

County of Monterey

Monterey County Zoning Administrator
Monterey County Government Center - Thyme Conference Room
1441 Schilling Place, 2nd Floor



Meeting Agenda - Final

Thursday, March 14, 2024

9:30 AM

**1441 Schilling Place, Salinas, CA 93901
South Building 2nd Floor, Thyme Conference Room**

Monterey County Zoning Administrator

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Zoning Administrator alternative actions on any matter before it.

In addition to attending in person, public participation will be available by ZOOM and/or telephonic means:

PLEASE NOTE: IF THE ZONING ADMINISTRATOR IS PRESENT IN PERSON, PUBLIC PARTICIPATION BY ZOOM IS FOR CONVENIENCE ONLY AND IS NOT REQUIRED BY LAW. IF THE ZOOM FEED IS LOST FOR ANY REASON, THE MEETING MAY BE PAUSED WHILE A FIX IS ATTEMPTED BUT THE MEETING MAY CONTINUE AT THE DISCRETION OF THE ZONING ADMINISTRATOR.

You may participate through ZOOM. For ZOOM participation please join by computer audio at:

<https://montereycty.zoom.us/j/92771458150?from=addon>

OR to participate by phone call any of these numbers below:

- + 1 669 900 6833 US (San Jose)
- + 1 346 248 7799 US (Houston)
- + 1 312 626 6799 US (Chicago)
- + 1 929 205 6099 US (New York)
- + 1 253 215 8782 US
- + 1 301 715 8592 US

Enter this Meeting ID number 927 7145 8150 when prompted.

PUBLIC COMMENT: Please submit your comment (limited to 250 or less) to the Clerk at zahearingcomments@co.monterey.ca.us. In an effort to assist the Clerk in identifying the agenda item relating to your public comment please indicate in the Subject Line, the meeting body (i.e. Zoning Administrator Agenda) and item number (i.e. Item No. 10). Your comment will be placed into the record at the meeting.

Public Comment Prior to Wednesday at 5:00 PM will be distributed to the Zoning Administrator via email.

Public Comment submitted during the meeting can be submitted at any time and every effort will be made to read your comment into the record, but some comments may not be read due to time limitations. Comments received after the agenda item will be made part of the record if received prior to the end of the meeting.

ALTERNATIVE FORMATS: If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with

Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda, please call the Monterey County Housing and Community Development at (831) 755-5025.

INTERPRETATION SERVICE POLICY: The Monterey County Zoning Administrator invites and encourages the participation of Monterey County residents at its meetings. If you require the assistance of an interpreter, please contact the Monterey County Housing and Community Development Department located in the Monterey County Government Center, 1441 Schilling Place, 2nd Floor South, Salinas - or by phone at (831) 755-5025. The Clerk will make every effort to accommodate requests for interpreter assistance. Requests should be made as soon as possible, and at a minimum 24 hours in advance of any meeting.

La medida recomendada indica la recomendación del personal en el momento en que se preparó la agenda. Dicha recomendación no limita las acciones alternativas del Administrador de Zonificación sobre cualquier asunto que se le haya sometido.

Además de asistir en persona, la participación del público estará disponible por ZOOM y/o medios telefónicos:

TENGA EN CUENTA: SI EL ADMINISTRADOR DE ZONIFICACIÓN ESTÁ PRESENTE EN PERSONA, LA PARTICIPACIÓN PÚBLICA DE ZOOM ES SOLO POR CONVENIENCIA Y NO ES REQUERIDA POR LA LEY. SI LA TRANSMISIÓN DE ZOOM SE PIERDE POR CUALQUIER MOTIVO, LA REUNIÓN PUEDE PAUSARSE MIENTRAS SE INTENTA UNA SOLUCIÓN, PERO LA REUNIÓN PUEDE CONTINUAR A DISCRECIÓN DEL ADMINISTRADOR DE ZONIFICACIÓN.

Puede participar a través de ZOOM. Para la participación de ZOOM, únase por computadora en:

https://montereycty.zoom.us/j/927_7145_8150

O para participar por teléfono, llame a cualquiera de estos números a continuación:

- + 1 669 900 6833 US (San Jose)
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- + 1 301 715 8592 US

Presione el código de acceso de reunión: 927 7145 8150 cuando se le solicite.

COMENTARIO PÚBLICO: Por favor envíe su comentario (limitado a 250 palabras o menos) al personal de la reunión del Administrador de Zonificación al correo electrónico:

zahearingcomments@co.monterey.ca.us. En un esfuerzo por ayudar al personal, indique en la línea de asunto, la audiencia de la reunión (por ejemplo, Administrador de Zonificación) y el número de la agenda (por ejemplo, el No. de agenda 10). Su comentario se incluirá en el registro de la reunión del Administrador de Zonificación.

Los comentarios públicos recibidos antes de las 5:00 p.m. el miércoles antes de la reunión del Administrador de Zonificación del Condado de Monterey se distribuirán por correo electrónico.

El comentario público enviado durante la reunión se puede enviar en cualquier momento y se hará todo lo posible para leer su comentario en el registro, pero algunos comentarios pueden no leerse debido a limitaciones de tiempo. Los comentarios recibidos después del tema de la agenda se incluirán en el registro si se reciben antes de que finalice la junta.

FORMATOS ALTERNATIVOS: Si se solicita, la agenda se pondrá a disposición de las personas con discapacidad en formatos alternativos apropiados, según lo exige la Sección 202 de la Ley de Estadounidenses con Discapacidades de 1990 (42 USC Sec. 12132) y las reglas y regulaciones federales adoptadas en implementación de la misma. Para obtener información sobre cómo, a quién y cuándo una persona con una discapacidad que requiere una modificación o adaptación para participar en la reunión pública puede hacer una solicitud de modificación o adaptación relacionada con la discapacidad, incluidas las ayudas o servicios auxiliares, o si tiene alguna pregunta sobre cualquiera de los temas enumerados en esta agenda, llame al Departamento de Vivienda y Desarrollo Comunitario del Condado de Monterey al (831) 755-5025.

POLÍZA DE SERVICIO DE INTERPRETACIÓN: El Administrador de Zonificación del Condado de Monterey invita y apoya la participación de los residentes del Condado de Monterey en sus reuniones. Si usted requiere la asistencia de un intérprete, por favor comuníquese con el Departamento de Vivienda y Desarrollo Comunitario localizado en el Centro de Gobierno del Condado de Monterey, (County of Monterey Government Center), 1441 Schilling Place, segundo piso sur, Salinas – o por teléfono al (831) 755-5025. La asistente hará el esfuerzo para acomodar los pedidos de asistencia de un intérprete. Los pedidos se deberán hacer lo más pronto posible, y a lo mínimo 24 horas de anticipo para cualquier reunión.

NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report.

9:30 A.M - CALL TO ORDER**ROLL CALL**

Mike Novo, Zoning Administrator
Representative from Environmental Health
Representative from Public Works
Representative from Environmental Services

PUBLIC COMMENT

This is a time set aside for the public to comment on a matter that is not on the agenda.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

The Zoning Administrator Clerk will announce agenda corrections, deletions and proposed additions, which may be acted on by the Zoning Administrator as provided in Sections 54954.2 of the California Government Code.

9:30 A.M. - SCHEDULED ITEMS**1. PLN230136 - SEA PINES LLC**

Construction of a 1,975 square foot second floor addition and 530 square feet of second-floor decks and a 184 square foot first floor addition to an existing 5,230 square foot single story residence and construction of a new 1,200 square foot detached accessory dwelling unit with approximately 260 square feet of terraces. Project includes removal of two Monterey pine trees.

Project Location: 1139 Portola Rd, Pebble Beach

Proposed CEQA action: Find the project categorically exempt pursuant to Sections 15301 and 15303, Existing and Small New Structures, of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2.

Attachments: [Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Draft Resolution](#)
[Exhibit C - Del Monte Forest LUAC Minutes](#)
[Exhibit D - Visual Impact Assessment, Staking and Flagging Photographs](#)
[Exhibit E - Vicinity Map](#)

2. PLN230207 - FERLINGHETTI LORENZO

Public hearing to consider approving a test well within 100 feet of a riparian corridor.

Project Location: 39350 Coast Road, Monterey

Proposed CEQA action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303

Attachments:

[Staff Report](#)

[Exhibit A - Project Data Sheet](#)

[Exhibit B - Draft Resolution](#)

[Exhibit C - Biological Assessment](#)

[Exhibit D - Vicinity Map](#)

ADJOURNMENT



County of Monterey

Item No.1

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: ZA 24-011

March 14, 2024

Introduced: 3/4/2024

Current Status: Agenda Ready

Version: 3

Matter Type: Zoning Administrator

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RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a resolution to:

- a. Find the project categorically exempt pursuant to Sections 15301 and 15303, Existing and Small New Structures of the CEQA Guidelines, and none of the exceptions contained in Section 15300.2 apply; and
- b. Approve a Combined Development Permit including:
 - 1) Coastal Administrative Permit and Design approval application to allow the construction of a 1,975 square foot second floor addition and 530 square feet of second-floor decks and a 184 square foot first floor addition to an existing 5,230 square foot single story residence and construction of a new 1,200 square foot detached accessory dwelling unit with 257 square feet of terraces; and a
 - 2) Coastal Development Permit for the removal of two Monterey pine trees.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to twelve conditions of approval.

PROJECT INFORMATION

Agent: Julie Paulson, International Design Group

Property Owner: Sea Pines LLC

APN: 008-282-005-000

Parcel Size: 1.384 acres

Zoning: Low Density Residential with a density of 1.5 acres per unit and Design Control overlay district in the Coastal Zone or "LDR/1.5-D(CZ)"

Plan Area: Del Monte Forest Land Use Plan

Flagged and Staked: Yes

SUMMARY

Staff is recommending approval of a Combined Development Permit subject to the findings and evidence in the attached Resolution (see **Exhibit B**), and subject to the conditions of approval attached to the Resolution. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use. The addition includes a new second floor limited to two new rooms and a second floor deck. The downstairs addition adds an entry-room. The project also adds a new Accessory Dwelling Unit (ADU) on the parcel which meets State and County regulations and requires the removal of two Monterey pine trees. The tree removal is the minimum possible to build a 1,200 square-foot sized ADU on the parcel. Some of the new development can be seen from 17-Mile Drive near Fanshell Beach, as perceived from staff viewshed impact assessment with staking and flagging installed. The partial visibility does not cause a significant impact to public views for two reasons: distance and elevation. It is among other visible residences in the skyline to the east of 17-Mile Drive at a distance of approximately 0.33 miles south and inland. Also, the new roofline does not extend above the vegetated treeline behind it.

DISCUSSION

Monterey County Code (MCC) Chapter 20.14 establishes development standards for the Low Density Residential or “LDR” district, which apply to the subject parcel. Required setbacks for main structures are 30 feet (front) and 20 feet (rear and side). The project meets the minimum required as existing; none of the setbacks are altered by the additions. The height will be 30 feet, meeting the maximum 30-foot height limitation for this zoning district. Therefore, a standard height verification condition has been applied to ensure the structure is constructed accordingly. The proposed ADU meets required setbacks with over 100 feet front, 26.5 feet side and a rear setback of 57 feet. The height meets the maximum 16-foot height limitation for single-story new ADUs. The maximum building site coverage is 15%, (9,043 square feet), and the project will have a 14.4% (8,708 square feet) building site coverage, including the ADU. The maximum floor area ratio is 17.5% (10,550 square feet), and the project will have a floor area ratio of 14.2% (8,585 square feet). The project meets the building site coverage and floor area ratio regulations. As summarized above, the project meets the development standards for its zoning district per MCC section 20.14.060. The subject parcel is not within the Pescadero Watershed area of Pebble Beach.

The project is subject to the Design Control Zoning District (“D” district) standards found in to MCC Chapter 20.44, which provides regulations for review of the location, size, materials and colors of the structures to best protect of the public viewshed and neighborhood character. The development would include body colors and materials that match the existing: warm beige exterior stucco walls, simulated gray slate roof, and dark bronze metal clad doors and windows; dark brown gutters and downspouts are proposed to match existing (see **Exhibit B**, plans). Staff assessed visual impacts and neighborhood character of the project on October 10, 2023. The homes within this area have a variety of architectural styles and the as proposed, the design and architectural elements are consistent with the neighborhood character and will not detract the visual integrity of the site.

Public Views and Viewshed

Del Monte Forest Land Use Plan (DMF LUP) Visual Resources - Figure 3 identifies the subject property just outside the public viewshed of 17-Mile Drive. The project site is not within areas defined

as “visually sensitive” in County GIS. In section 20.06.1275, Title 20 defines “substantial adverse visual impact” as “a visual impact which, considering the condition of the existing viewshed, the proximity and duration of view when observed with normal unaided vision, causes an existing visual experience to be materially degraded.” The existing main dwelling and the area of its addition are within a developed neighborhood that is set inland south of the Cypress Point Golf Course area approximately 0.33 mile from public viewing areas on 17 Mile Drive and any potential visual impact is interrupted by many large trees around it and forest canopy behind it. From 17-Mile Drive, staff found that the staking and flagging presented a new roofline to the south (looking inland across the Cypress Point Golf Course) which would still blend with the existing rooflines and trees around the site. Once constructed, the dwelling will stand out more than before within the neighborhood because the project adds a second floor to the existing dwelling. However, as designed the project is consistent with the neighborhood character and would not block significant public views of the beach, ocean or the dunes. Any new lighting for the addition is required to follow the dark sky regulations for the County per Condition No. 7. The additions do not present exceptional bulk or height beyond the existing dwellings within the viewshed from the Fanshell Beach location. Staff did not find the staking and flagging to be visible from any other public viewing area due to trees in line of sight and distance. Therefore, the project is consistent with the DMF LUP policies and Coastal Implementation Plan regulations for scenic and visual resources.

Available Services

Necessary public facilities are existing on the subject property. California American Water Company is the domestic water purveyor and wastewater services are provided by the Pebble Beach Community Services District. The existing water fixture unit count of 32 will be increased to 54. The applicants purchased some additional water credits when planning an addition in 2015 that was not completed; they may need to purchase additional credits for the ADU. Therefore, both potable water and wastewater services can serve the project.

Tree Removal

Vegetation on the subject parcel consists of upper-canopy Monterey pine (*Pinus radiata*) and lower-canopy coast live oak (*Quercus agrifolia*) and Monterey cypress (*Cupressus macrocarpa*) as well as introduced redwood (*Sempervirens spp.*) and various ornamental bushes. Because the staking and flagging showed development could impact several trees, an Arborist report was required. The Arborist report by Rob Thompson (January 15, 2024, HCD Library No. LIB240017) found two 10-inch diameter Monterey pine trees would require removal for the construction of the ADU. The arborist recommended tree and root protection and suggested that the two trees removed may be replaced with 5 to 15 gallon saplings of Monterey pine or Monterey cypress. Conditions of approval have been added to the project based on these recommendations (Condition Nos. 5, 6 and 9). Staff also applied a standard raptor and passerine pre-construction survey condition (Condition No. 8). As conditioned, the project is consistent with DMF LUP Forest Resources policies and regulations of the Coastal Implementation Plan. The proposed ADU is sited with the development envelope of the parcel and minimizes the potential impacts to trees. If tree removal were considered an environmental constraint, then the Zoning Administrator may require all tree removal be avoided by reducing the size of the ADU to 850 square feet (Government Code Section 65852.2).

No Archaeological Resources Anticipated

An archaeological report (Doane and Breschini, May 1, 2015) was prepared and provided to HCD-Planning. The report concluded that there were no significant archaeological resources identified on the subject property and the closest prehistoric site is over 750 feet away from the construction site. The subject parcel was methodically inspected for evidence of prehistoric or historic material remains. This site survey did not reveal any of the indicators expected of a prehistoric archaeological or historical resource. The Archaeologists did not find the need to recommend measures to protect resources beyond the standard condition of approval for negative archaeological reports. The potential for inadvertent impacts to cultural resources is addressed through incorporation of a standard condition of approval, which requires the contractors to stop construction work if resources are uncovered and to pause work within the area until such resources are evaluated (Condition No. 3).

Not an Historic Resource

The subject property is within Pebble Beach and guidance for Historic Resources has been prepared for the area in the form of the Historic Context Statement User Guide (HCS User Guide), published September 13, 2013, by Page and Turnbull. The HCS User Guide identifies construction of the post-war period as plentiful. The HCS User Guide offers criteria for evaluating the significance and integrity of potential historic resources in Pebble Beach. The project architect and Planning staff did not find the current structure to be notable construction or a building of historic importance. It was originally built in 1955. It has been changed by a substantial addition in 2016 (PLN150302/15CP01851). There is no information that was brought forward during project review to indicate that the owners should be required to preserve the structure as it currently is.

LUAC:

The proposed project was reviewed by the Del Monte Forest Land Use Advisory Committee (LUAC) because it is a project in a Design Control overlay district. At a duly-noticed public meeting on September 21, 2023, at which all persons had the opportunity to be heard, the LUAC voted 7 in favor - 0 against in the recommendation to the Zoning Administrator to support the project as proposed. One LUAC member was absent. There were no public comments on the project. **(Exhibit C).**

OTHER AGENCY INVOLVEMENT

The following agencies and HCD groups have reviewed the project, have comments, and/or have recommended conditions:

- HCD-Engineering Services
- HCD-Environmental Services
- Environmental Health Bureau
- Pebble Beach Community Service District
- California Coastal Commission

The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

Prepared by: Mary Israel, Supervising Planner, x.5183

Reviewed and approved by: Anna Ginette Quenga AICP, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Project Data Sheet

Exhibit B - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans, Elevations, Grading, Drainage and Erosion Control Plan, Construction Management Plan
- Colors and Materials

Exhibit C - Del Monte Forest LUAC Minutes

Exhibit D - Visual Impact Assessment, Staking and Flagging Photographs

Exhibit E - Vicinity Map

cc: Front Counter Copy; Pebble Beach Community Service District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Anna Ginette Quenga, AICP, Principal Planner; Sea Pines LLC, Property Owner; Julie Paulson, Agent; Laborers International Union of North America (Lozeau Drury LLP); The Open Monterey Project; LandWatch (Executive Director); Planning File PLN230136



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LUAC:

The proposed project was reviewed by the Del Monte Forest Land Use Advisory Committee (LUAC) because it is a project in a Design Control overlay district. At a duly-noticed public meeting on September 21, 2023, at which all persons had the opportunity to be heard, the LUAC voted 7 in favor - 0 against in the recommendation to the Zoning Administrator to support the project as proposed. One LUAC member was absent. There were no public comments on the project. **(Exhibit C).**

OTHER AGENCY INVOLVEMENT

The following agencies and HCD groups have reviewed the project, have comments, and/or have recommended conditions:

- HCD-Engineering Services
- HCD-Environmental Services
- Environmental Health Bureau
- Pebble Beach Community Service District
- California Coastal Commission

The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

Prepared by: Mary Israel, Supervising Planner, x.5183

Reviewed and approved by: Anna Ginette Quenga AICP, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Project Data Sheet

Exhibit B - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plans, Floor Plans, Elevations, Grading, Drainage and Erosion Control Plan, Construction Management Plan
- Colors and Materials

Exhibit C - Del Monte Forest LUAC Minutes

Exhibit D - Visual Impact Assessment, Staking and Flagging Photographs

Exhibit E - Vicinity Map

cc: Front Counter Copy; Pebble Beach Community Service District; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Anna Ginette Quenga, AICP, Principal Planner; Sea Pines LLC, Property Owner; Julie Paulson, Agent; Laborers International Union of North America (Lozeau Drury LLP); The Open Monterey Project; LandWatch (Executive Director); Planning File PLN230136

Exhibit A

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EXHIBIT A

Project Information for PLN230136

Application Name: Sea Pines Llc
Location: 1139 Portola Rd, Pebble Beach
Applicable Plan: Del Monte Forest LUP
Advisory Committee: Del Monte Forest Advisory Committee
Permit Type: Combined Development Permit
Environmental Status: Categorical Exemption
Zoning: LDR/1.5-D(CZ)

Primary APN: 008-282-005-000
Coastal Zone: Yes
Final Action Deadline (884): 12/1/2023
Land Use Designation: See 2010 Del Monte Forest LUP

Project Site Data:

Lot Size: 60287
Existing Structures (sf): 5227
Proposed Structures (sf): 3358
Total Sq. Ft.: 8585

Coverage Allowed: 9,043
Coverage Proposed: 8,708
Height Allowed: 30
Height Proposed: 30
FAR Allowed: 10,550
FAR Proposed: 8,585

Special Setbacks on Parcel:

Resource Zones and Reports:

Seismic Hazard Zone: V|UNDETERMINED
Erosion Hazard Zone: Moderate
Fire Hazard Zone: High
Flood Hazard Zone: X (unshaded)
Archaeological Sensitivity: high
Visual Sensitivity: None

Soils Report #: LIB230201
Biological Report #: N/A
Forest Management Rpt. #: LIB240017
Geologic Report #: N/A
Archaeological Report #: LIB150198
Traffic Report #: N/A
Historic Report #:

Other Information:

Water Source: public water
Water Purveyor: Cal-Am
Fire District: Pebble Beach CSD
Tree Removal: 2 Monterey pine

Grading (cubic yds.): 60
Sewage Disposal (method): public sewer
Sewer District Name: PBCSD

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Exhibit B

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DRAFT RESOLUTION

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

In the matter of the application of:

SEA PINES LLC (PLN230136)

RESOLUTION NO. 24- ---

Resolution by the Monterey County Zoning
Administrator:

1. Finding that the project involves construction of an addition to an existing single family dwelling and an accessory dwelling unit, which qualifies for a Class 1 and Class 3 Categorical Exemption pursuant to Sections 15301 and 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
2. Approving a Combined Development Permit including:
 - a) Coastal Administrative Permit and Design Approval for construction of a 1,975 square foot second floor addition and 530 square feet of second-floor decks and a 184 square foot first floor addition to an existing 5,230 square foot two-story single family dwelling with colors and materials to matching existing, and a 1,200 square foot accessory dwelling unit with 257 square feet of patio and walkway improvements; and
 - b) Coastal Development Permit for removal of two Monterey pine trees.

[PLN230136 – Sea Pines LLC, 1139 Portola Road, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone (Assessor's Parcel Number 008-282-005-000)]

The Sea Pines LLC application (PLN230136) came on for a public hearing before the Monterey County Zoning Administrator on March 14, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, and other evidence presented, the Monterey County Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) The project has been reviewed for consistency with the text, policies, and regulations in:
 - 1982 Monterey County General Plan (General Plan);

- Del Monte Forest Land Use Plan (DMF LUP);
- Coastal Implementation Plan Part 5, Regulations for Development within the Del Monte Forest Land Use Plan Area (CIP); and
- Monterey County Coastal Zoning Ordinance (Title 20).

No conflicts were found to exist. The subject property is located within the Coastal Zone; therefore, the 2010 Monterey County General Plan does not apply.

- b) Allowed Use. The subject property is located at 1139 Portola Road, Pebble Beach, in the Del Monte Forest Land Use Plan (APN: 008-282-005-000). The subject parcel is zoned Low Density Residential with a maximum gross density of 1.5 acres/unit and a Design Control Overlay or “LDR/1.5-D(CZ)”. Per Monterey County Code (MCC) section 20.14.040, the single family dwelling and accessory dwelling unit are principal uses allowed. The project involves construction of a 1,975 square foot second floor addition and 530 square feet of second-floor decks and a 184 square foot first floor addition to an existing 5,230 square foot two-story single family dwelling with colors and materials to matching existing, and a 1,200 square foot accessory dwelling unit (ADU) with 257 square feet of patio and walkway improvements. Therefore, the project is an allowed use.
- c) Lot Legality. The subject parcel (1.384 acres), APN 008-282-005-000, is located on a residential subdivision as Lot 6C 1972 Assessor’s Map of El Pescadero Ro. Block 151A, Book 8 Page 28. Therefore, the County recognizes the subject parcel as a legal lot of record.
- d) Design. The project is subject to the Design Control Zoning District (“D” district) standards found in to MCC Chapter 20.44, which ensures a hearing for review of the location, size, materials and colors of the structures to best protect of the public viewshed and neighborhood character. The development includes exterior colors and materials that match the existing: light beige exterior stucco walls, simulated gray slate roof, dark bronze metal clad doors and windows, and dark brown gutters and downspouts (see attached plans). The homes within this area have a variety of architectural styles and the as proposed, the design and architectural elements are consistent with the neighborhood character and will not detract the visual integrity of the site.
- e) Review of Development Standards. MCC Chapter 20.14 guides the development standards for the subject parcel, zoned Low Density Residential with a maximum gross density of 1.5 acres/unit and a Design Control Overlay or “LDR/1.5-D(CZ).” Required setbacks for main structures are 30 feet (front) and 20 feet (rear and side). The existing rear terrace is within the setback but meets the 6 foot less exemption for decks. The addition does not increase development in the direction of setbacks. The ADU has over 100 feet front, 26.5 feet side and a rear setback of 57 feet. The height of the main dwelling is 30 feet from average natural grade, meeting the maximum 30-foot height limitation for this zoning district. The height of the ADU is 16 feet from average natural grade, meeting the State requirements at this time. Height verification is required for both structures (Condition of Approval No. 4). The maximum building site coverage

is 15%, (9,043 square feet), and the project will have a 14.4% (8,708 square feet) building site coverage, including the ADU. The maximum floor area ratio is 17.5% (10,550 square feet), and the project will have a floor area ratio of 14.2% (8,585 square feet). The project meets the building site coverage and floor area ratio regulations. As summarized above, the project meets the development standards for its zoning district per MCC section 20.14.060. The subject parcel is not in a Pescadero Watershed area.

- f) Historical Resources. The project site's main dwelling was built circa 1955. Per the County regulations for Historic Resources (MCC Chapter 20.54), new structural additions and remodeling of a structures that are historic resources is strictly controlled. The subject property is within Pebble Beach and guidance for Historic Resources has been prepared for the area in the form of the Historic Context Statement User Guide (HCS User Guide), published September 13, 2013 by Page and Turnbull. The HCS User Guide identifies construction of the post-war period as plentiful. The HCS User Guide offers criteria for evaluating the significance and integrity of potential historic resources in Pebble Beach. The project architect and Planning staff did not find the current structure to be notable construction or a building of historic importance. It was originally built in 1955. It has been changed by a substantial addition in 2016 (PLN150302/15CP01851). There is no information that was brought forward during project review to indicate that the owners should be required to preserve the structure as it currently is.
- g) Cultural Resources. The project site is located in a high archaeological sensitive area as identified in County GIS. Pursuant to MCC section 20.147.080.B, an archaeological report (Doane and Breschini, May 1, 2015, HCD-Planning Library No. LIB150198) was prepared and provided to HCD-Planning. The report concluded that there were no significant archaeological resources identified on the subject property and the closest prehistoric site is over 750 feet away from the subject property. The subject parcel was methodically inspected for evidence of prehistoric or historic material remains. This site survey did not reveal any of the indicators expected of a prehistoric archaeological or historical resource. The Archaeologists did not find the need to recommend measures to protect resources beyond the standard condition of approval for negative archaeological reports. The project includes grading (approximately 35 cubic yards of cut and 25 cubic yards of fill; see Finding 4, Evidence "c"). The potential for inadvertent impacts to cultural resources is addressed through incorporation of a standard condition of approval, which requires the contractor to stop construction work if resources are uncovered and to pause work within the area until such resources are evaluated (Condition No. 3).
- h) Public Access. As demonstrated in Finding 4, the development is consistent with public access policies of the DMF LUP and the Coastal Implementation Plan.
- i) Tree Removal. Vegetation on the subject parcel consists of upper-canopy Monterey pine (*Pinus radiata*) and lower-canopy coast live oak (*Quercus agrifolia*) and Monterey cypress (*Cupressus*

macrocarpa) as well as introduced redwood (*Sempervirens spp.*) and various ornamental bushes. Because the staking and flagging showed development could impact several trees, an Arborist report was required. The Arborist report by Rob Thompson (January 15, 2024, HCD Library No. LIB240017) found two 10-inch diameter Monterey pine trees would require removal for the construction of the ADU. The arborist recommended tree and root protection and suggested that the two trees removed may be replaced with 5 to 15 gallon saplings of Monterey pine or Monterey cypress. Conditions of approval have been added to the project based on these recommendations (Condition Nos. 5 and 6). As conditioned, the project is consistent with DMF LUP Forest Resources policies and regulations of the Coastal Implementation Plan. See Finding 3, Tree Removal, and supporting evidence.

- j) Visual Resources/Visual Impact. DMF LUP Policy 48 states that development within visually prominent settings shall be sited and designed to avoid blocking or having a significant adverse impact on significant public views. In section 20.06.1275, Title 20 defines “substantial adverse visual impact” as “a visual impact which, considering the condition of the existing viewshed, the proximity and duration of view when observed with normal unaided vision, causes an existing visual experience to be materially degraded.” DMF LUP Visual Resources – Figure 3 does not identify the subject property within the public viewshed of 17-Mile Drive. MCC section 20.147.070.B identifies development standards for properties within the DMF public viewshed to ensure the siting and design of the structures minimizes impacts on public views by harmonizing with the natural setting, being subordinate and blending into the environment and maintaining a minimum setback of 50 feet from such setting. Staff assessed visual impacts of the project on October 10, 2023. From 17-Mile Drive, staff found that the staking and flagging presented a new roofline to the south and inland approximately 0.33 miles across the Cypress Point Golf Course. The development blended with the existing rooflines and trees around the site. Once constructed, the added height on the existing dwelling will not significantly alter the viewshed of the Pebble Beach neighborhood. The roofline will remain below the treeline behind and around it. The additions do not present exceptional bulk or height beyond the existing dwellings within the viewshed from the Fanshell Beach location. Staking and flagging was not visible from any other public viewing area due to trees in line of sight and distance. As demonstrated above, the project will not create substantial adverse visual impact. Also, any new lighting for the addition is required to follow the dark sky regulations for the County per Condition No. 7.
- k) Land Use Advisory Committee (LUAC). The LUAC procedure guidelines adopted by the Monterey County Board of Supervisors allow for an addition to be reviewed by the committee when projects have the potential to be visible from prominent scenic highways, such as 17 Mile Drive, and are within Design Control overlay. Therefore, the project was review by the Del Monte Forest Land Use Advisory Committee in the September 21, 2023 meeting, where the committee

unanimously recommended the project for approval (7 ayes, 0 noes, 1 absent).

- l) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN230136.

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

EVIDENCE: a) The project includes construction of a 1,975 square foot second floor addition and 530 square feet of second-floor decks and a 184 square foot first floor addition to an existing 5,230 square foot single story residence and construction of a new 1,200 square foot detached accessory dwelling unit with 257 square feet of terraces and associated uses within an established residential neighborhood, Pebble Beach.

- b) The project was reviewed by HCD Planning, Engineering Services, and Environmental Services, as well as Pebble Beach Community Services District (Fire) and the Environmental Health Bureau. Conditions were recommended and have been incorporated. There are no further physical or environmental constraints that would indicate that the site is not suitable for the use proposed. The following reports have been prepared and submitted with the application:

- 1139 Portola Road Pre-Construction Tree Assessment & Removal Report (LIB240017) prepared by Rob Thompson, Thompson Wildland Management, Monterey, CA on January 23, 2024,
- Preliminary Archaeological Assessment for Assessor’s Parcel Number APN 008-282-005-000, Pebble Beach, Monterey County, California (LIB150198) prepared by Mary Doane and Gary Breschini, Archaeological Consulting, Salinas, CA on May 1, 2015, and
- Geotechnical and Geological Hazards Report Update for the Proposed Additions and ADU Olle Residence 1139 Portola Road (APN 008-282-005-000) (LIB230201) prepared by Lawrence Grice, Grice Engineering, Inc., Salinas on July 14, 2023.

County staff independently reviewed these reports and concurs with their conclusions. There are no further physical or environmental constraints that would indicate that the site is not suitable for the use proposed. All development shall be in accordance with these reports.

- c) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN230136.

3. **FINDING:** **TREE REMOVAL** – The siting, location, size and design of the project minimizes tree removal in accordance with the Del Monte Forest Land Use Plan Policies and the removal will not impact the overall health and long-term maintenance of the Pine Forest found in the area of Pebble Beach and the mixed native and non-native trees and landscaping on the subject parcel.

- EVIDENCE:**
- a) The project includes application for the removal of two healthy Monterey Pine trees. In accordance with the applicable policies of DMF CIP, a Coastal Development is required for the two living trees and the criteria to grant said permit have been met.
 - b) Pursuant to Section 20.147.050.B.1 of the DMF CIP, an Arborist Report was prepared for the proposed project. The arborist report evaluated the health, structure, and preservation suitability for each tree within or adjacent to the proposed development. Two healthy protected Monterey Pines are located within the proposed footprint of the project. The trees were recommended for removal by the arborist. A minimum of one-to-one onsite tree replacement for the two trees is proposed and is incorporated in this permit as Condition No. 6. The Arborist suggested that the replacement trees may be Monterey pine or Monterey Cypress. Other entities with jurisdiction on the property, such as the Pebble Beach Company, may increase this replanting ratio. Measures for tree protection during construction are also incorporated as Condition No. 5.
 - c) The project has been designed and sited to minimize the removal of protected trees. The ADU is proposed in an area of the parcel that within all setbacks. Accessory structures are usually located behind the main dwelling, and in this case, the ADU is behind the dwelling and beside an existing gazebo. The ADU may be able to be moved further to the rear of the property without impacting protected trees. The viewshed from the ADU terraces would be severely limited by the fence and bushes along the property edge were it to be moved. There is a 29-inch diameter Monterey pine that may be impacted if the ADU were to be moved. For the impacts to protected trees to be reduced to the greatest extent possible, the Zoning Administrator would need to find that tree removal is considered an environmental constraint, then the Zoning Administrator may require all tree removal be avoided by reducing the size of the ADU to 850 square feet (Government Code Section 65852.2). There is ample space for tree replacement within the parcel, however.
 - d) No significant long-term effects on the forest ecosystem are anticipated. The project as proposed will not significantly reduce the Monterey pine forest in Pebble Beach. The conclusions of the Arborist Report assert that this planned tree removal will not degrade the overall health and long-term maintenance of the mixed native and non-native trees and landscaping found on the property.
 - e) Planning staff conducted a site inspection on October 10, 2023 to verify that the tree removal is the minimum necessary for the project.
 - f) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN230136.

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

injurious to property and improvements in the neighborhood or to the general welfare of the County.

- EVIDENCE:**
- a) The project was reviewed by HCD Planning, Engineering Services, and Environmental Services, as well as Pebble Beach Community Services District (Fire) and the Environmental Health Bureau, and conditions have been recommended, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
 - b) Necessary public facilities are existing on the subject property. California American Water Company is the domestic water purveyor and wastewater services are provided by Carmel Area Wastewater District through the Pebble Beach Community Services District. The project has ten additional water credits per Monterey Peninsula Water Management District Ordinance 39 and water fixtures will be updated so that the project will not increase total water credits beyond what is currently allotted to the parcel. Therefore, both potable water and wastewater services can serve the project.
 - c) Preliminary Grading, Drainage and Erosion Control Plan and a Construction Management Plan (CMP) were processed as a part of the planning permit. As part of the construction permit, the applicant will be required to comply with erosion control regulations as outline in MCC Chapter 16.12. HCD-Engineering Services reviewed the CMP. Although most of the roads in the Pebble Beach area are private roads, HCD-Engineering Services reviewed potential increased traffic on the public roads that will need to be taken to get to the project site in Pebble Beach and to remove the 10 cubic yards of cut not anticipated to be used as fill. Implementation of the CMP will minimize traffic on public roads and will be required as part of the construction permit application.
 - d) The application, plans, and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in HCD-Planning File No. PLN230136.

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

- EVIDENCE:**
- a) No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in MCC section 20.147.130 can be demonstrated.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) The subject property is not described as an area where the Local Coastal Program requires physical public access (Figure 8, Major Public Access and Recreational Facilities, in the DMF LUP).
 - d) The subject project site is not included in the area the Local Coastal Program requires visual public access (Figure 3, Visual Resources, in the DMF LUP). Visual impact assessment and staking and flagging photographs are attached to the Staff Report to the Zoning

Administrator March 14, 2024 hearing as Exhibit D to demonstrate that the addition will not affect visual public access due to the tree canopy, topography, and the placement of the dwelling approximately 0.33 mile from the area that the public would be able to see the development.

- e) A visual impact assessment was made by the project planner on October 10, 2023. Based on the project location and its topographical relationship to visual public access points in the area, the development will not interfere with visual access at Point Lobos and Fanshell Beach. Consistent with DMF LUP Policies 123 and 137, the proposed development will not block significant public views toward the ocean and will not adversely impact the public viewshed or scenic character in the project vicinity.
- f) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN230136.

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

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD Planning and Building Services records and is not aware of any violations existing on subject property.
 - b) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN230136.

7. **FINDING:** **CEQA (Exempt)** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.

- EVIDENCE:**
- a) The project involves construction of a 1,975 square foot second floor addition and 530 square feet of second-floor decks and a 184 square foot first floor addition to an existing 5,230 square foot single story residence and construction of a new 1,200 square foot detached accessory dwelling unit with 257 square feet of terraces.
 - b) California Environmental Quality Act (CEQA) Guidelines Section 15301(e) categorically exempts an addition of this size to a single family dwelling in a residential zone where sufficient water, wastewater and utilities are provided. CEQA Guidelines Section 15303 categorically exempts construction of small accessory structures.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource (see Finding 1, Evidence “f” and Finding 2, Evidence “b”), a hazardous waste site, development located within view of a State scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact. Although 17-Mile Drive is considered scenic in the DMF LUP, it is not a State scenic highway. No adverse environmental effects were identified during staff review of the development application.

- d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development are found in Project File PLN230136.

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

- EVIDENCE:**
- a) Board of Supervisors. Pursuant to MCC section 20.86.030, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.
 - b) Coastal Commission. Pursuant to MCC section 20.86.080, a project is subject to appeal by/to the California Coastal Commission because it involves development located between the sea and the first through public road paralleling the sea (i.e., State Route/Highway 1).

DECISION

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

1. Find that the project involves the construction of an addition to an existing single family dwelling, which qualifies for Class 1 and a Class 3 Categorical Exemptions pursuant to Section 15301 and 15303 of the CEQA Guidelines, and there are no exceptions pursuant to Section 15300.2; and
2. Approve a Combined Development Permit including:
 - a) Coastal Administrative Permit and Design Approval to allow construction of a 1,975 square foot second floor addition and 530 square feet of second-floor decks and a 184 square foot first floor addition to an existing 5,230 square foot two-story single family dwelling with colors and materials to matching existing, and a 1,200 square foot accessory dwelling unit (ADU) with 257 square feet of patio and walkway improvements; and a
 - b) Coastal Development Permit for removal of two Monterey pine trees.

The project is in general conformance with the attached sketch and subject to the attached conditions, all being attached hereto and incorporated herein by reference.

PASSED AND ADOPTED this 14th day of March, 2024.

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON _____.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS.

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

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

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

NOTES

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

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

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

County of Monterey HCD Planning

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

PLN230136

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: This Combined Development permit (PLN230136) allows construction of a 1,975 square foot second floor addition and 530 square feet of second-floor decks and a 184 square foot first floor addition to an existing 5,230 square foot two-story single family dwelling with colors and materials to matching existing, and a 1,200 square foot accessory dwelling unit (ADU) with 257 square feet of patio and walkway improvements and removal of two protection Monterey pine trees. 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. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 008-282-005-000 on March 14, 2023. The permit was granted subject to twelve conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

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

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

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

4. PD041 - HEIGHT VERIFICATION

Responsible Department: Planning

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

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

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

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

5. PD011 - TREE AND ROOT PROTECTION

Responsible Department: Planning

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

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

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

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

6. PD011(A) - TREE REMOVAL

Responsible Department: Planning

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

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

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

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. Exterior lights shall have recessed or shielded lighting elements. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture as part of the construction plan set. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall indicate the location, type, and wattage of all light fixtures and show a photograph or sketch of the proposed fixture(s). Exterior light sources that would be directly visible from critical viewshed viewing areas are prohibited. The exterior lighting plan shall be subject to approval by the HCD - Chief of Planning, prior to the issuance of building permits.
(HCD - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit the lighting plans. Approved lighting plans shall be incorporated into final building plans.

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

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

8. PD050 - RAPTOR/MIGRATORY BIRD NESTING

Responsible Department: Planning

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

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

9. PD048 - TREE REPLACEMENT/RELOCATION

Responsible Department: Planning

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

- Replacement ratio: 1:1 Monterey pine

Size recommended by arborist: 5 to 15 gallon saplings

Replacement tree(s) shall be located within the same general location as the tree being removed.

Other requirements from the Arborist Report for this Project (Thompson Wildland Management, January 23, 2024, LIB240017)

-The replacement trees should be planted during the appropriate time of year (i.e., fall or winter) using proper tree planting techniques and best management practices (e.g., adequate irrigation and tree protection from wildlife), and should be planted in suitable locations that will support healthy establishment and maturation.

Monitoring for survivorship shall be done for a period of at least one year. (HCD - Planning)

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

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

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

10. PW0043 - REGIONAL DEVELOPMENT IMPACT FEE

Responsible Department: Public Works

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

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

11. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

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

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

12. PW0045 – COUNTYWIDE TRAFFIC FEE

Responsible Department: Public Works

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

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

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STAMPS:

PROJECT/CLIENT:

OLLE
RESIDENCE

PROJECT ADDRESS:

1139 PORTOLA RD
PEBBLE BEACH
CA, 93953

APN: 008-282-005

DATE: MAY 10, 2023

PLANNING SUBMITTAL

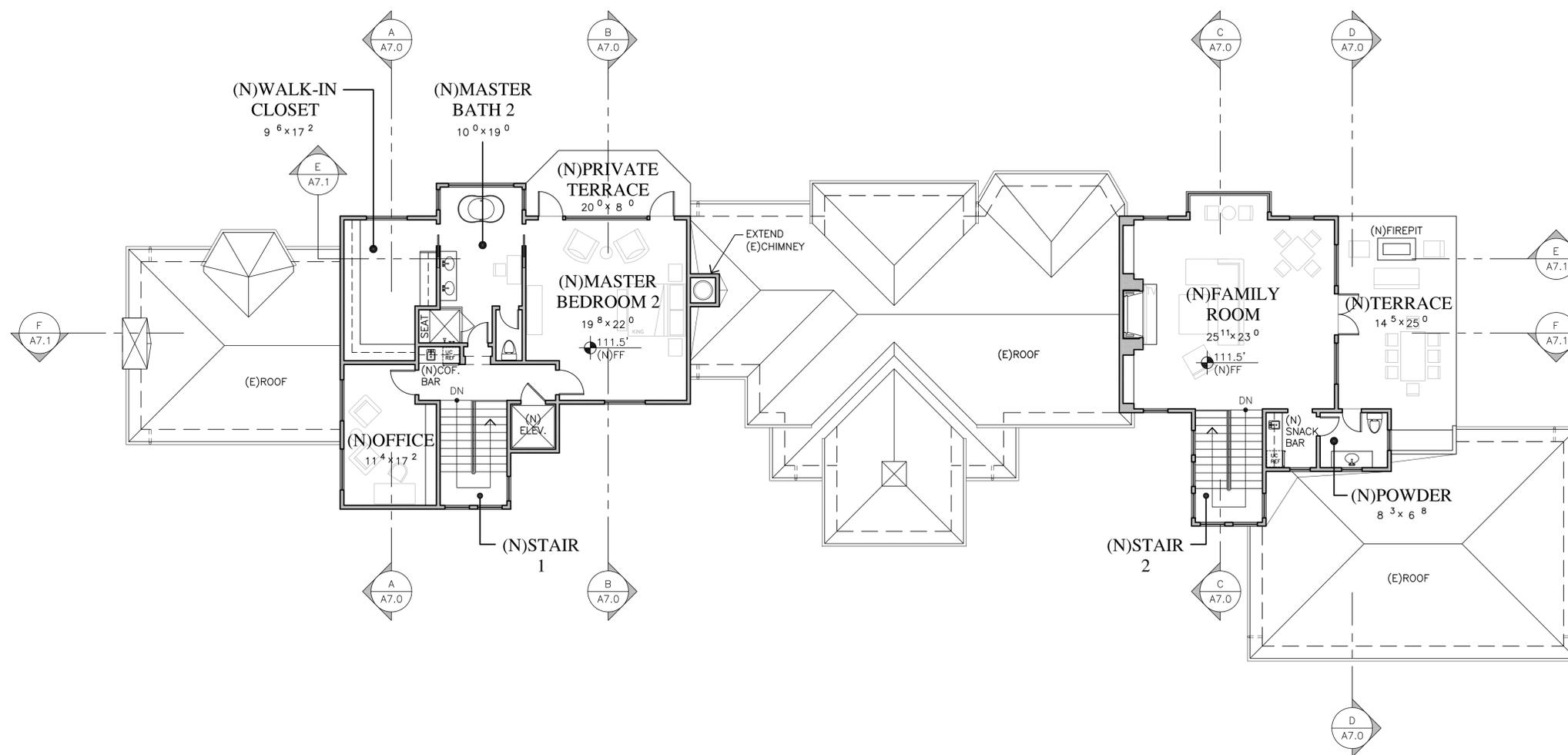
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UPPER LEVEL
PLAN

SHEET NO.

A3.0



UPPER LEVEL PLAN

1/8"=1'-0"



WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.



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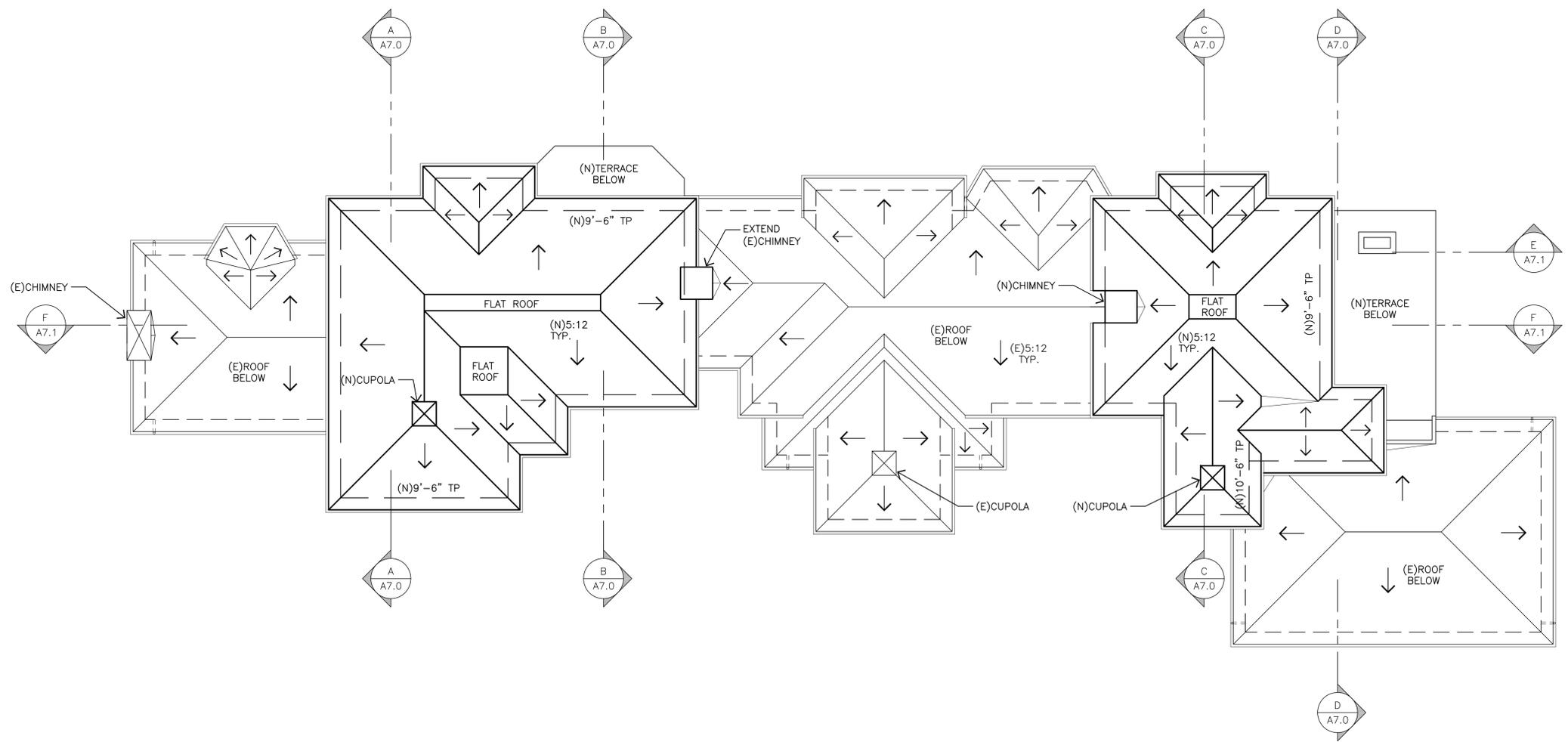
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ROOF
PLAN

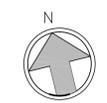
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ROOF PLAN

1/8"=1'-0"



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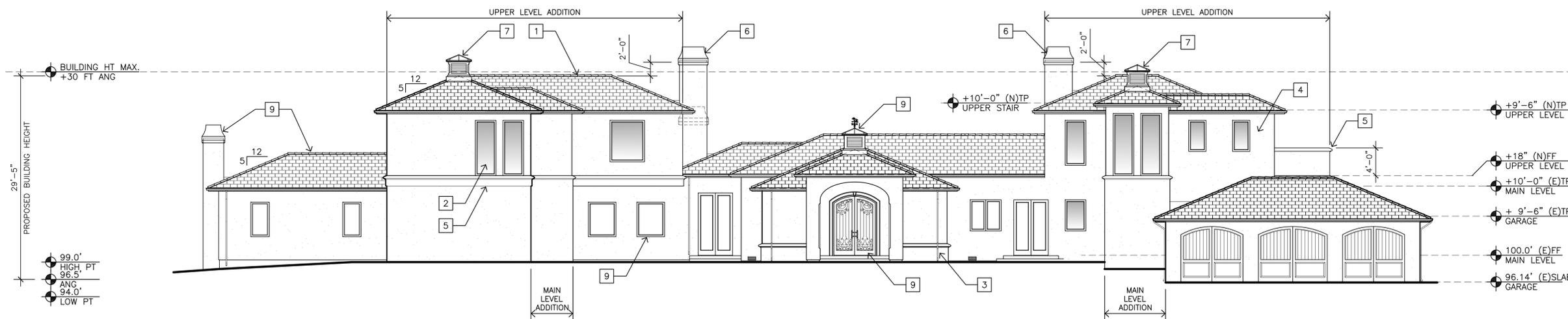
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ELEVATIONS
PROPOSED

SHEET NO.

A6.0

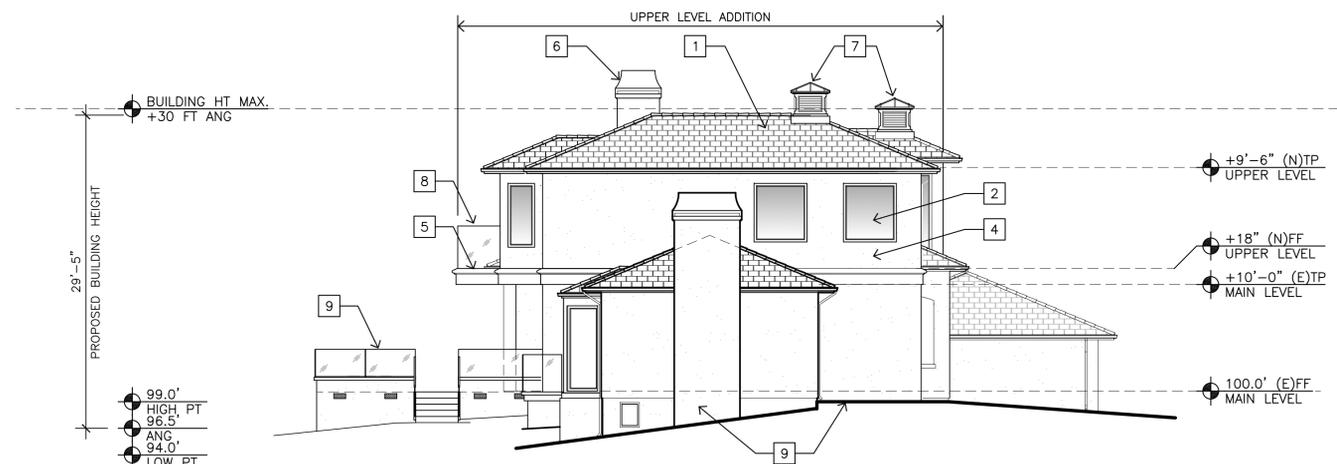


SOUTH ELEVATION

1/8"=1'-0"

EXTERIOR FINISH LEGEND

- 1 (N)THIN SIMULATED SLATE ROOF TO MATCH EXISTING
- 2 (N)METAL CLAD WOOD EXTERIOR DOORS AND WINDOWS TO MATCH EXISTING
- 3 (N)O'GEE G.I. GUTTERS AND DOWNSPOUTS TO MATCH EXISTING
- 4 PAINTED EXTERIOR STUCCO TO MATCH EXISTING
- 5 (N)SHAPED FOAM MOULDING
- 6 (N)COPPER CHIMNEY CAP TO MATCH EXISTING; EXTEND (E)CHIMNEY AS NEEDED
- 7 (N)CUPOLA - STANDING SEAM PAINTED G.I. ROOF - MECHANICAL APPURTENANCE
- 8 (N)GLASS GUARDRAIL TO MATCH EXISTING
- 9 EXISTING TO REMAIN



WEST ELEVATION

1/8"=1'-0"

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ELEVATIONS
PROPOSED

SHEET NO.

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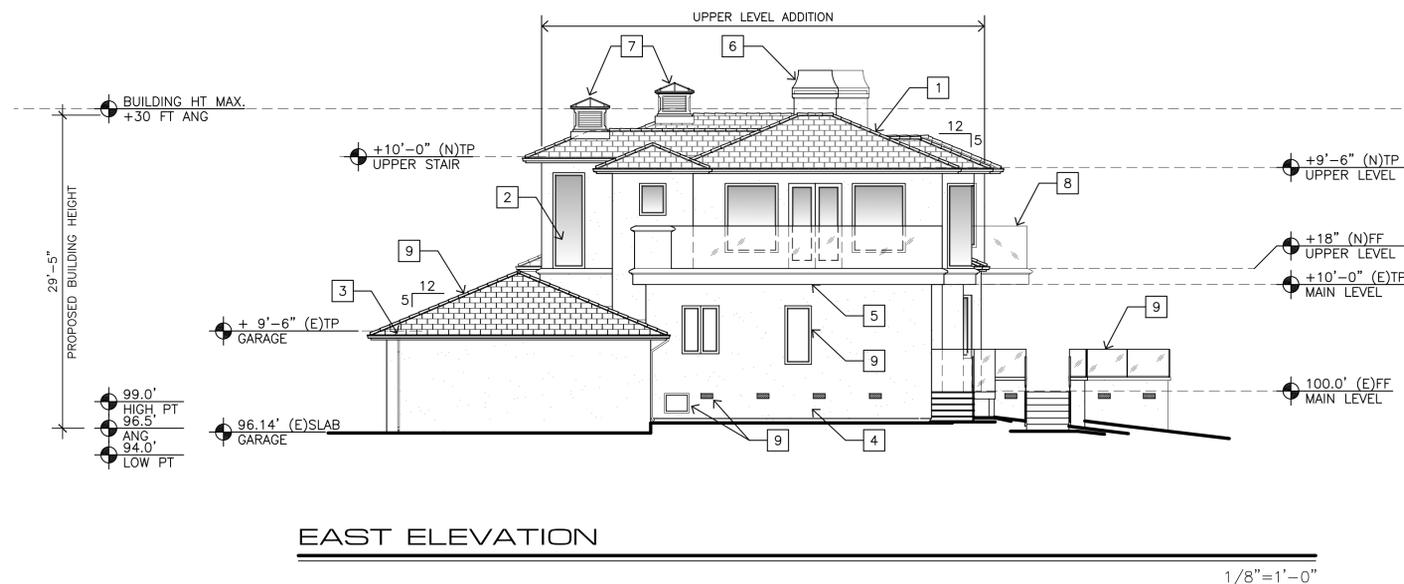


NORTH ELEVATION

1/8"=1'-0"

EXTERIOR FINISH LEGEND

- 1 (N)THIN SIMULATED SLATE ROOF TO MATCH EXISTING
- 2 (N)METAL CLAD WOOD EXTERIOR DOORS AND WINDOWS TO MATCH EXISTING
- 3 (N)O'GEE G.I. GUTTERS AND DOWNSPOUTS TO MATCH EXISTING
- 4 PAINTED EXTERIOR STUCCO TO MATCH EXISTING
- 5 (N)SHAPED FOAM MOULDING
- 6 (N)COPPER CHIMNEY CAP TO MATCH EXISTING; EXTEND (E)CHIMNEY AS NEEDED
- 7 (N)CUPOLA - STANDING SEAM PAINTED G.I. ROOF - MECHANICAL APPURTENANCE
- 8 (N)GLASS GUARDRAIL TO MATCH EXISTING
- 9 EXISTING TO REMAIN



EAST ELEVATION

1/8"=1'-0"

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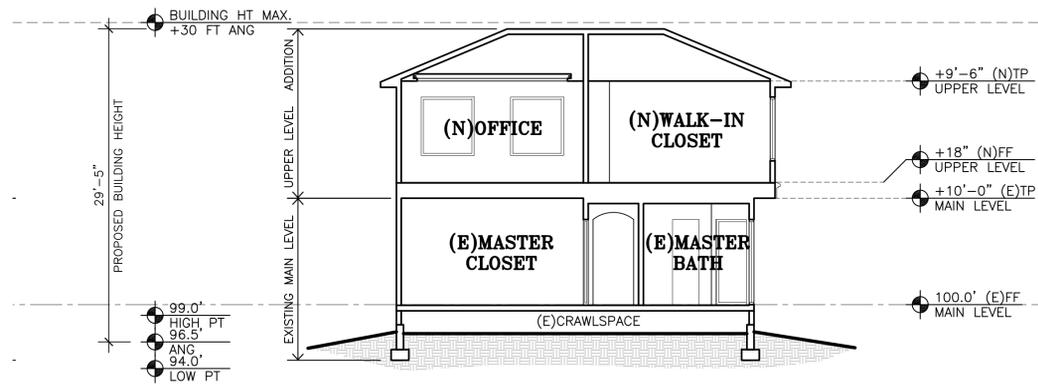
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SECTIONS
A-A, B-B, C-C & D-D

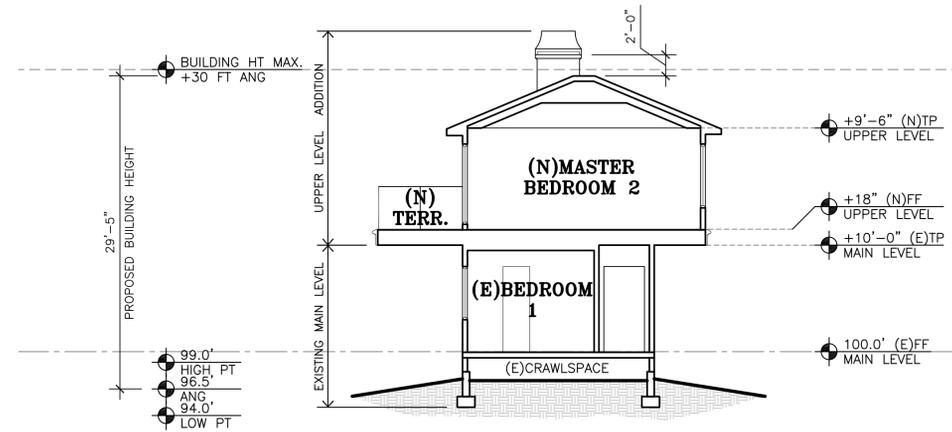
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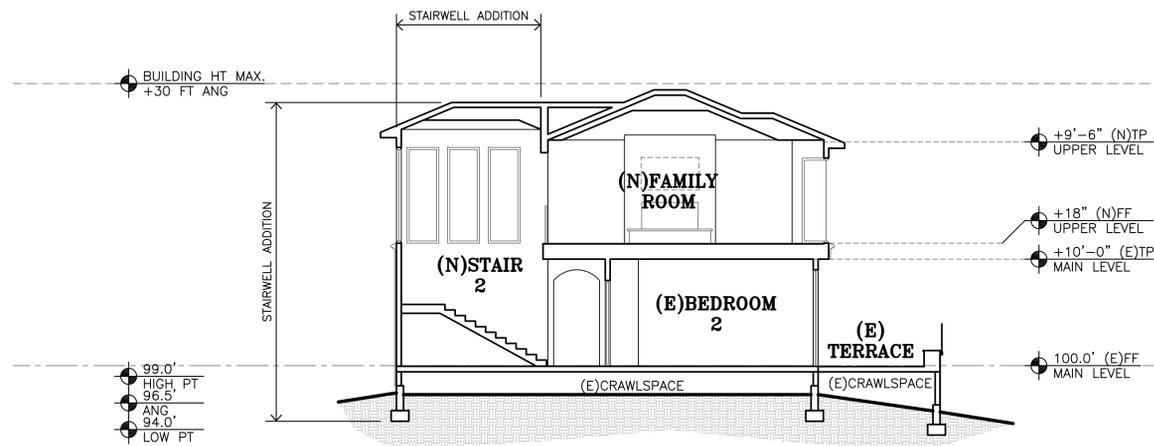
SECTION A-A

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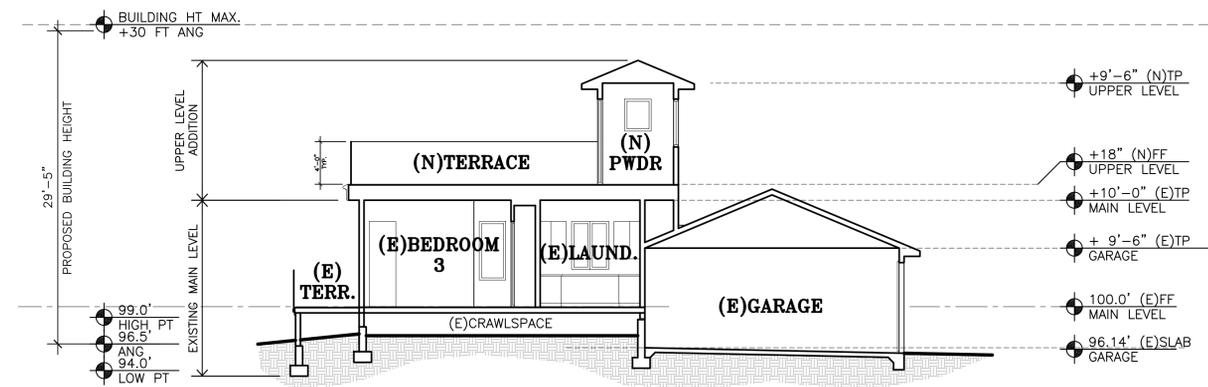
SECTION B-B

1/8"=1'-0"



SECTION C-C

1/8"=1'-0"



SECTION D-D

1/8"=1'-0"

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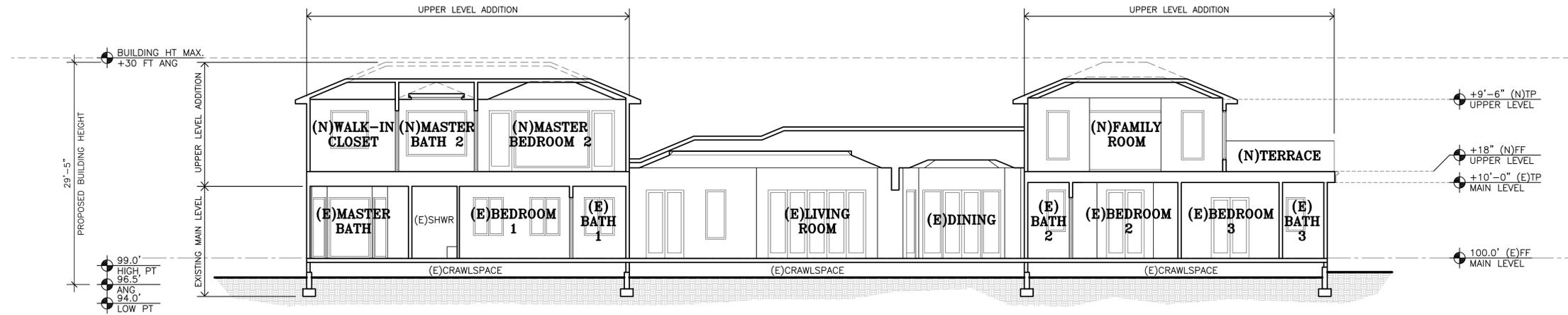
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SECTIONS
E-E & F-F

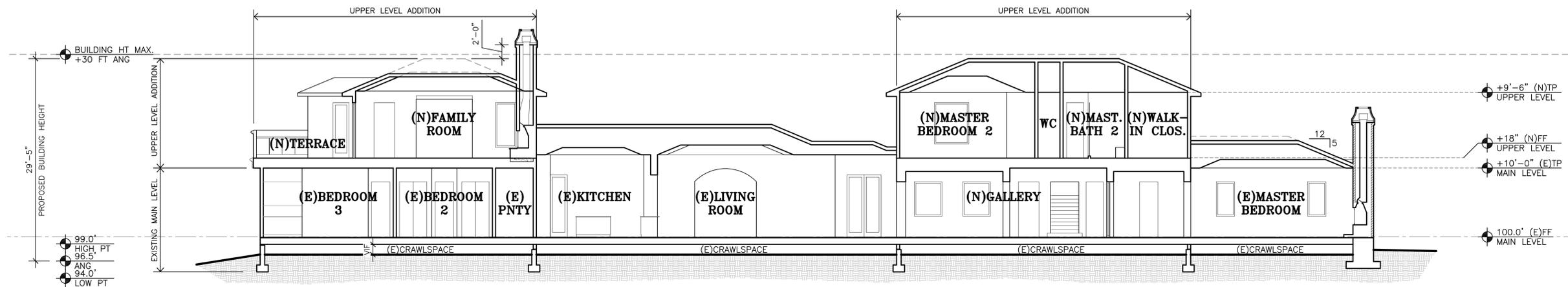
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SECTION E-E

1/8"=1'-0"



SECTION F-F

1/8"=1'-0"

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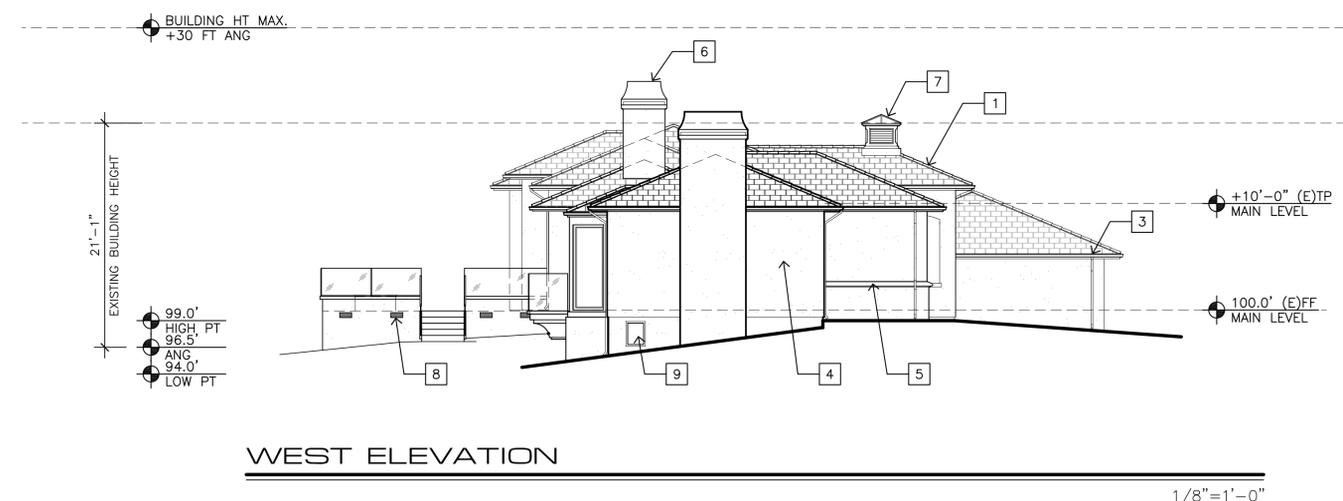
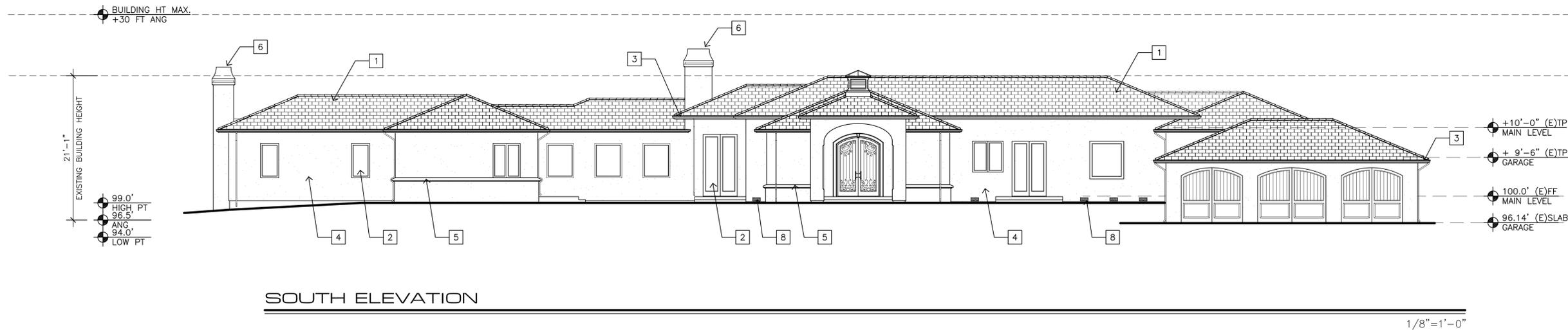
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ELEVATIONS
EXISTING

SHEET NO.

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EXTERIOR FINISH LEGEND	
1	(E)THIN SIMULATED SLATE ROOF
2	(E)METAL CLAD WOOD EXTERIOR DOORS AND WINDOWS
3	(E)O'GEE G.I. GUTTERS AND DOWNSPOUTS
4	(E)PAINTED EXTERIOR STUCCO
5	(E)SHAPED FOAM MOULDING
6	(E)PAINTED G.I. CHIMNEY CAP
7	(E)MECHANICAL VENT CUPOLA - STANDING SEAM PAINTED G.I. ROOF
8	(E)PAINTED G.I. SCREENED LOUVERED 6X14 VENTS
9	(E)18"x 24" MINIMUM CRAWL SPACE ACCESS

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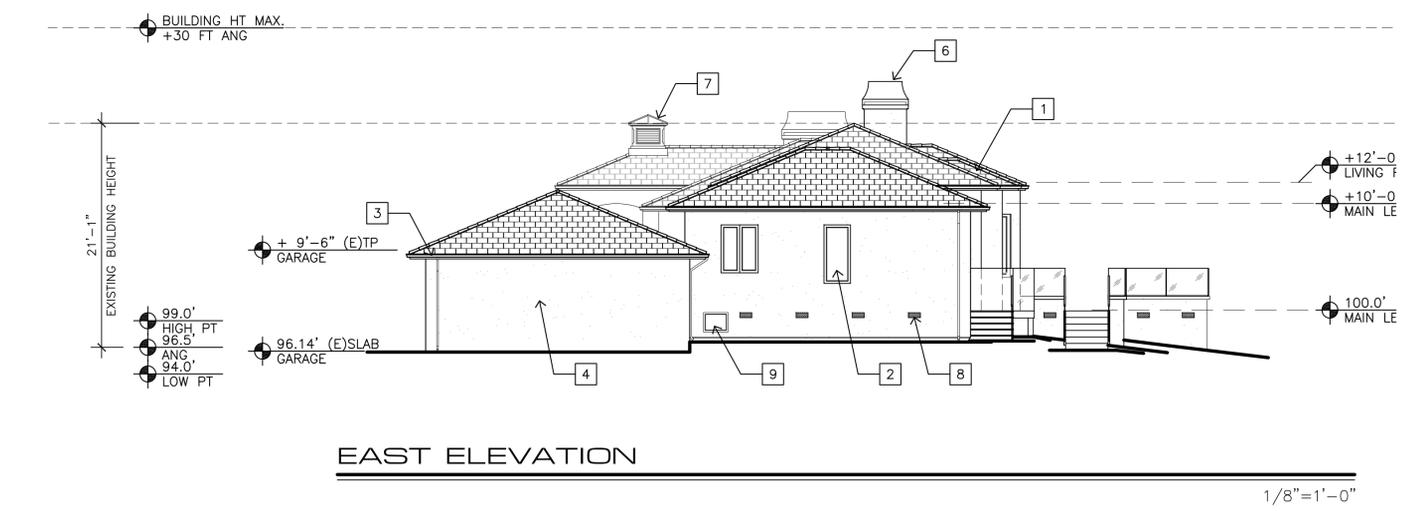
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ELEVATIONS
EXISTING

SHEET NO.

D6.1



EXTERIOR FINISH LEGEND	
1	(E)THIN SIMULATED SLATE ROOF
2	(E)METAL CLAD WOOD EXTERIOR DOORS AND WINDOWS
3	(E)O'GEE G.I. GUTTERS AND DOWNSPOUTS
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9	(E)18"x 24" MINIMUM CRAWL SPACE ACCESS

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

STAMPS:

PROJECT/CLIENT:

OLLE
RESIDENCE

PROJECT ADDRESS:

1139 PORTOLA RD
PEBBLE BEACH
CA, 93953

APN: 008-282-005

DATE: MAY 10, 2023
PLANNING SUBMITTAL

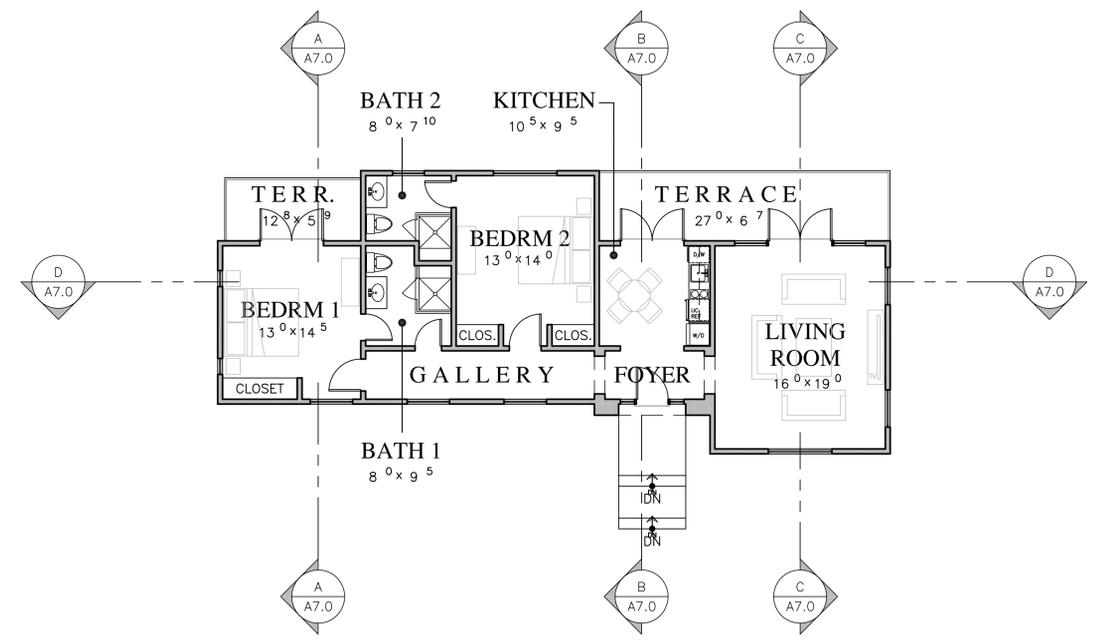
REVISIONS:

△	_____
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△	_____

ADU FLOOR
& ROOF PLANS

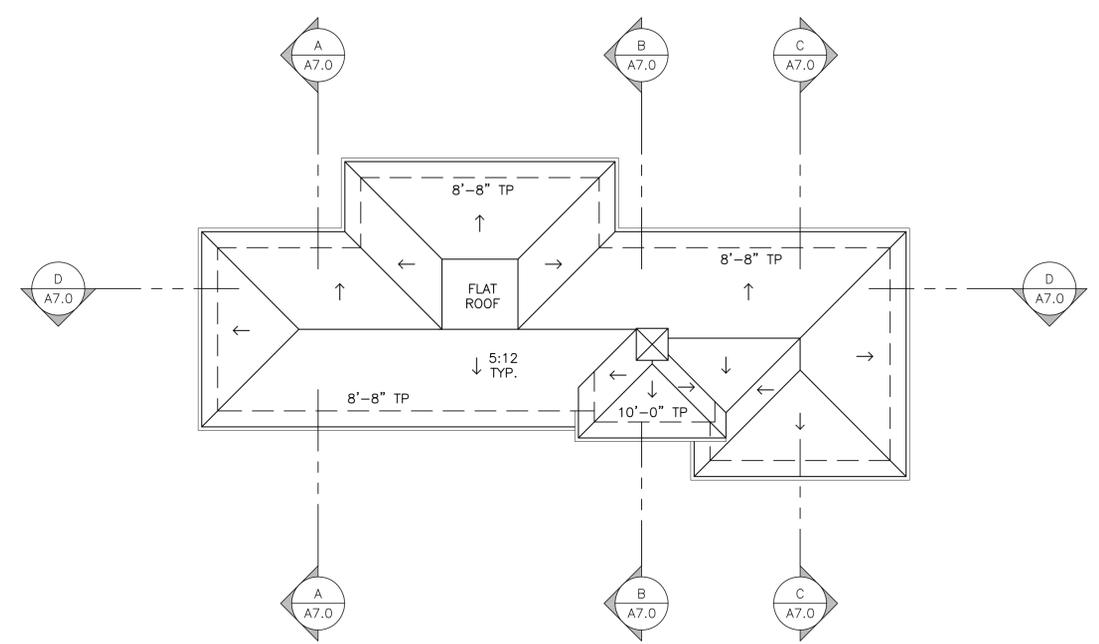
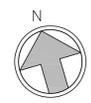
SHEET NO.

A2.0



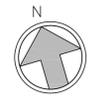
ADU - MAIN LEVEL PLAN

1/8"=1'-0"



ADU - ROOF PLAN

1/8"=1'-0"



WALL LEGEND

- 2X EXISTING WALL TO REMAIN
- 2X6 EXTERIOR STUD FRAMED WALL
- 2X4 INTERIOR STUD FRAMED WALL, U.O.N.

EXTERIOR FINISH LEGEND

- 1 THIN SIMULATED SLATE ROOF TO MATCH EXISTING HOUSE
- 2 O'GEE G.I. GUTTERS AND DOWNSPOUTS TO MATCH EXISTING HOUSE
- 3 CUPOLA - STANDING SEAM PAINTED G.I. ROOF SIMILAR TO EXISTING HOUSE
- 4 PAINTED EXTERIOR STUCCO TO MATCH EXISTING HOUSE
- 5 METAL CLAD WOOD EXTERIOR DOORS AND WINDOWS TO MATCH EXISTING HOUSE
- 6 GLASS GUARDRAIL TO MATCH EXISTING HOUSE
- 7 CRAWLSPACE VENT TO MATCH EXISTING HOUSE
- 8 EXISTING GRADE
- 9 PROPOSED GRADE

JUN A. SILLANO, AIA



ARCHITECTURE • PLANNING • INTERIOR DESIGN

721 LIGHTHOUSE AVE
PACIFIC GROVE CA
93950

PH ■ (831) 646-1261
 FAX ■ (831) 646-1290
 EMAIL ■ idg@idg-inc.net
 WEB ■ idg-inc.net

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PLANNING SUBMITTAL

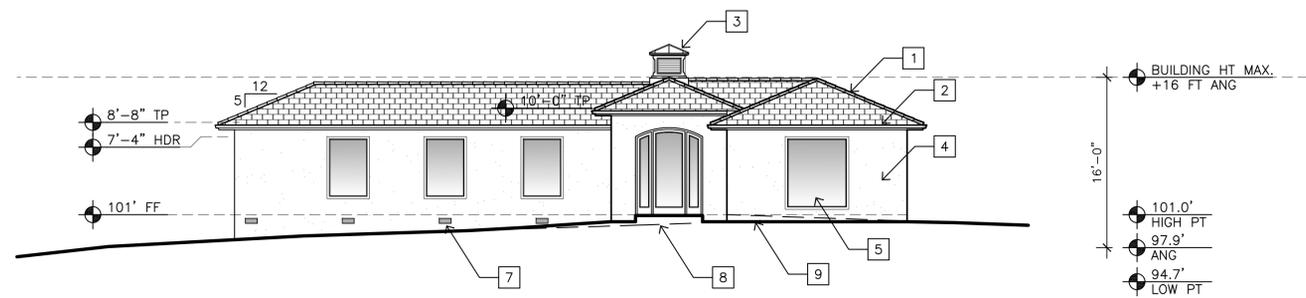
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ADU
ELEVATIONS

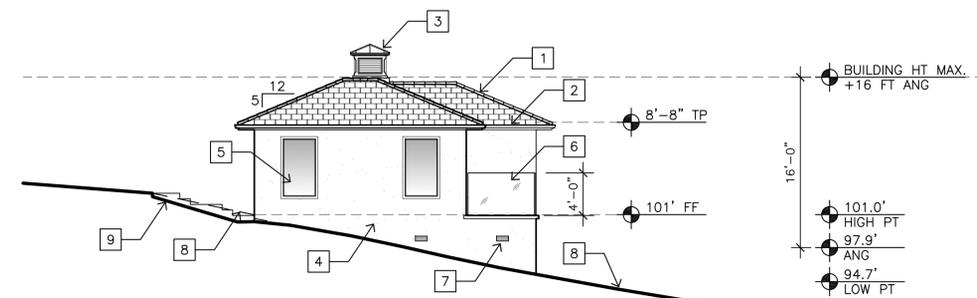
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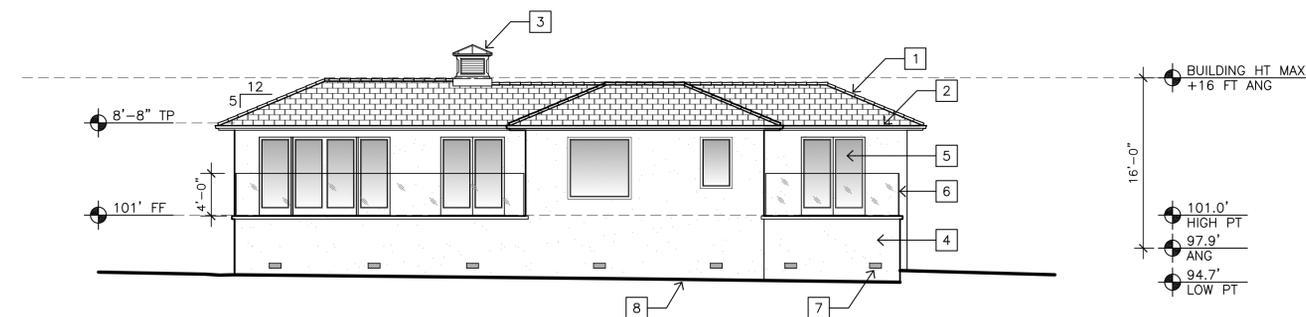
SOUTH ELEVATION

1/8"=1'-0"



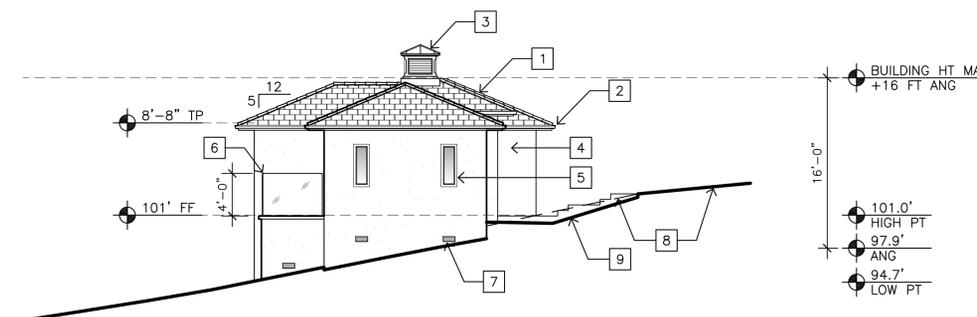
EAST ELEVATION

1/8"=1'-0"



NORTH ELEVATION

1/8"=1'-0"



WEST ELEVATION

1/8"=1'-0"



DISCLAIMER:
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PROJECT/CLIENT:

OLLE
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PROJECT ADDRESS:

1139 PORTOLA RD
PEBBLE BEACH
CA, 93953

APN: 008-282-005

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PLANNING SUBMITTAL

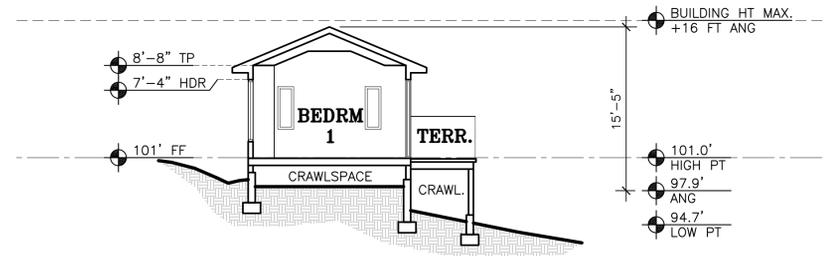
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ADU
SECTIONS

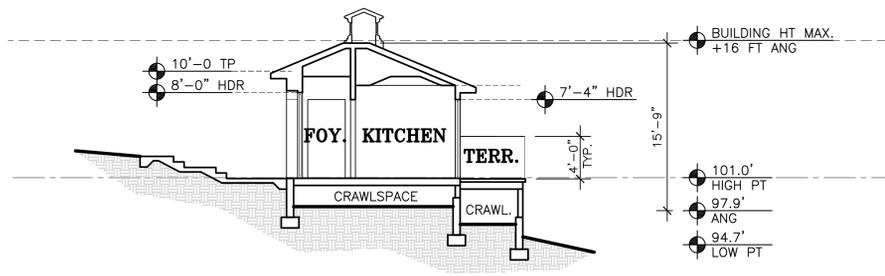
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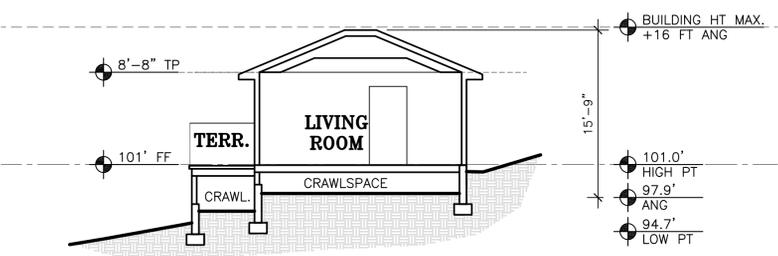
SECTION A-A

1/8"=1'-0"



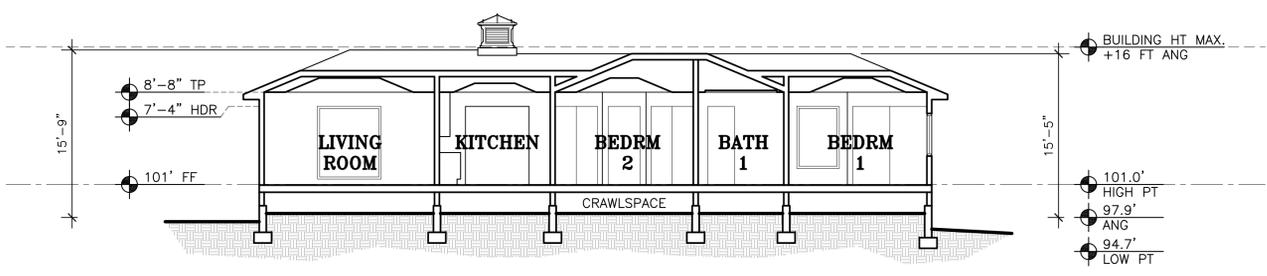
SECTION B-B

1/8"=1'-0"



SECTION C-C

1/8"=1'-0"



SECTION D-D

1/8"=1'-0"

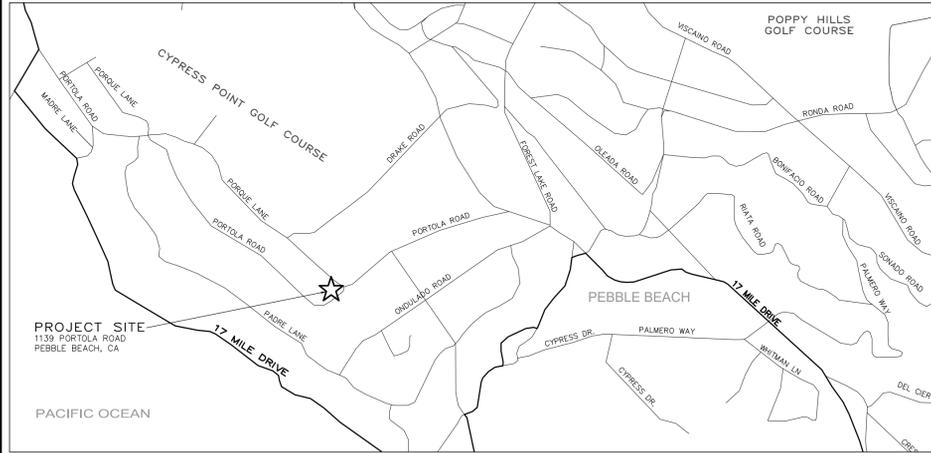
GRADING, DRAINAGE & EROSION CONTROL PLAN

OF

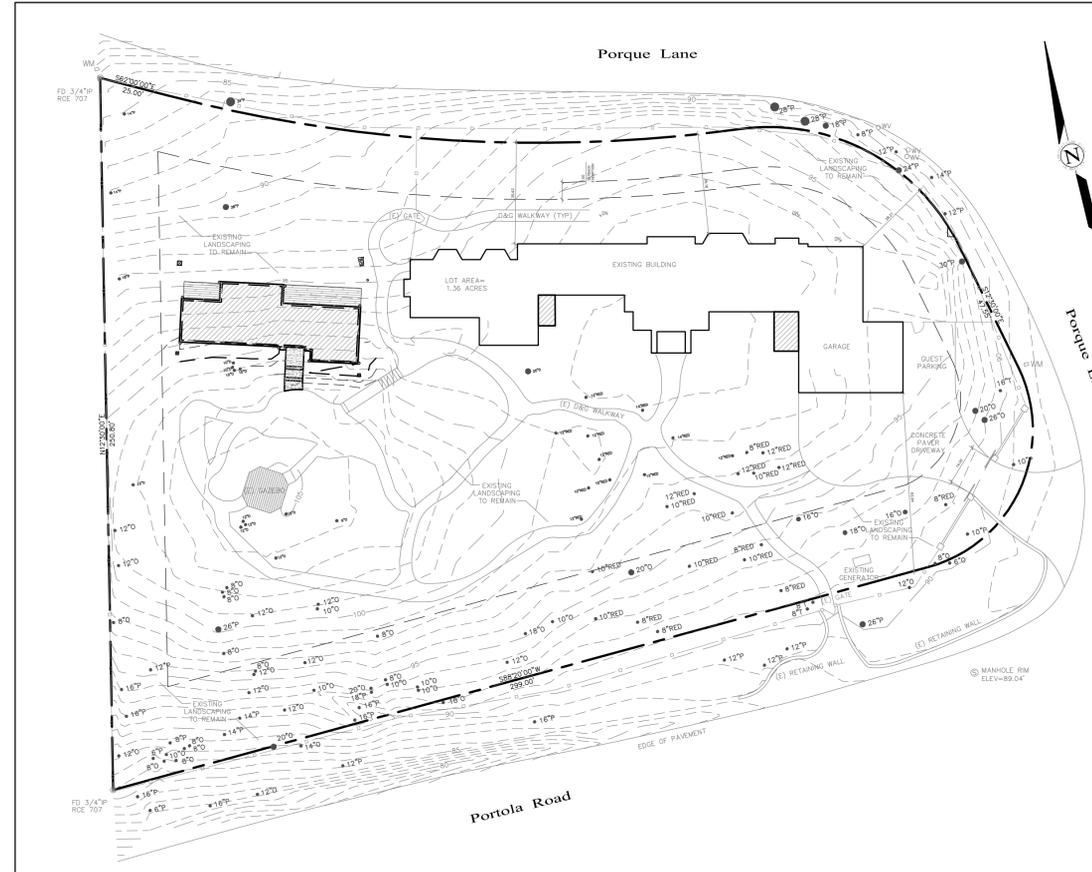
OLLE RESIDENCE

APN: 008-282-005

PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA



VICINITY MAP
NOT TO SCALE



LOT OVERVIEW
SCALE: 1"=30'

LEGEND:

EXISTING:	
---	PROPERTY LINE
---	SETBACK LINE
---	MAJOR CONTOUR LINE (5' INTERVAL)
---	MINOR CONTOUR LINE (1' INTERVAL)
NEW:	
---	MAJOR CONTOUR LINE (5' INTERVAL)
---	MINOR CONTOUR LINE (1' INTERVAL)
---	DRAINAGE SWALE FLOW LINE
---	STORM DRAIN LINE
---	RAIN-WATER LEADER
---	SUBDRAIN PIPE
○	SPOT ELEVATION
○	ROOF DOWNSPOUT
▨	BUILDING ADDITION/A.D.U. FOOTPRINT
▨	PORTLAND CEMENT CONCRETE SURFACE
▨	WOOD DECK/TERRACE

GENERAL NOTES:

- PROJECT DESIGN BASED ON INFORMATION PROVIDED AND SHOWN ON THE SITE PLAN FOR THE OLLE RESIDENCE A1.0 PREPARED BY INTERNATIONAL DESIGN GROUP, DATED 05/10/23, AND THE BASE TOPOGRAPHIC INFORMATION PREPARED BY OTHERS.
- NOT ALL UNDERGROUND UTILITIES WERE LOCATED. ONLY VISIBLE FACILITIES ABOVE AND FLUSH WITH THE SURFACE ARE SHOWN. SUB-SURFACE UTILITY LINES DRAWN MAY NOT BE COMPLETE AND SHOULD BE VERIFIED BY FIELD RECONNAISSANCE. UNDERGROUND UTILITY LOCATIONS CAN BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES, PUBLIC AGENCIES, OWNER'S AS-BUILT DRAWINGS, ETC., AND SHOULD BE THOROUGHLY COMPILED AND DEEMED COMPLETE WITH THE PROJECT AREA, PRIOR TO ANY SITE DEVELOPMENT DESIGN AND/OR CONSTRUCTION.
- THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

GRADING & DRAINAGE NOTES:

- ALL GRADING SHALL CONFORM TO THE MONTEREY COUNTY GRADING ORDINANCE AND EROSION CONTROL ORDINANCE, THE RECOMMENDATIONS FOUND IN THE PROJECT SOIL'S REPORT PREPARED FOR THE PROJECT BY GRICE ENGINEERING, THE LATEST VERSION OF THE CALTRANS SPECIFICATIONS, THE GOVERNING PUBLIC AGENCIES, THE LATEST CALIFORNIA BUILDING CODE (CBC) AND THESE PLANS.
- SURFACE ORGANICS SHALL BE STRIPPED AND STOCKPILED FOR LATER USE AS TOPSOIL MATERIAL. ACTUAL GRADING SHALL BEGIN WITHIN 30 DAYS OF VEGETATION REMOVAL OR THE AREA SHALL BE PLANTED TO CONTROL EROSION.
- NO ORGANIC MATERIAL SHALL BE PERMITTED IN FILLS EXCEPT AS TOPSOIL USED FOR SURFACE PLANT GROWTH ONLY AND WHICH DOES NOT EXCEED 4" IN DEPTH.
- THERE ARE APPROXIMATELY 35 C.Y. OF CUT AND 25 C.Y. OF FILL WITH AN EXPORT OF 10 C.Y. EXCAVATION SHALL BE USED FOR EMBANKMENT CONSTRUCTION, LANDSCAPE PURPOSES AND/OR HAULED OFF-SITE ON A LEGAL MANNER. ADDITIONAL ON-SITE SPOILS GENERATED FROM FOUNDATIONS, UTILITY TRENCHES, SEPTIC CONSTRUCTION, ETC. IS NOT INCLUDED IN THE ABOVE REFERENCED QUANTITIES. IMPORT MATERIAL SHALL MEET THE REQUIREMENTS OF SELECT STRUCTURAL FILL AS NOTED IN THE SOIL'S REPORT AND BE APPROVED BY THE SOILS ENGINEER PRIOR TO PLACEMENT.
- EMBANKMENT MATERIAL SHALL BE PLACED IN 8" LOOSE LIFTS, MOISTURE CONDITIONED, AND COMPACTED TO 90% MIN. REL. COMPACTION. ALL BASEROCK AND THE UPPER 12" OF SUBGRADE SHALL BE COMPACTED TO 95% MIN. REL. COMPACTION.
- ALL CUT AND FILL SLOPES SHALL BE 2:1 OR FLATTER. STEEPER SLOPES MAY BE ALLOWED ONLY WITH THE PERMISSION OF THE SOIL'S ENGINEER.
- PAD ELEVATIONS SHALL BE CERTIFIED TO 0.10', PRIOR TO DIGGING ANY FOOTINGS OR SCHEDULING ANY INSPECTIONS.
- DUST FROM GRADING OPERATIONS MUST BE CONTROLLED. CONTRACTOR SHALL PROVIDE ADEQUATE WATER TO CONTROL DUST DURING AND FOR GRADING OPERATIONS.
- A COPY OF ALL COMPACTION TESTS AND FINAL GRADING REPORT SHALL BE SUBMITTED TO THE COUNTY OF MONTEREY PLANNING AND BUILDING INSPECTION DEPARTMENT AT SCHEDULED INSPECTIONS.

- THE STORM DRAIN FACILITIES SHALL BE AS SHOWN ON THE PLANS. CATCH BASINS SHALL BE "NDS" PRODUCTS SQUARE 12x12 WITH POLYOLEFIN GRATE OR APPROVED EQUAL. CLEAN-OUT/JUNCTION BOX SHALL BE ROUND SPEE-D BASIN WITH SOLID LID. THE STORM DRAIN PIPE SHALL BE P.V.C. MIN. SDR 35.
- ALL NEW UTILITY AND DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND.
- UTILITY TRENCHES WITHIN THE BUILDING PAD OR ANY NEW PAVED AREAS SHALL BE BACKFILLED WITH CLEAN, IMPORTED SAND AND THE TRENCH BACKFILL SHALL BE COMPACTED TO 95% MIN. RELATIVE COMPACTION. THE TOP 8" OF TRENCH SHALL BE CAPPED WITH NATIVE SOIL. IN NON-PAVED AREAS NATIVE BACKFILL SHALL BE USED AND COMPACTED TO 90% MIN. RELATIVE COMPACTION.
- ALL WORK IS SUBJECT TO APPROVAL BY THE PUBLIC WORKS SUPERINTENDENT INSPECTION AND ACCEPTANCE.
- NO LAND DISTURBING OR GRADING SHALL OCCUR ON THE SUBJECT PARCEL BETWEEN OCTOBER 15 AND APRIL 15 UNLESS AUTHORIZED BY THE DIRECTOR OF RMA - BUILDING SERVICES.
- SPECIAL INSPECTIONS, BY A SPECIAL INSPECTOR, ARE REQUIRED DURING FILL PLACEMENT AND THAT PROPER MATERIALS AND PROCEDURES ARE USED IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED GEOTECHNICAL REPORT.
- THE LOCATION, HEIGHT AND THE PLATE HEIGHTS OF THE NEW STRUCTURE MUST BE CERTIFIED BY A SURVEYOR TO BE IN CONFORMANCE WITH THE APPROVED PLANS.
- IF DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHAEOLOGICAL, HISTORICAL OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED AT THE SITE (SURFACE OR SUBSURFACE RESOURCES) WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS (165 FEET) OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHAEOLOGIST CAN EVALUATE IT. MONTEREY COUNTY RMA - PLANNING DEPARTMENT AND A QUALIFIED ARCHAEOLOGIST SHALL BE IMMEDIATELY CONTACTED BY THE RESPONSIBLE INDIVIDUAL PRESENT ON-SITE. WHEN CONTACTED, THE PROJECT PLANNER AND THE ARCHAEOLOGIST SHALL IMMEDIATELY VISIT THE SITE TO DETERMINE THE EXTENT OF THE RESOURCES AND TO DEVELOP PROPER MITIGATION MEASURES REQUIRED FOR RECOVERY.

STORM WATER CONTROL NOTES:

- THE PROJECT IS NOT LOCATED WITHIN THE MUNICIPAL GENERAL PERMIT BOUNDARY AS DEFINED BY THE CALIFORNIA STATE WATER QUALITY CONTROL BOARD ORDER No. 2013-0001-DWQ; THEREFORE, THE POST-CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS (PCRs) FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION DO NOT APPLY.
- THE PROJECT IS NOT IN ANY OF THE CONDITIONED AREAS OF THE PEBBLE BEACH COMPANY DRAINAGE REQUIREMENTS AND IS NOT REQUIRED TO ANY SPECIAL STORM WATER FACILITY DESIGN.
- ALTHOUGH THIS PROJECT IS NOT A REGULATED PROJECT, STORM WATER RUNOFF ORIGINATED BY THE NEW A.D.U. IMPERVIOUS AREAS SHALL BE MITIGATED BY A DISPERSION TRENCH DESIGNED FOR THE REQUIRED RETENTION OF THE 85th PERCENTILE 24-HOUR STORM.

TOTAL LOT AREA = 60,287 SQ.FT.
NEW/REPLACE IMPERVIOUS AREA = 1,484 SQ.FT.
TOTAL AREA OF DISTURBANCE = 2,320 SQ.FT.

GRADING QUANTITIES:
CUT = 35 C.Y.
FILL = 25 C.Y.
NET = 10 C.Y. EXPORT

ABBREVIATIONS:

AB	AGGREGATE BASE	MIN	MINIMUM
AC	ASPHALT CONCRETE	(N)	NEW
BULD	BUILDING	NO.	NUMBER
BRDY	BOUNDARY	NTS	NOT TO SCALE
BOT	BOTTOM	O.C.	ON CENTER
CB	CATCH BASIN	PL P/L	PROPERTY LINE
CL C/L	CENTERLINE	PUE	PUBLIC UTILITIES EASEMENT
CO	CLEAN OUT	PVC	POLYVINYL CHLORIDE
DI	DRAIN INLET	R/RAD	RADIUS
DW	DRIVEWAY	R/W	RIGHT OF WAY
ELEV EL	ELEVATION	R.C.	RELATIVE COMPACTION
EX (E)	EDGE OF PAVEMENT	RCF	REINFORCED CONCRETE PIPE
FD	FACE OF CURB	RET WALL	RETAINING WALL
FF	FINISHED FLOOR	SD	STORM DRAIN
FG	FINISHED GRADE	SHO	SHOULDER
FDC	FIRE DEPARTMENT CONNECTION	SS	SANITARY SEWER
FR	FIRE HYDRANT	SS LAT	SANITARY SEWER LATERAL
FL F/L	FACE OF WALL	SSMH	SANITARY SEWER MANHOLE
FL F/L	FLOW LINE	STA	STATION
FP	FINISHED PAD	S/W	SIDEWALK
FW	FACE OF WALL	TC T/C	TOP OF CURB
GB	GRADE BREAK	TD	TOP OF DIKE
GR	GRATE	TW	TOP OF WALL
HDPE	HIGH DENSITY POLYETHYLENE	W	WATER
HP	HIGH POINT	WS	WATER SERVICE
LP	LOW POINT		
MAX	MAXIMUM		

NOTE: PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL PROVIDE CERTIFICATION FROM THE PROJECT GEOTECHNICAL ENGINEER THAT ALL DEVELOPMENT HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE PROJECT SOIL ENGINEERING INVESTIGATION.

GEOTECHNICAL INSPECTION SCHEDULE

Inspection item:	Who will conduct the inspection:	When the Inspection is to be completed:	Inspection completed by:	Date completed:
Site stripping and clearing	LandSet Engineers, inc.	Beginning of Project		
Subexcavation, fill placement, and compaction	LandSet Engineers, inc.	Throughout grading operations		
Foundation Excavations	LandSet Engineers, inc.	Prior to placement of forms and reinforcing steel		
Surface and subsurface drainage improvements	LandSet Engineers, inc.	Prior to trench backfill		
Utility trench compaction	LandSet Engineers, inc.	During backfill operations		
Retaining wall backfill compaction	LandSet Engineers, inc.	During backfill operations		
Baserock subgrade compaction	LandSet Engineers, inc.	Prior to pavement installation		

INDEX TO SHEETS

SHEET C1	COVER SHEET
SHEET C2	GRADING, DRAINAGE & UTILITY PLAN
SHEET C3	GRADING SECTIONS, STANDARD PLANS & CONSTRUCTION DETAILS
SHEET C4	EROSION & SEDIMENT CONTROL PLAN
SHEET C5	CONSTRUCTION MANAGEMENT PLAN

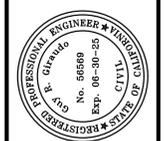
CONTACT INFORMATION:

PRIMARY: OWNER
MR. & MRS. SCOTT & LISA OLLE
251 SUNDOWN TERRACE
ORINDA, CA 94563

SECONDARY: ARCHITECT
INTERNATIONAL DESIGN GROUP
ATTN: MS. JULIE PAULSON
721 LIGHT HOUSE AVE.
PEBBLE BEACH, CA 93950
PH (831)646-1261

SITE LOCATION:
1139 PORTOLA ROAD
PEBBLE BEACH, CA 93921

SCALE: AS SHOWN			
DATE: JULY 2023			
JOB NO. 2650-01			
No.	DATE	BY	REVISION
08/29/23	AMS		RELEASED TO CLIENT
07/20/23	AMS		RELEASED TO CLIENT



APPROVED BY:
GUY R. GIRARDO
PROFESSIONAL ENGINEER

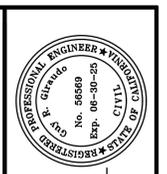
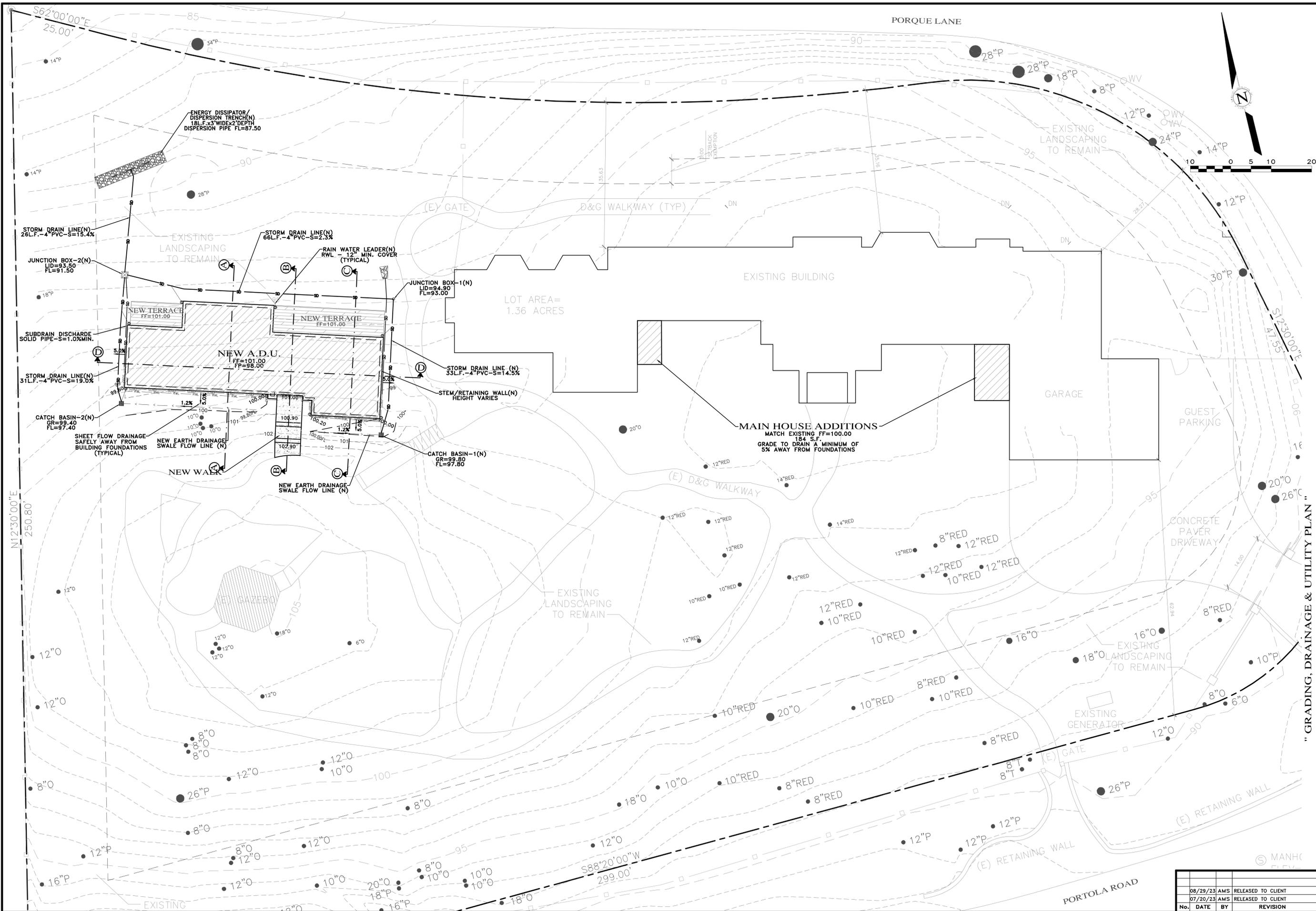


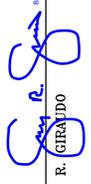
GRADING, DRAINAGE & EROSION CONTROL PLAN

OLLE RESIDENCE
A.P.N.: 008-282-005
FOR
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
MR. & MRS. SCOTT & LISA OLLE

" COVER SHEET "

SHEET **C1**
OF 5 SHEETS



APPROVED BY:

 GUY E. GIRARDO

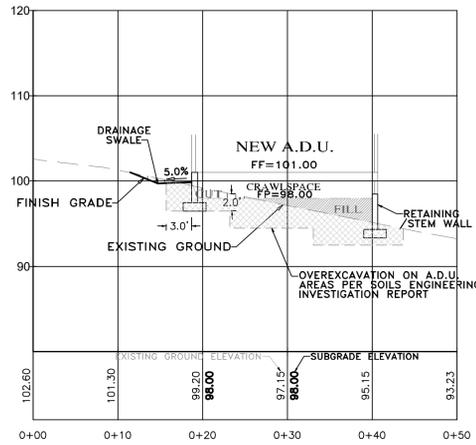


GRADING, DRAINAGE & EROSION CONTROL PLAN
 OF
OLLE RESIDENCE
 A.P.N.: 008-282-005
 PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
 FOR
 MR. & MRS. SCOTT & LISA OLLE

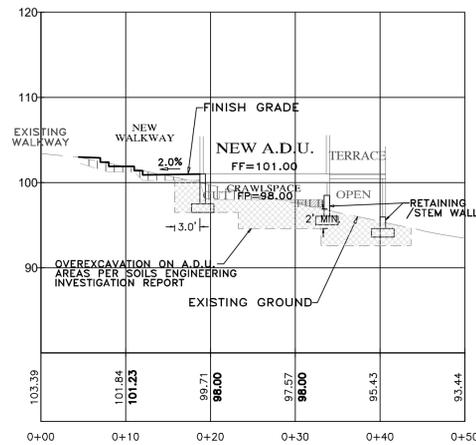
SCALE: 1"=10'
 DATE: JULY 2023
 JOB NO. 2650-01

No.	DATE	BY	REVISION
08/29/23	AMS		RELEASED TO CLIENT
07/20/23	AMS		RELEASED TO CLIENT

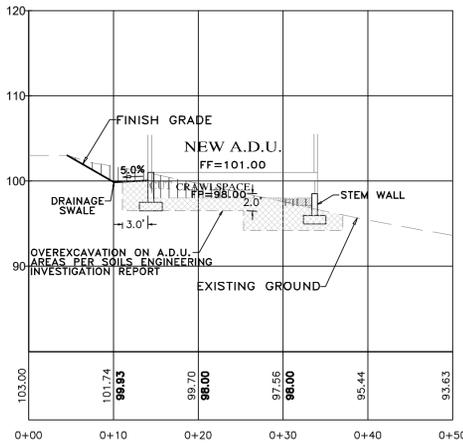
SHEET **C2**
 OF 5 SHEETS



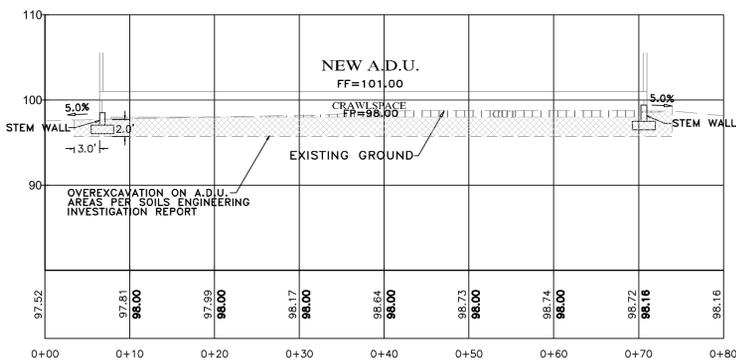
SECTION A-A
SCALE: 1"=10' H&V



SECTION B-B
SCALE: 1"=10' H&V



SECTION C-C
SCALE: 1"=10' H&V

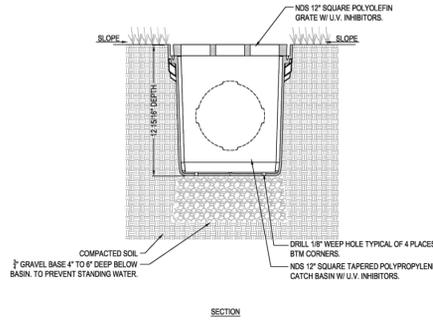


SECTION D-D
SCALE: 1"=10' H&V

GRADING SECTIONS

NDS
We put water in its place

NDS, INC.
851 NORTH HARVARD AVE.
LINDSAY, CA 93247
TOLL FREE: 1-800-726-1994
PHONE: (559) 562-9888
FAX: (559) 562-4488
www.ndspro.com

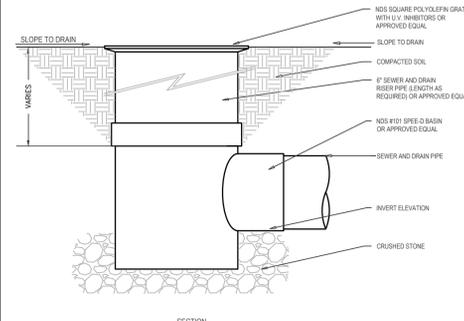


- NOTES:
1. GRATE TO BE ATTACHED TO CATCH BASIN WITH SCREW PROVIDED AT TIME OF INSTALLATION.
 2. RISER CAN BE CUT TO ACHIEVE EXACT ELEVATION.
 3. DO NOT USE OVER 8 RISERS WITH CATCH BASIN.
 4. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 5. DO NOT SCALE DRAWING.
 6. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
 7. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

SQUARE CATCH BASIN
12" SQUARE CATCH BASIN - TYPICAL INSTALLATION FOR LANDSCAPE APPLICATIONS

NDS
We put water in its place

NDS, INC.
851 NORTH HARVARD AVE.
LINDSAY, CA 93247
TOLL FREE: 1-800-726-1994
PHONE: (559) 562-9888
FAX: (559) 562-4488
www.ndspro.com



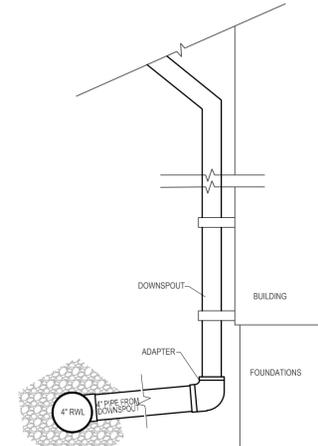
- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 2. DO NOT SCALE DRAWING.
 3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
 4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

ROUND SPEED-D BASINS
SQUARE GRATE WITH SPEED-D BASIN

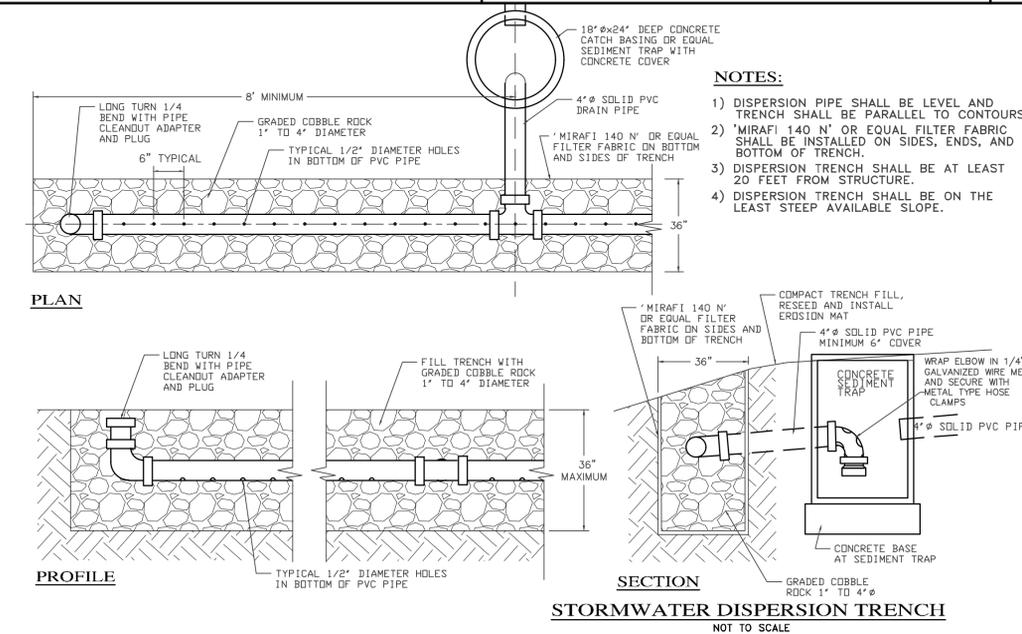


- NOTES:
- 1) MINIMUM LONGITUDINAL SLOPE SHALL BE NOT LESS THAN 1.0%
 - 2) THE SWALE SHALL BE REVEGETATED WITH A HYDROMULCH SLURRY OR HAND SEEDED WITH A STRAW MULCH COVER UNTIL GROWTH IS ESTABLISHED.
 - 3) IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO REGULARLY MAINTAIN THE SWALE AS NEEDED FROM EXCESSIVE GROWTH FROM EXCESSIVE GROWTH AND/OR SILTATION.

EARTH DRAINAGE SWALE
NOT TO SCALE



ROOF DOWNSPOUT CONNECTION
NOT TO SCALE



- NOTES:
- 1) DISPERSION PIPE SHALL BE LEVEL AND TRENCH SHALL BE PARALLEL TO CONTOURS.
 - 2) 'MIRAFI 140 N' OR EQUAL FILTER FABRIC SHALL BE INSTALLED ON SIDES, ENDS, AND BOTTOM OF TRENCH.
 - 3) DISPERSION TRENCH SHALL BE AT LEAST 20 FEET FROM STRUCTURE.
 - 4) DISPERSION TRENCH SHALL BE ON THE LEAST STEEP AVAILABLE SLOPE.

TRENCH SIZE:
IMPERVIOUS AREA OF NEW A.D.U.:
TOTAL AREA = 1,300 SF
COEFFICIENT 'C':
C=1.0
INTENSITY
85TH PERCENTILE = 0.8 IN = 0.067 FT
VOLUME REQ'D
Q=CIA
Q=(1.0)(0.067FT)(1,300 SF) = 87.1 CF
TRENCH VOLUME PROVIDED
VOID RATIO = 0.40
3' WIDE x 2' DEEP x 18LF.
V=((3')(2')(18'))(0.40) = 43.2 CF
INFILTRATION RATE: 0.5 IN/HR
AREA TO INFILTRATE: 54 SQ.FT.
V=54x(0.04/HR)=2.2 C.F./HR
VOL. INFILTRATED ON 24 HRS.=51.8 C.F.
TOTAL VOLUME PROVIDED = 95.0 C.F.

CALCULATIONS

" GRADING SECTIONS, STANDARD PLANS & CONSTRUCTION DETAILS "

GRADING, DRAINAGE & EROSION CONTROL PLAN

OF
OLLE RESIDENCE
A.P.N.: 008-282-005
FOR
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
MR. & MRS. SCOTT & LISA OLLE

SCALE: AS SHOWN
DATE: JULY 2023
JOB NO. 2650-01

SHEET **C3**
OF 5 SHEETS

No.	DATE	BY	REVISION
08/29/23	AMS		RELEASED TO CLIENT
07/20/23	AMS		RELEASED TO CLIENT

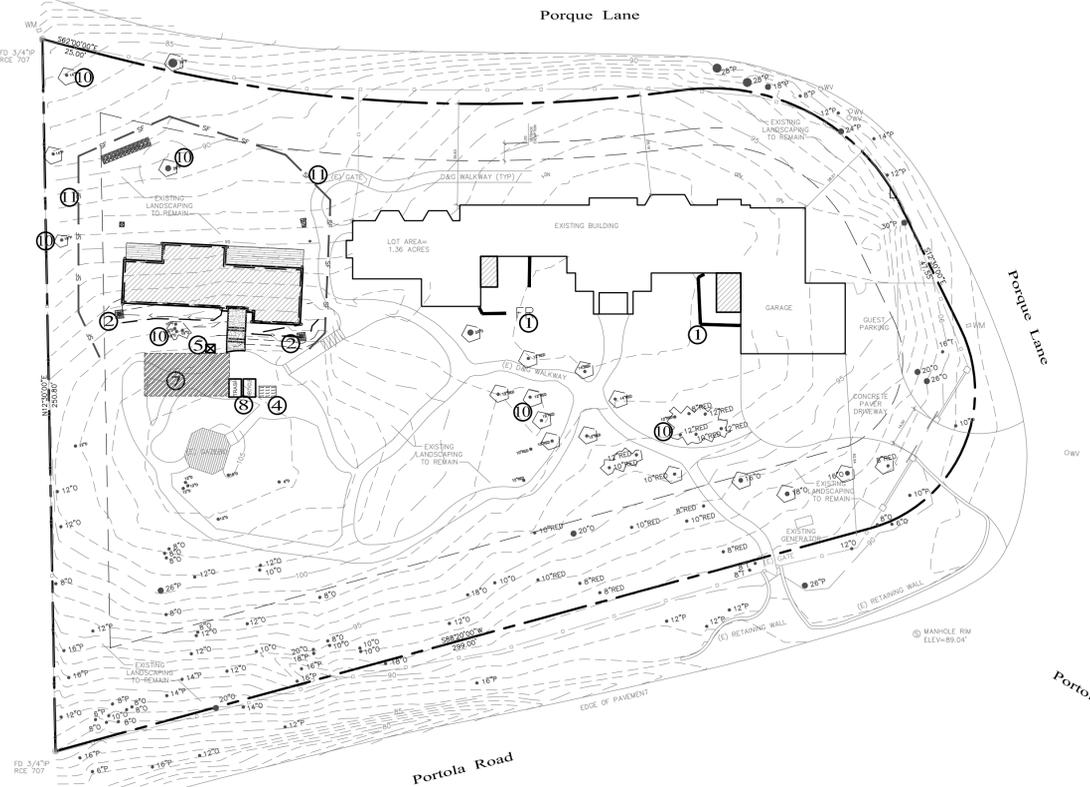


APPROVED BY:
GUY R. GIRARDO



EROSION & SEDIMENT CONTROL NOTES:

- 1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE COUNTY OF MONTEREY EROSION CONTROL ORDINANCE.
- 2) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT FOR ANY CONSTRUCTION DURING THE RAINY SEASON, APPROX. OCTOBER 15 TO APRIL 15. EROSION CONTROL PLAN SHALL BE PREPARED AND SUBMITTED FOR APPROVAL BY SEPT. 15 OF ANY OR EACH CALENDAR YEAR THAT CONSTRUCTION MAY EXTEND BEYOND OCTOBER 15.
- 3) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
- 4) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
- 5) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK.
- 6) EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS CORRECTED PROMPTLY. SEE LANDSCAPE ARCHITECT'S PLAN FOR PERMANENT PLANTINGS AND TREE SCHEDULES.
- 7) DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE GRADING OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.
- 8) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
- 9) DRAINAGE CONTROL MEASURES SHALL BE MAINTAINED AND IN PLACE AT THE END OF EACH DAY AND CONTINUOUSLY THROUGHOUT THE LIFE OF THE PROJECT DURING WINTER OPERATIONS.
- 10) REVEGETATION SHALL CONSIST OF A MECHANICALLY APPLIED HYDROMULCH SLURRY OR HAND SEEDING WITH A STRAW MULCH COVER. MULCH SHALL BE ANCHORED BY AN APPROVED METHOD SUCH AS PUNCHING, TACKING, OR THE USE OF JUTE NETTING, AS DEEMED NECESSARY FOR THE SITE CONDITIONS TO ALLOW FOR GERMINATION AND ENABLE ADEQUATE GROWTH TO BE ESTABLISHED.
- 11) CHECK DAMS, SILT FENCES, FIBER ROLLS OR OTHER DESIGNS SHALL BE INCORPORATED TO CATCH ANY SEDIMENT UNTIL AFTER THE NEWLY EXPOSED AREAS ARE REVEGETATED SUFFICIENTLY TO CONTROL EROSION. EROSION CONTROL PLANTINGS AND MULCH SHALL BE CLOSELY MONITORED THROUGHOUT THE WINTER AND ANY RUNOFF PROBLEMS SHALL BE CORRECTED PROMPTLY. ALL EROSION AND/OR SLIPPAGE OF THE NEWLY EXPOSED AREAS SHALL BE REPAIRED BY THE PERMITTEE AT THEIR EXPENSE.
- 12) THE GRASS SEED SHALL BE PROPERLY IRRIGATED UNTIL ADEQUATE GROWTH IS ESTABLISHED AND MAINTAINED TO PROTECT THE SITE FROM FUTURE EROSION DAMAGE. ALL NEWLY EXPOSED (DISTURBED) AREAS SHALL BE SEEDING WITH THE FOLLOWING EROSION CONTROL MIX: *BROMUS CARINATUS* (CALIFORNIA BROME), *VULPIA MICROSTACHYS* (NUTTALL'S FESCUE), *ELYMUS GLAUCUS* (BLUE WILD RYE), *HORDEUM BRACHYANTHERUM* (MEADOW BARLEY), *FESTUCA RUNRMOLATE* BLUE AND A MIXTURE OF LOCALLY NATIVE WILDFLOWERS.
- 13) THE DIRECTOR OF BUILDING INSPECTION (BUILDING OFFICIAL) SHALL STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE OR SHE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.
- 14) GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL BMP INSTALLATION AND MAINTENANCE AND SHALL PROVIDE FULL PARTICULARS TO COUNTY RMA-ENVIRONMENTAL SERVICES PRIOR TO BEG. WORK.



PLAN
SCALE: 1"=30'

LEGEND:

1. FIBER ROLLS: THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ONSITE, AS THEY CAN BE USED ALONG ERODIBLE SLOPES, ALONG STOCKPILE PERIMETERS, DOWNSLOPE OF EXPOSED SOIL AREAS, AND TO DELINEATE/PROTECT STAGING AREAS. FIBER ROLLS MUST BE TRENCHED INTO THE SOIL AND STAKED (STAKES SPACED MAX. 4' ON CENTER). SEE DETAIL. INSTALL FIBER ROLLS ALONG LEVEL CONTOURS, AND TURN THE ENDS UPHILL. INSPECT WEEKLY AND REMOVE ACCUMULATED SEDIMENT REGULARLY.
2. DRAIN INLET PROTECTION: PLACE GEOTEXTILE FILTER FABRIC BENEATH INLET GRATE AND SURROUND ENTIRE INLET WITH GRAVEL BAGS (OVERLAP THE BAGS AND PACK THEM TIGHTLY TOGETHER - SEE DETAIL). INSPECT ALL INLET PROTECTION WEEKLY. REMOVE ACCUMULATED SEDIMENT REGULARLY.
3. STABILIZED CONSTRUCTION ACCESS: INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (SEE DETAIL). INSPECT ENTRANCE DAILY, AND ADD ADDITIONAL STONE AS TOP-DRESSING WHEN REQUIRED. USE FENCING OR BARRICADES TO PREVENT VEHICLE TRAFFIC FROM DRIVING AROUND THE STABILIZED ACCESS.
4. CONCRETE WASHOUT: WASHOUT MUST BE LOCATED A MINIMUM OF 50 FEET FROM STORM DRAINS, OPEN DITCHES, OR WATER BODIES. DISCONTINUE USE WHEN WASHOUT WASTES REACH 75% OF THE WASHOUT CAPACITY. ALLOW WASHOUT WASTES TO HARDEN, BE BROKEN UP, AND THEN DISPOSED OF PROPERLY.
5. SANITARY/SEPTIC WASTE MANAGEMENT: PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ONSITE FOR THE DURATION OF THE PROJECT. ALL PORTABLE TOILETS WILL BE EQUIPPED WITH A SECONDARY CONTAINMENT TRAY, AND SHALL BE LOCATED A MINIMUM OF 50' FROM ALL OPERATIONAL STORM DRAIN INLETS. WEEKLY MAINTENANCE SHALL BE PROVIDED AND WASTES LEGALLY DISPOSED OF OFF-SITE.
6. STOCKPILE MANAGEMENT: SOIL STOCKPILES MUST BE COVERED OR STABILIZED (I.E. WITH SOIL BINDERS) IMMEDIATELY IF THEY ARE NOT SCHEDULED TO BE USED WITHIN 14 DAYS. ACTIVE SOIL STOCKPILES SHALL BE WATERED TWICE DAILY TO AVOID WIND EROSION. SURROUND ALL STOCKPILES WITH FIBER ROLLS OR SILT FENCE. STOCKPILES OF "COLD MIX", TREATED WOOD, AND BASIC CONSTRUCTION MATERIALS SHOULD BE PLACED ON AND COVERED WITH PLASTIC SHEETING OR COMPARABLE MATERIAL AND SURROUNDED BY A BERM.
7. CONTRACTOR'S STAGING AREA: THE CONTRACTOR'S STAGING AREA SHALL BE SURROUNDED BY FIBER ROLLS. THE STAGING AREA WILL BE USED TO STORE DELIVERED MATERIALS, AND FOR OVERNIGHT EQUIPMENT PARKING/FUELING. STORED CONSTRUCTION MATERIALS SHALL BE MAINTAINED IN THEIR ORIGINAL CONTAINERS, AND COVERED AT ALL TIMES. PETROLEUM PRODUCTS AND HAZARDOUS MATERIALS SHALL BE STORED WITHIN SECONDARY CONTAINMENT STRUCTURES OR A STORAGE SHED. EQUIPMENT FUELING AND MAINTENANCE WILL ONLY OCCUR WITHIN THE DESIGNATED STAGING AREA. DRIP PANS OR ABSORBENT PADS MUST BE USED DURING ALL FUELING OR MAINTENANCE ACTIVITIES. AN AMPLE SUPPLY OF SPILL CLEANUP MATERIALS SHALL BE MAINTAINED IN THE STAGING AREA AT ALL TIMES.
8. WASTE MANAGEMENT: SOLID WASTES WILL BE LOADED DIRECTLY ONTO TRUCKS FOR OFF-SITE DISPOSAL. WHEN ON-SITE STORAGE IS NECESSARY, SOLID WASTES WILL BE STORED IN WELLSIGHT DUMPSTERS IN THE GENERAL STORAGE AREA OF THE CONTRACTOR'S YARD. DUMPSTERS AND/OR TRASH BINS SHALL BE COVERED AT THE END OF EACH WORK DAY. HAZARDOUS WASTES SHALL NOT BE STORED ONSITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.
9. GRAVEL BAG CHECK DAM: GRAVEL BAGS SHALL CONSIST OF WOVEN POLYPROPYLENE, POLYETHYLENE OR POLYAMIDE FABRIC, MIN. UNIT WEIGHT OF 40Z/SY. BAGS SHALL BE A MINIMUM OF 18" LONG X 12" WIDE X 3" THICK, FILLED WITH 3/4" - 1" CRUSHED ROCK. TIGHTLY ABUT BAGS AND CONSTRUCT CHECK DAM AT LEAST 3 BAGS WIDE X 2 BAGS HIGH. INSPECT CHECK DAM REGULARLY AND REMOVE ACCUMULATED SEDIMENT.
10. TREE PROTECTION: TREE PROTECTION SHALL CONSIST OF ORANGE PLASTIC MESH FENCING, AND SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF EARTH-MOVING OPERATIONS (SEE DETAIL). INSTALL FENCING ALONG THE DRIP LINE OF TREES, AND INSTRUCT EMPLOYEES AND SUBCONTRACTORS TO HONOR PROTECTIVE DEVICES. TREE INJURIES SHALL BE ATTENDED TO BY A LICENSED AND CERTIFIED ARBORIST.
11. SILT FENCE: SILT FENCE SHALL CONSIST OF WOVEN GEOTEXTILE FABRIC WITH A MINIMUM WIDTH OF 36 INCHES. WOOD STAKES SHALL BE COMMERCIAL QUALITY LUMBER, SPACED A MAXIMUM OF 6' APART AND DRIVEN SECURELY INTO THE GROUND (SEE DETAIL). FENCING FABRIC SHALL BE KEVED INTO THE SOIL AS PER MANUFACTURER'S RECOMMENDATIONS. INSTALL SILT FENCE ALONG LEVEL CONTOURS. TURN THE ENDS OF THE SILT FENCE UPHILL TO PREVENT WATER FROM FLOWING AROUND THE FENCE. INSPECT SILT FENCE DAILY, AND MAKE REPAIRS IMMEDIATELY.

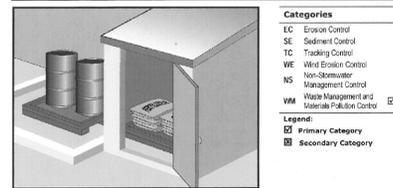
TABLE 1706.6 REQUIRED VERIFICATION AND INSPECTION OF SOILS

VERIFICATION AND INSPECTION TASK	CONTINUOUS DURING TASK LISTED	PERIODICALLY DURING TASK LISTED
1. Verify material below shallow foundations are adequate to achieve the design bearing capacity	--	X
2. Verify excavations are extended to proper depth and have reached proper material	--	X
3. Perform classification and testing of compacted fill materials	--	X
4. Verify use of proper materials, densities and lift thicknesses during placement and compaction of compacted fill.	X	--
5. Prior to placement of compacted fill, observe subgrade and verify that site has been prepared properly.	--	X

CONSTRUCTION INSPECTION REQUIREMENTS

- A-PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
- B-DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BMP'S INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
- C-PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH HCD-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF CONFORMANCE, ENSURE THAT ALL DISTURBED AREAS HAVE BEEN STABILIZED AND THAT ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES THAT ARE NO LONGER NEEDED HAVE BEEN REMOVED.

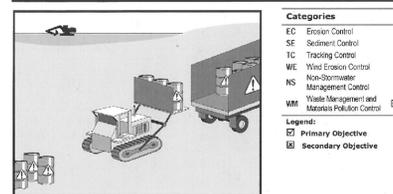
Material Delivery and Storage WM-1



Description and Purpose
Prevent, reduce, or eliminate the discharge of pollutants from material delivery and storage to the stormwater system or watercourses by minimizing the storage of hazardous materials onsite, storing materials in watertight containers and/or a completely enclosed designated area, installing secondary containment, conducting regular inspections, and training employees and subcontractors.

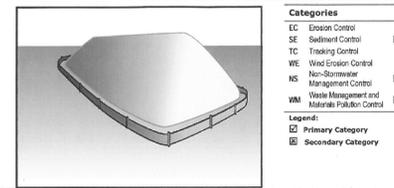
This best management practice covers only material delivery and storage. For other information on materials, see WM-2, Material Use, or WM-4, Spill Prevention and Control. For information on wastes, see the waste management BMP's in this section.

Hazardous Waste Management WM-6



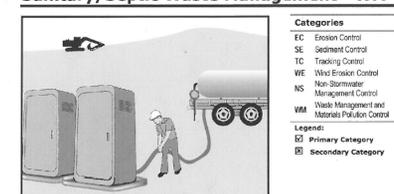
Description and Purpose
Prevent or reduce the discharge of pollutants to stormwater from hazardous waste through proper material use, waste disposal, and training of employees and subcontractors.

Stockpile Management WM-3



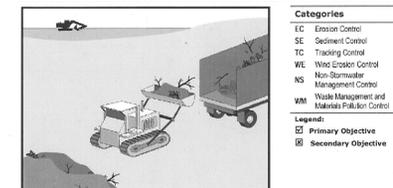
Description and Purpose
Stockpile management procedures and practices are designed to reduce or eliminate air and stormwater pollution from stockpiles of soil, amendments, sand, paving materials such as portland cement concrete (PCC) rubble, asphalt concrete (AC), asphalt concrete rubble, aggregate base, aggregate sub base or pre-mixed aggregate, asphalt binder (so called "cold mix" asphalt), and pressure treated wood.

Sanitary/Septic Waste Management WM-9



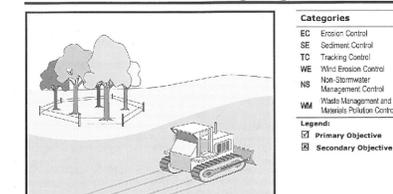
Description and Purpose
Proper sanitary and septic waste management prevent the discharge of pollutants to stormwater from sanitary and septic waste by providing convenient, well-maintained facilities, and arranging for regular service and disposal.

Solid Waste Management WM-5

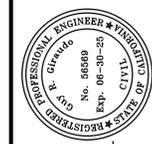
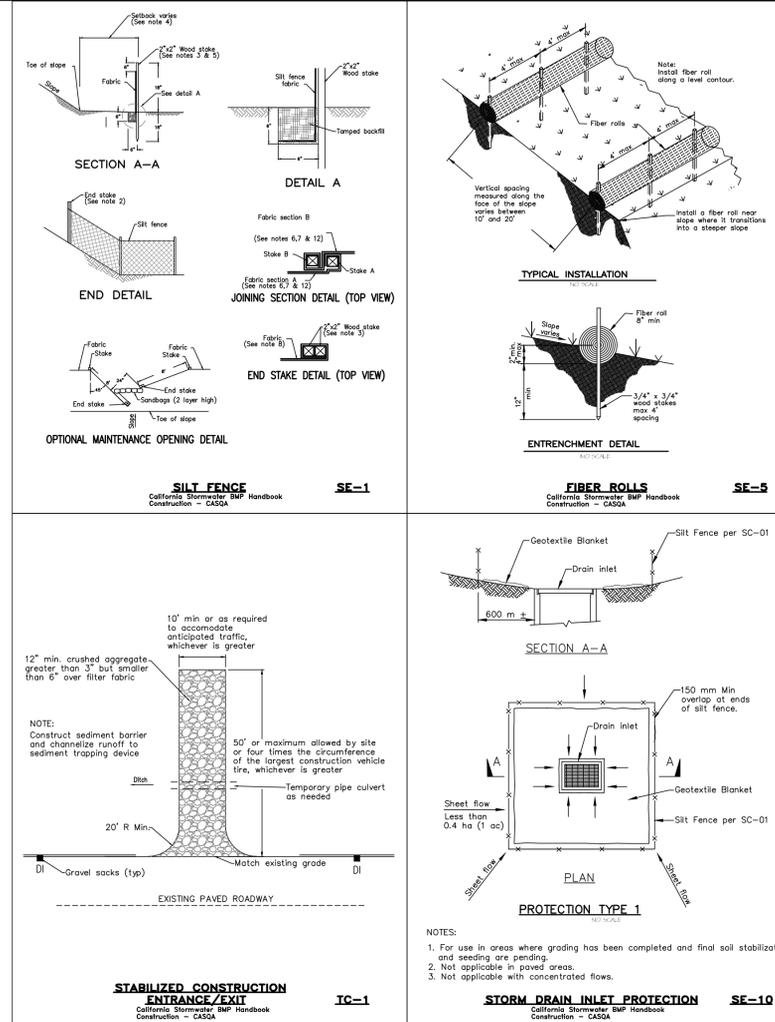


Description and Purpose
Solid waste management procedures and practices are designed to prevent or reduce the discharge of pollutants to stormwater from solid or construction waste by providing designated waste collection areas and containers, arranging for regular disposal, and training employees and subcontractors.

Preservation Of Existing Vegetation EC-2



Description and Purpose
Carefully planned preservation of existing vegetation minimizes the potential of removing or injuring existing trees, vines, shrubs, and grasses that protect soil from erosion.



APPROVED BY:
GUY R. GIRA, DO

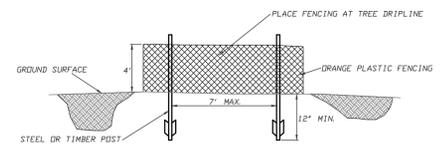
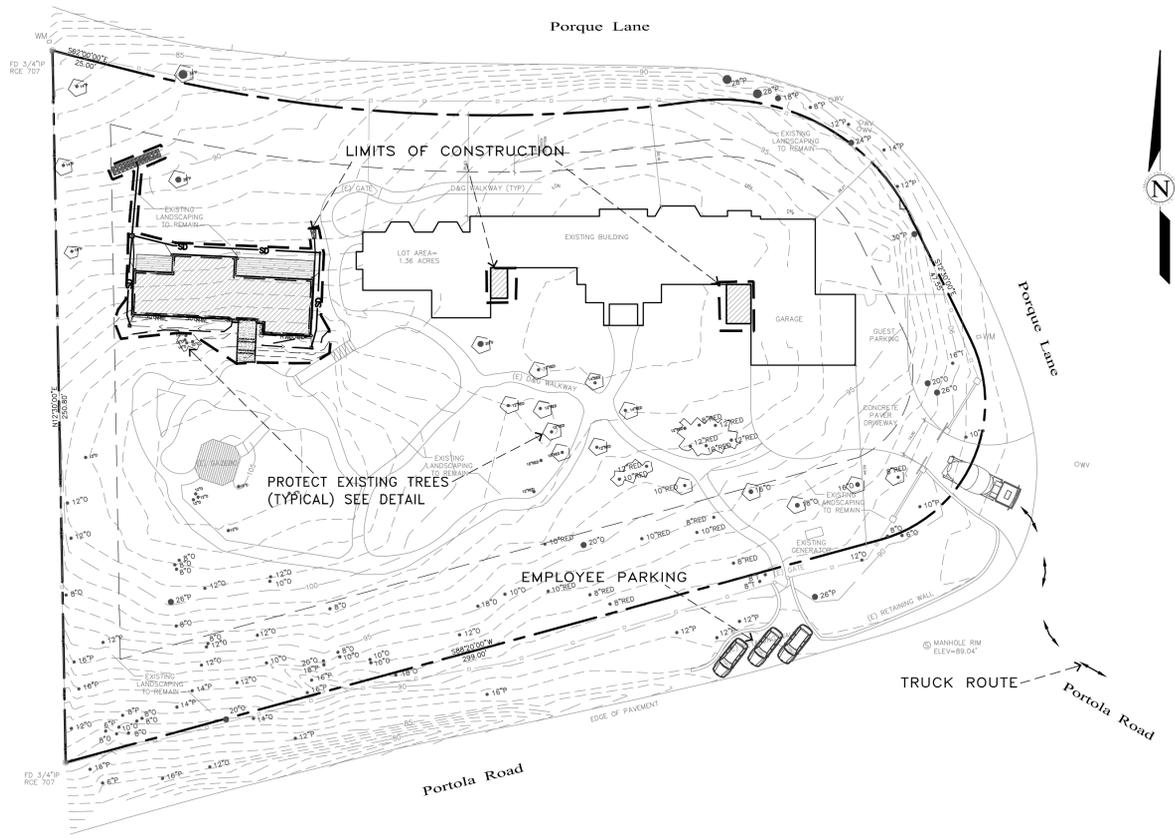


"EROSION & SEDIMENT CONTROL PLAN"
GRADING, DRAINAGE & EROSION CONTROL PLAN
 OF
OLLE RESIDENCE
 A.P.N.: 008-282-005
 PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
 MR. & MRS. SCOTT & LISA OLLE

SCALE: AS SHOWN
DATE: JULY 2023
JOB NO. 2650-01

No.	DATE	BY	REVISION
	08/29/23	AMS	RELEASED TO CLIENT
	07/20/23	AMS	RELEASED TO CLIENT

SHEET **C4** OF 5 SHEETS



EARTHWORK QUANTITIES PER CIVIL ENGINEERING PLANS BY LANDSET ENGINEERS, INC.:
35 CY CUT
25 CY FILL

CONSTRUCTION STAGING:
DEMOLISH EXISTING HARDSCAPE AND OFFHAUL DEBRIS. EXISTING DRIVEWAY TO BE USED FOR EQUIPMENT STAGING AND TEMPORARY STOCKPILE AREA.

PERFORM MINOR GRADING, CONSTRUCT STRUCTURE ADDITIONS, AND INSTALL UNDERGROUND UTILITIES. EXISTING DRIVEWAY AREA TO BE USED FOR MATERIAL AND EQUIPMENT STAGING.

INSTALL NEW WALKWAY AND LANDSCAPING.

SEE ARCHITECTURAL AND CIVIL PLANS FOR EROSION CONTROL AND DEMOLITION NOTES.

CONSTRUCTION EQUIPMENT AND MATERIALS SHALL NOT BE STAGED ON PORTOLA ROAD AT ANY TIME DURING CONSTRUCTION. MATERIAL DELIVERIES SHALL BE SCHEDULED SUCH THAT THEY ARE USED PROMPTLY, AND MATERIAL STORAGE IS MINIMIZED. ALL CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE STORED IN A DESIGNATED AREA ON THE SUBJECT PROPERTY.

TRUCK TRIP GENERATION CHART:

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION	3	2
GRADING & SOIL REMOVAL (EXPORT)	1	1
ENGINEERING MATERIALS (IMPORT)	1	1
TOTALS	5	4

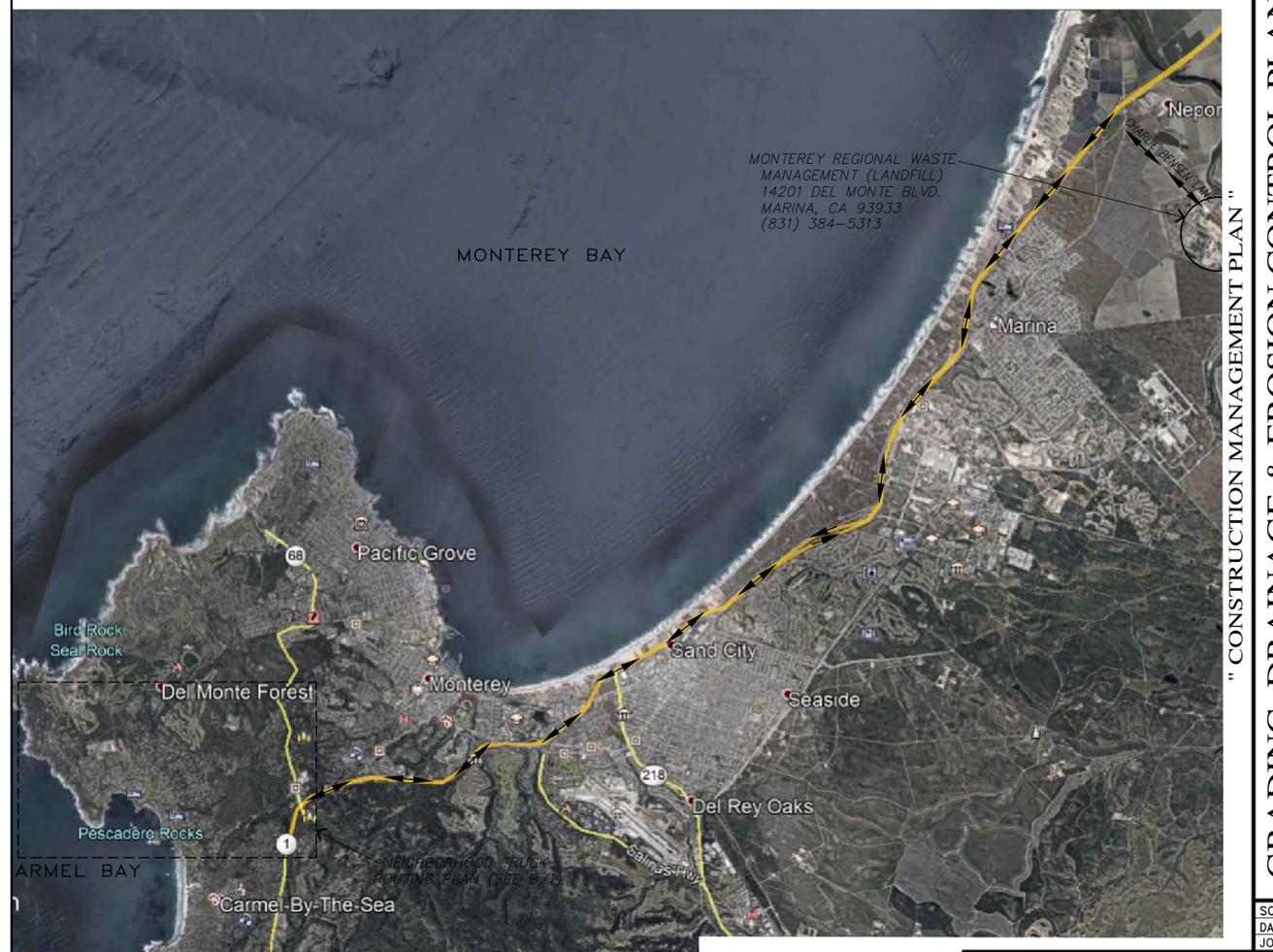
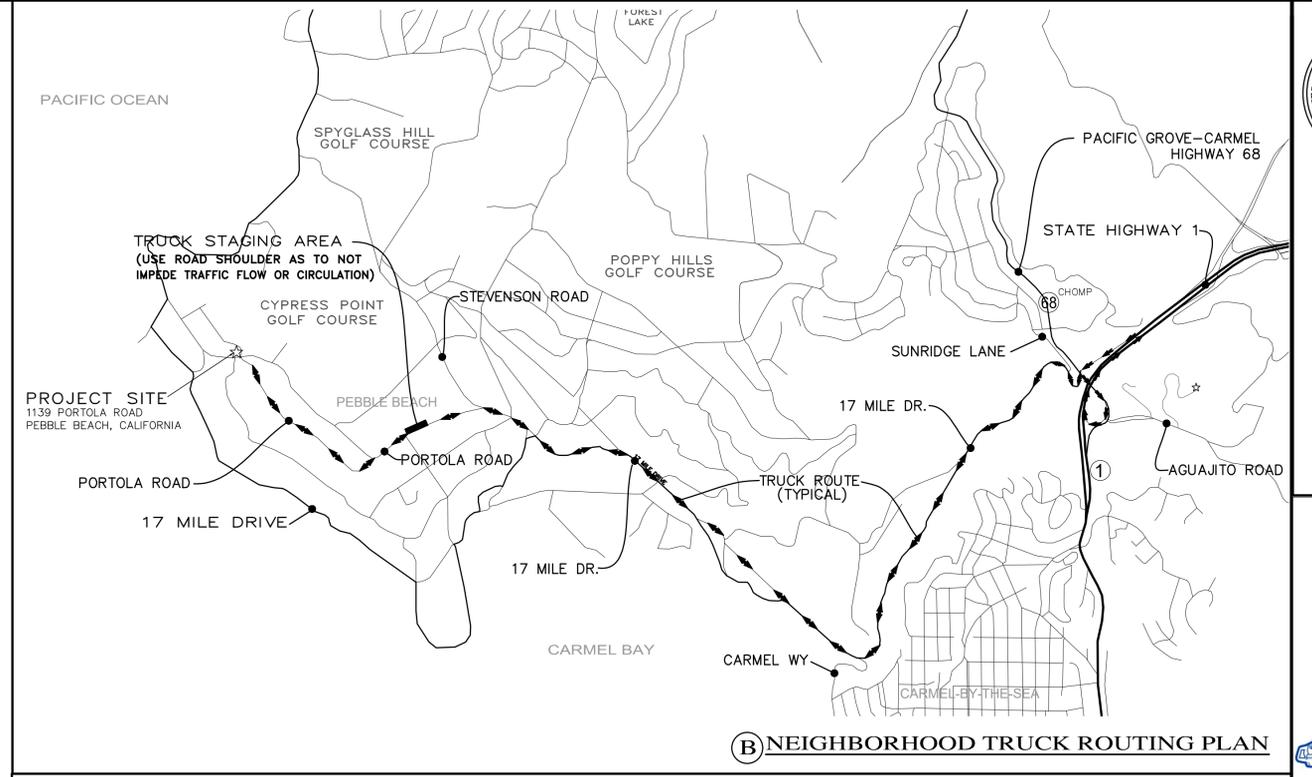
TRUCK TRIP GENERATION NOTES:

- TRUCK TRIPS FOR THE GRADING/SOIL REMOVAL IS BASED UPON 8 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 5 TRUCK LOADS PER DAY.
- THERE ARE 10 C.Y. OF SURPLUS SOIL MATERIAL THAT WILL BE EXPORTED OFF THE SITE.
- GRADING OPERATIONS SHALL TAKE APPROXIMATELY 4 WORKING DAYS TO COMPLETE.
- THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 50 & 80 CUBIC YARDS.

NUMBER OF EMPLOYEES/DAY: 3-10
HOURS OF OPERATION/DAY: 8

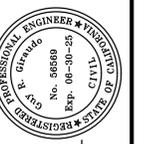
PROJECT SCHEDULING: PROJECTED START DATE 7 AUGUST 2023, 7 WORKING DAYS TO COMPLETE GRADING, MONDAY THRU FRIDAY, 8:00 A.M. - 4:30 P.M. TOTAL PROJECT DURATION IS APPROXIMATELY 10 MONTHS.

(A) CONSTRUCTION STAGING PLAN
SCALE: 1"=30'



(C) OVERALL TRUCK ROUTING PLAN
NOT TO SCALE

No.	DATE	BY	REVISION
08/29/23	AMS		RELEASED TO CLIENT
07/20/23	AMS		RELEASED TO CLIENT



APPROVED BY:
GUY R. GIRARDO
REGISTERED PROFESSIONAL ENGINEER - CIVIL
CALIFORNIA No. 64660 Exp. 06-30-25



GRADING, DRAINAGE & EROSION CONTROL PLAN
OF
OLLE RESIDENCE
A.P.N.: 008-282-005
PEBBLE BEACH, MONTEREY COUNTY, CALIFORNIA
MR. & MRS. SCOTT & LISA OLLE

SCALE: AS SHOWN
DATE: JULY 2023
JOB NO. 2650-01

SHEET **C5**
OF 5 SHEETS

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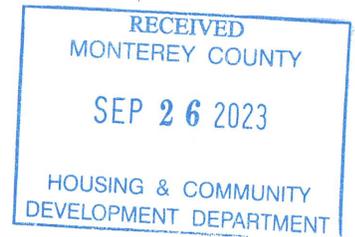


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Exhibit C

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MINUTES
Del Monte Land Use Advisory Committee
Thursday, September 21, 2023



1. Meeting called to order by Lori Leizke, Chairperson at 3:05 pm

2. Roll Call

Members Present:

Lori Leitzke, Rick Verbanec, Maureen Lyon, Bart Bruno, Ned Van Roekel, Kim Caneer, Carol Church (7)

Members Absent:

Kamlesh Parikh(1)

3. Approval of Minutes:

A. September 7, 2023 minutes

Motion: Ned Van Roekel (LUAC Member's Name)

Second: Bart Bruno (LUAC Member's Name)

Ayes: Bart Bruno, Maureen Lyon, Lori Leitzke, Ned Van Roekel, Rick Verbanec, Kim Caneer (6)

Noes: 0

Absent: Kamlesh Parikh (1)

Abstain: Carol Church (1)

4. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

None

5. Scheduled Item(s)

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None

B) Announcements

LUAC members invited to a special joint meeting, 10:30 am, October 25, 2023.
The purpose of the meeting is to conduct a training. LUACS and Planning Commission to attend.

The joint meeting is to be held in the Board Chambers at 168W. Alisal in Salinas.

Phil Angelo will be transferred to Long Range Planning

Hya Honorado has been appointed the new Del Monte Land Use Liason.

7. Meeting Adjourned: 3:25 pm

Minutes taken by: Carol Church, Secretary

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Housing & Community Development
1441 Schilling Place 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: Del Monte Forest

1. Project Name: SEA PINES LLC

File Number: PLN230136

Project Location: 1139 PORTOLA RD, PEBBLE BEACH, CA 93953

Assessor's Parcel Number(s): 008-282-005-000 _____

Project Planner: Mary Israel

Area Plan: Del Monte Forest Land Use Plan, Coastal Zone

Project Description: A Coastal Administrative Permit and Design Approval to construct approximately 2,160 square feet of additions to an existing 4,242 square foot single story residence with an existing 985 square foot garage and a second floor addition of 530 square feet of terraces; and Coastal Administrative Permit for construction of a new 1,200 square foot detached accessory dwelling unit with 400 square feet of new terraces and an entry walkway and demolition of an approximate 200 square foot gazebo.

Was the Owner/Applicant/Representative present at meeting? YES X NO _____

(Please include the names of the those present)

Jun Suliano, Architect

Was a County Staff/Representative present at meeting? Phil Angelelo & Hya Honorato (Name)

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
None			

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
None		

ADDITIONAL LUAC COMMENTS

Keeping the Gazebo, no demolition.

A bridge added to the ADU

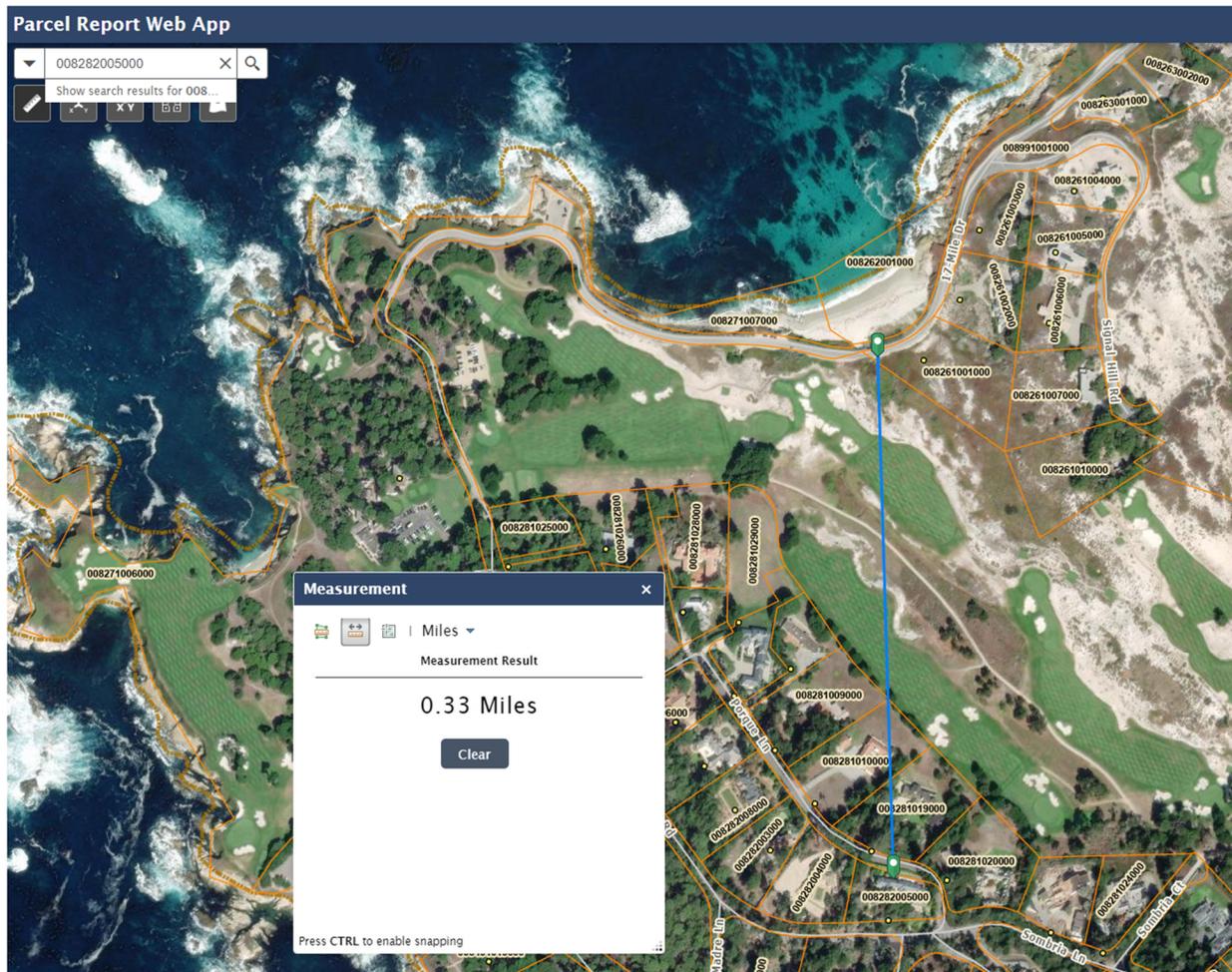
Under watershed restriction of 9000 sq.ft.

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Exhibit D

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A. Visual Impact Assessment Photographs and Map (staff produced)



County GIS measurement of distance from viewshed photograph taken below.



Photograph taken from 17 Mile Drive facing proposed development on October 10, 2023. Staking and flagging is below the arrow.









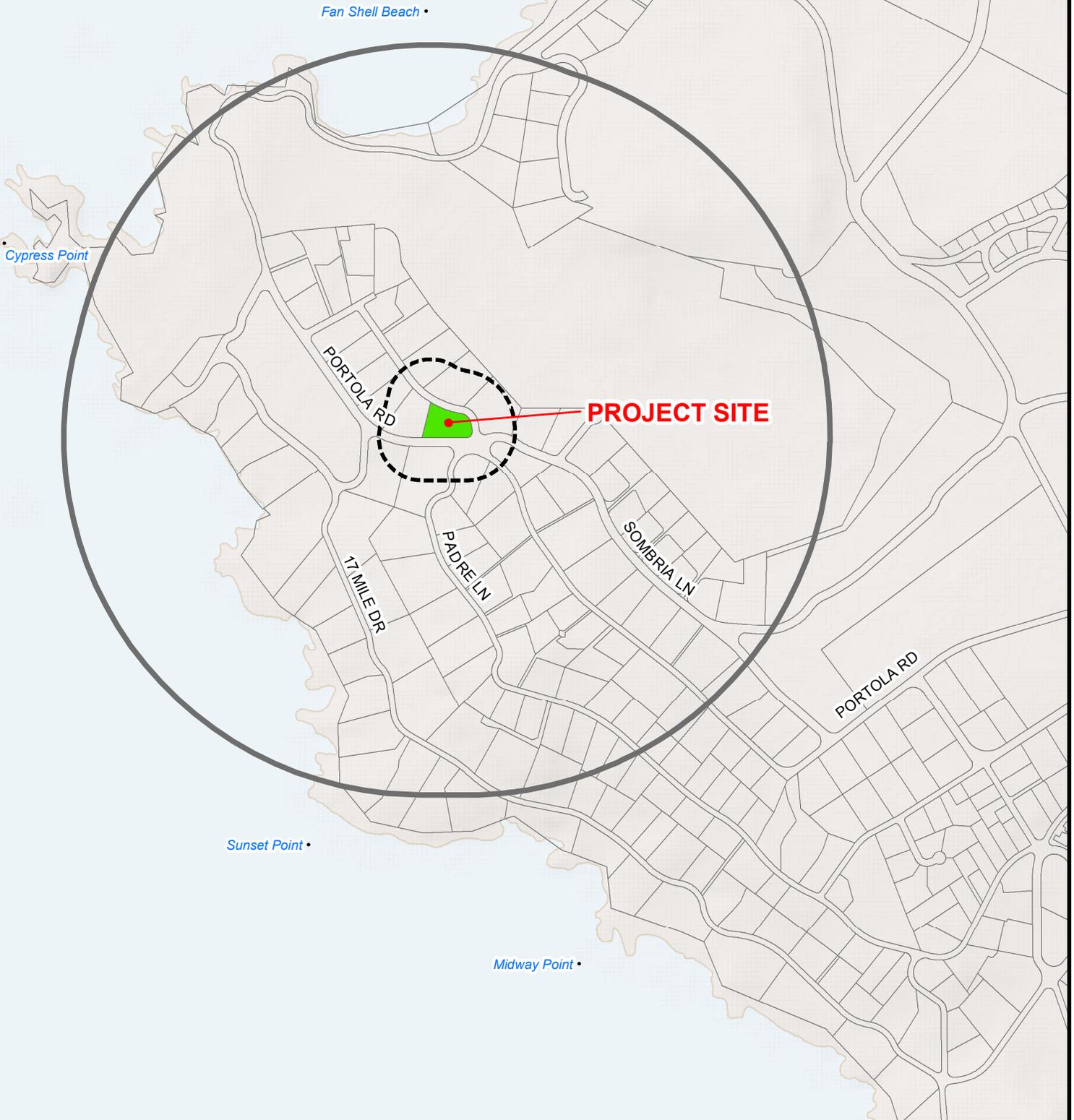


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Exhibit E

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DEL MONTE FOREST

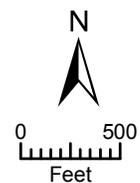


APPLICANT: SEA PINES LLC

APN: 008-282-005-000

FILE # PLN230136

 2500' Limit  300' Limit  Water



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County of Monterey

Item No.2

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: ZA 24-012

March 14, 2024

Introduced: 3/5/2024

Current Status: Agenda Ready

Version: 2

Matter Type: Zoning Administrator

PLN230207 - FERLINGHETTI LORENZO

Public hearing to consider approving a test well within 100 feet of a riparian corridor.

Project Location: 39350 Coast Road, Monterey

Proposed CEQA action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a resolution to:

1. Find that proposed test well qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to Section 15300.2; and
2. Approve the Combined Development Permit consisting of a:
 - a. Coastal Administrative Permit to allow a test well; and
 - b. Coastal Development Permit to allow development within 100 feet of a riparian corridor.

The attached draft resolution includes findings and evidence for consideration (**Exhibit B**). Staff recommends approval subject to 8 conditions of approval.

PROJECT INFORMATION

Agent: Aaron Bierman

Property Owner: Lorenzo Ferlinghetti

APN: 418-121-049-000

Parcel Size: 2.61 acres

Zoning: Rural Density Residential, 40 acres per unit with a Design Control overlay, Coastal Zone or "RDR/40-D(CZ)"

Plan Area: Big Sur Coast Land Use Plan

Flagged and Staked: No

SUMMARY

The Ferlinghetti property is a 2.61-acre lot located at 39350 Coast Road, Monterey, in Big Sur. The site is vacant except for a shed and Lorenzo Ferlinghetti's desire is to construct a home on the property in the future. A potable water supply sufficient enough to serve future development must first be secured so construction of a test well on the site is proposed at this time. Therefore, once the test well is installed and adequate water is available, the owners intend to submit an application to convert the test well into a domestic well and construct a single family dwelling.

The project would not require tree removal, but would require some pruning of Monterey cypress and Monterey pine tree limbs (less than 6 inches) to accommodate well drilling equipment, which would also comply with local fire mandates to eliminate potential fire ladders. The construction management plan indicates there is no grading or imported fill need to perform well installation. Silt fencing and hay-wattles will be installed down-slope of well for erosion and sediment control to prevent spoils from entering Bixby Creek (see attached plans in **Exhibit B**). The Biological Assessment recommends for stockpiled soils (estimated at 1-cubic yard) from augering tailings to be staged directly adjacent to the excavated hole along the south side of the hole (away from the creek) then distributed on site in the non-riparian zone around the well head (**Exhibit C**).

The test well would be located approximately 30 feet from the rear setback and 15.14 feet from the top of the bank of Bixby Creek. This location was sited to maintain the required 100 foot radius from existing septic systems in the area as well as the future system to serve the proposed residence. Conceptual building and septic locations on the property have been provided to demonstrate that the property can be developed for residential use while meeting required setbacks from the proposed well. Proposed locations for development avoid impacts to slopes along the northeast property line. Future residential development of the property will be subject to separate permitting.

Based on staff analysis, the proposed project is consistent with all rules and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan, Big Sur Coast Land Use Plan, Monterey County Coastal Implementation Plan, Part 3, and Zoning Ordinance (Title 20).

DISCUSSION

Development Standards

The subject parcel is zoned Rural Density Residential with one unit per 40 acres with a Design Control Overlay in the Coastal Zone or “RDR/40-D(CZ).” The proposed test well is not required to meet setbacks and height restrictions unless a structure is proposed to be constructed over the well head.

Health and Safety

The parcel is currently undeveloped except for a shed and there are currently no small water systems or public water systems that provide service in the Coast Road area. This permit will allow drilling of a test well on the property since this is the only means to provide a water source for future development. Water quality and quantity produced by the well will be tested to ensure safe drinking water standards. If adequate water quality and quantity can be demonstrated, it is likely that the test well will be converted to a one connection (one single family dwelling) water well. If the test well does not meet standards, it will be destroyed in accordance with Environmental Health standards. Future development of the subject property is required to show evidence of adequate areas for on-site wastewater treatment. The Environmental Health Bureau (EHB) reviewed the project site plan for placement of the future building and conceptual OWTS location. EHB concurred that the site could be developed in compliance with well and septic setbacks standards identified in Title 15 of the Monterey County Code.

Cultural Resources

County records identify that the project site is within an area of high sensitivity for cultural resources. The Big Sur Coast Land Use Plan requires that a survey be conducted where development is to occur in areas having a probability of containing archaeological sites. On March 12, 2017, archaeologist Susan Morley conducted records research and a pedestrian survey at the site in areas that would be impacted by construction of the test well and future single family dwelling. The project parcel was surveyed for evidence of prehistoric or historic resources. No indicators were present in the area of the well site. The nearest positive archaeological site is more than one half mile of the project parcel. The report recommended that in the event that unexpected traces of historic or prehistoric materials are encountered during development that a qualified archaeologist should be retained for appropriate archaeological mitigation. A standard condition of approval has been incorporated into this project to assure construction work would be halted if archaeological resources are accidentally uncovered.

Biological Resources

The project parcel lies within the lower Bixby Creek drainage corridor. The Big Sur Land Use Plan section 3.3 specifies riparian corridors as environmentally sensitive habitat to be preserved. As such, a Biological Assessment by Fred Ballerini was submitted with the application. On September 25, 2023, the biologist surveyed the project site for environmentally sensitive habitat. The survey identified riparian vegetation adjacent to the proposed test well area and habitats suitable for supporting wildlife species of special concern. The biologist evaluated the well site and method of drilling and determined that with implementation of his recommendations it is anticipated to have an insignificant level of impact to sensitive resources nearby. Drilling equipment will travel on a truck bed via existing driveway to well site. Understory that is cleared for the auger hole footprint and adjacent soil staging area will self-regenerate. Recommendations for biological monitoring, erosion control, and habitat protection measures to ensure project impacts are restricted to the development area and protect riparian habitats ensure consistency with the Big Sur Coast Land Use Plan Specific Policy 3.3.3.A.3 and Coastal Implementation Plan section 20.145.040.C.1.c. Coastal Implementation Plan section 20.145.040.1.d requires all development set 150 feet back from stream banks unless a biological survey indicates a reduced setback is sufficient to protect against impacts from development. The report concludes that the impacts from the test well will be less than significant due to the limited scope of development and protective measures. In addition, a standard condition of approval has been incorporated requiring the applicant to file a Notice of Report (Condition No. 4) stating that all development shall be done in accordance with the Biological Assessment.

Environmental Review

California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts new construction of small new facilities. The proposed project is to allow a test well for the purpose of determining if a sufficient water supply exists on site to support future development of a single family dwelling. Therefore, the project qualifies for a Class 3 categorical exemption. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

- HCD-Planning
- HCD-Engineering Services
- Environmental Health Bureau
- HCD-Environmental Services
- Mid-Coast Fire Brigade
- California Coastal Commission

LAND USE ADVISORY COMMITTEE (LUAC)

Based on the Land Use Advisory Committee (LUAC) procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application does not meet any of the criteria in the guidelines requiring LUAC review because the project is for a test well and does not propose to build any new structures at this time.

Prepared by: Benjamin Moulton, Assistant Planner, x5240

Reviewed and Approved by: Anna Ginette Quenga, AICP, Principal Planner, x5175

The following attachments are on file with HCD:

Exhibit A - Project Data Sheet

Exhibit B - Draft Resolution including:

- Recommended Conditions of Approval
- Site Plan and Construction Management Plan

Exhibit C - Biological Assessment

Exhibit D - Vicinity Map

cc: Front Counter Copy; Mid-Coast Fire Brigade; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Benjamin Moulton, Planner; Anna Ginette Quenga, Principal Planner; Lorenzo Ferlinghetti, Property Owner; Aaron Bierman, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN230207



Zoning Administrator

Legistar File Number: ZA 24-012

March 14, 2024

Introduced: 3/5/2024

Current Status: Agenda Ready

Version: 2

Matter Type: Zoning Administrator

PLN230207 - FERLINGHETTI LORENZO

Public hearing to consider approving a test well within 100 feet of a riparian corridor.

Project Location: 39350 Coast Road, Monterey

Proposed CEQA action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303

RECOMMENDATIONS

It is recommended that the Zoning Administrator adopt a resolution to:

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PROJECT INFORMATION

Agent: Aaron Bierman

Property Owner: Lorenzo Ferlinghetti

APN: 418-121-049-000

Parcel Size: 2.61 acres

Zoning: Rural Density Residential, 40 acres per unit with a Design Control overlay, Coastal Zone or "RDR/40-D(CZ)"

Plan Area: Big Sur Coast Land Use Plan

Flagged and Staked: No

SUMMARY

The Ferlinghetti property is a 2.61-acre lot located at 39350 Coast Road, Monterey, in Big Sur. The site is vacant except for a shed and Lorenzo Ferlinghetti's desire is to construct a home on the property in the future. A potable water supply sufficient enough to serve future development must first be secured so construction of a test well on the site is proposed at this time. Therefore, once the test well is installed and adequate water is available, the owners intend to submit an application to convert the test well into a domestic well and construct a single family dwelling.

The project would not require tree removal, but would require some pruning of Monterey cypress and Monterey pine tree limbs (less than 6 inches) to accommodate well drilling equipment, which would also comply with local fire mandates to eliminate potential fire ladders. The construction management plan indicates there is no grading or imported fill need to perform well installation. Silt fencing and hay-wattles will be installed down-slope of well for erosion and sediment control to prevent spoils from entering Bixby Creek (see attached plans in **Exhibit B**). The Biological Assessment recommends for stockpiled soils (estimated at 1-cubic yard) from augering tailings to be staged directly adjacent to the excavated hole along the south side of the hole (away from the creek) then distributed on site in the non-riparian zone around the well head (**Exhibit C**).

The test well would be located approximately 30 feet from the rear setback and 15.14 feet from the top of the bank of Bixby Creek. This location was sited to maintain the required 100 foot radius from existing septic systems in the area as well as the future system to serve the proposed residence. Conceptual building and septic locations on the property have been provided to demonstrate that the property can be developed for residential use while meeting required setbacks from the proposed well. Proposed locations for development avoid impacts to slopes along the northeast property line. Future residential development of the property will be subject to separate permitting.

Based on staff analysis, the proposed project is consistent with all rules and regulations pertaining to zoning uses and any other applicable provisions of the 1982 Monterey County General Plan, Big Sur Coast Land Use Plan, Monterey County Coastal Implementation Plan, Part 3, and Zoning Ordinance (Title 20).

DISCUSSION

Development Standards

The subject parcel is zoned Rural Density Residential with one unit per 40 acres with a Design Control Overlay in the Coastal Zone or “RDR/40-D(CZ).” The proposed test well is not required to meet setbacks and height restrictions unless a structure is proposed to be constructed over the well head.

Health and Safety

The parcel is currently undeveloped except for a shed and there are currently no small water systems or public water systems that provide service in the Coast Road area. This permit will allow drilling of a test well on the property since this is the only means to provide a water source for future development. Water quality and quantity produced by the well will be tested to ensure safe drinking water standards. If adequate water quality and quantity can be demonstrated, it is likely that the test well will be converted to a one connection (one single family dwelling) water well. If the test well does not meet standards, it will be destroyed in accordance with Environmental Health standards. Future development of the subject property is required to show evidence of adequate areas for on-site wastewater treatment. The Environmental Health Bureau (EHB) reviewed the project site plan for placement of the future building and conceptual OWTS location. EHB concurred that the site could be developed in compliance with well and septic setbacks standards identified in Title 15 of the Monterey County Code.

Cultural Resources

County records identify that the project site is within an area of high sensitivity for cultural resources. The Big Sur Coast Land Use Plan requires that a survey be conducted where development is to occur in areas having a probability of containing archaeological sites. On March 12, 2017, archaeologist Susan Morley conducted records research and a pedestrian survey at the site in areas that would be impacted by construction of the test well and future single family dwelling. The project parcel was surveyed for evidence of prehistoric or historic resources. No indicators were present in the area of the well site. The nearest positive archaeological site is more than one half mile of the project parcel. The report recommended that in the event that unexpected traces of historic or prehistoric materials are encountered during development that a qualified archaeologist should be retained for appropriate archaeological mitigation. A standard condition of approval has been incorporated into this project to assure construction work would be halted if archaeological resources are accidentally uncovered.

Biological Resources

The project parcel lies within the lower Bixby Creek drainage corridor. The Big Sur Land Use Plan section 3.3 specifies riparian corridors as environmentally sensitive habitat to be preserved. As such, a Biological Assessment by Fred Ballerini was submitted with the application. On September 25, 2023, the biologist surveyed the project site for environmentally sensitive habitat. The survey identified riparian vegetation adjacent to the proposed test well area and habitats suitable for supporting wildlife species of special concern. The biologist evaluated the well site and method of drilling and determined that with implementation of his recommendations it is anticipated to have an insignificant level of impact to sensitive resources nearby. Drilling equipment will travel on a truck bed via existing driveway to well site. Understory that is cleared for the auger hole footprint and adjacent soil staging area will self-regenerate. Recommendations for biological monitoring, erosion control, and habitat protection measures to ensure project impacts are restricted to the development area and protect riparian habitats ensure consistency with the Big Sur Coast Land Use Plan Specific Policy 3.3.3.A.3 and Coastal Implementation Plan section 20.145.040.C.1.c. Coastal Implementation Plan section 20.145.040.1.d requires all development set 150 feet back from stream banks unless a biological survey indicates a reduced setback is sufficient to protect against impacts from development. The report concludes that the impacts from the test well will be less than significant due to the limited scope of development and protective measures. In addition, a standard condition of approval has been incorporated requiring the applicant to file a Notice of Report (Condition No. 4) stating that all development shall be done in accordance with the Biological Assessment.

Environmental Review

California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts new construction of small new facilities. The proposed project is to allow a test well for the purpose of determining if a sufficient water supply exists on site to support future development of a single family dwelling. Therefore, the project qualifies for a Class 3 categorical exemption. None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect or development that would result in a cumulative significant impact.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

- HCD-Planning
- HCD-Engineering Services
- Environmental Health Bureau
- HCD-Environmental Services
- Mid-Coast Fire Brigade
- California Coastal Commission

LAND USE ADVISORY COMMITTEE (LUAC)

Based on the Land Use Advisory Committee (LUAC) procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application does not meet any of the criteria in the guidelines requiring LUAC review because the project is for a test well and does not propose to build any new structures at this time.

Prepared by: Benjamin Moulton, Assistant Planner, x5240

Reviewed and Approved by: Anna Ginette Quenga, AICP, Principal Planner, x5175

The following attachments are on file with HCD:

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Exhibit D - Vicinity Map

cc: Front Counter Copy; Mid-Coast Fire Brigade; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Benjamin Moulton, Planner; Anna Ginette Quenga, Principal Planner; Lorenzo Ferlinghetti, Property Owner; Aaron Bierman, Agent; The Open Monterey Project; LandWatch (Executive Director); Lozeau Drury LLP; Planning File PLN230207

Exhibit A

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EXHIBIT A

Project Information for PLN230207

Application Name: Ferlinghetti Lorenzo
Location: 39350 Coast Road, Monterey
Applicable Plan: Big Sur Coast LUP
Advisory Committee: Big Sur Coast Advisory Committee
Permit Type: Combined Development Permit
Environmental Status:
Zoning: RDR/40-D(CZ)

Primary APN: 418-121-049-000
Coastal Zone: Yes
Final Action Deadline (884):
Land Use Designation: Rural Residential

Project Site Data:

Lot Size: 108900
Existing Structures (sf): 1
Proposed Structures (sf): 0
Total Sq. Ft.: 120

Coverage Allowed: 27225
Coverage Proposed: 0
Height Allowed: N/A
Height Proposed: 0
FAR Allowed: N/A
FAR Proposed: 0

Special Setbacks on Parcel: 150 feet from stream bank

Resource Zones and Reports:

Seismic Hazard Zone: Relatively Stable Areas
Erosion Hazard Zone: High|Moderate
Fire Hazard Zone: Very High
Flood Hazard Zone: X (unshaded)
Archaeological Sensitivity: High
Visual Sensitivity: None

Soils Report #: N/A
Biological Report #: LIB230335
Forest Management Rpt. #: N/A
Geologic Report #: N/A
Archaeological Report #: LIB230336
Traffic Report #: N/A
Historic Report #: N/A

Other Information:

Water Source: Test Well
Water Purveyor: N/A
Fire District: Mid-Coast Volunteer Fire Brigade
Tree Removal: None

Grading (cubic yds.): 0
Sewage Disposal (method): Future OWTS
Sewer District Name: N/A

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Exhibit B

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DRAFT RESOLUTION

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

In the matter of the application of:

FERLINGHETTI LORENZO (PLN230207)

RESOLUTION NO. ----

Resolution by the Monterey County Zoning
Administrator:

- 1) Finding that proposed test well qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving a Combined Development Permit consisting of:
 - a. Coastal Administrative Permit for a test well; and
 - b. Coastal Development Permit for development within 100 feet of a riparian corridor.

[PLN230207, Lorenzo Ferlinghetti, 39350 Coast Road, Monterey, Big Sur Coast Land Use Plan, Coastal Zone (Assessor's Parcel Number: 418-121-049-000)]

The FERLINGHETTI LORENZO application (PLN230207) came on for a public hearing before the Monterey County Zoning Administrator on March 14, 2024. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, including the conditions of approval, the Monterey County Zoning Administrator finds and decides as follows:

FINDINGS

1. **FINDING:** **CONSISTENCY** – The Project, as conditioned, is consistent with the applicable plans and policies which designate this area as appropriate for development.
EVIDENCE: a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:
 - the 1982 Monterey County General Plan;
 - Big Sur Coast Land Use Plan;
 - Coastal Implementation Plan, Part 3 (CIP); and
 - Monterey County Zoning Ordinance (Title 20).No conflicts were found to exist. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
b) Allowed Use. The property is located at 39350 Coast Road, Monterey, Big Sur Coast Land Use Plan, (Assessor's Parcel Number 418-121-049-

000). The parcel is zoned Rural Density Residential, 40 acres per unit with a Design Control overlay within the coastal zone or “RDR/40-D(CZ)”, which allows for wells and small water systems serving 14 or fewer connections with approval of a Coastal Administrative Permit pursuant to Title 20 Section 20.16.040.J. The project involves drilling a test well on a residential lot. The project does not require a Design Approval since no new structures were proposed. Therefore, the project is an allowed land use for this site.

- c) Lot Legality. The subject 1.31-acre property (APN 418-121-049-000) is identified in its current size and configuration as Lot 19 on a Record of Survey of a Portion of The Land of the Bixby Canyon Properties, INC., located in the northwest quarter of section 17, Lot 1 and the northeast quarter of the northeast quarter of fractional Section 18, all in T.18 S., R.1E. M.D.D., filed August 17, 1954, in Volume 5 of Surveys at Page 16. Further, this Record of Survey was approved as a Tentative Map of Record of Survey by the Board of Supervisors of the County of Monterey on May 10, 1954, which is recorded in Minute Book 5, page 68-9. Therefore, the County recognizes the subject property as a legal lot of record.
- d) Development Standards. The proposed test well is required to be setback 100 feet from a septic system. The test well will be located beneath the tree canopy in an open area of the subject parcel. The applicant owns the adjacent parcel to the east of the property (Lot 21, which shares the same Assessor’s Parcel Number: 418-121-049-000), and the well will be drilled approximately 21 feet from the adjacent property line, approximately 15.14 feet from the top of the bank, and 30 feet from Bixby Creek. The well will be situated approximately 103 feet from the conceptual locations of the septic tank, leach field and expansion field anticipated for a future single family dwelling on the property, and approximately 125 feet from the septic system on the adjacent parcel. The location of the well maintains the required 100-foot radius from existing septic systems and future expansion leach fields in the area.
- e) Biological Resources. As demonstrated in Finding 5 and supporting evidence, the project, as proposed and conditioned, is consistent with the biological resource protection policies and regulations of the Big Sur Coast Land Use Plan and Coastal Implementation Plan.
- f) Cultural Resources. County records identify that the project site is within an area of high sensitivity for cultural resources. The Big Sur Coast Land Use Plan requires that impacts to archaeological resources be avoided or minimized to the extent feasible. On March 12, 2017, archaeologists Susan Morley conducted a physical survey at the site in areas that would be impacted by construction of the test well (see Finding 2, Evidence “b”). Reconnaissance did not reveal any of the indicators expected of a prehistoric archaeological site in the region. The report also states that there are no archaeological sites, either historic or prehistoric, within at least a half mile radius of the project parcel. Consistent with BSC LUP Key Policy 3.11.1, the scope of the project is minimized to avoid excessive ground disturbance. No grading or imported fill is needed to perform the test well installation. A limited

access hollow-stem auger drilling will be used for the test well installation. In addition, a standard condition of approval (Condition No. 3) has been incorporated into this project to assure construction work would be halted if archaeological resources are accidentally uncovered.

- g) Public Access. As demonstrated in Finding No. 7, the development is consistent with public access policies of the Big Sur Coast LUP.
- h) Land Use Advisory Committee (LUAC) Review. Based on the Land Use Advisory Committee (LUAC) procedure guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 08-338, this application does not meet any of the criteria in the guidelines requiring LUAC review because the project is for a test well and does not propose to build any new structures at this time.
- i) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230207.

2. FINDING: SITE SUITABILITY – The site is physically suitable for the proposed development and/or use.

- EVIDENCE:**
- a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Mid-Coast Fire Brigade. County staff reviewed the application materials and plans to verify that the project on the subject site conforms to the applicable plans and regulations, and there has been no indication from these departments/agencies that the site is not suitable for the development. Conditions recommended have been incorporated.
 - b) Staff identified potential impacts to biological and cultural resources. The following reports have been prepared:
 - “Biological Resource Review” (LIB230335) prepared by Fred Ballerini, Pacific Grove, CA, October 27, 2023.
 - “Preliminary Cultural Resources Reconnaissance” (LIB230336) prepared by Susan Morley, Marina, CA, March 17, 2017.County staff independently reviewed these reports and concurs with their conclusions. There are no physical or environmental constraints that would indicate that the site is not suitable for the use. All development shall be in accordance with these reports.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230207.

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

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD- Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and Mid-Coast Fire Brigade. The respective agencies have

recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.

- b) At this time, there are no existing facilities or potable water sources. The purpose of the well is to provide potable water for a future single family dwelling. The Environmental Health Bureau reviewed the project site plan for conceptual placement of the well and future septic system locations. The Environmental Health Bureau concurred that the well development and location is in compliance with well and septic setback standards identified in Title 15 of the Monterey County Code.
- c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230207.

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

- EVIDENCE:**
- a) Staff reviewed Monterey County HCD-Planning and HCD-Building Services records and is not aware of any violations existing on subject property.
 - b) Staff researched County records to assess if any violation exists on the subject property.
 - c) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230207.

5. FINDING: **ENVIRONMENTALLY SENSITIVE HABITAT AREAS** – The project minimizes impacts on environmentally sensitive habitat areas (ESHA) in accordance with the applicable goals and policies of the 1982 Monterey County General Plan (1982 GP); Big Sur Coast Land Use Plan (BSC LUP); Monterey County Coastal Implementation Plan, Part 3 (CIP); and the Monterey County Zoning Ordinance (Title 20).

- EVIDENCE:**
- a) ESHA Determination – The project parcel lies within the lower Bixby Creek drainage corridor and as illustrated in the attached plans, the streambank traverses the northern portion of the subject property. BSC LUP Policy 3.3.2.2 states that field surveys by qualified individuals shall be made to determine locations of sensitive habitats and recommend measures to ensure its protection. In accordance with CIP section 20.145.040.A.1.b, and as described in Finding 2, Evidence “b”, a biological report was submitted for the project. The report confirms presence of quality riparian vegetation throughout the property. Although no visual sightings were noted, the subject property lies within the federally designated critical habitat range for California red-legged frog and foothill yellow-legged frog, the coast range newt has the potential to occur within the development area, and suitable habitat for Monterey dusky footed woodrat exists on the property. The Pacific lamprey has the potential to occur, while steelhead are documented to occur, in Bixby Creek. The project site and surrounding area have potential to be overwintering sites for Monarch butterflies due to tree

canopies and sheltered conditions.

- b) Riparian Habitat – BSC LUP Specific Policy 3.3.3.A.3 requires siting of development so that riparian habitat values are protected and that development adjacent to stream courses shall be restricted to low intensities and constructed to minimize erosion, runoff, and water pollution with the goal to avoid diminishing stream surface flows to levels that will result in loss of plant or wildlife habitat. CIP section 20.145.040.C.1.c states that development and land use activities adjacent to riparian habitat shall not adversely impact the long-term maintenance of the habitat nor diminish the stream's surface flow to a level that causes loss of the riparian plant or wildlife habitat. Determination of the potential impacts shall be made through a biological survey. As demonstrated in Evidence “a” above, the subject property contains riparian habitat. However, the project biologist concludes that the test well location (10-inch auger hole footprint approximately 15 feet from the top of bank) and impact zone (25 square foot drilling/staging equipment areas) has been sited to avoid soil disturbance impacts to nearby riparian habitat. An existing dirt driveway will be used for ingress and egress and equipment staging shall be sited on the existing mowed area within the low-growing blackberry bramble and the well will be drilled utilizing a low-impact, augering method limited to only the area necessary for development. Although the project proposes a shallow well (estimated to be 20-foot depth), the application indicates that the well is estimated to produce 3 gallons per minute. Staff consulted with Aaron Bierman with Bierman Hydrogeologic who stated that there are approximately 11 other wells along Bixby Creek, which flows year round, and the amount of water use typical of a single family dwelling would be de minimis and would not result in an impact to surface or stream flows of the creek.
- c) Special Status Species – BSC LUP General Policy 3.3.2.1 states that development shall not be permitted in ESHA if it results in any potential disruption of habitat value. In order to approve development in ESHA, CIP section 20.145.040.B.1 requires that the disruption not be significant. Although California red-legged frog, foothill yellow-legged frog, coast range newt, Monterey dusky footed woodrat, Pacific lamprey, steelhead and Monarch butterfly were not observed in the development area, there is suitable habitat and/or potential for the special status species to occur on the property. As such, the project biologist recommended specific actions to avoid potential disruption of ESHA. Therefore, a standard condition of approval has been incorporated requiring the applicant to file a Notice of Report (Condition No. 4) stating that all development shall be done in accordance with the Biological Assessment.
- d) Stream Setback. Coastal Implementation Plan section 20.145.040.1.d requires all development set 150 feet back from stream banks unless a biological survey indicates a reduced setback is sufficient to protect against impacts from development. The report concludes that the impacts from the test well will be less than significant due to the limited scope of development and protective measures.

6. **FINDING:** **CEQA** – The project is categorically exempt from environmental review and no unusual circumstances were identified to exist for the proposed project.
- EVIDENCE:**
- a) California Environmental Quality Act (CEQA) Guidelines Section 15303 categorically exempts new construction of small new facilities.
 - b) The proposed project qualifies for a Class 3 exemption because the project involves a test well for the purpose of determining if sufficient water supply exists on-site to support the future establishment of a single family dwelling, which is a small and temporary facility.
 - c) None of the exceptions under CEQA Guidelines Section 15300.2 apply to this project. The project does not involve a designated historical resource, a hazardous waste site, development located near or within view of a scenic highway, unusual circumstances that would result in a significant effect, or development that would result in a cumulative significant impact. The subject property is located within a riparian corridor and a high archeological sensitivity area; however, due to the confined area of disturbance for the well (a 10-inch auger hole footprint, and a 5-foot by 5-foot soil staging area), the project would not result in a significant impact to resources (see Finding No.1, Evidence “f” and Finding No.5, and supporting evidence).
 - d) See supporting Finding Nos. 1 and 2. The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230207.
7. **FINDING:** **PUBLIC ACCESS** – The project is in conformance with the public access and recreation policies of the Coastal Act (specifically Chapter 3 of the Coastal Act of 1976, commencing with Section 30200 of the Public Resources Code) and applicable Local Coastal Program, and does not interfere with any form of historic public use or trust rights.
- EVIDENCE:**
- a) No public access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.145.150 of the Big Sur Coastal Implementation Plan can be demonstrated.
 - b) No evidence or documentation has been submitted or found showing the existence of historic public use or trust rights over this property.
 - c) The subject property is not described as an area where the Local Coastal Program requires visual or physical public access to the shoreline (Figure 2, Shoreline Access Plan, in the Big Sur Coast Land Use Plan). The subject property does lie next to a public trail (Figure 3, Trails Plan, North Section), but does not prohibit public access.
 - d) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning found in Project File PLN230207.
8. **FINDING:** **APPEALABILITY** – The decision on this project may be appealed to the Board of Supervisors and California Coastal Commission.
- EVIDENCE:**
- a) Board of Supervisors. Pursuant to Section 20.86.030 of Title 20, an appeal may be made to the Board of Supervisors by any public agency or person aggrieved by a decision of an Appropriate Authority other than the Board of Supervisors.

- b) Coastal Commission. Pursuant to Section 20.86.080.A.3 of Title 20, the project is subject to appeal by/to the California Coastal Commission because it involves development that is permitted as a conditional use.

DECISION

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

1. Find the test well qualifies for a Class 3 Categorical Exemption pursuant to CEQA Guidelines Section 15303(d), and there are no exceptions pursuant to Section 15300.2; and
2. Approve the Combined Development Permit consisting of a:
 - a. Coastal Administrative Permit for a test well; and
 - b. Coastal Development Permit for development within 100 feet of a riparian corridor.

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

PASSED AND ADOPTED this 14th day of March, 2024.

Mike Novo, AICP
Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON DATE

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

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

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

NOTES

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

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

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

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

Form Rev. 1-27-2021

County of Monterey HCD Planning

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

PLN230207

1. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Combined Development Permit consisting of: 1) Coastal Administrative Permit for construction of a test well; and 2) Coastal Development Permit for development within 100 feet of a riparian corridor. The property is located at 39350 Coast Road, Monterey (Assessor's Parcel Number 418-121-049-000), Big Sur Coast Land Use Plan, Coastal Zone. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

2. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A Combined Development Permit (Resolution Number _____) was approved by the Zoning Administrator for Assessor's Parcel Number 418-121-049-000 on March 14, 2024. The permit was granted subject to 8 conditions of approval which run with the land. A copy of the permit is on file with Monterey County HCD - Planning."

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

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

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

Responsible Department: Planning

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

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

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

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

4. PD016 - NOTICE OF REPORT

Responsible Department: Planning

Condition/Mitigation Monitoring Measure: Prior to issuance of building or grading permits, a notice shall be recorded with the Monterey County Recorder which states:
"A Biological Assessment (Library No. LIB230335), was prepared by Fred Ballerini Horticultural Services on October 27, 2023 and is on file in Monterey County HCD - Planning. All development shall be in accordance with this report."
(HCD - Planning)

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

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

5. PD006(A) - CONDITION COMPLIANCE FEE

Responsible Department: Planning

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

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

6. EHSP01- WELL CONSTRUCTION PERMIT (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: Obtain a water well construction permit from the Environmental Health Bureau pursuant to Monterey County Code Chapter 15.08, Water Wells.

Compliance or Monitoring Action to be Performed: Prior to drilling the well, a CA-licensed well drilling contractor shall obtain a water well construction permit from the Environmental Health Bureau on behalf of the property owner.

7. EHSP02 - NEW WELL SOURCE CAPACITY TEST IN NON-ALLUVIAL FORMATION (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: In order to determine the yield of the well and demonstrate compliance with Section 601.1 of the Uniform Plumbing Code, all new or rehabilitated wells constructed in a non-alluvial formation that are proposed to serve as the sole source or be added to a potable water distribution system shall first undergo a minimum of a 72-hour continuous source capacity test, witnessed by the Environmental Health Bureau ("EHB"). The testing shall conform to the Source Capacity Test Procedure, available from the EHB. The source capacity testing must yield a sufficient quantity to support the proposed development, as determined by EHB. The applicant shall pay all associated fees to the EHB.

Compliance or Monitoring Action to be Performed: Prior to the EHB recommending that the test well be approved for conversion to a production well, contact Drinking Water Protection Services of the EHB to schedule a Source Capacity Test and obtain procedure guidelines. A qualified professional shall perform the test and prepare a report as detailed by the EHB Source Capacity Testing Procedure to demonstrate minimum standards have been met. Submit the report to EHB for review and acceptance.

If the applicant chooses not to pursue utilizing the well as a source for domestic use, this condition shall not be applicable.

8. EHSP03 - NEW DOMESTIC WELL: WATER QUALITY (NON-STANDARD)

Responsible Department: Health Department

Condition/Mitigation Monitoring Measure: A residential building shall be provided with an adequate supply of potable water pursuant to Section 601.1 of the Uniform Plumbing Code. In order to demonstrate a potable supply, a new domestic well shall first undergo water quality testing. Sample collection shall be done after development of the well and shall include analysis of coliform bacteria, and primary inorganics and secondary compounds as listed in Tables 64431-A and 64449-A&B in Title 22 of the California Code of Regulations. Waivers for asbestos, MTBE, and thiobencarb may be available upon request. Sample collection shall be done by a person approved by EHB and shall be analyzed by a laboratory certified by the Environmental Laboratory Accreditation Program (ELAP). If water quality results indicate that the well exceeds a primary drinking water standard(s), an EHB approved water treatment system shall be installed before a building is occupied and the applicant shall record a deed restriction indicating that treatment is necessary for the well water to meet Title 22, CCR primary drinking water standards. (Environmental Health)

Compliance or Monitoring Action to be Performed: Prior to the EHB recommending that the test well be approved for conversion to a production well, the applicant shall submit water quality analysis results to the Environmental Health Bureau (EHB) for review. If EHB determines that the water quality is adequate, no further action is required.

If EHB determines that treatment is necessary, prior to the EHB recommending that the test well be approved for conversion to a production well the applicant shall provide to EHB for review and acceptance preliminary water treatment system plans, including treatment waste management/disposal, prepared by a qualified individual.

If the applicant chooses not to pursue utilizing the well as a source for domestic use, this condition shall not be applicable.

Map Information:

Basis of Bearings: The bearing of S49° 40' 39"E as calculated from 5 SURV 16 and as found monumented is taken as the basis of bearings for this survey.

Vertical Datum: Assumed.

Site Benchmark: Control Point 2 as shown hereon.

Contour Interval: Contours as shown hereon are interpolated using computer digital terrain modeling software and spot elevations. Ground may be more irregular than contours indicate.

Note: The abbreviation and symbol lists below are comprehensive and not all abbreviations or symbols will appear on the map.

- Boundary Legend
A.C.S. - above ground surface
A.S.O. - as shown on
AP - angle point
BC - brass cap or begin curve
BFP - backflow preventer
B.G.S. - below ground surface
BOC - back of curb
COR - corner
CP - control point
CTL - CONTROL
DOC - document
ENG/ENGR - engineer
FD/FND - found
F.C.C. - from calculated corner
I.P. - iron pipe
L&T - lead & tag
LS - land surveyor
MAG - MAG NAIL
MKD - marked
MON - monument
N&T - nail & tag
N.R.F. - no reference found
N.S.F. - not searched for
O.R. - Official Records, Monterey County
O.U. - origin unknown
POL - point on line
PP - plastic plug
RCE - registered civil engineer
ROW - right of way
S.F.N.F. - searched for, not found
SPK - spike
STA - station(control point)
TBM - temporary benchmark

- Topography Legend
AC - asphalt concrete
AD - area drain
AL - area light
BLD/BLDG - building
BLDR(S) - boulder(s)
BOC - back of curb
BRK - brick
BTM/BOT - bottom
BW - back of sidewalk
CF - curb face
CHIM - chimney
CL - centerline
CLM - column
CONC - concrete
D - dirt
DG - decomposed granite
DK - deck
DW - driveway
EA - exposed aggregate concrete
ENCL - enclosure
EP - edge of paving
FP - finished floor
FF-THRESH - finished floor threshold
FH - fire hydrant
FL - flow line
FL-NG - flow line natural grade
FNC - fence
FNC-BRD - board fence
FNC-BW - barbed wire fence
FNC-CL - chain-link fence
FNC-GS - grapestake fence
FNC-HW - hogwire fence
FNC-I - iron fence
FNC-LAT - lattice fence
FNC-PR - post & rail fence
FNC-WD - wood fence
FNC-WI - wrought iron fence
FNC-WR - wire fence
FOB - face of building
FOW - face of wall
FS - finished surface
FTG - footing
FW - front of sidewalk
GAR - garage
GB - grade break
GUT - edge of gutter
GUYA - guy anchor
GUYP - guy pole
GVL - gravel
HC - handicap
HDG - hedge
HRAIL - hand rail
INT - intersection

- Utility Legend
CATV - cable tv
COMM - communications
CO or G/O - clean out
DDCV - double detector check valve
ELEC - electric
EM - electric meter
EO - electric outlet
GM - gas meter
GV - gas valve
HB - hose bib
ICV - irrigation control valve
IRR - irrigation
JP - joint utility pole
LT - light
LT-STD - light standard/pole
PB - utility pull box
PB-? - unmarked pull box
PF-PIN FLAG
PF-B - blue pin flag
PF-G - green pin flag
PF-O - orange pin flag
PF-P - pink pin flag
PF-PL - purple pin flag
PF-R - red pin flag
PF-W - white pin flag
PF-Y - yellow pin flag
PM - paint mark
PM-B - blue PM (water)
PM-G - green PM (sewer)
PM-O - orange PM (catv/comm)
PM-P - pink PM (unknown facilities)
PM-PL - purple PM (reclaimed water/irr)
PM-R - red PM (elec)
PM-W - white paint mark
PM-Y - yellow PM (gas)
PP - power pole
PVR - paver
SCO - sewer clean out
SDMH - storm drain manhole
SSMH - sanitary sewer manhole
ST LT - street light
STN - stone
TELCO - telephone
TG - top of drain grate
T.O.B. - top of bank
UP - utility pole
UTI - utility
VLT - vault
VLT-GIE - GIE vault
VLT-PB - PacBell vault
VLT-PGE - PG&E vault
VLT-TELCOM - telecommunications vault
VLT-? - unmarked vault
VLT-VRZ - Verizon vault
WD-wood
WL - water line
WM - water meter
WV - water valve

Record Map References:

R1: Record of Survey filed in Volume 5 of Surveys at Page 16, in the Monterey County Recorder's Office, State of California.

DRAWING REVISIONS:
August 2023 - Original Survey
October 2023 - Additional topographic data added

Surveyor's Notes:

This map portrays the site at the time of the survey and does not show soils or geologic information, underground conditions, easements, zoning setbacks, regulatory information or any other items not specifically identified by the party requesting the survey. There may be easements or other rights, recorded or unrecorded, affecting the subject property which are not shown hereon.

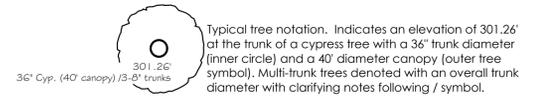
Visible evidence of underground utilities such as utility meters, manhole lids, clean outs, valve covers, pull boxes and similar features are shown hereon. Underground utility pipes, conduits, transmission lines sewer laterals, etc. were not located. Information regarding underground utility line locations should be obtained from the appropriate utility companies or public agencies.

Elevations are based on an assumed datum as noted. Ground may be more irregular than contours indicate.

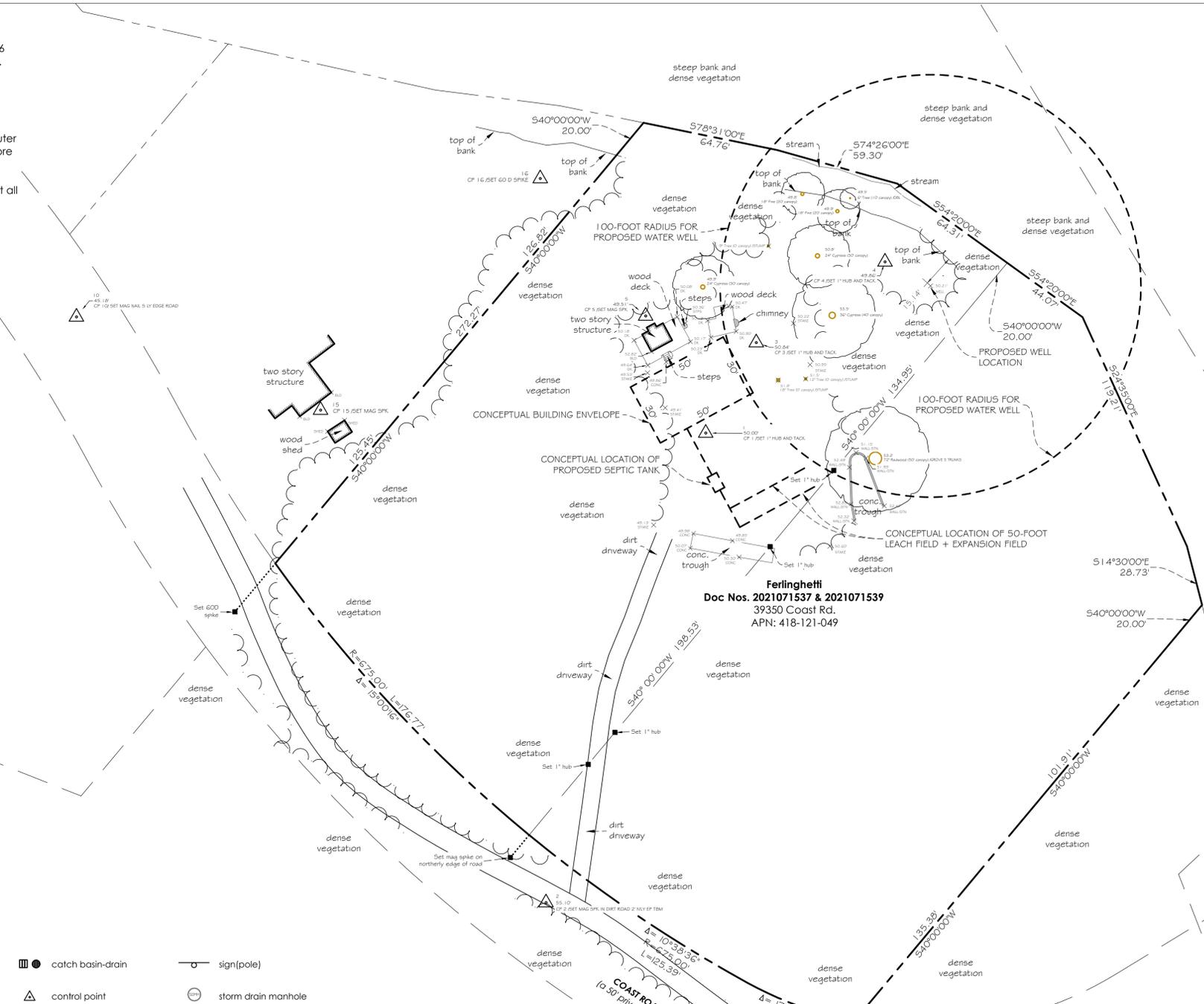
Distances are expressed in feet and decimals thereof.

The cross symbol (x) marks the horizontal position of the spot elevation shown. Tree symbols indicating tree trunk and tree canopy are drawn to scale based on approximate trunk and canopy diameters.

Sufficient boundary ties were made to graphically show existing features however a complete boundary survey was not performed. The monuments found and tied that provide the basis for this boundary location are of record and fit well in comparison to the record. However all of the found monuments lie westerly of the subject parcel. Additionally, no monuments on the parcel boundary were recovered. We recommend additional monument ties to improve the accuracy of the boundary location.

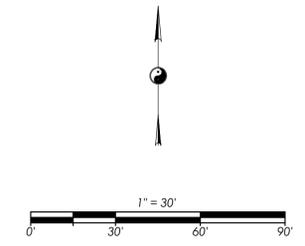


- 0.00' FIN CONTC - Finished surface elevation shot
0.0' NG - Natural grade elevation shot
Indicates monument found as noted.
Subject Parcel Boundary
Parcel Boundary
Right of Way
Right of Way Center Line



Project Data Summary Table:

- (Provided by Bierman Hydrogeologic for reproduction hereon)
1) Project Type: Coastal Administrative Permit (CAP) for a Test Well
2) File Number: PLN230207
3) Project Address: 39350 Highway 1, Carmel CA 93940
4) Assessor Parcel Number: 418-121-049-000
5) Parcel Size: 2.61 acres
6) General Plan Land Use Designation: Rural Density Residential
7) Zoning Designation: RDR/40-D(CZ)
8) Contour Interval not shown - refer to Site Survey with a 2-ft contour interval.
9) Proposed Well Location is shown with a 100-ft Well Radius.
10) Predicted (assumed) locations of existing leach-fields from neighboring parcels to well is shown.
11) Conceptual location of Onsite Wastewater Treatment System (OWTS) with expansion-field is shown.
12) Erosion Control Plan: Silt fencing and hay-wattles installed between well and Bixby Creek during digging of pit for well
(Well to be installed on 'point-bar' of property by using back-hoe to dig down 18-ft and install 20-ft of 5" dia. casing, then backfill).
13) NO Tree Removal.
14) SPECIAL NOTE: "Stop work within 50 meters (165 feet) of uncovered resources and contact Monterey County HCD and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."



Survey Plat

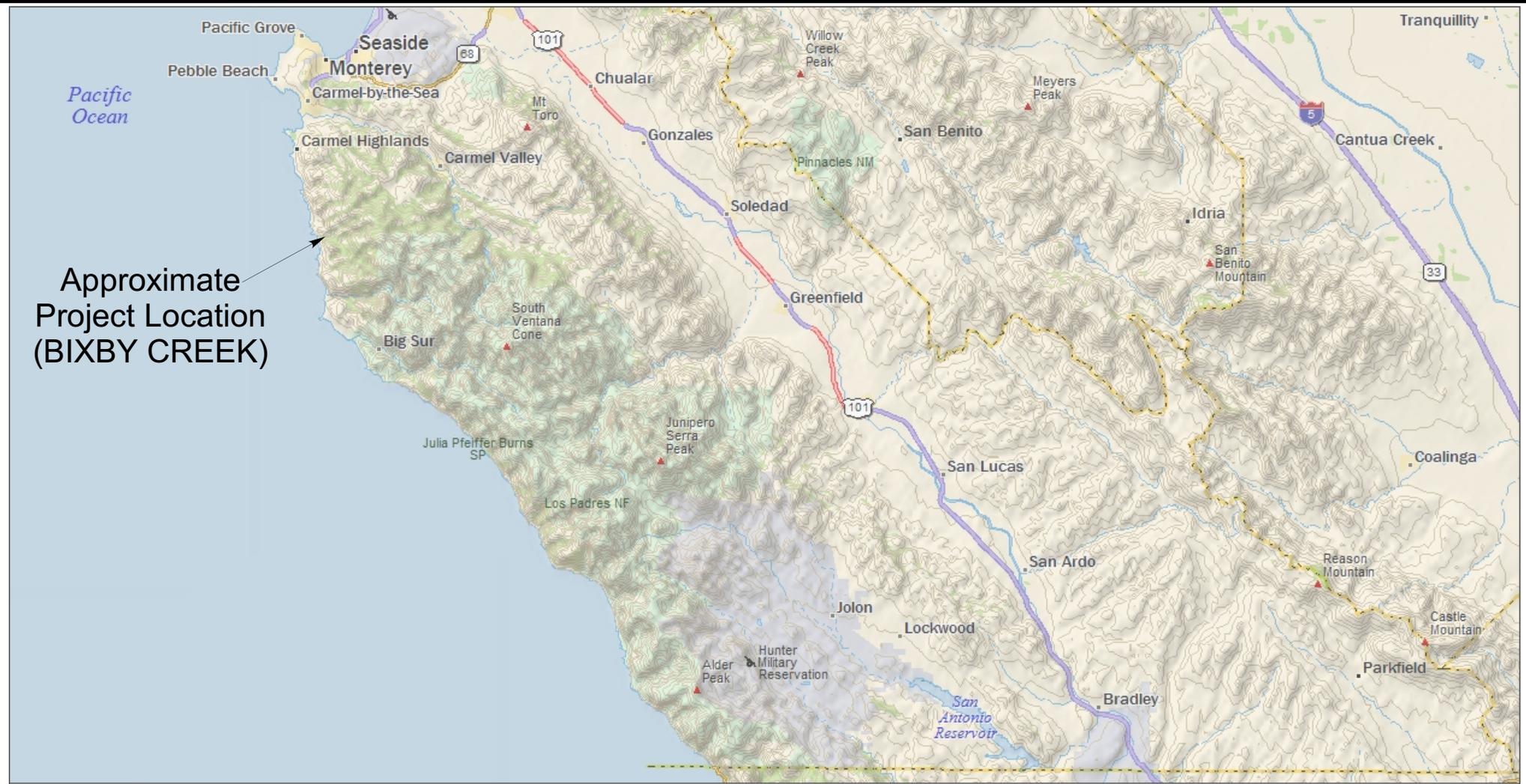
39350 Coast Rd., APN: 418-121-049
Located in the City of Monterey, Monterey County, State of California

Prepared For & Requested By: Lorenzo Ferlinghetti

Original Survey - August 2023
Revised - October 2023

Rasmussen Land Surveying, Inc.
2150 Garden Road, Suite A-3, Monterey, California 93940
P: 831.375.7240 F: 831.375.2545

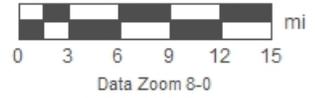




Approximate Project Location (BIXBY CREEK)



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 www.delorme.com



BIERMAN
Hydrogeo logic
 A Professional Company

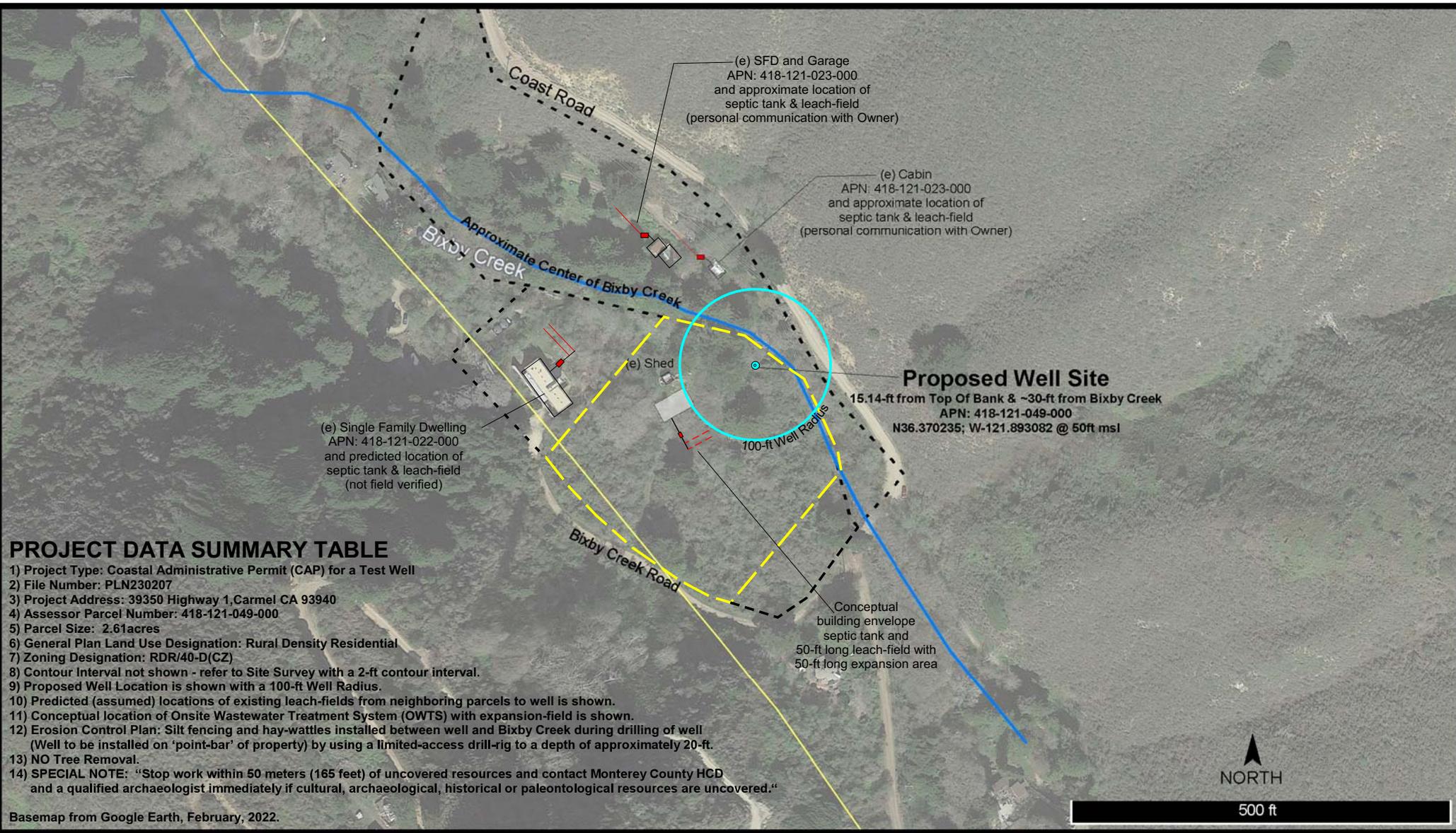


Hydrogeologic Consulting & Water Resource Management

LOCATION MAP
 39350 HIGHWAY 1
 BIG SUR, MONTEREY COUNTY, CALIFORNIA

FIGURE 1

AB: 6/6/2023
 Ferlinghetti/Figures/Location Map



PROJECT DATA SUMMARY TABLE

- 1) Project Type: Coastal Administrative Permit (CAP) for a Test Well
- 2) File Number: PLN230207
- 3) Project Address: 39350 Highway 1, Carmel CA 93940
- 4) Assessor Parcel Number: 418-121-049-000
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- 7) Zoning Designation: RDR/40-D(CZ)
- 8) Contour Interval not shown - refer to Site Survey with a 2-ft contour interval.
- 9) Proposed Well Location is shown with a 100-ft Well Radius.
- 10) Predicted (assumed) locations of existing leach-fields from neighboring parcels to well is shown.
- 11) Conceptual location of Onsite Wastewater Treatment System (OWTS) with expansion-field is shown.
- 12) Erosion Control Plan: Silt fencing and hay-wattles installed between well and Bixby Creek during drilling of well (Well to be installed on 'point-bar' of property) by using a limited-access drill-rig to a depth of approximately 20-ft.
- 13) NO Tree Removal.
- 14) SPECIAL NOTE: "Stop work within 50 meters (165 feet) of uncovered resources and contact Monterey County HCD and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

Basemap from Google Earth, February, 2022.



WELL SITING MAP
 39350 HIGHWAY 1
 BIG SUR, MONTEREY COUNTY, CALIFORNIA

FIGURE 2

AB: 6/6/23, Revised 7/22/23
 Ferlinghetti/Figures/Well Siting Map



Looking East
 showing Well-Site and approximate
 distance to Top-Of Bank: ~ 15-ft
 (See Topographic Survey Map)

**NOTE: WELL SITE WAS MOVED FURTHER
 FROM TOP OF BANK**

Looking North
 Well-Site and Top-Of Bank



Looking West
 Well-Site and Top-Of Bank



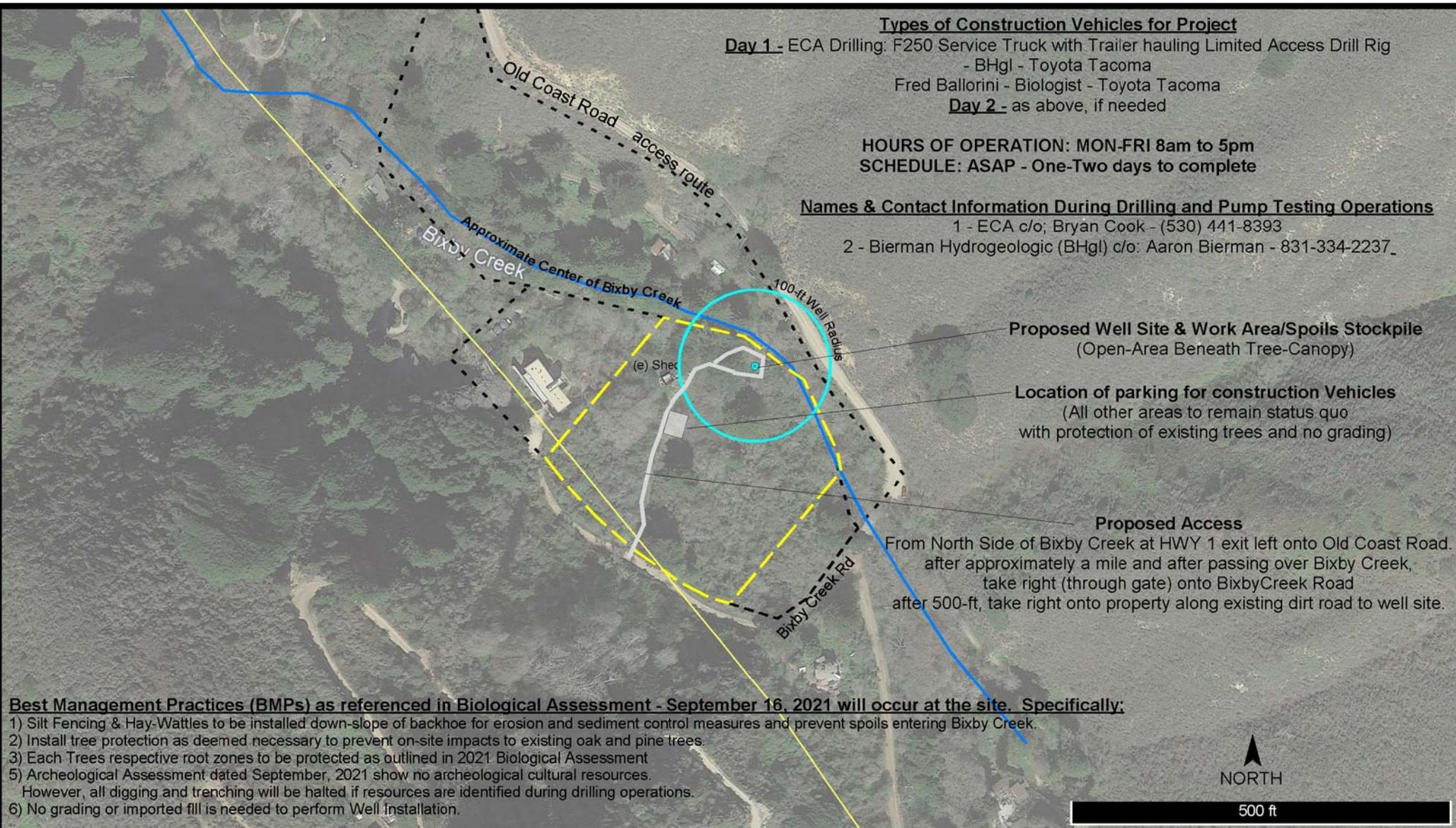
Types of Construction Vehicles for Project

Day 1 - ECA Drilling: F250 Service Truck with Trailer hauling Limited Access Drill Rig
- BHgl - Toyota Tacoma
Fred Ballorini - Biologist - Toyota Tacoma
Day 2 - as above, if needed

HOURS OF OPERATION: MON-FRI 8am to 5pm
SCHEDULE: ASAP - One-Two days to complete

Names & Contact Information During Drilling and Pump Testing Operations

1 - ECA c/o; Bryan Cook - (530) 441-8393
2 - Bierman Hydrogeologic (BHgl) c/o: Aaron Bierman - 831-334-2237



Proposed Well Site & Work Area/Spoils Stockpile
(Open-Area Beneath Tree-Canopy)

Location of parking for construction Vehicles
(All other areas to remain status quo with protection of existing trees and no grading)

Proposed Access
From North Side of Bixby Creek at HWY 1 exit left onto Old Coast Road. after approximately a mile and after passing over Bixby Creek, take right (through gate) onto BixbyCreek Road after 500-ft, take right onto property along existing dirt road to well site.

Best Management Practices (BMPs) as referenced in Biological Assessment - September 16, 2021 will occur at the site. Specifically:

- 1) Silt Fencing & Hay-Wattles to be installed down-slope of backhoe for erosion and sediment control measures and prevent spoils entering Bixby Creek.
- 2) Install tree protection as deemed necessary to prevent on-site impacts to existing oak and pine trees.
- 3) Each Trees respective root zones to be protected as outlined in 2021 Biological Assessment
- 5) Archeological Assessment dated September, 2021 show no archeological cultural resources.
However, all digging and trenching will be halted if resources are identified during drilling operations.
- 6) No grading or imported fill is needed to perform Well Installation.



500 ft



CONSTRUCTION MANAGEMENT PLAN

39350 HIGHWAY 1
BIG SUR, MONTEREY COUNTY, CALIFORNIA

FIGURE 4

AB: 10/15/23
Feringhetti/Figures/ConstructionMgPlan

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Exhibit C

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FRED BALLERINI
BIOLOGICAL AND HORTICULTURAL SERVICES

October 27, 2023

To: Lorenzo Ferlinghetti
P.O. Box 614
Bolinias Ca. 94924

RE: **Biological Resource Review for Test Well Permit**
APN 418-121-049
39350 Highway 1
Big Sur, CA 93920

Dear Mr. Ferlinghetti,

Per your request, on September 25, 2023, I visited the subject parcel located at the 39350 Highway 1 in Big Sur, to review the biological resources on the subject parcel in relation to a proposed Well Development. The purpose of this 8-page resource assessment is to document the findings of a biological survey conducted within the project area and to provide recommendations to minimize potential well development impacts to a less than significant level.

The Big Sur Coast Land Use Plan (LUP), the California Natural Diversity Data Base (CNDDDB) maintained by the State of California Department of Fish and Wildlife (DFW), the United States Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) Resource List and the California Native Plant Society Rare Plant Rank database (CRPR) were utilized to determine known populations of Federal, State, and locally listed rare, threatened and endangered habitat, plant and wildlife species on or in the vicinity of the subject project site located in the Point Sur USGS 7.5 Quadrangle. In addition, personal observational history from past site visits of Bixby Canyon area were utilized for the site assessment.

Findings:

The 2.61-acre developed residential parcel lies within the lower Bixby Creek drainage corridor with a dominant Riparian natural plant community (*ESHA*) found throughout the parcel. The vegetation is characteristic of the coastal Santa Lucia Range river corridors with the river bank lined with white alder (*Alnus rhombifolia*) and arroyo willow trees (*Salix lasiolepis*) growing beneath coast redwoods and riparian hardwoods. Understory along the river bank includes native giant chain ferns (*Woodwardia fimbriata*), redwood sorrel (*Oxalis oregana*), common horsetail (*Equisetum arvense*), thimbleberry (*Rubus parviflorus*) and stinging nettle (*Urtica dioica*). Moving away from the river banks, the vegetation along the Bixby Canyon corridor is dominant with arroyo willow and coffeeberry (*Frangula californica*) with a thick bramble of mixed understory species such as cream bush (*Holodiscus discolor*), California blackberry (*Rubus ursinus*), poison oak (*Toxicodendron diversilobum*), California hedgenettle (*Stachys bullata*), western sword fern (*Polystichum munitum*) and diverse herbaceous species found throughout canyon floor growing in microhabitat species compositions directly correlated to varying sun and shade exposure. The dry canyon slopes outside the parcel transition to coastal scrub alliances to the north and mixed redwood and oak woodland to the south.

Historical use of the canyon stretches back thousands of years with the Ohlone (or Costanoan) tribelets found north of Point Sur that utilized and occupied the canyon. Big Sur pioneers began

arriving in the late 1800's and several developments in the canyon, including the Rainbow Lodge and the original Big Sur Post Office found along the west side of the Bixby Creek on Bixby Creek Road near where the Old Coast Road crosses Bixby Creek, predated the opening of Highway 1 in 1937. Within the subject parcel, a trout pond development was constructed in 1929 and portions of the concrete ponds remain on site along with other development features including structures from the early 1970's.

Entrance to the subject parcel is accessed from Bixby Creek Road along an existing dirt driveway into the parcel where thickets of arroyo willow, coffeeberry and riparian vegetation flank the entry drive along with a stand of coast redwoods found in pockets along the parcel.



Entry driveway (facing northeast) on parcel from Bixby Canyon Road.

The proposed well location is sited adjacent to the Bixby Creek watercourse, approximately 30-feet southwest from the river bank, along the northern boundary of the parcel in an area that shows signs of previous development of an old homestead site. Several large landscape-introduced Monterey cypress trees (*Hesperocyparis macrocarpa*) and Monterey pines (*Pinus radiata*) are found along the flat canyon terrace with several lower-hanging cypress limbs (<6" diameter) that will require pruning to accommodate the well installation equipment. Select pruning of lower limbs (up to 8' high) will also comply with local fire mandates to eliminate potential fire ladders. Monterey cypress and Monterey pine are California native tree species indigenous to the Monterey peninsula and have naturalized in Big Sur from ongoing landscape introductions, though their presence in Big Sur is outside their native ranges and in this setting they are considered an invasive species due to their ability to encroach, degrade and shade-out surrounding native sensitive habitat communities.

Understory vegetation in the shady, terraced well impact zone has been kept mowed as with other areas around the homestead portions of the parcel. Well equipment and machinery access will be isolated to the existing driveway and direct vegetation impacts from drilling and staging equipment are sited in fuel management areas containing marginal native habitat with California blackberry as the dominant ground cover species interspersed with California hedgenettle and mugwort (*Artemisia douglasiana*) found growing in a thatched matrix that is seasonally mowed. Highly invasive cape ivy

(*Delairea odorata*) is pervasive across the understory floor and expands into the lower canopy of surrounding shrubs and willows along the parcel and throughout the Bixby Canyon.



Low cypress limbs along driveway leading to drill site.



Staked drilling location in mowed blackberry bramble.



Staked (flagged) well location within dominant blackberry understory (September 25, 2023).

Quality riparian vegetation is found adjacent to the cleared well area in surrounding willow groves and along the banks of the Bixby Creek. *Riparian* natural communities are recognized as environmentally sensitive habitat (ESHA) under the provisions of the Big Sur Coast LUP (Ref. Policy 3.3.3.A.7) and recognized as “rare and worthy of consideration” by the California Department of Fish and Wildlife. No impacts are proposed within this plant community and recommendations are included below for daily biological site monitoring and habitat protection measures to ensure project impacts are restricted to the well development zone and remain less than significant to biological resources outside the proposed development area.

CDFW and USFWS published special status occurrence data within the project USGS quadrangle and surrounding quadrangles were evaluated for the parcel with each species assessed for the potential to occur on site. No special status floristic species were noted within the proposed impact zone and none are expected to occur due to the lack of plant diversity, habitat community and historical clearing and mowing regime that has occurred in the proposed well development area. Several special status wildlife species have the potential to exist on site and recommendations are included in the below section to provide biological monitoring and protection measures to ensure project impacts to sensitive biological resources are reduced to a less than significant level.

The parcel lies within the federally designated critical habitat range for the federally-threatened California red-legged frog (*Rana draytonii*) and federally-endangered foothill yellow-legged frog (*Rana boylei*). No visual sightings were noted but they are presumed to be present on site due to the suitable habitat conditions along the creek corridor.

The coast range newt (*Taricha torosa*), a CDFW-listed species of special concern, has the potential to occur within the development area. Pre-construction monitoring recommendations are included in the following section to reduce potential impacts to less than significant. The CDFW-listed Pacific lamprey (*Entosphenus tridentus*) have potential to occur in Bixby Creek and the federally-threatened steelhead (*Oncorhynchus mykiss irideus*) are documented occurring in the Bixby Creek waters. The augering location is sited 30-feet from the creek bank and no impacts to the creek or creek banks are proposed. Recommendations below include protocols for monitoring by the project biologist to ensure no direct or indirect impacts occur to water quality of aquatic resources.

Monarch butterflies (*Danaus plexippus*) are a federal candidate for listing and have potential to overwinter on site due to the existing tree canopies present and sheltered conditions on the subject and neighboring parcels. Butterfly overwintering roosting sites are recognized as Environmentally Sensitive Habitat Areas in the Big Sur Coast LUP. Any disturbance to roosting trees or loud activities near roosting sites can disrupt the overwintering butterflies and would be considered a significant impact. Recommendations are included in the below section to conduct pre-construction monitoring (and establish buffer zones if present) if augering actions are planned within the butterfly overwintering period (mid October to end of February).

The Monterey dusky footed woodrat (*Neotoma macrotis luciana*) is a CDFW species of special concern and is common to various shrub and forested vegetation types within the Big Sur region. Suitable habitat exists on the parcel though surveys noted no nests occurring within the proposed well development area and no impacts are anticipated with the proposed well installation.

Impacts and Recommendations:

The proposed well location has been coordinated and sited to avoid direct soil disturbance impacts to nearby sensitive riparian habitat, though well installation impacts will be in close proximity (approximately 30 feet) to the aquatic resources in the Bixby creek. The equipment staging shall be sited on the existing mowed area within the low-growing blackberry bramble. Augering rig ingress and egress access shall occur within the existing dirt driveway. The project proposes a shallow well installation augered on a point bar (alluvium deposition area on the inside bend of the Bixby Creek). The proposed low-impact, augering method shall be limited to the area necessary for the well development (Ref. LUP Policy 3.3.2.4) and executed using a truck-mounted 10" hollow stem auger with an estimated hole depth of 20-feet. Upon completion of the augering, a 20-foot casing (5" diameter) will be installed followed by backfilling using clean filter pack coarse sand. Stockpiled soils (estimated at 1-cubic yard) from augering tailings will be staged directly adjacent the excavated hole along the south side of the hole (away from the creek) then distributed on site in the non-riparian zone around the well head.

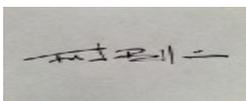
With the integration of the recommendations below, the project is consistent with regulations for development adjacent to environmentally sensitive riparian habitats (Ref. Big Sur Coast CIP Section 20.145.040.C.1.c) and the well development impact is reduced to a level at which the long term maintenance of the habitat is assured as no disruption/soil disturbance to riparian ESHA habitat is proposed. CIP policies (Ref. Section 20.145.040.C.1.d.) requires all development to be set back 150-feet from banks of perennial streams (Bixby Creek), though a reduction in the required setback is allowed if it is demonstrated in the biological assessment that a reduced setback is sufficient to protect existing riparian vegetation from the impacts of development. As previously discussed above, low-hanging (<8' high) Monterey cypress and Monterey pine tree limbs will require pruning to accommodate equipment access and vegetation impacts to the low-growing, seasonally-mowed blackberry bramble will be required for the well augering and soils staging. Estimated impacts to the blackberry understory area are restricted to the 10" auger hole footprint and a 5' x 5' soil staging area adjacent to the auger hole. The area is expected to self-regenerate with aggressive California blackberry and associated understory species that pervade the work zone. Under the guidance and

site monitoring of the biologist overseeing the daily operations of the installation, the project is expected to have an insignificant level of impact to sensitive resources found adjacent to the well area. The following measures are recommended to reduce potential biological impacts from the proposed well development to a less than significant level.

- a. Prior to mobilization, Monarch butterfly monitoring shall occur to determine the presence or absence of the butterflies potentially utilizing the trees for overwintering roosting habitat. If their presence exists within 300-feet of the development zone, the biologist will develop protocols for avoidance and safeguarding the populations. Monitoring results and, if required, avoidance safeguards shall be reported within 7-days prior to mobilization to the County of Monterey Housing and Community Development – Project Planner.
- b. Prior to well equipment mobilization, silt fencing and straw bales as specified on the Well Siting Map (attached) shall be installed under the supervision of the project biologist and photographic evidence submitted to HCD- Planning.
- c. To avoid impacts to potential California red-legged frogs (CRLF), Foothill yellow legged frogs (FYLF), and the coast range newt that may be present on site, the qualified project biologist shall provide 'contractor education' for all well equipment personnel involved with the project. Contractor education training shall take place prior to installation of habitat protection measures (see attached Well Siting Map for protection measure specifications). Additionally, a pre-construction survey by the qualified biologist shall take place the morning of angering equipment mobilization. The biologist shall submit a certification letter to the HCD-Planner to document the training and pre-construction survey results. If CRLF or FYLF are found and these individuals are likely to be killed or injured by work activities, work shall stop in that area until the frogs have moved on their own out of the work area and the USFWS has been contacted. If coast range newts are observed, the biologist shall relocate the newts outside the work zone into suitable habitat on site.
- d. During each morning prior to work activities of the well installation operation (anticipated to be a three-day project), the project biologist shall monitor the work zone for the potential presence of the CRLF, FYLF and coast range newt.
- e. To prevent inadvertent entrapment of CRLF, FYLF or newts during project activities, the augered, steep-walled hole will be covered at the close of each working day with plywood or similar materials. Prior to filling any excavated areas, the areas will be thoroughly monitored by the biologist for potentially trapped animals. CRLF and FYLF are most actively foraging and dispersing during dawn and dusk hours. As a result, all construction activities should cease one half hour before sunset and should not begin prior to one half hour after sunrise.
- f. The project biologist shall delineate and flag the excavated soils staging area adjacent (south) to the well location.
- g. Mobilization of excavation equipment into project location shall utilize egress and ingress routes through the existing driveway. Use of heavy equipment and parking/staging shall be restricted to areas within the designated well installation area as delineated by the project biologist and excluded from any riparian vegetated areas.
- h. After completion of the well installation and removal of habitat protection measures, the applicant shall provide the HCD-Planner with written certification by the qualified project biologist that all protections for natural vegetation and wildlife were complied with during the well installation activities. Failure for the contractor to avoid impacts to riparian habitat or riparian resources shall require notice to the HCD-Planner and the project will be assessed with mitigation restoration compliance actions for any corrective measures as needed and potential fines.

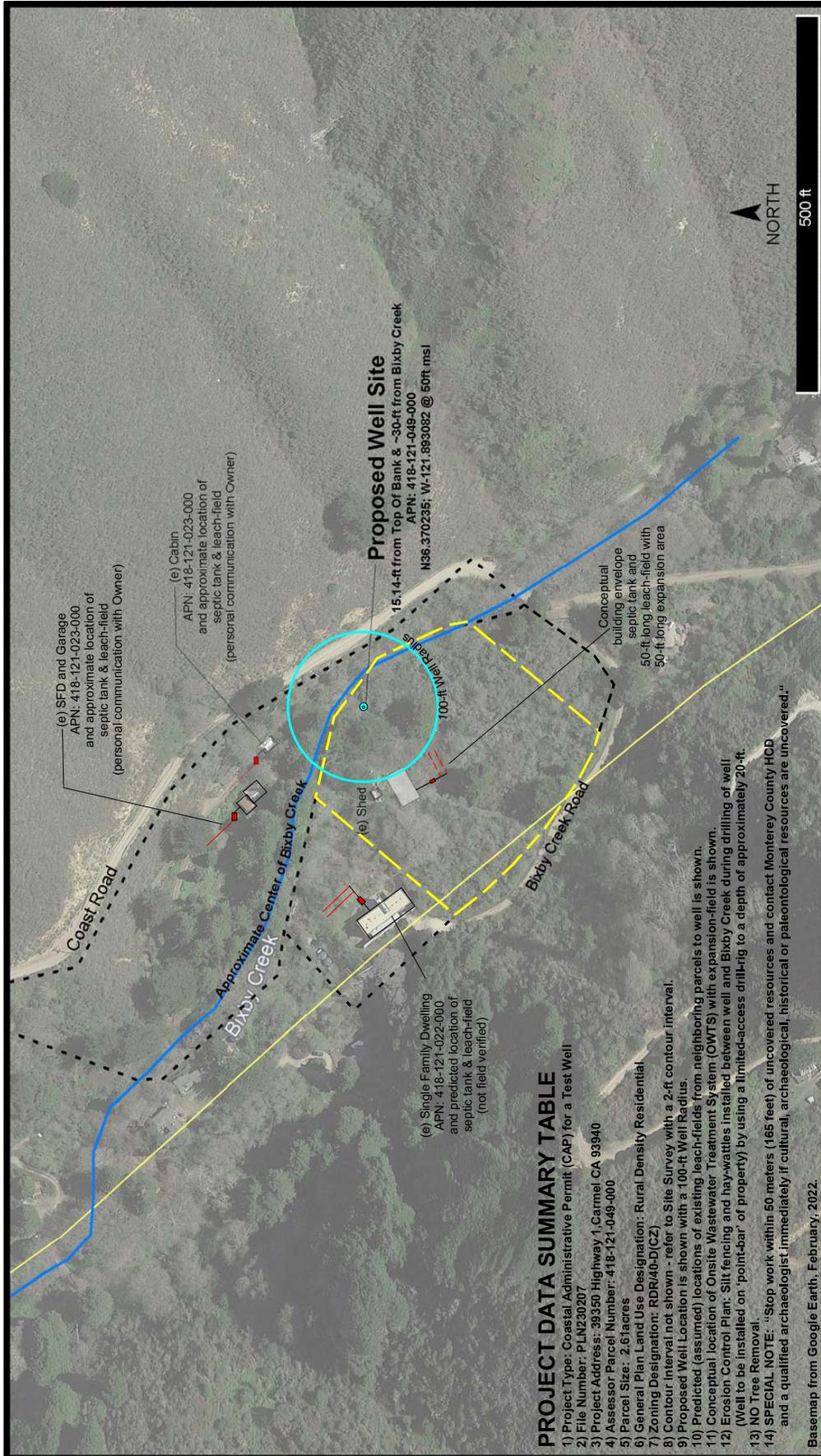
Please phone or email if you have any questions or require further analysis.

Sincerely,



Fred Ballerini
Consulting Biologist

Ferlinghetti Well Siting Map



PROJECT DATA SUMMARY TABLE

- 1) Project Type: Coastal Administrative Permit (CAP) for a Test Well
- 2) File Number: PLN230207
- 3) Project Address: 39350 Highway 1, Carmel CA 93940
- 4) Assessor Parcel Number: 418-121-049-000
- 5) Parcel Size: 2.6 acres
- 6) General Plan/Land Use Designation: Rural Density Residential
- 7) Zoning Designation: RDR(40-D)(CZ)
- 8) Contour Interval not shown - refer to Site Survey with a 2-ft contour interval.
- 9) Proposed Well Location is shown with a 100-ft Well Radius.
- 10) Predicted (assumed) locations of existing leach-fields from neighboring parcels to well is shown.
- 11) Conceptual location of Onsite Wastewater Treatment System (OWTS) with expansion-field is shown.
- 12) Erosion Control Plan: Silt fencing and hay-wattles installed between well and Bixby Creek during drilling of well. (Well to be installed on 'point-bar' of property) by using a limited-access drilling to a depth of approximately 20-ft.
- 13) NO Tree Removal.
- 14) SPECIAL NOTE: "Stop work within 50 meters (165 feet) of uncovered resources and contact Monterey County HCD and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered."

Basemap from Google Earth, February, 2022.

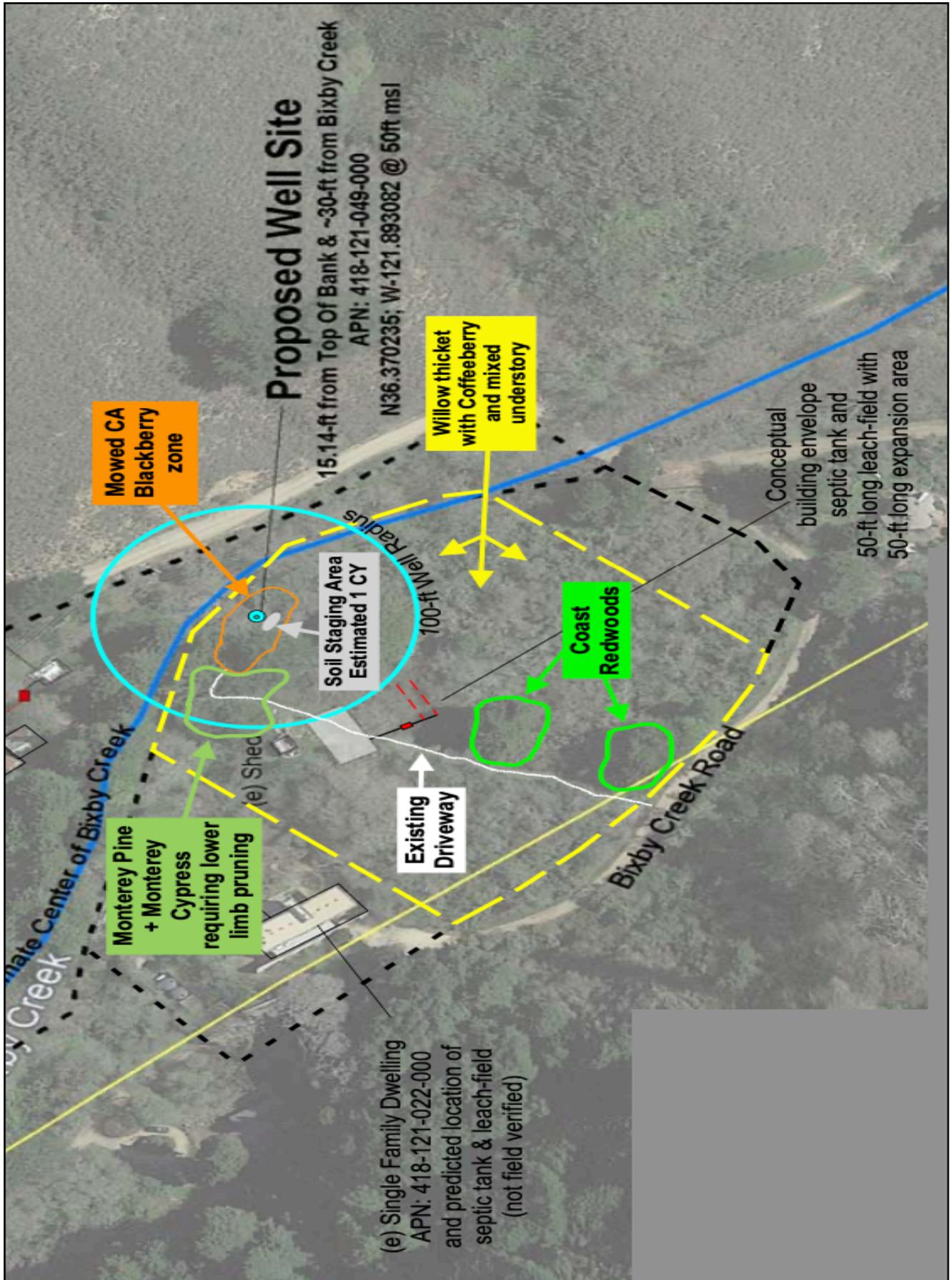


WELL SITING MAP
 39350 HIGHWAY 1
 BIG SUR, MONTEREY COUNTY, CALIFORNIA

FIGURE 2

AB: 06/23, Revised 7/2/23
 Ferlinghetti Well Siting Map

Ferlinghetti Well Siting Map with Vegetation Notes



Regional Map

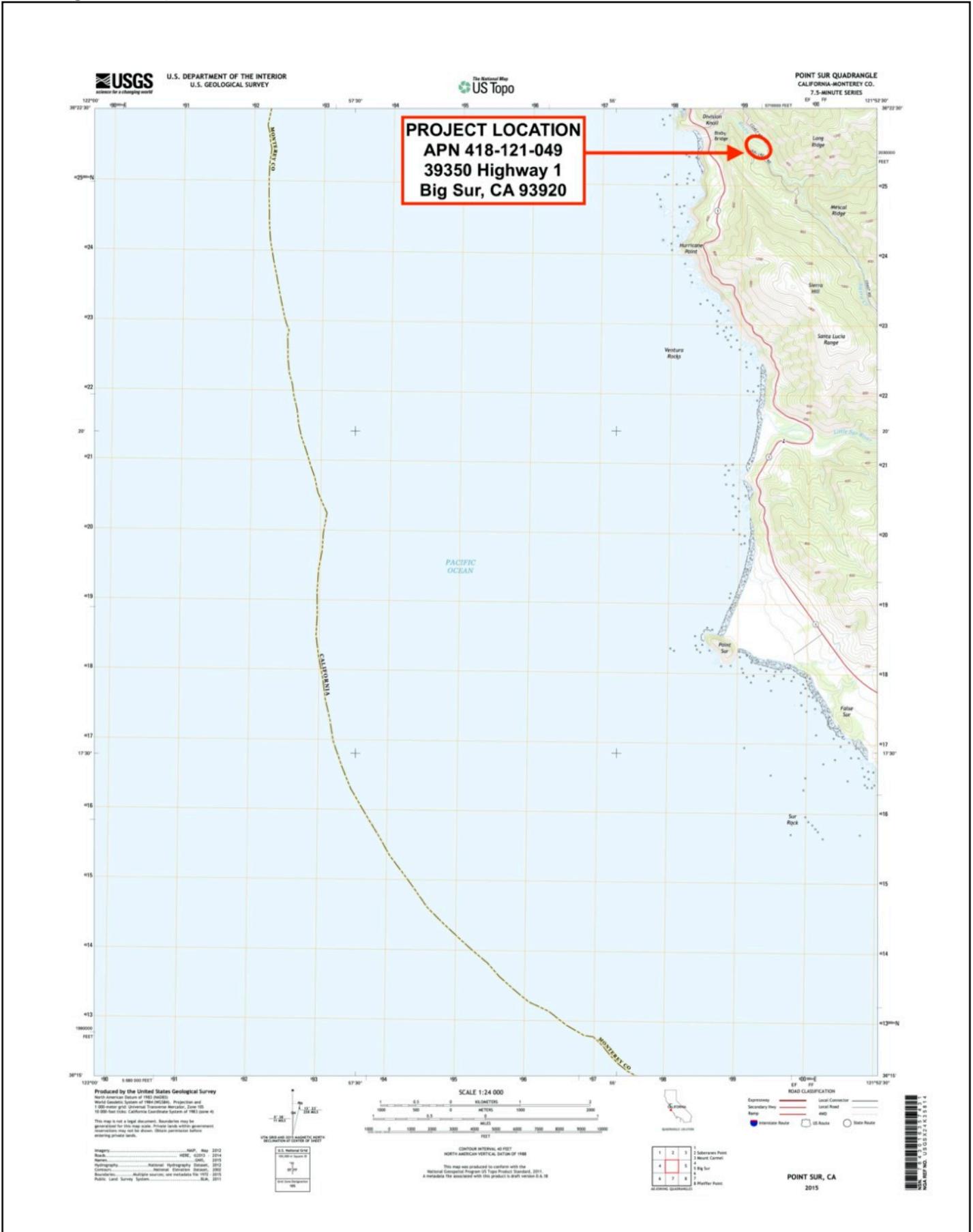
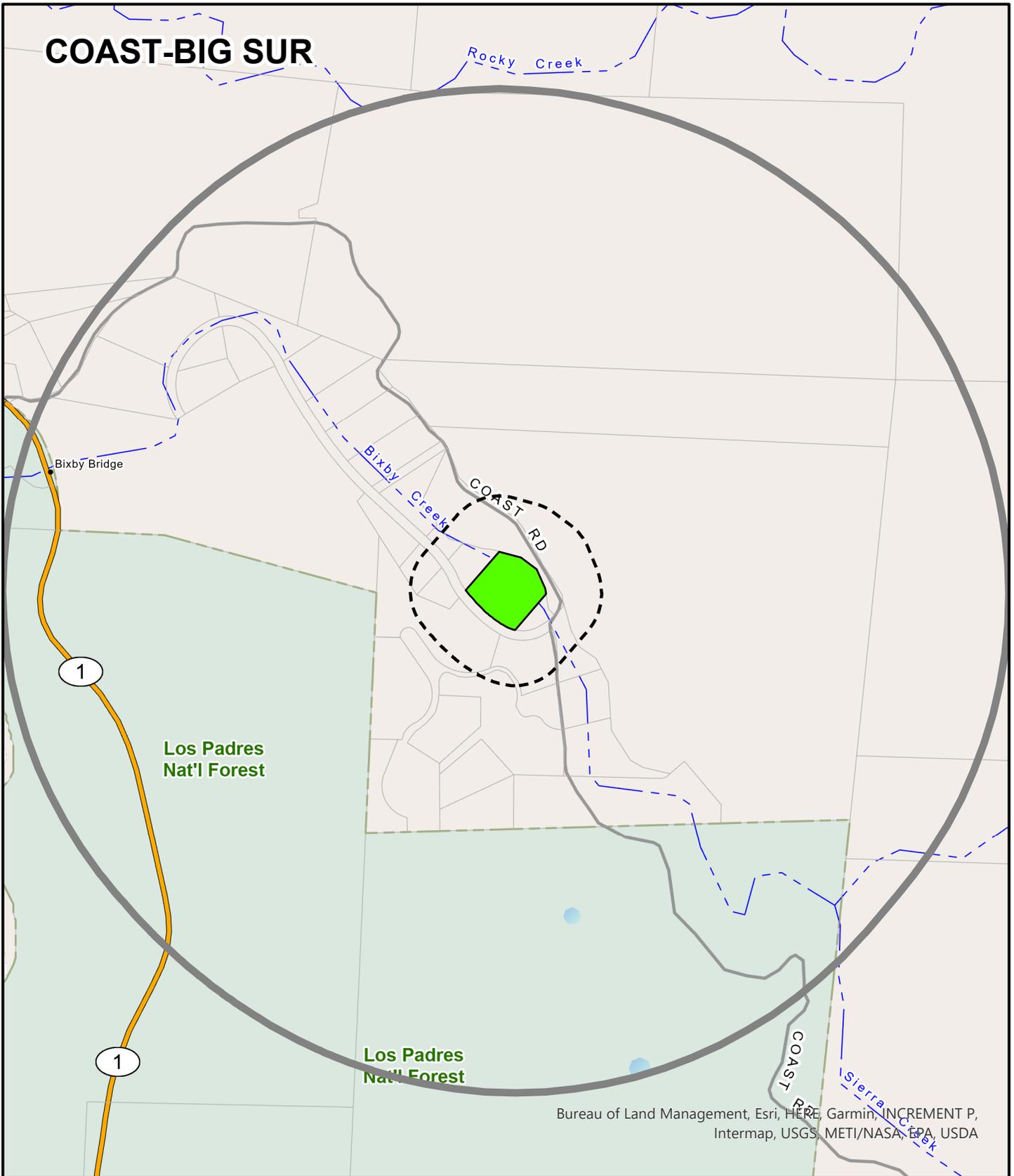


Exhibit D

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COAST-BIG SUR



Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

APPLICANT: FERLINGHETTI LORENZO

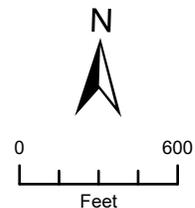
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FILE # PLN230207

 Project Site

 300 FT Buffer

 2500 FT Buffer



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