

# Exhibit B

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

In the matter of the application of:

**DAOU GEORGES TR (PLN220235)**

**RESOLUTION NO. 23-004**

Resolution by the Monterey County Zoning  
Administrator:

- 1) Finding the project qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines Article 19 Section 15302, and there are no exceptions pursuant to Section 15300.2; and
- 2) Approving a Combined Development Permit consisting of a:
  - a) Coastal Administrative Permit to allow demolition of a 4,137 square foot single family dwelling and garage and removal of 4,347 square feet of driveway;
  - b) Coastal Administrative Permit and Design Approval to allow construction of a 4,492 square foot single family dwelling, inclusive of an 834 square foot attached garage, a 475 square foot underfloor storage room, a 539 square foot roof deck, permeable walkways, terraces, and courtyard;
  - c) Coastal Administrative Permit and Design Approval to allow construction of a 363 square foot detached accessory dwelling unit (ADU); and
  - d) Coastal Development Permit to allow the removal of two (2) protected Coast live oak trees.

[PLN220235, Daou Georges Tr, 3223 Forest Lake Rd, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone (APN: 008-332-017-000)]

**The Daou Georges Tr application (PLN220235) came on for public hearing before the Monterey County Zoning Administrator on January 26<sup>th</sup>, 2023. Having considered all the written and documentary evidence, the administrative record, the staff report, oral testimony, and other evidence presented, the Zoning Administrator finds and decides as follows:**

**FINDINGS**

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

**EVIDENCE:** a) During the course of review of this application, the project has been reviewed for consistency with the text, policies, and regulations in:

- the 1982 Monterey County General Plan;
- Del Monte Forest Land Use Plan (DMF LUP);
- Monterey County Coastal Implementation Plan, Part 1, Zoning Ordinance (Title 20); and
- Monterey County Coastal Implementation Plan, Part 5, Regulations for Development in the Del Monte Forest Land Use Plan Area (DMF CIP).

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 3223 Forest Lake Rd, Pebble Beach (APN: 008-332-017-000), within the Del Monte Forest Land Use area. The parcel is zoned Low Density Residential, 1 unit per 1.5 acres with a Design Control overlay district in the Coastal Zone or “LDR/1.5-D(CZ)”. The project consists of demolition of a single-family dwelling and construction of a new single-family dwelling with an attached garage, an accessory dwelling unit and associated site improvements. Title 20 section 20.14.040.A allows the establishment of a single-family dwelling. Accessory Dwelling Units are allowed in the Del Monte Forest pursuant to Title 20 section 20.64.030 (See Finding 5). Therefore, the proposed development is an allowed use for this parcel.
- c) Site Inspection. County staff conducted a site visit on December 20, 2022 and did not identify any inconsistencies with the plans and regulations listed above.
- d) Lot Legality. The property is shown in its current size and configuration as Lot 17 in the map filed in Book 8, page 33 of Assessors Map-El Pescadero Ro, Blk 160A Lots 1 to 13. Therefore, the County recognizes the property as a legal lot of record.
- e) Design/Neighborhood and Community Character. The property is subject to the Design Control or “D” overlay zoning district, which requires design review of proposed development to assure protection of the public viewshed and neighborhood character. The proposed structure is of similar design and massing compared to other nearby single-family dwellings. The neighboring single-family dwellings are mostly single-story homes and two-story homes. The proposed dwelling is one-story and the siting, design, and colors and materials are consistent with DMF LUP Scenic and Visual Resources Key Policy. The colors and materials of the proposed development include off-white cement plaster with accents of limestone veneer, stained vertical wood siding, dark aluminum door and window frames, corten steel planters, “Class A” tar and gravel rooftop balcony and dark grey standing seam zinc roof. Landscaping is proposed to help shield the home from the road and vice versa. Tall Gowen Cypress bushes will run along the front of the property to allow privacy for the homeowner and to soften the visual impact for those passing by the home.

- f) Development Standards. Development standards for the Low Density Residential “LDR” zoning district can be found in Title 20 section 20.14.060. The proposed development is consistent with applicable development standards. The height maximum for a single-family dwelling is 30 feet and the main dwelling will have a height of 20 feet 3 inches from average natural grade. The proposed single-family dwelling meets the required minimum setbacks of 30 feet (front), 20 feet (side), and 20 feet (rear). The structure will have a front setback of 31 feet, side setbacks of 39 and 27 feet, and the proposed rear setback is 36 feet. The proposed ADU complies with the development standards listed in the California State Planning and Zoning Laws Section 65852.2.c.2.C (See Finding 5), which allows an ADU of up to 800 square feet, 16 feet in height and 4-foot side and rear setbacks. The proposed ADU is 363 square feet, 12 feet from the average natural grade and side and rear setbacks for 8 and 17 feet. The distance between the ADU and the main residence exceeds the 10 foot minimum setback with a setback of approximately 21 feet. The property is 0.746 acres (32,474 square feet). The maximum allowed site coverage for a lot zoned LDR/1.5 is 15% (4,871 square feet). The proposed site coverage is 14.9% (4,860 square feet); this includes the proposed single-family dwelling, decks and stairs over 24 inches in height and all overhangs that extend 30 inches or more from the main structure. The proposed ADU is not included in the site coverage or floor area ratio for this lot (See Finding 6). The Coastal Zone of the Del Monte Forest has maximum Floor Area Ratio (FAR) for lots zoned LDR/1.5. The maximum allowed FAR for the subject parcel is 17.5% (5,683 square feet); the proposed FAR is 13.8% (4,492 square feet). This property is located within the Pescadero Watershed and is limited to 9,000 square feet of impervious coverage. The proposed impervious coverage is 6,621 square feet. The proposed 3-car garage and motor court meets the parking standards stated in Chapter 20.58 of the Zoning Ordinance. Single family dwellings are required to have two parking spots and ADUs are required to have one parking spot. Therefore, the proposed development meets all the development standards pursuant to the Monterey County regulations.
- g) Land Use Advisory Committee. The project was referred to the Del Monte Forest Land Use Advisory Committee (LUAC) for review. Based on the LUAC Procedure guidelines adopted by the Monterey County Board of Supervisors, this application did warrant referral to the LUAC because the project involves a Design Approval subject to a public hearing. The LUAC reviewed the project at a duly noticed public meeting on January 5<sup>th</sup>, 2023 and voted 6-0 to recommend approval of the project as proposed.
- h) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD- Planning for the proposed development found in Project File PLN220235.

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

**EVIDENCE:** a) The project has been reviewed for site suitability by the following departments and agencies: HCD-Planning, HCD-Engineering Services,

HCD-Environmental Services, Environmental Health Bureau, and the Pebble Beach Community Services District (Fire). 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 the potentially historical resources, archeological resources, protected trees and soil stability. The following reports have been prepared:
  - “Preliminary Archaeological Assessment” (LIB220339) prepared by Susan Morley, Marina, California, September, 2022.
  - “Phase I Historic Review” (LIB220326) prepared by Kent Seavey, Pacific Grove, California, August 29, 2022.
  - “Soil Engineering Investigation” (LIB220327) prepared by Brian Papuerllo, Salinas, California, August 12, 2022.
  - “Tree Assessment/Forest Management Plan” (LIB220338) prepared by Ono Consulting, Pacific Grove, California, October 15, 2022.

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

- c) This project has been conditioned to ensure there are no potential impacts to nearby protected tree species and potential archaeological resources.
- d) County staff conducted a site visit on December 20, 2022 to verify that the site is suitable for this use.
- e) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development found in Project File PLN220235.

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

- EVIDENCE:**
- a) The project was reviewed by HCD-Planning, HCD-Engineering Services, HCD-Environmental Services, Environmental Health Bureau, and the Pebble Beach Community Services District (Fire). The respective agencies have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood.
  - b) The property currently has a CalAm water connection and sufficient credits to support the proposed project.

- c) This property receives sewage services from Pebble Beach Community Services District, the property will continue to receive sewage services from Pebble Beach after the development project is completed.
- d) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development found in Project File PLN220235.

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 records, including HCD- Planning and Building Services, to assess if any violation exists on the subject property. There are no known violations on the subject parcel.
  - b) Staff conducted a site visit on December 20, 2022 to verify there are no code violations on the property, no violations were found.
  - c) The application, plans and supporting materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN220235.

5. **FINDING:** **TREE REMOVAL:** The tree removal is the minimum required under the circumstances and will not involve risk of adverse environmental impact.

- EVIDENCE:**
- a) Section 8.2 of the 1892 Monterey County General Plan states the County shall encourage conservation of native trees as a component for attaining broad conservation and open space goals. Consistent with the General Plan, the Del Monte Forest Land Use Plan indicates that development shall be designed to minimize tree removal, to protect the native forest resources. Consistent with the County goals and policies, as proposed, the development has been designed to minimize tree removal and a Coastal Development Permit has been applied to the project.
  - b) The project includes the removal of two protected Coast live oak trees. Within the Del Monte Forest Land Use Plan area, Coast live oaks are considered a native protected species and require a Coastal Development Permit for removal, regardless of tree size.
  - c) The trees proposed for removal include one 11-inch Coast live oak and one 6-inch Coast live oak. The arborist report prepared for this project (LIB220338) determined both trees to be in “fair” condition and not hazardous or dead. The 11-inch tree is located adjacent to the building footprint and must be removed for the proposed grading to take place. The 6-inch tree is located within the proposed planter area and must be removed for the landscaping to take place.
  - d) The arborist report (LIB220338) confirms that development will not have an adverse impact on the forest resources. Tree protection practices have been implemented via Condition No. 7 to ensure none of the nearby protected tree species will be impacted.
  - e) Condition No. 6 ensures the applicant will follow the recommended 1:1 replacement ratio (See LIB220338), the trees shall be planted in the

areas with the greatest opening on the property to allow for minimum competition and maximum sunlight.

- f) With the implemented tree protection and replacement conditions the proposed tree removal will not have an adverse environmental impact.
- g) The application, project plans, and related support materials submitted by the project applicant to the Monterey County HCD-Planning for the proposed development found in Project File PLN220235.

**6. FINDING:** **ACCESSORY DWELLING UNIT (ADU)** – The project meets the established regulations and standards as identified in Title 20, section 20.64.030 and the California State Planning and Zoning Laws, Section 65852.2.

- EVIDENCE:**
- a) Title 20 section 20.64.030 establishes regulations and standards for which an ADU, accessory to the main residence on a lot, may be permitted. The project includes the construction of a 363 square foot ADU that includes independent living facilities, as shown in the attached plans.
  - b) California State Planning and Zoning Law Section 65852.2.c.2.C states local agencies shall not establish by ordinance limits on lot coverage, floor area ratio and minimum lot size that would not permit at least an 800 square foot accessory dwelling unit that is at least 16 feet in height with four-foot side and rear yard setbacks to be constructed in compliance with all other local development standards. The proposed ADU meets the requirements of a statewide exempt ADU, it is less than 800 square feet and less than 16 feet in height. Therefore, this ADU is not subject to the lot coverage, floor area ratio and minimum lot size regulations listed in section 20.64.030 of the Monterey County Zoning Ordinance.
  - c) Pursuant to Title 20 section 20.64.030.E.2, the ADU contains permanent provisions for living, sleeping, eating, cooking and sanitation. (See attached Floor Plans)
  - d) Pursuant to Title 20 section 20.58.040, ADUs are required to have one parking spot per unit. The proposal includes 3 covered parking spots and additional parking in the motor court; this satisfies the 1 parking spot requirement.
  - e) The proposed ADU is not located in a resource constrained area of Monterey County, therefore it is an allowed use.
  - f) The proposed ADU stands 12 feet tall with a floor area of 363 square feet; the size of the ADU meets the size requirements for an ADU exempt from local site development standards.
  - g) The exterior design of the ADU is compatible with that of the proposed single-family dwelling and other houses in the neighborhood. The colors and materials consist of stained wood siding and dark anodized aluminum window frames.
  - h) The application was reviewed by the Environmental Health Bureau (EHB) to ensure adequate sewage disposal and water supply facilities exist and are readily available to serve the ADU. EHB made the determination that the property has adequate public facilities, and no further comments or conditions were provided (See Finding 3).

- i) 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 PLN220235.

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) California Environmental Quality Act (CEQA) Guidelines Article 19 Section 15302 categorically exempts the replacement or reconstruction of an existing structure where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced.
  - b) This project qualifies for a Class 2 exemption because it is a demo/rebuild of a single-family dwelling. The attached site plans show the proposed main dwelling will be constructed over the existing main dwelling's footprint.
  - c) The home is over 50 years old; therefore, a Phase I Historic Report was prepared to evaluate the potential historical significance of the home. The residence was found to not be historic, the report concluded no historic resources will be impacted due to this project.
  - d) Staff conducted a site inspection on December 20, 2022 to verify that the site and proposed project meet the criteria for an exemption.
  - e) The application, project plans, and related support materials submitted by the project applicant to Monterey County HCD-Planning for the proposed development found in Project File PLN220235.
8. **FINDING:** **APPEALABILITY** - The decision on this project may be appealed to/by the Board of Supervisors and the California Coastal Commission (CCC).
- EVIDENCE:**
- a) Title 20 section 20.86.030.A states that the proposed project is appealable to the Board of Supervisors.
  - b) Title 20 section 20.86.080 states an applicant or any aggrieved person who has exhausted all County appeals, or any two (2) members of the California Coastal Commission, may appeal any approved project between the sea and the first public road paralleling the sea to the CCC. The project parcel is between the sea and the first public road, that road being Highway 1.

**DECISION**

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

1. Find the project qualifies for a Class 2 Categorical Exemption pursuant to CEQA Guidelines Article 19 Section 15302, and there are no exceptions pursuant to Section 15300.2; and
2. Approve a Combined Development Permit consisting of a:
  - a) Coastal Administrative Permit to allow demolition of a 4,137 square foot single family dwelling and garage and removal of 4,347 square feet of driveway;
  - b) Coastal Administrative Permit and Design Approval to allow construction of a 4,492 square foot single family dwelling, inclusive of an 834 square foot attached garage, a 475 square foot underfloor storage room, a 539 square foot roof deck, permeable walkways, terraces, and courtyard;
  - c) Coastal Administrative Permit and Design Approval to allow construction of a 363 square foot detached accessory dwelling unit (ADU); and
  - d) Coastal Development Permit to allow the removal of two (2) protected Coast live oak trees.

**PASSED AND ADOPTED** this 26<sup>th</sup> day of January, 2023:

DocuSigned by:  


9D45DC219AC247C...  
 Mike Novo, AICP, Zoning Administrator

COPY OF THIS DECISION MAILED TO APPLICANT ON 01/27/2023.

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE 02/06/2023.

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

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

**NOTES**

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

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

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

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

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

Form Rev. 1-27-2021

# County of Monterey HCD Planning

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

PLN220235

### 1. PD001 - SPECIFIC USES ONLY

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** This Combined Development permit (PLN220235) allows demolition of a 4,137 square foot single family dwelling and construction of a 4,492 square foot single family dwelling with an attached garage, a 475 square foot underfloor storage room, 539 square foot roof deck, and a detached a 363 square foot accessory dwelling unit. Associated site improvements include removal of two protected Coast live oak trees, installation of permeable concrete walkways, terraces and courtyard, replacement of the existing driveway, new site walls and entry gate, and grading. The property is located at 3223 Forest Lake Rd, Pebble Beach (Assessor's Parcel Number 008-332-017-000), Del Monte Forest Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of HCD - Planning. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (HCD - Planning)

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

## 2. PD002 - NOTICE PERMIT APPROVAL

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** The applicant shall record a Permit Approval Notice. This notice shall state:  
"A Combined Development Permit (Resolution Number 23-004) was approved by the Zoning Administrator for Assessor's Parcel Number 008-332-017-000 on January 26, 2023. The permit was granted subject to 10 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:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until a qualified professional archaeologist can evaluate it. Monterey County 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. PD012(D) - LANDSCAPE PLAN & MAINTENANCE (MPWMD-SFD ONLY)

**Responsible Department:** RMA-Planning

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

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

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/Licensed Landscape Architect shall submit one (1) set landscape plans of approved by HCD-Planning, a Maximum Applied Water Allowance (MAWA) calculation, and a completed "Residential Water Release Form and Water Permit Application" to the Monterey Peninsula Water Management District for review and approval.

Prior to issuance of building permits, the Owner/Applicant/Licensed Landscape Contractor/ shall submit an approved water permit from the MPWMD to HCD-Building Services.

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

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

## 5. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

**Responsible Department:** RMA-Planning

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

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

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

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

## 6. PD048 - TREE REPLACEMENT/RELOCATION

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** Prior to final applicant shall replace and or relocate each tree approved for removal as follows:  
- Replacement ratio: 1:1  
- Replacement ratio recommended by arborist: 1:1  
- Other:  
Replacement tree(s) shall be located within the same general location as the tree being removed. (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.

## 7. PD049 - TREE AND ROOT PROTECTION

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** Prior to beginning any tree removal, trees which are located close to trees approved for removal shall be protected from inadvertent damage from equipment or tree removal activity by fencing off the canopy drip-lines and/or critical root zones (whichever is greater) with protective materials. Any tree protection measures recommended by a County-approved tree consultant, in addition to the standard condition, shall be implemented. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to construction or tree removal, the Owner/Applicant/Tree Removal Contractor submit evidence of tree protection to HCD -Planning for review and approval.

After construction or tree removal, the Owner/Applicant/Tree Removal Contractor shall submit photos of the trees on the property to HCD -Planning to document that the tree protection has been successful or if follow-up remediation measures or additional permits are required.

## 8. PD011(A) - TREE REMOVAL

**Responsible Department:** RMA-Planning

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

## 9. PD052 - PRE-CONSTRUCTION MEETING

**Responsible Department:** RMA-Planning

**Condition/Mitigation Monitoring Measure:** Prior to the commencement of any grading or construction activities, a pre-construction meeting shall be held on the site. The meeting shall include representatives of each of the selected contractors, any consultant who will conduct required monitoring, the Owner/Applicant, the HCD -Planning Department and any other appropriate County Departments. The purpose of the meeting is to review the conditions of approval that are applicable to the grading and construction of the approved development. (HCD - Planning)

**Compliance or Monitoring Action to be Performed:** Prior to commencement of any grading or construction activities, the Owner/Applicant shall contact HCD -Planning to schedule a pre-construction meeting prior to commencement of any grading or construction activities. The Owner/Applicant shall be responsible for ensuring that all appropriate contractors and technical consultants are in attendance. HCD -Planning staff shall be responsible for identifying and notifying other County Departments that should attend the meeting (if applicable).

## 10. PD050 - RAPTOR/MIGRATORY BIRD NESTING

**Responsible Department:** RMA-Planning

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



**PARCEL DATA:**

APN: 008-332-017  
 Zoning: LDR/1.5-D(CZ)  
 General Plan Land Use Designation: See 2010 Del Monte Forest LUP  
 Parcel Area: 32,474 SF (0.746 Acre)  
 Floor Area Ratio = 17.5%  
 Height Limitation = 30'-0"  
 Cal AM Water Service Area = Yes  
 Sewer: Pebble Beach Community Service District  
 Del Monte Forest Conservancy Easement Not a Requirement for this Project per Pebble Beach Company

**PROJECT DESCRIPTION:**

Demolish Existing 4,137 SF Single-Family Residence and Garage, Remove 4,347 SF Concrete Paver Driveway and Remove 3,264 SF Concrete Terrace and Landscape Walls.  
 Construction of New 4,492 SF Single-family Residence And Garage With 475 SF Underfloor Storage Room, And 539 SF Roof Deck. New Residence to Be Clad in Smooth-Finished Stucco (Off-white Color), Stone Veneer (Crème Color), Vertical Wood Siding With Dark Anodized Aluminum Doors and Window and Class 'A' Tar and Gravel Roof (Grey Color). Construction of 363 SF Accessory Dwelling Unit. Property Improvements Include 2,320 SF Permeable Concrete Paver Courtyard Patio, 570 SF Permeable Concrete Paver Patio Terrace, 2,000 SF Concrete Paver Motor Court, 917 SF Stabilized Decomposed Granite Driveway, Corten Steel Driveway Gate and Planters, New Hot Tub and Stone Garden Walls. (1) 6" Oaktree and (1) 11" Oaktree are Proposed for Removal.

**PROJECT DATA:**

Lot Size	=	32,474 Sf
Existing Residence Square Footage	=	4137 Sf
Proposed Residence Square Footage	=	4492 Sf
<b>Building Site Coverage</b>		
Proposed Main House Floor Area	=	4492 Sf
Deck / Stairs Over 24"	=	111 Sf
Overhangs Over 30"	=	257 Sf
<b>Total Proposed Building Coverage</b>	=	<b>4860 Sf Or 14.9%</b>
<b>Allowable Building Site Coverage</b>	=	<b>4871 Sf Or 15%</b>

**Floor Area**

Existing Main House Floor Area (To Be Demolished)	=	4137 Sf
Proposed Main House Floor Area	=	4492 Sf

<b>Total Floor Area</b>	=	<b>4492 Sf Or 13.8%</b>
<b>Allowable Floor Area</b>	=	<b>5683 Sf Or 17.5%</b>

**Impervious Coverage**

Total Proposed Main Residence Building Coverage	=	4492 Sf
Total Proposed Adu Building Coverage	=	363 Sf
Walks / Stairs / Landings / Fire Pits	=	806 Sf
Retaining / Garden Walls	=	671 Sf
Fountains / Hot Tub	=	289 Sf
<b>Total Proposed Impervious Coverage</b>	=	<b>6621 Sf</b>
<b>Pescadero Allowable Impervious Coverage</b>	=	<b>9000 Sf</b>

**ADU**

Floor Area And Building Coverage	=	363 Sf
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Proposed Grading Cut	=	246 C.y.
Proposed Grading Fill	=	437 C.y.

**Trees To Be Removed**

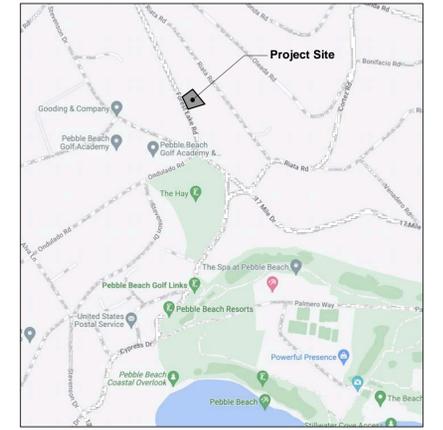
- (1) 11" Coast Live Oak
- (1) 6" Coast Live Oak

**SHEET INDEX:**

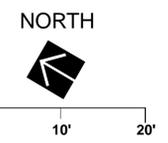
- Architectural**
- Proposed Site Plan
  - Proposed Demolition Site Plan
  - Proposed Main Floor and Lower Storage Room Plan
  - Proposed Main Floor Roof Plan
  - Renderings of Proposed Residence
  - Proposed Main House Elevations
  - Proposed Main House Elevations
  - Accessory Dwelling Unit (ADU) Elevations
  - Proposed Main Residence Sections
  - Proposed Main Residence Sections
  - Proposed Wall Sections and Materials
  - Proposed Exterior Lighting Specifications
  - Photographs of Existing Conditions and Storypiles
- Landscape**
- LR 1.0 Rendered Landscape Planting Plan
  - LP 1.0 Landscape Planting Plan
  - LP 2.0 Landscape Planting Images
- Civil Engineering**
- Conceptual Grading and Drainage Plan
  - Conceptual Grading Sections
  - Conceptual Utility Plan
  - Conceptual Erosion and Source Control Plan
  - Conceptual Construction Management Plan

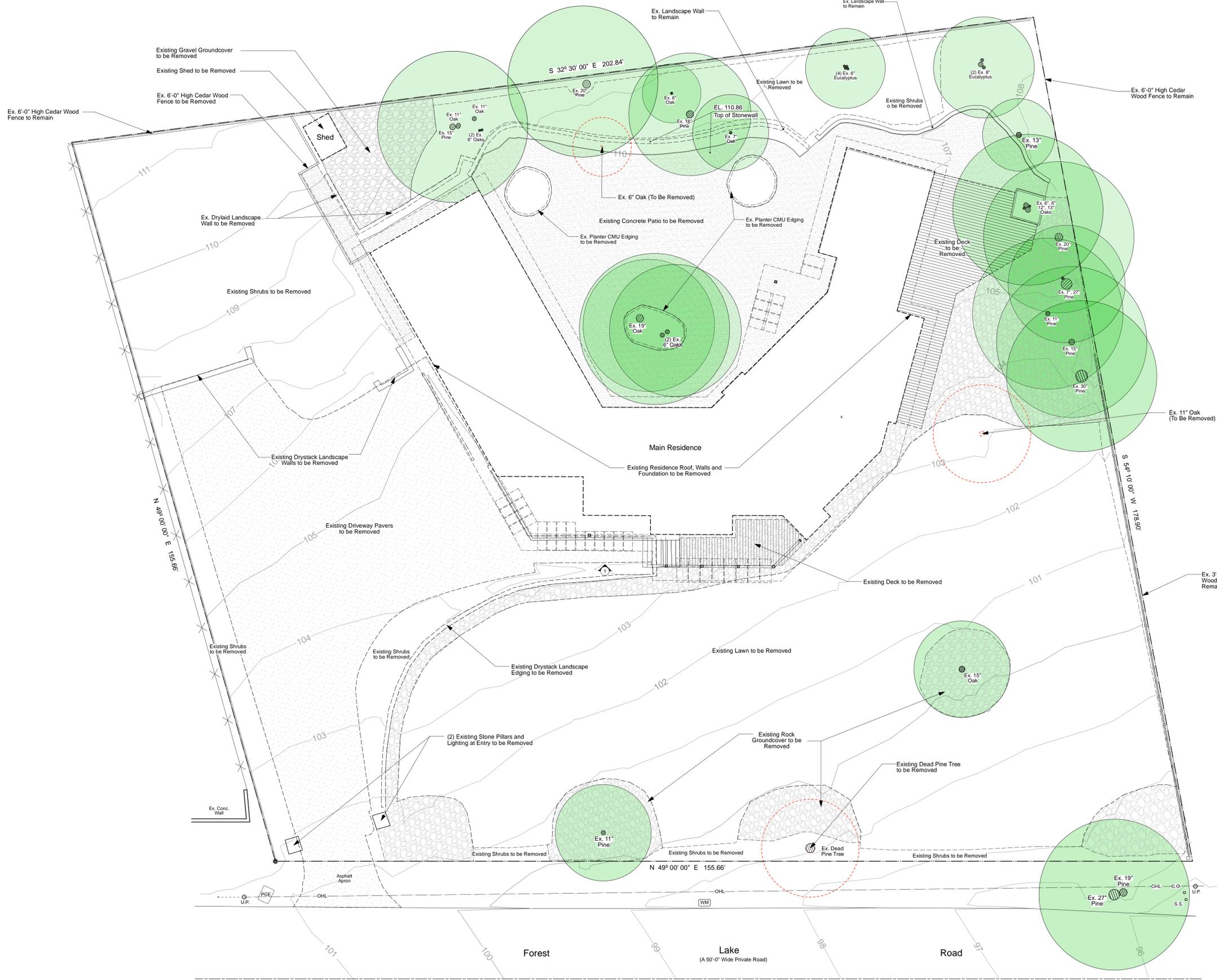
**LEGEND**

- Poured-in-Place Concrete Paving, Integral Color, Sand Finish
- Narrow Modular Concrete Pavers, Integral Color, Sand Finish (Permeable)
- Concrete Pavers, Integral Color, Sand Finish (Permeable)
- Decomposed Granite Pathway (Permeable)
- Stabilized Decomposed Granite Driveway (Permeable)
- Planters / Landscape
- Water Feature
- Existing Topography
- Proposed Topography
- Setback Line
- Outline of Existing Building
- Existing Tree to be Removed



**VICINITY MAP**  
N.T.S.

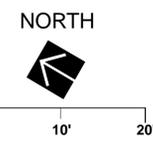


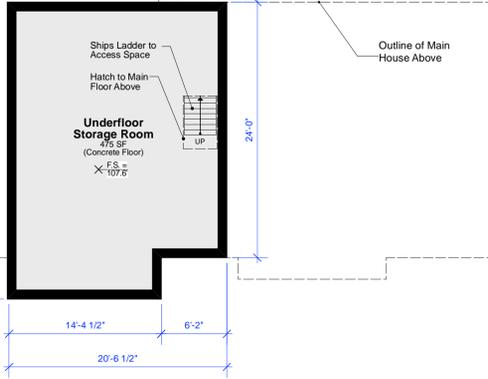
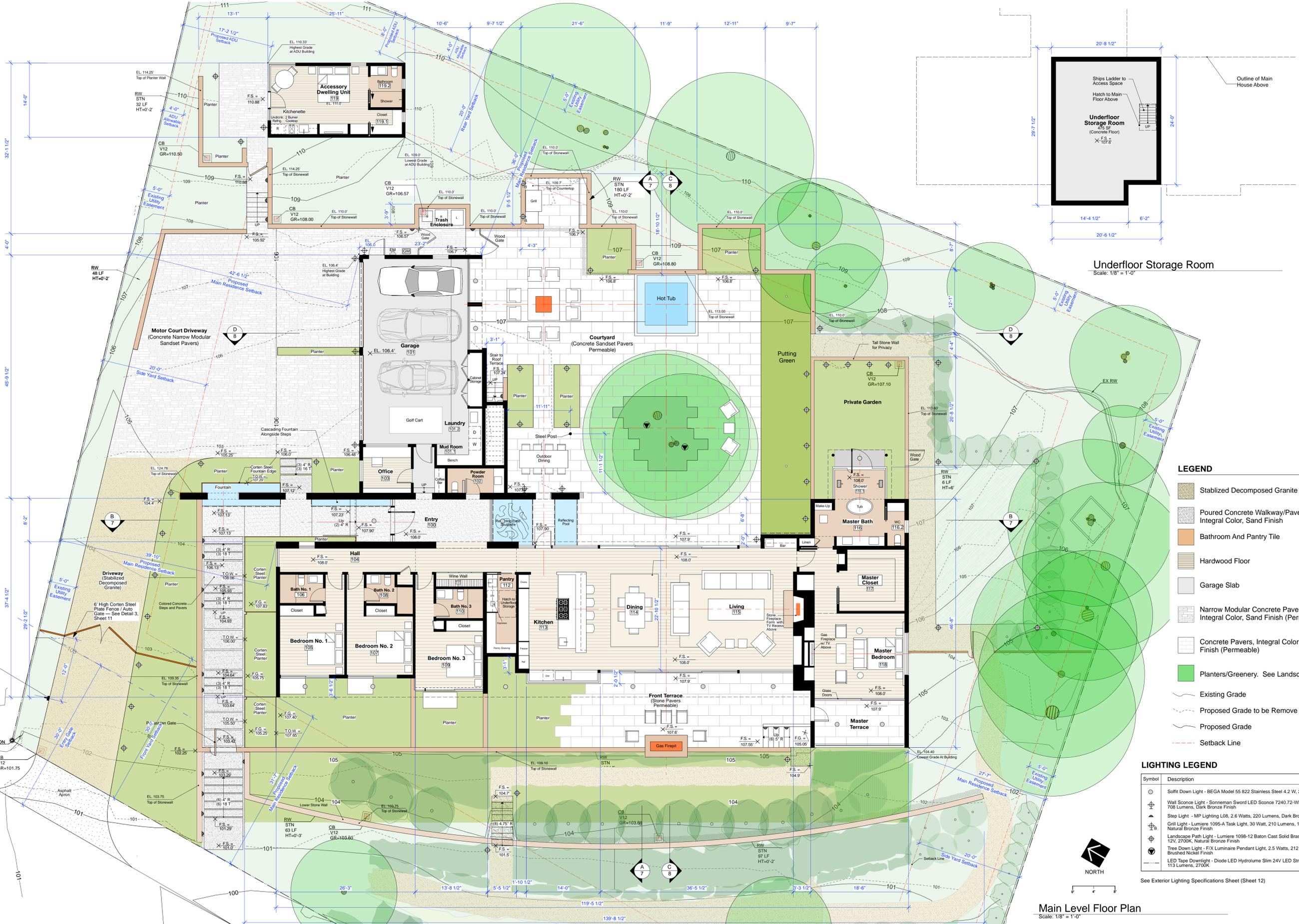


**LEGEND**

- Existing Gravel or Rock Groundcover to be Removed
- Existing Wood Deck to be Removed
- Existing Element to be Removed
- Existing Tree to be Removed
- Existing Topography

**Demolition Notes:**  
 1. All Existing Oak and Pine Trees to Remain Unless Otherwise Noted.





**Underfloor Storage Room**  
Scale: 1/8" = 1'-0"

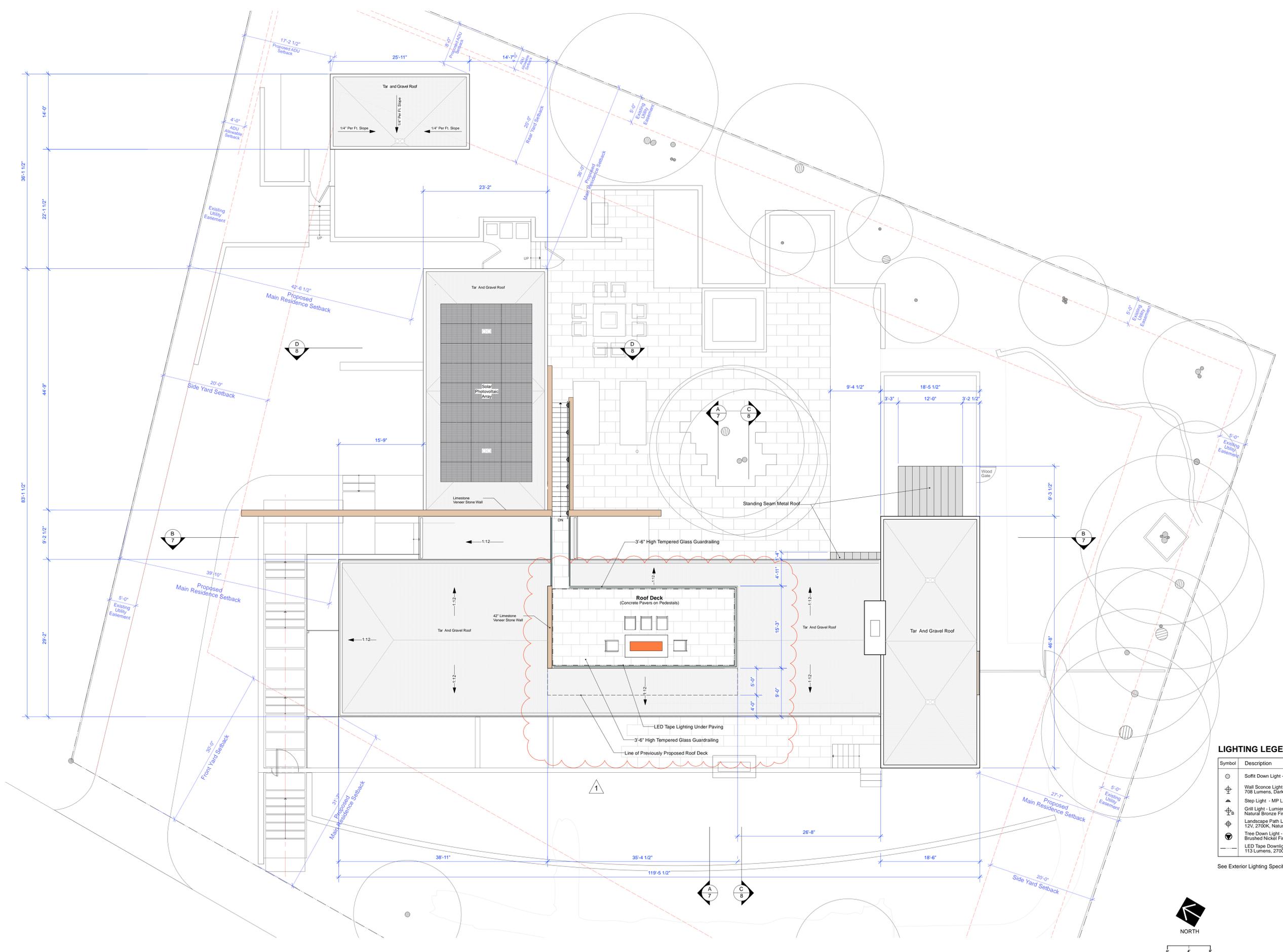
- LEGEND**
- Stabilized Decomposed Granite Driveway
  - Poured Concrete Walkway/Pavers/Steps Integral Color, Sand Finish
  - Bathroom And Pantry Tile
  - Hardwood Floor
  - Garage Slab
  - Narrow Modular Concrete Pavers Integral Color, Sand Finish (Permeable)
  - Concrete Pavers, Integral Color, Sand Finish (Permeable)
  - Planters/Greenery. See Landscape Plan
  - Existing Grade
  - Proposed Grade to be Remove
  - Proposed Grade
  - Setback Line

**LIGHTING LEGEND**

Symbol	Description
	Soffit Down Light - BEGA Model 55 822 Stainless Steel 4.2 W, 299 Lumens
	Wall Sconce Light - Sonnenman Sword LED Sconce 7240.72-WL, 13 Watts, 708 Lumens, Dark Bronze Finish
	Step Light - MP Lighting L08, 2.6 Watts, 220 Lumens, Dark Bronze Finish
	Grill Light - Lumiere 1095-A Task Light, 30 Watt, 210 Lumens, 12V, 2700K, Natural Bronze Finish
	Landscape Path Light - Lumiere 1098-12 Baton Cast Solid Brass, 35 Watt, 12V, 2700K, Natural Bronze Finish
	Tree Down Light - F/X Luminaire Pendant Light, 2.5 Watts, 212 Lumens, Brushed Nickel Finish
	LED Tape Downlight - Diode LED Ledrolume Slim 24V LED Strip Light, 113 Lumens, 2700K

See Exterior Lighting Specifications Sheet (Sheet 12)

**Main Level Floor Plan**  
Scale: 1/8" = 1'-0"



**LEGEND**

	Tar and Gravel Roof
	Concrete Pavers on Pedestals
	Setback Line

**LIGHTING LEGEND**

Symbol	Description
	Soffit Down Light - BEGA Model 55 822 Stainless Steel 4.2 W, 299 Lumens
	Wall Sconce Light - Sonneman Sword LED Sconce 7240.72-WL, 13 Watts, 708 Lumens, Dark Bronze Finish
	Step Light - MP Lighting L08, 2.6 Watts, 220 Lumens, Dark Bronze Finish
	Grill Light - Lumiere 1095-A Task Light, 30 Watt, 210 Lumens, 12V, 2700K, Natural Bronze Finish
	Landscape Path Light - Lumiere 1098-12 Baton Cast Solid Brass, 35 Watt, 12V, 2700K, Natural Bronze Finish
	Tree Down Light - FIX Luminaire Pendant Light, 2.5 Watts, 212 Lumens, Brushed Nickel Finish
	LED Tape Downlight - Diode LED Hydrolume Slim 24V LED Strip Light, 113 Lumens, 2700K

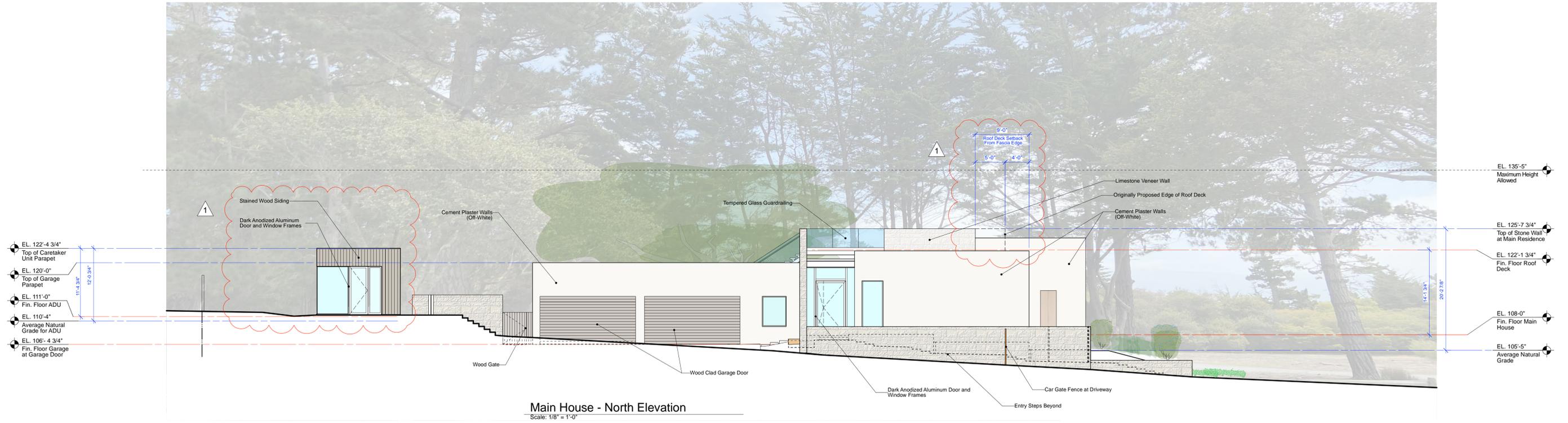
See Exterior Lighting Specifications Sheet (Sheet 12)



View from West Across Forest Lake Road of Proposed Residence



View form Southwest of Proposed Residence from Forest Lake Road

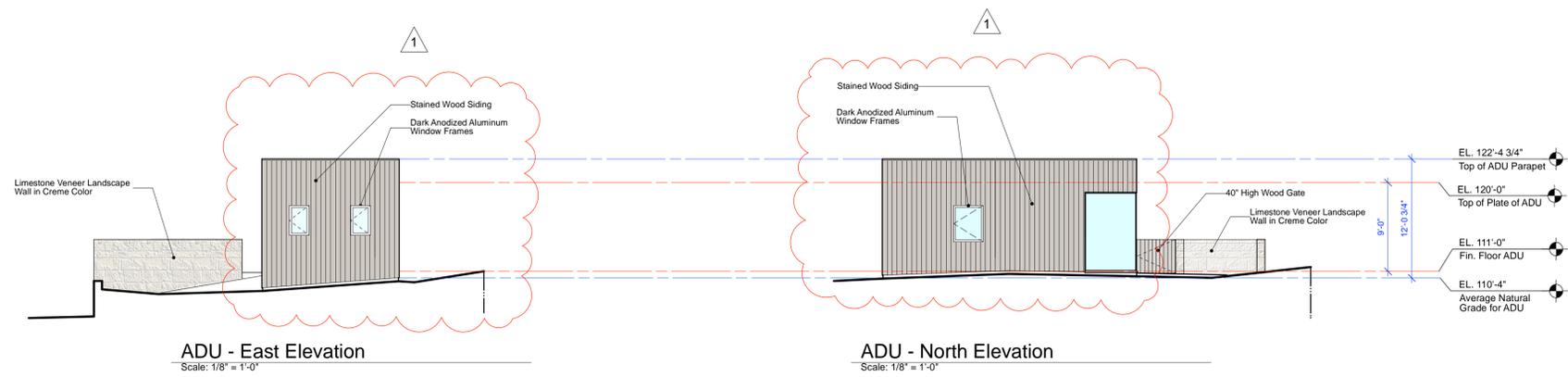
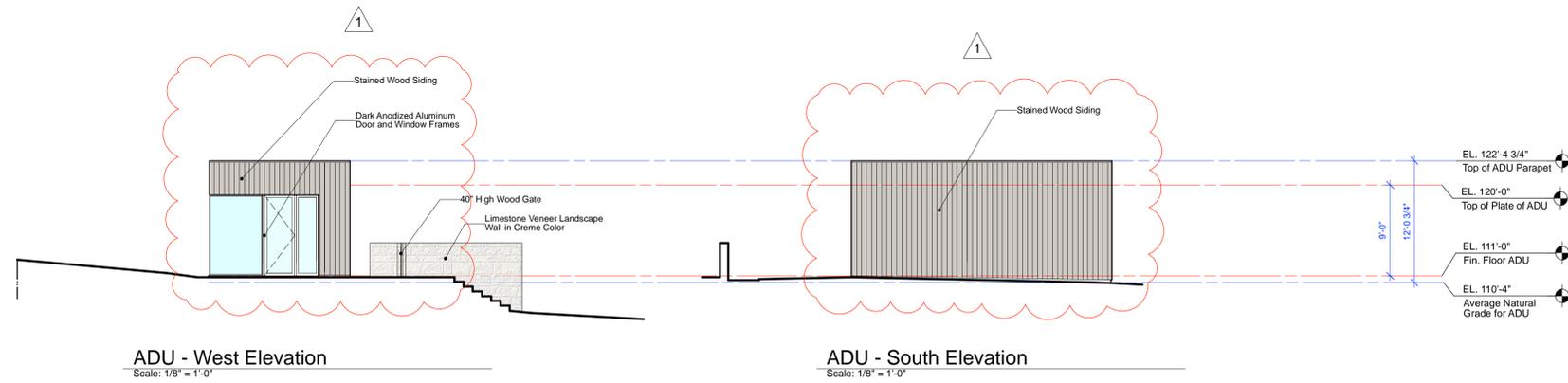


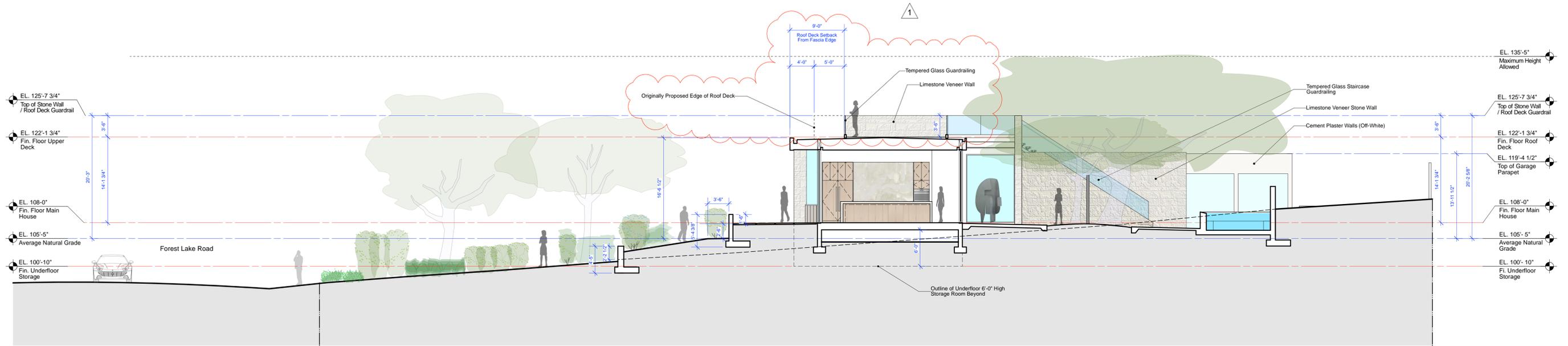
Main House - North Elevation  
Scale: 1/8" = 1'-0"



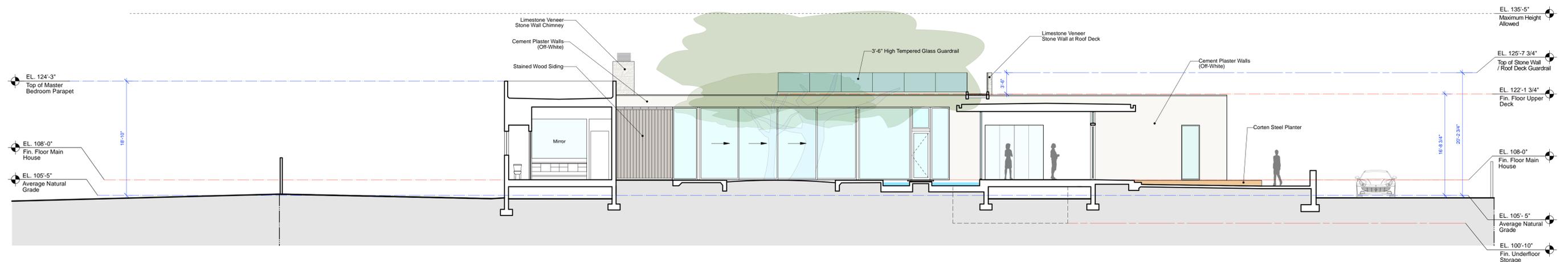
Main House - West Elevation  
Scale: 1/8" = 1'-0"







Section A-A  
Scale: 1/8" = 1'-0"



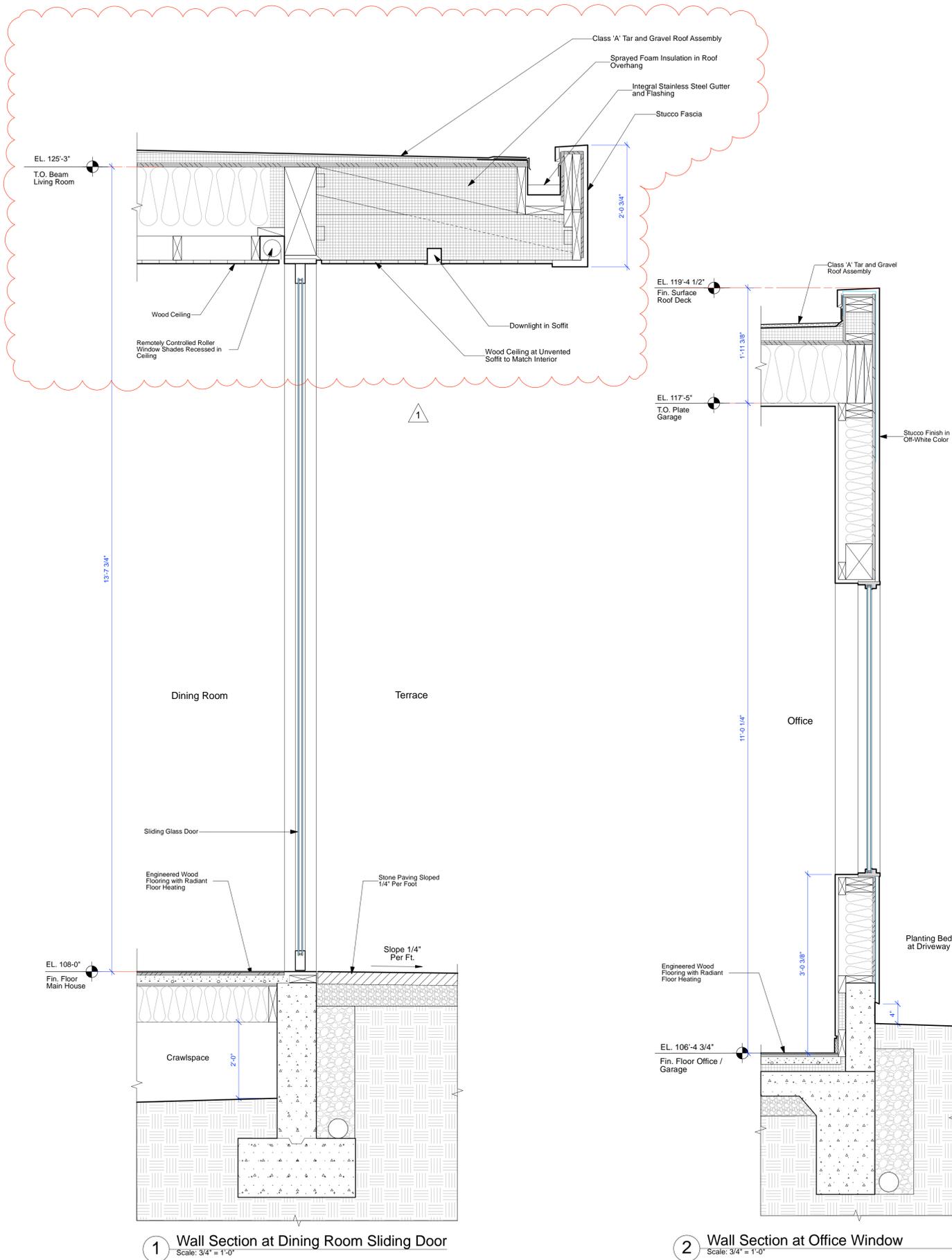
Section B-B  
Scale: 1/8" = 1'-0"



Section C-C  
Scale: 1/8" = 1'-0"

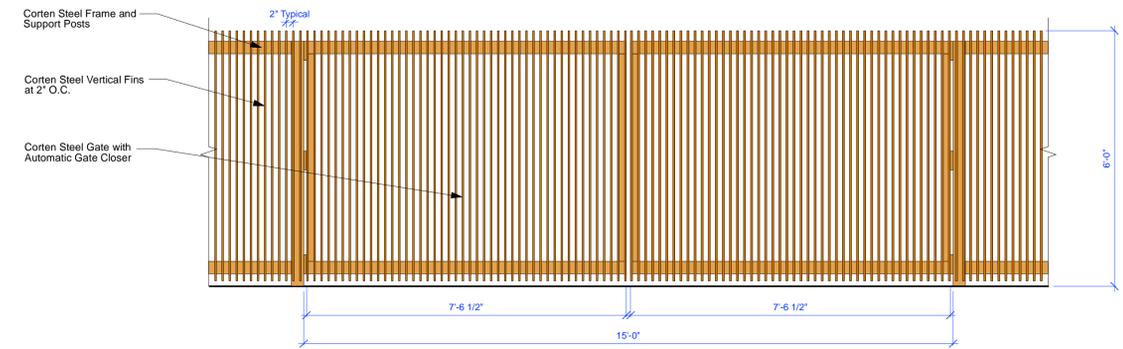


Section D-D  
Scale: 1/8" = 1'-0"



1 Wall Section at Dining Room Sliding Door  
Scale: 3/4" = 1'-0"

2 Wall Section at Office Window  
Scale: 3/4" = 1'-0"



3 Corten Steel Driveway Vehicle Gate  
Scale: 3/4" = 1'-0"



Exterior Plaster Wall Finish Color  
3-Part Exterior Plaster with Off-White Color



Wood Ceiling and Roof Soffit  
Stain Grade Wood with Natural Finish



Vertical Wood Siding  
Stain Grade with Natural Finish



Stone Retaining Walls  
Mixed Limestone with Split Faced and Bushhammered Finishes



New Concrete Walks, Landings and Stepping Stones  
Colored Poured In Place Exposed Sand Finished Paving



Integral Color Concrete Pavers For Terraces  
Exposed Sand Finish



Narrow Modular Pavers For Motor Court and Driveway  
Light Sandblast Finish



Door and Window Frames  
Dark Anodized Aluminum



Roofing  
Standing Seam Zinc Roof Dark Grey



Flat Roof  
Class 'A' Tar and Gravel Roofing



Planter Walls  
Corten Steel



**LUMIERE**

SKU: 1098-12 Baton Cast Solid Brass Path Light Landscape

**TECHNICAL DESCRIPTION:**

- **Material:** Solid Brass
- **Finish:** Natural Bronze
- **Lens:** Tempered Frosted Glass
- **Lamp:** Integrated 3W
- **Max Lamp:** 35W
- **Voltage:** 12V AC/DC
- **Light Spread:** 8 FT Average
- **Wiring:** Pre-Wired with a 3 Feet 18# SPTT-W wire
- **Mounting:** 9" Ground Stake
- **UL ETL Listed**

**Lens:** Frosted Glass  
**Lamp:** Integrated LED 3W, 2700K Soft Warm White  
**Runs on 12V electricity and REQUIRES LOW VOLTAGE TRANSFORMER**

**Exterior Path Light**  
 Lumiere Solid Brass Pathlight  
 Dark Bronze Finish



**BEGA**

Model 55 822 Stainless Steel

Wide beam					
	LED		β	A	B C
<b>55 822</b>	4.2W	299 lm	81°	3%	2%

**Exterior Recessed Soffit Light**

BEGA Recessed Ceiling Lights  
 Stainless Steel Finish



**LUMIERE**

SKU: 1095-A Luminaire Solid Brass  
 Modern Low Voltage Area Light

**TECHNICAL DESCRIPTION:**

- **Material:** Solid Brass
- **Finish:** Natural Bronze
- **Lens:** Tempered Clear Glass
- **Lamp:** G4 Bi-Pin
- **Max Lamp:** 35W
- **Voltage:** 12V AC/DC
- **Light Spread:** 10 FT Average
- **Wiring:** Pre-Wired with a 3 Feet 18# SPTT-W wire
- **Mounting:** 9" Ground Stake
- **Installation Style:** Path Light
- **UL ETL Listed**

**Lamp: G4 Bi-Pin Available Options**

- 2.5W, 210 Lumens - 30W Halogen Replacement
- 3.5W, 280 Lumens - 35W Halogen Replacement
- CCT: 2700K, 3000K - IP 67, CRI: >85

Runs safe on 12 volt electricity and REQUIRES low voltage transformer and wire. SOLD SEPARATELY.

**Grill Task Lighting**

Lumiere Solid Brass  
 Pathlight/Task Light  
 Dark Bronze Finish



**SONNEMAN**  
 A WAY OF LIGHT

Project:  
**Sword LED Sconce Spec Sheet**  
 SKU: 7240-72-WL Learn more at:  
<https://sonnemancor.com/sword-led-sconce>  
 Description: The power of simplicity is defined by the less-is-more declaration of this rectangular blade of light.  
 Type #:

Dimensions	Installation	General Listings
<b>Height:</b> 24.25" <b>Width:</b> 1.75" <b>Extends:</b> 2.75" <b>Minimum Extension:</b> 2.75" <b>Maximum Extension:</b> 2.75" <b>Size:</b> 24" <b>Canopy/Backplate/Base Depth:</b> 4.5	<b>Installation:</b> Licensed electrician required <b>Installation Orientation:</b> Vertical <b>Shipping:</b> Carton 1 L x W x H: 20" x 6" x 6" Carton 1 Gross Weight: 3 LBS Fixture Weight: 3	<b>General Listings:</b> Features: CEIL Certification: Color/Finish: Textured Bronze (72) Dark Sky Friendly: Wet Rated: N
<b>Electrical Specs</b> Bulb(s) Included?: Yes Bulb 1 Type: Integral LED Input Voltage: 120VAC Wattage: 13 Initial Lumens: 708 Delivered Lumens: 300K Color Temperature: 3000K CRI: 90 Power Supply Type: Driver Power Supply Quantity: 1 Power Supply Location: Outlet Box Dimming Type: TRIAC/ELV Bulb Max Wattage: 13	<b>Shade</b> Shade 1 Material: Aluminum <b>Available Finishes</b> Available Finishes: Textured Bronze (72), Textured Gray (74), Textured White (80)	

**Exterior Step Light**

Sonneman Wall Sconce Light  
 Dark Bronze Finish



**MPLIGHTING®**

**L08**

EXTERIOR | INTERIOR  
 In-grade | For ground, ceilings, walls, and stairs

• Wet, Damp, and Dry Location

RoHS CE

Performance	Wattage	Forward Current	Power Consumption Budget per fixture (including driver)	LED output (Source)	Fixture Output (Delivered)
	1W	350mA	1.3W	110 lm	0.5-1.0 lm
	2W	700mA	2.6W	220 lm	2.0-3.4 lm

Application	Environment	Drive Over Rating	Mounting
	Dry / Damp / Wet Location approved, IP 68	9,700 lbs (4,400 kg)	<b>Recessed:</b> Designed to be cast into earth, gravel, or concrete or inserted into paving stones or pavers. Included backbox, flange and level for direct burial or casting applications. <b>MK1 mounting kit (optional):</b> Recommended for easy installation on vertical surfaces (e.g. stair risers, walls), and downward-facing surfaces (e.g. ceilings, soffits). See "Mounting Options & Dimensions," or visit MK1. <b>MK3 mounting kit (optional):</b> Recommended for thicker concrete slabs and paving stone in-ground installation. Custom rectangular electrical box option is available for stair riser/wall installation. See "Mounting Options & Dimensions," or visit MK3.

Electrical	Control
Electrical: Remote LED drivers (120-277V AC input, constant current output). Fixtures to be wired in series.	Control: On/off control   Dimming: ELV or 0-10V dimming with appropriate drivers Other options (consult factory): TRIAC/MIX DMA, DALI, Casambi, Power over Ethernet

Luminaire Construction	LED Light Source	Weight	Material	Supplied with	Warranty & Life
	<b>W225</b> - CCT: 2200K, CRI (Ra) 80+, Colour Consistency: 3SDCM <b>W27M</b> - CCT: 2700K, CRI (Ra) 90+, Colour Consistency: 3SDCM <b>W35H</b> - CCT: 3000K, CRI (Ra) 90+, Colour Consistency: 3SDCM <b>W35H</b> - CCT: 3500K, CRI (Ra) 90+, Colour Consistency: 3SDCM (Contact factory for 2SDCM option) <b>W41H</b> - CCT: 4100K, CRI (Ra) 90+, Colour Consistency: 3SDCM	1.8 lbs (0.816 kg). Typical Aluminum Insert & Back Box only.	Fixture: machined marine-grade aluminum, machined brass or machined stainless steel (316) with tempered glass	<b>Standard installation housing:</b> Comes with an octagonal back box, a flange, an integral leveling device, a plastic cap, gel filled wire nuts, and silicone grease. <b>Cable:</b> 6' (152mm) factory-installed wire lead	5 years limited warranty Estimated useful life of LED is 50,000 hours.

Ordered Separately
System Components: Power supplies: remote driver Mounting kits: MK1 or MK3 (custom length rebar in MK3 supplied by contractors) Custom back boxes: see Pg. 3-4 Mounting Options & Dimensions.

MPLighting® | www.mplighting.com | info@mplighting.com | 604.708.1184

L08 Specification Sheet | 2021-09-9 | pg.2

**Exterior Step Light**

MP Lighting Wall Mounted Step Light  
 Dark Bronze Finish

**diode led®** HYDROLUME® SLIM 24V LED Strip Light  
 a division of elemental LED

SPECIFICATION SHEET	
Item #	Project

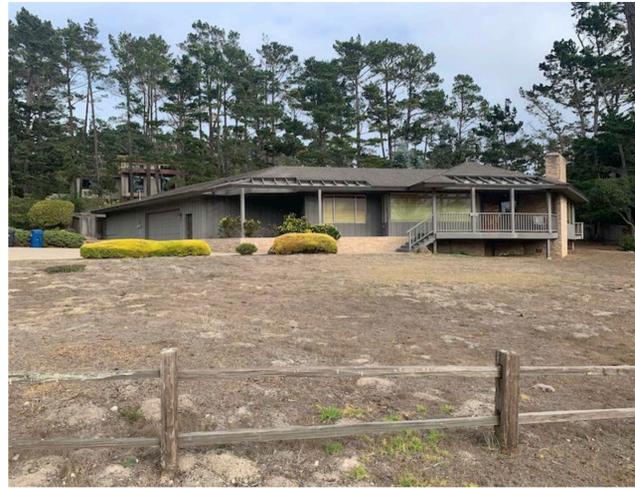


	HLS - STANDARD	HLSP - HD	FEATURES
<b>Voltage/Wattage</b>	24v / 1.22W/ft.	24v / 2.44W/ft.	
<b>Lumens/ft</b>	2700K	113 Lm/ft.	226 Lm/ft.
	3000K	113 Lm/ft.	226 Lm/ft.
	4000K	122 Lm/ft.	244 Lm/ft.
	6500K	122 Lm/ft.	244 Lm/ft.
<b>Max. Run*</b>	65 feet	32 feet	
<b>Cut Points</b>	9.84 in	6.88 in.	
<b>LED Chips</b>	8/foot	12/foot	
<b>Color Temperature</b>	2700, 3000, 4000, 6500		
<b>CRI</b>		80+	
<b>Dimmable</b>		Yes	
<b>Field Cuttable</b>		Yes	
<b>Dimensions</b>	0.47 x 0.13 in. (W x H) (Strip Only), 0.60 x 0.50 in. (W x H) (w/ Endcap)		
<b>Environment*</b>	Outdoor / Wet Location / IP65		
<b>Certification</b>	UL Listed 2388		
<b>Warranty</b>	5-Year Warranty		

\*WARNING: NOT FOR USE IN SUBMERSIBLE APPLICATIONS

**Concealed LED Tape Light**

Diode LED Tape Light at Roof Deck  
 in Diffuser Track



Existing View From Forest Lake Road



Existing View of Rear Yard Terrace



From Northwest Across Forest Lake Road



From West Directly Across Forest Lake Road



From Southwest Across Forest Lake Road



From Southeast on Property Line



From Existing Rear Courtyard



From Neighbor to the East

Views of Flagging Storypoles for Proposed Project - Date Photographs Taken: 11.04.2022

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Project Name:

**DAOU RESIDENCE**  
LANDSCAPE DESIGN  
3223 FOREST LAKE ROAD  
PEBBLE BEACH, CA 93953

Consultants:

**LANDSCAPE ARCHITECT:**  
KSA DESIGN STUDIO, INC.  
6150 WASHINGTON BLVD  
CULVER CITY, CALIFORNIA 90232  
PH (310) 574 4460  
FX (310) 574 4462

Approvals

Issue:

No.	Description	Date

Key plan:

Scale:

Sheet Title:

**RENDERED PLAN**

Date: 10-12-22

Scale: AS NOTED

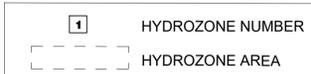
SHEET: LR 1.0



WATER EFFICIENCY CALC						
ZONE #	DESCRIPTION	IRRIGATION METHOD	PF	IE	AREA (SF.)	ETWU
1	MED WATER TREES	BUBBLER	0.5	0.81	102	1,391
2	LOW WATER SHRUBS	DRIP	0.3	0.81	1709	8,477
3	MED WATER SHRUBS	DRIP	0.5	0.81	909	4,409
4	MED WATER TREES	BUBBLER	0.5	0.81	80	982
5	LOW WATER SHRUBS	DRIP	0.3	0.81	942	4,672
6	MED WATER SHRUBS	DRIP	0.5	0.81	1147	5,889
7	MED WATER TREES	BUBBLER	0.5	0.81	180	2,210
8	LOW WATER SHRUBS	DRIP	0.3	0.81	1326	6,577
9	LOW WATER SHRUBS	DRIP	0.3	0.81	1475	7,316
10	MED WATER TREES	BUBBLER	0.5	0.81	102	1,452
11	LOW WATER SHRUBS	DRIP	0.3	0.81	1756	8,710
12	MED WATER SHRUBS	DRIP	0.5	0.81	567	2,812

THE ET<sub>o</sub> REFERENCE FOR THE COUNTY OF MONTEREY IS 36 (INCHES PER YEAR)

ETWU TOTAL (WHOLE YEAR): 54,697 GAL  
MAXIMUM ALLOWED WATER ALLOWANCE (MAWA) : 160,849 GAL

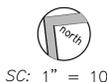


**MWEO COMPLIANCE**

I HAVE COMPLIED WITH THE MONTEREY PENINSULA WATER MANAGEMENT DISTRICT WATER EFFICIENT LANDSCAPE REQUIREMENTS INCLUDING, BUT NOT LIMITED TO, THE USE OF CLIMATE APPROPRIATE, NON-INVASIVE SPECIES, AND LIMITED TURF.

SIGNATURE: *[Signature]*

NOTE: ALL EXISTING TREE TO BE PROTECTED IN ACCORDANCE WITH MONTEREY COUNTRY REQUIREMENTS



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Project Name:

**DAOU RESIDENCE**  
LANDSCAPE DESIGN  
3223 FOREST LAKE ROAD  
PEBBLE BEACH, CA 93953

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6150 WASHINGTON BLVD  
CULVER CITY, CALIFORNIA 90232  
PH (310) 574 4460  
FX (310) 574 4462

Approvals

Issue:

No.	Description	Date

Key plan:

Scale:

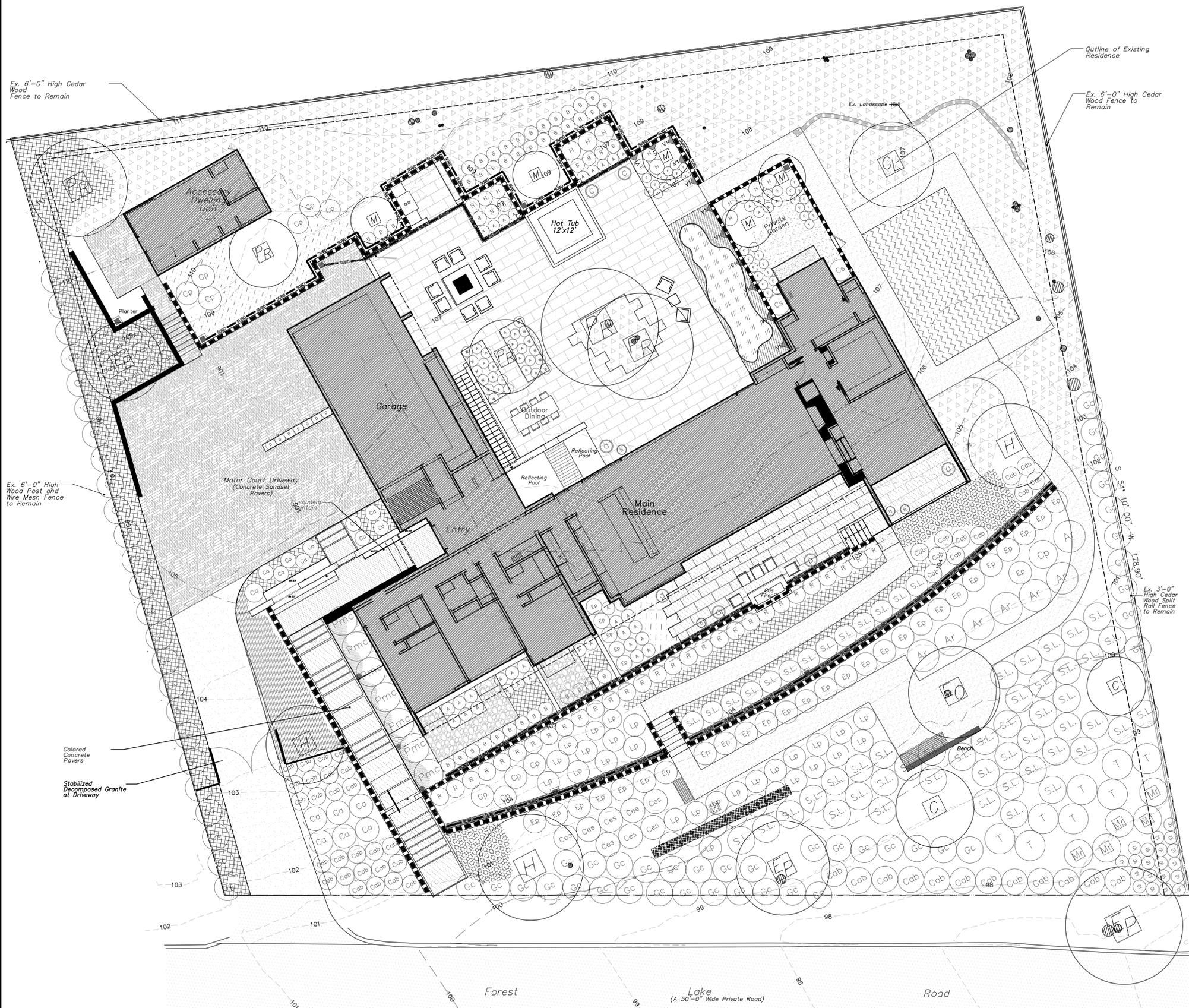
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**PLANTING PLAN**

Date: 10-12-22

Scale: AS NOTED

SHEET: LP 1.0



**PLANTING SCHEDULE – TREES**

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	SPACING
EP	2	48" BOX	EXISTING PINE PROTECT	PINE	PER PLAN
PR	5	15 GAL	PINUS RADIATA	MONTEREY PINE	PER PLAN
M	4	36" BOX	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	PER PLAN
H	2	72" BOX	HESPEROCYPARIS MACROCARPA	MONTEREY CYPRESS	PER PLAN
C	2	15 GAL	CEANOTHUS'RAY HARTMAN'	RAY HARTMAN WILD LILAC	PER PLAN
EQ	1	48" BOX	EXISTING OAK PROTECT	OAK	PER PLAN
CL	1	72" BOX	CEDRUS LIBANI	LEBANON CEDAR	28" O.C.

**PLANTING SCHEDULE – SHRUBS**

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	SPACING
Ca	16	5 GAL	CALAMAGROSIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	PER PLAN
B	46	5 GAL	BUXUS SEMPERVIRENS	BOXWOOD	PER PLAN
H	14	5 GAL	HYDRANGEA PANICULATA	PANICLED HYDRANGEA	PER PLAN
S.L	56	5 GAL	SALVIA LEUCANTHA "SANTA BARBARA"	MEXICAN BUSH SAGE	PER PLAN
Pmc	7	5 GAL	PITTIOSPORUM TENUIFOLIUM 'MARJORIE CHANNON'	VARIEGATED KOHUIHU	PER PLAN
T	8	5 GAL	HETEROMELES ARBUTIFOLIA	TOYON	PER PLAN
Lp	32	5 GAL	LAVANDULA INTERMEDIA 'PROVENCE'	PROVENCE FRENCH LAVENDER	PER PLAN
Ep	33	5 GAL	ESCALLONIA EXONIENSIS'FRADESII' 'PINK PRINCESS'	PINK PRINCESS	PER PLAN
Cb	11	5 GAL	CEANOTHUS 'JULIA PHELPS'	SMALL LEAF MOUNTAIN LILAC	PER PLAN
A	56	5 GAL	AGAPANTHUS 'AFRICANUS' 'QUEEN ANNE'	DWARF AGAPANTHUS	PER PLAN
F	34	5 GAL	FRANCOA RAMOSA	BRIDAL WREATH	PER PLAN
Cs	2	15 GAL	CAMELLIA SETSUGEKKA	SETSUGEKKA CAMELLIA	PER PLAN
Cab	62	5 GAL	CEANOTHUS GLORIOSUS 'ANCHOR BAY'	ANCHOR BAY GLORY MAT	PER PLAN
R	29	5 GAL	ROSEMARINUS OFFICINALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	PER PLAN
Ar	7	5 GAL	ARCTOSTAPHYLOS 'JOHN DOURLEY'	JOHN DOURLEY MANZANITA	PER PLAN
Sl	20	5 GAL	SALVIA LEUCANTHA	MEXICAN SAGE	PER PLAN
Gc	61	15 GAL	CUPRESSUS GOVERNIANA SSP	GOWEN CYPRESS	PER PLAN
D	7	5 GAL	DIETES IRIDIODES	AFRICAN IRIS	PER PLAN
Md	5	5 GAL	MUHLENBERGIA RIGENS	DEER GRASS	PER PLAN
Ces	8	5 GAL	SNOWBALL MONTEREY CEANOTHUS	CEANOTHUS RIGIDUS 'SNOWBALL'	PER PLAN
W	12	5 GAL	WISTERIA	-	PER PLAN

**PLANTING SCHEDULE – VINES**

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	SPACING
VK	28	3-5 GAL	JASMINUM POLYANTHUM	PINK JASMINE	PER PLAN

**PLANTING SCHEDULE – GROUNDCOVER**

SYMBOL	DENSITY	SIZE	BOTANICAL NAME	COMMON NAME
	4" THICK		MULCH	
	120 SF	FLATS	FRAGARIA CHILOENSIS	BEACH STRAWBERRY
	110 SF	1 GAL 24" O.C.	LOMANDRA LIME TIGHT	MAT RUSH
	115 SF	SOD	TURF FOR DOG RUN	-
	1,370SF	PLUGS 18" O.C.	CAREX PRAEGRACILIS	WESTERN MEADOW SEDGE
	480 SF	SOD	TURF PUTTING GREEN	-
	100 SF	1 GAL	LANTANA CAMARA(SPREADING SUNSHINE)	LANTANA
	85 SF	1 GAL	IRIS DOUGLASIANA	DOUGLAS IRIS

**PLANTING SCHEDULE – URNS**

SYMBOL	QTY.	SIZE	BOTANICAL NAME	COMMON NAME	SPACING
U	5	21" TALL	ASIAN CERAMIC	-	PER PLAN
b	4	16" TALL	ASIAN CERAMIC	-	PER PLAN
C	2	LOW BOWL	ASIAN CERAMIC	-	PER PLAN

NOTE: ALL EXISTING TREE TO BE PROCTED IN ACCORDANCE WITH MONTEREY COUNTRY REQUIREMENTS



SC: 1" = 10'

TREES AND HEDGE



PINUS RADIATA



PARKINSONIA



MAGNOLIA GRANDIFLORA



CEANOTHUS 'RAY HARTMAN'



HESPEROCYPARIS MACROCARPA



HETEROMELES ARBUTIFOLIA



JASMINUM POLYANTHUM

SHRUBS AND GROUND COVER



CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'



BUXUS SEMPERVIRENS



SALVIA LEUCANTHA "SANTA BARBARA"



HELYCHRISUM PETIOLARE 'LIME IGH'



PITTOSPORUM TENUIFOLIUM 'MARJORIE CHANNON'



LAGERSTROEMIA INDICA



PROVENCE FRENCH LAVENDER



CEANOTHUS 'JULIA PHELPS'



AGAPANTHUS AFRICANUS 'QUEEN ANNE'



FRANCOA RAMOSA



FRAGARIA CHILOENSIS



Camellia "setsugekka"



LOMANDRA LIME TIGHT



MUHLENBERGIA DUBIA



ARCTOSTAPHYLOS 'JOHN DOURLEY'



GOWEN CYPRESS



LANTANA CAMARA (YELLOW FLOWERING)

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Project Name:

**DAOU RESIDENCE**  
LANDSCAPE DESIGN  
3223 FOREST LAKE ROAD  
PEBBLE BEACH, CA 93953

Consultants:

**LANDSCAPE ARCHITECT:**  
KSA DESIGN STUDIO, INC.  
6150 WASHINGTON BLVD  
CULVER CITY, CALIFORNIA 90232  
PH (310) 574 4460  
FX (310) 574 4462

Approvals

Issue:

No.	Description	Date

Key plan:

Scale:

Sheet Title:

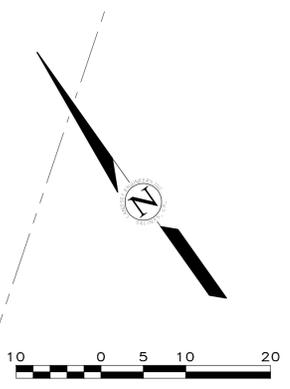
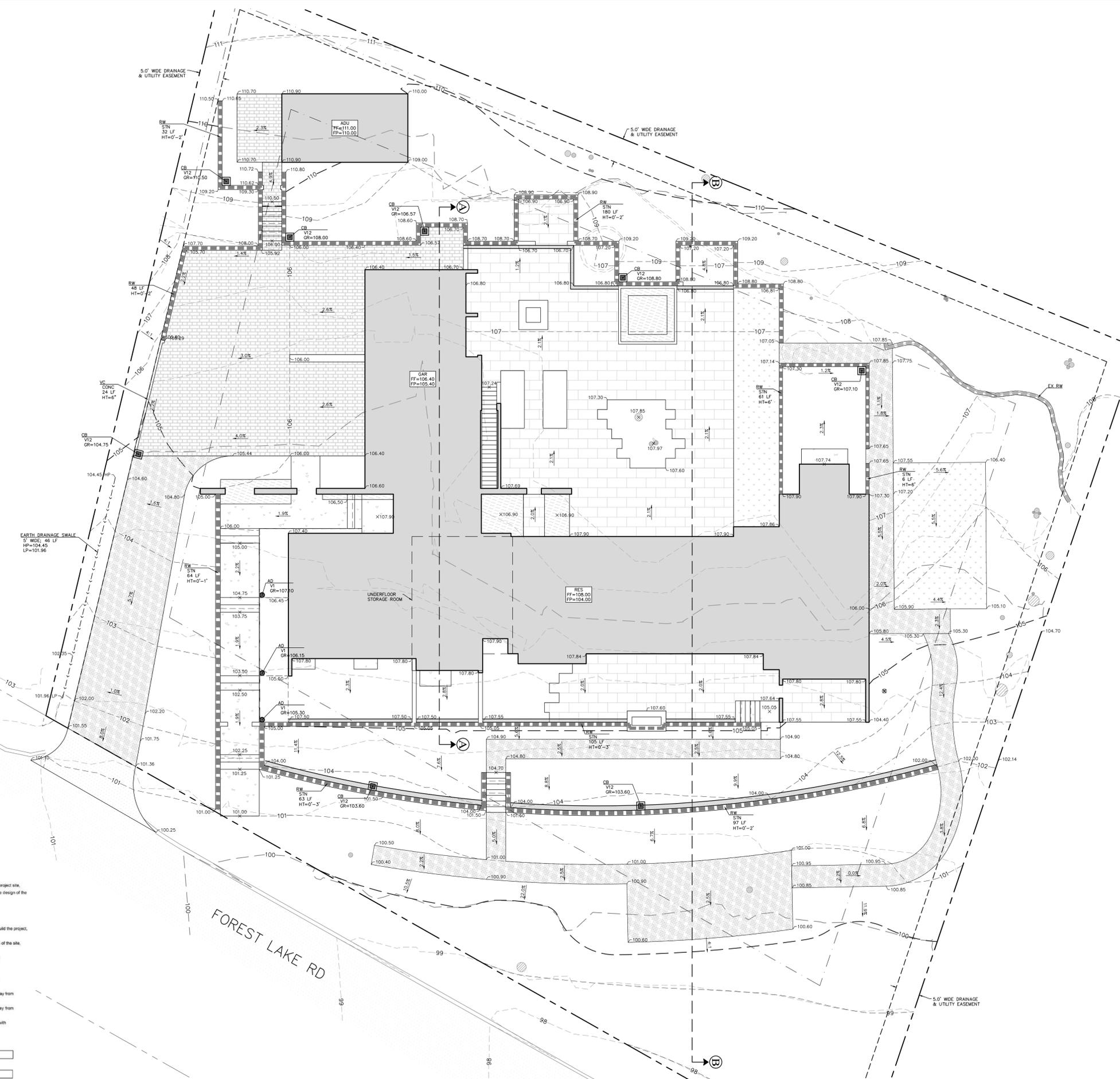
**PLANT IMAGES**

Date: 10-12-22

Scale: AS NOTED

**LEGEND:**

- EXISTING (E):**
- PROPERTY BOUNDARY
  - SETBACK
  - RETAINING WALL
  - MAJOR CONTOUR (5' INTERVAL)
  - MINOR CONTOUR (1' INTERVAL)
  - ASPHALT CONCRETE
- NEW (N):**
- MAJOR CONTOUR (5' INTERVAL)
  - MINOR CONTOUR (1' INTERVAL)
  - RETAINING WALL
  - PROPOSED BUILDING FOOTPRINT
  - ASPHALT CONCRETE
  - PORTLAND CEMENT CONCRETE
  - DECOMPOSED GRANITE
  - GRASS
  - GRAVEL
  - PERMEABLE STONE PAVERS
  - PERMEABLE CONCRETE PAVERS
  - WATER
  - CATCH BASIN (V12)
  - AREA DRAIN (V1)



**MONTEREY COUNTY**  
**RESOURCE MANAGEMENT AGENCY**  
 Carl P. Holm, AICP, Director  
 LANDSET ENGINEERS, INC. (PUBLIC WORKS & FACILITIES DIVISION)  
 1411 S. Highway 166, Pebble Beach, CA 93955  
 Salinas, California 93901-4527

**Site Design and Runoff Reduction Checklist**

**Site Design and Runoff Reduction:**  
 Projects that create and/or replace > 2,500 square feet of impervious surface, collectively over the entire project site, including detached single-family home projects, shall implement all of the following design strategies in the design of the project:

- ☒ Limited disturbance of creeks and natural drainage features
- ☒ Minimized compaction of highly permeable soils
- ☒ Limited clearing and grading of native vegetation at the site to the minimum area needed to build the project, allow access, and provide fire protection
- ☒ Minimized impervious surfaces by concentrating improvements on the least-sensitive portions of the site, while leaving the remaining land in a natural undisturbed state

**And must minimize stormwater runoff by implementing one or more of the following site design measures:**

- ☒ Directed roof runoff into cisterns or rain barrels for reuse
- ☒ Directed roof runoff onto vegetated areas safely away from building foundations and footings, consistent with California building code
- ☒ Directed runoff from sidewalks, walkways, and/or patios onto vegetated areas safely away from building foundations and footings, consistent with California building code
- ☒ Directed runoff from driveways and/or uncovered parking lots onto vegetated areas safely away from building foundations and footings, consistent with California building code
- ☒ Constructed bike lanes, driveways, uncovered parking lots, sidewalks, walkways, and patios with permeable surfaces

Property Owner/Agent Name: **MR. GEORGES DAOU** Date Prepared: **10/28/22**  
 Property Owner/Agent Signature: \_\_\_\_\_ Permit File Number: \_\_\_\_\_

**NOTES:**

- 1) THE PROJECT IS LOCATED WITHIN THE MUNICIPAL GENERAL PERMIT BOUNDARY AS DEFINED BY THE CALIFORNIA STATE WATER QUALITY CONTROL BOARD ORDER NO. 2013-0001-DWC; THEREFORE, THE POST-CONSTRUCTION STORM WATER MANAGEMENT REQUIREMENTS (PCRs) FOR DEVELOPMENT PROJECTS IN THE CENTRAL COAST REGION DO APPLY.
- 2) A SLOPE DENSITY ANALYSIS DETERMINED THAT THE ENTIRETY OF THE SITE IS MADE UP OF AREAS OF SLOPES LESS THAN 30%. THEREFORE, NO DEVELOPMENT (O SF) IS PROPOSED ON LAND WHERE THE SLOPE IS EQUAL TO OR GREATER THAN 30%.

**PROJECT DATA:**

GRADING VOLUMES	
CUT	= 510 CY
FILL	= 580 CY
NET	= 70 CY FILL
IMPERVIOUS AREA*	
ADU	= 363 SF
MAIN RESIDENCE	= 4,492 SF
WALKS / STAIRS / LANDINGS / FIRE PITS	= 1,021 SF
WALLS	= 697 SF
WATER FEATURES	= 337 SF
TOTAL	= 6,310 SF
	*CREATED OR REPLACED
PERMEABLE SURFACES	
ADU TERRACE	= 200 SF
COURTYARD	= 2,262 SF
DOG RUN / PUTTING GREEN	= 1,028 SF
DRIVEWAY	= 837 SF
FRONT TERRACE	= 715 SF
MOTOR COURT	= 1,897 SF
PATHWAYS	= 1,588 SF
LANDSCAPE	= 17,044 SF
TOTAL	= 25,565 SF
AREA OF DISTURBANCE	
TOTAL	= 32,475 SF



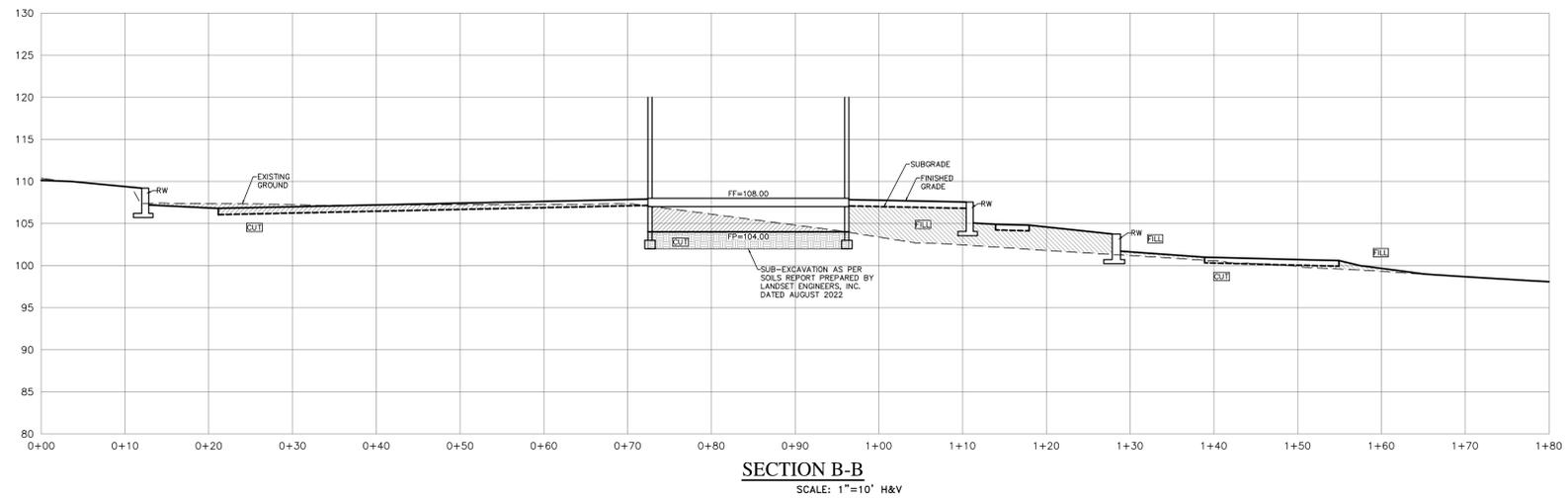
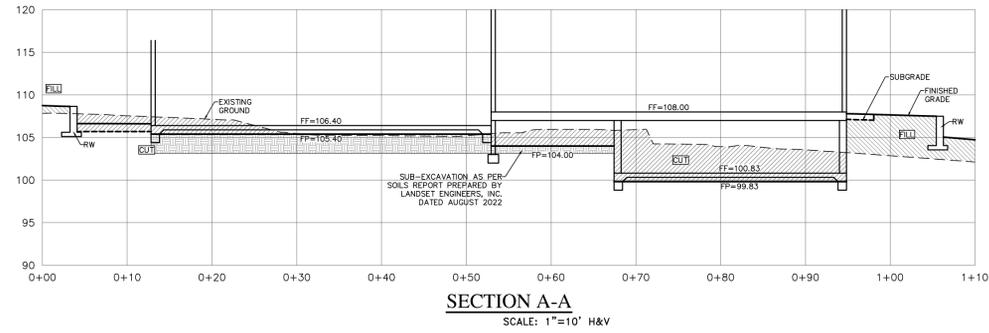
APPROVED BY:  
  
 GUY R. GIRARDINO



**"GRADING & DRAINAGE PLAN"**  
**CONCEPTUAL GRADING & DRAINAGE PLAN**  
 OF  
**DAOU RESIDENCE**  
 A.P.N.: 008-332-017  
 PEBBLE BEACH, CALIFORNIA  
 FOR  
 MR. GEORGES DAOU

SCALE: 1" = 10'  
 DATE: OCT 2022  
 JOB NO. 2303-03  
 SHEET **1**  
 OF 5 SHEETS

No.	DATE	BY	REVISION
	10/28/22	JAN	RELEASED TO CLIENT



"GRADING SECTIONS & DETAILS"  
 CONCEPTUAL GRADING & DRAINAGE PLAN  
 OF  
 DAOU RESIDENCE  
 A.P.N.: 008-332-017  
 PEBBLE BEACH, CALIFORNIA  
 FOR  
 MR. GEORGES DAOU



APPROVED BY:  
  
 GUY R. GIRARDO

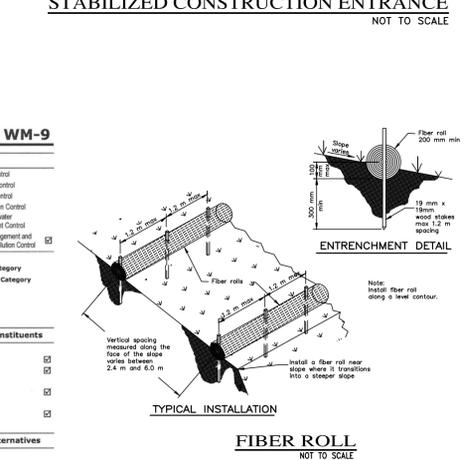
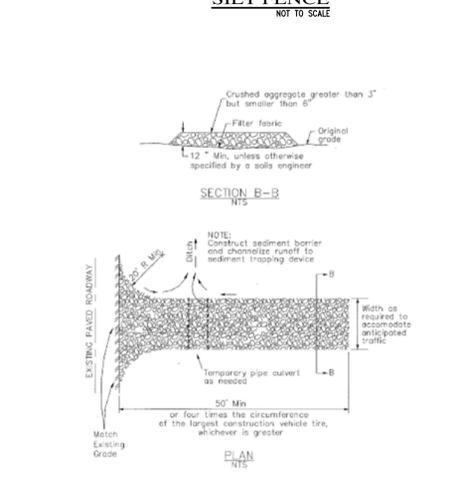
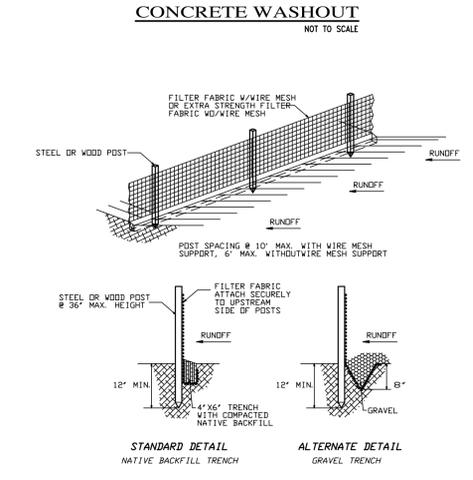
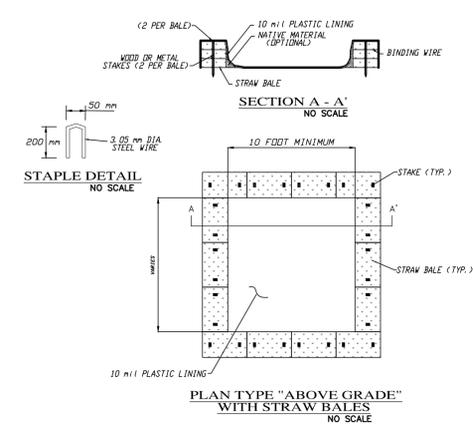
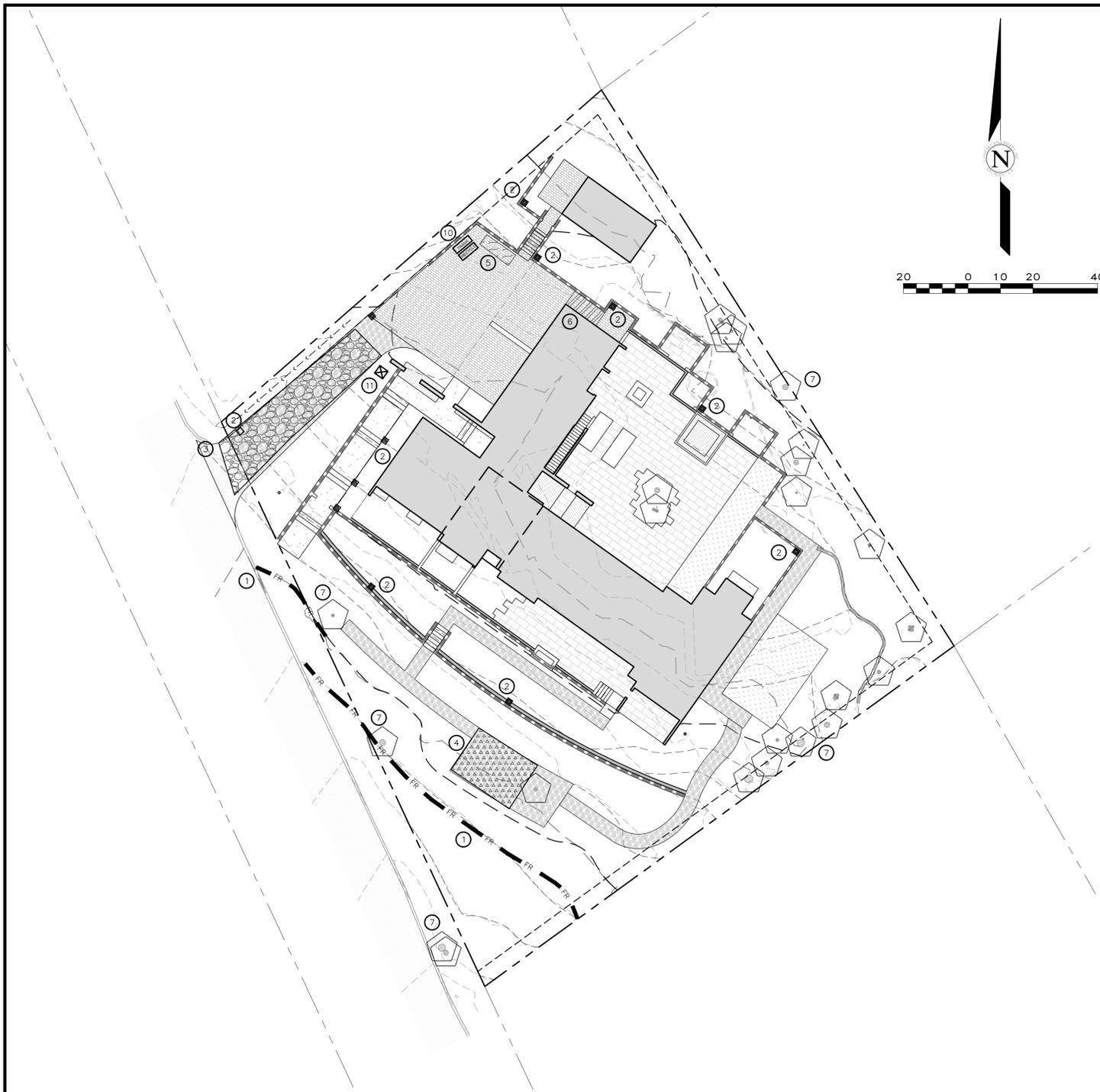


SCALE: AS SHOWN  
 DATE: OCT 2022  
 JOB NO. 2303-03

No.	DATE	BY	RELEASED TO CLIENT	REVISION

SHEET **2**  
 OF 5 SHEETS





- EROSION & SEDIMENT CONTROL NOTES:**
- 1) ALL EROSION CONTROL MEASURES SHALL CONFORM WITH THE COUNTY OF MONTEREY EROSION CONTROL ORDINANCE.
  - 2) ALL SLOPES SHALL BE PROTECTED WITH STRAW MULCH OR SIMILAR MEASURES TO PROTECT AGAINST EROSION UNTIL SUCH SLOPES ARE PERMANENTLY STABILIZED.
  - 3) RUNOFF SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIPS, AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE SITE.
  - 4) EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAY'S WORK. ACCESS ROADS SHALL BE CLEANED DAILY (IF NECESSARY) AND PRIOR TO ANY RAIN EVENT.
  - 5) ALL ROADS AND DRIVEWAYS SHALL HAVE DRAINAGE FACILITIES SUFFICIENT TO PREVENT EROSION ON OR ADJACENT TO THE ROADWAY OR ON THE DOWNHILL PROPERTIES.
  - 6) CONTRACTOR SHALL PROVIDE WATERING FOR DUST CONTROL DURING ALL GROUND DISTURBANCE OPERATIONS.
  - 7) 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.
  - 8) 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 PERMITEE AT THEIR EXPENSE.
  - 9) 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.
  - 10) SEEDING AREAS SHALL BE RETAINED ON-SITE AND SHALL BE PREVENTED FROM FLOWING INTO THE STORM DRAINAGE SYSTEM. SEDIMENT CATCHMENT BARRIERS SHALL BE INSPECTED BY THE APPLICANT IMMEDIATELY AFTER ANY SIGNIFICANT RAINFALL AND AT LEAST DAILY DURING ANY PERIOD OF PROLONGED RAINFALL.
  - 11) PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO ENSURE ALL NECESSARY SEDIMENT CONTROLS ARE IN PLACE AND THE PROJECT IS COMPLIANT WITH MONTEREY COUNTY GRADING AND EROSION CONTROL REGULATIONS.
  - 12) DURING CONSTRUCTION THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO UPDATE COMPACTION TEST RECORDS, INSPECT DRAINAGE DEVICE INSTALLATION, REVIEW THE MAINTENANCE AND EFFECTIVENESS OF BERMS INSTALLED, AS WELL AS, TO VERIFY THAT POLLUTANTS OF CONCERN ARE NOT DISCHARGED FROM THE SITE.
  - 13) PRIOR TO FINAL INSPECTION, THE OWNER/APPLICANT SHALL SCHEDULE AN INSPECTION WITH RMA-ENVIRONMENTAL SERVICES TO CONDUCT A FINAL GRADING INSPECTION, COLLECT FINAL GEOTECHNICAL LETTER OF PERFORMANCE, 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.
  - 14) THE APPLICANT SHALL SCHEDULE WEEKLY INSPECTIONS WITH RMA-ENVIRONMENTAL SERVICES DURING THE RAINY SEASON, OCTOBER 15th TO APRIL 15th, TO ENSURE CONTAMINANTS ARE NOT DISCHARGED INTO THE AREAS OF SPECIAL BIOLOGICAL SIGNIFICANCE.

- BMP LEGEND:**
- 1 FR
  - 2 N/A FOR INFORMATION ONLY
  - 3
  - 4
  - 5
  - 6
  - 7
  - 8 SF
  - 9 N/A FOR INFORMATION ONLY
  - 10 TRASH
  - 11 RECYCLE
- FIBER ROLLS:** THE CONTRACTOR SHALL MAINTAIN A STOCKPILE OF FIBER ROLLS ON-SITE, 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.
- 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.
- STABILIZED CONSTRUCTION ACCESS:** INSTALL STABILIZED CONSTRUCTION ACCESS PRIOR TO COMMENCEMENT OF EARTH MOVING OPERATIONS (IF NECESSARY FOR THIS APPLICATION, 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.
- 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 FENCES. 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.
- 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.
- 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.
- 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 BE A LICENSED AND CERTIFIED ARBORIST.
- 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.
- 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 0.5" - 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.
- 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 WATER-TIGHT 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 ON-SITE. CONSTRUCTION DEBRIS AND GENERAL LITTER WILL BE COLLECTED DAILY AND WILL NOT BE ALLOWED NEAR DRAINAGE INLETS OR DRAINAGE SYSTEMS.
- SANITARY/SEPTIC WASTE MANAGEMENT:** PORTABLE TOILETS WILL BE PROVIDED AND MAINTAINED ON-SITE 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.

**Material Delivery and Storage WM-1**

**Categories**  
 EC Erosion Control  
 SE Sediment Control  
 TC Tracking Control  
 WE Wind Erosion Control  
 NS Non-Stormwater Management Control  
 WM Waste Management and Materials Pollution Control

**Legend:**  
 Primary Category  
 Secondary Category

**Targeted Constituents**  
 Sediment  
 Nutrients  
 Trash  
 Metals  
 Bacteria  
 Oil and Grease  
 Organics

**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.

**Potential Alternatives**  
 None

**Solid Waste Management WM-5**

**Categories**  
 EC Erosion Control  
 SE Sediment Control  
 TC Tracking Control  
 WE Wind Erosion Control  
 NS Non-Stormwater Management Control  
 WM Waste Management and Materials Pollution Control

**Legend:**  
 Primary Objective  
 Secondary Objective

**Targeted Constituents**  
 Sediment  
 Nutrients  
 Trash  
 Metals  
 Bacteria  
 Oil and Grease  
 Organics

**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.

**Potential Alternatives**  
 None

**Hazardous Waste Management WM-6**

**Categories**  
 EC Erosion Control  
 SE Sediment Control  
 TC Tracking Control  
 WE Wind Erosion Control  
 NS Non-Stormwater Management Control  
 WM Waste Management and Materials Pollution Control

**Legend:**  
 Primary Objective  
 Secondary Objective

**Targeted Constituents**  
 Sediment  
 Nutrients  
 Trash  
 Metals  
 Bacteria  
 Oil and Grease  
 Organics

**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.

**Potential Alternatives**  
 None

**Sanitary/Septic Waste Management WM-9**

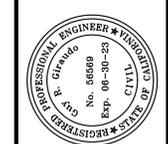
**Categories**  
 EC Erosion Control  
 SE Sediment Control  
 TC Tracking Control  
 WE Wind Erosion Control  
 NS Non-Stormwater Management Control  
 WM Waste Management and Materials Pollution Control

**Legend:**  
 Primary Category  
 Secondary Category

**Targeted Constituents**  
 Sediment  
 Nutrients  
 Trash  
 Metals  
 Bacteria  
 Oil and Grease  
 Organics

**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.

**Potential Alternatives**  
 None



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 GUY R. GIRARDINO

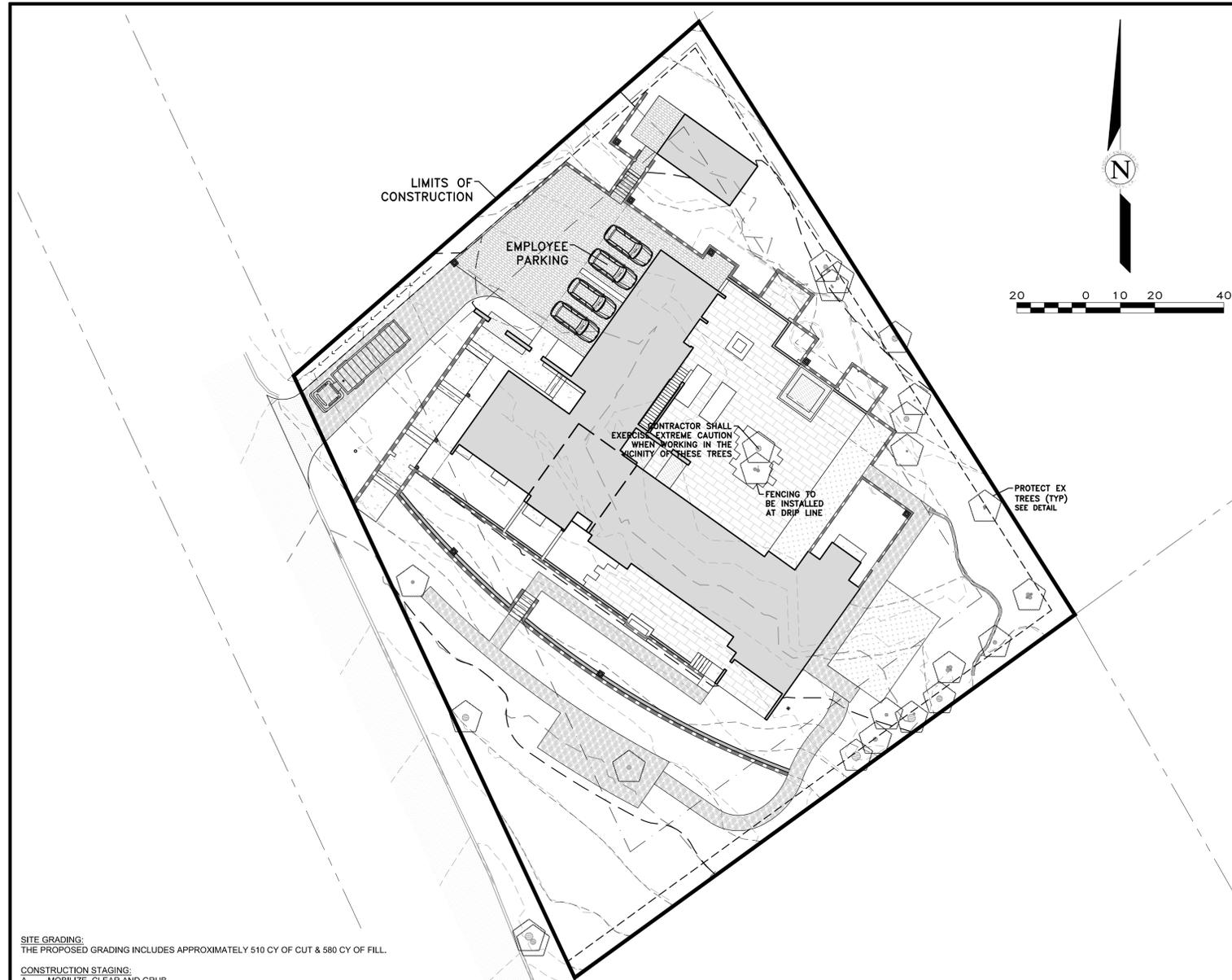


"EROSION & SOURCE CONTROL PLAN"  
 CONCEPTUAL GRADING & DRAINAGE PLAN  
 OF  
 DAOU RESIDENCE  
 A.P.N.: 008-332-017  
 PEBBLE BEACH, CALIFORNIA  
 MR. GEORGES DAOU

SCALE: AS SHOWN  
 DATE: OCT 2022  
 JOB NO. 2303-03

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No.	DATE	BY
		REVISION

SHEET 4 OF 5 SHEETS



**SITE GRADING:**  
THE PROPOSED GRADING INCLUDES APPROXIMATELY 510 CY OF CUT & 580 CY OF FILL.

- CONSTRUCTION STAGING:**
- A. MOBILIZE, CLEAR AND GRUB
  - B. SITE GRADING
  - C. UTILITY INSTALLATION
  - D. CONSTRUCT STRUCTURE
  - E. INSTALL PAVERS AND LANDSCAPING
  - F. SITE CLEANING, PUNCH LIST

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

**HAUL ROUTES:**  
HAUL TRUCKS SHALL BACK INTO THE SITE FROM FOREST LAKE RD. HAUL TRUCKS WILL EXIT THE SITE, TURNING SOUTH ONTO FOREST LAKE RD. THEY WILL THEN TURN EAST ONTO PORTOLA RD AND FOLLOW IT UNTIL IT BECOMES 17 MILE DR. THEY WILL TAKE 17 MILE DR ALL THE WAY TO ITS END, WHERE THEY WILL MERGE ONTO HWY 1 NORTH. FLAGGERS SHALL BE STATIONED ON FOREST LAKE RD AS TRUCKS BACK FROM THE PUBLIC RIGHT-OF-WAY ONTO THE SITE. CONTRACTOR TO ENSURE THAT HEIGHT RESTRICTIONS WITHIN THE EASEMENT/DRIVEWAY AREA SHALL BE ADDRESSED BEFORE CONSTRUCTION VEHICLES ENTER THE SITE. SEE DETAILS B AND C, TRUCK ROUTING PLANS.

**TRUCK STAGING AREA:**  
VEHICLES OR TRUCKS SHALL NOT QUEUE ON FOREST LAKE RD. TRUCKS SHALL QUEUE ON 17 MILE DR (SEE DETAIL B, THIS SHEET), AND WILL BE DIRECTED TO APPROACH THE SITE BY ONSITE PERSONNEL VIA RADIO OR PHONE.

**EMPLOYEE PARKING:**  
EMPLOYEES SHALL PARK ON SITE WHENEVER POSSIBLE. EMPLOYEES SHALL USE PUBLIC PARKING ALONG FOREST LAKE RD AS NECESSARY, OBEYING ALL PARKING LAWS. EMPLOYEES SHALL CARPOOL WHENEVER POSSIBLE. PARKING IS PROHIBITED IN ALL NATURAL AREAS WHICH ARE NOT CURRENTLY PAVED OR GRAVEL.

**LIMITS OF CONSTRUCTION:** ALL CONSTRUCTION SHALL TAKE PLACE WITHIN THE BORDER AS SHOWN. EXISTING CYPRESS, PINE, AND OAK TREES LOCATED WITHIN THE LIMITS SHOWN SHALL BE SURROUNDED BY ORANGE PROTECTIVE FENCING (SEE DETAIL).

**NUMBER OF EMPLOYEES ONSITE PER DAY:** APPROXIMATELY 10-20

**NUMBER OF TRUCK TRIPS/DAY:** 4

**AMOUNT OF GRADING/DAY:** 80 C.Y.

**HOURS OF OPERATION/DAY:** 8

**DAYS OF OPERATION:** MONDAY THROUGH FRIDAY

**TIME OF OPERATION:** 8:00 AM - 4:30 PM

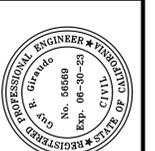
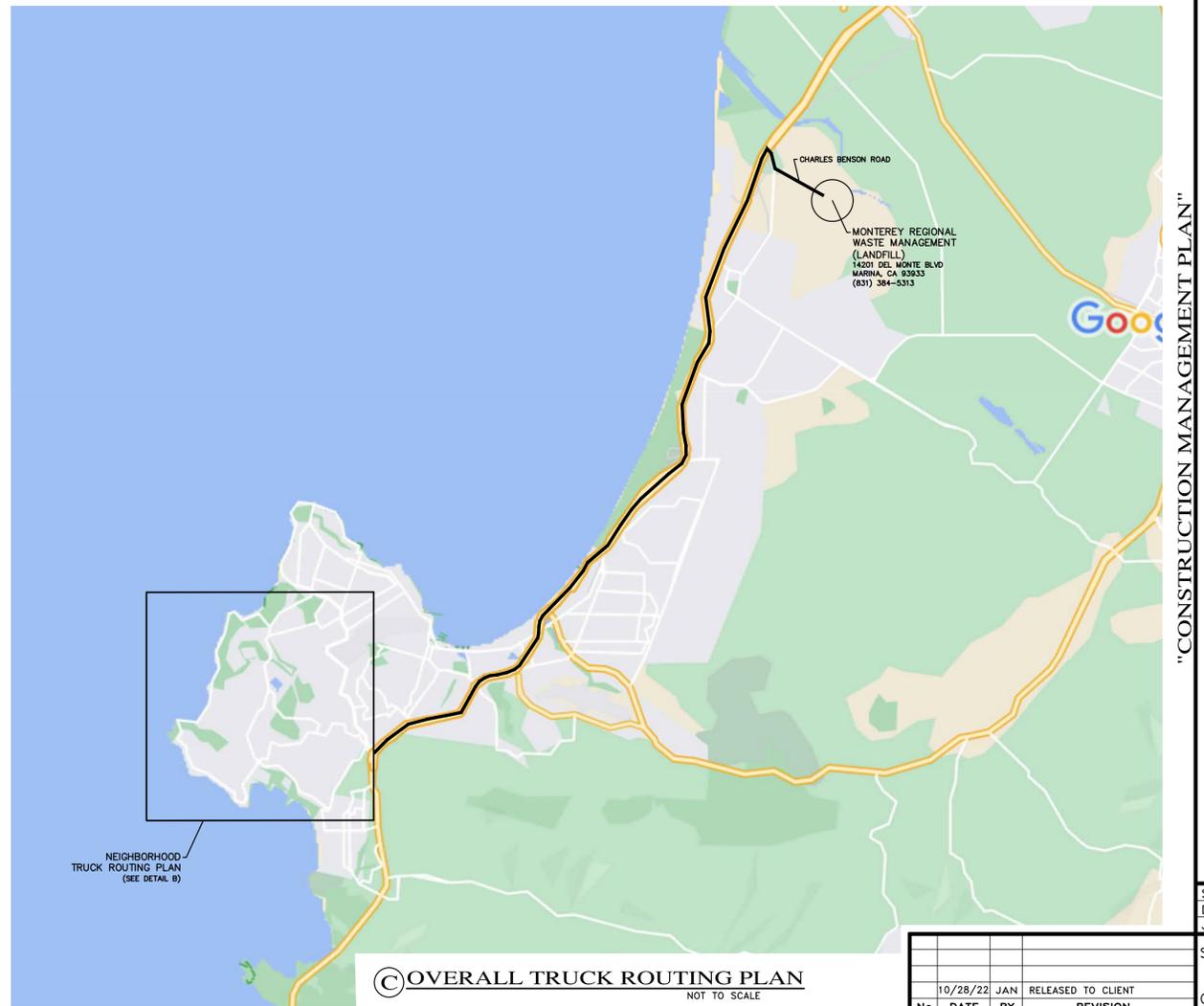
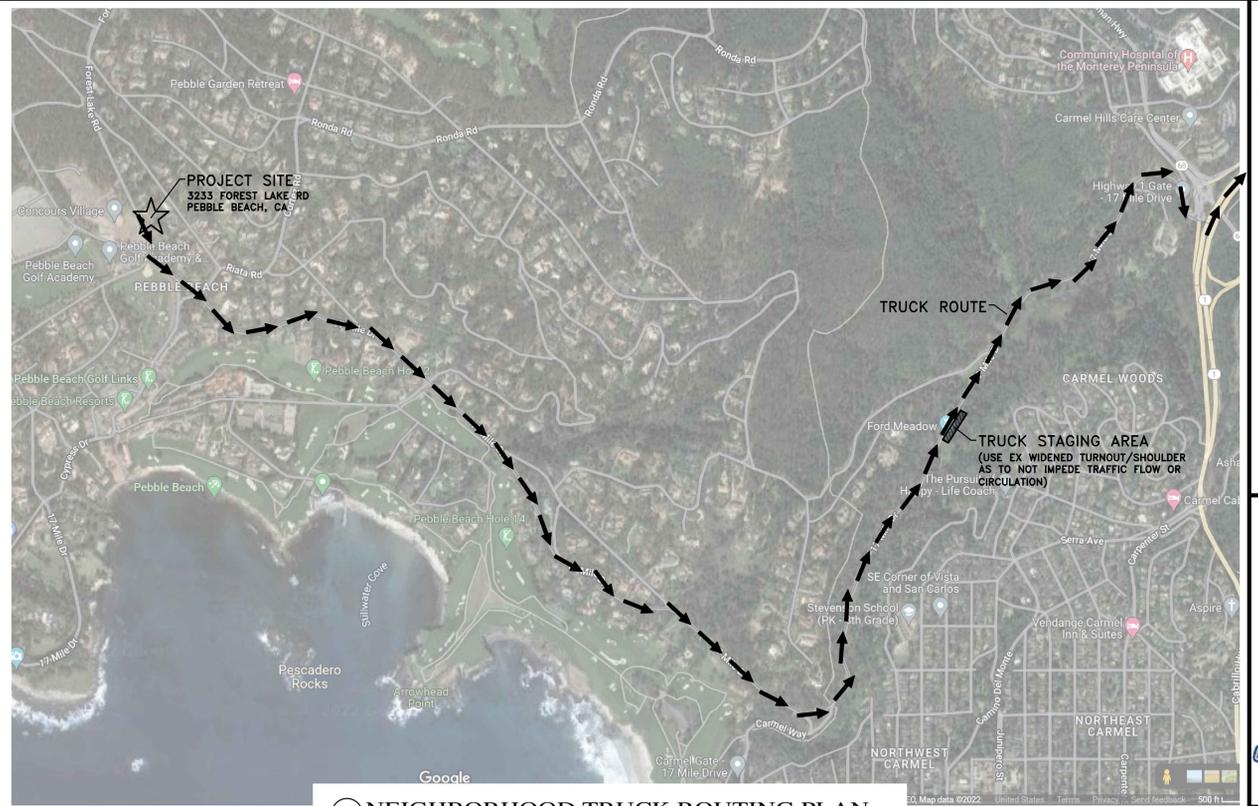
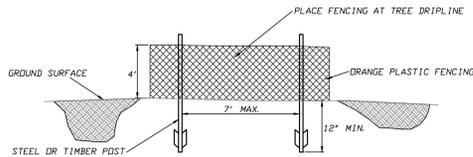
**PROJECT SCHEDULING:** PROJECTED START DATE 1 JANUARY 2023. TOTAL PROJECT DURATION IS APPROXIMATELY 12 MONTHS.

**TRUCK TRIP GENERATION CHART:**

CATEGORY	NO. OF TRUCK TRIPS	TOTAL DAYS
DEMOLITION	4	5
GRADING & SOIL REMOVAL (EXPORT)	x	x
ENGINEERING MATERIALS (IMPORT)	4	1
<b>TOTALS</b>	<b>8</b>	<b>6</b>

**TRUCK TRIP GENERATION NOTES:**

1. TRUCK TRIPS FOR THE GRADING/SOIL IMPORT IS BASED UPON 20 CUBIC YARDS PER TRUCKLOAD WITH AN AVERAGE OF 4 TRUCK LOADS PER DAY.
2. THERE ARE APPROXIMATELY 70 CUBIC YARDS OF SOIL MATERIAL TO BE IMPORTED TO THE SITE.
3. GRADING OPERATIONS SHALL TAKE APPROXIMATELY 9 WORKING DAYS TO COMPLETE.
3. THE AMOUNT OF GRADING PER DAY WILL VARY, THE AVERAGE BETWEEN 80 & 100 CUBIC YARDS.



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SHEET **5**  
OF 5 SHEETS

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