 percent to a low point and drained either by gravity flow, if feasible, or by a sump pump, into a suitable discharge facility. The sump pump, if required, should be installed on the outside of the home to eliminate concern about the noise from the pump operation.

C. Seismic Design Parameters

Seismic design values for the project were determined using the USGS Earthquake Ground Motion Parameter Java Application, and subsurface information obtained from the exploratory borings was used for determining the site classification. Using the site Latitude (36.5817°N) and Longitude (121.9657°W) and Site Classification C as input, the computer application provides Seismic Hazard Curve information, Site Coefficients and Uniform Hazard Response Spectra for both "short" (0.2 seconds) and "long period" (1-second) durations as detailed in the 2007 CBC.

Based on the results of our investigation, the tables provided in Section 1613 of the 2007 CBC, and our analysis using the USGS Earthquake Ground Motion Parameter Java Application, the following seismic design parameters can be used in lateral force analyses at this site:

Site Class C – Very Dense Soil and Soft Rock with Standard Penetration Test Values >50 blows/foot

Site Coefficient $F_a = 1.0$

Site Coefficient $F_v = 1.3$

Maximum Considered Earthquake Spectral Response (Short Period);
$S_{MS} = (F_a)(S_S) = 1.658$

Maximum Considered Earthquake Spectral Response (1-Second Period);
$S_{M1} = (F_v)(S_1) = 0.939$

Design Spectral Response Acceleration (Short Period);
$S_{DS} = 2/3\ S_{MS} = 1.105$

Design Spectral Response Acceleration (1-Second Period);
$S_{D1} = 2/3\ S_{M1} = 0.626$

Seismic Design Category – D

D. Slabs-on-Grade

Concrete slabs-on-grade are anticipated for new patio and walkway areas. We recommend that following subgrade preparation as previously discussed, exterior concrete flatwork be supported on at least six inches of Class 2 aggregate base. The aggregate base should be compacted to at least 90 percent relative compaction.

E. Retaining Walls

All retaining walls required for the project must be designed to resist lateral earth pressures and any additional lateral loads caused by surcharge loading. Attached retaining walls for the new

residence should be supported on the mat slab and drilled pier foundation system designed in accordance with the recommendations provided in Section B. Foundations.

Detached walls three feet or less in height can be supported on spread footings bearing on at least 24 inches of recompacted soil. Spread footings should be a minimum of 1.5 feet wide and bear at a minimum depth of 1.5 feet below the ground surface. Detached retaining wall spread footings bearing on reworked sand can be designed using an allowable bearing pressure of 1500 psf. Lateral loads can be resisted by friction between the foundation bottoms and the supporting subgrade. A friction coefficient of 0.30 is considered applicable. As an alternative, a passive pressure equal to an equivalent fluid pressure of 250 pcf can be taken against the sides of footings poured neat.

Unrestrained walls with either level or sloping backfills no steeper than 3:1 (horizontal to vertical) can be designed to resist an equivalent fluid pressure of 35 pcf and restrained walls can be designed to resist an equivalent fluid pressure of 35 pcf plus an additional uniform lateral pressure of six H psf where H = height of backfill above wall foundation in feet. Where backfill slope gradients exceed 3:1, an additional one and one-half pcf per degree of slope gradient exceeding 18° should be added to the above active pressure distribution. Wherever walls will be subjected to surcharge loads, they should be designed for an additional lateral pressure equal to one-third or one-half the anticipated surcharge load depending on whether the wall is unrestrained or restrained, respectively.

The preceding pressures assume that sufficient drainage is provided behind the walls to prevent the build-up of hydrostatic pressures from surface or subsurface water infiltration. Adequate drainage may be provided by means of a one foot wide vertical drain blanket placed behind the wall. The drain should consist of ¾-inch clean crushed gravel enclosed in a filter fabric, such as Mirafi 140, and a four-inch diameter perforated Schedule 40 or SDR 35 pipe placed at the base of the wall. The gravel should be capped with at least 18 inches of compacted native soil. The perforated pipe should be tied into a closed pipe that discharges to a suitable discharge facility.

Backfill placed behind retaining walls should be non-expansive and compacted to at least 90 percent relative compaction using light weight compaction equipment. If heavy compaction equipment is used, the walls must be appropriately braced to avoid overstressing or failure of the wall.

F. Driveway Pavement Section

The minimum flexible pavement section for new driveways should consist of two and one-half inches asphaltic concrete over six inches Class II aggregate base. The upper 12 inches of soil subgrade and the Class II aggregate base should be compacted to at least 95 percent relative compaction. Class II aggregate base should have an R-Value of at least 78 and conform to the requirements of Section 26, State of California "CALTRANS" Standard Specifications, latest edition.

The asphaltic concrete should conform to and be placed in accordance with the requirements of Section 39 in the State of California "CALTRANS" Standard Specifications.

G. Soil Corrosivity

Laboratory resistivity, pH, chloride and sulfate testing was performed on a soil sample obtained from the upper five feet of the borings during our geotechnical investigation for this project. The testing was performed by Cooper Testing Laboratory for the purpose of evaluating the soils' corrosion potential for use in the design of underground utilities and embedded concrete on this project.

In summary, the test results indicated a minimum resistivity of 16,497 Ohm-Cm, a PH of 6.7, a chloride content of 4 ppm, and water soluble sulfate content of <5 ppm. Soils with chloride

contents of less than 500 ppm and sulfate contents of less than <5 ppm are considered to be of "low" corrosivity. Additionally, based on the resistivity testing, the soils are considered to be "progressively less corrosive."

Table 1 below shows the general correlation between resistivity and corrosion potential.

Table 1 - Correlation Between Resistivity and Corrosion Potential (c)

Soil Resistivity (Ohm-Cm)	Soil Classification
Below 500	Very Corrosive
500 to 1,000	Corrosive
1,000 to 2,000	Moderately Corrosive
2,000 to 10,000	Mildly Corrosive
Above 10,000	Progressively Less Corrosive

(c) National Association of Corrosion Engineers.

This condition combined with the slightly acidic condition of the soils encountered at the site could result in a reduced life span of buried steel piping for this project. Thicker gauge pipelines would have greater life spans. For example, the life spans for 18, 16 and 14 gauge steel culverts with a soil resistivity of 16,500 Ohm-Cm and a pH of 6.7 are estimated to be roughly 31, 40 and 50 years, respectively (California Division of Highways, 1993).

For the purposes of design of concrete in contact with the soil, there are no restrictions on types of cementitious materials to be used based on the resistivity and sulfate testing.

PLAN REVIEW AND CONSTRUCTION OBSERVATION

We should be provided the opportunity to review the foundation and grading plans and the specifications for the project when they are available. We should also be retained to provide soil engineering observation and testing services during the grading and foundation installation

phases of the project. This will provide the opportunity for correlation of the soil conditions found in our investigation with those actually encountered in the field, and thus permit any necessary modifications in our recommendations resulting from changes in anticipated conditions.

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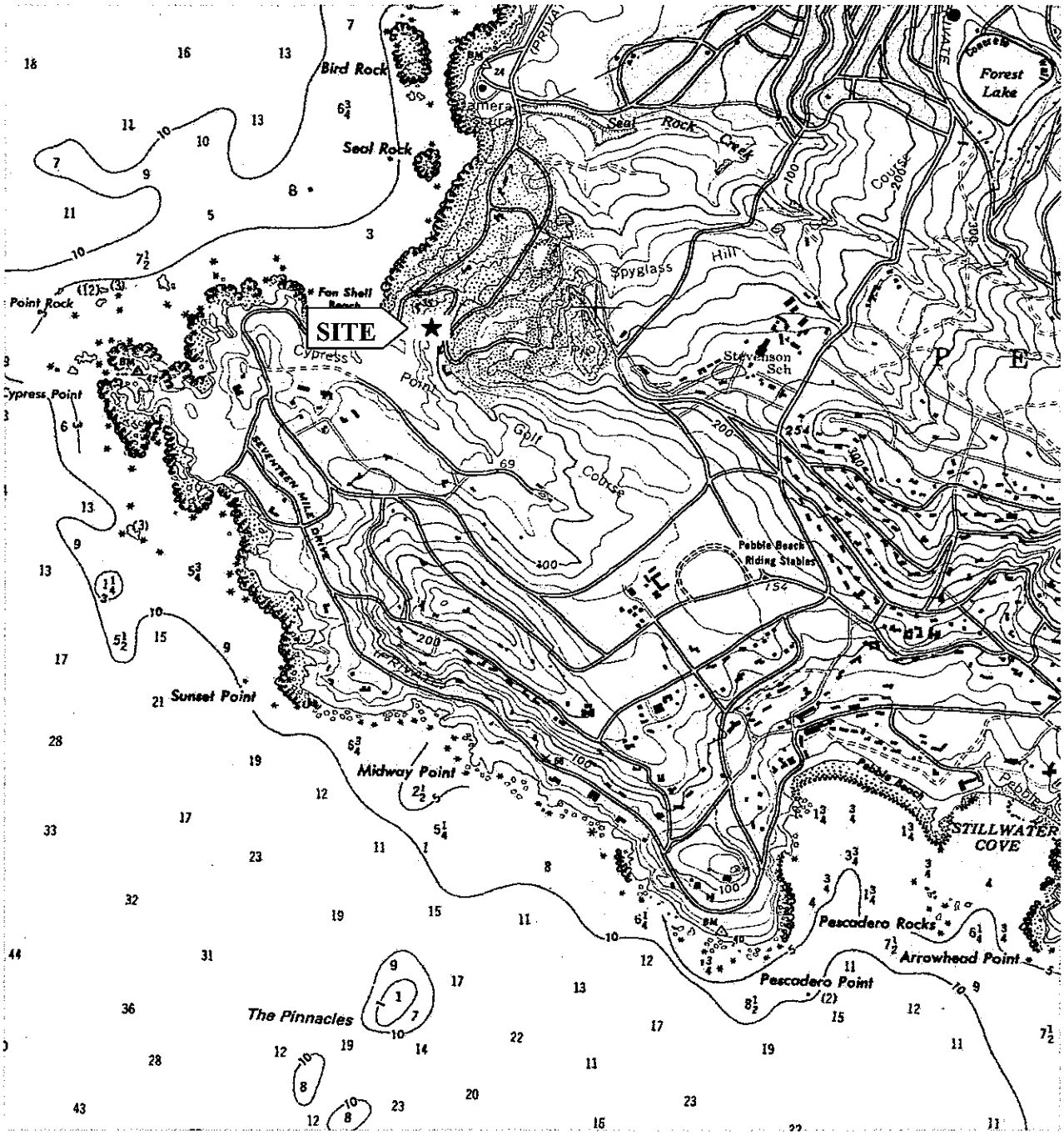


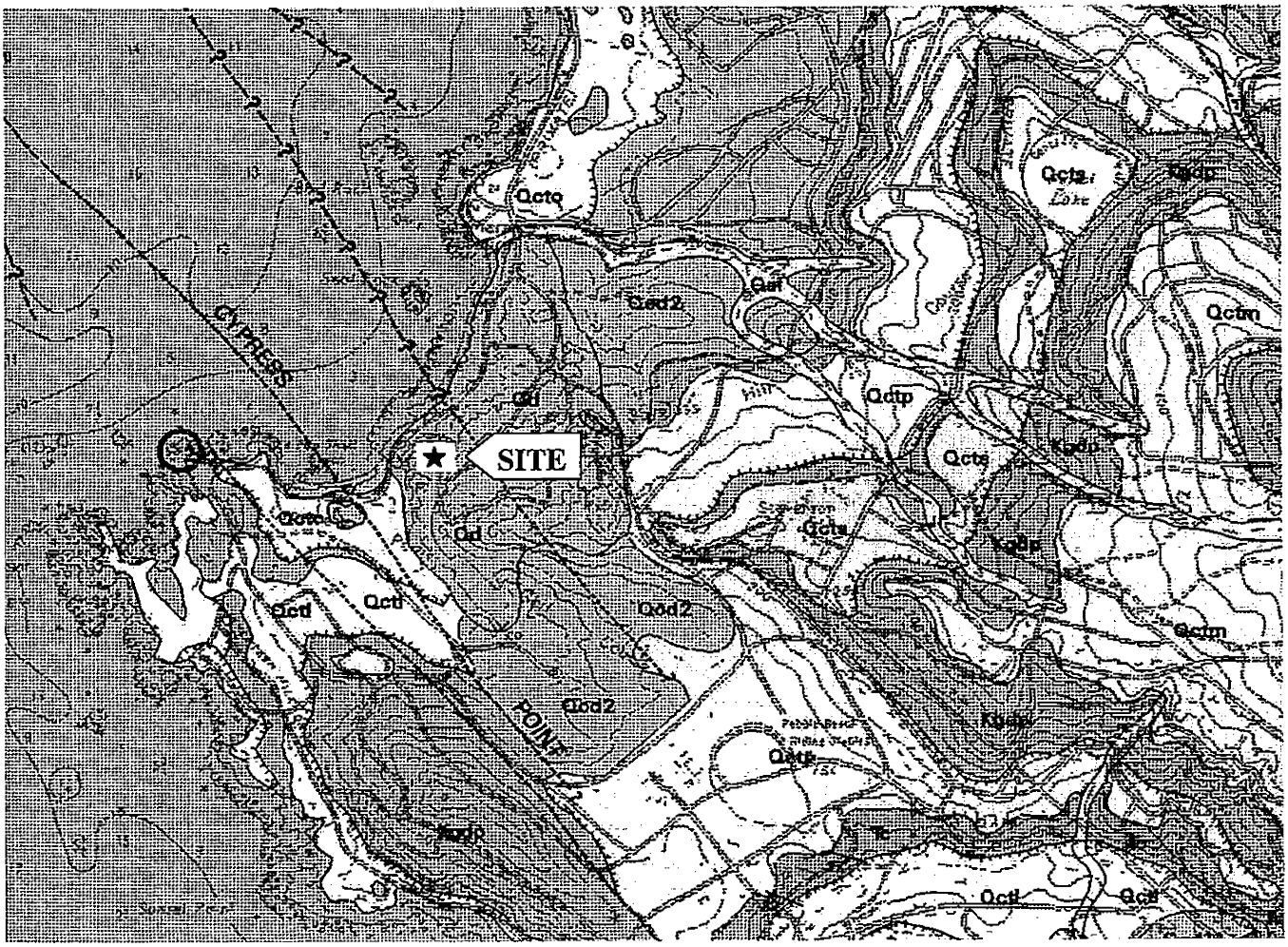
BASE: U.S. Geological Survey, Monterey 7.5' Quadrangle, Pebble Beach, California

SITE VICINITY MAP

CLEARY CONSULTANTS, INC.
Geotechnical Engineers and Geologists

NEW RESIDENCE
1170 Signal Hill Road
Pebble Beach, California

APPROVED BY	SCALE	PROJECT NO.	DATE	DRAWING NO.
JMC	1" = 2000'	1301.1	March 2010	1



EXPLANATION

Qaf	Artificial Fill
Qd	Dune Sand Deposits
Qod2	Older Dune Deposits
Qct	Coastal Terrace Deposits
Qcto	Ocean View Costal Terrace
Qctl	Lighthouse Coastal Terrace
Qctp	Peninsula College Coastal Terrace
Qcts	Sylvan Coastal Terrace
Qctm	Monte Vista Coastal Terrace
Tc	Carmelo Formation of Bowen
Kgdp	Porphyritic Granodiorite of Monterey of Ross

Fault, dashed where inferred, dotted where concealed

N

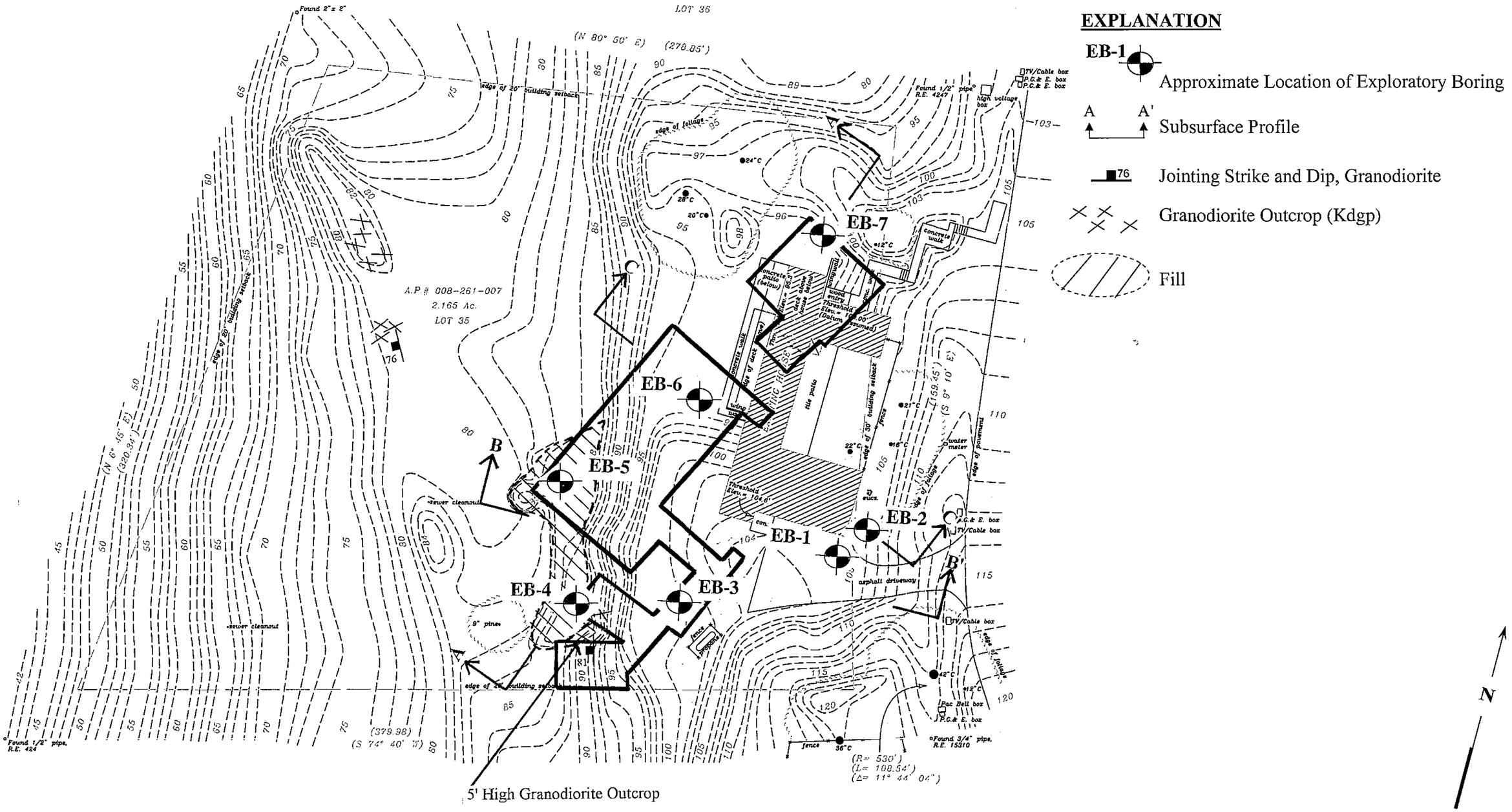
BASE: J.C. Clark, W.R. Dupre and L.I. Rosenberg, Geologic Map of the Monterey and Seaside 7.5 Minute Quadrangles, Monterey County, California, OFR 97-30

LOCAL GEOLOGIC MAP

CLEARY CONSULTANTS, INC.
Geotechnical Engineers and Geologists

NEW RESIDENCE
1170 Signal Hill Road
Pebble Beach, California

APPROVED BY	SCALE	PROJECT NO.	DATE	DRAWING NO.
JMC	1" = 2000'	1301.1	March 2010	2



EXPLANATION

EB-1 — Approximate Location of Exploratory Boring

A — A' — Subsurface Profile

76 — Jointing Strike and Dip, Granodiorite

Granodiorite Outcrop (Kdgp)

Fill

NOTE: Heavy lines show general limits of basement for new home. (Bernstein Architects, Basement Floor Plan, November 2009)

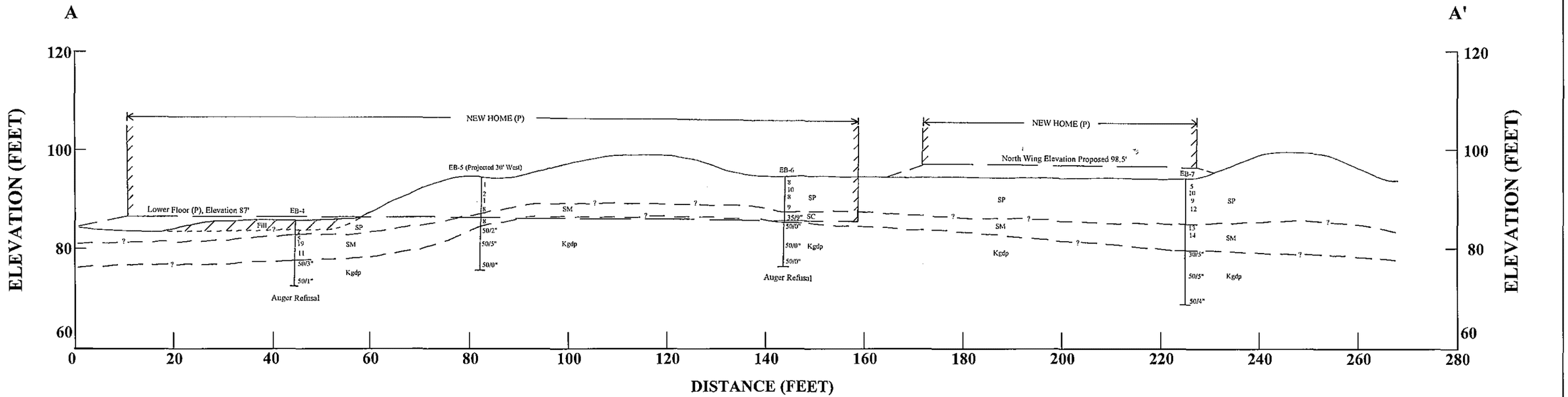
BASE: Topographic Survey (September 2009) provided by Bernstein Architects

SITE PLAN

CLEARY CONSULTANTS, INC.
Geotechnical Engineers and Geologists

NEW RESIDENCE
1170 Signal Hill Road
Pebble Beach, California

APPROVED BY	SCALE	PROJECT NO.	DATE	DRAWING NO.
JMC	1" = 40' ±	1301.1	March 2010	3



LEGEND

SP	Clean Sand, Loose to Medium Dense (Dune Sand Deposit)
SM	Silty to Clayey Sand, Loose to Medium Dense
Kgdp	Granodiorite Bedrock, Very Dense
⊽	Water Level as Encountered During Drilling

NOTE: 1) Assumed elevation datum per Topographic Survey of site (updated September, 2009)

2) Standard Penetration Resistance values shown on right side of exploratory borings

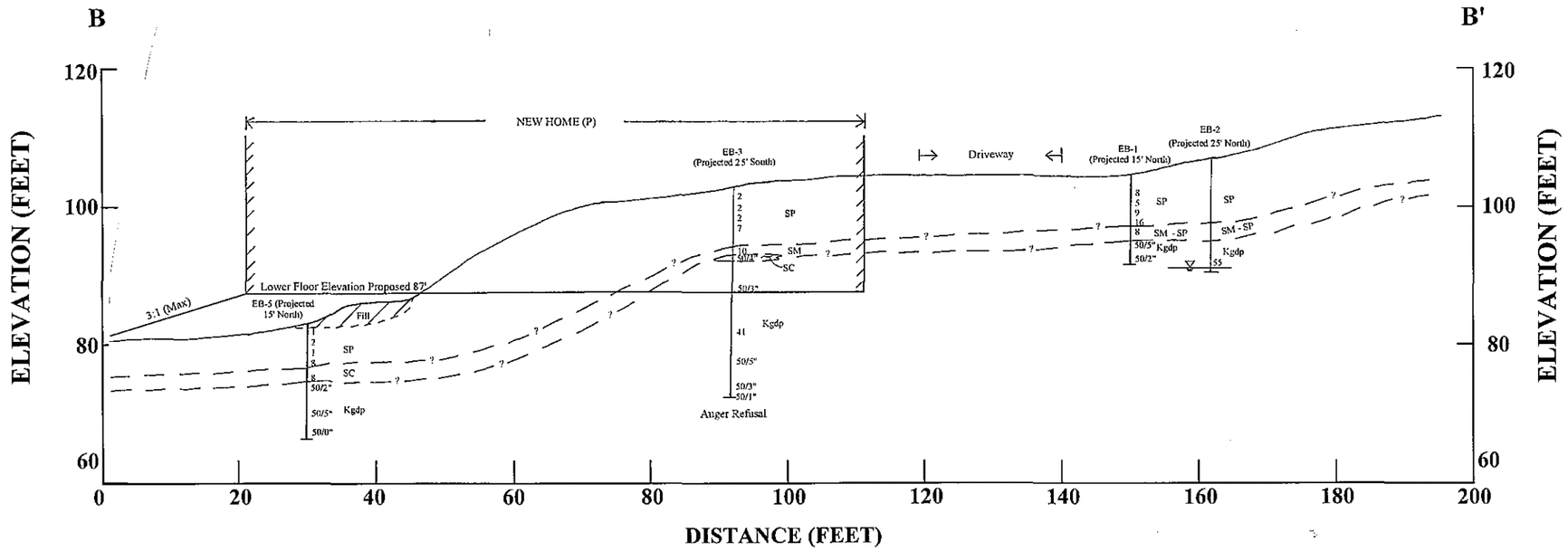
3) The indicated stratum lines are based on interpolation between widely spread borings and other data, and may not represent actual subsurface conditions.

SUBSURFACE PROFILE A-A'

CLEARY CONSULTANTS, INC.
Geotechnical Engineers and Geologists

NEW RESIDENCE
1170 Signal Hill Road
Pebble Beach, California

APPROVED BY	SCALE	PROJECT NO.	DATE	DRAWING NO.
JMC	1" = 20'	1301.1	March 2010	4



LEGEND

Sp	Clean Sand, Loose to Medium Dense (Dune Sand Deposit)
SM	Silty Sand, Loose to Medium Dense
Kgdp	Granodiorite Bedrock, Very Dense
⏚	Water Level as Encountered During Drilling

NOTE: 1) Assumed elevation datum per Topographic Survey of site (updated September, 2009)
2) Standard Penetration Resistance values shown on right side of exploratory borings
3) The indicated stratum lines are based on interpolation between widely spread borings and other data, and may not represent actual subsurface conditions.

SUBSURFACE PROFILE B-B' AND C-C'

CLEARY CONSULTANTS, INC.
Geotechnical Engineers and Geologists

NEW RESIDENCE
1170 Signal Hill Road
Pebble Beach, California

APPROVED BY	SCALE	PROJECT NO.	DATE	DRAWING NO.
JMC	1" = 20'	1301.1	March 2010	5

PRIMARY DIVISIONS			GROUP SYMBOL	SECONDARY DIVISION
COARSE GRAINED SOILS MORE THAN HALF OF MATERIAL IS LARGER THAN NO. 200 SIEVE SIZE	GRAVELS MORE THAN HALF OF COARSE FRACTION IS LARGER THAN NO. 4 SIEVE	CLEAN GRAVELS (LESS THAN 5% FINES)	GW	Well graded gravels, gravel-sand mixtures, little or no fines
			GP	Poorly graded gravels or gravel-sand mixtures, little or no fines
		GRAVEL WITH FINES	GM	Silty gravels, gravel-sand-silt mixtures, non-plastic fines
			GC	Clayey gravels, gravel-sand-clay mixtures, plastic fines
	SANDS MORE THAN HALF OF COARSE FRACTION IS SMALLER THAN NO. 4 SIEVE	CLEAN SANDS (LESS THAN 5% FINES)	SW	Well graded sands, gravelly sands, little or no fines
			SP	Poorly graded sands or gravelly sands, little or no fines
		SANDS WITH FINES	SM	Silty sands, sand-silt mixtures, non-plastic fines
			SC	Clayey sands, sand-clay mixtures, plastic fines
FINE GRAINED SOILS MORE THAN HALF OF MATERIAL IS SMALLER THAN NO. 200 SIEVE SIZE	SILTS AND CLAYS LIQUID LIMIT IS LESS THAN 50%		ML	Inorganic silts and very fine sands, rock flour, silty or clayey fine sands or clayey silts with slight plasticity
			CL	Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays
			OL	Organic silts and organic silty clays of low plasticity
	SILTS AND CLAYS LIQUID LIMIT IS GREATER THAN 50%		MH	Inorganic silts, micaceous or diatomaceous fine sandy or silty soils, elastic silts
			CH	Inorganic clays of high plasticity, fat clays
			OH	Organic clays of medium to high plasticity, organic silts
HIGHLY ORGANIC SOILS			Pt	Peat and other highly organic soils

UNIFIED SOIL CLASSIFICATION SYSTEM (ASTM D-2487)

U.S. STANDARD SERIES SIEVE — CLEAR SQUARE SIEVE OPENINGS

200	40	10	4	3/4"	3"	12"

SILTS AND CLAYS	SAND			GRAVEL		COBBLES	BOULDERS
	FINE	MEDIUM	COARSE	FINE	COARSE		

GRAIN SIZES

SANDS AND GRAVELS	BLOWS/FOOT ✧
VERY LOOSE	0 - 4
LOOSE	4 - 10
MEDIUM DENSE	10 - 30
DENSE	30 - 50
VERY DENSE	OVER 50

RELATIVE DENSITY

SILTS AND CLAYS	STRENGTH ☆	BLOWS/FOOT ✧
VERY SOFT	0 - 1/4	0 - 2
SOFT	1/4 - 1/2	2 - 4
FIRM	1/2 - 1	4 - 8
STIFF	1 - 2	8 - 16
VERY STIFF	2 - 4	16 - 32
HARD	OVER 4	OVER 32

CONSISTENCY

✧ Number of blows of 140 pound hammer falling 30 inches to drive a 2 inch O.D. (1-3/8 inch I.D.) split barrel (ASTM D-1586).

☆ Unconfined compressive strength in tons/sq.ft. as determined by laboratory testing or approximated by the standard penetration test (ASTM D-1586), pocket penetrometer, torvane, or visual observation.

CLEARY CONSULTANTS, INC.
Geotechnical Engineers and Geologists

KEY TO EXPLORATORY BORING LOGS

NEW RESIDENCE
1170 Signal Hill Road
Pebble Beach, California

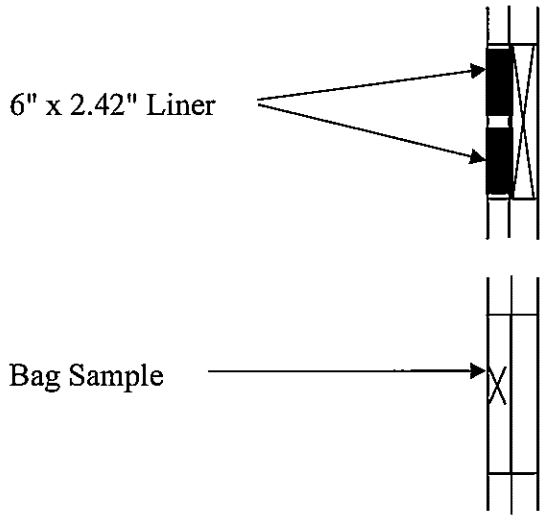
PROJECT NO.	DATE	DRAWING NO.
1301.1	March 2010	6

FIELD SAMPLING PROCEDURES

The soils encountered in the borings were continuously logged in the field by our representative and described in accordance with the Unified Soil Classification System (ASTM D-2487).

Representative soil samples were obtained from the borings at selected depths appropriate to the soil investigation. All samples were returned to our laboratory for classification and testing.

In accordance with the ASTM D1586 procedure, the standard penetration resistance was obtained by dropping a 140 pound hammer through a 30-inch free fall. The 2-inch O.D. Standard split barrel sampler was driven 18 inches or to practical refusal and the number of blows were recorded for each 6-inch penetration interval. The blows per foot recorded on the boring logs represent the accumulated number of blows, or N-value, required to drive the penetration sampler the final 12 inches. In addition, 3.0 inch O.D. x 2.42 inch I.D. drive samples were obtained using a Modified California Sampler and 140 pound hammer. Blow counts for the Modified California Sampler were converted to standard penetration resistance by multiplying by 0.6. The sample type is shown on the boring logs in accordance with the designation below.



Where obtained, the shear strength of the soil samples using either Torvane (TV) or Pocket Penetrometer (PP) devices is shown on the boring logs in the far right hand column.

CLEARY CONSULTANTS, INC. *Geotechnical Engineers and Geologists*	SUMMARY OF FIELD SAMPLING PROCEDURES NEW RESIDENCE 1170 Signal Hill Road Pebble Beach, California		
	PROJECT NO.	DATE	DRAWING NO.
	1301.1	March 2010	7

LABORATORY TESTING PROCEDURES

The laboratory testing program was directed toward a quantitative and qualitative evaluation of the physical and mechanical properties of the soils underlying the site.

The natural water content was determined on 79 samples of the materials recovered from the borings in accordance with the ASTM D2216 Test Procedure. These water contents are recorded on the boring logs at the appropriate sample depths.

Dry density determinations were performed on 20 samples to measure the unit weight of the subsurface soils in accordance with the ASTM D2937 Test Procedure. The results of these tests are shown on the boring logs at the appropriate sample depths.

Two Atterberg Limits determinations were performed on representative samples of the subsurface soils in accordance with the ASTM D4318 Test Procedure to determine the range of water contents over which the materials exhibited plasticity. The Atterberg Limits are used to classify the soils in accordance with the Unified Soil Classification System and to evaluate the soil's expansion potential. The results of these tests are presented on the boring logs.

The percent soil fraction passing the #4 and #200 sieves were determined on 13 and 22 samples of the subsurface soils in accordance with the ASTM D1140 Test Procedure to aid in the classification of the soils. The results of these tests are shown on the boring logs at the appropriate sample depths.

Free swell tests were performed on six samples of the soil materials to evaluate the swelling potential of the soil. The free swell tests were performed by slowly pouring 10 ml of air dried soil passing the No. 40 sieve into a 100 ml graduated cylinder filled with approximately 90 ml of distilled water. The suspension was stirred repeatedly to ensure thorough wetting of the soil specimen. The graduated cylinder was then filled with distilled water to the 100 ml mark and allowed to settle until equilibrium was reached (approximately 24 hours). The free swell volume of the soil was then noted. The percent free swell was calculated by subtracting the initial soil volume from the free swell volume, dividing the difference by the initial volume, and multiplying the result by 100 percent. The results of these tests are presented on the boring logs.

Two unconfined compression tests were performed in accordance with the ASTM D2166 Test Procedure on undisturbed samples of the subsurface soils to evaluate the undrained shear strength of the materials. The unconfined tests were performed on samples having a diameter of 2.43 inches and a height-to-diameter ratio of at least two. Failure was taken at the peak normal stress or at five percent strain, whichever occurred first. The results of these tests are presented on the boring logs at the appropriate sample depths.

LABORATORY TESTING PROCEDURES CONTINUED

Corrosion testing was performed by Cooper Laboratory on a sample of the soil materials from EB-6 at a depth of one to five feet. Testing included resistivity, pH, chloride and sulfate testing performed in accordance with ASTM G57, ASTM G51, Caltrans 422(modified) and Caltrans 417(modified), respectively. The results of these tests are presented on Drawing 20 and are discussed in Section G. Soil Corrosivity.

Grain size distribution tests were performed on two samples of the sand materials in accordance with the ASTM D 422 Test Procedure to aid in the classification. The results of these tests are presented on Drawing 21.

EQUIPMENT	8" Diameter Hollow Stem Auger*	ELEVATION	105'±	LOGGED BY	TD
DEPTH TO GROUNDWATER	Not Det.	DEPTH TO BEDROCK	9.5'±	DATE DRILLED	2/19/2010

DESCRIPTION AND REMARKS	COLOR	CONSIST.	SOIL TYPE	DEPTH (feet)	SAMPLER	PENETRATION RESISTANCE (BLOWS/FT)	WATER CONTENT (%)	DRY DENSITY (PCF)	SHEAR STRENGTH (KSF)
Driveway: 2.5" AC Over 6" AB	Whitish Tan	Loose	SP	0					
SAND, dry, fine angular to subrounded sand, cohesionless				1					
				2			0	97	
@2.5': Finer than #4 = 100% Finer than #200 = 1%				3	X	8	0		
				4	X	5	1		
@5.0': dark gray, fine to coarse sand laminations, moist, upper five feet caved as augers were removed from hole Finer than #4 = 100% Finer than #200 = 2%		Medium Dense		5		9	2	90	
				6			1	80	
@7.0': slightly moist, limited cohesion				7	X	16	1		
SILTY SAND, wet, fine to medium grained sand, roots up to 3/4" diameter	Brown	Loose	SM-SP	8			12		PP=1.0
@8.5': Finer than #4 = 100% Finer than #200 = 3%				9		8	21 17	102 116	
@9.5': wet Finer than #4 = 97% Finer than #200 = 28% Free Swell = 20%		(Very Dense)	(SM)	10	X	50/5"	13		
DECOMPOSED GRANODIORITE, slightly moist, highly weathered	Tan to Whitish Gray			11					
@11.0': driller reported hard drilling				12					
@13.0': fresh, no weathering, drilling refusal				13		50/2"	1		
Bottom of Boring = 13.0'				14					
				15					
				16					
				17					
				18					
				19					
				20					

* Drilled with a CME-55 Track Mounted Rig
PP = Pocket Penetrometer

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY BETWEEN SOIL TYPES AND THE TRANSITION MAY BE GRADUAL

CLEARY CONSULTANTS, INC.
Geotechnical Engineers and Geologists

LOG OF EXPLORATORY BORING NO. 1

NEW RESIDENCE
1170 Signal Hill Road
Pebble Beach, California

APPROVED BY	SCALE	PROJECT NO.	DATE	DRAWING NO.
JMC	----	1301.1	March 2010	10

EQUIPMENT	8" Diameter Hollow Stem Auger*	ELEVATION	106'±	LOGGED BY	TD
DEPTH TO GROUNDWATER	16.0'±	DEPTH TO BEDROCK	12.0'±	DATE DRILLED	2/19/2010

DESCRIPTION AND REMARKS	COLOR	CONSIST.	SOIL TYPE	DEPTH (feet)	SAMPLER	PENETRATION RESISTANCE (BLOWS/FT)	WATER CONTENT (%)	DRY DENSITY (PCF)	SHEAR STRENGTH (KSF)
Landscape Area SAND, dry, fine to medium grained, angular to subrounded	Whitish Tan	Very Loose	SP	0					
				1					
				2					
				3					
				4					
				5					
				6					
				7					
				8					
				9					
				10					
				11					
DECOMPOSED GRANODIORITE, moist to wet	Orange-Gray		SM-SC	12					
				13					
				14					
	Gray-White	(Very Dense)		15					
@16.0': trace clay Finer than #200 = 16%				16	X	55	11		▼
Bottom of Boring = 16.5'				17					
				18					
				19					
				20					

* Drilled with a CME-55 Track Mounted Rig

▼ Water level as measured 0.25 hours after drilling

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY BETWEEN SOIL TYPES AND THE TRANSITION MAY BE GRADUAL

CLEARY CONSULTANTS, INC.
Geotechnical Engineers and Geologists

LOG OF EXPLORATORY BORING NO. 2

NEW RESIDENCE
1170 Signal Hill Road
Pebble Beach, California

APPROVED BY	SCALE	PROJECT NO.	DATE	DRAWING NO.
JMC	----	1301.1	March 2010	11

EQUIPMENT	8" Diameter Hollow Stem Auger*	ELEVATION	101'±	LOGGED BY	TD
DEPTH TO GROUNDWATER	Not Enc.	DEPTH TO BEDROCK	10.5'±	DATE DRILLED	2/19/2010

DESCRIPTION AND CLASSIFICATION				DEPTH (feet)	SAMPLER	PENETRATION RESISTANCE (BLOWS/FT)	WATER CONTENT (%)	DRY DENSITY (PCF)	SHEAR STRENGTH (KSF)
DESCRIPTION AND REMARKS	COLOR	CONSIST.	SOIL TYPE						
Landscape Area	Whitish Tan	Very Loose	SP						
SAND, slightly moist to moist, fine to medium angular to subrounded sand, occasional 1/4" diameter rootlets, cohesionless				1		2	2		
				2			1	95	
				3		2	1		
@4.0': slight cohesion				4			1	91	
				5		2	1		
		Loose		6		7	2		
				7					
				8					
				9			6		
SAND, moist, fine to medium grained	Dark Gray	Loose	SP				5	99	
@9.5': Finer than #4 = 100% Finer than #200 = 1% Free Swell = 0%				10		10	4	100	PP=0.25
		Very Dense	SC			50/4"	16		
CLAYEY SAND, very moist, fine to medium grained sand, completely weathered granodiorite	Dark Brown		(SM)	11					
				12					
GRANODIORITE, slightly moist, highly weathered and decomposed	Tan to Whitish Gray	(Very Dense)		13					
				14					
@15.0': little or no weathering, fresh rock				15		50/3"	3		
				16					
				17					
				18					
				19					
				20					

* Drilled with a CME-55 Track Mounted Rig
PP = Pocket Penetrometer

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY BETWEEN SOIL TYPES AND THE TRANSITION MAY BE GRADUAL

CLEARY CONSULTANTS, INC.
Geotechnical Engineers and Geologists

LOG OF EXPLORATORY BORING NO. 3

NEW RESIDENCE
1170 Signal Hill Road
Pebble Beach, California

APPROVED BY	SCALE	PROJECT NO.	DATE	DRAWING NO.
JMC	----	1301.1	March 2010	12

EQUIPMENT	8" Diameter Hollow Stem Auger*	ELEVATION	101'±	LOGGED BY	TD
DEPTH TO GROUNDWATER	Not Enc.	DEPTH TO BEDROCK	10.5'±	DATE DRILLED	2/19/2010

DESCRIPTION AND CLASSIFICATION				DEPTH (feet)	SAMPLER	PENETRATION RESISTANCE (BLOWS/FT)	WATER CONTENT (%)	DRY DENSITY (PCF)	SHEAR STRENGTH (KSF)
DESCRIPTION AND REMARKS	COLOR	CONSIST.	SOIL TYPE						
GRANODIORITE, slightly moist, continued	Tan to Whitish Gray	(Very Dense)	(SM)						
@20.5': highly weathered, iron staining, moist to wet Finer than #200 = 19%				21	X	41	17		
					X		11		
	Yellow Red			22					
				23					
		(Very Dense)		24					
@25.0': decomposed, friable granodiorite				25	X	50/5"	14		
				26					
				27					
				28					
				29					
@30.0': fresh granodiorite zones				30		50/3"			
@31.0': hard, slightly weathered granodiorite, drilling refusal	Gray-White			31		50/1"	18		
Bottom of Boring = 31.0'				32					
				33					
				34					
				35					
				36					
				37					
				38					
				39					
* Drilled with a CME-55 Track Mounted Rig				40					

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY BETWEEN SOIL TYPES AND THE TRANSITION MAY BE GRADUAL

CLEARY CONSULTANTS, INC.
Geotechnical Engineers and Geologists

LOG OF EXPLORATORY BORING NO. 3

NEW RESIDENCE
1170 Signal Hill Road
Pebble Beach, California

APPROVED BY	SCALE	PROJECT NO.	DATE	DRAWING NO.
JMC	----	1301.1	March 2010	13

EQUIPMENT	8" Diameter Hollow Stem Auger*	ELEVATION	87'±	LOGGED BY	TD
DEPTH TO GROUNDWATER	Not Enc.	DEPTH TO BEDROCK	8.0'±	DATE DRILLED	2/19/2010

DESCRIPTION AND REMARKS	COLOR	CONSIST.	SOIL TYPE	DEPTH (feet)	SAMPLER	PENETRATION RESISTANCE (BLOWS/FT)	WATER CONTENT (%)	DRY DENSITY (PCF)	SHEAR STRENGTH (KSF)
Landscape Area SAND, slightly moist, fine to medium angular to subrounded sand	Whitish Tan	Very Loose	SP	1		2	3		
				2			4		
		Loose							
@2.5': Finer than #200 = 1%							5		
				3		5			
SILTY SAND, very moist, fine to medium grained sand, occasional weathered granodiorite gravels	Dark Brown	Loose	SM				17		
		Medium Dense		4					
@4.5': Finer than #4 = 94% Finer than #200 = 33% Free Swell = 0%						19	5	117	PP>4.5
				5			9	126	**2.2ksf@ 2.2% strain
@6.0': possibly completely decomposed granodiorite Finer than #4 = 97% Finer than #200 = 34% Free Swell = 0%				6		11	12		
				7					
				8					
GRANODIORITE, slightly moist, partially weathered @8.0': driller reported hard drilling	Whitish Gray	(Very Dense)	(SM)			50/3"			
				9					
				10					
				11					
				12					
				13					
@13.5': drilling refusal						50/1"	1		
Bottom of Boring = 13.5'				14					
				15					
				16					
				17					
				18					
				19					
				20					

* Drilled with a CME-55 Track Mounted Rig
** Unconfined Compressive Strength
PP = Pocket Penetrometer

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY BETWEEN SOIL TYPES AND THE TRANSITION MAY BE GRADUAL

CLEARY CONSULTANTS, INC.
Geotechnical Engineers and Geologists

LOG OF EXPLORATORY BORING NO. 4

NEW RESIDENCE
1170 Signal Hill Road
Pebble Beach, California

APPROVED BY	SCALE	PROJECT NO.	DATE	DRAWING NO.
JMC	----	1301.1	March 2010	14

EQUIPMENT	8" Diameter Hollow Stem Auger*	ELEVATION	84'±	LOGGED BY	TD
DEPTH TO GROUNDWATER	Not Det.	DEPTH TO BEDROCK	10.0'±	DATE DRILLED	2/19/2010

DESCRIPTION AND REMARKS	COLOR	CONSIST.	SOIL TYPE	DEPTH (feet)	SAMPLER	PENETRATION RESISTANCE (BLOWS/FT)	WATER CONTENT (%)	DRY DENSITY (PCF)	SHEAR STRENGTH (KSF)
Landscape Fill	Whitish Tan	Very Loose	SP	1					
SAND, slightly moist, fine to medium angular to subrounded sand							6		
@1.5': Finer than #200 = 0%				2		1	4		
@3.0': no recovery				3		2			
				4			1		
		Loose		5		1	5		
				6		8	3		
				7					
CLAYEY SAND, wet, fine to coarse angular to subrounded sand	Dark Gray	Loose	SC	8					
@9.5': free water Liquid Limit = 31% Plasticity Index = 17% Finer than #4 = 100% Finer than #200 = 26% Free Swell = 50%				9		8	8	123	PP=3.25
				10			10	118	**1.2ksf@ 3.7%strain
GRANODIORITE, slightly moist to moist, weathered and decomposed, iron staining	Yellowish to Whitish Gray	(Very Dense)	(SM)	11		50/2"	6		
				12					
				13					
				14		50/5"	3		
				15					
				16					
				17					
				18		50/0"			
Bottom of Boring = 18.5'				19					
* E-55 Track Mounted Rig				20					
** Unconfined Compressive Strength									
PP = Pocket Penetrometer									

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY BETWEEN SOIL TYPES AND THE TRANSITION MAY BE GRADUAL

CLEARY CONSULTANTS, INC.
Geotechnical Engineers and Geologists

LOG OF EXPLORATORY BORING NO. 5

NEW RESIDENCE
1170 Signal Hill Road
Pebble Beach, California

APPROVED BY	SCALE	PROJECT NO.	DATE	DRAWING NO.
JMC	----	1301.1	March 2010	15

EQUIPMENT	8" Diameter Hollow Stem Auger*	ELEVATION	96'±	LOGGED BY	TD
DEPTH TO GROUNDWATER	Not Det.	DEPTH TO BEDROCK	10.0'±	DATE DRILLED	2/19/2010

DESCRIPTION AND REMARKS	COLOR	CONSIST.	SOIL TYPE	DEPTH (feet)	SAMPLER	PENETRATION RESISTANCE (BLOWS/FT)	WATER CONTENT (%)	DRY DENSITY (PCF)	SHEAR STRENGTH (KSF)
Landscape Area	Whitish Tan	Loose	SP	0					
SAND, slightly moist, fine to medium angular to subrounded sand, roots up to 2.5" diameter				1			6	88	
@1.5': Finer than #200 = 1%						8	3	92	
		Medium Dense		2					
				3		10	3		
		Loose		4			6		
@4.5': Finer than #200 = 10%				5		8	5	96	
				6		9	4		
				7					
SAND, very moist, fine to medium angular to subrounded	Dark Brownish Gray	Medium Dense	SP	8					
@9.0': Liquid Limit = Non-Plastic Plasticity Index = Non-Plastic Finer than #4 = 100% Finer than #200 = 3% Free Swell = 0%		Very Dense		9		35/9"	6		
GRANODIORITE, slightly moist, fresh to slightly weathered	Tan to Whitish Gray	(Very Dense)	(SM)	10		50/0"	17 7	84	
				11					
				12					
				13					
				14		50/0"	9 (Shoe)		
				15					
				16					
				17					
@18.5': drilling refusal				18		50/0"	5 (Shoe)		
Bottom of Boring = 18.5'				19					
* Drilled with a CME-55 Track Mounted Rig				20					

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY BETWEEN SOIL TYPES AND THE TRANSITION MAY BE GRADUAL

CLEARY CONSULTANTS, INC.
Geotechnical Engineers and Geologists

LOG OF EXPLORATORY BORING NO. 6

NEW RESIDENCE
1170 Signal Hill Road
Pebble Beach, California

APPROVED BY	SCALE	PROJECT NO.	DATE	DRAWING NO.
JMC	----	1301.1	March 2010	16

EQUIPMENT	8" Diameter Hollow Stem Auger*	ELEVATION	95'±	LOGGED BY	TD
DEPTH TO GROUNDWATER	10.5'±	DEPTH TO BEDROCK	14.0'±	DATE DRILLED	2/19/2010

DESCRIPTION AND CLASSIFICATION				DEPTH (feet)	SAMPLER	PENETRATION RESISTANCE (BLOWS/FT)	WATER CONTENT (%)	DRY DENSITY (PCF)	SHEAR STRENGTH (KSF)
DESCRIPTION AND REMARKS	COLOR	CONSIST.	SOIL TYPE						
Landscape Area	Whitish Tan	Loose	SP	0					
SAND, slightly moist to moist, fine to medium angular to subrounded sand, rootlets up to 0.25" diameter				1			3		
@1.5': Finer than #200 = 0%						5	3	87	
		Medium Dense		2					
				3		10	5		
		Loose		4			5		
@4.5': Finer than #200 = 0%						9	4	101	
		Medium Dense		5					
				6		12	4		
				7					
				8					
				9					
SILTY SAND, wet to saturated, fine to medium grained sand	Dark Gray	Medium Dense	SM	10		13	19	92	
@9.5': Finer than #200 = 2%							▽		
@10.5': free water				11		14	12		
@11.0': Finer than #4 = 100% Finer than #200 = 26%				12					
				13					
GRANODIORITE, slightly moist, highly weathered, iron stained	Gray	Very Dense	(SM)	14		30/5"	14 11		
				15					
				16					
				17					
@19.0': fresh, little to no weathering Finer than #4 = 95% Finer than #200 = 14%				18					
				19		50/5"	6		
* Drilled with a CME-55 Track Mounted Rig				20					
▽ Water level as encountered during drilling									

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY BETWEEN SOIL TYPES AND THE TRANSITION MAY BE GRADUAL

CLEARY CONSULTANTS, INC.
Geotechnical Engineers and Geologists

LOG OF EXPLORATORY BORING NO. 7

NEW RESIDENCE
1170 Signal Hill Road
Pebble Beach, California

APPROVED BY	SCALE	PROJECT NO.	DATE	DRAWING NO.
JMC	----	1301.1	March 2010	17

EQUIPMENT	8" Diameter Hollow Stem Auger*	ELEVATION	95'±	LOGGED BY	TD
DEPTH TO GROUNDWATER	10.5'±	DEPTH TO BEDROCK	14.0'±	DATE DRILLED	2/19/2010

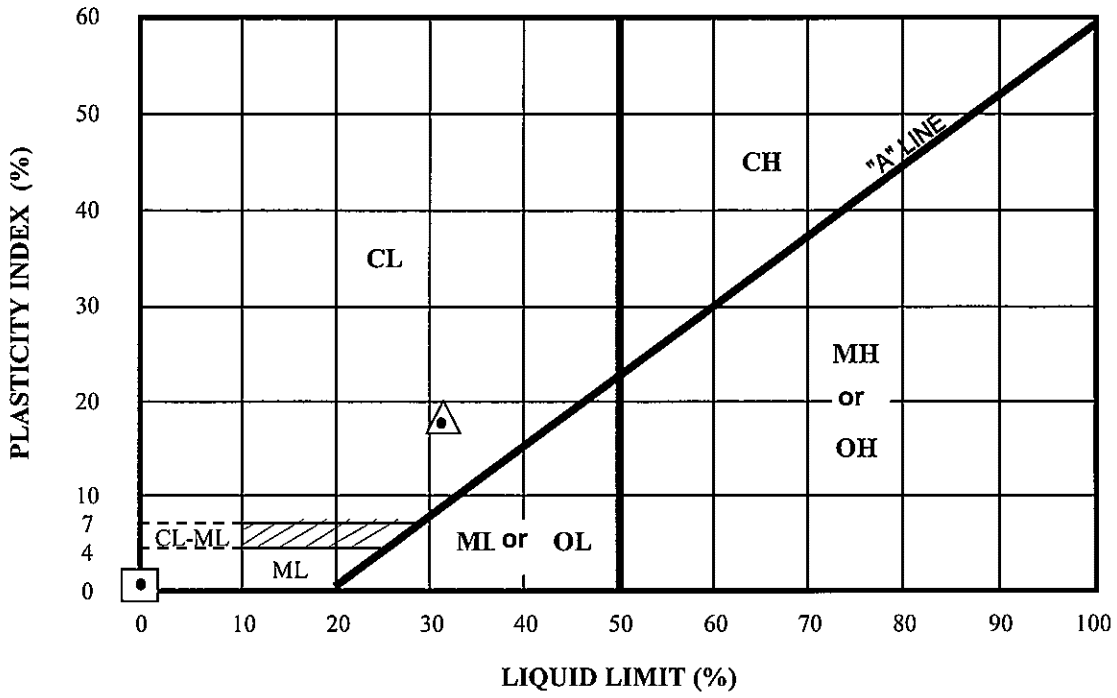
DESCRIPTION AND CLASSIFICATION				DEPTH (feet)	SAMPLER	PENETRATION RESISTANCE (BLOWS/FT)	WATER CONTENT (%)	DRY DENSITY (PCF)	SHEAR STRENGTH (KSF)
DESCRIPTION AND REMARKS	COLOR	CONSIST.	SOIL TYPE						
GRANODIORITE, slightly moist, continued	Gray	Very Dense	(SM)	21					
				22					
				23					
				24					
@25.0': weathered decomposed granodiorite, clayey zones				25	X	50/4"	11		
Bottom of Boring = 25.5'				26					
				27					
				28					
				29					
				30					
				31					
				32					
				33					
				34					
				35					
				36					
				37					
				38					
				39					
* Drilled with a CME-55 Track Mounted Rig				40					

THE STRATIFICATION LINES REPRESENT THE APPROXIMATE BOUNDARY BETWEEN SOIL TYPES AND THE TRANSITION MAY BE GRADUAL

CLEARY CONSULTANTS, INC.
Geotechnical Engineers and Geologists

LOG OF EXPLORATORY BORING NO. 7
NEW RESIDENCE
1170 Signal Hill Road
Pebble Beach, California

APPROVED BY	SCALE	PROJECT NO.	DATE	DRAWING NO.
JMC	----	1301.1	March 2010	18



KEY SYMBOL	BORING NO.	SAMPLE DEPTH (feet)	NATURAL WATER CONTENT %	LIQUID LIMIT %	PLASTICITY INDEX %	PASSING NO. 200 SIEVE %	LIQUIDITY INDEX	UNIFIED SOIL CLASSIFICATION SYMBOL
△	5	9.5	10	31	17	26	-0.2	SC*
⊡	6	9.0	6	---	---	3	---	SP*

*Classified as coarse-grained soil since less than 50% passes #200 sieve

CLEARY CONSULTANTS, INC.
Geotechnical Engineers and Geologists

PLASTICITY CHART

NEW RESIDENCE
1170 Signal Hill Road
Pebble Beach, California

PROJECT NO.	DATE	DRAWING NO.
1301.1	March 2010	19

Corrosivity Test Summary

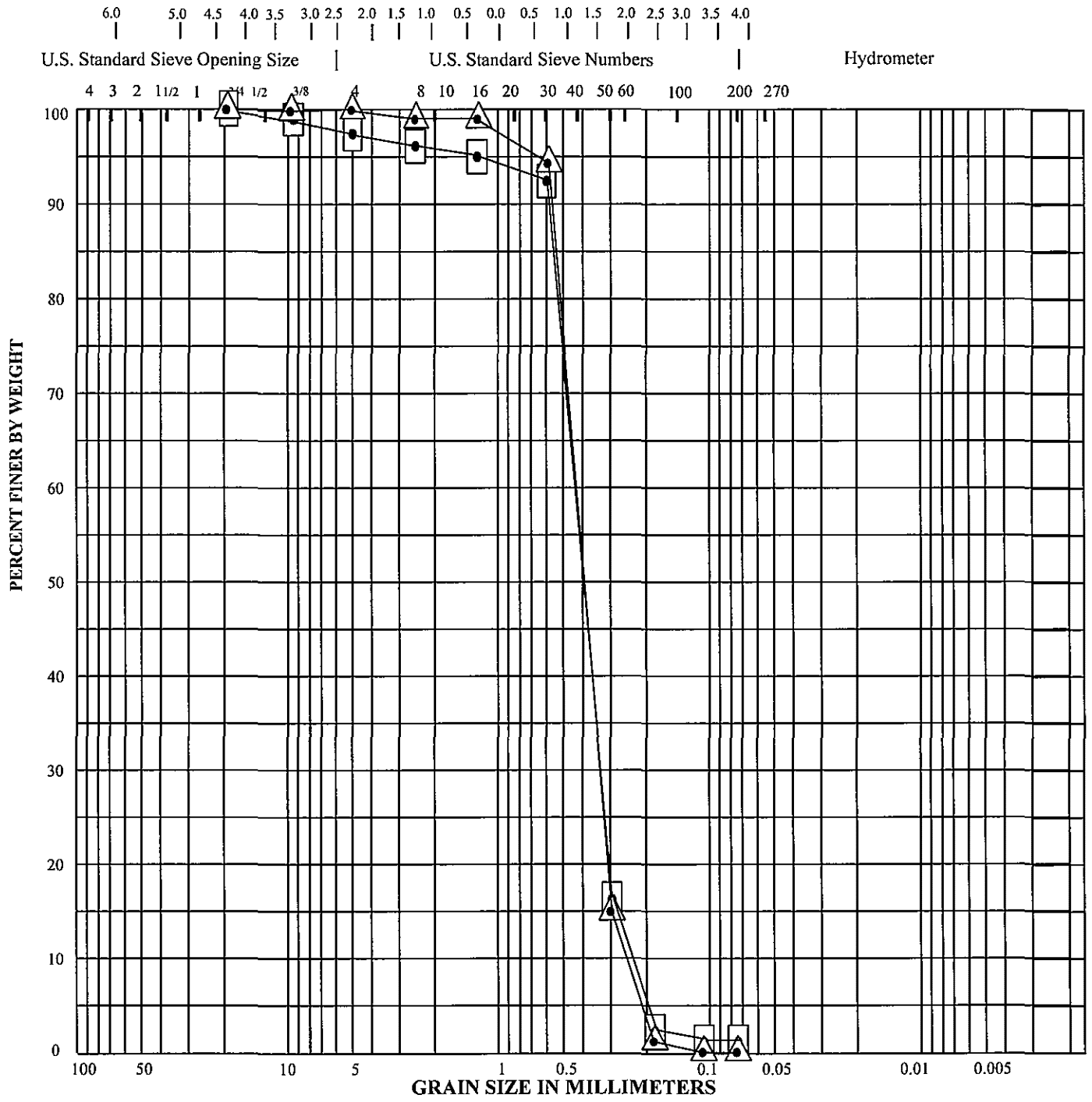
CTL # 018-524 Date: 2/26/2010 Tested By: PJ Checked: PJ

Client: Cleary Consultants Project: 1170 Signal Hill Rd. Pebble Beach, CA Proj. No: 1301.1

Remarks:

Sample Location or ID			Resistivity @ 15.5 °C (Ohm-cm)			Chloride	Sulfate-(water soluble)		pH	ORP	Sulfide	Moisture	Soil Visual Description
Boring	Sample, No.	Depth, ft.	As Rec.	Minimum	Saturated	mg/kg	mg/kg	%		(Redox)	Qualitative	%	
						Dry Wt.	Dry Wt.	Dry Wt.		mv	by Lead	At Test	
			ASTM G57	Cal 643	ASTM G57	Cal 422-mod.	Cal 417-mod.	Cal 417-mod.	ASTM G51	SM 2580B	Acetate Paper	ASTM D2216	
6	-	1-5	-	-	16,497	4	<5	<0.0005	6.7	166	-	3.9	Light Brown SAND

DRAWING NO. 20



COBBLES	GRAVEL		SAND			SILT OR CLAY
	COARSE	FINE	COARSE	MEDIUM	FINE	

SYMBOL	SAMPLE SOURCE	CLASSIFICATION
△	Boring 5 at 6'	Light Brown Sand (SP)
□	Boring 6 at 1' to 5'	Light Brown Sand (SP)

CLEARY CONSULTANTS, INC.
Geotechnical Engineers and Geologists

GRADATION TEST DATA

NEW RESIDENCE
1170 Signal Hill Road
Pebble Beach, California

PROJECT NO.	DATE	DRAWING NO.
1301.1	March 2010	21

APPENDIX A

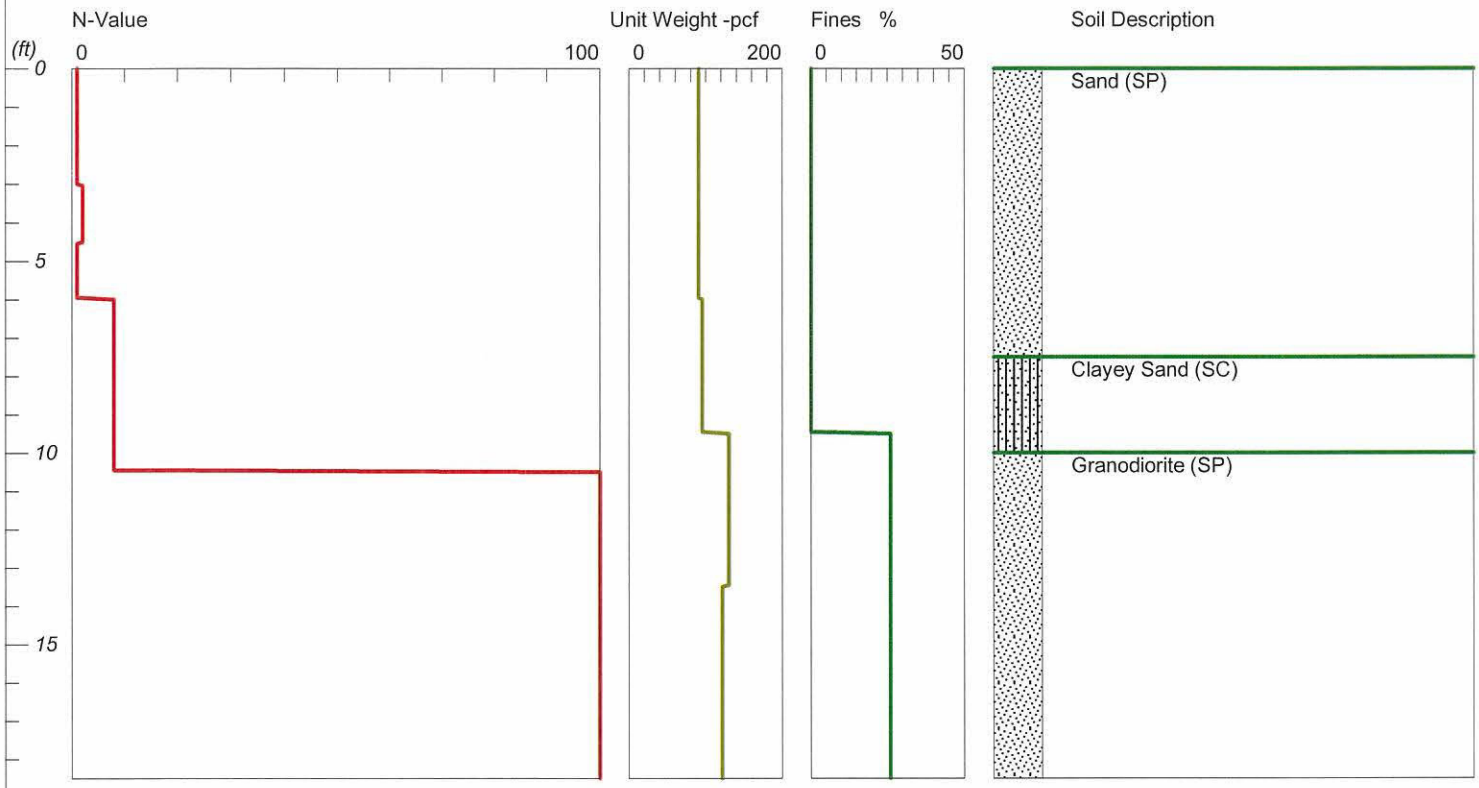
New Residence, 1170 Signal Hill Road, Liquefaction
and Dry Settlement Calculations, EB-5 and EB-7,
Drilled February 19, 2010

Liquefaction and Dry Settlement Analysis

New Residence 1170 Signal Hill Road Pebble Beach,

Hole No.=EB-5

Magnitude=8.5
Acceleration=0.442g

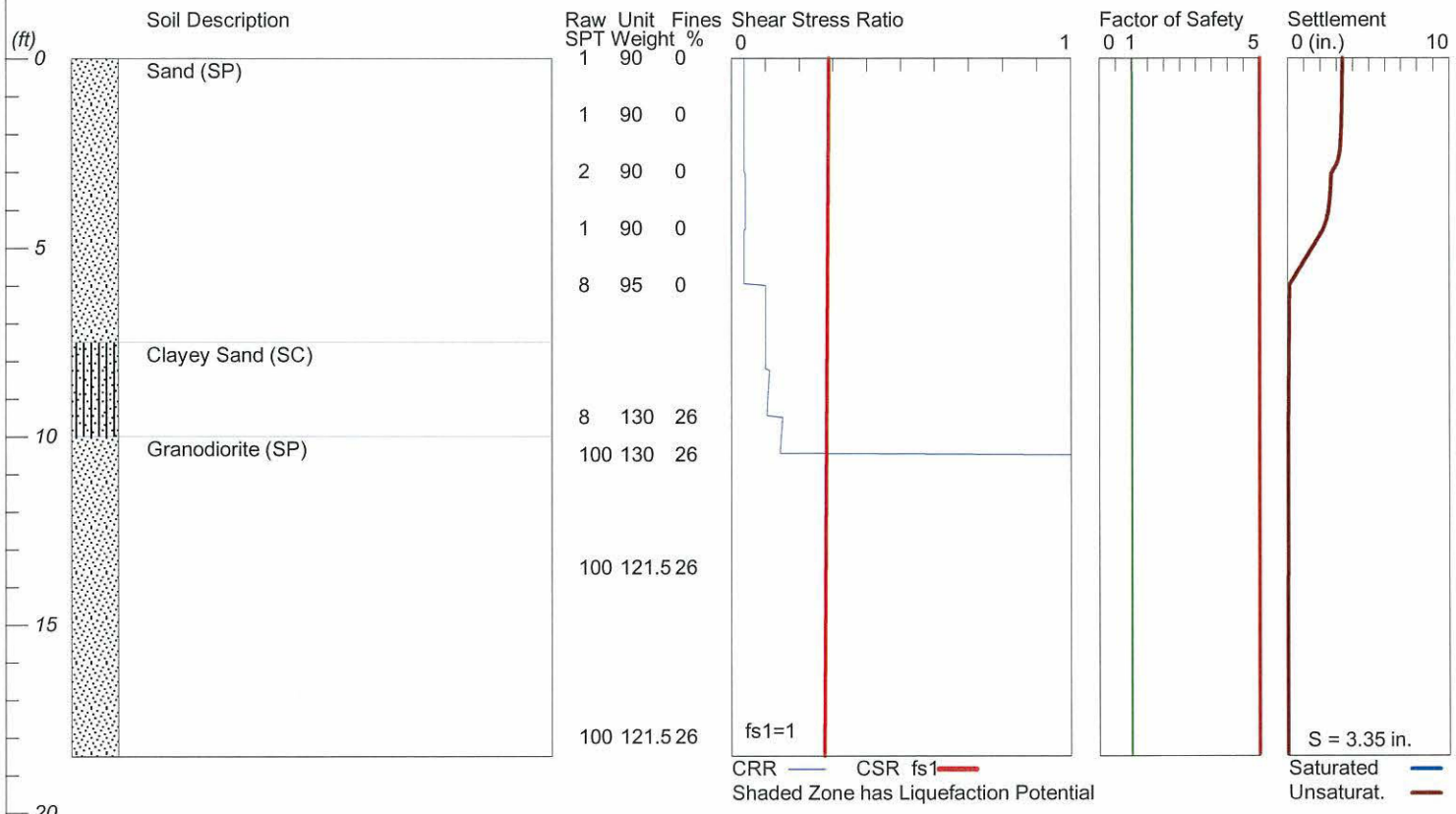


Liquefaction and Dry Settlement Analysis

New Residence 1170 Signal Hill Road Pebble Beach,

Hole No.=EB-5

Magnitude=8.5
Acceleration=0.442g



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LIQUEFACTION ANALYSIS CALCULATION DETAILS

****

Font: Courier New, Regular, Size 8 is recommended for this report.
Licensed to , 3/19/2010 4:22:23 PM

Input File Name: C:\Liquefy5\1170 Siganl Hill Road EB5.liq
Title: New Residence 1170 Signal Hill Road Pebble Beach,
Subtitle:

Input Data:

Surface Elev.=
Hole No.=EB-5
Depth of Hole=18.50 ft
Water Table during Earthquake= 999.00 ft
Water Table during In-Situ Testing= 999.00 ft
Max. Acceleration=0.44 g
Earthquake Magnitude=8.50
No-Liquefiable Soils: Based on Analysis
1. SPT or BPT Calculation.
2. Settlement Analysis Method: Tokimatsu, M-correction
3. Fines Correction for Liquefaction: Idriss/Seed
4. Fine Correction for Settlement: During Liquefaction*
5. Settlement Calculation in: All zones*
6. Hammer Energy Ratio, Ce = 1.25
7. Borehole Diameter, Cb= 1
8. Sampling Method, Cs= 1
9. User request factor of safety (apply to CSR) , User= 1
Plot one CSR curve (fs1=1)
10. Average two input data between two Depths: No
* Recommended Options

In-Situ Test Data:

Depth ft	SPT	Gamma pcf	Fines %
0.00	1.00	90.00	0.00
1.50	1.00	90.00	0.00
3.00	2.00	90.00	0.00
4.50	1.00	90.00	0.00
6.00	8.00	95.00	0.00
9.50	8.00	130.00	26.00
10.50	100.00	130.00	26.00
13.50	100.00	121.50	26.00
18.00	100.00	121.50	26.00

Output Results:

Calculation segment, dz=0.050 ft
User defined Print Interval, dp=1.00 ft

Peak Ground Acceleration (PGA), a_max = 0.44g

CSR Calculation:

fs1	Depth =CSRfs ft	gamma pcf	sigma atm	gamma' pcf	sigma' atm	rd	mZ g	a(z) g	CSR	x
0.29	0.00	90.00	0.000	90.00	0.000	1.00	0.000	0.442	0.29	1.00
0.29	1.00	90.00	0.043	90.00	0.043	1.00	0.000	0.442	0.29	1.00
0.29	2.00	90.00	0.085	90.00	0.085	1.00	0.000	0.442	0.29	1.00
0.29	3.00	90.00	0.128	90.00	0.128	0.99	0.000	0.442	0.29	1.00
0.28	4.00	90.00	0.170	90.00	0.170	0.99	0.000	0.442	0.28	1.00
0.28	5.00	90.00	0.213	90.00	0.213	0.99	0.000	0.442	0.28	1.00
0.28	6.00	95.00	0.255	95.00	0.255	0.99	0.000	0.442	0.28	1.00
0.28	7.00	95.00	0.300	95.00	0.300	0.98	0.000	0.442	0.28	1.00
0.28	8.00	95.00	0.345	95.00	0.345	0.98	0.000	0.442	0.28	1.00
0.28	9.00	95.00	0.390	95.00	0.390	0.98	0.000	0.442	0.28	1.00
0.28	10.00	130.00	0.443	130.00	0.443	0.98	0.000	0.442	0.28	1.00
0.28	11.00	130.00	0.504	130.00	0.504	0.97	0.000	0.442	0.28	1.00
0.28	12.00	130.00	0.566	130.00	0.566	0.97	0.000	0.442	0.28	1.00
0.28	13.00	130.00	0.627	130.00	0.627	0.97	0.000	0.442	0.28	1.00
0.28	14.00	121.50	0.687	121.50	0.687	0.97	0.000	0.442	0.28	1.00
0.28	15.00	121.50	0.744	121.50	0.744	0.97	0.000	0.442	0.28	1.00
0.28	16.00	121.50	0.802	121.50	0.802	0.96	0.000	0.442	0.28	1.00
0.28	17.00	121.50	0.859	121.50	0.859	0.96	0.000	0.442	0.28	1.00
0.28	18.00	121.50	0.916	121.50	0.916	0.96	0.000	0.442	0.28	1.00

CSR is based on water table at 999.00 during earthquake

CRR Calculation from SPT or BPT data:

(N1)60f	Depth CRR7.5 ft	SPT	Cebs	Cr	sigma' atm	Cn	(N1)60	Fines %	d(N1)60	
0.05	0.00	1.00	1.25	0.75	0.000	1.70	1.59	0.00	0.00	1.59
0.05	1.00	1.00	1.25	0.75	0.043	1.70	1.59	0.00	0.00	1.59
0.05	2.00	1.00	1.25	0.75	0.085	1.70	1.59	0.00	0.00	1.59
	3.00	1.00	1.25	0.75	0.128	1.70	1.59	0.00	0.00	1.59

0.05									
	4.00	2.00	1.25	0.75	0.170	1.70	3.19	0.00	0.00	3.19
0.06									
	5.00	1.00	1.25	0.75	0.213	1.70	1.59	0.00	0.00	1.59
0.05									
	6.00	8.00	1.25	0.75	0.255	1.70	12.75	0.00	0.00	
12.75	0.14								
	7.00	8.00	1.25	0.75	0.300	1.70	12.75	0.00	0.00	
12.75	0.14								
	8.00	8.00	1.25	0.75	0.345	1.70	12.75	0.00	0.00	
12.75	0.14								
	9.00	8.00	1.25	0.85	0.390	1.60	13.61	0.00	0.00	
13.61	0.15								
	10.00	8.00	1.25	0.85	0.443	1.50	12.77	26.00	5.95	
18.72	0.20								
	11.00	100.00	1.25	0.85	0.504	1.41	149.60	26.00	22.72	
172.32	2.00								
	12.00	100.00	1.25	0.85	0.566	1.33	141.24	26.00	21.70	
162.94	2.00								
	13.00	100.00	1.25	0.85	0.627	1.26	134.15	26.00	20.83	
154.98	2.00								
	14.00	100.00	1.25	0.85	0.687	1.21	128.21	26.00	20.10	
148.32	2.00								
	15.00	100.00	1.25	0.95	0.744	1.16	137.66	26.00	21.26	
158.92	2.00								
	16.00	100.00	1.25	0.95	0.802	1.12	132.64	26.00	20.65	
153.28	2.00								
	17.00	100.00	1.25	0.95	0.859	1.08	128.13	26.00	20.09	
148.22	2.00								
	18.00	100.00	1.25	0.95	0.916	1.04	124.05	26.00	19.59	
143.64	2.00								

CRR is based on water table at 999.00 during In-Situ Testing

Factor of Safety, - Earthquake Magnitude= 8.50:

Depth ft	sigC' atm	CRR7.5	X Ksig	=CRRv	X MSF	=CRRm	CSRfs	F.S.=CRRm/CSRfs
0.00	0.00	0.05	1.00	0.05	0.73	0.04	0.29	5.00
1.00	0.03	0.05	1.00	0.05	0.73	0.04	0.29	5.00
2.00	0.06	0.05	1.00	0.05	0.73	0.04	0.29	5.00
3.00	0.08	0.05	1.00	0.05	0.73	0.04	0.29	5.00
4.00	0.11	0.06	1.00	0.06	0.73	0.04	0.28	5.00
5.00	0.14	0.05	1.00	0.05	0.73	0.04	0.28	5.00
6.00	0.17	0.14	1.00	0.14	0.73	0.10	0.28	5.00
7.00	0.20	0.14	1.00	0.14	0.73	0.10	0.28	5.00
8.00	0.22	0.14	1.00	0.14	0.73	0.10	0.28	5.00
9.00	0.25	0.15	1.00	0.15	0.73	0.11	0.28	5.00
10.00	0.29	0.20	1.00	0.20	0.73	0.15	0.28	5.00
11.00	0.33	2.00	1.00	2.00	0.73	1.45	0.28	5.00
12.00	0.37	2.00	1.00	2.00	0.73	1.45	0.28	5.00
13.00	0.41	2.00	1.00	2.00	0.73	1.45	0.28	5.00
14.00	0.45	2.00	1.00	2.00	0.73	1.45	0.28	5.00
15.00	0.48	2.00	1.00	2.00	0.73	1.45	0.28	5.00
16.00	0.52	2.00	1.00	2.00	0.73	1.45	0.28	5.00
17.00	0.56	2.00	1.00	2.00	0.73	1.45	0.28	5.00
18.00	0.60	2.00	1.00	2.00	0.73	1.45	0.28	5.00

* F.S.<1: Liquefaction Potential Zone. (If above water table: F.S.=5)
^ No-liquefiable Soils or above Water Table.

(F.S. is limited to 5, CRR is limited to 2, CSR is limited to 2)

CPT convert to SPT for Settlement Analysis:
Fines Correction for Settlement Analysis:

Depth ft	Ic	qc/N60	qc1 atm	(N1)60	Fines %	d(N1)60	(N1)60s
0.00	-	-	-	1.59	0.00	0.00	1.59
1.00	-	-	-	1.59	0.00	0.00	1.59
2.00	-	-	-	1.59	0.00	0.00	1.59
3.00	-	-	-	1.59	0.00	0.00	1.59
4.00	-	-	-	3.19	0.00	0.00	3.19
5.00	-	-	-	1.59	0.00	0.00	1.59
6.00	-	-	-	12.75	0.00	0.00	12.75
7.00	-	-	-	12.75	0.00	0.00	12.75
8.00	-	-	-	12.75	0.00	0.00	12.75
9.00	-	-	-	13.61	0.00	0.00	13.61
10.00	-	-	-	18.72	26.00	0.00	18.72
11.00	-	-	-	100.00	26.00	0.00	100.00
12.00	-	-	-	100.00	26.00	0.00	100.00
13.00	-	-	-	100.00	26.00	0.00	100.00
14.00	-	-	-	100.00	26.00	0.00	100.00
15.00	-	-	-	100.00	26.00	0.00	100.00
16.00	-	-	-	100.00	26.00	0.00	100.00
17.00	-	-	-	100.00	26.00	0.00	100.00
18.00	-	-	-	100.00	26.00	0.00	100.00

(N1)60s has been fines corrected in liquefaction analysis, therefore d(N1)60=0.
Fines=NoLiq means the soils are not liquefiable.

Settlement of Saturated Sands:
Settlement Analysis Method: Tokimatsu, M-correction

Depth ft	CSRsf	/ MSF*	=CSRm	F.S.	Fines %	(N1)60s	Dr %	ec %	dsz in.	dsp in.	S in.

No Settlement of Saturated Sands

Settlement of Saturated Sands=0.000 in.
qc1 and (N1)60 is after fines correction in liquefaction analysis
dsz is per each segment, dz=0.05 ft
dsp is per each print interval, dp=1.00 ft
S is cumulated settlement at this depth

Settlement of Unsaturated Sands:

Depth ft	sigma' atm	sigC' atm	(N1)60s	CSRsf	Gmax atm	g*Ge/Gm	g_eff	ec7.5 %	Cec	ec %	dsz in.	dsp in.	S in.
18.45	0.94	0.61	100.00	0.27	1622.00	1.6E-4	0.0237	0.0075	1.25	0.0094	1.12E-4	0.000	0.000
18.00	0.92	0.60	100.00	0.28	1599.61	1.6E-4	0.0233	0.0074	1.25				

0.0092	1.11E-4	0.001	0.001							
	17.00	0.86	0.56	100.00	0.28	1548.69	1.5E-4	0.0225	0.0071	1.25
0.0089	1.07E-4	0.002	0.003							
	16.00	0.80	0.52	100.00	0.28	1496.03	1.5E-4	0.0216	0.0068	1.25
0.0085	1.02E-4	0.002	0.005							
	15.00	0.74	0.48	100.00	0.28	1441.46	1.4E-4	0.0207	0.0066	1.25
0.0082	9.84E-5	0.002	0.007							
	14.00	0.69	0.45	100.00	0.28	1384.74	1.4E-4	0.0199	0.0063	1.25
0.0079	9.42E-5	0.002	0.009							
	13.00	0.63	0.41	100.00	0.28	1323.47	1.3E-4	0.0190	0.0060	1.25
0.0075	8.99E-5	0.002	0.011							
	12.00	0.57	0.37	100.00	0.28	1257.00	1.3E-4	0.0180	0.0057	1.25
0.0071	8.53E-5	0.002	0.013							
	11.00	0.50	0.33	100.00	0.28	1186.81	1.2E-4	0.0198	0.0063	1.25
0.0078	9.39E-5	0.002	0.015							
	10.00	0.44	0.29	18.72	0.28	636.64	2.0E-4	0.0384	0.0412	1.25
0.0514	6.17E-4	0.007	0.022							
	9.00	0.39	0.25	13.61	0.28	537.08	2.0E-4	0.0400	0.0648	1.25
0.0809	9.71E-4	0.016	0.038							
	8.00	0.34	0.22	12.75	0.28	494.31	2.0E-4	0.0388	0.0682	1.25
0.0853	1.02E-3	0.019	0.057							
	7.00	0.30	0.20	12.75	0.28	461.02	1.8E-4	0.0351	0.0617	1.25
0.0771	9.25E-4	0.019	0.076							
	6.00	0.26	0.17	12.75	0.28	425.14	1.7E-4	0.0314	0.0552	1.25
0.0689	8.27E-4	0.017	0.094							
	5.00	0.21	0.14	1.59	0.28	194.19	3.1E-4	1.0000	4.6774	1.25
5.8467	7.02E-2	1.403	1.497							
	4.00	0.17	0.11	3.19	0.28	218.78	2.2E-4	0.2650	1.2394	1.25
1.5493	1.86E-2	1.005	2.502							
	3.00	0.13	0.08	1.59	0.29	150.42	2.4E-4	1.0000	4.6774	1.25
5.8467	7.02E-2	0.237	2.739							
	2.00	0.09	0.06	1.59	0.29	122.82	2.0E-4	0.0741	0.3468	1.25
0.4335	5.20E-3	0.530	3.269							
	1.00	0.04	0.03	1.59	0.29	86.85	1.4E-4	0.0265	0.1239	1.25
0.1548	1.86E-3	0.055	3.324							
	0.00	0.00	0.00	1.59	0.29	1.33	2.2E-6	0.0010	0.0048	1.25
0.0059	7.13E-5	0.024	3.348							

Settlement of Unsaturated Sands=3.348 in.
dsz is per each segment, dz=0.05 ft
dsp is per each print interval, dp=1.00 ft
S is cumulated settlement at this depth

Total Settlement of Saturated and Unsaturated Sands=3.348 in.
Differential Settlement=1.674 to 2.209 in.

Units: Unit: qc, fs, Stress or Pressure = atm (1.0581tsf); Unit Weight = pcf; Depth = ft; Settlement = in.

---

1 atm (atmosphere) = 1.0581 tsf(1 tsf = 1 ton/ft2 = 2 kip/ft2)
1 atm (atmosphere) = 101.325 kPa(1 kPa = 1 kN/m2 = 0.001 Mpa)

SPT	Field data from Standard Penetration Test (SPT)
BPT	Field data from Becker Penetration Test (BPT)
qc	Field data from Cone Penetration Test (CPT) [atm (tsf)]
fs	Friction from CPT testing [atm (tsf)]
Rf	Ratio of fs/qc (%)
gamma	Total unit weight of soil
gamma'	Effective unit weight of soil
Fines	Fines content [%]

D50	Mean grain size
Dr	Relative Density
sigma	Total vertical stress [atm]
sigma'	Effective vertical stress [atm]
sigC'	Effective confining pressure [atm]
rd	Acceleration reduction coefficient by Seed
a_max.	Peak Ground Acceleration (PGA) in ground surface
mZ	Linear acceleration reduction coefficient X depth
a_min.	Minimum acceleration under linear reduction, mZ
CRRv	CRR after overburden stress correction, CRRv=CRR7.5 * Ksig
CRR7.5	Cyclic resistance ratio (M=7.5)
Ksig	Overburden stress correction factor for CRR7.5
CRRm	After magnitude scaling correction CRRm=CRRv * MSF
MSF	Magnitude scaling factor from M=7.5 to user input M
CSR	Cyclic stress ratio induced by earthquake
CSRfs	CSRfs=CSR*fs1 (Default fs1=1)
fs1	First CSR curve in graphic defined in #9 of Advanced page
fs2	2nd CSR curve in graphic defined in #9 of Advanced page
F.S.	Calculated factor of safety against liquefaction

F.S.=CRRm/CSRsf

Cebs	Energy Ratio, Borehole Dia., and Sampling Method Corrections
Cr	Rod Length Corrections
Cn	Overburden Pressure Correction
(N1)60	SPT after corrections, (N1)60=SPT * Cr * Cn * Cebs
d(N1)60	Fines correction of SPT
(N1)60f	(N1)60 after fines corrections, (N1)60f=(N1)60 + d(N1)60
Cq	Overburden stress correction factor
qc1	CPT after Overburden stress correction
dqc1	Fines correction of CPT
qc1f	CPT after Fines and Overburden correction, qc1f=qc1 + dqc1
qc1n	CPT after normalization in Robertson's method
Kc	Fine correction factor in Robertson's Method
qc1f	CPT after Fines correction in Robertson's Method
Ic	Soil type index in Suzuki's and Robertson's Methods
(N1)60s	(N1)60 after settlement fines corrections
CSRm	After magnitude scaling correction for Settlement

calculation CSRm=CSRsf / MSF*

CSRfs	Cyclic stress ratio induced by earthquake with user

inputed fs

MSF*	Scaling factor from CSR, MSF*=MSF, based on Item 2

of Page C.

MSF	Magnitude scaling factor from M=7.5 to user input M
ec	Volumetric strain for saturated sands
dz	Calculation segment, dz=0.050 ft
dsz	Settlement in each segment, dz
dp	User defined print interval
dsp	Settlement in each print interval, dp
Gmax	Shear Modulus at low strain
g_eff	gamma_eff, Effective shear Strain
g*Ge/Gm	gamma_eff * G_eff/G_max, Strain-modulus ratio
ec7.5	Volumetric Strain for magnitude=7.5
Cec	Magnitude correction factor for any magnitude
ec	Volumetric strain for unsaturated sands, ec=Cec * ec7.5
NoLiq	No-Liquefy Soils

References:

1. NCEER Workshop on Evaluation of Liquefaction Resistance of Soils. Youd, T.L., and Idriss, I.M., eds., Technical Report NCEER 97-0022.

SP117. Southern California Earthquake Center. Recommended Procedures for Implementation of DMG Special Publication 117, Guidelines for Analyzing and Mitigating Liquefaction in California. University of

Southern California. March 1999.
2. RECENT ADVANCES IN SOIL LIQUEFACTION ENGINEERING AND SEISMIC SITE RESPONSE EVALUATION, Paper No. SPL-2, PROCEEDINGS: Fourth International Conference on Recent Advances in Geotechnical Earthquake Engineering and Soil Dynamics, San Diego, CA, March 2001.
3. RECENT ADVANCES IN SOIL LIQUEFACTION ENGINEERING: A UNIFIED AND CONSISTENT FRAMEWORK, Earthquake Engineering Research Center, Report No. EERC 2003-06 by R.B Seed and etc. April 2003.

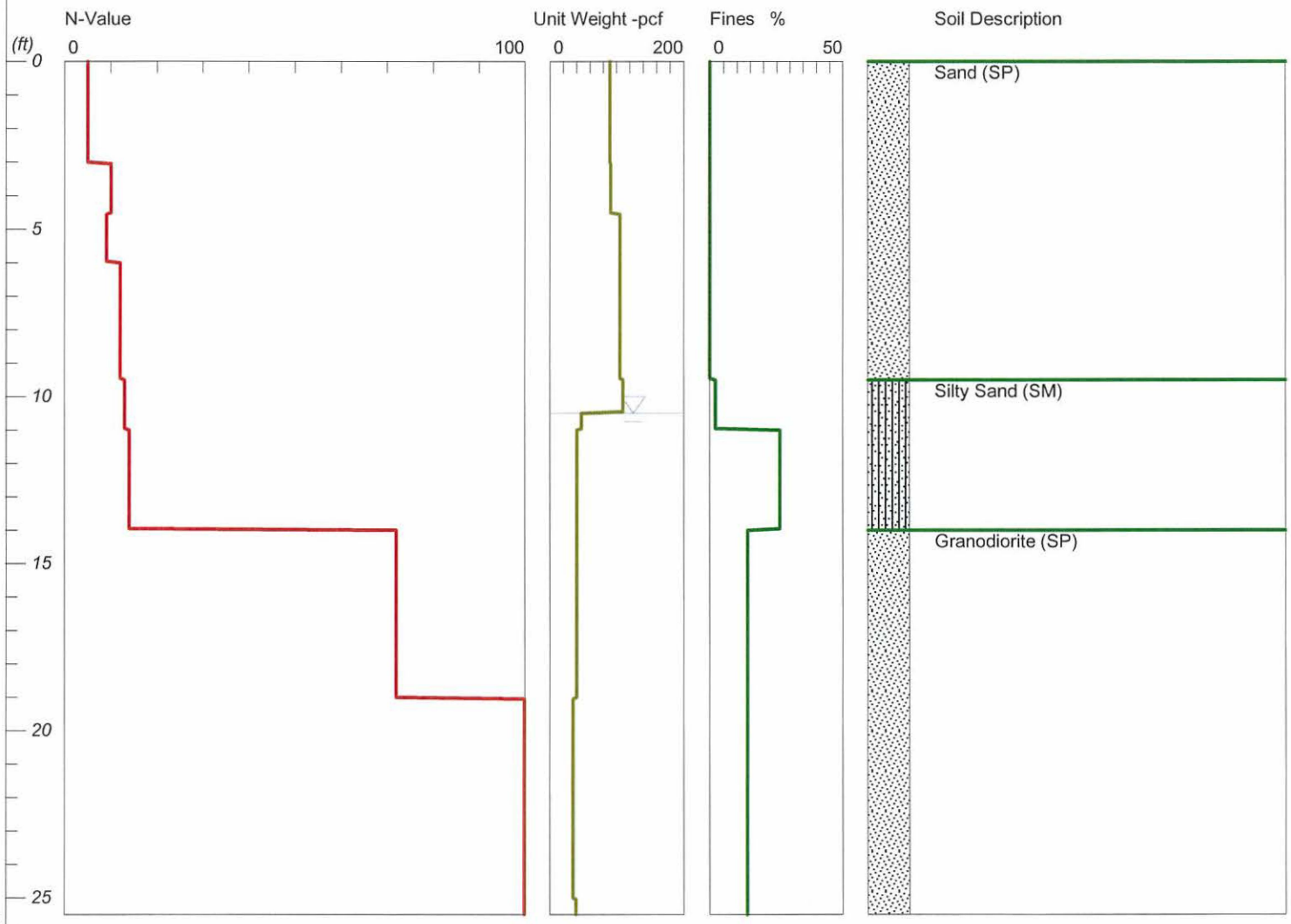
Note: Print Interval you selected does not show complete results. To get complete results, you should select 'Segment' in Print Interval (Item 12, Page C).

Liquefaction and Dry Settlement Analysis

New Residence 1170 Signal Hill Road Pebble Beach,

Hole No.=EB-7 Water Depth=10.5 ft

Magnitude=8.5
Acceleration=0.442g

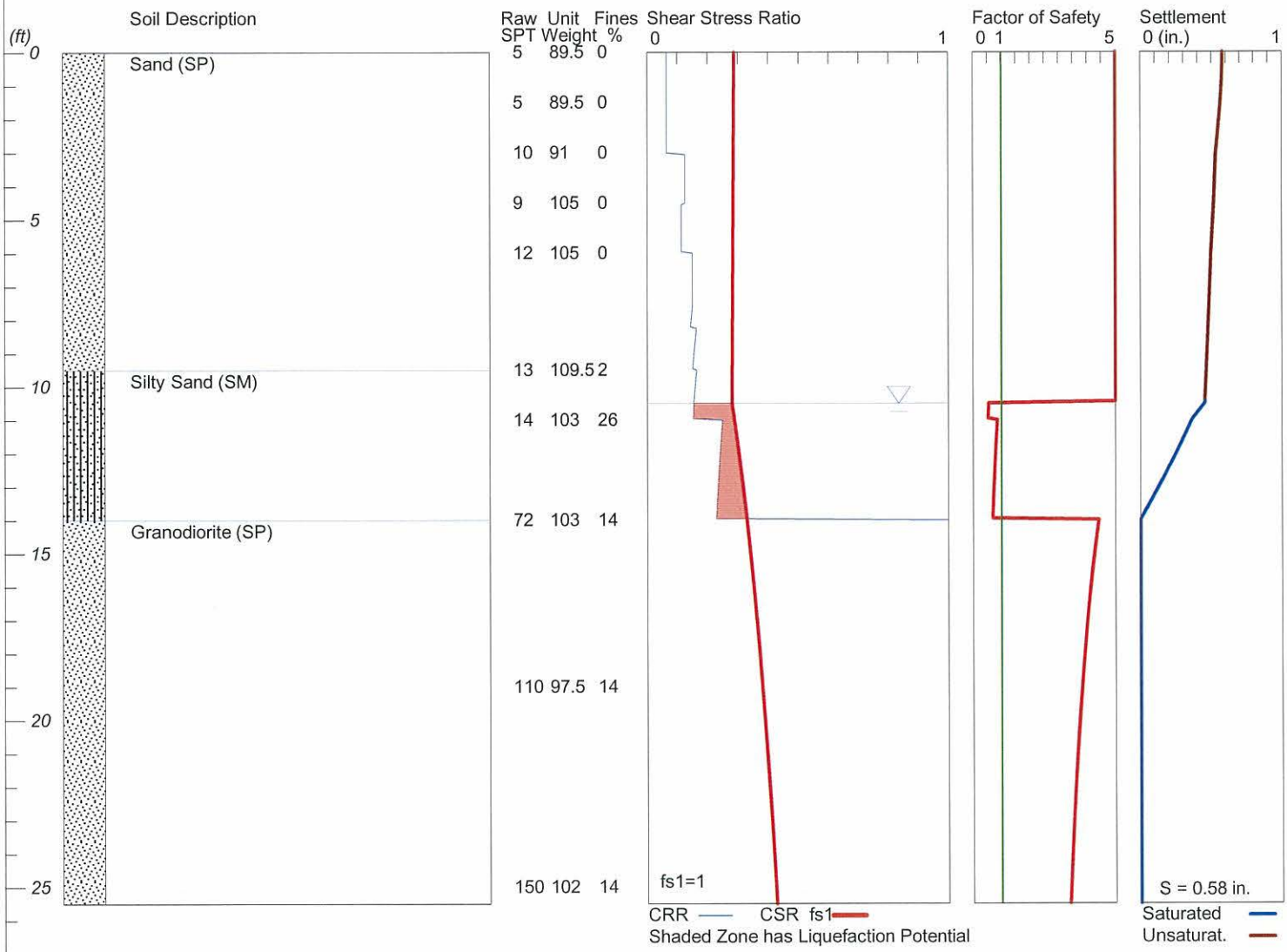


Liquefaction and Dry Settlement Analysis

New Residence 1170 Signal Hill Road Pebble Beach,

Hole No.=EB-7 Water Depth=10.5 ft

Magnitude=8.5
Acceleration=0.442g



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LIQUEFACTION ANALYSIS CALCULATION DETAILS

****

Font: Courier New, Regular, Size 8 is recommended for this report.
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Input File Name: C:\Liquefy5\1170 Siganl Hill Road EB7.liq
Title: New Residence 1170 Signal Hill Road Pebble Beach,
Subtitle:

Input Data:
Surface Elev.=
Hole No.=EB-7
Depth of Hole=25.50 ft
Water Table during Earthquake= 10.50 ft
Water Table during In-Situ Testing= 10.50 ft
Max. Acceleration=0.44 g
Earthquake Magnitude=8.50
No-Liquefiable Soils: Based on Analysis
1. SPT or BPT Calculation.
2. Settlement Analysis Method: Tokimatsu, M-correction
3. Fines Correction for Liquefaction: Idriss/Seed
4. Fine Correction for Settlement: During Liquefaction*
5. Settlement Calculation in: All zones*
6. Hammer Energy Ratio, Ce = 1.25
7. Borehole Diameter, Cb= 1
8. Sampling Method, Cs= 1
9. User request factor of safety (apply to CSR) , User= 1
Plot one CSR curve (fs1=1)
10. Average two input data between two Depths: No
* Recommended Options

In-Situ Test Data:

Depth ft	SPT	Gamma pcf	Fines %
0.00	5.00	89.50	0.00
1.50	5.00	89.50	0.00
3.00	10.00	91.00	0.00
4.50	9.00	105.00	0.00
6.00	12.00	105.00	0.00
9.50	13.00	109.50	2.00
11.00	14.00	103.00	26.00
14.00	72.00	103.00	14.00
19.00	110.00	97.50	14.00
25.00	150.00	102.00	14.00

Output Results:
Calculation segment, dz=0.050 ft
User defined Print Interval, dp=1.00 ft

Peak Ground Acceleration (PGA), a_max = 0.44g

CSR Calculation:

fs1	Depth ft	gamma pcf	sigma atm	gamma' pcf	sigma' atm	rd	mZ g	a(z) g	CSR =CSRfs	x
0.29	0.00	89.50	0.000	89.50	0.000	1.00	0.000	0.442	0.29	1.00
0.29	1.00	89.50	0.042	89.50	0.042	1.00	0.000	0.442	0.29	1.00
0.29	2.00	89.50	0.085	89.50	0.085	1.00	0.000	0.442	0.29	1.00
0.29	3.00	89.50	0.127	89.50	0.127	0.99	0.000	0.442	0.29	1.00
0.28	4.00	91.00	0.170	91.00	0.170	0.99	0.000	0.442	0.28	1.00
0.28	5.00	105.00	0.216	105.00	0.216	0.99	0.000	0.442	0.28	1.00
0.28	6.00	105.00	0.265	105.00	0.265	0.99	0.000	0.442	0.28	1.00
0.28	7.00	105.00	0.315	105.00	0.315	0.98	0.000	0.442	0.28	1.00
0.28	8.00	105.00	0.365	105.00	0.365	0.98	0.000	0.442	0.28	1.00
0.28	9.00	105.00	0.414	105.00	0.414	0.98	0.000	0.442	0.28	1.00
0.28	10.00	109.50	0.465	109.50	0.465	0.98	0.000	0.442	0.28	1.00
0.29	11.00	103.00	0.517	40.60	0.502	0.97	0.000	0.442	0.29	1.00
0.30	12.00	103.00	0.565	40.60	0.521	0.97	0.000	0.442	0.30	1.00
0.32	13.00	103.00	0.614	40.60	0.540	0.97	0.000	0.442	0.32	1.00
0.33	14.00	103.00	0.663	40.60	0.560	0.97	0.000	0.442	0.33	1.00
0.34	15.00	103.00	0.711	40.60	0.579	0.97	0.000	0.442	0.34	1.00
0.35	16.00	103.00	0.760	40.60	0.598	0.96	0.000	0.442	0.35	1.00
0.36	17.00	103.00	0.809	40.60	0.617	0.96	0.000	0.442	0.36	1.00
0.37	18.00	103.00	0.857	40.60	0.636	0.96	0.000	0.442	0.37	1.00
0.38	19.00	103.00	0.906	40.60	0.655	0.96	0.000	0.442	0.38	1.00
0.39	20.00	97.50	0.952	35.10	0.672	0.95	0.000	0.442	0.39	1.00
0.40	21.00	97.50	0.998	35.10	0.689	0.95	0.000	0.442	0.40	1.00
0.40	22.00	97.50	1.044	35.10	0.705	0.95	0.000	0.442	0.40	1.00
0.41	23.00	97.50	1.091	35.10	0.722	0.95	0.000	0.442	0.41	1.00
0.42	24.00	97.50	1.137	35.10	0.739	0.94	0.000	0.442	0.42	1.00
0.42	25.00	97.50	1.183	35.10	0.755	0.94	0.000	0.442	0.42	1.00

CSR is based on water table at 10.50 during earthquake

CRR Calculation from SPT or BPT data:

Depth ft	SPT	Cebs	Cr	sigma' atm	Cn	(N1)60	Fines %	d(N1)60	(N1)60f	CRR7.5
0.00	5.00	1.25	0.75	0.000	1.70	7.97	0.00	0.00	7.97	0.09
1.00	5.00	1.25	0.75	0.042	1.70	7.97	0.00	0.00	7.97	0.09
2.00	5.00	1.25	0.75	0.085	1.70	7.97	0.00	0.00	7.97	0.09
3.00	5.00	1.25	0.75	0.127	1.70	7.97	0.00	0.00	7.97	0.09
4.00	10.00	1.25	0.75	0.170	1.70	15.94	0.00	0.00	15.94	0.17
5.00	9.00	1.25	0.75	0.216	1.70	14.34	0.00	0.00	14.34	0.16
6.00	12.00	1.25	0.75	0.265	1.70	19.13	0.00	0.00	19.13	0.21
7.00	12.00	1.25	0.75	0.315	1.70	19.13	0.00	0.00	19.13	0.21
8.00	12.00	1.25	0.75	0.365	1.66	18.63	0.00	0.00	18.63	0.20
9.00	12.00	1.25	0.85	0.414	1.55	19.81	0.00	0.00	19.81	0.21
10.00	13.00	1.25	0.85	0.465	1.47	20.26	2.00	0.00	20.26	0.22
11.00	14.00	1.25	0.85	0.502	1.41	20.99	26.00	6.96	27.96	0.34
12.00	14.00	1.25	0.85	0.521	1.39	20.60	26.00	6.91	27.52	0.33
13.00	14.00	1.25	0.85	0.540	1.36	20.24	26.00	6.87	27.10	0.32
14.00	72.00	1.25	0.85	0.560	1.34	102.27	14.00	6.54	108.81	2.00
15.00	72.00	1.25	0.95	0.579	1.31	112.39	14.00	6.97	119.36	2.00
16.00	72.00	1.25	0.95	0.598	1.29	110.57	14.00	6.89	117.46	2.00
17.00	72.00	1.25	0.95	0.617	1.27	108.84	14.00	6.82	115.66	2.00
18.00	72.00	1.25	0.95	0.636	1.25	107.19	14.00	6.75	113.93	2.00
19.00	72.00	1.25	0.95	0.655	1.24	105.61	14.00	6.68	112.29	2.00
20.00	110.00	1.25	0.95	0.672	1.22	159.32	14.00	8.96	168.28	2.00
21.00	110.00	1.25	0.95	0.689	1.20	157.39	14.00	8.88	166.27	2.00
22.00	110.00	1.25	0.95	0.705	1.19	155.53	14.00	8.80	164.33	2.00
23.00	110.00	1.25	0.95	0.722	1.18	153.74	14.00	8.72	162.46	2.00
24.00	110.00	1.25	0.95	0.739	1.16	152.00	14.00	8.65	160.65	2.00
25.00	110.00	1.25	0.95	0.755	1.15	150.32	14.00	8.58	158.90	2.00

CRR is based on water table at 10.50 during In-Situ Testing

Factor of Safety, - Earthquake Magnitude= 8.50:

Depth ft	sigC' atm	CRR7.5	x Ksig	=CRRv	x MSF	=CRRm	CSRfs	F.S.=CRRm/CSRfs
0.00	0.00	0.09	1.00	0.09	0.73	0.06	0.29	5.00
1.00	0.03	0.09	1.00	0.09	0.73	0.06	0.29	5.00
2.00	0.05	0.09	1.00	0.09	0.73	0.06	0.29	5.00
3.00	0.08	0.09	1.00	0.09	0.73	0.06	0.29	5.00
4.00	0.11	0.17	1.00	0.17	0.73	0.12	0.28	5.00
5.00	0.14	0.16	1.00	0.16	0.73	0.11	0.28	5.00
6.00	0.17	0.21	1.00	0.21	0.73	0.15	0.28	5.00
7.00	0.20	0.21	1.00	0.21	0.73	0.15	0.28	5.00
8.00	0.24	0.20	1.00	0.20	0.73	0.15	0.28	5.00
9.00	0.27	0.21	1.00	0.21	0.73	0.16	0.28	5.00
10.00	0.30	0.22	1.00	0.22	0.73	0.16	0.28	5.00
11.00	0.33	0.34	1.00	0.34	0.73	0.25	0.29	0.86 *
12.00	0.34	0.33	1.00	0.33	0.73	0.24	0.30	0.79 *
13.00	0.35	0.32	1.00	0.32	0.73	0.23	0.32	0.74 *
14.00	0.36	2.00	1.00	2.00	0.73	1.45	0.33	4.41
15.00	0.38	2.00	1.00	2.00	0.73	1.45	0.34	4.26
16.00	0.39	2.00	1.00	2.00	0.73	1.45	0.35	4.13
17.00	0.40	2.00	1.00	2.00	0.73	1.45	0.36	4.01
18.00	0.41	2.00	1.00	2.00	0.73	1.45	0.37	3.91
19.00	0.43	2.00	1.00	2.00	0.73	1.45	0.38	3.82
20.00	0.44	2.00	1.00	2.00	0.73	1.45	0.39	3.74
21.00	0.45	2.00	1.00	2.00	0.73	1.45	0.40	3.66
22.00	0.46	2.00	1.00	2.00	0.73	1.45	0.40	3.60
23.00	0.47	2.00	1.00	2.00	0.73	1.45	0.41	3.53
24.00	0.48	2.00	1.00	2.00	0.73	1.45	0.42	3.48
25.00	0.49	2.00	1.00	2.00	0.73	1.45	0.42	3.42

* F.S.<1: Liquefaction Potential Zone. (If above water table: F.S.=5)
^ No-liquefiable Soils or above Water Table.
(F.S. is limited to 5, CRR is limited to 2, CSR is limited to 2)

CPT convert to SPT for Settlement Analysis:
Fines Correction for Settlement Analysis:

Depth ft	Ic	qc/N60	qc1 atm	(N1)60	Fines %	d(N1)60	(N1)60s
0.00	-	-	-	7.97	0.00	0.00	7.97
1.00	-	-	-	7.97	0.00	0.00	7.97
2.00	-	-	-	7.97	0.00	0.00	7.97
3.00	-	-	-	7.97	0.00	0.00	7.97
4.00	-	-	-	15.94	0.00	0.00	15.94
5.00	-	-	-	14.34	0.00	0.00	14.34
6.00	-	-	-	19.13	0.00	0.00	19.13
7.00	-	-	-	19.13	0.00	0.00	19.13
8.00	-	-	-	18.63	0.00	0.00	18.63
9.00	-	-	-	19.81	0.00	0.00	19.81
10.00	-	-	-	20.26	2.00	0.00	20.26
11.00	-	-	-	27.96	26.00	0.00	27.96
12.00	-	-	-	27.52	26.00	0.00	27.52
13.00	-	-	-	27.10	26.00	0.00	27.10
14.00	-	-	-	100.00	14.00	0.00	100.00
15.00	-	-	-	100.00	14.00	0.00	100.00
16.00	-	-	-	100.00	14.00	0.00	100.00
17.00	-	-	-	100.00	14.00	0.00	100.00
18.00	-	-	-	100.00	14.00	0.00	100.00

19.00	-	-	-	100.00	14.00	0.00	100.00
20.00	-	-	-	100.00	14.00	0.00	100.00
21.00	-	-	-	100.00	14.00	0.00	100.00
22.00	-	-	-	100.00	14.00	0.00	100.00
23.00	-	-	-	100.00	14.00	0.00	100.00
24.00	-	-	-	100.00	14.00	0.00	100.00
25.00	-	-	-	100.00	14.00	0.00	100.00

(N1)60s has been fines corrected in liquefaction analysis, therefore d(N1)60=0.
Fines=NoLiq means the soils are not liquefiable.

Settlement of Saturated Sands:
Settlement Analysis Method: Tokimatsu, M-correction

Depth	CSRsf	/ MSF*	=CSRm	F.S.	Fines	(N1)60s	Dr	ec	dsz	dsp
ft					%		%	%	in.	in.
25.45	0.43	0.73	0.59	3.40	14.00	100.00	100.00	0.000		
25.00	0.42	0.73	0.58	3.42	14.00	100.00	100.00	0.000		
24.00	0.42	0.73	0.58	3.48	14.00	100.00	100.00	0.000		
23.00	0.41	0.73	0.57	3.53	14.00	100.00	100.00	0.000		
22.00	0.40	0.73	0.56	3.60	14.00	100.00	100.00	0.000		
21.00	0.40	0.73	0.55	3.66	14.00	100.00	100.00	0.000		
20.00	0.39	0.73	0.53	3.74	14.00	100.00	100.00	0.000		
19.00	0.38	0.73	0.52	3.82	14.00	100.00	100.00	0.000		
18.00	0.37	0.73	0.51	3.91	14.00	100.00	100.00	0.000		
17.00	0.36	0.73	0.50	4.01	14.00	100.00	100.00	0.000		
16.00	0.35	0.73	0.48	4.13	14.00	100.00	100.00	0.000		
15.00	0.34	0.73	0.47	4.26	14.00	100.00	100.00	0.000		
14.00	0.33	0.73	0.45	4.41	14.00	100.00	100.00	0.000		
13.00	0.32	0.73	0.44	0.74	26.00	27.10	83.86	1.031	0.0E0	0.000
12.00	0.30	0.73	0.42	0.79	26.00	27.52	84.71	0.984	6.2E-3	0.126
11.00	0.29	0.73	0.40	0.86	26.00	27.96	85.62	0.876	5.9E-3	0.247
10.50	0.28	0.73	0.39	0.55	2.00	19.71	70.02	1.507	5.3E-3	0.358
									9.0E-3	0.449

Settlement of Saturated Sands=0.449 in.
qc1 and (N1)60 is after fines correction in liquefaction analysis
dsz is per each segment, dz=0.05 ft
dsp is per each print interval, dp=1.00 ft

S is cumulated settlement at this depth

Settlement of Unsaturated Sands:

Depth	sigma'	sigC'	(N1)60s	CSRsf	Gmax	g*Ge/Gm	g_eff	ec7.5	Cec	ec
dsz	dsp	S								
ft	atm	atm			atm			%		
in.	in.	in.								%
10.45	0.49	0.32	19.77	0.28	680.53	2.0E-4	0.0391	0.0391	1.25	
5.86E-4	0.001	0.001								0.0489
10.00	0.46	0.30	20.26	0.28	669.53	1.9E-4	0.0382	0.0370	1.25	
5.56E-4	0.005	0.006								0.0463
9.00	0.41	0.27	19.81	0.28	627.31	1.9E-4	0.0356	0.0355	1.25	
5.32E-4	0.011	0.017								0.0444
8.00	0.36	0.24	18.63	0.28	576.64	1.8E-4	0.0335	0.0362	1.25	
5.43E-4	0.010	0.027								0.0453
7.00	0.32	0.20	19.13	0.28	540.69	1.6E-4	0.0300	0.0313	1.25	
4.70E-4	0.010	0.037								0.0392
6.00	0.27	0.17	19.13	0.28	496.29	1.5E-4	0.0269	0.0280	1.25	
4.20E-4	0.009	0.046								0.0350
5.00	0.22	0.14	14.34	0.28	406.63	1.5E-4	0.0296	0.0448	1.25	
6.71E-4	0.013	0.059								0.0560
4.00	0.17	0.11	15.94	0.28	373.61	1.3E-4	0.0239	0.0317	1.25	
4.75E-4	0.011	0.070								0.0396
3.00	0.13	0.08	7.97	0.29	256.36	1.4E-4	0.0267	0.0808	1.25	
1.21E-3	0.010	0.080								0.1010
2.00	0.08	0.05	7.97	0.29	209.32	1.2E-4	0.0246	0.0745	1.25	
1.12E-3	0.022	0.103								0.0931
1.00	0.04	0.03	7.97	0.29	148.02	8.2E-5	0.0145	0.0439	1.25	
6.59E-4	0.018	0.121								0.0549
0.00	0.00	0.00	7.97	0.29	2.28	1.3E-6	0.0010	0.0031	1.25	
4.62E-5	0.007	0.128								0.0038

Settlement of Unsaturated Sands=0.128 in.
dsz is per each segment, dz=0.05 ft
dsp is per each print interval, dp=1.00 ft
S is cumulated settlement at this depth

Total Settlement of Saturated and Unsaturated Sands=0.577 in.
Differential Settlement=0.289 to 0.381 in.

Units: Unit: qc, fs, Stress or Pressure = atm (1.0581tsf); Unit Weight = pcf; Depth = ft; Settlement = in.

1 atm (atmosphere) = 1.0581 tsf(1 tsf = 1 ton/ft2 = 2 kip/ft2)
1 atm (atmosphere) = 101.325 kPa(1 kPa = 1 kN/m2 = 0.001 Mpa)

SPT	Field data from Standard Penetration Test (SPT)
BPT	Field data from Becker Penetration Test (BPT)
qc	Field data from Cone Penetration Test (CPT) [atm (tsf)]
fs	Friction from CPT testing [atm (tsf)]
Rf	Ratio of fs/qc (%)
gamma	Total unit weight of soil
gamma'	Effective unit weight of soil
Fines	Fines content [%]
D50	Mean grain size
Dr	Relative Density
sigma	Total vertical stress [atm]

sigma'	Effective vertical stress [atm]
sigC'	Effective confining pressure [atm]
rd	Acceleration reduction coefficient by Seed
a_max.	Peak Ground Acceleration (PGA) in ground surface
mZ	Linear acceleration reduction coefficient X depth
a_min.	Minimum acceleration under linear reduction, mZ
CRRv	CRR after overburden stress correction, CRRv=CRR7.5 * Ksig
CRR7.5	Cyclic resistance ratio (M=7.5)
Ksig	Overburden stress correction factor for CRR7.5
CRRm	After magnitude scaling correction CRRm=CRRv * MSF
MSF	Magnitude scaling factor from M=7.5 to user input M
CSR	Cyclic stress ratio induced by earthquake
CSRfs	CSRfs=CSR*fs1 (Default fs1=1)
fs1	First CSR curve in graphic defined in #9 of Advanced page
fs2	2nd CSR curve in graphic defined in #9 of Advanced page
F.S.	Calculated factor of safety against liquefaction

F.S.=CRRm/CSRsf

Cebs	Energy Ratio, Borehole Dia., and Sampling Method Corrections
Cr	Rod Length Corrections
Cn	Overburden Pressure Correction
(N1)60	SPT after corrections, (N1)60=SPT * Cr * Cn * Cebs
d(N1)60	Fines correction of SPT
(N1)60f	(N1)60 after fines corrections, (N1)60f=(N1)60 + d(N1)60
Cq	Overburden stress correction factor
qc1	CPT after Overburden stress correction
dqc1	Fines correction of CPT
qc1f	CPT after Fines and Overburden correction, qc1f=qc1 + dqc1
qc1n	CPT after normalization in Robertson's method
Kc	Fine correction factor in Robertson's Method
qc1f	CPT after Fines correction in Robertson's Method
Ic	Soil type index in Suzuki's and Robertson's Methods
(N1)60s	(N1)60 after settlement fines corrections
CSRm	After magnitude scaling correction for Settlement

calculation CSRm=CSRsf / MSF*

CSRfs	Cyclic stress ratio induced by earthquake with user

inputed fs

MSF*	Scaling factor from CSR, MSF*=MSF, based on Item 2

of Page C.

MSF	Magnitude scaling factor from M=7.5 to user input M
ec	Volumetric strain for saturated sands
dz	Calculation segment, dz=0.050 ft
dsz	Settlement in each segment, dz
dp	User defined print interval
dsp	Settlement in each print interval, dp
Gmax	Shear Modulus at low strain
g_eff	gamma_eff, Effective shear Strain
g*Ge/Gm	gamma_eff * G_eff/G_max, Strain-modulus ratio
ec7.5	Volumetric Strain for magnitude=7.5
Cec	Magnitude correction factor for any magnitude
ec	Volumetric strain for unsaturated sands, ec=Cec * ec7.5
NoLiq	No-Liquefy Soils

References:

1. NCEER Workshop on Evaluation of Liquefaction Resistance of Soils. Youd, T.L., and Idriss, I.M., eds., Technical Report NCEER 97-0022.

SP117. Southern California Earthquake Center. Recommended Procedures for Implementation of DMG Special Publication 117, Guidelines for Analyzing and Mitigating Liquefaction in California. University of Southern California. March 1999.

2. RECENT ADVANCES IN SOIL LIQUEFACTION ENGINEERING AND SEISMIC SITE RESPONSE EVALUATION, Paper No. SPL-2, PROCEEDINGS: Fourth

International Conference on Recent Advances in Geotechnical Earthquake Engineering and Soil Dynamics, San Diego, CA, March 2001.
3. RECENT ADVANCES IN SOIL LIQUEFACTION ENGINEERING: A UNIFIED AND CONSISTENT FRAMEWORK, Earthquake Engineering Research Center, Report No. EERC 2003-06 by R.B Seed and etc. April 2003.

Note: Print Interval you selected does not show complete results. To get complete results, you should select 'Segment' in Print Interval (Item 12, Page C).

CLEARY CONSULTANTS, INC.
Geotechnical Engineers and Geologists

J. Michael Cleary, CEG, GE
Christophe A. Ciechanowski, GE
Grant F. Foster, GE

June 22, 2011
Project No. 1301.1
Ser. 3300

Ms. Massy Mehdipour
1425 Dana Avenue
Palo Alto, CA 94301

RE: GEOLOGICAL ANALYSIS OF SITE ERODABILITY
NEW RESIDENTIAL PROJECT
1170 SIGNAL HILL ROAD
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA

Dear Ms. Mehdipour:

As requested by Monterey County Planning, December 8, 2010, we have prepared this analysis and review of the potential site erodability and mitigation measures for your new residential project at 1170 Signal Hill Road in Pebble Beach. Our geotechnical investigation report for this project was submitted March 31, 2010. Our analysis included review of the following drawings:

- Site Plan (A-1.0), Ground Floor/Basement Plan (A-3.0) and First Floor Plan (A-3.1) for Casa Pebble Beach, 1170 Signal Hill Road, Pebble Beach, California prepared by Bill Bernstein AIA and Legorretta and Legoretta Architects, dated June 3, 2011, May 23, 2011 and May 27, 2011.

- Grading and Drainage Plans, C0.2 and C1.1, Single Family Residence and Driveway, 1170 Signal Hill Drive, Monterey County, Prepared by Whitson Engineers, June 20, 2011.

The grading and drainage plans indicate that the proposed development area within the designated "Limits of Developed/Disturbed Dune" will be cut down five feet maximum in the backyard, resulting in a berm at approximately Elevation 98 behind the home, and the front yard will be raised with up to about five feet of fill in the area of the garage driveway and front entry. The front portion of the home, excluding the garage, will be set into the slope, requiring cuts of up to about nine feet. Runoff from most of the front yard portion of the site will be directed to area drains connected to a storm drain tightline and carried to a new rip rap stilling basin for infiltration into the sandy soils in the southwest corner of the developed area. (Roof leaders on the south side of the home will be tied into this system). Runoff in the backyard will sheet flow to the contained level area (Elevation 94) located in the northwest portion of the backyard.

The runoff from the landscaped northerly one-third portion of the front yard will be directed around the north side of the home toward the contained low area in the northwest portion of the backyard.

We understand that the final location of the roof downspout leaders has not been determined at this time, however as discussed with Michael Baldi with Whitson Engineers, roof runoff will be tied into tightline disposal where practical or discharged into dry wells located at least three to five feet out from the residence.

The proposed cut and fill slopes within the area to be developed are shown at a 3:1 (horizontal to vertical) gradient, and these slopes will be vegetated in accordance with the recommendations of the project biologist and landscape architect.

Based on the above, it is our opinion that the planned residential project at 1170 Signal Hill Road as currently designed will mitigate the potential for erosion at the site. This applies to the construction period as well since we understand construction activities will be confined to the limits of the undisturbed dune line specified for the development, and disturbed areas and temporary slopes will be winterized as recommended in the geotechnical report.

We have provided our services in accordance with generally accepted geotechnical engineering principles and practice. No other warranty is implied.

We appreciate the opportunity to have been of continued service to you on this project. If you have any questions regarding this letter, please call.

Very truly yours,

CLEARY CONSULTANTS, INC.

J. Michael Cleary
Engineering Geologist 352
Geotechnical Engineer 222

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STATE OF CALIFORNIA

JMC:cm
Copies: Addressee (1)
Bill Bernstein AIA (3) Attn: William Bernstein
Whitson Engineers (1) Attn: Michael Baldi

CLEARY CONSULTANTS, INC.
Geotechnical Engineers and Geologists

J. Michael Cleary, CEG, GE
Christophe A. Ciechanowski, GE
Grant F. Foster, GE

November 23, 2011
Project No. 1301.1
Ser. 3456

Ms. Massy Mehdipour
1425 Dana Avenue
Palo Alto, CA 94301

RE: DRILLING OF SOIL BORINGS FOR GEOTECHNICAL INVESTIGATION
NEW RESIDENCE
1170 SIGNAL HILL ROAD
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA

Dear Ms. Mehdipour:

This is to confirm that the soil borings drilled in February, 2010 for your planned new residence did not result in disturbance to the dune. The borings were drilled with a track-mounted auger rig requiring no grading or removal of vegetation; and were backfilled with the native sandy soil.

Please contact our office if you have any further questions regarding this matter.

Yours very truly,
CLEARY CONSULTANTS, INC.

Grant Foster
Geotechnical Engineer 2662

REGISTERED PROFESSIONAL ENGINEER
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No. 2662
GEOTECHNICAL
STATE OF CALIFORNIA

J. Michael Cleary
Geotechnical Engineer 222

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GF/JMC:pf
Copies: Addressee (1)
Bill Bernstein AIA (2) Attn: William Bernstein